



Plainville Master Plan 2009



Executive Office of Housing and Economic Development.



Plainville Master Plan

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Section 1: Executive Summary

The Town of Plainville has many assets: a strong sense of community, attractive town character, open space, convenient access, and extensive wetlands and streams that serve as a resource for the town. The town also faces many challenges as regional growth pressures drive additional residential and economic development. In order to achieve a shared vision for the future, residents and town government must work together to manage growth in a consistent fashion.

The town and its residents recognize that they must take responsibility for protecting and enhancing the positive assets through this period of change, with commitments to the town's children, to the town's quality of life, and to the irreplaceable natural resources Plainville shares with its neighbors. This commitment to the future is expressed in many ways, such as the recent investments in new schools and recreational facilities.

The town has also expressed its commitment to the future through new planning policies, such as conservation, subdivision design, affordable housing initiatives, and identifying and mapping Priority Protection and Priority Development areas in the community.

The Master Plan also represents a commitment to Plainville's future, for it will be an important tool for the town as it makes decisions about land use, open space, and development. The Plan represents the efforts of the Master Plan Committee, numerous town officials, and countless community members who participated in the process. While participants represented diverse viewpoints, most townspeople share a common vision for Plainville's future. At the core of this vision is the conviction that the town must carefully manage future growth in order to protect and enhance its assets, especially its natural resources, its character, and its family orientation.



Hawkins Street Area

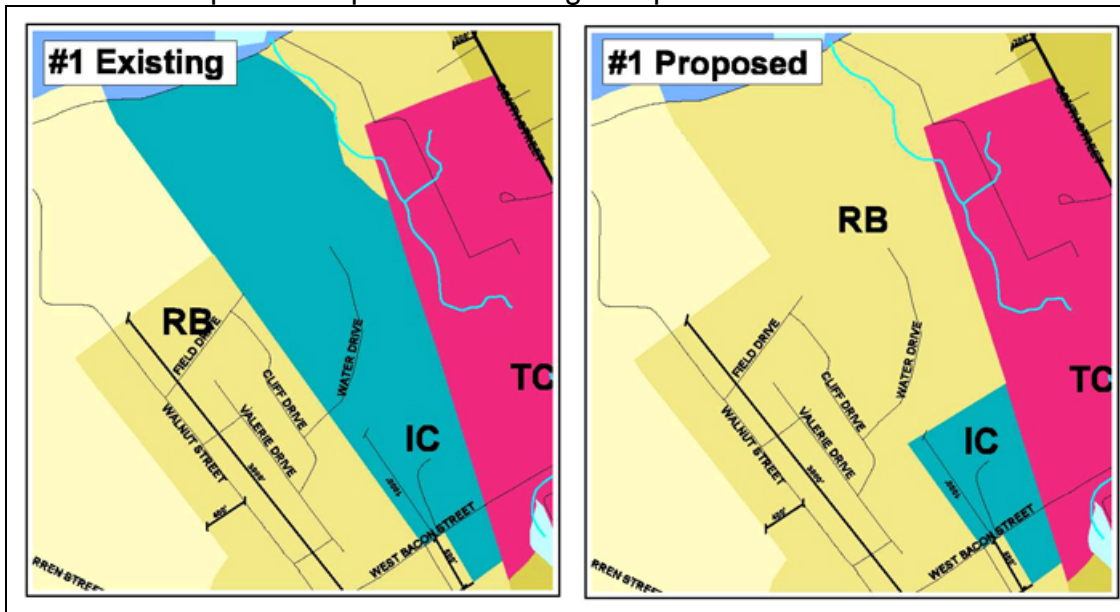
1.1 Recommendations

Land Use

1: Review current Zoning Bylaws to ensure they are meeting Plainville’s growth and development goals and strongly consider simplifying zoning by reducing the number of zoning districts:

- a. **Rezone the Northern Portion of IC to RB:** The northern portion of the IC district is mostly wetland, within the groundwater protection district and watershed protection overlay district. A large part of this area is also within the floodplain and is in public ownership. The one small useable undeveloped northern portion of the IC district is close to existing single family homes (Cliff and Field Drives area) in the RB district. By rezoning this northern portion of IC to RB, it would allow for the undeveloped land to be developed in a more compatible way to the abutting RB land. It would also connect two isolated RB districts. The useable portion of undeveloped land would be zoned to match the RB district which provides it access (roughly 100 acres, approximately 8 acres are potentially available to develop). See Map 1 -1 below.

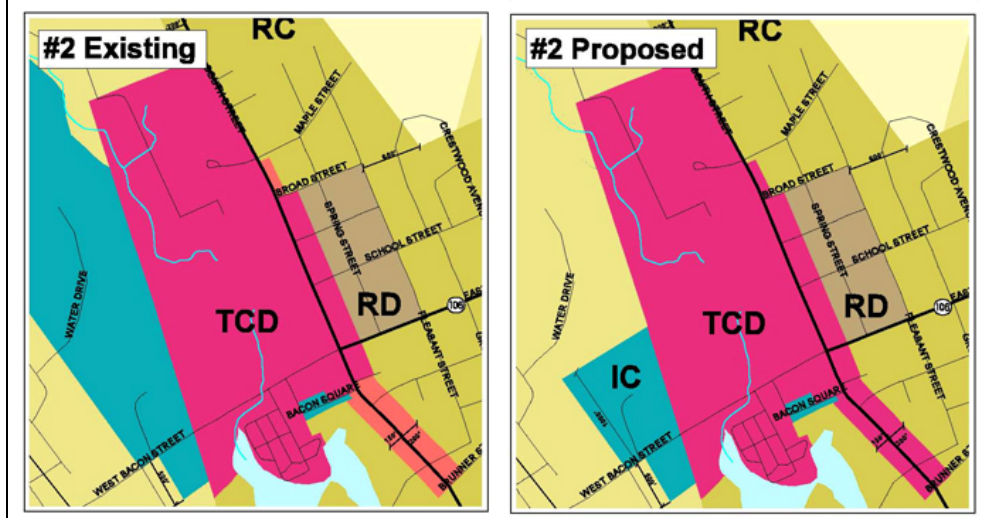
Map 1 -1 Proposed Rezoning of a portion of the IC to RB



- b. **Rezone the Remaining CB in the Downtown Area to TCD:** There are two small areas zoned CB that weren’t included in the new TCD district. The northern piece is 100 feet wide on the east side of Route 1A (from Broad to Maple Streets). The southern portion of the remaining CB district runs along both sides of Route 1A south from Bacon Square to Brunner Street. The southern area is currently a mixture of uses for which the TCD district may be a more compatible zoning. This

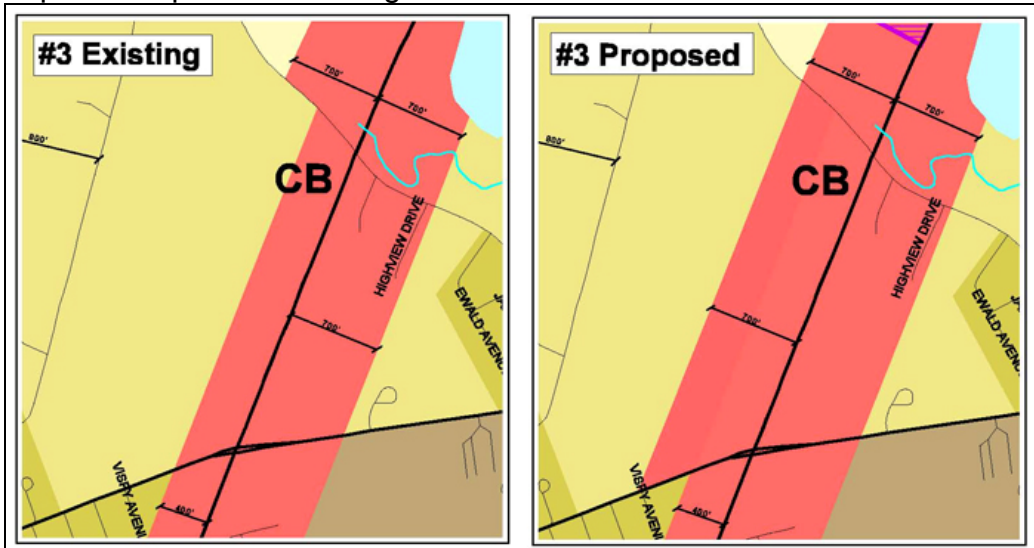
change would allow for reinvestment in the area (roughly 12 acres, approximately 95% of this area, is presently developed). See Map 1 -2 below.

Map 1 -2 Proposed Rezoning of Remaining CB in Downtown to TCD



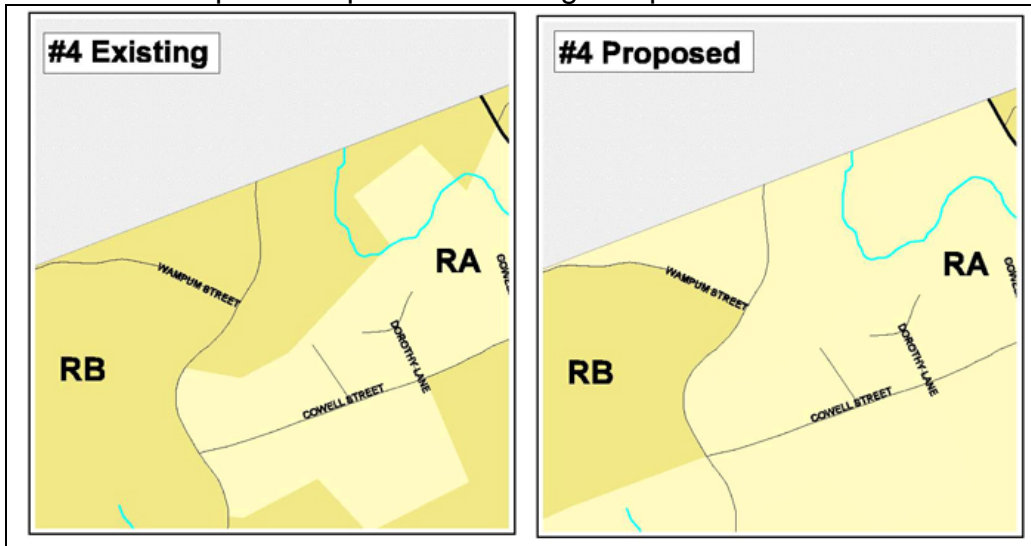
- c. **Widen the CB District Along the West Side of Route 1 South from George Street to East Bacon Street (Route 106) from 400 to 700 feet:** The widening of this portion of the CB district (currently RB) coincides with the CB district on the east side of Route 1 as well as the width north of George Street. The primary use of the area is commercial and includes a large Dunkin Donuts bakery with the remaining land vacant. There is a power line, wetlands and NHESP priority habitat in the area (roughly 22 acres, approximately 8 acres are wetlands). See Map 1-3 below.

Map 1-3 Proposed Widening of the CB District on Western Side of Route 1



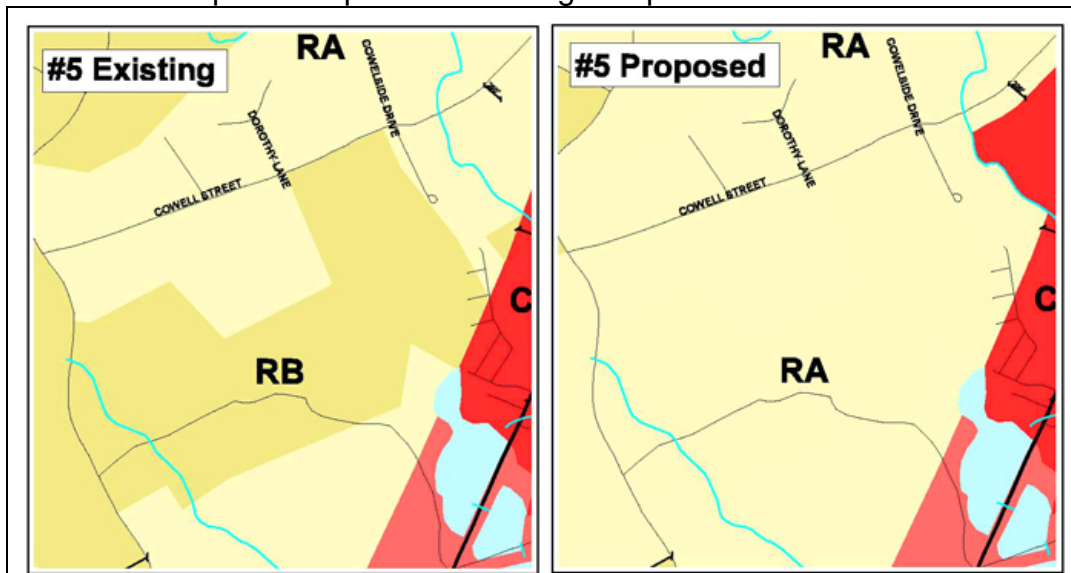
- d. **Rezone the RB District in the Area (near George and Wampum Streets) to RA:** Presently there is a patch work of RB and RA zones in the area of Cowell, Wampum and George Streets north to the town line. The RA district is mostly residential, while the RB is either undeveloped or permanently protected (roughly 46 acres, approximately 35 acres are wetlands, protected open space or already developed). See Map 1-4 below.

Map 1-4 Proposed Rezoning of a portion of RB to RA



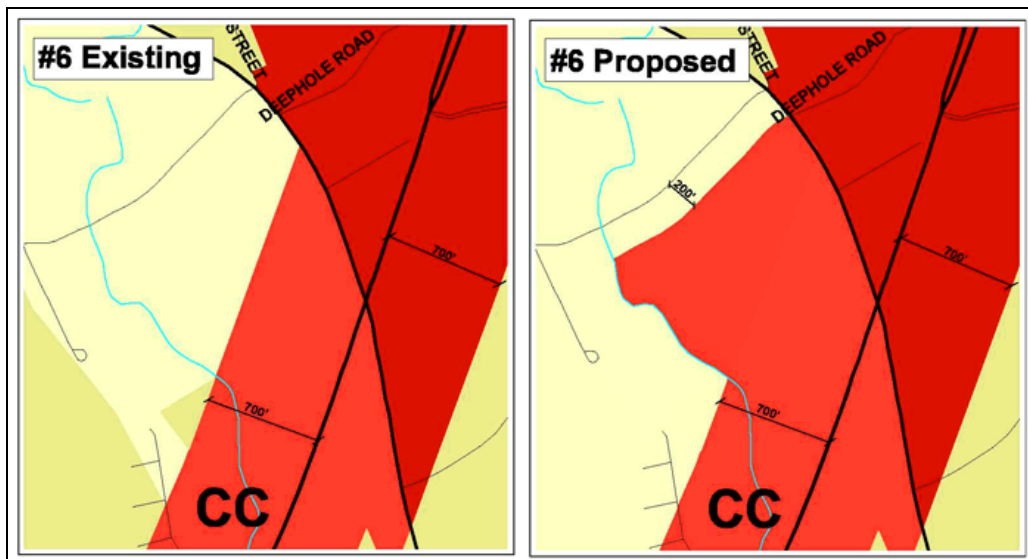
- e. **Rezone RB Area (Everett W. Skinner Road) to RA:** This area is just south of the existing RA district along Cowell Street. This portion of the RB district is located between two RA zones. All of this area is protected open space and is within the Groundwater Protection District (roughly 91 acres). See Map 1-5 below.

Map 1-5 Proposed Rezoning of a portion of RB to RA



- f. **Rezone a Portion of the RA District (Taunton Street near Route1) to CC:** A portion of the present RA district located southeast of the residential properties on Cowbell Street abuts commercial developments on both Route152 (Taunton Street) and Route 1. This RA area is further isolated on the third side by the wetlands adjoining Hawthorne Brook. A Chapter 40B has been filed on this parcel and there has also been talk of potential commercial development on the property instead. The rezoning proposal would start the commercial district 200 feet southeast of Cowell Street thus providing a buffer to the existing residential properties. It would convert a wedge of RA from Taunton Street to Hawthorne Brook to CC (roughly 14 acres, approximately 2 acres are wetlands). See Map 1-6 below.

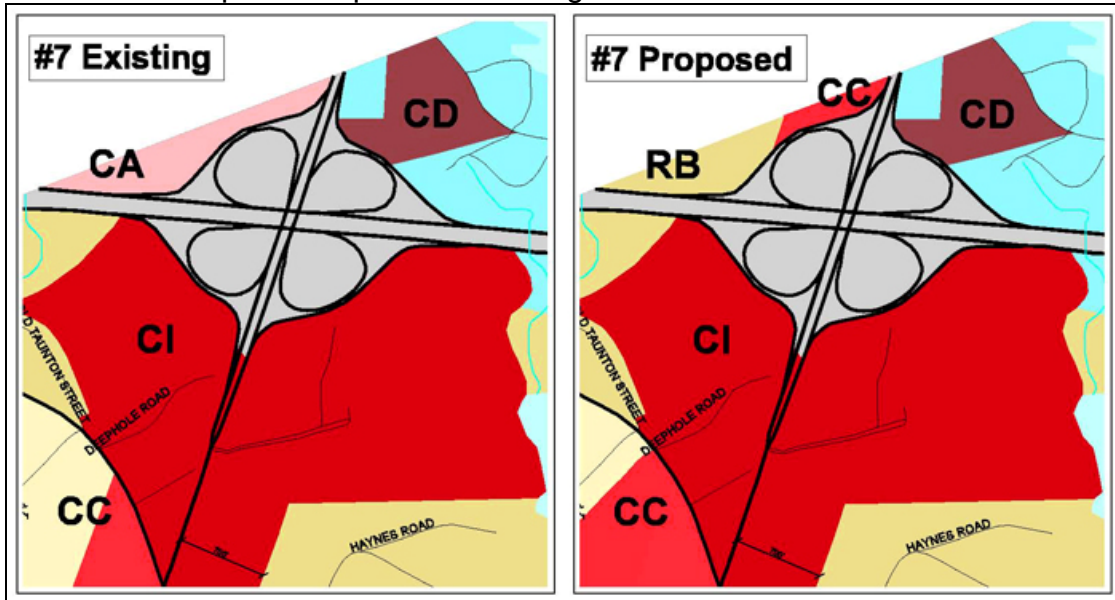
Map 1-6 Proposed Expansion of the CC District Southwest of Routes152 &1



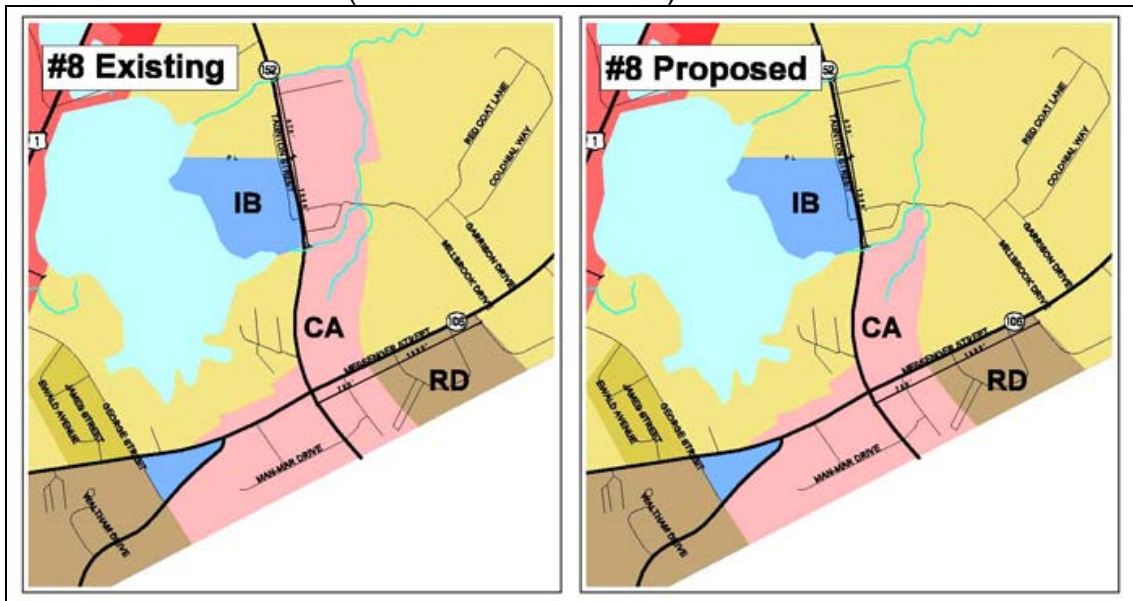
- g. **Rezone CA (North of Route 495 and west of Route 1) to CC Along Route 1 from Route 495 to the Wrentham Town Line:** The depth of this CC area is proposed at 700 feet (note: Wrentham commercial district that abuts this is 500 feet deep). The remaining land presently zoned CA would be rezoned to RB this land is abutting a one acre residential district in Wrentham. (Roughly 15 acres, 5.7 acres Commercial and 9.3 acres Residential) See Map 1-7 below.
- h. **Rezone the Northern Portion (includes the old drive-in site) of the CA District Along the East Side of Taunton Street (Route 152) to RB:** This would be more compatible to the residential uses to the north, south and east of the area as well as the wetlands and the Zone A surface water protection area (roughly 27 Acres, approximately 7 acres are wetlands). See Map 1-8 below.
- i. **Rezone the southern portion of the CA commercial area (Wilkins' Four corners) to a mixed use zone:** This area is already a mixture of multifamily residential business and other uses. There are a number of older single story

business uses that will eventually get redeveloped. The Man-Mar Drive area in particular has the road and drainage infrastructure as well as the lot size and parking that could support a higher intensity use in the future. Rezoning should look towards allowing two floors above the business use on the ground floor. These additional floors could be residential/offices which would allow a greater return on the reinvestment of the properties (roughly 58 acres, minus existing apartments and wetlands). See Map 1-8 below.

Map 1-7 Proposed Rezoning of CA North of Route 495

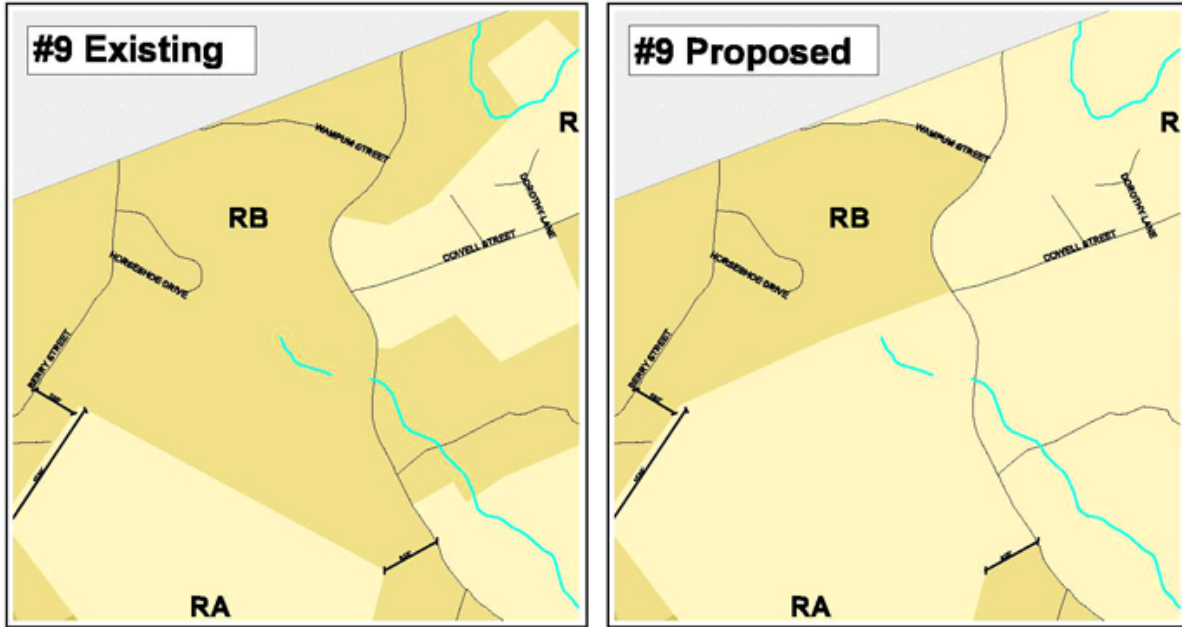


Map 1-8 Proposed Rezoning the Northern Portion of the CA District Along the East Side of Taunton Street (Route 152) to RB and Rezoning the Southern Portion of the CA Commercial Area (Wilkens' Four corners) to a Mixed Use Zone.



- j.. **Rezone a portion of the RB district south of Berry Street and E. W. Skinner Road to RA:** Starting from the northern tip (closest to Berry Street) of the existing Maple Street RA district run a line straight to the intersection of Cowell Street, E.W. Skinner Road and George Street. Then from the most easterly part of the existing Maple Street RA (closest to E.W. Skinner Road) run a line to E.W. Skinner Road. The majority of this area is undeveloped with almost half of it being protected open space and much of the remaining land in Chapter 61. There are some wetlands and roughly ¼ of the area is within the Groundwater Protection District. This would connect several portions of RA into one uniform district while leaving the existing developed RB areas alone thus avoiding non-conforming issues with future additions (approximately 135 acres, roughly 75 useable acres). See Map 1-9 below.

Map 1-9 Proposed Rezoning of a portion of the RB district south of Berry Street and E. W. Skinner Road to RA



Approximate Change in Zoning districts (in Acres)

| CA | CB | CC | TCD | IC | RA | RB |
|------------|-----------|-----------|-----------|------------|------------|------------|
| - 37 acres | +10 acres | +29 acres | +12 acres | -100 acres | +187 acres | -158 acres |

A rough estimate to what impacts these changes could have to Plainville is as follows:

- a. An increase of 76 acres in the area zoned for mixed use.
- b. A reduction of 44 units in potential single family homes.
- c. An increase of 210 units in the potential attached housing units in the Mixed Use CA district.

2: Maintain the rural character in the undeveloped and agricultural areas of Plainville:

- a. Adopt revisions of the Residential Cluster Development (RCD) bylaw.
- b. Advocate for RCD in priority protection areas.
- c. Require that cluster development open space dedications provide contiguous open space corridors, as possible.
- d. Preserve and add to scenic roadways.

3: Manage growth in commercial areas to achieve high standards for safety, accessibility, compatibility and aesthetics:

- a. Promote the redevelopment of the downtown with a mixture of uses as now allowed in the new Town Center District.
- b. Support locally owned small businesses.
- c. Develop architectural/design guidelines for commercial areas.
- d. Create design guidelines to retrofit strip commercial development, reducing curb cuts, providing vehicle traffic calming, and making these areas more pedestrian friendly.
- e. Create "sense of place" by encouraging development that will make the downtown a destination for residents and visitors.

4: Monitor the rate of residential development:

- a. Consider preparing a Cost of Services and a Fiscal Impact Analysis Model for new development, providing a baseline of current information to assist local officials in making informed land use policy decisions.

5: Use available tools to manage growth. Provide flexibility in Land Use Management tools where appropriate:

- a. Contact MassGIS, in writing, to request that digital parcel data be created for Plainville as soon as funding is available.
- b. Research and evaluate the need for transferable development rights and other land use management tools to preserve the character of Plainville while promoting "anti-sprawl" smart growth. Consider identifying priority protection areas as "sending areas" and priority development areas as "receiving areas" to enable denser development.
- c. Develop a predictable permitting process (such as that required under the MGL 43D Expedited Permitting Program) to make Plainville an attractive community for economic development (See Economic Development Section).
- d. Consider amending zoning bylaws to require higher architectural/engineering design standards.
- e. Simplify the Zoning Map and Bylaws.
- f. Review and update Subdivision Rules and Regulations to consider "complete streets" including sidewalks, curbs and bicycle routes.
- g. Encourage developers to use L.I.D. practices by offering incentives (Example: Requiring that every curb that uses traditional drainage must be granite can be very expensive for a developer. Flexibility may encourage L.I.D. to save money.)

- 6: Encourage smart growth principles and sustainable development:
- a. Investigate sustainable development principles such as LEED-EB (Existing Buildings) and LEED-ND Standards (Leadership in Energy and Environmental Design for Neighborhood Development). To integrate the principles of smart growth and green building practices, recommend that new subdivision developments conform to 'LEED for Neighborhood Developments Rating System.
 - b. Encourage sustainable land uses that support protection of aquifers and natural habitats:
 - i. Preserve vegetated buffers between land uses and roads, streams and wetlands.
 - ii. Manage growth and development to reflect the natural characteristics (resources and constraints) of the land.
 - iii. Ensure that town staff and the boards and commissions that review land development have adequate GIS mapping to make well-considered land use decisions with information on zoning, property data, and resources/constraints.
 - c. Encourage a mix of land uses.
 - d. Encourage pedestrian-oriented development.
 - e. Strengthen and direct development towards existing development nodes.
- 7: Promote energy efficiency in building design and support renewable energy:
- a. Adopt a policy that new municipal buildings are LEED (Leadership in Energy and Environmental Design) Certified.
 - b. Promote energy efficiency in Site Plan Review.
 - c. Support an Energy Committee to investigate renewable energy and energy efficiency options.
 - d. Review local regulations to identify obstacles to renewable energy sources.
 - e. Pursue all federal and state grants available to the town for developing alternative energy sources to meet municipal needs.

Housing

- 1: Expand housing types and opportunities for all residents:
- a. Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types.
 - b. Build homes near jobs, transit, and where services are available.
 - c. Foster the development of housing in a way that is compatible with Plainville's character and vision, providing new housing choices for people of all means.
 - d. Expand opportunities in apartment/condo villages and communities for empty nesters, new couples starting out, and seniors looking to downsize.
- 2: Encourage intergenerational housing to meet senior needs:
- a. Encourage accessory apartments for seniors, especially in walkable neighborhoods in and adjacent to downtown.
 - b. Facilitate housing that includes senior housing to mimic naturally occurring retirement communities.

- 3: Maintain and expand affordable housing stock:
 - a. Develop a Housing Production Plan.
 - b. Work closely with the Water and Sewer Department to assure future plans fit in with the its master plan.
 - c. Maintain and monitor 10% subsidized housing requirement per Mass. General Law 40B.
 - d. Maintain the Inclusionary Zoning Bylaw that ensures that housing developments with eight or more units set aside 10% of those dwelling units for affordable housing.

- 4: Introduce the Community Preservation Act to help the town develop affordable housing.

- 5: Provide opportunities for community education regarding affordable housing needs:
 - a. Community perceptions about affordable housing are often negative, conjuring images of neglect, plunging property values, increased crime, etc. Help the community understand that the need for affordable housing applies to hardworking people such as the local school teacher, fire fighter, and elderly community members.
 - b. Advertise the fact that the town can potentially reserve at least 70% of the affordable housing units in new development for those who have a connection to Plainville (referred to as community preference). This includes those mentioned in part (a) above.

- 6: Encourage the creation of an assisted living facility for town residents.

Economic Development

- 1: Develop a marketing strategy for Plainville:
 - a. Re-establish the Industrial Development Commission
 - b. Design a marketing strategy
 - c. Create a “green” image for economic development, realizing its value to attract high caliber businesses and workforce
 - d. Re-visit market conditions annually
 - e. Develop a strategy for the I-495/ Route1 interchange.

- 2: Retain an economic development planner and grant writer to work on priority projects.

- 3: Use existing commercial and industrially zoned areas efficiently:
 - a. Focus development on existing corridors: Routes 1, 1A, 106, 152 and I-495.
 - b. Consider zoning revisions that may make development along these corridors more attractive and feasible for business owners.

4. Create a Mixed Use/Town Center District to help revitalize the downtown area:
 - a. Bring in new businesses to vacant buildings/slots
 - b. Evaluate old school building for reuse as a “downtown hub”
 - c. Develop a beautification committee to:

- i. Coordinate with Redevelopment Authority and DPW
- ii. Oversee projects/work

5: Encourage the expansion and development of higher valued business and industry (e.g., less retail, more research and development and biotech firms):

- a. Investigate/expand streamlined permitting
- b. Encourage businesses that meet the following criteria:
 - i. Are financially sound,
 - ii. Serve local community vs. non-community,
 - iii. Provide living-wage local employment.

6: Consider designating areas identified for priority development as Priority Development Sites:

- a. Pursue 43D Expedited Permitting to assist with streamlined permitting and marketing for these areas.

7: Attract businesses and jobs to locations near housing, infrastructure and transportation options.

Transportation

1: Improve Traffic Safety:

- a. Identify and rank most dangerous intersections and corridors with high crash rates.
- b. Perform safety audits on the highest ranking locations.
- c. Perform safety studies on the highest ranking locations.
- d. Develop solutions for locations with known safety problems.
- e. Work with the Mass. Highway Department, SRPEDD, town departments and developers to implement safety improvement projects.

2: Improve Bicycle and Pedestrian Access:

- a. Identify potential right-of-ways for bikeway development in the town, including abandoned rail corridors, utility easements, and roadway shoulders.
- b. Create a network of sidewalks and bicycle/pedestrian trails that will allow people to reach key destinations (such as schools, town park, and recreation areas) safely and efficiently.
- c. Revise site plan review standards to require on-site pedestrian connections.
- d. Recommend that developers construct on-site pathways and establish rights-of-way which connect new developments to adjacent residential areas and nearby activity centers.
- e. Identify locations where trail connections would cross privately-held land in order to link key destinations. Work with property owners to secure easements.
- f. Make regional connections to bike trails in surrounding communities, particularly the Mansfield Trail, which connects to the commuter rail station.
- g. Require a formal pedestrian way from the public way (sidewalk) to the main entrance of a commercial development.

3: Create a network of bicycle and pedestrian facilities to encourage more residents to use these modes for transportation and health:

- a. Implement pedestrian improvements on pedestrian priority roadways (those within one-half mile of known pedestrian trip-generators such as schools, elderly services, retail, transit stops, etc.).
- b. Identify all rights-of-way and/or existing easements that could physically accommodate Class I bikeways and determine availability of these right-of-ways for bikeway development.
- c. Organize a bicycle and pedestrian committee to address bike/pedestrian needs in the town.
- d. Require bike/pedestrian facilities in all new roadway construction.
- e. Mandate bike racks at all new commercial developments and redevelopments over 40,000 square feet.
- f. Require that all new subdivisions include sidewalks and bike shoulders, and sidewalks along connecting roadways with high pedestrian demand.

4: Improve parking for the downtown area:

- a. Create a municipal parking lot that would allow for a reduction in parking requirements for businesses located within downtown.
- b. Allow shared parking for developments within downtown.

5: Investigate expansion of transit service.

- a. Work with GATRA to evaluate routes within the town, with possible expansions to serve the Mansfield Commuter Rail Station.
- b. Ensure that new developments are built to accommodate potential future bus service, and encourage them to pay a subsidy to GATRA to extend service to their site.

6: Encourage land use changes that have positive impacts on transportation system capacity.

- a. Concentrate mixed-use developments within a quarter mile of fixed route transit.
- b. Promote higher density mixed-use developments in areas that currently meet the needs of bicyclists and pedestrians.
- c. Develop and implement zoning regulations to support and encourage bicycling, walking, and transit use.
- d. Adopt an access management plan that includes a curb-cut by-law and a drive-thru by-law to ensure that developments do not interrupt traffic flow on adjacent roadways.

Services and Facilities

1: Maintain service levels while accommodating growth:

- a. Maintain the high level of expertise that currently exists among municipal employees through training and competitive wages.

- b. Encourage regular communication/exchange of information between all Town Boards and Commissions.
- c. Update the town's website to better communicate with residents, business owners and visitors.
- d. Create a website page explaining municipal/other public services that are available to Plainville residents.
- e. Maintain and upgrade the level and/or amount of facility space and equipment required to maintain or improve the levels of service currently provided by the Town in order to meet the needs of the community.
- f. Address maintenance needs in all municipal buildings to ensure these buildings are kept in good repair.

2: Evaluate the condition and/or usefulness of municipal buildings. Develop a plan that prioritizes building needs and projects in order to ensure that town departments have adequate and safe space for their needs.

3: Continue to support a Professional Police Force:

- a. Support adequate facilities/safe environs for all users.
- b. Continue to support additional personnel as deemed necessary.
- c. Continue to update technology and equipment as needed.

4. Continue to support a Professional Fire Department:

- a. Support adequate facilities/safe environs for all users.
- b. Address space needs at the Fire Department, including the need for separate male and female sleeping, showering and bath areas.
- c. Investigate funding options for additional personnel as needed.
- d. Update technology and equipment as needed.
- e. Assess the need for an additional fire station/public safety building; investigate funding resources for these buildings if it is deemed necessary.

5. Continue to support the Council on Aging:

- a. Encourage additional programming to include "Supportive Daycare Services" to provide structured daily activities, respite to families and maintain the health and well-being of elders.
- b. Continue to aid in the support of all individuals to remain independent in their homes, assuring all elders of equality, dignity and respect.
- c. Support the COA's vision "to have ample subsidized and affordable housing and medical and screening programs for all seniors".

6. Continue to support Plainville's Public Library:

- a. Address maintenance/repair needs in the library building to ensure the building is kept in good repair.
- b. Investigate opportunities for expansion to facilitate state minimum standards for collection and activity space and to meet the needs of the community.
- c. Research alternative funding options to assist with staffing and hours of operation.

- 7: Continue to provide a high level of public education:
 - a. Provide opportunities for staff, parents and the community to learn.
 - b. Continue to engage students in a rigorous curriculum.
 - c. Enhance communication practices between the school and community.

- 8: Work with other communities in the region to lower cost options for services:
 - a. Consider purchasing goods and services in bulk to lower costs.
 - b. Consider municipal job sharing between local communities to increase efficiency.

- 9: Ensure that Plainville has both an adequate and superior quality water supply well into the future:
 - a. Continue the investigation into the potential transfer of land ownership west of South Street near Wetherall Pond for a potential well site.
 - b. Continue to explore the potential for connecting to the de-salination plant operating on the Taunton River on the south side of Taunton.

- 10: Extend municipal sewer as recommended in Plainville's Comprehensive Waster /Water Facilities Plan:
 - a. Begin the remediation of Inflow and Infiltration (I&I) of ground water and extraneous flow into the sewer system, which causes surcharging of the sewer system, consumes a large percentage of allotted flow capacity into the collection system, and costs nearly 50% of the treatment charges paid to North Attleborough.
 - b. Design and construct the West Side Sewer Collection area, formerly called Phase 2, which is West of South Street.
 - c. Design and construct the North Side Sewer Collection area located north of Sharlene Lane to the Wrentham town line, formerly known as Phase 3.
 - d. Design and construct Sewer Collection in and around the Lake Mirimichi area north of the lake along Mirimichi Street and Treasure Island Road. This is an area identified in the 2005 Waste Water Facilities Plan Update that has been submitted to MA DEP and reviewed and accepted as such.

Natural and Cultural Resources

- 1: Protect the quality of water resources:
 - a. Continue to enforce regulations such as the Groundwater Protection District and Water Resource Protection District regulations.
 - b. Require cluster development, as appropriate, for residential development in the Groundwater Protection District and the Water Resource Protection District to reduce the area of disturbance, and reduce the length of roads and other impervious surfaces.
 - c. Require Low Impact Design for stormwater management to support groundwater infiltration and natural bioremediation of stormwater pollutants in Groundwater Protection District and Water Resource Protection District.
 - d. Limit potential grading and clearing to not more than 60% of a lot in a cluster subdivision. This recognizes the value of undisturbed land for groundwater recharge and limits the area potentially developed for lawn.

- e. Educate homeowners about their responsibilities in protecting water resources, particularly about the effects of lawn maintenance, including over-watering and over-fertilizing.
- 2: Identify and Protect Historic Resources:
- a. Document historic resources and encourage voluntary, private stewardship of historic properties.
 - b. Identify historic buildings and properties that may be appropriate for listing on the National Register of Historic Places; nominate these properties for inclusion on the list
 - c. Encourage volunteers to open Plainville's Historical Archives Building to the public on a regular (e.g. once a month) basis.
- 3: Preserve Scenic Resources:
- a. Encourage preservation of open fields and other smaller vistas that exist along certain roadways.
 - b. Provide oversight of development and public and private utility installation to assure that the scenic character of roads is not adversely affected. Require mitigation, as necessary, to restore vegetation, walls, and other features.

Open Space & Recreation

- 1: Promote, enhance and defend the rural qualities of the Town of Plainville:
- a. Support the preservation of the remaining open space in Plainville.
 - b. Promote protection of existing agricultural lands and encourage creation of new agricultural projects.
- 2: Increase protection of wetlands, water supply and watershed lands:
- a. Complete inventory and assessment of town wetlands.
 - b. Enhance water protection through by-laws and other means.
 - c. Create and maintain greater public access to waterways.
 - d. Assess and eliminate possible pollution sources to wetlands and water supply lands via best practical management.
 - e. Support natural resource protection in the Ten-Mile, Blackstone and Taunton River Watersheds.
- 3: Expand outdoor recreational facilities for all residents:
- a. Acquire land for recreational fields and facilities and upgrade existing properties.
 - b. Collaborate with Wrentham and North Attleboro to create a multi-use trail system.
 - c. Improve access to Town's recreation areas, water bodies and conservation areas.
 - d. Ensure access for all citizens, including elderly and disabled, to Town Park and all recreation and conservation areas, wherever possible.
- 4: Improve implementation and funding mechanisms to support open space and recreation needs:
- a. Perform an annual review of the implementation of the Open Space Plan.

- b. Pursue funding opportunities to match Town spending in conservation, open space and recreation related areas.
- 5: Protect bio-diversity in the Town:
- a. Develop educational programs for the Town of Plainville.
 - b. Research the acquisition history and deeds for all municipal conservation and parkland and identify those parcels that have affirmative Town Meeting Votes stipulating that the land is for either conservation or recreation use, and deeds echoing that particular purpose for acquisition.

Section 2: Introduction

2.1 A Vision for Plainville -

Plainville will be an attractive, family-oriented, and environmentally responsible community as it continues to grow. The town will achieve a balance between the need for growth and the responsibility to preserve its rural character and natural resources. The Town Common, senior center, and various parks and recreation areas will provide the focus for Plainville's civic and social life. The revitalized mixed-use downtown area will be a vibrant, community-oriented cultural center, allowing people to conduct business and interact with fellow residents and visitors in an attractive village-style setting. Planned growth will encourage "green" and high caliber businesses, providing a strong tax base for the town. A variety of housing types will provide affordable choices for families, individuals, and seniors. The town will benefit from a network of protected, easily accessible open spaces, including areas for active and passive recreation. Residents, businesses, and the town will work together to conserve water, protect water quality, and reduce disturbance in wetlands and aquifer recharge areas. Pedestrians and bicyclists will enjoy a transportation infrastructure that safely and efficiently services their needs, as well as vehicular traffic. Residents will have meaningful opportunities to participate in town government, and the town as a whole will demonstrate consistency in its approach to planning. Decisions will be based on a comprehensive approach to community development that considers the impacts of town actions on both the human and natural environment.

2.2 Today's Challenges

Successful planning requires an understanding of how development over the last one hundred years has produced the Plainville of today. The scattered farming community of the 19th century slowly grew into a desirable bedroom community for both Boston, Massachusetts and Providence, Rhode Island. Since 1950, dispersed development has radically transformed Plainville. Single-family homes were built on farms and forests throughout town. Commercial activity spread out along the town's major roadways. And industry and commercial development were centered in three major areas of town: Route 1A (South St), the Intersection of Routes 152 & 106 (Taunton and Messenger Streets) and the Route 1 corridor (from the Foxboro to the North Attleboro town lines).

This dispersed development has changed the character of Plainville. Many residents are concerned that continued growth due to Plainville's desirability as a place to live will adversely affect the town's positive qualities and environmental resources. The town has lost 20% of its forested areas since 1990, and residential development can rapidly consume the town's remaining open spaces. Unchecked growth also threatens the town's water supply. Development can reduce recharge to the underlying aquifer and can impair the water quality of local streams. Wetlands and their buffer zones – critical for aquifer protection, flood control, and wildlife – are threatened by existing and future development. In

commercial areas, strip development can worsen the traffic and degrade town character. The town's central business district and neighborhood business areas lack vitality. The rising cost of living and the limited housing options for seniors and working families threatens the diversity of the Plainville community.

Despite the challenges, residents are confident that the town can capitalize on its positive qualities to achieve a positive vision for the future. Public meetings, surveys, and informal discussions during the master planning process allowed residents to describe their vision for Plainville's future.

2.3 The Master Plan

This Master Plan will help the town to manage today's challenges and work toward a shared vision for the future. The Plan represents the efforts of the Master Plan Committee, a diverse group of residents, town officials representing a broad array of interests, and the participation of community members through workshops, surveys, and countless informal discussions. The process used community input to formulate a Vision for Plainville's future and defined a number of goals, objectives and action items. The Committee prioritized those goals based on importance to the community, time sensitivity, and other factors; and it considered a large set of coordinated actions that can be taken to achieve those goals. This plan explicitly endorses some of those actions; others are described and left for future consideration by the town.

The Master Plan is not a rigid framework for future development. Its adoption does not imply that future actions cannot deviate from the recommendations herein. Rather, the Plan presents a set of principles against which future decisions -- both large and small -- must be evaluated. The prioritized list of goals is very important, for it can help to resolve future conflicts when it seems that various goals are at odds. Town officials and residents must be mindful that private decisions and actions, as well as public decisions at board meetings and town meetings, will affect the achievement of this vision for Plainville.

The Master Plan does not represent the final stage in planning for Plainville's future. However, it is a critical step in identifying the challenges facing the town and establishing the values which should influence town policy and decisions. More effort will be required to solidify consensus on the goals and vision of the plan, to revise and implement the recommendations, and to evaluate and update the plan on a regular basis.

Section 3: Land Use

3.1 Introduction: The history, culture and character of an area are reflected in its landscape – in its buildings, structures and sites. These features provide a community with a continuing sense of its past, as well as a vision for its future. Plainville’s rich agricultural heritage can be seen in the stone walls and open pastures found throughout the western section of town, and its future can be found in recent efforts to effectively plan for development while preserving and protecting the town’s valuable natural resources and open spaces. Plainville is striving to achieve a balance between the need for growth and the responsibility to preserve the town’s rural character and natural resources. To this end, the Town of Plainville has continued to act as stewards of the land. The following are a list of land use goals accomplished since the 1992 Master Plan:

- Priority Development Areas/Priority Protection Areas Designation
- Planning for Growth on the West Side of North Attleborough and Plainville
- Creation of a Mixed-Use Town Center District to aid with Downtown Revitalization
- State Approved Open Space and Recreation Plan

3.2 Existing Land Use

According to MassGIS data, approximately 36.5% of Plainville’s land is currently developed. Open space in the form of crop and pasture land, forestland, and water comprises 4665 acres, or 63.5%, of Plainville’s total land area. Of this open space acreage, 8.6% is considered protected in perpetuity, and 1.92% is undevelopable wetlands. A table on the next page illustrates these land use statistics.

While forested land, with approximately 3,514 acres, makes up the majority of Plainville’s open space, residential uses dominate the town’s developed land. Residential development covers roughly 1,649 acres, or 22.5%, of the town’s land area. Approximately sixty-five acres of residential land use (0.89%) is considered high density, consisting of single and multi-family units on lot sizes less than one-half acre. High density residential development is located mostly along Route 1A, which bisects the town. Two smaller areas of higher density residential development are also located east of Route 1A along the southern border of town. Medium and low density residential development makes up the majority of residential land use, with 1,525 acres requiring lots larger than one-half acre for development.



Approximately three-fourths of the land area west of Route 1A is zoned for low/medium density residential development. Low and medium residential development is scattered throughout the area west of Route1A, and surrounds commercial development areas found along Route 1.

Land Use Statistics

| Label | Acres | Percent |
|----------------------------|---------|---------|
| Crop Land | 159.70 | 2.18 |
| Pasture | 137.23 | 1.87 |
| Forest | 3514.20 | 47.87 |
| Non-Forested Wetland | 140.75 | 1.92 |
| Mining | 198.82 | 2.71 |
| Open Land | 426.62 | 5.81 |
| Participation Recreation | 187.26 | 2.55 |
| Spectator Recreation | 99.81 | 1.36 |
| Multi-Family Residential | 59.35 | .81 |
| High Density Residential | 65.05 | .89 |
| Medium Density Residential | 559.11 | 7.62 |
| Low Density Residential | .966.20 | 13.16 |
| Commercial | 112.50 | 1.53 |
| Industrial | 201.46 | 2.74 |
| Urban Open | 81.16 | 1.11 |
| Transportation | 141.40 | 1.93 |
| Waste Disposal | 3.62 | 0.05 |
| Water | 285.74 | 3.89 |
| Woody Perennial | 1.15 | 0.02 |

Source: MassGIS (2005)

Industrial, commercial and mining uses cover approximately 7%, or 513 acres, of Plainville’s total land area. Commercial land use is located mostly along Route 1, which cuts northeast/southwest through the western half of town, and at the I-495 and Route 1 interchange. A small area of commercial development is also located along Route 1A in the southern portion of town, making up Plainville’s downtown area. Industrial development abuts the high density residential areas west of Route1A and is also located in patches throughout the eastern third of town.

Conclusions: Plainville’s location and ease of commute between Boston and Providence makes the town attractive to people who are looking for affordable places to live outside of the cities. This is reflected in the town’s land use statistics, showing that the majority of the developed land is used for residential units. Plainville’s relatively small number of commercial/industrial acres are located along the major and minor routes that crisscross the town and consist of mostly of retail services. While the majority of land remains forested, the pressure for more residential development could continue to result in a decrease in open space.

3.3 Land Use Trends – Historical Perspective:

The years between 1971 and 1999 saw considerable changes in land use in Plainville. During that time period, 661 acres of agricultural land were converted to other uses, representing a -68.8% change. Likewise, 934 acres of Forests/Wetlands/Open Space were lost during the same period, representing a -18.6% change and Urban Land Use increased by more than 66% (+865 acres). What was once a primarily agricultural community has been transformed to one mostly suburban in character. The first of the fold out maps at the end of this section is the Land Use Map, dated April 2009.

The development of land in Plainville has generally followed the patterns established in the Town's 1964 Master Plan document. Single family housing is the predominant use to the west of Route 1A, the area north of Route 106 between Routes 1A, 1, and 152 to the east. Higher density residential uses are located along Route 1A through the town center and the area along the southern side of Messenger Street.

Industrial uses have remained along the former New Haven Railroad line and, to a lesser extent, in the town center and next to Turnpike Lake. Additional low intensity industrial uses have developed in the Route 106/Messenger Street/George Street triangle and to the northeast of Interstate 495. A 50 acre industrial park is currently under development north of Fuller Street along Route 1A.

Commercial uses have spread throughout the eastern half of town, and have formed shopping centers in the Wilkens' Four Corners area and at the Route 1 / Interstate 495 intersection in the northeastern section of town. The Town Center, where retail services were once centered, has become a mostly governmental node of town, containing Town Hall, the town pool, the local post office, and council on aging building.

The Route 1 commercial corridor has a scattering of low intensity local uses, focusing on auto sales/services, restaurants and motels. The newest area of commercial development lies at the northern end of Route 1 and contains big box and retail chain development including a Lowes and Target department store, and several chain restaurants. The third commercial node in town, known as Wilkens' Four Corners, has developed into a sub-regional shopping center at Plainville's border with North Attleboro.

3.3.1 Changes to residential development:

The construction of I-495 in the early 1970's led to significant residential growth in Plainville. The population more than doubled between 1960 and 2000, from 3,810 residents to nearly 8,000 in 2000. Recent residential development has occurred primarily in subdivisions carved out of former forests or farms. Fifteen subdivisions had have been approved since 1990. Not all have been built (66 approved subdivision lots have not been built) but these are taken into

Plainville Master Plan

consideration in this plan. Three hundred sixty nine building permits were issued between 2000 and 2007. Of these permits, 296 were for single family units, and 73 were for multi family units.



As residential development has spread out from the center of town to more outlying areas, it has changed the character of the formerly open spaces and unpopulated roadways. With just under 1,500 acres of land zoned for low density residential development, Plainville may see even greater changes in the future.

3.3.2 Changes to commercial development:

Commercial enterprises were established at the intersection of Route 152 and Route 106 and along Route 1. Recent commercial development has focused on the intersection of I-495 and Route 1, where zoning changes have made the area more inviting to retail development. With these changes came the shopping center that now houses several large retail chains such as Target, Stop & Shop, TJ Maxx, Sleepys, Chili's, Panera Bread and Lowe's stores.



Though a strong town center never developed, recently approved zoning changes to allow a mixed-use Town Center District should help revitalize this

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area. By providing a mix of housing opportunities and commercial services within walking distance to municipal services, an attractive, vibrant downtown area will have an opportunity to develop. However, competing commercial/retail development in other areas of town may adversely affect the viability of the Town Center District.

3.3.3 Priority Protection and Priority Development Areas:

Priority Protection Areas are areas within a city or town that deserve special protection due to the presence of critical environmental factors, natural features or historic significance. Priority Development Areas are areas within a city or town that are capable of handling more development due to several factors, including good access, available infrastructure, an absence of environmental constraints, and local support. In the fall of 2008, residents of the Town of Plainville participated in a workshop to identify the areas in town that they felt were best for development, as well as to identify the land they felt was most important to protect. Development areas were identified as the Town Center District, North Plainville Redevelopment Area, Plainridge Interchange, Wilken's Four Corners, Top of the Hill and the Commerce Industrial Park. Protection areas were identified as the East Plainville Water Resource Protection Area, the Ten Mile River, Berry Street Property (connecting to the State Forest) and Pitcher Brook, and the Hawkins Street area in the western half of town.



Identifying and mapping these areas can assist the community in making land use and zoning decisions and may help support the future creation of a transfer of development rights system. The second foldout map at the end of this section is the Priority Development & Priority Protection Areas Map, dated April 2009.

3.3.4 Cost of Community Services:

The American Farmland Trust and many local communities have prepared a Cost of Community Services Analysis to help them understand the fiscal contributions and costs associated with different kinds of development. In these studies, data on local revenues and expenditures are collected, revenues and expenditures are grouped and allocated to the community's major land use categories, and the data is analyzed and used to calculate revenue-to-expenditure ratios for each land use category. Based on these analyses, American Farmland Trust has found that on average residential land use costs a community twenty percent more than the revenues generated. That is, for every \$1.00 in revenue generated by residential development, \$1.20 in school costs and municipal services are incurred. On the other hand, commercial and industrial land uses cost the community seventy percent less than the revenues they generate (for every \$1.00 in revenue, 29 cents in service costs are incurred). Likewise, open space and working land (such as agricultural land) costs the community only 37 cents in services for every \$1.00 received in revenue.

3.3.5 Conclusions and Recommendations:

If Plainville continues to follow historical trends, and current zoning remains the same, one can expect more residential development in the future. The majority of this development will be low-density, single-family units, which could place severe pressures on the Town financially. These conclusions strongly suggest that Plainville should:

- Monitor the rate of residential development
- Promote high-quality commercial and industrial development
- Protect and preserve open space and agricultural land to prevent them from being converted to residential developments.

3.4 Zoning/Land Use Controls

The Town of Plainville can currently guide development through zoning regulations, site plan review, subdivision regulations and a handful of other land use controls. In addition, there are health and environmental controls that affect land use. The third of the foldout maps in this section is the Zoning Map of Plainville, dated May 18, 2009.

3.4.1 Residential Districts:

The vast majority of the land in Plainville is zoned for residential uses. Principal uses in the RA, RB, RC and RD zones are primarily single family homes. Agriculture, earth removal, municipal and educational facilities (except private schools and nursery schools), and religious uses are also permitted in the residential zones. Nursery schools are allowed in all but the RA zone and private schools are allowed by special permit in all but the RA zone. Philanthropic institutions are allowed by special permit in the RB, RC and RD zones. Multifamily residential uses are not permitted in the two (RA & RB) of the four standard residential zones. Mobile homes are permitted only by special permit in all the zones in town.

According to the recent (2005) SRPEDD build-out analysis, if the current zoning stays the same, there will be an additional 2,211 additional housing units when the town is “built out”. Of those 2,211, under the current analysis, 2,158 will be single family homes (58.7 % will be in the RA zone and 33.8% in the RB zone). Most of the recent subdivisions built or approved in Plainville are in the RA and the RB zones. Title V, which regulates the size and location of on-site septic systems, is also a constraint for residential development on small lots where municipal sewer is not available. As a result, sewer extensions (or the lack thereof) can act as an important growth control measure.

The RC and RD zones accommodate both single family and multi family housing. RC allows single and two family housing and RD allows single, two and two+ (?) multi family housing. Connection to the town’s municipal sewer system is required in all multi-family development in the Watershed Protection District.

Residential Cluster uses (single family attached and detached) are allowed in zones RA, RB, RC and RD. Two-family Attached Residential Clusters are allowed in zone RC and RD and Multifamily (up to six units) Residential Clusters are allowed in the RD zone. All these Residential Clusters are allowed only by special permit and must be connected to the town’s municipal sewer system.

RA District

The RA zone is the predominant residential zone in Plainville and occurs mainly on the western (west of Route 1A) side of Plainville, with other areas scattered east of Route 1A. The RA zone’s minimum lot area is 44,000 square feet, and the minimum lot width and street frontage is 225 feet. Buildings must be set back 40 feet from the front of the lot, 25 feet from the sides, and 40 feet from the rear of the lot.

According to the SRPEDD buildout analysis, there are currently 1,484 acres of undeveloped upland (non-wetland) remaining in the RA zone. Because it is so extensive, the RA zone includes a diversity of developed and undeveloped areas in Plainville. SRPEDD has estimated that the remaining developable land within the RA district could support 1,267 single-family homes. It is also likely that increased housing pressures could bring on increased density as a result of additions to existing homes or wholesale replacement of small houses with larger structures.

RB District

The second most predominant zone in Plainville is the RB zone. The vast majority of this zone is found on the eastern side of Route 1A. The minimum lot area is 30,000 square feet and the minimum lot width and street frontage is 140 feet. Front yard setbacks are 30 feet and side/rear setbacks are 15 feet and 25 feet, respectively. According to the recent build-out analysis by SPREDD, there are 595 acres of undeveloped upland (non-wetland) in the RB zone. SRPEDD has estimated that the undeveloped upland in the RB land could support nearly 730 single family homes.

RC District

The RC zone occurs along the Route 1A corridor and in a very small section off East Bacon street area between Ewald and George streets. RC is the town's most developed and densest residential zone. The minimum lot size is 15,000 square feet, and minimum lot width and street frontage is 100 feet. The minimum front setback is 25 feet and minimum side and rear setbacks are 10 and 20 feet respectively. SRPEDD has estimated that there are 1,914.5 acres of undeveloped upland (non-wetland) in the RC zone. SRPEDD estimates indicate that 27 single-family and 4 two family homes could be constructed in the RC zone before it becomes "built out."

RD District

The RD zone is the smallest in total land area. It occurs on the southerly side of East Bacon and Messenger streets. The minimum lot size is 30,000 square feet. There is the additional condition that with each family unit in excess of four units in any family dwelling, another 6,000 square feet of lot area is required. The minimum lot width and street frontage is 140 feet. The minimum front setback is 30 feet and minimum side and rear setbacks are 15 and 25 feet respectively. SRPEDD has estimated that there are 7 acres of undeveloped upland (non-wetland) in the RD zone. SRPEDD estimates indicate that 1 single-family, 9 two family, 2 under four unit and 2 over four unit homes could be constructed in the RD zone before it becomes "built out."

CB District (Residential)

Interestingly the CB (Commercial Zone) allows single and two family homes to be built in the zone. The requirements for the RC district apply to residences being built here. The zone occurs in a small section at the intersection of Route 1A and East Bacon streets, while the main portion is along Route 1. The minimum lot size is 15,000 square feet, and minimum lot width and street frontage is 100 feet. The minimum front setback is 25 feet and minimum side and rear setbacks are 10 and 20 feet respectively. SRPEDD has estimated that there are 5 acres of undeveloped upland (non-wetland) in the CB zone. SRPEDD estimates indicate that 18 single-family and 35 two family homes could be constructed in the CB zone before it becomes "built out."

3.4.2 Commercial & Industrial Districts:

Commercial Zones in Plainville are made up of the CA, CB, CC, CD, CI and TCD Districts.

CA District

The CA zone is located mainly at the intersection of Routes 152 and 106. A very small section exists in the northeast portion at the Wrentham border at the intersection of Route 495 and Route 1. The minimum lot size is 30,000 square feet, and minimum lot width and street frontage is 225 feet. The minimum front setback is 90 feet and minimum side and rear setbacks are 15 and 2 feet respectively. SRPEDD has estimated that there are 19.3 acres of undeveloped

upland (non-wetland) in the CA zone. SRPEDD estimates indicate that 504,425 feet of Retail space and 336,283 square feet of Office space could be constructed in the CA zone before it becomes “built out.”

CB District

The CB zone occurs in several small sections along Route 1A, while the main portion stretches along Route 1. The minimum lot size is 20,000 square feet, and minimum lot width and street frontage is 125 feet. The minimum front setback is 25 feet and minimum side and rear setbacks are 10 and 20 feet respectively. A large portion of CB along Route 1A in the downtown area was rezoned to a new mixed use zone (TCD) in 2008. This zoning change happened after the SRPEDD build out study was completed so there are no current estimates on the Build out potential for the small amount of remaining CB in town.

CC District

The CC zone occurs in a small section that runs southerly on either side of Route 1 from the intersection of Route 1 and Route 495 until Route 1 reaches Turnpike Lake. The minimum lot size is 30,000 square feet, and minimum lot width and street frontage is 140 feet. The minimum front setback is 30 feet and minimum side and rear setbacks are 15 and 25 feet respectively. SRPEDD has estimated that there is only 0.7 acres of undeveloped upland (non-wetland) in the CC zone. SRPEDD estimates indicate that 18,296 feet of Retail space and 12,197 of Office space could be constructed in the CC zone before it, too, becomes “built out.”

CD District

The CD zone occurs in a small section in the northeast corner of the town at the intersection of Route 495 and Route 1. The minimum lot size is 30,000 square feet. The minimum lot size is 30,000 square feet, and minimum lot width and street frontage is 200 feet. The minimum front setback is 30 feet and minimum side and rear setbacks are 20 and 30 feet respectively. SRPEDD has estimated that there is just over one acre of undeveloped upland (non-wetland) in the ID zone. SRPEDD estimates indicate that 26,998 feet of Retail space, 8,999 of Office space and 8,999 square feet of Industrial space that could be constructed in the CD zone before it becomes “built out.”

CI District

The CI zone occurs in a small section that runs southerly on either side of Route 1 from the intersection of Route 1 and Route 495 until Route 1 reaches Turnpike Lake. The minimum lot size is 5 acres and the minimum street frontage is 225 feet. The minimum front setback is 90 feet and minimum side and rear setbacks are 15 and 25 feet respectively. SRPEDD has estimated that there are 106 acres of undeveloped upland (non-wetland) in the CI zone. SRPEDD estimates indicate that 2,770,416 sq ft. of Retail space and 1,846,944 sq ft. of Office space could be constructed in the CI zone before it becomes “built out.”

TCD District

Approved in 2008 the new TCD district allows a mix of uses in the downtown area. The majority of the new TCD district was former a CB zone which did not allow for residential uses on the second floor of buildings. This new district allows for residential uses on the second floor and reduced lot and set back requirements as well as a reduction in parking requirements. This zoning change happened after the SRPEDD build out study had been completed.



Industrial zones are designated as IA, IB and IC zones.

IA District

The IA zone is located in the northeast corner of Plainville touching the borders of Foxboro and Wrentham. The minimum lot size is 100,000 square feet and the minimum street frontage is 200 feet. The minimum front setback is 30 feet and minimum side and rear setbacks are 20 and 30 feet respectively. SRPEDD has estimated that there are 36 acres of undeveloped upland (non-wetland) in the IA zone. SRPEDD estimates indicate that 157,649 feet of Retail space, 315,298 of Office space and 1,103,542 square feet of Industrial space could be constructed in the IA zone before it becomes “built out.”

IB District

The IB zone occurs in a large section of land on either side of Green Street off Route 1A and two small areas: on Taunton Street and one at the intersection of East Bacon and Messenger streets. The minimum lot size is 100,000 square feet and the minimum street frontage is 200 feet. The minimum front setback is 30 feet and minimum side and rear setbacks are 20 and 30 feet respectively. SRPEDD has estimated that there are 190 acres of undeveloped upland (non-wetland) in the IB zone. SRPEDD estimates indicate that 1,665,896 feet of Retail space, 2,483,844 of Office space and 4,139,740 square feet of Industrial space that could be constructed in the IB zone before it becomes “built out.”

IC District

The IC zone occurs in a large section of land mainly on the northerly side of West Bacon Street and a small section on the opposite (south) side of the street. The minimum lot size is 50,000 square feet and the minimum street frontage is 150 feet. The minimum front setback is 30 feet and minimum side and rear setbacks are 20 and 30 feet respectively. The IC zone is completely wetlands and there are no buildable areas available in this zone.

3.4.3 Groundwater Protection Overlay District

The Wetland Protection Act governs activities that have potential impacts to such resources in relation to the public's safety. The Town of Plainville has a Wetland Protection Bylaw that provides additional protection. Plainville also has over 140 acres of wetlands that are restricted under M.G.L c. 130 s. 105, the Wetland Restriction regulation that prohibits certain development activities from occurring in fragile areas.

Although both the state's Wetland Protection Act and the town's Wetland Protection Bylaw protect wetlands, development still poses a serious threat to the integrity of these resources. Erosion, nitrogen runoff, unguarded development, and stormwater runoff pose serious threats to wetland integrity throughout the town. The establishment of floodplain and watershed protection overlay zoning aids in protecting some of the larger areas from adverse impacts, but there are still concerns regarding the smaller wetlands whose functioning is just as important as their larger counter parts.

3.4.4 Floodplain District

The floodplain areas in Plainville have been delineated by the Federal Emergency Management Agency (FEMA) and are shown on Flood Insurance Rate Maps (FIRM) dated July 2, 1981. Floodplain is a term used to describe the area adjoining lakes, rivers and streams (also oceans and bays) that during the past have been covered or can be expected to be covered by floodwaters. The river channel and the immediately adjacent lands form the floodway, which are high velocity areas that convey flood discharges. A floodway fringe, also subject to flooding, is generally applied to the outermost area of the floodway, but has less of a role in the routing of flood discharge.

3.4.5 Other Land Use Controls

Subdivision Rules and Regulations

Plainville's subdivision regulations contain provisions governing the division of land and the design of new roads and infrastructure. The regulations allow the Planning Board to require dedication of land for park purposes, and easements for bike and/or pedestrian paths to provide circulation or access to schools, playgrounds, parks, shopping, transportation, open space and/or community facilities, or for such other reasons that the board may determine. Applicants are

required to submit drainage calculations showing the route and rate of runoff from the site, based on 100 year storms. Drainage should be designed so that runoff flows from the building line onto the street. Lots must be designed to avoid detrimental drainage from one lot to another. All utilities must be placed underground. New subdivisions are encouraged to be connected to the public water system, as are non-residential and multifamily developments.

Site Plan Review / Design Standards

Site plan review is required for all businesses, industrial uses, multi-family residential developments, institutional uses, and changes in use. Design standards for many features are identified in the *Rules and Regulations for Site Plan Review*. Regulations specify the shared parking requirements and the means to calculate total parking spaces required for buildings that contain two or more different types of activities.

Specific site design standards covered are:

- Encroachment on wetlands or flood plains
- Points of traffic conflict
- Buffer and landscape requirements
- Hazardous or noxious materials storage
- Erosion control
- Construction schedules
- Outdoor lighting
- Parking requirements (including shared parking calculations)

Site design guidelines state that design shall, to the maximum extent possible, maintain existing rates of runoff, preserve existing flood storage capacity, maintain existing vegetative cover, minimize the extent of impervious surfaces, and limit earth removal and fill. The regulations do not identify specific performance standards for any of those design features.

3.4.6. Conclusions & Recommendations:

Though Plainville is a relatively small town, (11.6 square miles) its land is divided into 12 different zoning districts. Serious consideration should be given to simplifying the town's zoning map and ensuring that zoning supports growth and development that is appropriate and/or wanted for the town. The Priority Protection and Priority Development maps and report that were completed in 2008 may act as starting point to guide future zoning changes.

Several issues and concerns related to zoning were raised in both the 1964 and 1990 (draft) Master Plans. These issues are still relevant in 2009:

Development in Depth

The 1964 and 1990 Master Plans stressed the importance of developing in depth rather than frontage lots. The reasons given were: the reduction in the conflicts along roadways, the retaining of open space through the concentration of

development, and the reduction in infrastructure costs. However, this desired policy of development in depth is not well reflected in Plainville's current zoning bylaws. This land use policy is still important and should be actively pursued through future zoning articles.

The Need for a Strong Center

A critical concern identified by the 1964 Master Plan was the lack of a strong center in Plainville to focus future growth. At that time it was believed that the Wilken's Four Corners area would develop into a center that would rival the town center. While the Wilken's Four Corners has developed into a sub-regional shopping center, the town center continues to be an important governmental services node. The town has recently approved (Spring 2009) a new mixed-use Town Center District. Hopefully, this zoning change is a start towards the development of a strong town center.

Location of Industrial Developments

The 1964 plan noted that the existing industrial developments were not situated in the best locations for the neighboring residential areas. The 1990 Master Plan Draft pointed out that the hazards which industrial uses pose to drinking water supplies were only recently recognized. Many of Plainville's remaining industries and industrial zoned lands are sited directly on top of the town's aquifers. The town should look carefully at its water resources and ensure that its zoning reflects the highest levels of protection that can be provided for these extremely important and sensitive areas.

Though Plainville's current Zoning Bylaws help guide the town in land use decisions, many of these zoning requirements contribute to the sprawl patterns of development that currently exist by separating land uses and requiring large residential lots in many areas. Plainville's Residential Cluster Development zoning revisions and the recent approval of the mixed-use Town Center District will help alleviate some of these sprawl conditions, but other zoning tools should be considered to help combat this pattern of development.

Remaining Developable Land

SRPEDD mapped potentially developable land remaining in Plainville. All vacant land was mapped, then wetlands and permanently protected open spaces were removed from the analysis. Approved subdivisions were also removed from analysis since they have a high probability of becoming developed in the short-term. While there are significant limitations on development within the 100-year floodplain, this land was not removed because it is still possible to build in the flood zone. SRPEDD's analysis estimates that there are roughly 2,618 acres of vacant developable land remaining in Plainville (see data for each zoning district above).

3.4.7 Town-Wide Survey – Major Land Use Issues: Plainville residents were asked to participate in a survey to help identify the major land use issues in town. The survey results are listed below.

Table 3.2 2006 Town-Wide Survey Results

| Percentage of responders that rated : | Very Important | Somewhat Important |
|---|-----------------------|---------------------------|
| Protecting the quality of groundwater | 89.2 | 6.5 |
| Protecting the quality & quantity of water in streams and ponds | 75.7 | 15.9 |
| Protecting additional open space for drainage & pollution Control | 66.5 | 23.7 |
| Protecting additional open space for wildlife habitat & corridors | 57.6 | 17.3 |
| Protecting additional open space for scenic views | 36.5 | 20.9 |
| Protecting additional open space for recreation | 32.5 | 23.8 |
| Protecting historic buildings | 31.9 | 23.4 |
| Protecting historic landscapes | 33.4 | 26.6 |

Are you in favor of Plainville approving the Community Preservation Act?

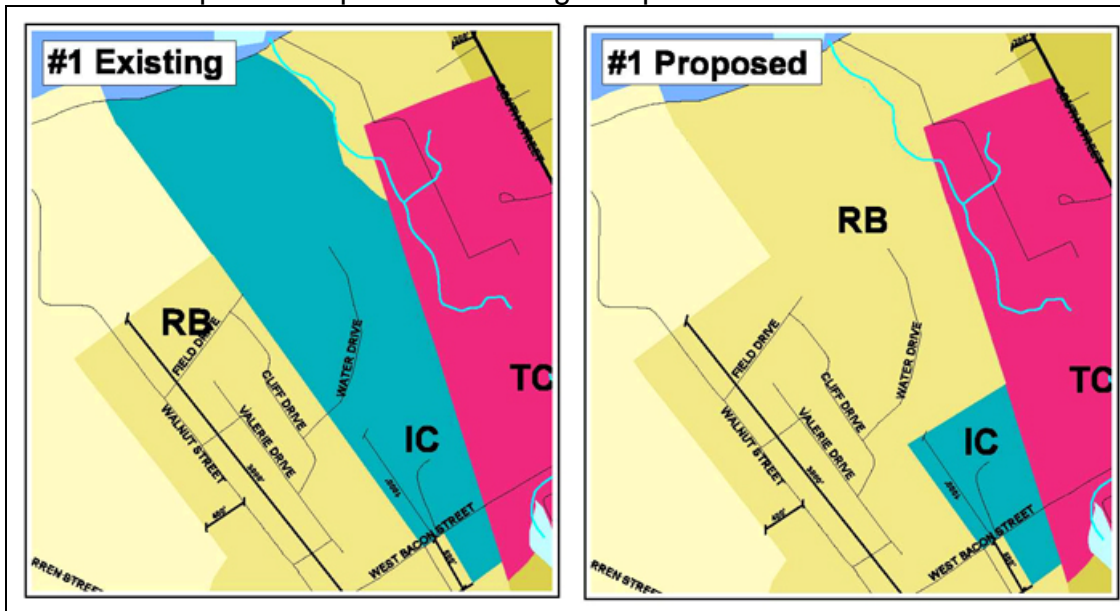
| | |
|-----|--------------|
| Yes | <u>53.7%</u> |
| No | <u>46.3%</u> |

3.5 Land Use Action Items

1: Review current Zoning Bylaws to ensure they are meeting Plainville's growth and development goals and strongly consider simplifying zoning by reducing the number of zoning districts. A Land Use Action Map is the fourth of the foldout maps located at the end of this section and was used to develop the following specific zoning recommendations:

- a. **Rezone the Northern Portion of IC to RB:** The northern portion of the IC district is mostly wetland, within the groundwater protection district and watershed protection overlay district. A large part of this area is also within the floodplain and is in public ownership. The one small useable undeveloped northern portion of the IC district is close to existing single family homes (Cliff and Field Drives area) in the RB district. By rezoning this northern portion of IC to RB, it would allow for the undeveloped land to be developed in a more compatible way to the abutting RB land. It would also connect two isolated RB districts. The useable portion of undeveloped land would be zoned to match the RB district which provides it access (roughly 100 acres, approximately 8 acres are potentially available to develop). See Map 3 -1 below.

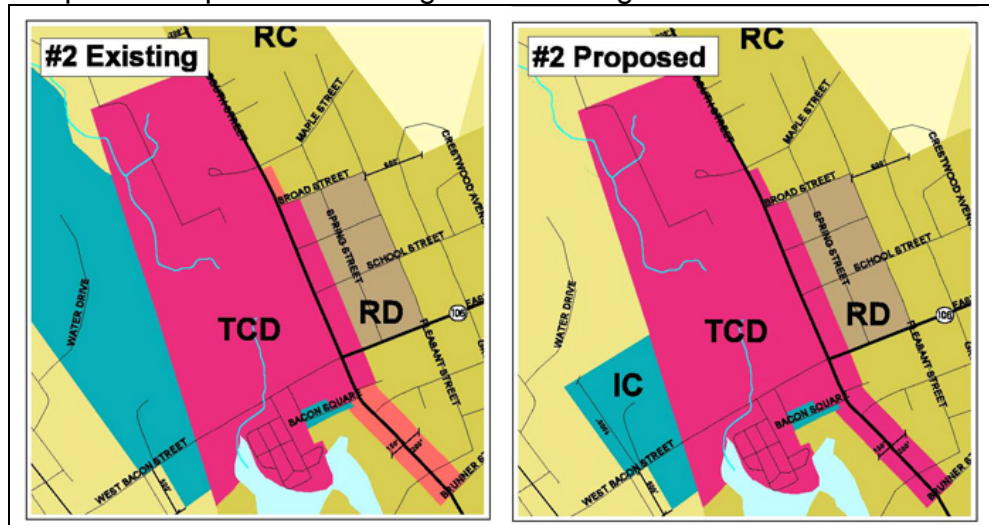
Map 3 -1 Proposed Rezoning of a portion of the IC to RB



- b. **Rezone the Remaining CB in the Downtown Area to TCD:** There are two small areas zoned CB that weren't included in the new TCD district. The northern piece is 100 feet wide on the east side of Route 1A (from Broad to Maple Streets). The southern portion of the remaining CB district runs along both sides of Route 1A south from Bacon Square to Brunner Street. The southern area is currently a mixture of uses for which the TCD district may be a more compatible zoning. This change would allow for

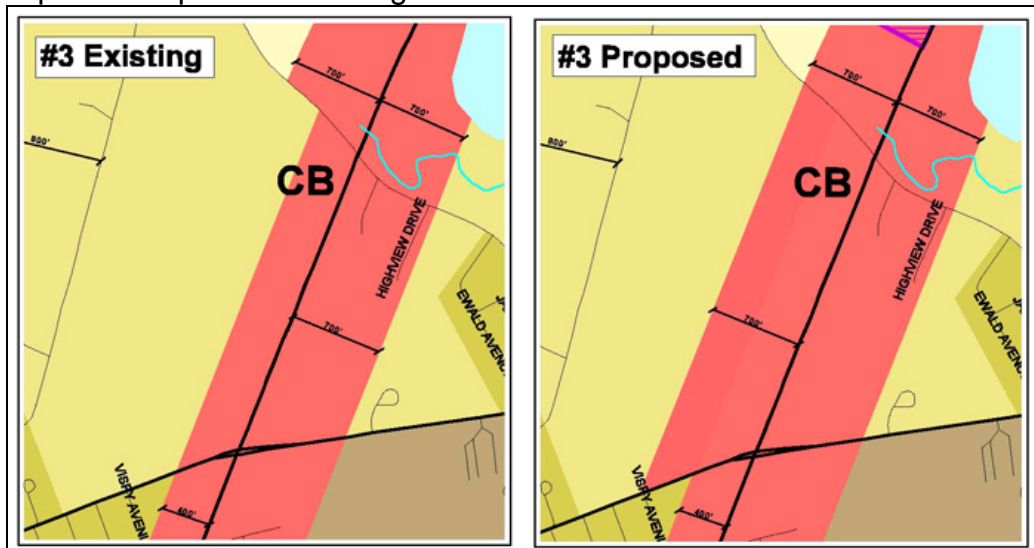
reinvestment in the area (roughly 12 acres, approximately 95% of this area, is presently developed). See Map 3 -2 below.

Map 3 -2 Proposed Rezoning of Remaining CB in Downtown to TCD



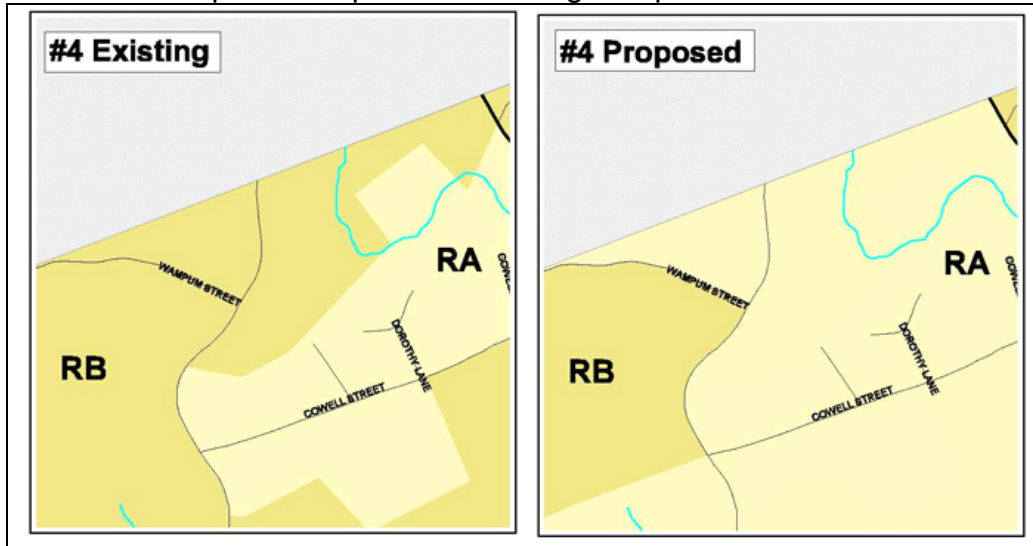
- c. **Widen the CB District Along the West Side of Route 1 South from George Street to East Bacon Street (Route 106) from 400 to 700 feet:** The widening of this portion of the CB district (currently RB) coincides with the CB district on the east side of Route 1 as well as the width north of George Street. The primary use of the area is commercial and includes a large Dunkin Donuts bakery with the remaining land vacant. There is a power line, wetlands and NHESP priority habitat in the area (roughly 22 acres, approximately 8 acres are wetlands). See Map 3 -3 below.

Map 3 -3 Proposed Widening of the CB District on Western Side of Route 1



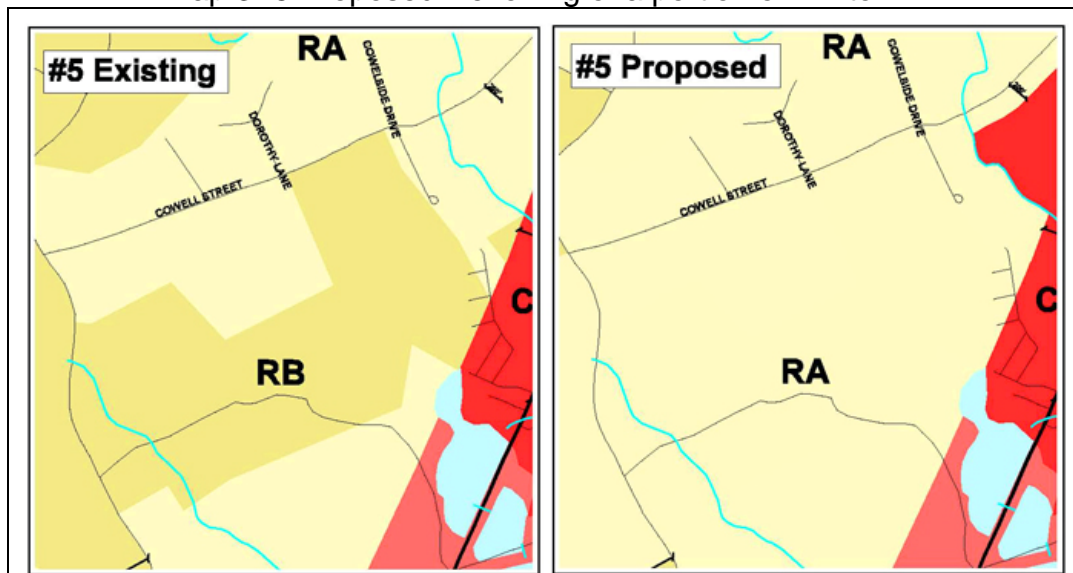
- d. **Rezone the RB District in the Area (near George and Wampum Streets) to RA:** Presently there is a patch work of RB and RA zones in the area of Cowell, Wampum and George Streets north to the town line. The RA district is mostly residential, while the RB is either undeveloped or permanently protected (roughly 46 acres, approximately 35 acres are wetlands, protected open space or already developed). See Map 3 -4 below.

Map 3 -4 Proposed Rezoning of a portion of RB to RA



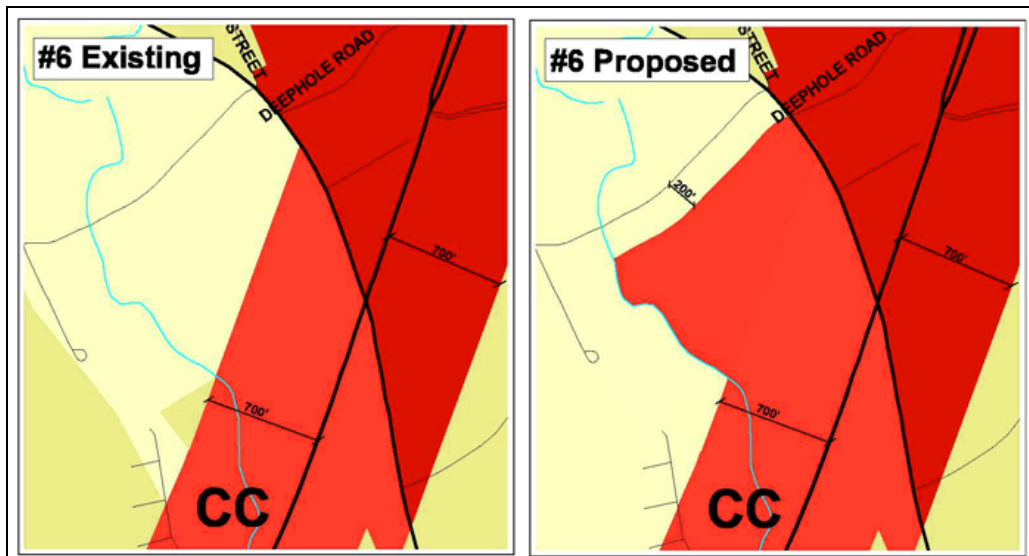
- e. **Rezone RB Area (Everett W. Skinner Road) to RA:** This area is just south of the existing RA district along Cowell Street. This portion of the RB district is located between two RA zones. All of this area is protected open space and is within the Groundwater Protection District (roughly 91 acres). See Map 3 -5 below.

Map 3 -5 Proposed Rezoning of a portion of RB to RA



- f. **Rezone a Portion of the RA District (Taunton Street near Route1) to CC:** A portion of the present RA district located southeast of the residential properties on Cowbell Street abuts commercial developments on both Route152 (Taunton Street) and Route 1. This RA area is further isolated on the third side by the wetlands adjoining Hawthorne Brook. A Chapter 40B has been filed on this parcel and there has also been talk of potential commercial development on the property instead. The rezoning proposal would start the commercial district 200 feet southeast of Cowell Street thus providing a buffer to the existing residential properties. It would convert a wedge of RA from Taunton Street to Hawthorne Brook to CC (roughly 14 acres, approximately 2 acres are wetlands). See Map 3 -6 below.

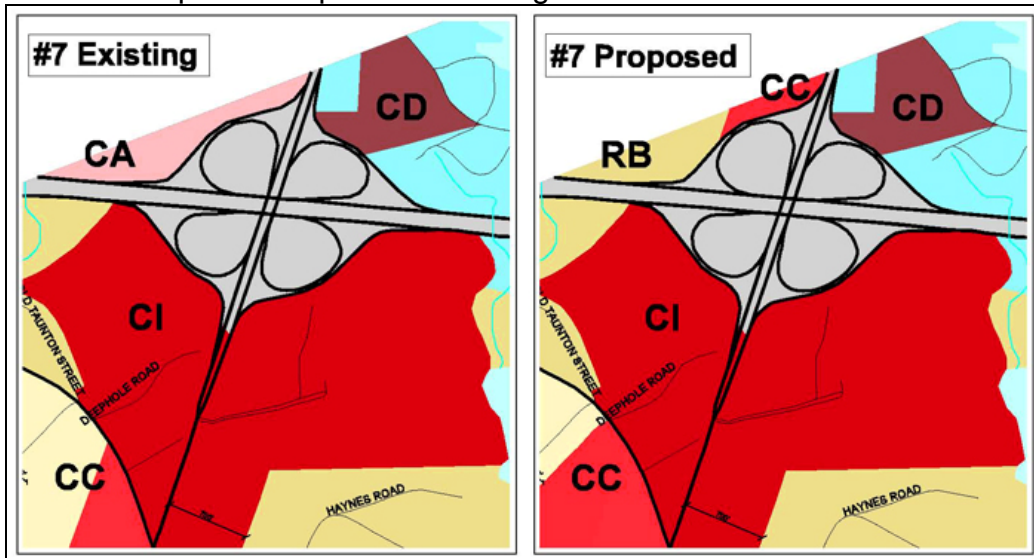
Map 3 -6 Proposed Expansion of the CC District Southwest of Routes152 &1



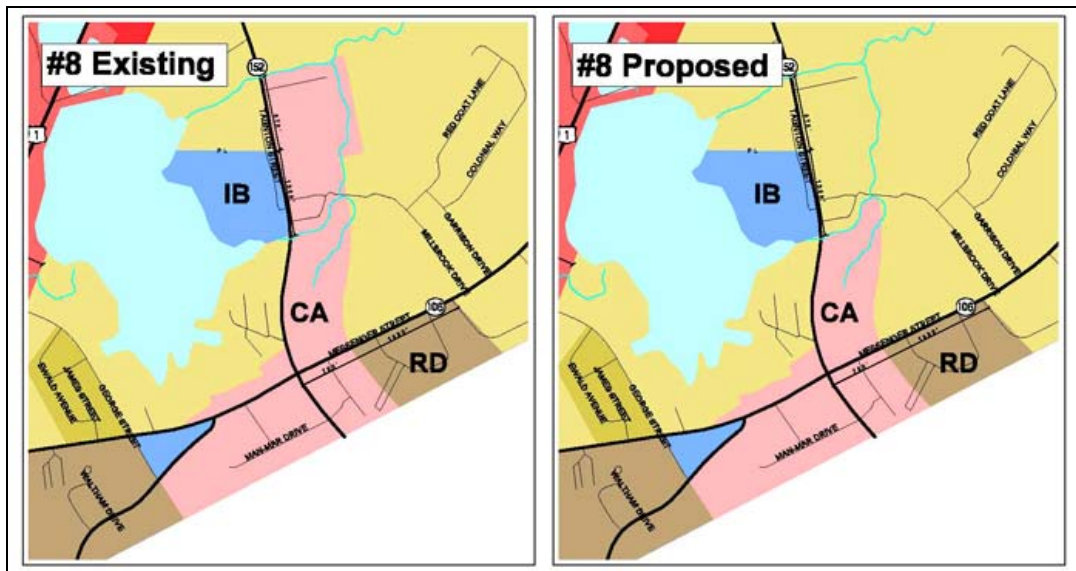
- g. **Rezone CA (North of Route 495 and west of Route 1) to CC Along Route 1 from Route 495 to the Wrentham Town Line:** The depth of this CC area is proposed at 700 feet (note: Wrentham commercial district that abuts this is 500 feet deep). The remaining land presently zoned CA would be rezoned to RB this land is abutting a one acre residential district in Wrentham. (Roughly 15 acres, 5.7 acres Commercial and 9.3 acres Residential) See Map 3 -7 below.
- h. **Rezone the Northern Portion (includes the old drive-in site) of the CA District Along the East Side of Taunton Street (Route 152) to RB:** This would be more compatible to the residential uses to the north, south and east of the area as well as the wetlands and the Zone A surface water protection area (roughly 27 Acres, approximately 7 acres are wetlands). See Map 3 -8 below.

- i. **Rezone the southern portion of the CA commercial area (Wilkens' Four corners) to a mixed use zone:** This area is already a mixture of multifamily residential business and other uses. There are a number of older single story business uses that will eventually get redeveloped. The Man-Mar Drive area in particular has the road and drainage infrastructure as well as the lot size and parking that could support a higher intensity use in the future. Rezoning should look towards allowing two floors above the business use on the ground floor. These additional floors could be residential/offices which would allow a greater return on the reinvestment of the properties (roughly 58 acres, minus existing apartments and wetlands). See Map 3 -8 below.

Map 3 -7 Proposed Rezoning of CA North of Route 495



Map 3 -8 Proposed Rezoning the Northern Portion of the CA District Along the East Side of Taunton Street (Route 152) to RB and Rezoning the Southern Portion of the CA Commercial Area (Wilkens' Four corners) to a Mixed Use Zone.



- j.. **Rezone a portion of the RB district south of Berry Street and E. W. Skinner Road to RA:** Starting from the northern tip (closest to Berry Street) of the existing Maple Street RA district run a line straight to the intersection of Cowell Street, E.W. Skinner Road and George Street. Then from the most easterly part of the existing Maple Street RA (closest to E.W. Skinner Road) run a line to E.W. Skinner Road. The majority of this area is undeveloped with almost half of it being protected open space and much of the remaining land in Chapter 61. There are some wetlands and roughly ¼ of the area is within the Groundwater Protection District. This would connect several portions of RA into one uniform district while leaving the existing developed RB areas alone thus avoiding non-conforming issues with future additions (approximately 135 acres, roughly 75 useable acres). See Map 3 -9 below.

Map 3 -9 Proposed Rezoning of a portion of the RB district south of Berry Street and E. W. Skinner Road to RA



Approximate Change in Zoning districts (in Acres)

| CA | CB | CC | TCD | IC | RA | RB |
|------------|-----------|-----------|-----------|------------|------------|------------|
| - 37 acres | +10 acres | +29 acres | +12 acres | -100 acres | +187 acres | -158 acres |

A rough estimate to what impacts these changes could have to Plainville is as follows:

- a. An increase of 76 acres in the area zoned for mixed use.
- b. A reduction of 44 units in potential single family homes.
- c. An increase of 210 units in the potential attached housing units in the Mixed Use CA district.

2: Maintain the rural character in the undeveloped and agricultural areas of Plainville:

- a. Adopt revisions of the Residential Cluster Development (RCD) bylaw.
- b. Advocate for RCD in priority protection areas.
- c. Require that cluster development open space dedications provide contiguous open space corridors, as possible.
- d. Preserve and add to scenic roadways.

3: Manage growth in commercial areas to achieve high standards for safety, accessibility, compatibility and aesthetics:

- a. Promote the redevelopment of the downtown with a mixture of uses as now allowed in the new Town Center District.
- b. Support locally owned small businesses.
- c. Develop architectural/design guidelines for commercial areas.
- i. Create design guidelines to retrofit strip commercial development, reducing curb cuts, providing vehicle traffic calming, and making these areas more pedestrian friendly.
- ii. Create "sense of place" by encouraging development that will make the downtown a destination for residents and visitors.

4: Monitor the rate of residential development:

- a. Consider preparing a Cost of Services and a Fiscal Impact Analysis Model for new development, providing a baseline of current information to assist local officials in making informed land use policy decisions.

5: Use available tools to manage growth. Provide flexibility in Land Use Management tools where appropriate:

- a. Contact MassGIS, in writing, to request that digital parcel data be created for Plainville as soon as funding is available.
- b. Research and evaluate the need for transferable development rights and other land use management tools to preserve the character of Plainville while promoting "anti-sprawl" smart growth. Consider identifying priority protection areas as "sending areas" and priority development areas as "receiving areas" to enable denser development.
- c. Develop a predictable permitting process (such as that required under the MGL 43D Expedited Permitting Program) to make Plainville an attractive community for economic development (See Economic Development Section).
- d. Consider amending zoning bylaws to require higher architectural/engineering design standards.
- e. Simplify the Zoning Map and Bylaws.
- f. Review and update Subdivision Rules and Regulations to consider "complete streets" including sidewalks, curbs and bicycle routes.
- g. Encourage developers to use L.I.D. practices by offering incentives (Example: Requiring that every curb that uses traditional drainage must be granite can be very expensive for a developer. Flexibility may encourage L.I.D. to save money.)

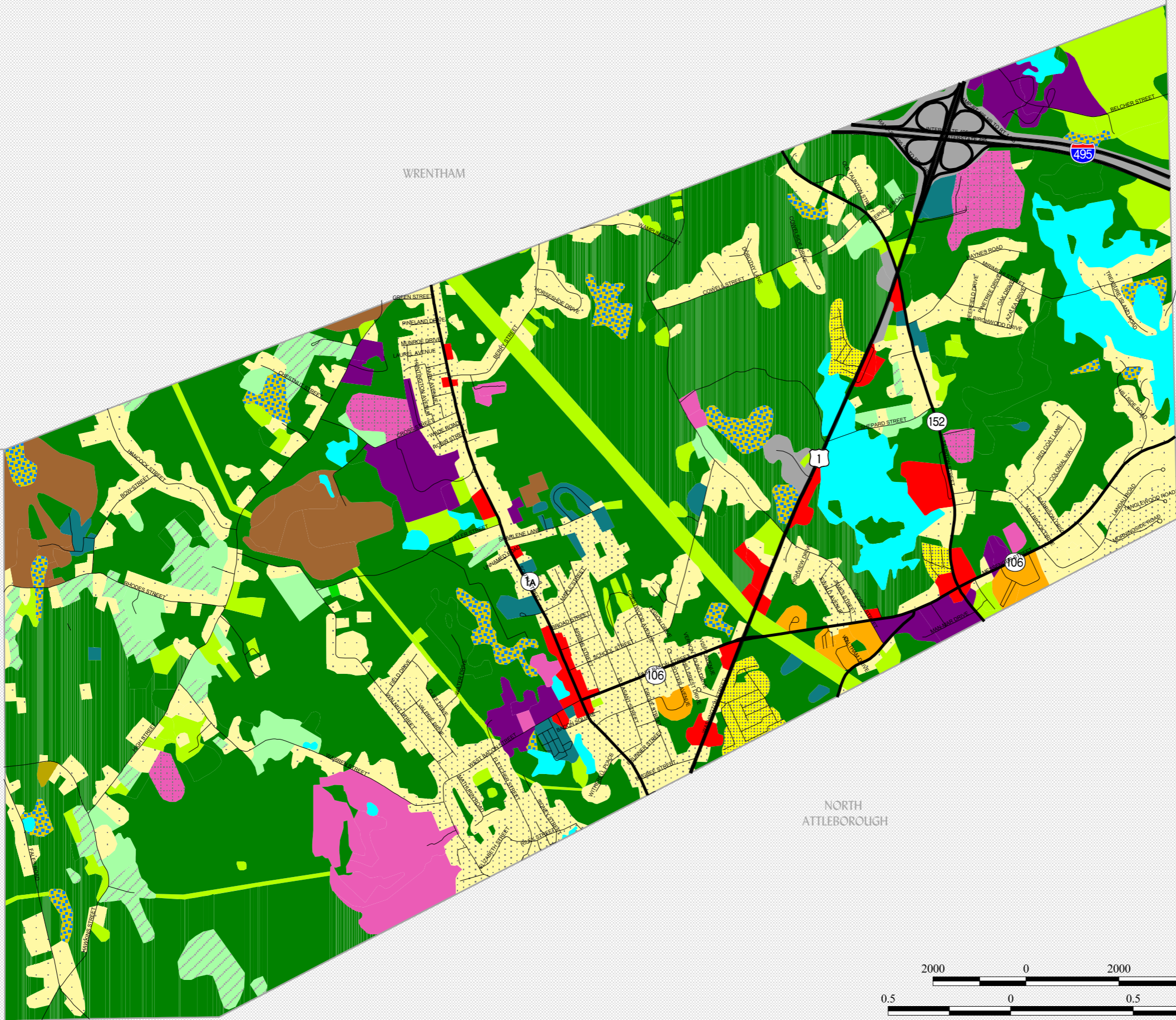
- 6: Encourage smart growth principles and sustainable development:
 - a. Investigate sustainable development principles such as LEED-ND Standards (Leadership in Energy and Environmental Design for Neighborhood Development). To integrate the principles of smart growth and green building practices, recommend that new subdivision developments conform to 'LEED for Neighborhood Developments Rating System.
 - b. Encourage sustainable land uses that support protection of aquifers and natural habitats:
 - i. Preserve vegetated buffers between land uses and roads, streams and wetlands.
 - ii. Manage growth and development to reflect the natural characteristics (resources and constraints) of the land.
 - iii. Ensure that town staff and the boards and commissions that review land development have adequate GIS mapping to make well-considered land use decisions with information on zoning, property data, and resources/constraints.
 - c. Encourage a mix of land uses.
 - d. Encourage pedestrian-oriented development.
 - e. Strengthen and direct development towards existing development nodes.

- 7: Promote energy efficiency in building design and support renewable energy:
 - a. Adopt a policy that new municipal buildings are LEED (Leadership in Energy and Environmental Design) Certified.
 - b. Promote energy efficiency in Site Plan Review.
 - c. Support an Energy Committee to investigate renewable energy and energy efficiency options.
 - d. Review local regulations to identify obstacles to renewable energy sources.
 - e. Pursue all federal and state grants available to the town for developing alternative energy sources to meet municipal needs.



Town of Plainville Master Plan Land Use Map

April 2009



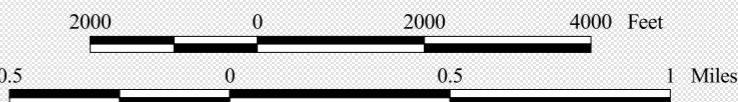
FOXBOROUGH

MANSFIELD

NORTH
ATTLEBOROUGH

Legend

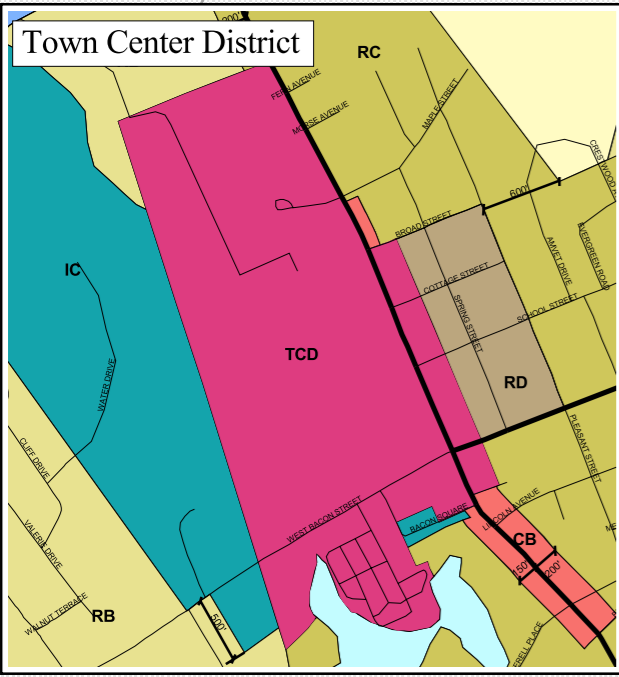
- Land Use**
- Crop Land
 - Pasture
 - Forest
 - Non-Forested Wetland
 - Mining
 - Open Land
 - Participation Rec.
 - Spectator Rec.
 - Water-based Rec.
 - Multi-Fam. Res.
 - High Density Res.
 - Medium Dens. Res.
 - Low Dens. Res.
 - Salt Water Wetland
 - Commercial
 - Industrial
 - Urban Open
 - Transportation
 - Waste Disposal
 - Water
 - Woody Perennial
- Roadways**
- Limited Access Highway
 - Multi-lane Hwy, Not Limited Access
 - Other Numbered Hwy
 - Major Road - Collector
 - Minor Street or Road, Ramp



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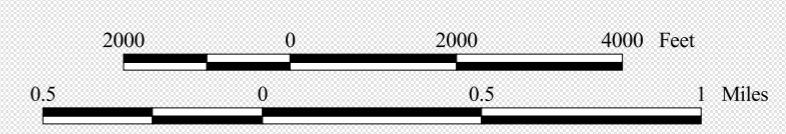
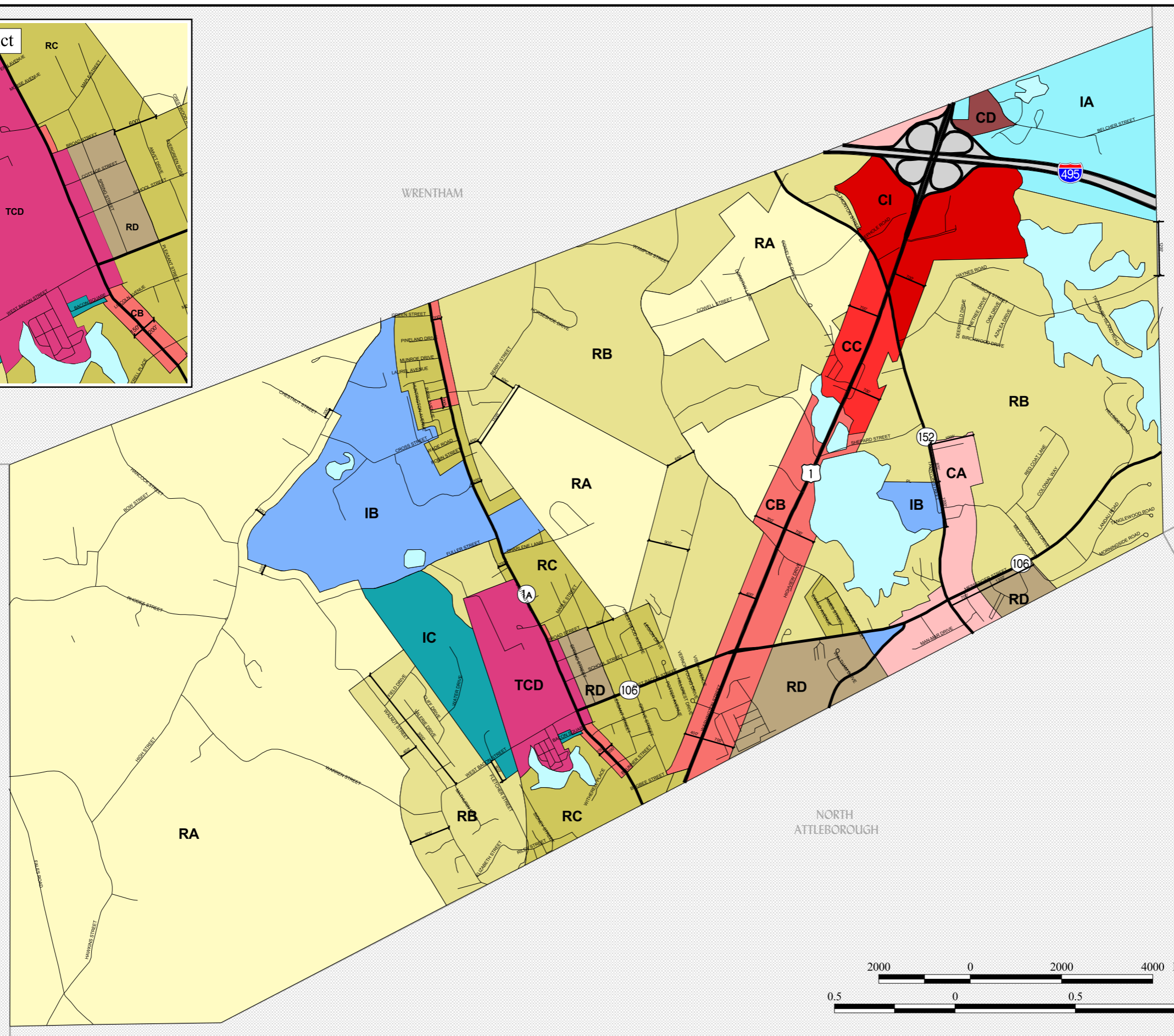
Produced by:
SRPEDD
GIS Regional Service Center

Data Source:
MassGIS; the Commonwealth's
Office of Geographic and Environmental Information
Massachusetts Highway Department
10 Park Plaza
Boston, MA 02116



Town of Plainville
Master Plan
Zoning Map
May 18, 2009
(August 20, 2009 Corrections)

- Legend**
- ZONING**
- Town Center District - TCD
 - Commercial - CA
 - Commercial - CB
 - Commercial - CC
 - Commercial - CI
 - Commercial - CD
 - Industrial - IA
 - Industrial - IB
 - Industrial - IC
 - Residential - RA
 - Residential - RB
 - Residential - RC
 - Residential - RD



Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal or survey purposes.

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SRPEDD
GIS Regional Service Center

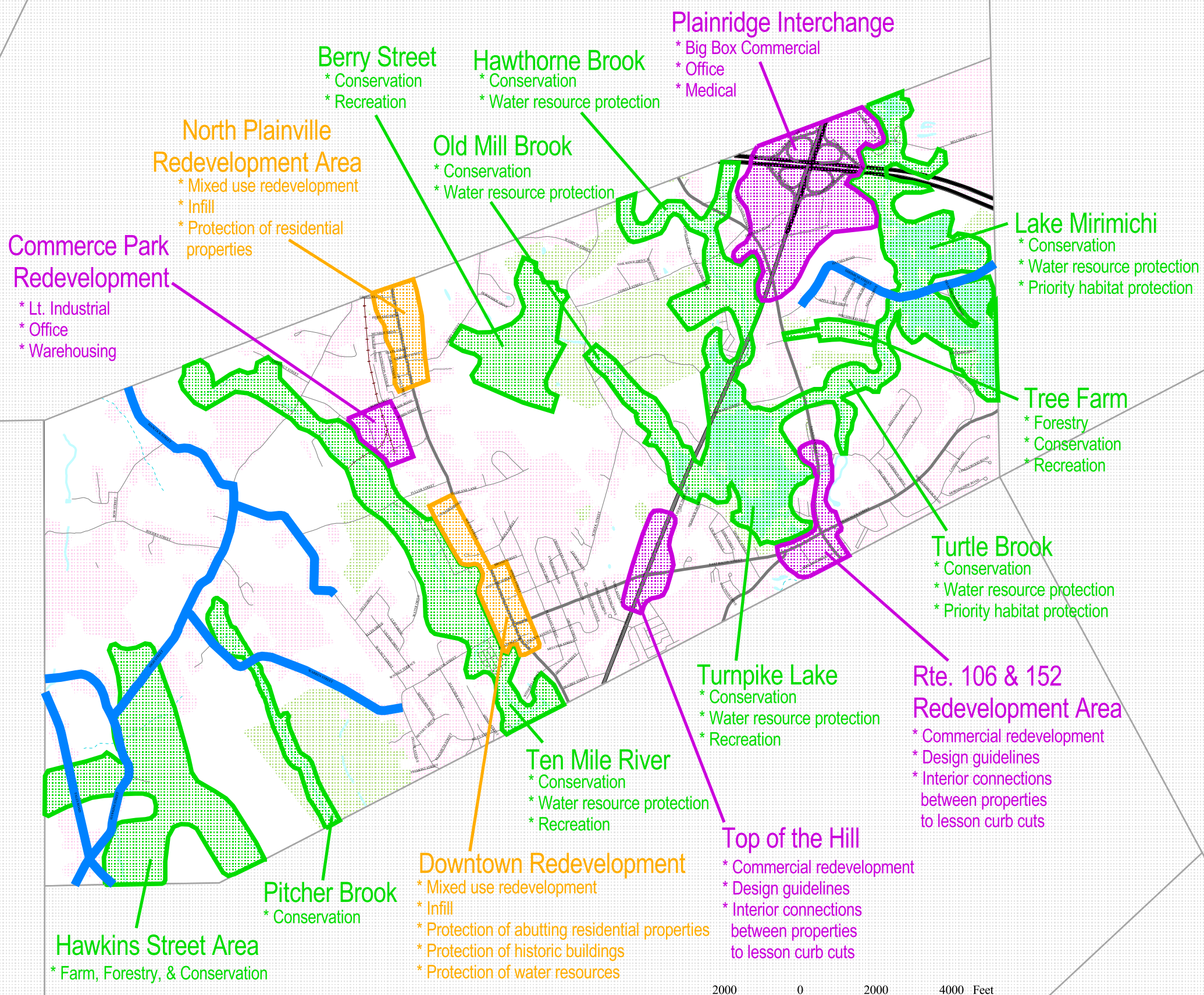
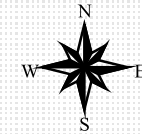
Data Source:
MassGIS, the Commonwealth's
Office of Geographic and Environmental Information

Massachusetts Highway Department
10 Park Plaza
Boston, MA 02116



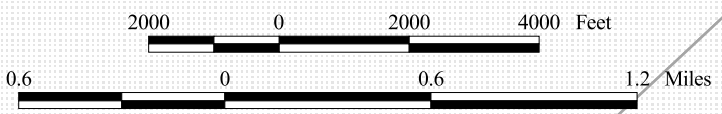
Town of Plainville Master Plan Priority Development & Protection Areas

April 2009



Legend

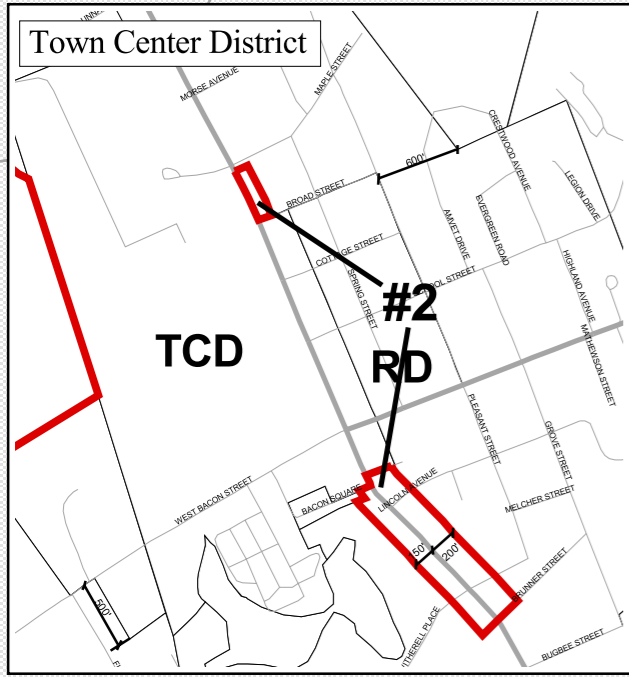
- Priority Areas of Protection
- Priority Areas of Development/Redevelopment
- Undetermined or Combined areas of Protection and Development
- Consider for State Scenic Road Designation
- Protected Land
- Developed Land
- River/Stream
- Lake/Pond
- Train
- Roadways**
 - Limited Access Highway
 - Multi-lane Hwy, Not Limited Access
 - Other Numbered Hwy
 - Major Road - Collector
 - Minor Street or Road, Ramp



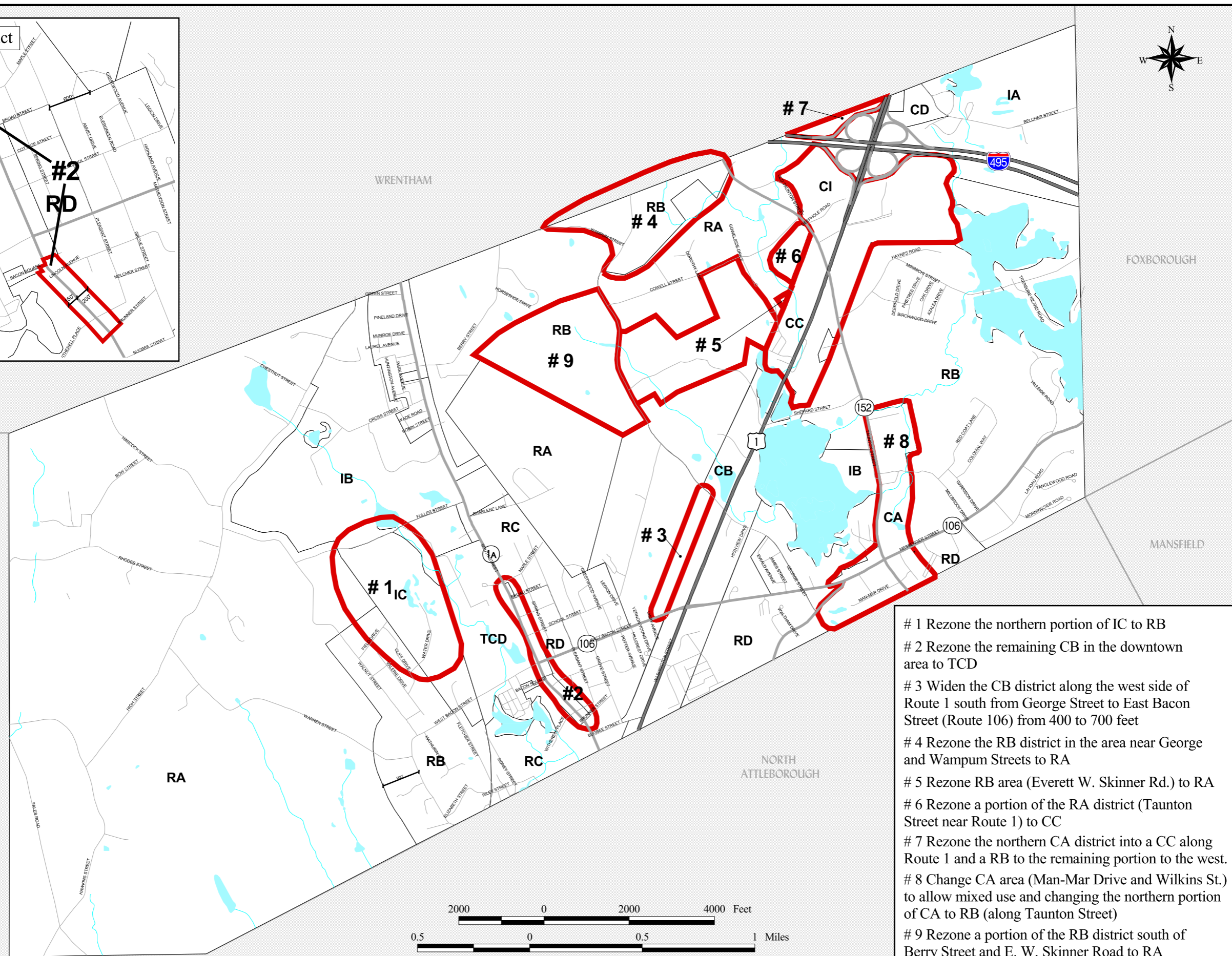
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Produced by:
SRPEDD
GIS Regional Service Center

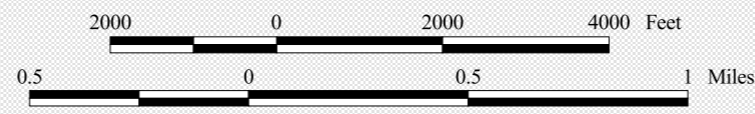
Data Source:
MassGIS, the Commonwealth's
Office of Geographic and Environmental Information
Massachusetts Highway Department
10 Park Plaza
Boston, MA 02116



Town of Plainville
Master Plan
Land Use Actions
September 14, 2009



- # 1 Rezone the northern portion of IC to RB
- # 2 Rezone the remaining CB in the downtown area to TCD
- # 3 Widen the CB district along the west side of Route 1 south from George Street to East Bacon Street (Route 106) from 400 to 700 feet
- # 4 Rezone the RB district in the area near George and Wampum Streets to RA
- # 5 Rezone RB area (Everett W. Skinner Rd.) to RA
- # 6 Rezone a portion of the RA district (Taunton Street near Route 1) to CC
- # 7 Rezone the northern CA district into a CC along Route 1 and a RB to the remaining portion to the west.
- # 8 Change CA area (Man-Mar Drive and Wilkins St.) to allow mixed use and changing the northern portion of CA to RB (along Taunton Street)
- # 9 Rezone a portion of the RB district south of Berry Street and E. W. Skinner Road to RA



Section 4: Population and Housing

4.1 Introduction:

Plainville is a growing community. With a population currently at 8,311 and projected to reach 10,293 by the year 2030, it is imperative that the town consider how it will meet a wide range of housing needs into the future. Thirty-five to 54 year olds currently make up the largest age group in town, representing 32% of the total population. The second largest segment is the age group 55 and up, representing 22% of the population. The middle-age group is very mobile and ever changing. The turnover of this group significantly impacts housing, schools and all town services. The senior population is growing steadily and will reach 25% of the population by 2030, generating a continuous need for senior and elderly housing. Additionally, starter homes are needed to attract and accommodate young families, allowing the children of long time residents to return to Plainville to begin raising their families, thereby maintaining a vibrant and well-balanced community.

Plainville has a wide range of housing types to accommodate the needs of most people. The town currently has 3,500 housing units and is projected to reach 5,700 housing units at maximum build out by year 2060.

There are three major categories of housing in Plainville: Single Family Homes (60%), Multi-Family Homes (30%), and Mobile Homes (10%). The average price for a single family home in year 2007 was \$349,500.

Housing that serves the needs of senior citizens is currently inadequate. The need to accommodate the senior group, along with starter homes for young families and empty nesters, is increasing and must to be addressed.

The Department of Housing and Community Development currently lists Plainville's affordable housing stock at 6%. Approved subdivisions will allow Plainville to meet its 10% State mandated 40B requirement. The town recently passed an inclusionary bylaw that will help keep the town at the 10% affordable level.

4.2 Population

4.2.1 Current Population and Projections

According to data from the Massachusetts Department of Revenue, Division of Local Services, Plainville's population was 8,311 as of 2007, with a population per square mile of 748.7. Based on SRPEDD growth projections of approximately 10% each decade, the town's population will reach 10,293 by 2030. This would give it a population density of 927.3 people per square miles for Plainville's 11.1 square miles of land.

4.2.3 Historical Population

Between 1950 and 2000, Plainville's population has increased by 268%. Before 1950, the town was a very sparsely populated farming community of 2,088 people. The greatest rate of growth occurred between 1950 and 1970, a phenomenon that can be directly linked to the construction of Interstate 495. After 1970, growth slowed to a steadier rate, but still outpaced the SRPEDD region's growth rate of 14% for the same time period.

Population & Growth Projections for Plainville, 1950 - 2030

| <u>Year</u> | <u>Population</u> | <u>% Change From Year Prior</u> |
|-------------|-------------------|---------------------------------|
| 1950 | 2,088 | |
| 1960 | 3,810 | 82.5 % |
| 1970 | 4,953 | 30.0 % |
| 1980 | 5,857 | 18.3 % |
| 1990 | 6,871 | 17.3 % |
| 2000 | 7,683 | 11.8 % |
| 2010 | 8,553 | 11.3% |
| 2020 | 9,423 | 10.2% |
| 2030 | 10,293 | 9.2% |

Source: US Census Bureau & SRPEDD Projections

**Population Growth, 1990 – 2007
Town of Plainville and Surrounding Communities**

| Town | 1990 | 2000 | Estimated 2007 | 1990-2007 % Change |
|-------------------|--------------|--------------|-----------------------|---------------------------|
| Attleboro | 38,383 | 42,068 | 43,113 | 12.3 |
| Mansfield | 16,568 | 22,414 | 22,993 | 38.9 |
| North Attleboro | 25,038 | 27,143 | 27,907 | 11.5 |
| Norton | 14,265 | 18,036 | 19,222 | 34.7 |
| Plainville | 6,871 | 7,683 | 8,311 | 21 |
| Rehoboth | 8,656 | 10,172 | 11,484 | 32.7 |
| SRPEDD Region | 563,130 | 597,294 | 609,781 | 8.3 |

The average percent increase in population for all these towns was 16.2%, which was significantly more than the population increase for the entire SRPEDD region. Plainville came in above the SRPEDD region average. However, Plainville had the third smallest increase in actual population and the smallest overall population of these surrounding communities. Its growth rate outpaced Attleboro and North Attleborough, but fell behind that of Mansfield, Norton and Rehoboth. Plainville is predicted to grow at a much slower rate over the next several decades. This has already proven to be true in the town's meager 8% population increase between 2000 and 2007, down from a 12% increase between 1990 and 2000.

4.3 Demographics

4.3.1 Age Distribution

The age breakdown in Plainville is shown in the table below. The largest segment of Plainville's population falls within the 25-55 age groups, making up 46.7% of the population. The next largest group is school age children (5 – 19 age group), totaling 27.6%, and the senior citizen population comprises 12% of the total population.

Plainville has experienced the largest population growth (42.4%) within the 55-59 age group, which mirrors overall population growth, due to aging baby boomers. The next largest growth is seen within the 10-14 group (41.8%), and the third, again showing an

aging baby boomer population, is within the 35-44 age group, which is up 33.9%. This is interesting, considering that there was a very significant drop (23.4%) within the 20-34 age group. In all likelihood, this shows that when children leave for college or move on due to marriage or begin a new career, they are not returning to their hometown.

Interestingly, Plainville saw a 29% increase within the 75-84 age group. The increase in this age group, along with the significant increase in residents aged 55+, must be carefully considered when planning for future housing and service needs in Plainville. An aging population will require different opportunities for housing and services than younger or middle-aged residents. In addition to considering the elderly, the town will also need to plan for its youngest populations, namely those in the 5-19 year age range. As families with young children move into town it will be important to consider their housing needs, as well as the kinds of services (educational, recreational etc.) they will require.

Age Distribution in Plainville, 1990-2000

| Age | 1990 | | 2000 | | 1990-2000 Change | |
|--------------|--------------|---------------|--------------|----------------|------------------|--------------|
| | Persons | % of Total | Persons | % to Total | Number | % Change |
| >5 | 516 | 7.5 | 523 | 6.8 | 7 | 1.4 |
| 5-9 | 446 | 6.5 | 592 | 7.7 | 146 | 32.7 |
| 10-14 | 385 | 5.6 | 546 | 7.1 | 161 | 41.8 |
| 15-19 | 379 | 5.5 | 462 | 6.0 | 83 | 21.9 |
| 20-24 | 508 | 7.4 | 313 | 4.1 | -195 | -38.4 |
| 25-34 | 1,395 | 20.3 | 1,144 | 14.9 | -251 | -18.0 |
| 35-44 | 1,047 | 15.2 | 1,402 | 18.2 | 355 | 33.9 |
| 45-54 | 768 | 11.2 | 1,038 | 13.5 | 270 | 35.2 |
| 55-59 | 290 | 4.2 | 413 | 5.4 | 123 | 42.4 |
| 60-64 | 287 | 4.2 | 322 | 4.2 | 35 | 12.2 |
| 65-74 | 512 | 7.5 | 502 | 6.5 | -10 | -2.0 |
| 75-84 | 267 | 3.9 | 343 | 4.5 | 76 | 28.5 |
| 85+ | 71 | 1.0 | 83 | 1.1 | 12 | 16.9 |
| Total | 6,871 | 100.0% | 7,683 | 100.0 % | 812 | 11.8% |

Source: U.S. Census Bureau

4.3.2 Households and Composition

As of 2000, it was estimated that Plainville had 3,009 occupied households, an increase of 13.9% since 1990. During the same time period, our overall population increased by 12%, indicating a trend toward smaller household sizes. This trend is supported by the chart below, showing that household size in 1990 averaged 2.60 people per household compared to 2.55 in 2000.

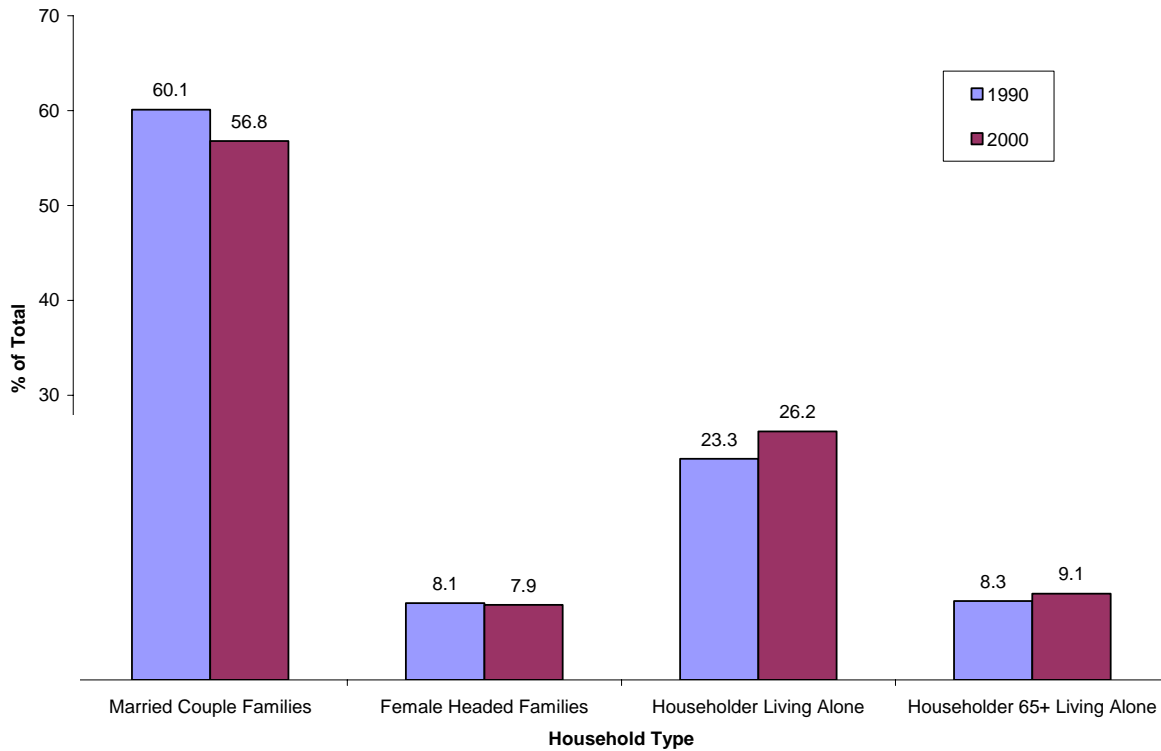
Total Households and Housing Units in Plainville

| | 1990 | 2000 | % Change |
|------------------------|-------|-------|----------|
| Total Housing Units | 2,727 | 3,111 | 14.1 |
| Occupied Housing Units | 2,642 | 3,009 | 13.9 |
| Population | 6,871 | 7,683 | 11.8 |
| Persons/Household | 2.60 | 2.55 | -1.9 |

Source: U.S. Census Bureau

Another trend is the 25% growth in Non-Family Households, while Family Households have only shown a growth rate of 9.3%. Growth of female headed families (+11.2%) outpaced the growth rate of Family Households (+9.3%). The strong growth seen in Non-Family Households seems to be fueled by people living alone (+28.1%), and within that group, many are householders above the age of 65 living on their own. These trends are important because this shift will affect future housing needs.

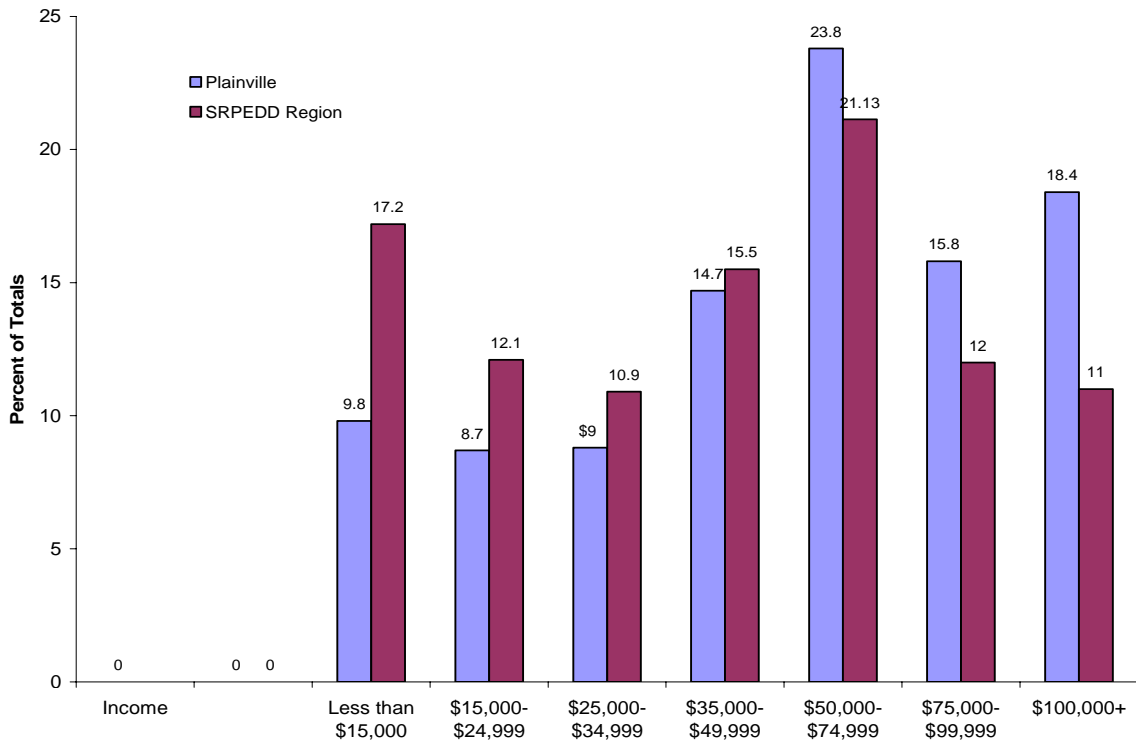
Plainville Housing Composition, 1990/2000



4.3.3 Income

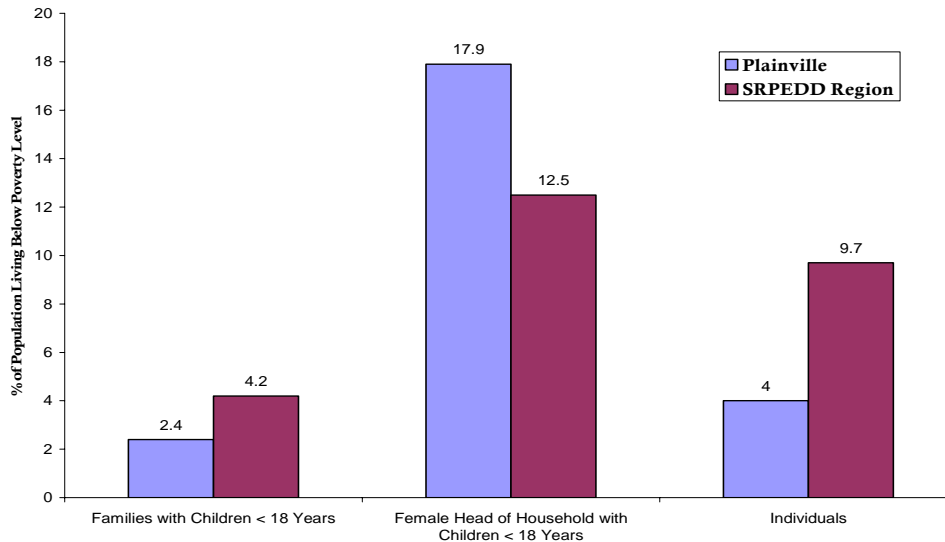
The median household income for Plainville is \$57,155, which is only slightly more than the median household income for the entire SRPEDD region, at \$56,364. The income distribution graph below shows that in 2000 more than 50% of the population was earning more than \$50,000 per year. However, it also shows that approximately 40% of the population is making 80% or less of the median income, indicating the level of need for affordable housing in the community.

Income Distribution, 2000



According to the 2000 Census, Plainville has fewer family and individual residents living below poverty level than the overall SRPEDD Region. However, among female-headed households there is a much higher percentage, 17.9% vs. 12.5%. Again, this data indicates a need for affordable housing and other services that will support the needs of these households.

Poverty Status By Household Type, 2000
(Percent of Population Living Below Poverty Level)



Source: U.S. Census Bureau

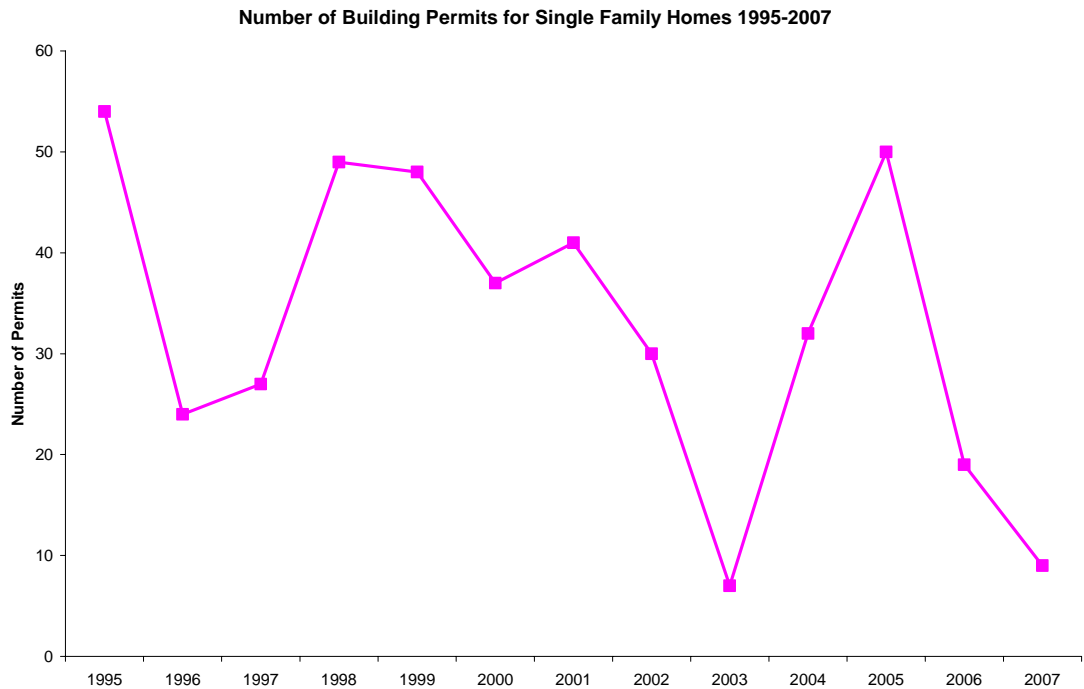
4.4 Housing Units

In Plainville, 84% of the housing units are over 20 years old. The remaining 16% have been constructed since 1990, consistent with a 14% rise in total housing units. It is necessary to consider that an aging housing stock will require maintenance and repairs that can be expensive. Homeowners must plan carefully in order to be prepared for this situation. The town must also plan to maintain its aging housing stock, and perhaps find opportunities to assist residents who are having difficulty keeping their homes in good repair, such as the elderly and lower income residents.

Housing Age in Plainville

| Year Structure | Age | Units | Percent |
|-----------------|---------------------|--------------|-------------|
| 1939 or earlier | 69 years or earlier | 431 | 13.8 |
| 1940-1959 | 68-49 years | 618 | 19.9 |
| 1960-1969 | 48-39 years | 377 | 12.1 |
| 1970-1979 | 38-29 years | 711 | 22.9 |
| 1980-1989 | 28-19 years | 472 | 15.2 |
| 1990-1994 | 18-14 years | 210 | 6.8 |
| 1995-1998 | 13-10 years | 225 | 7.2 |
| 1999 to March | 9-8 years | 67 | 2.1 |
| Total | | 3.111 | 100% |

Source: 2000 US Census Data



Source: SRPEDD (data derived from town building inspector)

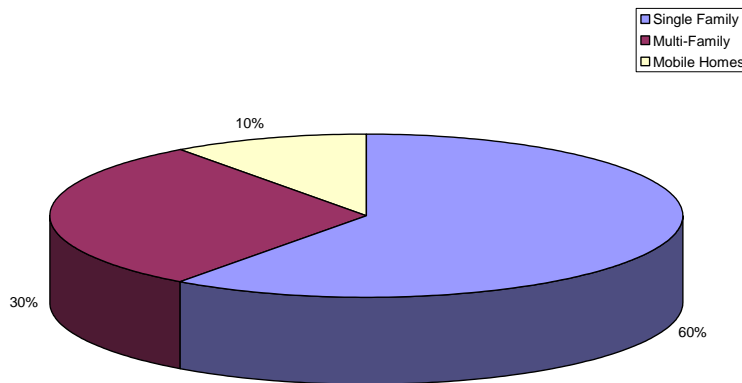
4.4.1 New Construction

There were 427 building permits issued between 1995 and 2007, an average of 36 per year. The peak of construction appeared in 1995, and the fewest building permits issued were 7 in 2003. Between 2003 and 2005 there was a significant increase in the number of new homes built, corresponding with the housing “boom” that occurred between 1990 and 2006. However, the graph above indicates that building in Plainville, as in the rest of the country, slowed dramatically after 2005.

4.4.2 Housing Types

As of 2000, Plainville had an approximate 60%-40% split between single family and multi-family housing. Of the multi family housing, duplexes and other small multi-family structures (2 through 4 units) totaled 13.8%. Larger apartment/condominium buildings with 5 or more units comprise 16% of the total housing in town. Almost 10% of the town's housing are mobile home units.

Housing Types in Plainville, 2000



Source: U.S. Census Bureau

4.4.3 Tenure

According to the 2000 Census, there were 3,111 total housing units in Plainville. Of these units, 2180, or 72.4%, were owner-occupied and 829 (27.6%) were renter-occupied. Average household size of owner-occupied units was 2.76 and average household size of renter-occupied units was approximately 1.95. This information shows that, on average, rental housing is occupied by smaller households, such as seniors or people just starting out who are not yet ready or able to purchase a home.

Housing Occupancy: 2000

| Type | Number | Percent |
|--|--------------|---------------|
| Occupied Housing Units | 3,009 | 96.7 |
| Vacant Housing Units | 102 | 3.3 |
| Seasonal, Recreational or Occasional Use | 23 | .007 |
| Total | 3,111 | 100.0% |

Source: U.S. Census Bureau

4.5 Cost of Housing 1995-2005

Over the ten year period between 1995 and 2005, there has been an average of 170 annual home sales in Plainville. Over the five-year period from 2000 to 2005, the median sales price has increased by 81% from \$199,900 to \$361,500. This was actually a smaller increase than the 90% jump seen in the overall SRPEDD area for the same time period.

Sales fluctuated in the 10 year period from 1995 to 2005, booming during the later half of the decade and showing an 82% jump in home sales in 2000 over 1995. Interestingly, from 2000 to 2005 there was a 9.6% increase in the number of homes sold, with an 81% increase in the median sale price of those homes.

Number and Median Price of Home Sales 2000-2007

| Year | Sales | Median Price |
|------|-------|--------------|
| 2000 | 178 | \$210,000 |
| 2001 | 168 | 240,300 |
| 2002 | 156 | 280,000 |
| 2003 | 163 | 335,000 |
| 2004 | 200 | 368,950 |
| 2005 | 195 | 379,000 |
| 2006 | 154 | 366,450 |
| 2007 | 144 | 349,500 |
| 2008 | - | 395,000 |

Source: SRPEDD

Home affordability is a significant concern among many Plainville residents. As prices in Boston and its surrounding communities continue to rise, the trend has been for people to move to communities further from the city. Due to this trend, Plainville has increased in desirability, and it appears that even with the housing downturn, Plainville remains a desirable housing market. The March 2009 issue of Boston Magazine includes an article that lists Plainville as one of the “Teflon Ten Towns” that is holding its value well during the housing crisis.

4.5.1 Affordable Housing

Affordable housing is defined by the state as housing that is affordable to low and moderate income households – households with income no higher than 80% of the median income for the classified area. An assumption is made that renters pay 30% of their gross annual income for housing and owners 28% of their gross annual income.

2008 Targeted Income Levels for Affordable Housing in the Boston Area

| # Persons in Household | 30% of Median Income | 50% of Median Income | 80% of Median Income |
|------------------------|----------------------|----------------------|----------------------|
| 1 | \$18,050 | \$30,050 | \$46,300 |
| 2 | 20,600 | 34,300 | 52,950 |
| 3 | 23,200 | 38,600 | 59,550 |
| 4 | 25,750 | 42,900 | 66,150 |
| 5 | 27,800 | 46,350 | 71,450 |
| 6 | 29,850 | 49,750 | 76,750 |
| 7 | 31,950 | 53,200 | 82,050 |
| 8 | 34,000 | 56,650 | 87,350 |

2008 Median Household Income for the Boston PMSA = \$85,800

Extremely low-income housing is directed to those earning at or below 30% of area median income as defined by the U.S. Department of Housing and Urban Development. Very low-income is defined as households earning less than 50% of area median income. Low-income generally refers to the range between 51% and 80% of area median income, and moderate-income from 81% to 100%, and sometimes 120% of median income.

Affordable Housing Limits, By Household Size 2006

| | 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons |
|---|-----------|-----------|-----------|-----------|-----------|
| Low Income | \$46,300 | \$52,950 | \$59,550 | \$66,150 | \$71,450 |
| Maximum Monthly Rent | \$1,240 | \$1,488 | \$1,720 | \$1,918 | \$2,117 |
| Maximum Purchase Price (single family) | \$141,000 | \$159,000 | \$177,000 | \$191,000 | \$230,000 |
| Maximum Purchase Price (Condo)* | \$114,000 | \$134,000 | \$154,000 | \$174,000 | \$190,000 |

Source: HUD via Mass Housing Finance Agency, March 2006

In 1969 the State Legislature passed a law commonly known as the "Anti-Snob Zoning Act." This law facilitates the development of affordable housing by allowing subsidized developments to be approved without being subject to local statutory limitations. Approval of such a "comprehensive permit" project requires only a determination by the Zoning Board of Appeals that low and moderate income housing needs outweigh any valid planning objections such as design or open space. While the ZBA can request modifications to a proposed comprehensive permit development, conditions that render the project uneconomical will result in an appeal to the State Housing Appeals Committee, which in nearly all cases supports such appeals.

The Commonwealth of Massachusetts has set a goal of 10% of year-round housing stock to be affordable within each municipality. Eligible units are subsidized by the federal or state government, with a deed restriction to ensure long-term affordability. Deed restrictions must preserve the affordability of units for at least 15 years for new construction and 5 years for units that were substantially rehabilitated with the assistance of public grants.

Plainville’s housing stock currently stands at 3,111, with 23 units considered seasonal only, per the 2000 census. These 23 units are not included as part of Plainville’s housing stock when calculating the state’s mandatory affordable housing inventory. Therefore, the Town’s total housing stock is 3,088 units, thereby requiring us to have 309 houses/units that are subsidized and deed restricted. According to September 9, 2008 data from DHCD – taken from 2000 census data – Plainville has 219 total development units, and 185 SHI units, putting the Town’s affordable housing stock at 6%. A 40B project that was approved, but has not yet been built (Edgewood Development), will bring the affordable housing stock to 11% once completed. While these housing units play a significant role in the diversity of Plainville’s housing, these are not the only affordable units in Plainville. However, they are the only affordable units recognized by DHCD. Plainville has, as part of its 3,111 housing units, 400 units in Colonial Village (subsidized by Section 8 vouchers) and, as of 2005, 350 mobile homes. Because these, as well as small rental houses, accessory apartments, etc. are not subsidized and deed-restricted, they are statistically invisible to DHCD, yet they comprise 25% of Plainville’s housing supply.

Elderly Housing: There are approximately 350 housing units of varying types available for senior citizens in Plainville. There are 40 units at 140 East Bacon Street, which is owned and operated by the Plainville Housing Authority. Oak Hill Village, a 55-and-older condominium complex, contains 46 units. Lastly, there are two mobile home developments which are age restricted: 45 Washington Street with 216 sites and 18 Taunton Street with an additional 50 sites.

Residential Tax Rate

The 2009 residential and commercial tax rate in Plainville is \$11.89 per \$1,000 assessed value. Tax rates have actually dropped steadily from a high in 2002 of \$17.23. Although tax rates have dropped since that time, property values have steadily risen, thus raising assessed values and increasing the total levy amount for the town.

The table below, based on 2006 tax rate data, indicates that Plainville has a comparable residential tax rate to its neighboring towns. The primary difference from its neighbors is that Plainville does not charge a higher commercial tax rate.

Tax Rates of Plainville and Nearby Towns, 2009

| Town | Residential Tax Rate: \$/\$1,000 | Commercial Rate: \$/\$1,000 | Industrial Rate: \$/\$1,000 | Personal Rate: \$/\$1,000 | Comm/In/PP Value as % of Base Valuation |
|--------------------|----------------------------------|-----------------------------|-----------------------------|---------------------------|---|
| Foxboro | 10.91 | 10.91 | 10.91 | 10.3291 | 24.0% |
| Mansfield | 12.01 | 13.62 | 13.62 | 13.62 | 25% |
| North Attleborough | 9.82 | 9.82 | 9.82 | 9.82 | 22% |
| Norton | 9.49 | 9.49 | 9.49 | 9.49 | 12.7% |
| Plainville | 11.89 | 11.89 | 11.89 | 11.89 | 22% |
| Wrentham | 12.22 | 14.10 | 14.10 | 14.07 | 21% |

Source: Mass Dept of Revenue

Developable Residential Land

The amount of residential land available for development was last calculated by SRPEDD in the August 2005 build out analysis. According to this analysis, there are approximately 2,112 acres of potentially developable land remaining in Plainville. A few assumptions were made by SRPEDD when compiling this information. First, limited construction was

assumed in the floodplain areas by special permit. Forty percent of a residential lot can be wetland. Lastly, multi family construction in the RD district is limited to 8 units per lot.

Developable Vacant Residential Acres

| Zone | Acres |
|------------------------|--------------|
| RA Residential | 1,484 |
| RB Residential | 617 |
| RC Residential | 4 |
| RD General Residential | 7 |
| CB General Commercial | 52 |
| Total | 2,164 |

Source: SRPEDD Buildout Statistics, August 2005

Residential Build Out Analysis

Plainville’s 2007 population is 8,311. According to the SRPEDD build out analysis, once Plainville is built to capacity its population will top out at 14,001. Based on SRPEDD’s future population projections for Plainville, we will not reach that population level of 14,001 until approximately 2060.

Residential Building Lots and Future Population

| Zone | Developable (Sq. Ft) | House Units | Future People | Future Students | Miles of Road |
|--------------|-----------------------------|--------------------|----------------------|------------------------|----------------------|
| RA | 64,630,751 | 1,266 | 3,636 | 705 | 28.4 |
| RB | 26,893,944 | 729 | 2,091 | 406 | 16.0 |
| RC | 191,338 | 31 | 87 | 17 | .6 |
| RD | 287,496 | 16 | 36 | 8 | 1.0 |
| CB | 2,281,442 | 53 | 134 | 25 | 1.0 |
| Apd | — | 116 | 333 | 65 | 2.0 |
| Total | 94,284,971 | 2,211* | 6,317 | 1,226 | 49.0 |

Source: SRPEDD Buildout Statistics, August 2005.

* Includes 50 grandfathered under-sized lots and 66 approved subdivision lots that have yet to be constructed. Additional population from these areas totals 333.

Conclusions: The availability of affordable housing is a concern that is on the minds of most communities in Massachusetts. Even as housing prices have dropped with the burst of the housing “bubble” of the first half of the decade, many residents cannot technically afford current sale and rental prices. The federal government identifies units as affordable if gross rent (including costs of utilities borne by the tenant) is no more than 30% of a household’s net or adjusted income (with a small deduction per dependent, for child care, extraordinary medical expenses etc.) or if the carrying costs of purchasing a home

(mortgage, property taxes and insurance) is not more than 28% of gross income. If households are paying more than these thresholds they are described as experiencing housing affordability problems, If they are paying 50% or more for housing they have severe housing affordability problems or cost burdens.

Though the housing market remains fairly stable, there have been 23 foreclosures in town between April 2006 and March 2009. Plainville has been fortunate that it has not experienced the real estate market catastrophes that other parts of the country have seen.

4.6 Town Wide Survey – Housing Issues

Housing: Do you believe that Plainville is in need of the following types of housing?

| Percentage of responders that replied: | Yes | No | Maybe | No Opinion |
|--|------|------|-------|------------|
| Affordable Housing for Town Employees | 10.5 | 67.8 | 7.7 | 13.9 |
| Housing for 55+ years | 51.9 | 29.0 | 16.8 | 7.3 |
| Condominiums | 15.0 | 63.6 | 13.8 | 7.5 |
| Assisted Living for Elderly | 60.0 | 15.9 | 19.7 | 4.3 |
| Rental Apartments | 18.7 | 58.5 | 13.5 | 9.3 |
| Affordable Housing for Elderly | 67.8 | 12.0 | 13.8 | 6.3 |
| Affordable Housing for Families | 43.7 | 33.1 | 17.0 | 6.1 |
| Single Family Housing | 31.9 | 44.5 | 17.7 | 5.8 |

4.7 Housing Goals and Action Items

1: Expand housing types and opportunities for all residents.

- a. Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types.
- b. Build homes near jobs, transit, and where services are available.
- c. Foster the development of housing in a way that is compatible with Plainville's character and vision, providing new housing choices for people of all means.
- d. Expand opportunities in apartment/condo villages and communities for empty nesters, new couples starting out, and seniors looking to downsize.

2: Encourage intergenerational housing to meet senior needs.

- a. Encourage accessory apartments for seniors, especially in walkable neighborhoods in and adjacent to downtown.
- b. Facilitate housing that includes senior housing to mimic naturally occurring retirement communities.

3: Maintain and expand affordable housing stock.

- a. Develop a Housing Production Plan.
- b. Work closely with the Water and Sewer Department to assure future plans fit in with the its master plan.
- c. Maintain and monitor 10% subsidized housing requirement per Mass. General Law 40B.
- d. Maintain the Inclusionary Zoning Bylaw that ensures that housing developments with eight or more units set aside 10% of those dwelling units for affordable housing.

4: Introduce the Community Preservation Act to help the town develop affordable housing.

5: Provide opportunities for community education regarding affordable housing needs.

- a. Community perceptions about affordable housing are often negative, conjuring images of neglect, plunging property values, increased crime, etc. Help the community understand that the need for affordable housing applies to hardworking people such as the local school teacher, fire fighter, and elderly community members.
- b. Advertise the fact that the town can potentially reserve at least 70% of the affordable housing units in new development for those who have a connection to Plainville (referred to as community preference). This includes those mentioned in part (a) above.

6: Encourage the creation of an assisted living facility for town residents.

Section 5: EMPLOYMENT AND ECONOMIC DEVELOPMENT

5.1 Introduction/Executive Summary:

Plainville is a growth community on the Rte. 495 beltway in Southeastern Massachusetts. Originally a community dependent on manufacturing to augment its residential tax base, Plainville has undergone a transformation in the past twenty-five years. The residential/industrial ratio in the 1990's was 75/25, but due to the loss of major employers such as Engelhard and Whiting & Davis, the ratio has tilted and residential now comprises 78% of the tax base. Plainville has become an attractive location for retail establishments, especially in the Rte.1 & Rte 495 corridor. Big box retailers such as Target, Stop & Shop and Lowe's are moving in to the burgeoning shopping district on Rte. 1. It is expected that major areas of commercial growth will continue to be concentrated in this area.

5.2 Regional Location

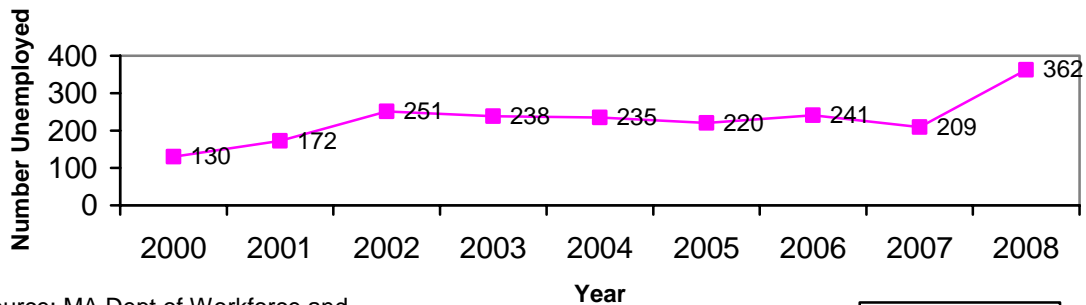
The Town of Plainville is a part suburban, part rural town located in southeastern Massachusetts at the Rhode Island state line, bordered by Wrentham to the north, Foxboro to the east, North Attleborough to the south, and Cumberland, Rhode Island to the west. It is part of the regional sub-area which is influenced by both the cities of Boston and Providence. Serving as the southwest boundary of Norfolk County, Plainville is located approximately 30 miles south of Boston and 14 miles north of Providence. Interstate 495 runs through the northeast corner of town, and Route 1 runs north-south through the eastern third of the community, connecting Plainville with Wrentham to the north and North Attleborough to the south. Route 106 runs west from Foxboro through the southern half of town, eventually spilling onto Route 1A which runs north – south through the central 1/3 of town. Plainville is located approximately 6.3 miles from the Mansfield commuter rail station, and 5.2 miles from the Attleboro commuter rail station, which provides direct access from the area to both Boston and Providence. Major retail centers are located in both Wrentham (Wrentham Village Outlets) and North Attleborough (Emerald Square Mall and various other retail outlets), leaving Plainville sandwiched between these two large retail areas. The Town of Mansfield, to the east, has been very successful in attracting industrial development, particularly in the form of biotech industries and research and development. Plainville is considered a secondary growth area to communities in the region such as Mansfield, and may be poised to take advantage of secondary growth opportunities from these other communities.

5.3 Employment/Unemployment

In 2007, 4,646 residents of Plainville were gainfully employed. Employment rates have been steady for the past 10 years, until 2008 when unemployment rates skyrocketed due to the downturn in the U.S. economy. Construction and manufacturing are the two principal sectors providing employment to Plainville residents. According to the Massachusetts Department of Workforce Development, the average annual wages for Plainville employees was \$37,388 in

2007, basically unchanged from the prior year. However, average wages have been volatile over the last decade. In 2003, the average wage was \$38,324 but declined to \$35,204 in 2004. This may be attributed to the decline in manufacturing jobs and the increase in the retail and food service industries, each of which have a lower wage scale than manufacturing. With the expected influx of more retail to the Rte. 1 corridor in the future, it is expected that declining average wages will continue.

Plainville Unemployment 2000-2008



Source: MA Dept of Workforce and Training

From 1997 to 2007 Plainville’s unemployment rate has been consistently lower than the statewide average and surrounding towns (with the exception of Mansfield). Plainville’s relatively low unemployment rates indicate that the Town’s work force is flexible and well equipped with the skills required to remain competitive. However, the recent spike in unemployment is directly linked to the slow down in the two major employment sectors in Plainville, construction and manufacturing (see Employment By Industry below). In order to stay competitive in the future, Plainville’s construction and manufacturing work force may need to retrain and focus on skills that will be required in the many new green industry sectors that are poised to take the place of traditional construction and manufacturing industries.

Unemployments Rates

| Year | Plainville | Attleboro | Mansfield | North Attleborough | Norton | MA |
|----------------|------------|------------|------------|--------------------|------------|------------|
| 1997 | 3.6 | 5.2 | 3.5 | 4.4 | 4.0 | 4.0 |
| 1998 | 2.7 | 3.9 | 2.7 | 3.2 | 3.0 | 3.3 |
| 1999 | 2.7 | 3.5 | 2.4 | 2.9 | 3.0 | 3.3 |
| 2000 | 2.3 | 3.3 | 2.4 | 2.9 | 2.5 | 2.6 |
| 2001 | 3.1 | 4.6 | 3.3 | 3.9 | 3.5 | 3.7 |
| 2002 | 5.1 | 6 | 4.9 | 5.1 | 5.0 | 5.3 |
| 2003 | 5.0 | 5.8 | 5.4 | 5.2 | 5.3 | 5.8 |
| 2004 | 4.7 | 5.6 | 4.5 | 4.8 | 5.0 | 5.1 |
| 2005 | 4.5 | 5.4 | 4.1 | 4.4 | 5.0 | 4.8 |
| 2006 | 5.2 | 5.5 | 4.3 | 4.6 | 5.2 | 6.2 |
| 2007 | 4.3 | 4.9 | 3.8 | 4.2 | 4.7 | 4.5 |
| Average | 4.3 | 4.9 | 4.1 | 4.6 | 4.6 | 4.9 |

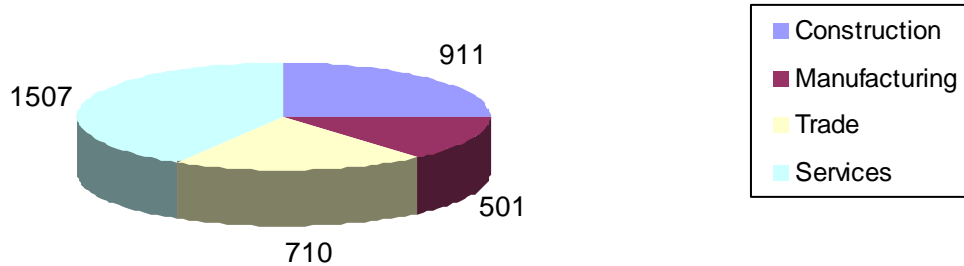
Source: MA Executive(?) Office of Labor and Workforce Development

5.4 Employment By Industry

Over a seven-year period from 2001-2007 Plainville has experienced growth in both business establishments and employment. During this period all the major sectors grew with the exception of manufacturing, which reduced by more than 20% but still remains in the top three highest employment industries.

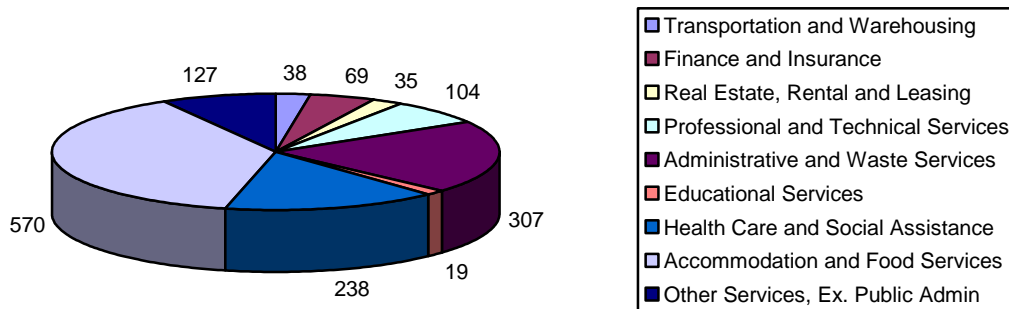
As previously stated, manufacturing and construction are the two primary employment sectors for Plainville residents. However, manufacturing in Plainville, reflecting national and regional trends, has declined drastically, falling from 708 jobs in 2001 to 501 jobs in 2007. It is expected that this decline will continue for the foreseeable future as this industry continues to migrate out of New England. (Conclusion: Perhaps some kinds of manufacturing will phase out, while others – tech, green industry etc may be drawn into the town, building off of industries in nearby communities such as Mansfield should this be what the town chooses to focus on) The retail and service industry growth is where Plainville will see its greatest growth in future years. (While retail activity did increase in the years stated, this may no longer be the case given the new direction of the economy) Retail employment jumped from 160 in 2004 to 555 in 2007. This is directly attributable to the retail conclave that arrived in 2005 to the Rte.1 / Rte 495 juncture. Other service segments, such as Finance & Insurance grew at accelerated rates in the past few years.

Plainville Employment by Industry 2007



Source: Mass. Dept. of Workforce and Training Office of Workforce Development

Plainville Employment by Industry 2007: Services



Source: Mass. Dept. of Workforce and Training Office of Workforce Development

5.5 Number of Establishments

From 2001 to 2007, 68 new businesses located in Plainville, providing over 1,322 new jobs. During this same time frame the largest employment increases were in the Construction (412), Retail (378), Service (240) sectors. These increases more than offset the loss of 207 manufacturing jobs.

Employment by Industry 2001-2007 (Selected)

| | Establish- Ments | Avg- Wage | Retail Trade | Service | Manu- facturing | Const | Health- Care | Whsle Trade | Adm Waste | Pro Ser | Arts/ Ent | Other* |
|------|---------------------|--------------|-----------------|---------|--------------------|-------|-----------------|----------------|--------------|------------|--------------|--------|
| 2001 | 268 | 673 | 177 | 330 | 708 | 499 | 161 | 135 | 143 | 121 | 162 | 233 |
| 2002 | 276 | 666 | 172 | 334 | 710 | 555 | 174 | 121 | 142 | 132 | 186 | 261 |
| 2003 | 291 | 737 | 156 | 311 | 666 | 689 | 176 | 166 | 149 | 117 | 201 | 277 |
| 2004 | 309 | 677 | 160 | 393 | 642 | 755 | 188 | 165 | 154 | 103 | 194 | 271 |
| 2005 | 311 | 680 | 332 | 469 | 553 | 746 | 191 | 186 | 162 | 103 | 196 | 277 |
| 2006 | 319 | 706 | 494 | 580 | 524 | 860 | 194 | 171 | 200 | 114 | 182 | 300 |
| 2007 | 336 | 719 | 555 | 570 | 501 | 911 | 238 | 155 | 307 | 204 | 204 | 288 |

*All other industries – secondary
Source: MADET

Although construction dominates both employment and wages respectively (representing 22.0% of the base and offering nearly 22.0% more in weekly earnings) it has to be viewed in the context of the residential construction boom of mid 1990-2006 and seasonal trends. Aside from the construction numbers, other dominating industry sectors include Service (14.0%), Retail (13.5%), and Manufacturing (12.0%). The service and retail sectors provide the highest employment concentration; however, they also provide the lowest wages. Manufacturing offers the highest wage at \$857 after construction.

There is some evidence of potential emerging sectors, namely Administration and Waste Services (7.5%), and Health Care and Social Services (6.0%). Both sectors provide higher wages. In addition, the Professional and Technical sector seem to be emerging as well.

5.6 Journey to Work

The following table shows the places of work for Plainville residents in both 1990 and 2000 (most recent U.S. Census Data):

Places of Work for Plainville Residents 1990

| Town | 1990 | | 2000 | |
|--------------------|-------------|-------------|-------------|------------|
| | Number | Percent | Number | Percent |
| Attleborough | 307 | 8.3 | 225 | 5.4 |
| Fairhaven | 0 | 0 | 9 | 0.2 |
| Fall River | 0 | 0 | 26 | 0.6 |
| Lakeville | 0 | 0 | 8 | 0.2 |
| Mansfield | 210 | 5.6 | 180 | 4.4 |
| Mattapoisett | 0 | 0 | 7 | 0.2 |
| Middleborough | 9 | 0.2 | 14 | 0.3 |
| New Bedford | 8 | 0.2 | 20 | 0.5 |
| North Attleborough | 477 | 12.9 | 235 | 5.7 |
| Norton | 81 | 2.2 | 60 | 1.5 |
| Plainville | 510 | 13.8 | 378 | 9.1 |
| Raynham | 19 | 0.5 | 34 | 0.8 |
| Rehoboth | 13 | 0.4 | 22 | 0.5 |
| Seekonk | 0 | 0 | 18 | 0.4 |
| Somerset | 7 | 0.2 | 0 | 0 |
| Swansea | 7 | 0.2 | 0 | 0 |
| Taunton | 82 | 2.2 | 54 | 1.3 |
| Wareham | 0 | 0 | 13 | 0.3 |
| Other | <u>1975</u> | 53.3 | <u>2829</u> | 68.5 |
| Total | 3705 | | 4132 | |

Source: U.S. Census Bureau

Based on this data it is clear that Plainville is a net exporter of labor. In 1990 only 14% of Plainville residents worked in their hometown. By 2000 that number had decreased to 9%. While many Plainville residents travel to nearby towns such as Mansfield, Attleborough and North Attleborough, nearly 70% of residents travel outside of the Southeastern Massachusetts region for work. It is also important to note that residents are traveling to communities farther away from home in 2000 than they had in 1990. Much of this may be attributable to the loss of manufacturing jobs within Plainville and the increase in the number of industrial parks with greater employment opportunities in other communities. Plainville residents with higher educational attainment must travel outside of their community to find the “white-collar” positions they seek. The town should investigate the industries that their residents are flocking to, and work to attract these kinds of businesses to the town in order to take advantage of its diverse and educated workforce, many of whom will prefer to work closer to home as fuel and transportation costs continue to rise into the foreseeable future.

5.7 Education Attainment Levels

| Local Education Attainment Levels | | | | | | | |
|--|---------------------------------------|-------------|-------------|-----------------------------------|-------------|-------------|-------------|
| | % With High School + Education | | | % With College + Education | | | |
| | 1980 | 1990 | 2000 | | 1980 | 1990 | 2000 |
| Plainville | 74.7 | 85.8 | 87.3 | | 15.6 | 19.7 | 28.3 |
| Mansfield | 78.9 | 87.5 | 93.2 | | 18.3 | 31.6 | 42.1 |
| North Attleborough | 71.6 | 84.4 | 88.6 | | 15.5 | 23.3 | 33.5 |

Source: U.S. Census Bureau

The number of Plainville residents with a college and/or graduate school education jumped nearly 50% between 1980 and 2000. This is a further indication of the need to focus on attracting the kinds of industries to Plainville that its highly educated workforce is seeking.

5.8 Tax Rates and Revenue: FY2009

Plainville's Tax Rate in FY 2009 is \$11.89 per \$1,000 of assessed value. The average industrial / commercial tax rate of the surrounding communities is \$13.86. Plainville has maintained a single tax rate, resisting a trend in other border communities such as Mansfield and Wrentham to adopt dual tax rates. Town officials believe that the single tax rate is conducive to maintaining existing businesses and is an incentive to attract more commercial and industrial development to the town. The property tax is a major contributor to the Plainville municipal budget, providing 56.35% of the revenue sources in the FY09 budget. The total Valuation of industrial and commercial property in Plainville is \$3.2M representing 22% of the Town's tax base.

2000-2009 Residential/Commercial Tax Rates

| Town | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|--------------------|-----------------|-----------------|-------------|-------------|-------------|---------------|---------------|-----------------|-----------------|-----------------|
| Plainville | 15.39 | 16.17 | 17.23 | 12.60 | 13.12 | 11.80 | 10.56 | 10.72 | 10.74 | 11.89 |
| Mansfield | 16.99/ 17.89 | 18.75/ 19.76 | 15.45 | 15.68 | 16.01 | 11.76 | 11.30 | 11.27/ 12.14 | 11.32/ 12.21 | 12.01/ 13.62 |
| North Attleborough | 14.88 | 15.27 | 11.85 | 12.23 | 12.83 | 9.29/ 9.89 | 9.01/ 9.59 | 8.42/ 9.28 | 9.07 | 9.82 |

Source: Massachusetts Department of Revenue, Division of Local Services

The Town of Plainville would benefit by maintaining a favorable balance between residential and commercial uses. As indicated below, commercial, industrial and personal property uses represent 22% of the total assessed valuation. This seems to be in line with surrounding communities, with Mansfield appearing to be very well balanced at 75% Residential, 25% Commercial/Industrial/Personal Property.

Municipal Tax Revenues 2009

| Town | Residential Tax Levy | Percent | Commercial/Industrial Personal Property Tax Levy | Percent |
|--------------------|-----------------------------|----------------|---|----------------|
| Plainville | \$11,179,172 | 78 | \$3,167,645 | 22 |
| Foxboro | 22,655,311 | 76 | 7,170,803 | 24 |
| Mansfield | 32,174,506 | 75 | 10,841,420 | 25 |
| Wrentham | 18,220,374 | 79 | 4,711,178 | 21 |
| North Attleborough | 29,692,543 | 78 | 8,393,401 | 22 |

Source: Massachusetts Department of Revenue, Division of Local Services

Master plan Survey responses on Economic Development

| Percentage of responders that rated : | Very Important | Somewhat Important |
|--|-----------------------|---------------------------|
| Attracting <u>new office development</u> | 27.4 | 34.2 |
| Attracting <u>new retail development</u> | 37.9 | 31.1 |
| Attracting <u>new manufacturing development</u> | 32.9 | 22.2 |
| Expanding <u>buffer zones between residential and business</u> | 51.1 | 21.2 |
| Allowing <u>greater density in business zones</u> | 19.8 | 21.2 |
| Rezoning <u>more land for business</u> | 13.9 | 28.6 |
| Attracting <u>new industrial development</u> | 29.1 | 21.5 |

5.9 Economic Development Goals and Action Items

1: Develop a marketing strategy for Plainville.

- a. Re-establish the Industrial Development Commission
- b. Design a marketing strategy
- c. Create a “green” image for economic development, realizing its value to attract high caliber businesses and workforce
- d. Re-visit market conditions annually
- e. Develop a strategy for the ETA (I-495 area)

2: Retain an economic development planner and grant writer to work on priority projects.

3: Use existing commercial and industrially zoned areas efficiently

- a. Focus development on existing corridors: Routes 1, 1A, 106, 152 and I-495.
- b. Consider zoning revisions that may make development along these corridors more attractive and feasible for business owners.

4. Create a Mixed Use/Town Center District to help revitalize the downtown area

- a. Bring in new businesses to vacant buildings/slots
- b. Evaluate old school building for reuse as a “downtown hub”
- c. Develop beautification committee to:
 - i. Coordinate with Redevelopment Authority and DPW
 - ii. Oversee projects/work

5: Encourage the expansion and development of higher valued business and industry (e.g., less retail, more research and development and biotech firms).

- a. Investigate/expand streamlined permitting
- b. Encourage business the meet the following criteria
 - i. Are financially sound
 - ii. Serve local community vs. non-community
 - iii. Provide living-wage local employment

6: Consider designating areas identified for priority development as Priority Development Sites.

- a. Pursue 43D Expedited Permitting to assist with streamlined permitting and marketing for these areas

7: Attract businesses and jobs to locations near housing, infrastructure and transportation options.

Section 6: Transportation

6.1 Introduction: Plainville is fortunate to have, or to be located near, a number of transportation opportunities. Routes 495, 1, 106 and 152, all located in the eastern section of town, provide ample automobile transportation, and have played a major role in the growth and development of the Town. Plainville saw a significant increase in residential growth following the completion of Route 495 in the early 1970's, and growth continues around Route 495 today with the recent commercial retail development that has sprung up in the area. While these roadways play a major role in the town's development, concerns have been raised over the unacceptable frequency of accidents in the area.

Previously considered one of the most dangerous intersections in Southeastern Massachusetts, the Route 1/Route 152 intersection was recently upgraded to support retail development in the area by constructing a jughandle onto Route 152 that eliminated the left turn conflict from Route 1 south to Route 152 south.

Plainville's residents also have limited access to alternative modes of transportation, including GATRA bus service and Commuter Rail Service to Boston and Providence in nearby Mansfield, Franklin and Attleboro. In addition to this limited public transportation, many opportunities exist to improve transportation infrastructure for pedestrians and cyclists throughout the town.

The Town of Plainville envisions a future network of bicycle and pedestrian routes throughout town, linking key destinations such as schools, parks and shops, and providing alternatives for those citizens who cannot, or choose not to drive automobiles. Increased bus service will provide connections to a greater variety of destinations both inside and out of town, and roadways will be made safer for all users. The town will use its proximity to major roadways to attract businesses that will provide higher wage employment opportunities both to its residents and residents of the region.

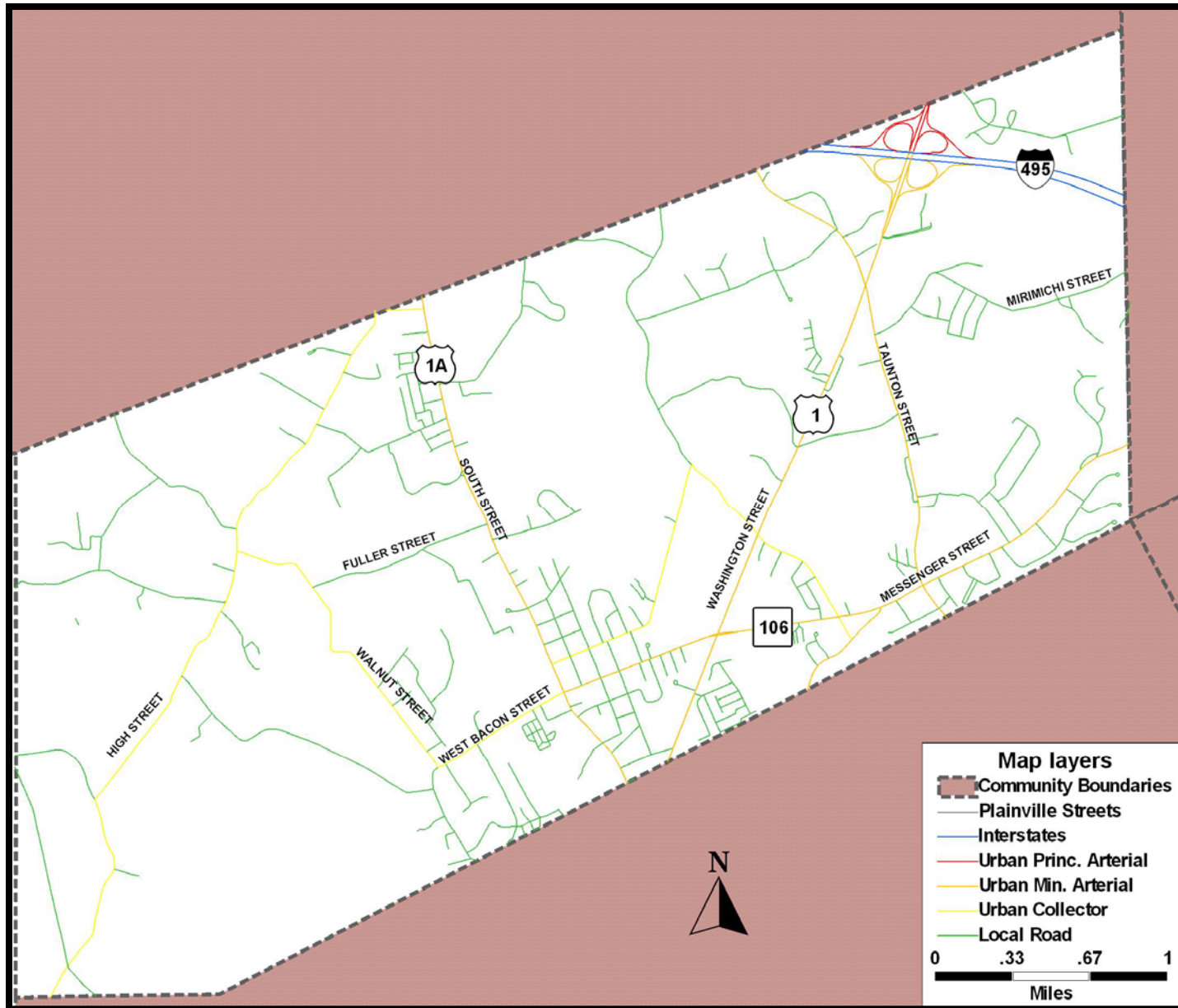
6.2 Roads

According to the Massachusetts Executive Office of Transportation, there are approximately 51 miles of roadways within Plainville. This road network includes local roads, collector streets, arterials, and one interstate highway (1-495).

If the current zoning stays in place, the build out analysis done by SRPEDD shows there will be an additional 47 miles of new roads when the town is "built out".

There are six signalized intersections in the Town, all of which have been reconstructed within the past ten years.

Functional Classification System 6.1 Roads



6.2.1 Traffic Volumes

Average daily traffic volumes on the major roadways in Plainville are shown below. The highest volumes occur on I-495, which carries nearly 70,000 vehicles per day (vpd). Route 1 carries about 25,000 vpd just south of the I-495 interchange. South of its intersection with Route 152, volumes on Route 1 drop to approximately 15,000 vehicles per day. Route 152 south of Route 106 carries approximately 14,700 vpd, and South Street in the vicinity of the North Attleboro town line carries about 13,400 vpd. Route 106 (Messenger Street) east of Route 152 carries approximately 11,500 vpd. In the rural western part of Plainville, High Street (north of Hawkins Street) carries approximately 1,000 vpd.

Peak hour volumes for the six signalized intersections in Plainville are shown in the following table. These volumes represent the total number of vehicles passing through the intersection during the one hour period that experiences the highest traffic volumes of the day.

Traffic Volumes

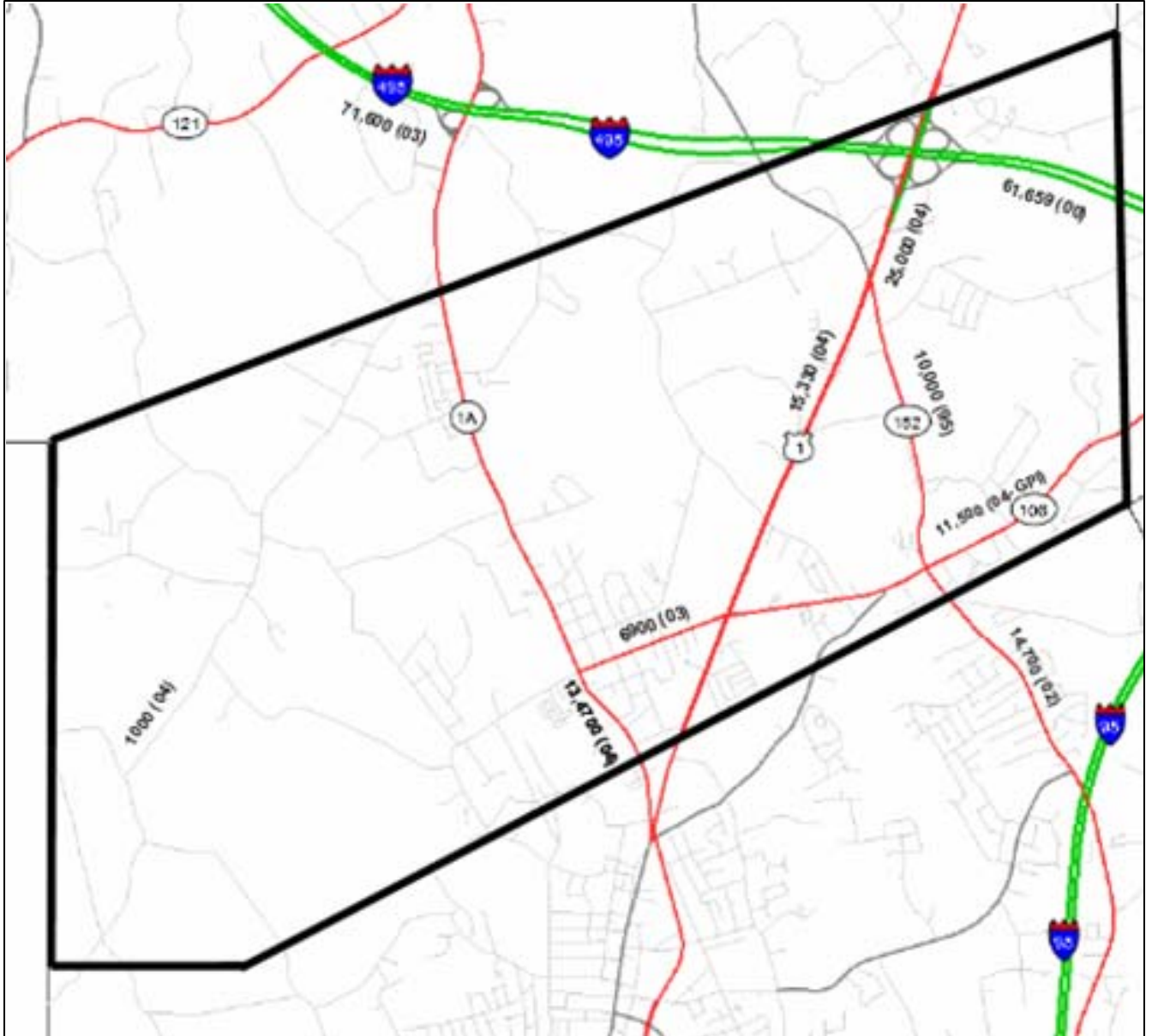
Signalized Intersections

| Intersection | Peak Hour Volume | Volume Year | Level of Service |
|---|------------------|-------------|------------------|
| Washington St (US-1) @ Taunton St (SR-152) | 2,992 | 2006 | D |
| Taunton St (SR-152) @ Plainville Commons | 1,337 | 2007 | B |
| Taunton St (SR-152) @ Washington St Jughandle | 1,514 | 2006 | B |
| South St (US-1A) @ E/W Bacon St (SR-106) | 1,557 | 2007 | B |
| Taunton St (SR-152) @ Messenger St (SR-106) | 2,804 | 2002 | F |
| Washington St (US-1) @ E Bacon St (SR-106) | 2,225 | 2002 | D |

Source: SRPEDD

Average Daily Traffic Volumes

Note: Volumes shown in vehicles per day (year of data in parenthesis)



Map Source: MassGIS

6.2.2 Accident Frequency

The equivalent property damage only (EPDO) index is a crash rate that measures the severity and number of crashes at a particular intersection. The index gives more weight to crashes involving injuries and fatalities versus property damage only. In Southeastern Massachusetts, a rate greater than 20.0 is considered unacceptable.

EPDO Index-Signalized Intersections

| Intersection | 2004-2006 EPDO |
|---|----------------|
| Washington St (US-1) @ Taunton St (SR-152) | 75.5 |
| Taunton St (SR-152) @ Plainville Commons | No data |
| Taunton St (SR-152) @ Washington St Jughandle | No data |
| South St (US-1A) @ E/W Bacon St (SR-106) | 4.0 |
| Taunton St (SR-152) @ Messenger St (SR-106) | 40.0 |
| Washington St (US-1) @ E Bacon St (SR-106) | 22.5 |

Source: SRPEDD



Both Washington Street at Taunton Street and Taunton Street at Messenger Street were listed in State's Top 200 Intersections Crash List for the years 2005-2007 (ranked 18th and 50th respectively).

Accident data provided by the Plainville Police Department has been summarized in the table below, which shows the number of accidents by location for the years 2003 through 2005.

Accidents by Location

| Location | Number of Accidents Jan. 2003 to Dec. 2005 |
|--------------------|---|
| South St | 127 |
| Washington St | 123 |
| Taunton St | 103 |
| Messenger St | 50 |
| E Bacon St | 37 |
| Taunton/Washington | 28 |
| W Bacon St | 15 |
| Messenger/Taunton | 12 |
| E Bacon/Washington | 11 |
| Warren St | 10 |
| High St | 9 |
| School St | 9 |
| Wilkins Dr | 8 |
| George St | 6 |
| Green St | 6 |
| Man Mar Dr | 6 |
| Mirimichi St | 6 |
| Walnut St | 6 |
| Cross St | 5 |
| Cowell St | 4 |
| Fales Rd | 4 |
| George/Washington | 4 |
| E.W. Skinner Rd | 3 |
| Fuller St | 3 |
| Hawkins St | 3 |

Source: Plainville Police Department

The numbers shown in this table represent the number of accidents reported to the Plainville Police Department. Only those locations with greater than 3 reports during the three year span are listed here.

As can be seen from the table, the streets with the highest number of accidents also see the highest volume of traffic, with the exception of Interstate 495. Four intersections are also identified in the table. The three signalized intersections of Taunton Street at Washington Street, Messenger Street at Taunton Street, and

East Bacon Street at Washington Street have experienced the highest number of accidents during the study period and have been reconstructed at some point during that time span. The Taunton Street and Washington Street intersection has since been reconstructed as mitigation for further retail development adjacent to the intersection. The intersection of George Street and Washington Street is the only unsignalized intersection on the list.

6.2.3 Parking Regulations

Plainville enforces a parking ban each winter from November 1 to April 1 in which no overnight street parking is allowed.

The Plainville Zoning Bylaw requires that any parcel on which a building is constructed shall contain off-street parking with each parking space measuring at least 9 feet wide by 18 feet long. The amount of parking required is based on the size and use of the development. The parking requirements for each type of land use are shown in the table below.

Parking Requirements by Land Use

| Land Use | Number of Spaces |
|---|---|
| Stores – Retail Business | 1 space per 250 sq. ft. of gross floor area |
| Offices – Banks and Similar | 1 space per 300 sq. ft. of floor area |
| Motels, Hotels, Inns and Similar | 1.2 spaces per each lodging unit |
| Theaters, Funeral Homes, and Places of Assembly | 1 space per every 3 seats |
| Single Family Residences | 2 spaces per each individual dwelling unit |
| Multi-Family Residences | 2.5 spaces per each family unit |
| Industrial, Manufacture, and Wholesale | 1 space per 250 sq. ft. of gross manufacturing and assembly space |
| Bowling Alleys | 4 spaces for each alley |
| Boarding House | 1 space per each sleeping room |
| Medical, Dental, or Professional Offices | 1 space per 300 sq. ft. of floor area |
| Other Uses | 1 space per 250 sq. ft. of gross floor area |

Source: Plainville Zoning Bylaw (sq. ft. = square feet)

When considering opportunities to create a mixed-use district in the downtown area, parking should be considered. There is currently no municipal parking in Plainville; however, the creation of a municipal parking area would allow for a

reduction of parking requirements for the mixed-use district, making the downtown area more visually attractive and more pedestrian friendly.

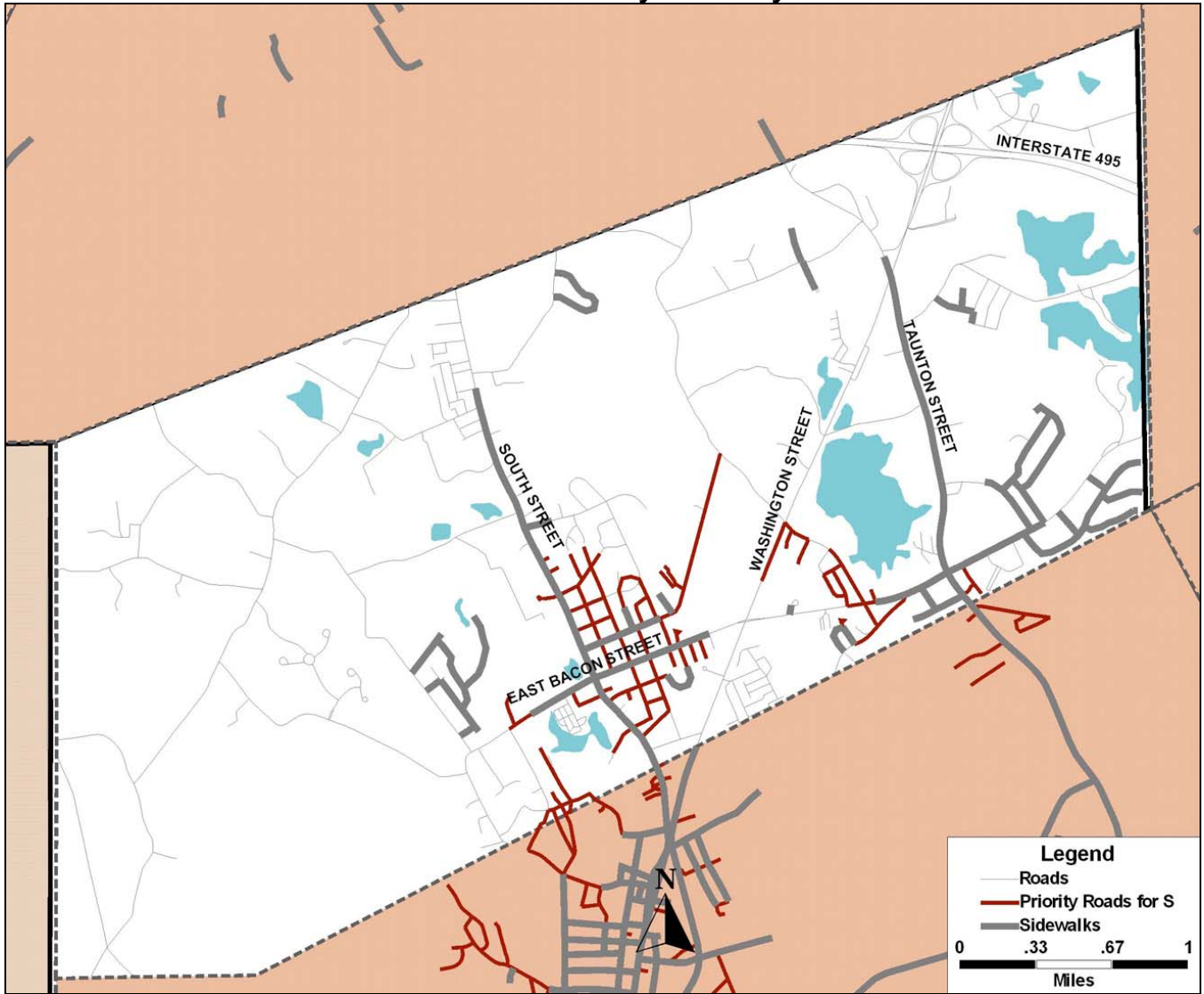
6.3 Pedestrian and Bicycle Facilities

When asked about pedestrian and bicycle facilities in the Town of Plainville, only 24% of the respondents to the town's questionnaire felt improvements for pedestrians are needed, while almost 59% of the respondents felt that improvements were needed for bicycles.



Routes 152 and 106 Wilkins Four Corners

Pedestrian Priority Roadways



6.3.1 Sidewalks

Plainville's Subdivision Regulations require that sidewalks are constructed along roadways in all new subdivisions. In addition to newer local roads, existing sidewalks can be found on sections of Routes 1A, 106, and 152. As shown in blue on the map on the previous page, there are sidewalks along only a small percentage of Plainville's roads. Several streets have been identified as priority locations for sidewalks, including streets throughout the downtown area, and streets located off of Taunton Street, Route 106 and George Street. Pedestrian Priority Roadways are those within one half mile of known pedestrian trip-generators such as schools, elderly services, retail and transit stops.

6.3.2 Bicycle Accommodations

With the exception of I-495, where they are prohibited, bicycles may be seen on any of Plainville's roadways. According to Massachusetts Highway Department's design guidelines, bicycle accommodation can be provided through the use of bicycle lanes, roadway shoulders, or shared roadways.

Bicycle lanes are portions of the traveled way that are designed specifically for and delineated for bicycle use. Bicycle lanes are a minimum 4 feet wide and include bicycle lane pavement markings. They are most commonly used in urban and suburban settings, and are found in combination with on-street parking, raised curbs, and sidewalks.

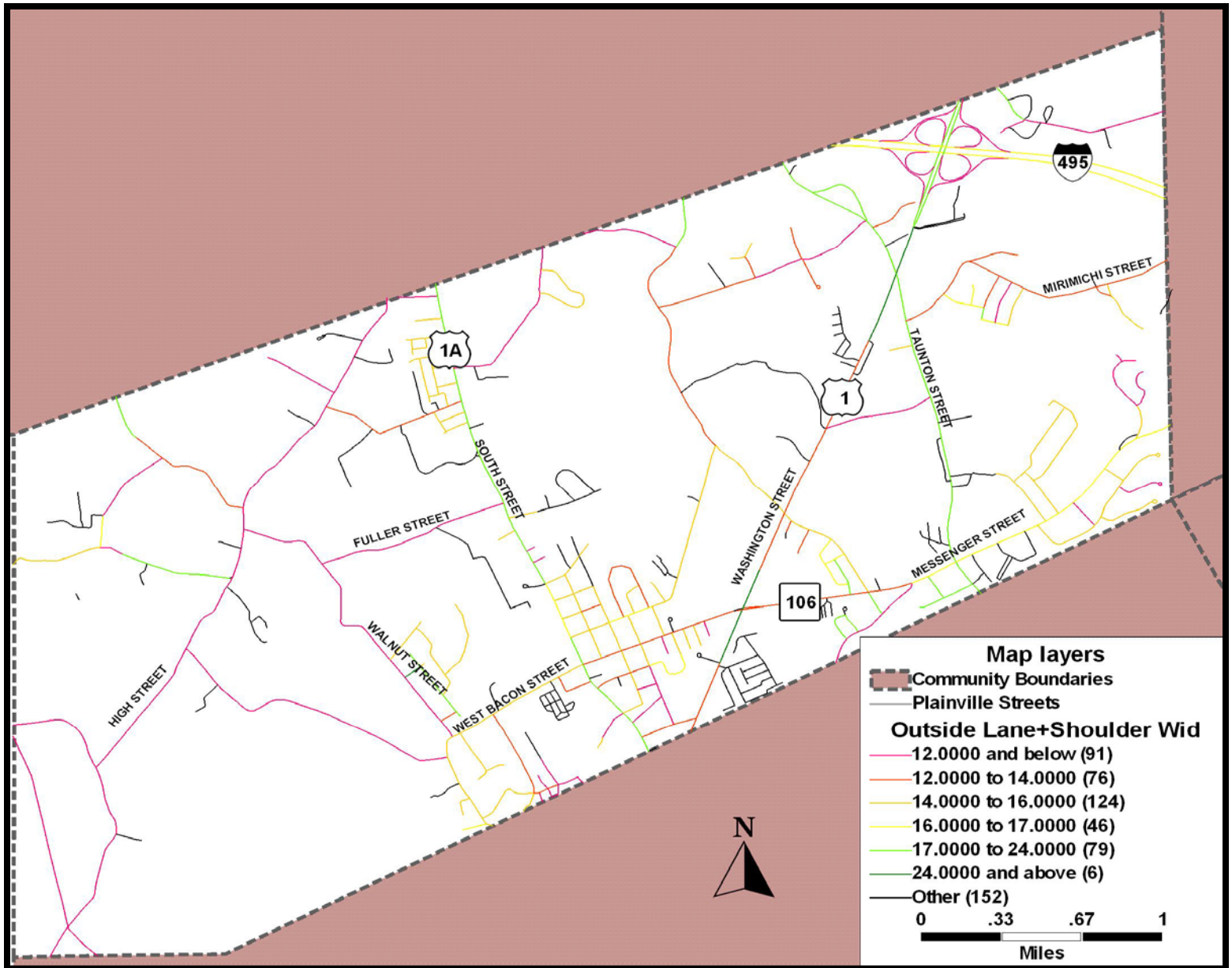
Roadway shoulders can be used for bicycle accommodation if they are at least 4 feet wide; however, shoulders are typically designed to address a combination of vehicular, bicycle, and pedestrian needs. Shoulders are usually used for bicycle accommodation in rural and suburban low density areas, and do not include any bicycle lane pavement markings.

Shared lanes refer to the use of normal travel lanes by both motor vehicles and bicyclists. Shared lanes should be at least 14 feet wide to permit motorists to pass bicycles without changing lanes, and are typically applicable for low-speed roads with low to moderate traffic volumes.

Off-road shared-use or bicycle paths are also an option for bicycle accommodation; however there are none within the Town of Plainville nor are any planned.

6.3.2 Bicycle Accommodations

Outside Lane + Shoulder Width Map (Bicycle Accommodations)



6.4 Public Transportation

According to the Census Transportation and Planning Package of 2000 (CTPP 2000), only 2.8% of Plainville residents use public transportation as their primary means of transportation to work, while 86.4% commuters drive alone.

Means of Commuting to Work 1990-2000

| | 1990 | 2000 | % Change |
|-------------------------|-------|-------|----------|
| Drove Alone | 3,003 | 3,595 | 19.7 |
| Carpooled | 394 | 313 | -20.6 |
| Public Transport | 81 | 117 | 44.4 |
| Other Means | 29 | 5 | -82.8 |
| Walked | 78 | 25 | -67.9 |
| Work at Home | 103 | 104 | 1.0 |

6.4.1 MBTA Rail Service

There is no passenger rail service in Plainville. However Plainville commuters can access the MBTA Commuter Rail system by driving to the Attleboro, Mansfield, or Franklin stations. The Attleboro and Mansfield stations are on the Providence line and the Franklin station is on the Franklin line. Both passenger lines provide daily service, including weekends, between Providence and Boston. There are 780 parking spaces available at the Attleboro station, 806 parking spaces at Mansfield and 783 spaces at the Franklin station.

A 1999 survey of riders at the Mansfield station showed that 4.01% of the total commuters came from Plainville. A similar survey of riders at the Downtown Attleboro station showed only 0.9% of the commuters came from Plainville.

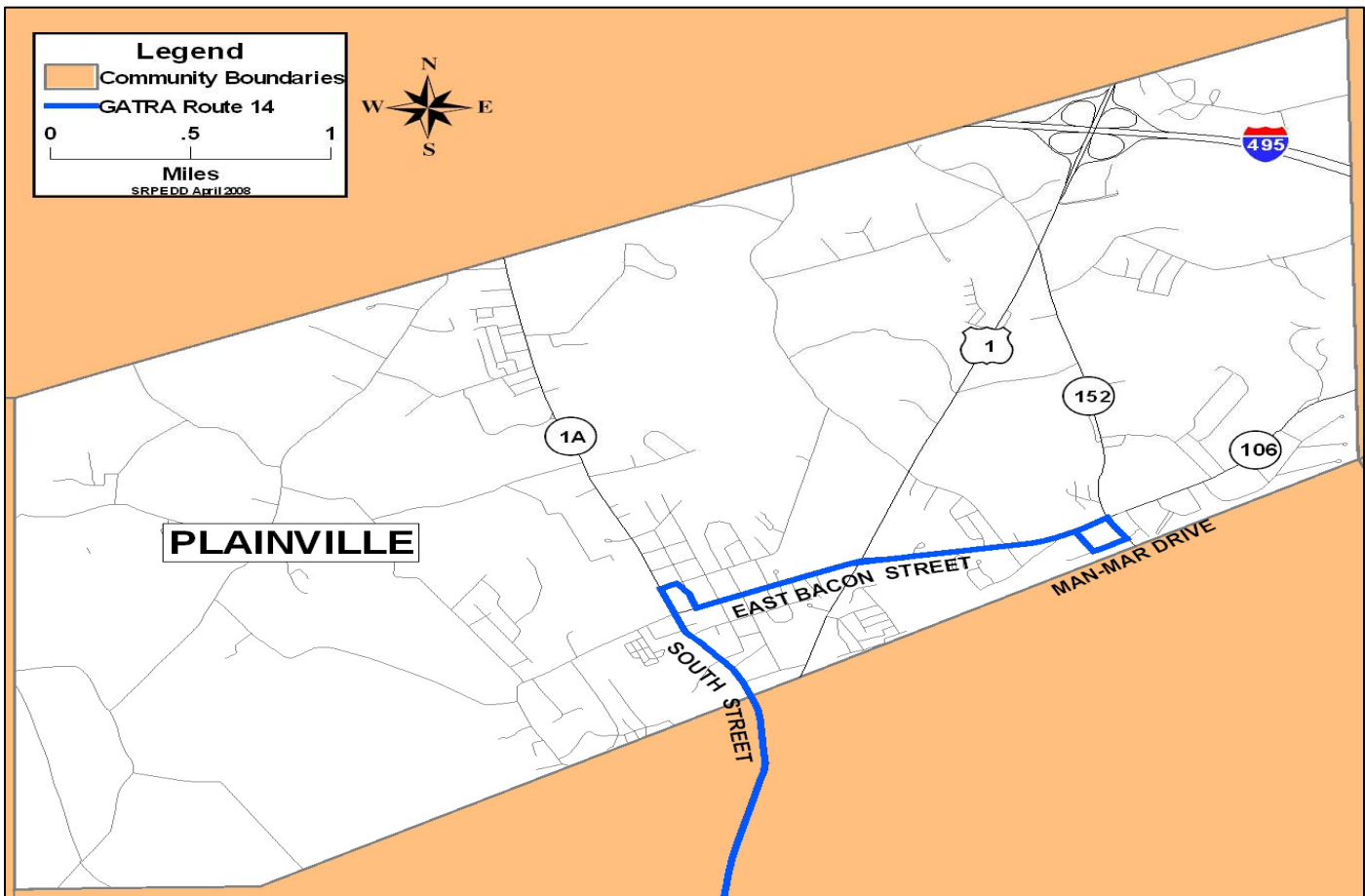
6.4.2 GATRA

The Greater Attleboro Taunton Regional Transit Authority (GATRA) provides public transportation services to meet the mobility needs of people throughout its 17 member communities, including Plainville. GATRA transit services include fixed-route bus service and paratransit (Dial-A-Ride) service for people with disabilities and senior citizens.

Plainville is served by Bus Route #14 which runs from Plainville Crossing (located at the intersection of Route 106 and Route 152) to the Attleboro Bus Shelter (located near Attleboro City Hall and the MBTA Commuter Rail Station). Stops in Plainville along this route include Plainville Crossing and the Plainville Council on Aging. Other stops on the route include Route 1 and North Washington Street in North Attleboro, North Attleboro Center, and Tri-Boro Plaza on Toner Boulevard in North Attleboro.

GATRA also operates a Dial-A-Ride service for elderly and disabled residents. Dial-A-Ride is curb-to-curb transportation for passengers who meet ADA requirements and/or are age 60 and above. While GATRA service is an asset to the town, it appears to be one that few residents are taking advantage of. According to a town-wide survey, 99.5% of residents say that they do NOT regularly use the GATRA bus service in town. This raises the questions of why so few residents utilize this service, and how it can be improved so that ridership would increase.

GATRA Route 14



6.5 Key Destinations

Transportation planning in Plainville must be informed by an understanding of key destinations in town. A pedestrian and bicycle pathway system or bus service should be designed to provide direct and safe access to these destinations. It is especially critical to develop safe pedestrian and bicycle routes to schools, playing fields, and other youth destinations. The following is a partial list of key destinations in or just outside of Plainville:

- Jackson and Wood Schools
- Downtown area
- Recreation areas: Town Park, Plainville Athletic League fields, and conservation lands along Everett Skinner Road
- Retail areas: Four Corners at Routes 106 and 152, Plainville Crossing at Routes 1 and 152, Wrentham Premium Outlets

6.6 Conclusion:

Traffic growth along Routes 1 and 152 near I-495 will continue due to new retail developments (Plainville Commons, Lowes). Modal switches will become evident with higher gas prices, along with increases in carpooling. The majority of workers from Plainville work in Massachusetts, but not in Bristol County, Plymouth County or the Boston Metro area. This makes a switch to public transportation via the commuter rail system difficult. GATRA's bus route through Plainville is a positive. However, the low ridership of Plainville's residents indicates that GATRA is not serving the needs of the community. Discovering why so few residents utilize the bus service and exploring ways in which ridership can be increased will be an important step in improving public transportation opportunities in town. Likewise, improving transportation infrastructure for pedestrians and cyclists, including the construction of sidewalks throughout the downtown area and creation of dedicated bike lanes along major roadways, could encourage more people to use walking and bicycling as alternative modes of transportation. This would decrease traffic congestion and improve residents' health. Linking bicycle routes to key destinations in town, as well as to the region, will provide possibilities for those who cannot drive to these destinations, such as teens and youth.

6.7 Transportation Goals and Action Items

1: Improve Traffic Safety

- a. Identify and rank most dangerous intersections and corridors with high crash rates. Perform safety audits on the highest ranking locations (working with SRPEDD).
- b. Perform safety studies on the highest ranking locations (working with SRPEDD).
- c. Develop solutions for locations with known safety problems.

- d. Work with the Mass. Highway Department, SRPEDD, town departments and developers to implement safety improvement projects

2: Improve bicycle and pedestrian access

- a. Identify potential right-of-ways for bikeway development in the town, including abandoned rail corridors, utility easements, and roadway shoulders.
- b. Create a network of sidewalks and bicycle/pedestrian trails that will allow people to reach key destinations (such as schools, town park, and recreation areas) safely and efficiently.
- c. Revise site plan review standards to require on-site pedestrian connections.
- d. Recommend that developers construct on-site pathways and establish rights-of-way which connect new developments to adjacent residential areas and nearby activity centers.
- e. Identify locations where trail connections would cross privately-held land in order to link key destinations. Work with property owners to secure easements.
- f. Make regional connections to bike trails in surrounding communities, particularly the Mansfield Trail, which connects to the commuter rail station.
- g. Require a formal pedestrian way from the public way (sidewalk) to the main entrance of a commercial development.

2A: Create a network of bicycle and pedestrian facilities to encourage more residents to use these modes for transportation and health.

- a. Implement pedestrian improvements on pedestrian priority roadways (those within one-half mile of known pedestrian trip-generators such as schools, elderly services, retail, transit stops, etc.).
- b. Identify all right-of-ways and/or existing easements that could physically accommodate Class I bikeways and determine availability of these right-of-ways for bikeway development.
- c. Organize a bicycle and pedestrian committee to address bike/pedestrian needs in the town.
- d. Require bike/pedestrian facilities in all new roadway construction.
- e. Mandate bike racks at all new commercial developments and redevelopments over 40,000 square feet.
- f. Require that all new subdivisions include sidewalks and bike shoulders, and sidewalks along connecting roadways with high pedestrian demand.

3: Improve parking for downtown area.

- a. Create a municipal parking lot that would allow for reduction in parking requirements for businesses located within downtown.
- b. Allow shared parking for developments within downtown.

4: Investigate expansion of transit service.

- a. Work with GATRA to evaluate routes within the town, with possible expansions to serve the Mansfield Commuter Rail Station.
- b. Ensure that new developments are built to accommodate potential future bus service, and encourage them to pay a subsidy to GATRA to extend service to their site.

5: Encourage land use changes that have positive impacts on transportation system capacity.

- a. Concentrate mixed-use developments within a quarter mile of fixed route transit.
- b. Promote higher density mixed-use developments in areas that currently meet the needs of bicyclists and pedestrians.
- c. Develop and implement zoning regulations to support and encourage bicycling, walking and transit use.
- d. Adopt an access management plan complete with a curb-cut by-law and a drive-thru by-law to ensure that developments do not interrupt traffic flow on adjacent roadways.

Section 7: Services and Facilities

7.1 Introduction:

The Town of Plainville is an ever growing, and ever changing, community. Between 1960 and 2008 the town's population more than doubled and, according to projections made by the Southeastern Regional Planning and Economic Development District, this growth trend will continue over the next twenty years, with a projected population of 10,293 by the year 2030. This growth will bring increased demands for all the services provided by the town, from public education to public safety, infrastructure, and management. Each department within municipal government should be looking to the future and preparing plans for meeting these increased service demands.



7.2 Fire Department

The Plainville Fire Department employs 16 full-time and 12 call members. This does not include the chief of the department. The 16 full-time members are broken down into four shifts - one lieutenant and three firefighters per shift. A deputy chief position has been on the books for the last 10 years, but has not been funded. This position could serve as both a compliance officer and an emergency manager responsible for keeping up to date on homeland security mandates and other local response issues. The latter will help the town remain eligible for certain funding options.

A major concern for the department is maintaining an adequate full-time staff that is suitable for the demand the call volume represents. Daily runs, accommodating multiple simultaneous calls, and having only two firefighters to respond to fire calls when the ambulance is tied up presents significant safety concerns for the fire department.



The firefighters share a main facility with the Police Department at 157 South Street. The office area, kitchen area, storage area, boiler room and telephone room are located in the part of the facility that was built in 1973. The remaining building was part of the old Garford Building. The Fire Department portion of the facility is at capacity. The old building consists of five bays and houses one ladder, two engines, two rescue vehicles, one tanker, two brush trucks, one hazmat trailer, one boat and trailer, one lighting plant, one Officer's vehicle, and one chief car. The department currently keeps the brush breaker, boat, and hazmat trailer outside as there is not room for them inside. This presents tremendous challenges during winter months. According to the fire chief, there is no room for any more equipment and there is an urgent need for female and male sleeping, showering and changing areas. The community has long recognized the need for a new facility; however, lack of funding and disagreement on where that facility should be located has kept building on hold. Many residents feel that, with the rapid growth taking place along the Route 1 corridor and in the Wilkins Four Corners area, the town should consider building a station that is more centralized between this area and the Town Center. On the hand, a 1996 annual needs assessment anticipated building a two bay facility on the west side of town in the area of Warren and High street, which has seen rapid residential growth over the previous 20 years.

In addition to town funds, the department uses state grant money and donations to obtain new equipment. Recent state grant money has been used to purchase new breathing units, firefighting gear, and other safety equipment.

7.2.1 Regional Cooperation

The Plainville Fire Department has mutual aid agreements with the following towns: Franklin, Foxboro, Mansfield, Norfolk, North Attleborough and Wrentham. It also has agreements with Bristol County and Norfolk County task force units.

Police Department

Fiscal Year 2004 was the first time since 1978 that the manpower authorization was increased. The plan, approved by the Selectmen and Finance Committee, calls for the addition of:

- a. two new police officer positions
- b. establishment/funding for a lieutenant's position

This has been largely accomplished

The town has been successful over the past several years in obtaining grants to fund technology advancements, such as:

- a. laptops for the cruisers
- b. complete networking of Police, Fire, and Communications
- c. installation of a new mobile radio system (in progress)

Completion of these projects will ensure that Plainville remains on the cutting edge of appropriate technology.

7.3 Police Department

The Police Department's biggest concern, like the one shared by the Fire Department, is lack of space.

The department is currently operating from a 2,800 sq. ft. space that may have been too small when the police first moved there in 1972. The officers have utilized every square foot of space in the building and have re-designed several operational rooms, such as female cells and a juvenile cell, in order to put them to other uses. The locker room, partitioned for use by female employees, is a situation of great concern. Proposals have been made that may help alleviate the dire space shortage, but as with the Fire Department, lack of funding and full town support have kept an addition or new building in the planning stages.

7.4 Plainville Public Library

The mission of the Plainville Public Library is to provide the greatest possible access to the widest range of resources for all the residents of Plainville; to satisfy the diverse reading needs and interests of the community; to promote reading and literacy; to foster learning and lifelong education; to encourage the natural inquisitiveness of each individual; and to treat each person with dignity and respect.



The Plainville Public Library is located in front of the former Wood School, a brick building that was opened to the public in November 1989. It is located on a main thoroughfare, at 198 South Street, Route 1A, adjacent to other town owned land at 200 South Street. The library features an interior book drop facility and a parking lot for 35 cars. The parking lot is adequate for daily parking needs; during large events overflow parking is available at 200 South Street. The library currently maintains the town owned and lighted sign at 200 South Street for the posting of library events. The library is also responsible for an offsite book return location at the Wood School on Messenger Street.

The building is structurally sound, but has had issues with the unusable baseboard heating in the main section of the library due to a leak in the forced hot water system and with the roof which will need to be replaced in the near

future. The parking lot needs attention in the form of replacement of curbing along the sidewalk and grassy areas.

The Plainville Public Library is open 36 hours weekly, five days a week, throughout the year. It currently has seven staffing positions: Library Director, Associate Librarian, Children's Librarian, Library Technician II, two Library Technician positions, and a Page. The Page position is currently vacant. The Library Director is the only full-time position; all others are part time ranging from 30 to 8 hours per week.

Interior space is rapidly declining as the library continues to add new materials and formats to its collection, which has more than tripled since the building opened in 1989. In Fiscal Year 2009, the building held a collection of 44,245 books, music compact discs, books on tape and compact disc, DVDs and videocassettes, e-books, museum passes, puppets, puzzles and kits. The library also has 71 periodical subscriptions to newspapers and magazines. It circulated 84,278 items to customers in Fiscal Year 2009, resulting in a circulation per capita of 12.47 items. When comparing that number to Fiscal Year 1990's circulation total of 21,722, one can see that the Plainville Public Library has increased circulation by 288% in 19 years. Library services continue to be used more frequently by its residents; for example, usage was up 6% in February and March of 2009 when compared to the same time period in 2008, and the library has given out 50% more new cards than were given out in FY 2008. In order for the library to meet the Town of Plainville's needs for the next 20 years, the need to expand the facilities will have to be addressed to accommodate a larger collection, more specific programming space, community meeting space and the needs of staff and Friends of the Library.

The library attracts over 4,000 people of all ages to organized programming throughout the year. An average of 51 people a week use the four public internet computers at the library, while it recorded over 400,000 hits on its web site in 2008. As a member of the SAILS Library Network, Plainville Public Library customers have access, from home or the library's three access computers, to over 3 million items and countless more through the Massachusetts Statewide Virtual Catalog. The staff utilizes two computers for network access, copier, fax and two telephone lines.

If full build-out was to occur and the population exceeded 10,000, it would put the library into the next population grouping for State Aid Requirements. The library would need to be open 40 hours weekly over a minimum of 5 days and 16% of its operating budget would need to be spent on library materials. The library must also continue to meet funding requirements in the future as Massachusetts General Law states that for a municipality to be eligible for State Aid to Public Libraries monies, it must appropriate for public library services at least the average of the municipal public library appropriations (excluding capital) for the prior three fiscal years, increased by two and one-half percent.

The Plainville Public Library envisions a public library that is welcoming, clean, safe, comfortable and user-friendly; a library that enriches, empowers, and educates the community in varied and suitable formats. The library has calculated the Value of Services Provided for Fiscal Year 2008 at \$3,373,608.88. This number is based on the costs of books, movies, music, internet access, magazines, newspapers, activities, programs and museum entrance fees if residents were forced to purchase them individually. This means that for every dollar the Town of Plainville invests in the Plainville Public Library, the library returns over \$16.90 in services. The Plainville Public Library is and will continue to be an essential public asset for the informational and recreational needs for the townspeople of Plainville.

7.5 Highway Department

Services that the Highway Department supplies on a regular basis throughout the town are:

| | |
|---|-----------------------------------|
| Sidewalk repairing | Sanding |
| Catch basin clearing | Salting |
| Plowing | Oversee vendors work |
| Catch basin repairing | Snow removal |
| Manhole repairing | Street patching |
| Trash on Town property, removal | Street sweeping |
| Sidewalk sweeping | Street repairing |
| Lawn mowing | Street asphalt overlays |
| Brush clearing | Excavate for the Water Dept. |
| Street crack sealing | Fix, install and/or replace signs |
| Schools, plowing, sanding and sweeping | Sidewalk construction |
| Repair and maintain traffic and school lights | Drainage construction |
| Install and maintain pavement markings | Clean and maintain pipe culverts |
| Repair damage from winter plowing | |

The Highway Department's goal is to continue to provide the best possible service to Plainville.

7.6 The Plainville Council on Aging

The Plainville Council on Aging, located at 9 School Street, is the officially designated agency to evaluate, promote and encourage new and existing activities and services for residents of Plainville who are age 60 and over. The council is the link between seniors who are in need of help and the services that are available to them. The Council on Aging is an information and referral source for all elders requiring assistance.



Services include Home Delivered Meals, a congregate meal site, medical help, tax preparation, computer classes, art and exercise classes, line dancing, bingo, cards and many more social and educational activities.

COA staff includes three full time employees: an Executive Director, Assistant Director/Outreach and van driver; a part time secretary/travel coordinator, and a volunteer receptionist. The COA has, on average, about 15 to 30 volunteers weekly and over 100 volunteers throughout the year.

A new Senior Center opened in August 2001 and has two levels consisting of 3,600 sq. ft. at each level for a total of 7,200 sq. ft. Much forethought went into the planning of the Senior Center and the community does not perceive any foreseeable space constraint in the near future.

That being said, the COA is looking closely at the Baby Boomer population and the need for more affordable housing and subsidized housing. The Massachusetts Executive Office of Elder Affairs has projected an elderly population rise from year 2000 (1,250 seniors) to 2020 (2,150 seniors) – an increase of 72%. According to a survey by MassINC (The Massachusetts Institute for a New Commonwealth) only 17% of Boomers expect to live very comfortably when they retire; 33% can cover expenses with little left over; 25% cover only basic living expenses, 19% cannot even cover basic living expenses,

and 6% don't know. These are scary statistics and point to a drastic shortage that at the present time Plainville seems ill equipped to handle.

The vision for the Council on Aging is to have ample subsidized and affordable housing for all seniors and that medical and health related programs and screening be available.

It is important that all seniors, regardless of income or health, be treated with respect and afforded the dignity that they have earned throughout their lifetime.

7.7 Plainville Public Schools

The Town of Plainville has two public schools: the Anna Ware Jackson Elementary School serves Pre-Kindergarten through grade 3, and the Beatrice H. Wood Elementary School serves grades 4 through 6. Upon entering grade 7 the students become part of the King Philip Regional School District with a middle school located in Norfolk and a high school located in Wrentham.

The Anna Ware Jackson Elementary School is situated on 11.5 acres at 68 Messenger Street. The original school opened in 1965 and a renovation of the building was completed in 2000. There are a total of 32 classrooms. Currently, the breakdown of the classrooms are two preschool, six kindergarten, six grade one, six grade two, and five grade three. The average class size for kindergarten through grade three is 20.25. The other classrooms are utilized by foreign language, Title I, special education, reading, computer science, physical education, art and music.

The Beatrice H. Wood Elementary School is situated on 22.5 acres at 72 Messenger Street. This is a brand-new school which opened in 2004. There are a total of 27 classrooms. Currently, in grades 4, 5 and 6 there are five classrooms each with an average class size of 22 students. The other classrooms are utilized by foreign language, special education, reading, computer science, physical education, art and music.

Enrollment data for the 2008-2009 school year includes 831 students with a breakdown of 77 preschool students, 422 students in kindergarten through grade 3, and 332 students in grades four through six. Enrollment projections completed by the New England School Development Council anticipate that over the next five years there will be a yearly average enrollment increase of 2.4%. By 2010 it is anticipated that 974 students will be enrolled in Plainville Public Schools; however, enrollment has remained steady with a slight decline in the number of students over the past five years.

If the current zoning stays in place, the build out analysis done by SRPEDD projects there could be an additional 1,226 new students when the town is "built out".

The Plainville Public Schools employ approximately 125 people. There are seven administrators including the Superintendent of Schools, 54 teaching positions (both part-time and full-time employees), 24 instructional aides (both part-time and full-time employees) and approximately 30 support staff including custodians, secretaries, food service staff, business and technology staff, and supervisory paraprofessionals (both part-time and full-time employees).

With the completion of the renovation of Anna Ware Jackson School and the newly built Beatrice H. Wood School, the school facilities ought to be sufficient for the next 5+ years.

Middle and High School

King Phillip Regional School District

Plainville is within a three town regional school district for the middle and high school, consisting of students from Plainville, Wrentham and Norfolk for grades 7 through 12. The King Phillip Regional School District has a middle school located at 18 King Street in Norfolk and a high school located at 201 Franklin Street in Wrentham. Starting with grade 7, most students in all three towns attend the regional schools. During the school year 2009, the total enrollment of students from all three towns was 2,040. The Plainville student enrollment in 2009 was 523 for both the middle and high schools. A three town regional school committee oversees all school activity for the King Phillip Region.

Alternative School Programs

Several Plainville students do not attend the Plainville Public School or the King Phillip Regional School programs, but instead attend educational programs in the form of vocational, technical, agricultural, charter, private, parochial schools, home schooling or collaborative training. In most cases, enrollment in these alternative programs is by application. In some cases the Town of Plainville shares the costs and in other cases the responsibility belongs solely to the individual students' families.

a. Vocational, Technical and Agricultural Schools

- i. Tri County Regional Vocational Technical High School:
The Tri County Regional Vocational Technical High School is a co-ed public high school that offers comprehensive technical and academic training to the regional high school students. Plainville is one of 11 communities in the regional vocational/technical service area. Tri County is located in Franklin , and serves students from grades 9 though 12. In the 2009 school year, the total enrollment was 950 students of which 78 came from Plainville. The Town of Plainville assumes the costs of the Plainville students attending Tri County.

ii. Norfolk County Agricultural High School

Norfolk County Agricultural High School (NCAHS) is a public high school located in Walpole. NCAHS offers academic and vocational training to 460 students from 29 communities in Norfolk County. NCAHS also accepts students from 40 other out of county communities (tuition required). The school offers curriculum that is otherwise not available at King Phillip Regional. In the 2009 school year, there were 14 Plainville students enrolled. The Town of Plainville assumes the costs of the Plainville students attending NCAHS.

iii. Charter School

There are two charter schools (the Foxborough Regional Charter School and the Franklin Regional Charter School) available for a limited number of Plainville students for grades K through 12. Plainville is a part of the Foxborough Regional Charter District. In 2009 there were 16 Plainville students attending the Foxborough Regional Charter School. Attendance in the Franklin Regional Charter School is available only if there are open seats. Currently (2009) only one Plainville student is attending the Franklin Regional Charter School. The Town of Plainville assumes the costs of the Plainville students attending the Charter School program.

b. Private and Parochial In State and Out of State

In 2008/09 school year, there were 94 Plainville students attending in state private or parochial schools and there were 10 Plainville students attending out of state private or parochial schools. These include the following schools: Mercymount Country Day School, Ursuline Academy, Xaverian High School and the Bishop Feehan High School. The Town of Plainville does not share any costs for tuition or transportation for students attending private or parochial schools.

c. Home schooling

Some Families opt to home school their children. In the 2008/09 school year, there were 16 students being home schooled. These families must secure approval from both the Plainville Public School System and the School Committee. Families are required to present an educational plan, which is then monitored. All costs, including books and student material, are the responsibility of the students and their families.

Summary 2008 / 2009 Plainville student Enrollment in All Schools

| School Where Enrolled | Grades | # of Students |
|------------------------------------|--------------|---------------|
| Anna Ware Jackson Elementary | P/K -3 | 499 |
| Beatrice H. Wood Elementary | 4 through 6 | 332 |
| King Phillip Regional | 7 through 12 | 523 |
| TRI CountyRegional | 9 through 12 | 78 |
| Norfolk County "Aggy" | 9 through 12 | 14 |
| Private/ Parochial In State | K -12 | 94 |
| Private/ Parochial Out of State | K -12 | 10 |
| Foxborough Charter | K -12 | 16 |
| Franklin Charter | K -12 | 1 |
| Multi- town Collaborative | K -12 | 10 |
| Home School | k -12 | 16 |
| Students in other programs | | 0 |
| Total Plainville Student Enrollent | | 1,593 |

7.8 Board of Health

The Board of Health’s primary goal is to protect the public health and well being. The Board of Health currently consists of three elected members, one full time Health Agent, one consulting agent (on an as needed basis) and one full time Departmental Assistant. The department operates in a single office within Town Hall. The recycling drop off center is staffed 25 hours per week by a single employee.

7.8.1 Services and Activities of the Board:

- **Environmental Protection**

The Board of Health aims to provide a safe and healthy environment by protecting the community’s water, air and other resources from contamination. This includes inspections and permitting of all public and private water wells and on-site sanitary sewage systems. The Board of Health office maintains information on the location of septic systems, pumping frequency and the location of water wells. The BOH can also provide information on Title 5 inspections, septic system installers, well drillers and sewage pumpers.

- **Sanitation**

The Board of Health inspects restaurants, lodging establishments and seasonal/temporary food purveyors for cleanliness, proper food handling and sanitation at least three times per year. Plans for new and remodeled restaurants and facilities are also reviewed for adherence to all regulations

and protection of public health. The Health Agent will also periodically inspect housing establishments for health-code violations.

- **Animal Programs**

The Board sponsors rabies clinics and has information available regarding rabies, Lyme Disease and West Nile Virus. Management of livestock inspections and coordination with regional mosquito control efforts are also a part of its responsibilities.

- **Health-care Services:**

HealthCare Options, Inc.

Health Care Options, an affiliate of Community Visiting Nurses Association, provides Public Health Nursing services to the Town of Plainville through a contractual agreement with the Board of Health. A wide range of Public Health Services are available to town residents by contacting Public Health Nurse Chris Delano at Health Care Options or the Plainville Board of Health.

Immunizations – 310 immunizations

Adult and childhood immunizations are available by appointment by calling Maureen Cardarelli, RN at 508-222-0118 x1367. 295 flu vaccines were administered in 2005.

Mantoux Testing – 4 tests

Mantoux (TB) testing with MDPH-supplied PPD is restricted to testing high risk individuals only. Mantoux testing requires two visits, one to implant the test and the second visit to read and evaluate the test results. All positive tests are referred to a physician or public TB clinic for evaluation.

Lead Level Screening – 1 screening

Lead level screening is available to children when required for school admission, or upon request.

Cholesterol, Blood Pressure, and Blood Sugar – 36 screenings

Health Promotion screening for Total Cholesterol, Blood Pressure, and Blood Sugar are provided twice a year. Referral to a primary care physician is made for results outside of the normal range.

Communicable Disease Investigation – 9 investigations

Investigation, follow up and filing of MDPH reports are completed on all Communicable Disease reports received. This entails the investigation of each report, implementation of any mandated control measures, and filing a final report with MDPH. Guidance is available to school nurses and physicians offices regarding interpretation and implementation of quarantine and isolation regulations and mandated control issues.

Latent TB infection – 7 follow ups of reported LTBI cases

LTBI (Latent TB Infection) is now reportable and therefore requires a report to MDPH. When a positive TB test is reported, referral is made to an MDPH TB clinic for CXR and evaluation, if this has not already been done. Once active TB is ruled out, and diagnosis of LTBI made, follow up is provided to those who are being treated prophylactically at the clinic or with a private physician, in order to encourage and document completion of therapy.

Maternal Child Health

Upon referral from a hospital, physician's office or by family request, contact can be made to families of newborns. Education, support, and assessment of needs are provided. A home visit can be provided if requested or needed.

Vaccine Depot Services – 33 deliveries

Vaccine services included the safe storage and distribution of vaccines and MDPH educational materials and guidelines. It also includes the tracking of vaccines and all paperwork associated with the MDPH Vaccine Program, and resource information and education to providers. Vaccine is delivered to three providers (physician's offices) upon request.

Public Health Resource

Information regarding communicable disease, infection control, health promotion, and immunizations is available to school nurses, residents, and medical providers. Resource information, guidance, and support are provided to school nurses to assist in the interpretation and implementation of public health requirements and standards within the schools.

Free Care

Is available on a limited basis to those Plainville residents requiring skilled nursing services, but who have no insurance and are unable to privately pay.

Community VNA Public Health Nursing has been providing quality Public Health Nursing services to the residents of Plainville for many years and looks forward to continuing to serve the residents of Plainville.

• **Trash & Recycling Programs:**

The Board of Health manages the community trash and recycling programs, including the operation of a recycling center located at the Department at the Public Works garage facility. In addition to weekly curbside pick-up, the Board of Health, with the assistance of the Highway Department, also has drop-off services available at the highway garage for the following materials: metal, leaf and yard waste, CRT's, electronics, tires, batteries, fluorescent bulbs and propane tanks. The board also organizes periodic Household Hazardous Waste Collection days to provide residential drop-off for the proper disposal of toxic materials. The Board also reviews the post closure documentation regarding the

former Laidlaw landfill and provides periodic inspections of the site conditions and maintenance.

7.9 Town Hall Facility

The Plainville Town Hall is located in the old Plainville Fire Station on Route 1A. The building was constructed in 1941 and was the town's fire station until 1973. From 1973 to the present it has been the Plainville Town Hall. The building's current condition is rated poor by architectural standards. It is clear that the facility needs major rehabilitation/renovation in the near future.

The available work space for town committees and commissions is minimal (3,000 gross square feet) and is limited by the State Fire Code to 50 people. This limitation often causes delays in meetings, inconvenience and additional expense when meetings are moved to one of the school auditoriums. Another serious issue is the lack of handicap accessibility.



The present Town Hall has many deficiencies including lack of storage, an inefficient heating system, too little office space, too few meeting spaces for simultaneous town committees and boards, and lack of handicap access. The current overcrowded working conditions challenge local fire codes. The overall infrastructure of the existing facility is inadequate to accommodate the basic needs of a modern Town Hall. The current heating system is extremely inefficient and requires continuous costly annual maintenance and needs immediate replacement. The building requires handicap access to enable all the town's residents to conduct business or attend meetings on all floors. Architectural studies have indicated that the cost of upgrading and

rehabilitating the current site is approximately equal to the cost of the total building replacement. While the construction of a new building may make the most sense, the location of the Town Hall in the town center is important to the identification and use of the center as a convenience and governmental node.

7.10 Water System

The Plainville Water Sewer Department (PWSD) administers public water supplies to most sections of Plainville. The Plainville Municipal Public Water System; MASS DEP PWS ID #4238 is composed of 5 wells, comprises 160 miles of main, 300 plus fire hydrants 2,000 residential hook-ups, and 519 commercial/industrial/municipal hook-ups, two, 1.5 million gallon water storage tanks, and one .5 million gallon water tank.. The 5 gravel packed wells have an estimated safe yield of approximately 1.5 million gallons per day of capacity. Private wells supply the remainder or approximately 1,100 homes and or businesses

The PWSD operates one treatment plant for the removal of iron and manganese with disinfection processes located near Turnpike Lake completed and operational in 1991; the Lake Mirimichi Well Station at Oxbow Road, incorporating air stripping for potential volatile organic compound removal and disinfection, became operational in 2008. Plainville is co-opted with the Town of North Attleborough at a water treatment facility shared by both towns treating for iron, manganese and the removal of volatile organic compounds and disinfection since 2000, where water from Plainville's Well (#3), at the rear of the Highway Garage off West Bacon Street and North Attleborough's four "Ten Mile River Wells", are pumped to Whiting Street in N. Attleborough and returns to Plainville from the North Attleborough water distribution system via a booster pumping station located at the intersection of South and Everett Streets. There are two 1.5 million gallon water storage tanks, the older of the tanks being forty years old and the newer tank being seven years old. There are three booster pump facilities in the system which boost water pressure from the "normal" pressure areas to other isolated abutting areas which would otherwise have inadequate water pressure. Two elementary schools, one regional medical center, several day care facilities and one senior housing project are serviced and would be considered as high priority areas for safeguarding water service in the event of any disaster, along with the Public Safety Facility.

The PWSD has been able to secure an easement for a potential water supply well on the property off Taunton Street, formally known as Cowboy Town. The property was last tested in 1989-1990 and preliminary testing indicates a potential yield of 225 gallons per minute with limited recharge potential. No immediate future plans are being developed for this site.

Future Demand:

The Water System Master Plan developed water demand projections as follows:

- Total water services have increased an average of 25 services per year
- Water services are projected to increase from 2,050 services in 2005 to 2,950 by the year 2025
- Average Day Demand is currently 0.60 MGD estimated for increase to 0.75 MGD in 2025
- Maximum Day Demand is approximately twice the Average Day Demand and is estimated to increase to 1.50 MGD in 2025

The Water and Sewer Department updated the water supply capacity analysis in 2005 as follows:

Supply Capacity Analysis Based on Present Pumping Rate

| Year | Present Pumping Rate (MGD) | Maximum Day Demand (MGD) | Surplus (+) or Deficit (-) (MGD) | Remaining REU* |
|------|----------------------------|--------------------------|----------------------------------|----------------|
| 2005 | 1.34 | 1.29 | 0.05 | 166 |
| 2010 | 1.34 | 1.34 | 0.00 | -6 |
| 2015 | 1.34 | 1.39 | -0.05 | -177 |
| 2020 | 1.34 | 1.44 | -0.10 | -348 |
| 2025 | 1.34 | 1.50 | -0.16 | -519 |

Note: 1. Turnpike Lake Wells (250 gpm, 250 gpm and 200 gpm) yield a total of 700 gpm; Everett Street Well yields a total of 400 gpm, and Mirimichi Well yields a total of 230 gpm. 930 gpm or 1.24 MGD is the pumping rate.

2. REU (Residential Equivalent Units) are based on a constant 300 g/s/d

3. MDD is based on the three highest Max/ave. Day ration = 2.0

4. This data is based on removing the highest and lowest total water consumption between 1991 and 2004.

Based on this analysis, a combination of water supply management (leak detection, water conservation, supply optimization) and implementation of additional supplies was recommended.

Conclusions:

The Town of Plainville has had significant water supply problems for almost a decade. Due to the lack of resources within the Town, the Water and Sewer Department has a master plan that utilizes water supply management, conservation, new supply development and regionalization as solutions to the long term water supply needs of the community.

New Supply Development

The development of the Lake Mirimichi groundwater supply was a critical component of the Town’s water supply plan. The site has sufficient yield, recharge and resource protection and will provide an additional 0.4 mgd to the Town. The development of this supply will:

- Provide additional redundancy to the water supply system.

- Reduce withdrawals from the Ten Mile River basin (Well No. 3) and the Turnpike Lake area (Wells 1,2 and 5)
- Provide supply for future growth in the community

Conservation

The water and sewer department will continue to implement water conservation measures including:

- Leak detection and system repair program – The Town conducts a water system leak detection program annually during which flow meters at all water supplies are calibrated and a leak detection survey is performed. All detected leaks are repaired.
- Meter installation, maintenance and repair/replacement program – All public water users are metered. The Town has a program of regular meter maintenance and repair/replacement.
- Unaccounted-for water reduction efforts – The Town is committed to reducing unaccounted-for water through the leak detection and meter maintenance and repair/replacement programs described above.
- Public education program – The Town has in the past, conducted an annual public education program through bill stuffers, public service announcements and industrial/institutional conservation programs. The Town plans to continue public education programs encouraging water conservation and to supply water conservation kits to customers.
- Demand management and emergency planning – The Town has a bylaw in place which allows the Board of Water Commissioners to implement water use restrictions, such as outdoor watering bans, as needed.

Integrated Water Supply and Wastewater Disposal Zone

Plainville is exploring the potential for developing a dedicated water supply, wastewater treatment and reuse system for the northeast section of Town. This area is within the Taunton River Basin and has several existing and proposed commercial developments.

The concept being evaluated includes development of a new groundwater source (previously tested) and development of a wastewater treatment system, including re-use provisions to serve only a specific part of the community. This would allow for recharge within the Taunton River Basin and minimize the impacts that the water supply withdrawal would have.

In addition, the implementation of this plan would require significant public and private partnering and would have a positive impact on the economic development of the Town.

7.11 Wastewater Treatment

7.11.1 Inter-municipal Wastewater System

In the early 1970's Plainville entered into an Inter-municipal Agreement (IMA), with The Town of North Attleboro for the purpose of building an advanced Waste Water Treatment Facility (WWTF) and a series of gravity sewer collection pipes. This sewer system of pipe and treatment has a U.S. E.P.A. permit (NPDES) to collect and treat 4.5 million gallons per day of sewage from Plainville and North Attleborough. The WWTF is located mostly in Attleboro and discharges waste water to the Ten Mile River. Plainville has contracted for, or reserved through the IMA, a capacity of an average daily flow of 1.06 million gallons per day for sewage collection and treatment.

The Town of Plainville currently (2008) has a wastewater collection system serving approximately 32% of the Town (nearly 1,100 customers). The remainder of the Town relies on on-site subsurface disposal systems.

The wastewater collection system consists of approximately 50,000 feet of gravity sewer. The wastewater discharge into the North Attleborough collection system occurs at two locations, Moran Street and Kelley Boulevard. The system contains five sewage pump stations, as follows:

- Englehard Pumping Station and force main from the Englehard plant to Messenger Street. Currently, this pumping station is privately owned and operated.
- Route 1 Pumping Station, south of Shephard Street, including a 4-inch force main to George Street, servicing all properties between George and Shephard Street. This is owned and operated by the PWSC.
- Higgins Pumping Station is located at the mobile home park on Route 1, north of Shepard Street, and includes a 6-inch force main. The force main travels cross-country to Taunton Street and south where it connects to the Plainridge Racetrack Pumping Station. This is currently privately owned and operated, but may be owned by the PWSC in the near future.
- Plainridge Race Track Pumping Station, including a 6-inch force main running from the race track to Mirimichi Street then to Taunton Street and then southerly in Taunton Street to the Engelhard Plant where it connects to the "Old Original Englehard" force main. Currently, this pumping station is privately owned and operated.
- Morningside pumping station, for a new residential development off Messenger Street on the southeast corner of the town. This station is owned and operated by the PWSC and serves approximately 33% of the homes in the Messenger Glen subdivision.

The age of the older portions of the sewer collection system (generally west of Route One) is nearing 30 years old, having been constructed and installed during 1978 through 1980. These sewers consist of vitrified clay and reinforced concrete pipe and precast concrete manholes. The newer sewers, generally north and

east of Route One and westerly along South Street from Maple Street towards Wrentham, consist of polyvinyl chloride or ductile iron pipe and pre-cast concrete manholes. Plainville's collection system piping ranges in size from 2" thru 36" diameter in size and range from 4 to 24 feet deep. Most of the sewer extensions that have been built since 1990, have been financed by private developers, since the Federal and State grant programs have long been discontinued.

7.11.2 On-Site Septic Systems

According to PWSC records, approximately 2,250 on-site sewage disposal systems are in use in Plainville. Of those systems, 313, or 14% have been inspected since January 1998. Of those systems inspected, 94 or 30% have failed Title V inspection and have required repairs, upgrading, or waivers in order to comply. Of the 94 systems that have failed, 10 failed due to high groundwater levels, 4 failed due to inadequate lot size or siting issues, 24 failed due to structural problems, and 56 failed due to a clogged soil absorption system (SAS). Of the 2,250 on-site systems in Plainville, approximately 675 are currently in need of repairs or upgrading in order to comply with Title V requirements.

Dufresne-Henry, Inc reviewed records of Title V inspections covering the period of 1998-mid 2005. The failures can generally be attributed to poor soil conditions, high groundwater, and inadequate system construction. Many of the systems were constructed before current regulatory standards were adopted and consist of metal septic tanks and leach pits, which are incapable of providing sufficient treatment. The following text is a summary of the findings presented by neighborhood:

South Street, near the Wrentham town border, including Huntington Street, Lynn Ave, and Grant Street. A total of fifty-six septic systems were inspected in this neighborhood. Of the fifty-six systems inspected, nineteen septic system failures (34%) occurred in this neighborhood. Of the nineteen failures, one was structural, one was due to high groundwater, and seventeen were due to clogged SAS's.

West Bacon Street. A total of thirty-eight septic systems were inspected in this neighborhood. Of the thirty-eight systems, thirteen septic system failures (34%) occurred in this neighborhood. Of the thirteen failures, one was structural, one was due to high groundwater, and eleven were due to clogged SAS's.

Mirimichi Street, Azalea Drive, and Treasure Island Road. A total of thirty-seven septic systems were inspected in this neighborhood. Of the thirty-seven systems, twelve septic system failures (32%) occurred in this neighborhood. Of the twelve failures, two were size restriction/sizing issues, three were groundwater issues, five were structural issues, and two were clogged SAS's.

Meadowbrook Street in the area of Millbrook Drive, Garrison Drive, Redcoat Lane, Gateway Road and Hillside Road. A total of fifty-nine septic systems were inspected in this area. Of the fifty-nine systems inspected, fourteen failures (24%) occurred. Of the fourteen failures, ten were structural problems and four were clogged SAS's.

The additional 125 Title V inspections were done in the less densely populated areas of town. In the western part of Plainville, sixty-five systems were tested and twenty (31%) failed. Of the twenty failures, two were due to lot size/siting issues, five were groundwater issues, one was structural, and twelve were due to clogged SAS's. In the central part of town, fifty-seven systems were tested and sixteen (28%) failed. Of the sixteen failures, six were structural and ten were clogged SAS's.

7.12 Services and Facilities Goals and Action Items

1: Maintain service levels while accommodating growth

- a. Maintain the high level of expertise that currently exists among municipal employees through training and competitive wages
- b. Encourage regular communication/exchange of information between all Town Boards and Commissions
- c. Update the town's website to better communicate with residents, business owners and visitors
- d. Create a website page explaining municipal/other public services that are available to Plainville residents
- e. Maintain and upgrade the level and/or amount of facility space and equipment required to maintain or improve the levels of service currently provided by the Town in order to meet the needs of the community
- f. Address maintenance needs in all municipal buildings to ensure these buildings are kept in good repair

2: Evaluate the condition and/or usefulness of municipal buildings. Develop a plan that prioritizes building needs and projects in order to ensure that town departments have adequate and safe space for their needs.

3: Continue to Support a Professional Police Force

- a. Support adequate facilities/safe environs for all users
- b. Continue to support additional personnel as deemed necessary
- c. Continue to update technology and equipment as needed

4. Continue to Support a Professional Fire Department

- a. Support adequate facilities/safe environs for all users

- b. Address space needs at the Fire Department, including the need for separate male and female sleeping, showering and bath areas
- c. Investigate funding options for additional personnel as needed
- d. Update technology and equipment as needed
- e. Assess the need for an additional fire station/public safety building; investigate funding resources for these buildings if it is deemed necessary

5. Continue to Support to the Council on Aging

- a. Encourage additional programming to include “Supportive Daycare Services” to provide structured daily activities, respite to families and maintain the health and well-being of elders
- b. Continue to aid in the support of all individuals to remain independent in their homes, assuring all elders of equality, dignity and respect
- c. Support the COA’s vision “to have ample subsidized and affordable housing and medical and screening programs for all seniors”

6. Continue to Support Plainville’s Public Library

- a. Address maintenance/repair needs in the library building to ensure the building is kept in good repair
- b. Investigate opportunities for expansion to facilitate state minimum standards for collection and activity space and to meet the needs of the community
- c. Research alternative funding options to assist with staffing and hours of operation

7: Continue to provide a high level of public education

- a. Provide opportunities for staff, parents and the community to learn
- b. Continue to engage students in a rigorous curriculum
- c. Enhance communication practices between the school and community

8: Work with other regional communities to lower cost options for services

- a. Consider purchasing goods and services in bulk to lower costs
- b. Consider municipal job sharing between local communities to increase efficiency

9: Ensure that Plainville has both an adequate and superior quality water supply well into the future.

- a. Continue the investigation into the potential transfer of land ownership west of South Street near Wetherall Pond for a potential well site.
- b. Continue to explore the potential for connecting to the de-salination plant operating on the Taunton River on the south side of Taunton.

10: Extend municipal sewer as recommended in Plainville’s Comprehensive Waster Water Facilities Plan.

- a. Begin the remediation of Inflow and Infiltration (I&I) of ground water and extraneous flow into the sewer system, which cause surcharging of the

- sewer system, consumes a large percentage of allotted flow capacity into the collection system, and costs nearly 50 % of the treatment charges paid to North Attleborough.
- b. Design and construct the West Side Sewer Collection area formerly called Phase 2, which is West of South Street.
 - c. Design and construct the North Side Sewer Collection area located north of Sharlene Lane to the Wrentham town line, formerly known as Phase 3.
 - d. Design and construct Sewer Collection in and around the Lake Mirimichi area north of the lake along Mirimichi Street and Treasure Island Road. This is an area identified in the 2005 Waste Water Facilities Plan Update which has been submitted to MA DEP and reviewed and accepted as such.

Section 8: Natural and Cultural Resources

8.1 Inventory of Natural Resources:

8.1.1 Bedrock Geology

The Town of Plainville is located at the Northern terminus of the Narragansett Basin, a large geologic basin extending from coastal Massachusetts, across the eastern portion of Massachusetts and into Rhode Island. Just north of the Narragansett basin is a granitic material referred to as the Sharon upland (Zen and others 1983). The USGS has not mapped the bedrock geology of Plainville. From the resources reviewed, the bedrock features are summarized as:

- The Sharon Upland rocks are present in the northern areas of town close to Wrentham and Foxboro. These rocks are typified by coarse pale to lightly colored Precambrian-aged granites, considered Avalon terrain, formed 610 to 589 million years ago in an extrusive volcanic and plutonic sequence. These rocks are very old, dating back to the breakup of the super-continent Gondwana. Avalon terrain is also present in Africa, England and Europe and is expressed locally across eastern Massachusetts from north of Boston to the northwestern part of Rhode Island.

- The Narragansett Basin formed as a coal basin approximately 315 million years ago during the Alleghanian mountain building. Narragansett basin (and several other local basins such as the Norfolk Basin and the Boston Basin) formed as a rift basin between the Sharon Upland to the north and the Narragansett Bay crystalline rocks to the east. The Narragansett Basin persisted as a low-lying swampy valley. The hot and humid terrestrial environment provided growing conditions for swampy wetland plants. Concurrently, the Basin was also receiving sediments from erosion of the surrounding area, resulting in the deposition and preservation of a thick sequence of sandstones, siltstones and shale. Locally the sandstones and shale are grey (Rhode Island Formation) or red (Wamsutta Formation) in color. Many areas of rock outcrops in Plainville exhibit the basin infill sequence of sediments. Coal beds in the area were mined historically during the industrial revolutions and are still mined in the Mass Lite quarry.

8.1.2 Surficial Geology

All of New England was covered by glaciers during the geologic past. The USGS has also not developed surficial geologic maps of the Plainville area. The following discussion of surficial geology was obtained from an information review of available sources.

Glaciation facilitated the scouring and overdeepening bedrock valleys and (re)deposition of soils during the retreat and melting of the glacier. The most recent “Wisconsin Stage” glaciation, which occurred approximately 15,000 years

ago, fully covered Plainville. This glacial advance and the following melting and retreat facilitated glacial transport and deposition, resulting in the landforms visible at present:

- Local landforms in Plainville consist of two deepened valleys, presently providing the watersheds for the Ten Mile and Taunton Rivers. A third watershed is located in the western portion of town serving the Blackstone River.
- Two deepened valleys are present in Plainville mapped by the USGS as areas of high potential groundwater yield. Each valley has already been developed for water supplies by both North Attleborough (Ten Mile) and Plainville (Taunton). Each of these areas is generally flat and contains transmissive sand and gravel soils. The Ten Mile River follows the course of the first valley, located north to south along the former rail line and west of South Street. This valley provides the headwaters for the Ten Mile River and contains several small lakes including Cargills Pond, Fuller Pond and Wetherall Pond. The second area is in the eastern part of Plainville surrounding the Old Mill Brook, Rabbit Hill Stream and Turnpike Lakes, Rabbit Hill Pond and Lake Mirimichi. This area is also surrounded by extensive wetlands.
- Areas of town that are higher in elevation typically exhibit ground moraine deposits of glacial till. These deposits were formed by general glacial stagnation (loose ablation till) or at the base of the glacier during advance or stagnation (basal till). These deposits are typically very hard and poorly transmissive.

Plainville also exhibits other evidence of glaciation including striated bedrock, kettle holes (e.g., one on conservation land off Taunton Street), eskers (e.g., eastern and western side of both Turnpike Lake and Lake Mirimichi).

8.1.3 Topography

The town's terrain consists of rolling land and low relief. From west to east:

- The western portion of town consists of the hummocky terrain associated with glacial till areas (i.e., typically hard and stony soils). This area also contains the highest elevation (approximately 430 feet above sea level) within the town, just south of High and Walnut Streets.
- The Ten Mile River provides a broad flat area west of Walnut Street, extending to South Street.
- The Ten Mile then proceeds to another ridge line presently undergoing extensive development. This portion of town contains the second highest elevation, approximately 400 feet, just east of Route 1A.
- This second ridge area then slopes downward at Route 1 to form the Taunton River watershed. Generally flat areas and numerous small lakes typify this area.

8.1.4 Soils

The soils in Norfolk County have formed within the past 15,000 years and are considered to be young soils, exhibiting only slight alteration of the parent material and weak soil horizon development. Norfolk County is in a transitional climate zone. It has conditions of both humid-marine and humid-continental climates. The climate has sufficient cold to seasonally inhibit bacterial action in the soil, but sufficient moisture to permit the growth of large plants and trees. Plainville contains twelve types of soils (USGS report Map III). These groupings are used to compare the suitability of large areas for general land uses, including agriculture. The following is a list of the predominant soils series found in Plainville. Included in the profile of each series is a description of inherent use limitations such as stones, slope, wetness, etc.:

□ Canton

The Canton series consists of nearly level to very steep, deep (5+ feet), well-drained soils on uplands. They formed in glacial till, ground moraine and ice-contact stratified drift. Canton soils have friable fine sand loam surface soil and subsoil with moderately rapid permeability, over a loamy coarse sand to loamy fine sand substratum at 18 to 36 inches with rapid permeability. Canton soils have a very stony or extremely stony surface except where stones have been removed, and have stones below the surface. Major limitations are related to slope and stoniness.

□ Canton-Urban Land Complex

This consists of gently sloping to strongly sloping well-drained Canton soils and areas of urban land. Although urban development has altered the soils and landscapes in these areas, the soil can be identified at widely separated points, and the general nature of the area can be determined. Broad delineations are made on the map. This map unit consists of approximately 75% Canton and similar soils and at least 25% urban land and other disturbed areas. Urban land consists of streets, parking lots, buildings, and other structures.

□ Charlton

The Charlton series consists of gently sloping to steep, deep (5+ feet), well-drained soils on uplands where the relief is affected by the underlying bedrock. They formed in glacial till ground moraine. Charlton soils are 60 inches or more of friable fine sandy loam surface soil, subsoil and substratum with moderate or moderately rapid permeability. Charlton soils have a very stony or extremely stony surface except where stones have been removed, and have stones below the surface. Major limitations are related to slope and stoniness.

□ Charlton-Hollis-Rock Outcrop Complex

This series consists of well drained Charlton soils, somewhat excessively drained Hollis soils, and rock outcrops which occur in such intricate patterns on the landscape that it is not practical to separate them at the scale of mapping. Generally, these areas consist of approximately 50% Charlton soils, 15% Hollis

soils, 10% rock outcrop and 25% other soils. Major limitations are related to rockiness and slope, and depth to bedrock in the Hollis soil.

□ Hinckley

The Hinckley series consists of nearly level to very steep, deep (5+ feet), excessively drained soils on glacial outwash plain, terraces, kames, and eskers. They formed in gravely and cobbly coarse textured glacial outwash. Hinckley soils have friable or loose, gravely and very gravely sandy loam to loamy coarse sand surface soil and subsoil with rapid permeability, with loose stratified sands and gravels in the substratum at 12 to 30 inches, which have a very rapid permeability. Major limitations are related to slope and droughtiness.

□ Hollis

The Hollis series consists of gently sloping to very steep, shallow (less than 20 feet), somewhat excessively drained soils on bedrock controlled uplands. They formed in a thin mantle of glacial till. Hollis soils have friable fine sandy loam surface soil and subsoil with moderate or moderately rapid permeability. Depth of bedrock is 10 to 20 inches. Rock outcrops are common, and many areas have stones and boulders on the surface. Major limitations are related to depth to bedrock, rockiness and slope.

□ Merrimac

The Merrimac series consists of nearly level to steep, deep (5+ feet), somewhat excessively drained soils on glacial outwash plains, terraces and kames. They formed in water-sorted, sandy glacial material. Merrimac soils have friable fine sandy loam and sandy loam surface soil and subsoil with moderately rapid permeability over a loose stratified sand and gravel substratum at 18 to 30 inches with rapid permeability. They have few limitations for most uses.

□ Paxton

The Paxton series consists of gently sloping to very steep, deep (5+ feet), well-drained soils on drumlins. They formed in compact glacial till. Paxton soils have friable fine sandy loam surface soil and subsoil with moderate permeability over a firm or very firm fine sandy loam substratum (hardpan) at 15 to 38 inches, which has slow permeability. Paxton soils have a very stony or extremely stony surface except where stones have been removed, and have stones below the surface. Major limitations are related to slow permeability in the substratum, slope and stoniness.

□ Ridgebury

The Ridgebury series consists of nearly level and gently sloping, deep (5+ feet), poorly drained soils in depressions and shallow drainageways of uplands. They formed in compact glacial till. Ridgebury soils have friable sandy loam, fine sandy loam surface soil, and subsoil with moderate or moderately rapid permeability, over a firm sandy loam and fine sandy loam substratum (hardpan) at 14 to 30 inches, which has slow or very slow permeability. They have a perched, seasonal high water table at 0 to 18 inches. Ridgebury soils have a very stony or extremely stony surface except where stones have been removed,

and have stones below the surface. Major limitations are related to wetness, slow permeability and stoniness.

□ Whitman

The Whitman series consists of nearly level, deep (5+ feet), very poorly drained soils in depressions and drainageways of uplands. They formed in compact glacial till. Whitman soils have friable loam or fine sandy loam surface soil and subsoil with moderate or moderately rapid permeability over a firm sandy loam, fine sandy loam or loam substratum (hardpan) at 10 to 30 inches, which has slow or very slow permeability. They have a perched high water table at or near the surface most of the year. Whitman soils have a very stony or extremely stony surface except where stones have been removed, and have stones below the surface. Major limitations are related to wetness, slow permeability and stoniness.

□ Windsor

The Windsor series consist of nearly level to very steep, deep (5+ feet), excessively drained soils on glacial outwash plains, terraces, and deltas. They formed in sandy glacial outwash. Windsor soils have a very friable or loose loamy sand or loamy fine sand surface soil, very friable or loose loamy fine sand-to-sand subsoil over a very friable or loose sand or fine sand substratum to a depth of 60 inches or more. They have rapid permeability throughout. Major limitations are related to droughtiness and slope.

□ Woodbridge

The Woodbridge series consist of nearly level to steep, deep (5+ feet), moderately well drained soils on drumlins. They formed in compact glacial till. Woodbridge soils have friable fine sandy loam or sandy loam surface soil and subsoil with moderate permeability over a firm, fine sandy loam or sandy loam substratum at 15 to 38 inches, which has slow or very slow permeability. Woodbridge soils have a very stony or extremely stony surface except where stones have been removed, and have stones below the surface. They have a perched, seasonal high water table at 18 to 24 inches. Major limitations are related to wetness, slow permeability in the substratum, stoniness and slope.

References:

1. *Soil Survey of Norfolk County, Massachusetts* (USDA Soil Conservation Service in cooperation with the Massachusetts Agricultural Experimentation Station, 1987).
3. USGS Topographic Quadrangles (Plainville and Wrentham).
4. *Bedrock Geologic Map of Massachusetts* (Zen, US Geologic Survey, 1983).
5. Roadside Geology of Massachusetts (Skehan, 2001).

8.1.5 Forest Land

The town has a few remaining sizable tracts of forestland, including the State Forest. In the Town of Plainville, forests comprise 3,514 acres of land where the predominant cover type are hardwood species. The dominant hardwood type is oak, while the predominant softwoods consist of pines.

□ Pitch Pine-Oak Forests

Plainville's nutrient poor, sandy soils provide ideal growing conditions for pitch pine-oak forests that dominate much of the town's wooded open space lands. The State Forest and many other wooded areas throughout the town represent this forest type. A subset of this forest considered to be rare forest communities are the pitch pine-scrub oak barrens.

According to the Natural Heritage Program, pitch pine-scrub oak barrens have an open pitch pine canopy with a dense understory of scrub oak and huckleberry. Between dense oak patches, openings of lowbush blueberry, bearberry, sweetfern, and lichen often establish roots. Pine barren openings furnish optimal areas for two rare and endangered plant species: Broad Tinker's-Weed, *Triosteum perfoliatum*, and Bushy Rockrose, *Helianthemum dumosum*. The endangered Barrens Buck Moth, *Hemileuca mai*, the threatened Gerhard's Underwing Moth, *Catacala herodias gerhardi*, and the species of special concern Eastern Box Turtle, *Terrapene carolina carolina*, prefer this barren forest habitat.

The lack of light fires seriously threatens the viability of these forest systems. Both pitch pines and scrub oaks evolved to survive and benefit from random light fires which aid in preventing the establishment of competitive species. The cones of pitch pine trees are heat triggered to release seeds and both pitch pines and scrub oaks will sprout growth from their roots.

8.1.6 Rare, Threatened and Endangered Plant Species

Plainville has been the subject of relatively little biological inventory work. It is currently possible that further inventory work would turn up more occurrences of rare plants and animals.

The Natural Heritage and Endangered Species Program strongly urges that efforts be made to preserve and protect "Priority Habitat" areas. Suggested measures for towns include conservation restrictions or easements, special zoning regulations and districts, or acquisitions. Early planning and review of significant development projects under the Wetlands Protection Act and other laws can also play a very positive role in protecting rare species habitats and ecologically significant natural communities. Those priority areas for Plainville are as follows:

DFW Rank
Watch List
Watch List

Common Name
Hyssop Hedge-Nettle
Sea-Beach Knotweed

Scientific Name
Stachys hyssopifolia
Polygonum glaucum

References:

1. 1995 Estimated Habitats of Rare Wetlands Wildlife and Certified Vernal Pools (Natural Heritage Program, 1995).
2. Pitch Pine/Scrub Oak Barrens Natural Community Fact Sheet (Natural Heritage Program, 1990).
3. The Forest Use Manual: Planning, Protection and Management in Massachusetts (USDA, UMASS, and DEM, 1993).

8.1.7 Fisheries and Wildlife

a. Inventory

The Division of Fisheries and Wildlife noted that sections of Plainville are abundant with white tail deer, found in the vicinity of the Wrentham State Forest; mink, found along the streams of Plainville; muskrat, found in the shallow marsh areas; opossums, found in the woodland areas; river otters, that eat crayfish, fish, water beetles, and frogs, in the Turnpike Lake region; ring-necked pheasant, ruffed grouse, American woodcock, and bobwhite quail in the upland areas; and lastly, black duck, mallard, and the Canada goose found in shallow marshes and open water areas. Providing both coastal and inland habitats, Plainville's natural environment has been impacted by incremental growth and major transportation networks, although a few significant corridors remain. Nesting opportunities for seabirds are limited, although the community's harbors are frequented by a variety of species.

Opportunities for hunting are limited to the private lands and town conservation areas. Other protected conservation lands as well as the water district lands are posted. Sporting and trapping licenses are administered through the Division of Fisheries and Wildlife.

Significant fish habitats found in Plainville include: native brook trout found in Pitcher Brook, and 12 to 15 warm water species in Lake Mirimichi and Turnpike Lake that include: large mouth bass, pickerel, golden shiner, hornpout, sunfish, blue gill, pumpkin seed, yellow perch and several forage fishes.

Three waterways in Plainville are stocked with trout at the beginning of each season. The three waterways include: Ten Mile River; Rabbit Hill Brook, which flows from Wrentham into Lake Mirimichi, and Wading River, which flows out of Lake Mirimichi.

b. Corridors

Conservation corridors or movement corridors play an important part in allowing animals to migrate and survive in an increasingly developed environment. Many of Plainville's corridors that currently exist are along watercourses, which are themselves biologically important habitats. Many of the corridors also provide "edges" or remaining but disturbed habitat fragments. The following areas have been mapped for inclusion in this document on Map VI - Wildlife Corridors:

□ Area A: Abandoned Railroad Bed

Thirty acres of an abandoned railroad bed that extends northerly from Fletcher Street and intersects Green Street is used for ATV motoring, cross country skiing, hiking, horseback riding and snowmobiling.

□ Area B: Pitcher Brook Area

The 56 acres of the Pitcher Brook Area is primarily used for hiking, hunting and observing nature.

□ Area C: Town Forest

This 61 acre parcel of land, located between George Street and Berry Street, is primarily used for observing nature in its natural setting and for hiking activity.

□ Area D: Warner Trail

Owned by the Wentworth Hills LLC, this trail extends from the southwest corner of Wrentham's Hancock Street, to the west of Plainville's Bow Street and curves west of Rhodes Street.

8.1.8 Water Resources

a. Ground and Surface Water - An Overview

The major surface watershed divides or basins are as follows:

The Blackstone River Basin, which flows to the north and the west, is located in the western portion of Plainville and covers approximately 15% of the town's land area.

The Ten Mile River Basin, which flows south, occupies the western central and the southeastern corner of Plainville. This basin covers approximately 35% of the town's land area.

The Taunton River Basin, which flows to the east, covers the eastern portion of Plainville and the remaining 50% of the land area.

The groundwater or aquifer deposits in town are important sources of drinking water for both North Attleborough and Plainville. The first runs north to south underneath the Ten Mile River. The area of highest yield in this basin (100 to 1,200 gallons per minute) is between the former railroad tracks and South Street (Route 1A), from the North Attleborough Town Line to Fuller Street. This basin contains wells for both North Attleborough and Plainville and is protected by the Watershed Protection Overlay District passed at the Annual Town Meeting in 1989 and updated in 1999.

The second aquifer deposit is the area around Turnpike Lake. It is a high yield area (150 to 1,200 gallons per minute) and is located between the lake and Route 106. This basin has several Plainville town wells and is partially protected by the Watershed Protection Overlay District.

b. Surface Water

□ Wetlands

Wetlands are a valuable resource serving a wide array of public interests. The benefits of wetlands, while not all plainly visible, include: public and private water supply; groundwater supply; flood control; storm damage prevention; pollution prevention; protection of fisheries and shellfish; and wildlife habitat. These interests are served by any one or a combination of wetland resource categories including: water bodies; land under water bodies; land areas bordering on water bodies; land subject to flooding, tidal action or coastal storm flowage; and buffer zones. In Plainville, virtually every type of inland wetland ecosystem has been inventoried.

The Wetland Protection Act governs activities that have potential impacts on such resources. The Town of Plainville has a Wetland Protection Bylaw that provides additional protection. Plainville also has wetlands that are restricted under M.G.L c. 130 s. 105, the Wetland Restriction regulation that prohibits certain development activities from occurring in fragile areas.

Although both the State Wetland Protection Act and the Town Wetland Protection Bylaw protect wetlands, development still poses a serious threat to the integrity of these resources. Erosion, nitrogen runoff, unguarded development, and stormwater runoff pose serious threats to wetland integrity throughout the town. The establishment of floodplain and watershed protection overlay zoning aids in protecting some of the larger areas from adverse impacts, but there are still concerns regarding the smaller wetlands whose functioning is just as important as their larger counter parts.

The western section has three wetland areas. Area # 1, which is west of Bow Street, is primarily forested and is presently undeveloped. Area #2 is west of High Street and Chestnut Street. This forested area, whose land is undeveloped and vacant, lies near a pond. Area #3 is a long strip east of Hawkins Street. This area, which is primarily forested and surrounds Pitcher Brook, is owned by the town to the west of the brook, and is privately owned and undeveloped to the east. The central section has three prominent wetland areas. Area #4, which is west of South Street and surrounds the Ten Mile River, is primarily forested but also hosts open bodies of water. The Town of North Attleborough owns the land surrounding the school site off nearby South Street. Areas #5, which is related to Old Mill Brook, is forested and is located south of the State Reservation. Area #6, which is located west of Route 1 and south of Cowell Street, is primarily forested but the upper portion of this area has been proposed for development.

The eastern section has two prominent wetland areas. Area #7, which lies between Lake Mirimichi and Turnpike Lake, is primarily forested and surrounds the brook connecting the two lakes. This land is either undeveloped or vacant. Lastly, Area #8 is located under Route 495 and south of Belcher Street. It surrounds a brook connecting Rabbit Hill Pond and Lake Mirimichi. This large area is partially vacant and partially state-owned

□ Rivers and Streams

Plainville's principal river, the Ten Mile, has been protected to a degree through floodplain overlay zoning designation as previously described. Many unnamed brooks as well as storm drains convey the town's surface waters.

□ Great Ponds

Great Ponds are defined by the Department of Environmental Protection's Waterway's Program, which controls activities on waterways for the public good. Great Ponds are defined as any pond greater than ten (10) acres in its natural state calculated by the surface area of the land under the natural high water mark.

Recreational Usage

Many ponds are used for fishing, boating, and other active and passive recreational pursuits. Plainville's water bodies provide aesthetic as well as recreational value to the quality of life in town; the day-boater is a major participant in water recreation.

Water Quality and Water Supply

Lake Mirimichi is protected by the Natural Resources Trust of Plainville and the Town of Plainville and is within the wellhead protection area for a municipal wellhead.

□ Vernal Pools

Vernal pools develop where small depressions, swales, or kettle holes collect spring runoff or coincide with seasonally high groundwater tables. This habitat is primarily a temporary freshwater body incapable of supporting fish populations. The absence of fish predation provides several vertebrae and invertebrate species with an indispensable habitat during their most vulnerable developmental stages. Some species, such as all mole salamanders (genus *Ambystoma*), will breed only in this isolated wetland habitat.

The Wetlands Protection Act does not automatically protect vernal pool habitats. To become protected a vernal pool must meet specific biological and physical criteria allowing certification by the Massachusetts Natural Heritage and Endangered Species Program. A vernal pool also needs to be located within a "Wetland Resource Area" before receiving protection.

The Town of Plainville currently has 13 certified vernal pools, whose locations are listed below:

| CERTIFIED VERNAL POOLS | | |
|-------------------------------|---|--------------------|
| <u>Number</u> | <u>Location</u> | <u>Date</u> |
| 3148 (2) | Off South St, behind the library Cowell St | 09/25/2002 |
| 3212 | 68 Messenger St | 06/17/2003 |
| 3253 | 79 High St | 06/23/2003 |
| 3615 | Everett Skinner Rd and Wampum St | 06/07/2005 |
| 3641 | NW of Rte 1 - Rte 495 Interchange | 06/16/2005 |
| 3687 | #118 Hawkins St | 08/23/2005 |
| 3688 | School Street, right at power lines | 08/23/2005 |
| 4000 | School Street, left at power lines | 05/09/2006 |
| 4001 | Messenger St, behind #17 | 05/09/2006 |
| 4002 | Hawkins St, near #118 | 05/09/2006 |
| 4294 | Off Taunton St, between Shepard St | 08/21/2006 |
| 4384 | Wetherell Place | 01/08/2007 |

c. Groundwater Resources: Water Supply and Aquifer Recharge Areas

The Water Department administers public water supplies for sections of Plainville. These public water services combined contain four gravel packed wells, 2,050 residential hook-ups, and 105 commercial/municipal hook-ups. In 2004 the wells pumped an average of 600,000 gallons of water per day. Private wells supply approximately 20% of the homes. The Water Resources map in this section outlines the areas of the Groundwater Protection District, which was adopted and incorporated into the Plainville's Zoning By-Laws in May 2002.

Impacts to Water Supplies

Water supplies are currently protected by zoning bylaws that require appropriate setbacks from supply wells and limit septic system density in water contribution areas. Water supplies are also threatened by improper use and disposal of chemical products used in homes and businesses.

Protection Actions

The Town of Plainville has several exemplary protective regulations in effect. The Groundwater Protection District controls land uses such as gasoline storage and hazardous waste facilities. The town also hosts an annual household hazardous waste collection event to help curtail improper disposal of harmful chemicals. Large lot zoning in wellhead protection areas has achieved remarkably low nitrogen concentrations in the public water system. Plainville also requires thorough review of new projects that may produce excessive

quantities of wastewater and may demand construction of wastewater treatment facilities before approving the project.

Resources:

1. *A Guide to Understanding and Administering the Massachusetts Wetlands Protection Act* (Elizabeth Colburn, Ed. for the Massachusetts Audubon Society, 1995).
2. *Vernal Pools Fact Sheet and Inventory* (Natural Heritage Program, 1988 and 1994).

8.1.9 Environmental Problems

a. Hazardous Waste Sites

The following sites are listed by the Department Environmental Protection Site Management and Permits Section under the Massachusetts Contingency Plan (310 CMR 40.0000) and MGL Chapter 21E. These sites are on the active list with DEP.

| Address | Site Name | Notification Date | Status | Status Date | Phase |
|---------------------|---------------------------------------|-------------------|---------|-------------|----------|
| 3 BELCHER ST | LORUSSO | 3/19/1996 | TIER 2 | 2/12/2004 | PHASE IV |
| 24 CROSS ST | NE CONCRETE PRODUCTS | 10/27/1994 | RAO, C1 | 4/26/2000 | PHASE V |
| 26 CROSS ST | LEWICKI BROTHERS TMR | 9/9/1992 | TIER 1C | 10/2/2006 | PHASE II |
| RTE 6 AT GEORGE ST | KAR KRAFT SYSTEMS HESS | 1/15/1988 | DEPNFA | 7/23/1993 | |
| 337 SOUTH ST | IACUZZI CONSTRUCTION TMR | 8/31/1992 | TIER 1D | 8/11/1997 | |
| 380 SOUTH ST | MICROWAVE SPECIALTIES LOT A | 4/15/1991 | RAO, C1 | 3/11/1996 | PHASE IV |
| 10 TAUNTON ST | SHELL SERVICE STATION | 9/9/1987 | REMOPS | 4/1/2002 | PHASE V |
| 11 TAUNTON ST | MOBIL STATION 01 JER | 1/15/1988 | DPS | 10/21/1996 | |
| 11 TAUNTON ST | MOBIL STATION 10644 (FORMERLY 01-JER) | 10/12/2004 | TIER 1C | 10/11/2005 | PHASE II |
| 116 WASHINGTON ST | PLAINVILLE TRUCK STOP | 1/29/1997 | TIER 1C | 12/18/2002 | PHASE II |
| 116 WASHINGTON ST | PLAINVILLE TRUCK STOP | 12/16/1998 | TIER 1C | 12/23/1999 | PHASE IV |
| 116 WASHINGTON ST | PALINVILLE TRUCK STOP (RTE 1) | 2/21/2003 | TIER 1D | 3/1/2004 | |
| 116 WASHINGTON ST | PLAINVILLE TRUCK STOP | 11/25/2005 | TCLASS | 11/24/2006 | PHASE II |
| 177 WASHINGTON ST | MICHAELS AUTOMOTIVE | 8/24/2004 | TIER 1C | 8/24/2005 | PHASE II |
| 31 WEST BACON ST | ATCO PLASTICS INC | 10/15/1989 | REMOPS | 8/1/2002 | PHASE V |
| 33 WEST BACON ST | HILLSINGER CORPORATION | 12/7/1993 | RAO, C1 | 9/24/2002 | PHASE V |
| RTE 152 | ENGELHARD CORPORATION | 09/14/1990 | TIER 1A | 10/1/1993 | |
| 33-35 WEST BACON ST | HILSINGER CORP | 11/20/1990 | RAO, C1 | 9/28/1999 | PHASE V |

b. Landfills

The Town of Plainville currently contracts with Waste Management for municipal solid waste disposal. Formerly, Laidlaw Corporation operated a municipal solid waste landfill at its Belcher Street facility (former town landfill). This facility was closed and capped to complete a Phase II Site Investigation and presently does not have a permit to operate. The Board of Health operates the town's municipal trash and recycling program. Presently, the recycling program accepts plastics (1 - 6), glass, metals, paper (newspapers and cardboard), waste oil, antifreeze, household and car batteries, propane tanks, tires, and appliances (scrap metal).

c. Erosion and Sedimentation

The Conservation Commission actively regulates erosion and sedimentation to sensitive receptors. Additionally for subdivisions, the Planning Board may add erosion control measures for utility and road construction. The town's Zoning By-Law contains a provision for the permanent stabilization of slopes exceeding 15% resulting from site grading.

d. Chronic Flooding

The importance of the floodplain lies in its ability to store and route stormwater. Although the entire floodplain is rarely covered, periods of intense storms of short duration and seasonal storms will induce a river or stream system into some degree of floodplain encroachment (somewhat regularly, on the average, every one to three years). The largest area of flood hazard in Plainville is around Turnpike Lake and Lake Mirimichi.

e. Stormwater Management

The Board of Health and the Planning Boards actively regulate stormwater and its potential impact on sensitive receptors. All public maintenance of stormwater systems is conducted by the town Department of Public Works.

The following developments impact stormwater quality:

□ Industrial Facilities

Plainville has approximately 35 properties which are assessed for intense commercial and industrial uses. These include several manufacturers, warehouses, sand and gravel operations which are dispersed in the town's business zones. None of the uses appears to have any history of reported environmental degradation.

□ Underground Storage Tanks

The Fire Department keeps an inventory of tanks and their relative status. Tank removal is coordinated through the Board of Health, Fire Department and Conservation Commission. The town is currently replacing its many tanks incrementally in order to comply with state and federal mandates. The Conservation Commission has a policy of streamlining permits for tank removal in resource areas, including flood zones.

□ Junkyards

Plainville currently has one licensed junkyard in town. The junkyard is located on Hawkins Street and known as Stewarts Auto Salvage.

□ Pesticide and Fertilizer Application Areas

Easements for powerlines or other public utilities, railroad beds, and golf courses are primary sites for pesticide and fertilizer application in Plainville because of the intensive maintenance requirements of the land uses. The town has two golf courses currently operating. Applications to public utility rights-of-way are regulated by the state's pesticide and herbicide program, where annual maintenance programs are submitted for review and permitting. New utility installation is subject to local wetland regulation provisions.

□ Non-Sewered Areas

As discussed earlier, only a portion Plainville is served by public sewer. All other land uses rely upon individual on-site disposal systems. According to the Plainville Water & Sewer Superintendent's records, approximately 2,250 on-site sewage disposal systems are in use in the town. The Board of Health and Conservation Commission have both established some performance-based replacement and installation criteria in sensitive resource areas.

8.2 Cultural Resources

8.2.1 The Early History of Plainville

Plainville was incorporated by the Massachusetts General Assembly on April 4, 1905

The first records of the area were made in the late 1600s in the town of Dorchester. It is said that Dorchester had become over-populated and land was no longer available. So the hinterland was surveyed and eventually mapped, laying out blocks of land to be taken up by folks who were willing to move to the country. One such man was James Humphrey, who married Dorcas Fairbanks in May 1714. James must have built their house before then as it is shown on the map of 1715. It is the present home of the Plainville Historical Commission. Before records were kept in the Commonwealth, we know that Plainville and this whole area were inhabited by the true Native Americans.

A Native American Indian held a deed to property (some authorities say it was the first deed to local land) in his own name, Matchinamook. In 1674, he was granted land and water which is now called Fuller's Dam and the Ten Mile River. The Dorchester settlers came 25 or 30 years later.

Earlier still came Pilgrims surveying the countryside to determine the boundaries of the Plymouth and Massachusetts Bay colonies. Where those surveyors blazed a white oak tree in the middle 1600s now stands the Angle Tree Stone, the image of which graces Plainville's town seal designed by Jim Shannon, the first town clerk.

The Angle Tree Stone was commissioned and set in place while George Washington was President. Vandals damaged the stone by shooting at it during the 1970s. Money was raised—not enough— so the state legislature voted the remaining necessary funds and a shelter was built. It was a joint effort of two towns. The North Attleborough Highway Department diverted the stream which had flooded the lane and graveled it.

The northern end of town had originally been part of Wrentham. Land from about Berry Street south had belonged originally to Dorchester and later to Stoughton when that community separated from Dorchester and took the Plainville land as part of the deal. Finally, all of present day Plainville was added to Wrentham.

Susannah Shepard may well have been one of America's first woman entrepreneurs. She ran her mill in Shepardsville. That same mill is also one of the first which manufactured cloth. Probably one of the most important events prior to the Civil War was the arrival in Plainville of its first developer, Joseph Turpin Bacon, in 1844. He laid out the cross hatch streets: East Bacon to Maple with cross streets of Pleasant, and Spring. He set up a jewelry shop, built his own fine home and seems to have facilitated a real growth spurt.

However the greatest period of home construction and businesses alike probably was the decade from 1870 to 1880. Skilled craftsmen were brought with their families from Europe to be the backbone of the jewelry trade. And here Plainville stands out as doing something unknown in most other manufacturing communities. The owners of Plainville Stock Company formed a land company which financed the building of homes for factory workers; not rental homes or so-called company houses, but homes to be owned by their occupants. At that time Plainville had a number of restaurants and even a boarding house. From the Plainville Land Company grew the Plainville Savings and Loan Association, which held mortgages on many Plainville properties. Many prudent citizens systematically bought shares in the Plainville Savings and Loan. Eventually it was bought out by outside interests. The company then changed hands several times with a different name every time until it totally disappeared.

Plainville had its own high school. This came about through the efforts of Mrs. Harriet N. Blake, who lived in the house next to the present drug store. Mrs. Blake ran for and was elected to the Wrentham school committee in 1888. She was directly responsible for the establishment of Plainville High School, which graduated its first class, four girls and two boys, in 1890. The Wrentham high school was located in Wrentham, which was a long distance to travel to every day by foot and sparing a horse and buggy for a high school student was not practical.

In the 1880s a large, three storied school with a mansard roof, built on the southeast corner of School and South Streets, accommodated the grade school population. Plainville grew in population and in business endeavors. Men of the town participated in the government of Wrentham. However, for a number of years there was a growing movement to separate Plainville from Wrentham. Finally, the Massachusetts General Assembly incorporated Plainville on April 4, 1905.

8.2.2 Historical Sites in Plainville

The following is a list of historic sites in Plainville:

- Angle Tree Stone is the only site on the National Register of Historic Places.
- The Humphrey House – 1715 or earlier – Town-owned.
- Bliss Chapel – early 1800s (originally a school) – Town-owned.
- The Scout House – circa 1900 (originally the first fire barn) – Plainville's first school house, moved across South Street, and now occupied by R. Cacciapaglia.—Town-owned.
- Guild House owned by and next to Plainville Stock Company.
- Two Cheever houses, one on South Street, the other built for George Cheever on West Bacon Street at the intersection of Warren Street.
- Bugbee/Barden house at 19 South Street at the corner of Bugbee Street.
- Shepard House on Taunton Street at the corner of Shepard Street.
- A building originally known as the Stone House, once housing Peckham's Bakery, currently much altered and housing Gerry's Barbershop.
- The Brick Block at 119 South Street, built by J.T. Bacon c. 1844, once housed town offices, currently housing insurance office.
- Falk & Henrich's Market, currently unoccupied at corner of East Bacon and South Streets.
- Thompson's Store, currently apartments, between Don's Diner and the Post Office.
- Don's Diner, operated by one family since 1936 to the present.
- Plainville's first post office, currently the House of Pizza, on the corner of Routes 1-A and 106.
- Methodist Church, built in 1892 at corner of Spring and East Bacon Streets and currently still in use as a Methodist Church.
- The Roundhouse on West Bacon Street originally part of the Wrentham Branch of the New York, New Haven & Hartford Railroad, built first half of 1890s; now owned by Santoro Oil Company.
- The Sam Northup house, built 1858, always a duplex, currently numbered 15 South Street and 3 Bugbee Street.
- Hawes House at the foot of Maple Street, formerly the Maples, a roadhouse, currently home of the Batchelders. In the 1700s, it was the site of the home of George Robert Twelve Hewes, participant in the Boston Tea Party.

- Victorian mansion at top of Wade's Hill on South Street, Route 1 –A. At one time the home of Billy Wade, member of management of Whiting & Davis Company.
- At corner of Cross and South Streets, recently altered.
- The old mill on the shore of Wetherall Pond and next to it the Miller's House, lately owned by Charles and Ethel Cooper, all on Wetherall Place.
- The shell of Shepard's Mill on Taunton St. diagonally opposite Shepard Street. This mill was run by one of America's first woman entrepreneurs, Susannah Shepard. Some gears and metal parts from the mill are still in the river.
- Former jewelry factories include present A&J (original Plainville Stock Co.) South Street at West Bacon; present Stock Co. on opposite side of West Bacon (ceased operations 2005); on West Bacon St. opposite Bacon Square. The Whiting & Davis Co. building was built in the early 1900's (the company has since moved to North Attleborough). The building is presently occupied by several businesses.
- Shepardville Cemetery at Taunton and Mirimichi Streets.
- South Burying Ground on south side of West Bacon Street near South Street.
- Current Plainville Cemetery off West Bacon Street opposite Whiting and Davis.
- Located in Wrentham off Green Street, Plainville, the Gerould Cemetery has graves of many who were residents of Plainville.
- In front of Legion Home on South Street, the WW I boulder which bear the names of Plainvillites who served in WW I.
- Also memorial stones for other wars, including a Civil War monument (statue of a soldier) in the Plainville Cemetery on rise above the vault near the entrance to the cemetery.

8.3 Natural and Cultural Resources Goals and Action Items

1: Protect the quality of water resources

- a. Continue to enforce regulations such as the Groundwater Protection District and Water Resource Protection District regulations
- b. Require cluster development, as appropriate, for residential development in the Groundwater Protection District and the Water Resource Protection District to reduce the area of disturbance, and reduce the length of roads and other impervious surfaces.
- c. Require Low Impact Design for stormwater management to support groundwater infiltration and natural bioremediation of stormwater pollutants in Groundwater Protection District and Water Resource Protection District.

- d. Limit potential grading and clearing to not more than 60% of a lot in a cluster subdivision. This recognizes the value of undisturbed land for groundwater recharge and limits the area potentially developed for lawn.
- e. Educate homeowners about their responsibilities in protecting water resources, particularly about the effects of lawn maintenance, including over-watering over-fertilizing.

2: Identify and Protect Historic Resources

- a. Document historic resources and encourage voluntary, private stewardship of historic properties.
- b. Identify historic buildings and properties that may be appropriate for listing on the National Register of Historic Places; nominate these properties for inclusion on the list.
- c. Encourage volunteers to open Plainville's Historical Archives Building to the public on a regular (e.g. once a month) basis.

3: Preserve Scenic Resources

- a. Encourage preservation of open fields and other smaller vistas that exist along certain roadways.
- b. Provide oversight of development and public and private utility installation to assure that the scenic character of roads is not adversely affected. Require mitigation, as necessary, to restore vegetation, walls, and other features.




Town of Plainville
Master Plan
Surficial Geology
Map
April 2009





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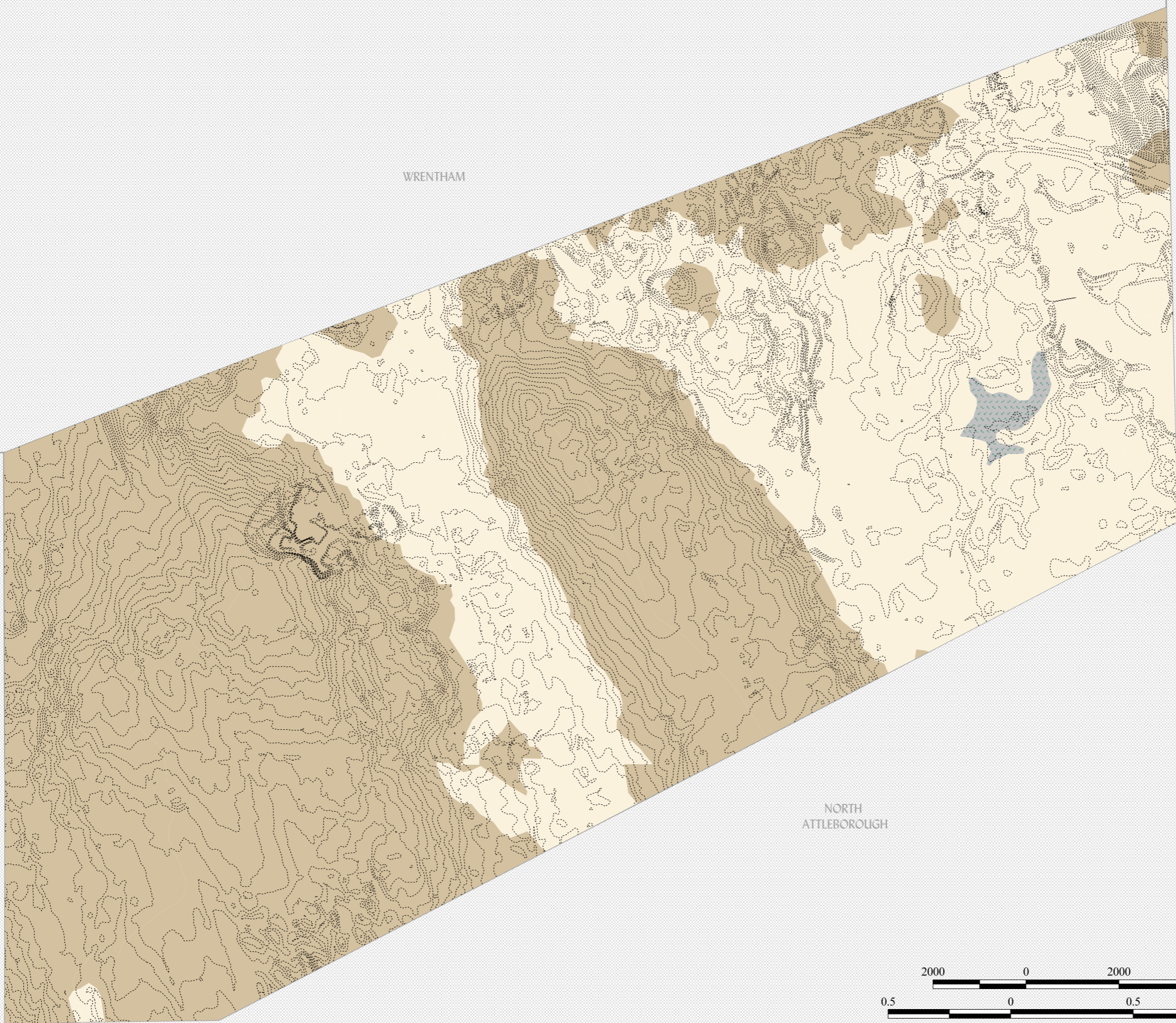
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Surficial Geology

 Sand & Gravel

 Till or Bedrock

 Floodplain Alluvium



MANSFIELD

NORTH
ATTLEBOROUGH

2000 0 2000 4000 Feet

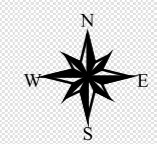
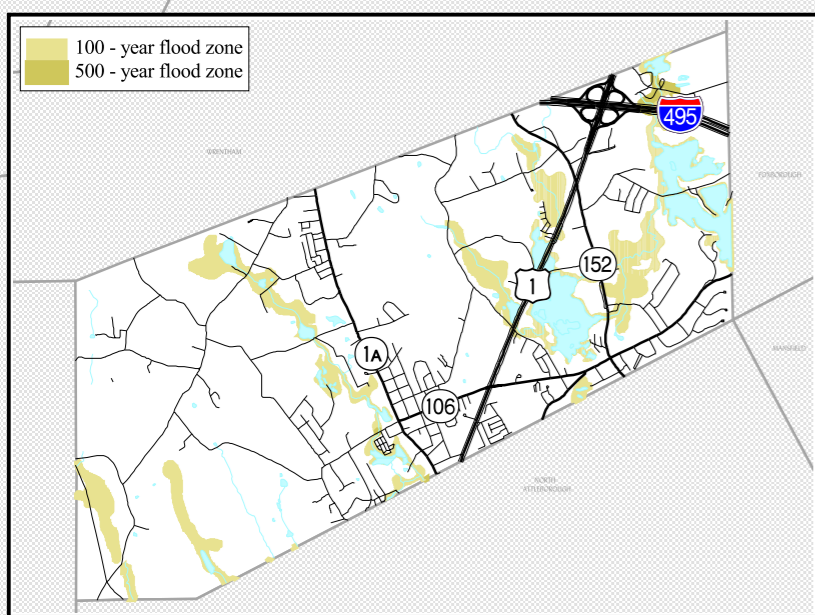
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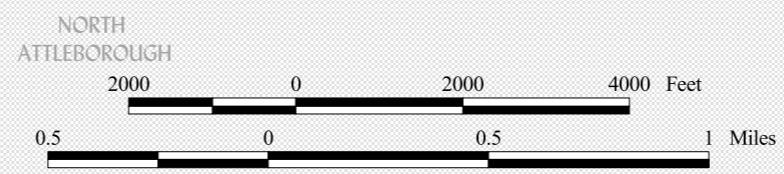
Town of Plainville
Master Plan
Water Resource Map
April 2009

FOXBOROUGH

MANSFIELD

Legend

- Aquifer**
- High yield (300+ GPM)
 - Medium yield (100-300 GPM)
 - Community Groundwater Well
 - Proposed Well
 - Transient Non-Community
 - Interim Wellhead Protection Area
- Zone**
- Zone A
 - Zone II
 - Zone C
- Water Features**
- River/Stream
 - Lake/Pond
 - Wetland
 - Train
- Roadways**
- Limited Access Highway
 - Multi-lane Hwy, Not Limited Access
 - Other Numbered Hwy
 - Major Road - Collector
 - Minor Street or Road, Ramp



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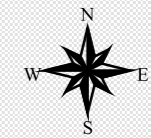
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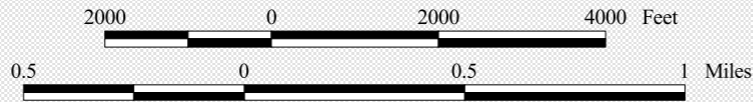
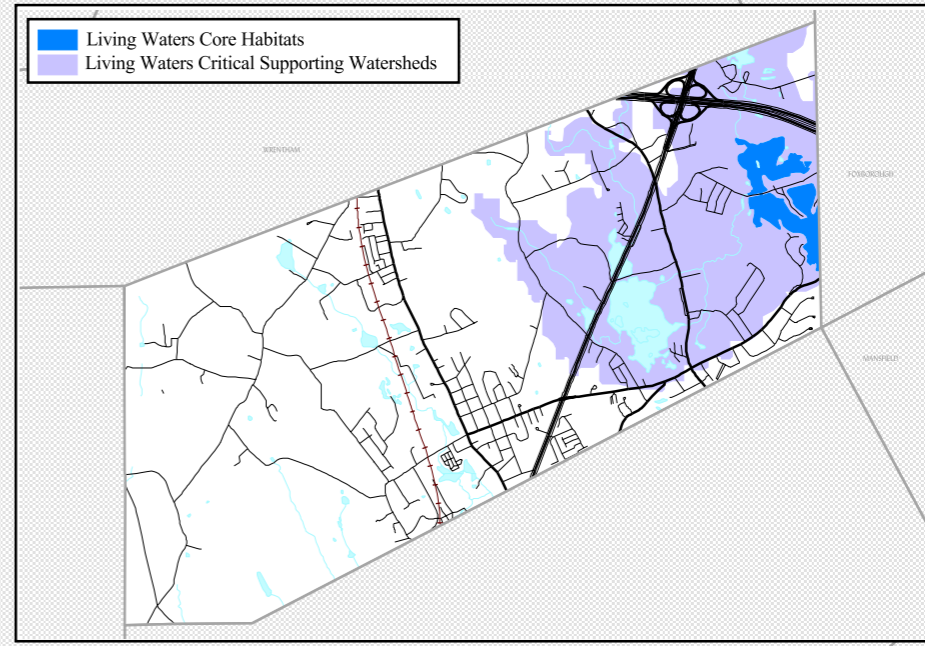
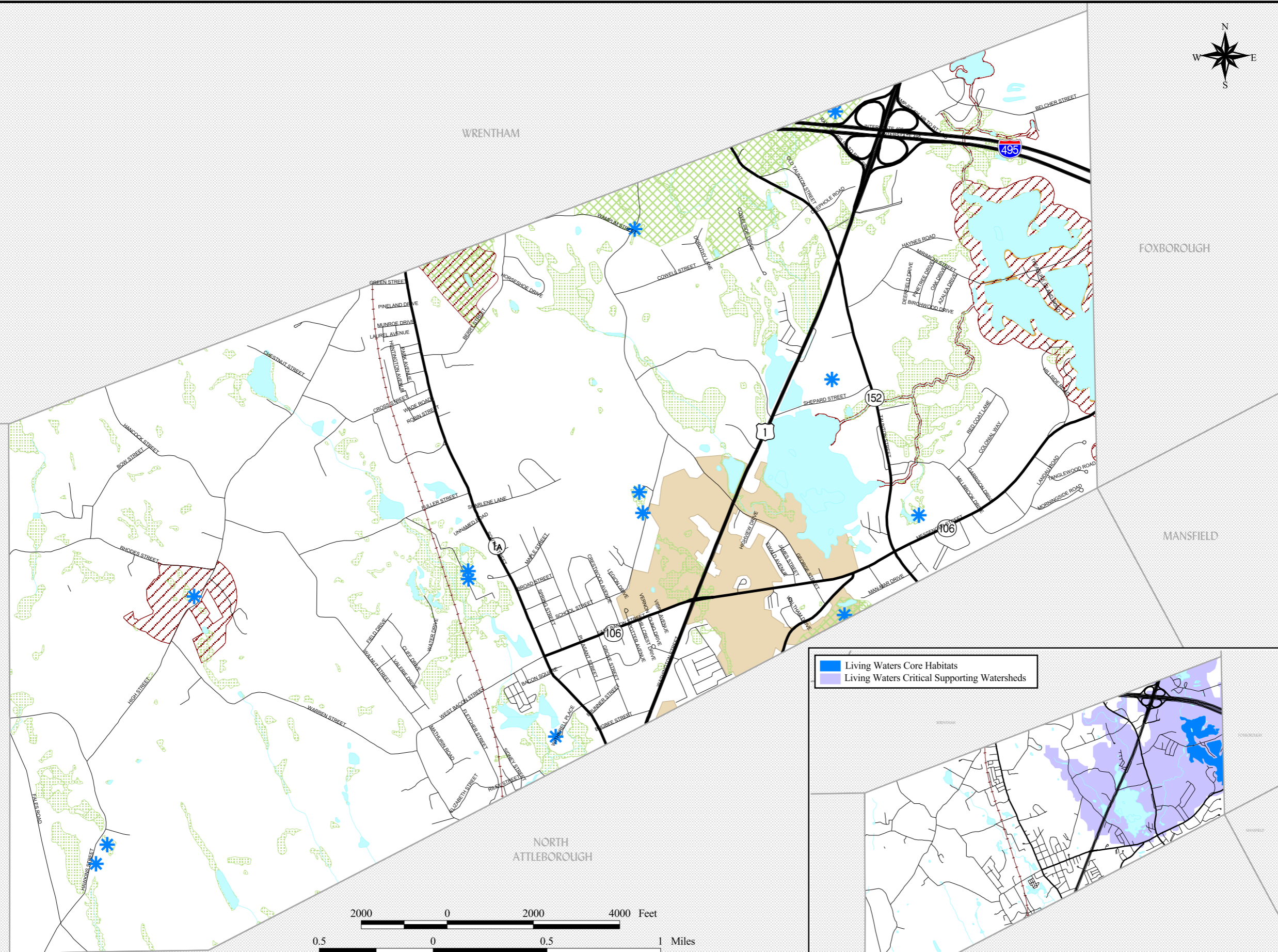
Town of Plainville Master Plan Biodiversity and Habitat Map

April 2009



Legend

- Certified Vernal Pools
 - Natural Communities
 - Priority and Estimated Habitats
 - Biocore Habitat
 - Globally rare species Tier 2
 - Globally rare species Tier 1
 - River/Stream
 - Lake/Pond
 - Wetland
 - Train
- Roadways**
- Limited Access Highway
 - Multi-lane Hwy, Not Limited Access
 - Other Numbered Hwy
 - Major Road - Collector
 - Minor Street or Road, Ramp



SRPEDD GIS Regional Service Center

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GIS Regional Service Center

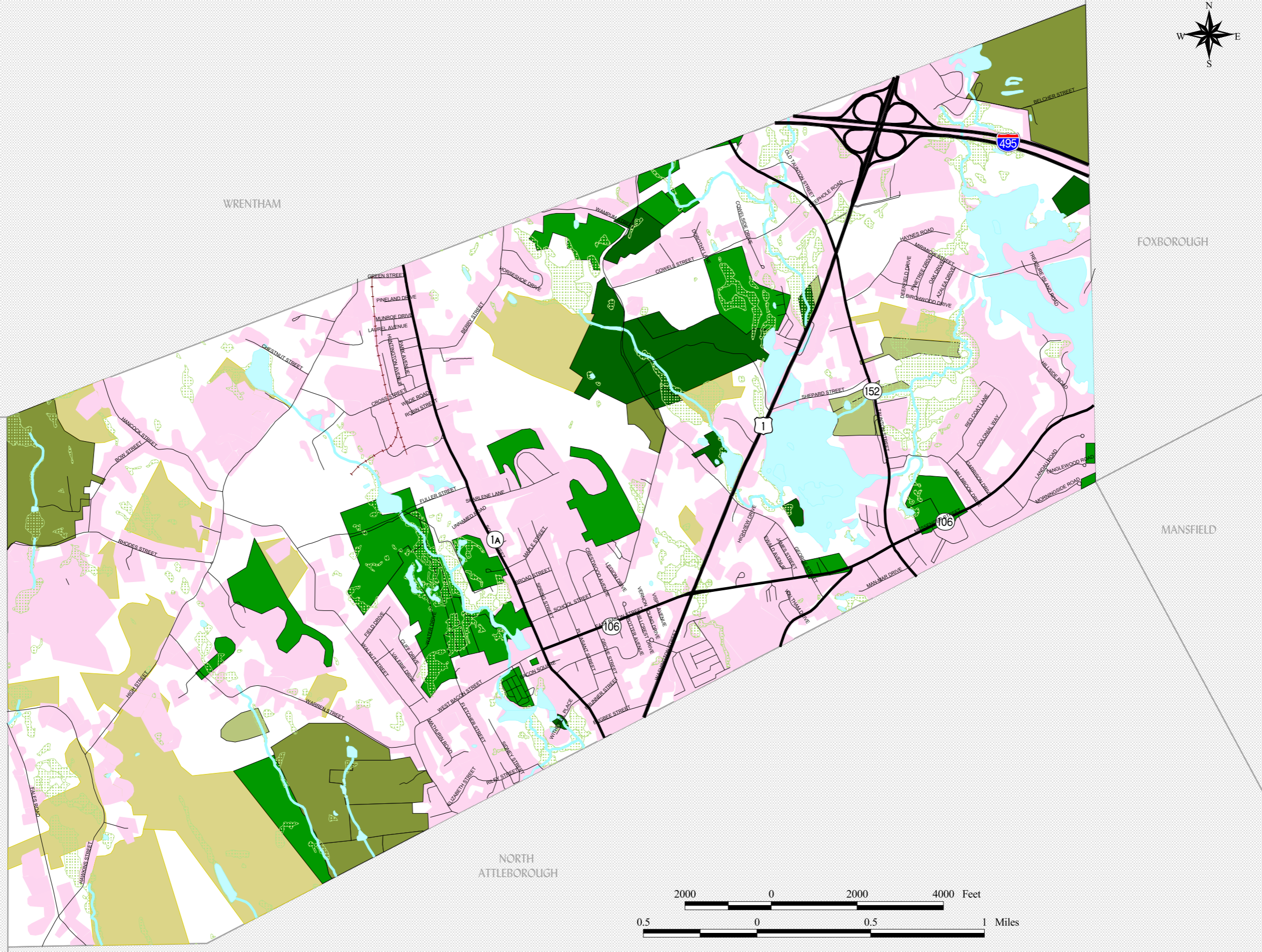
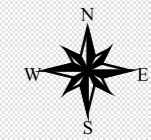
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Town of Plainville Master Plan

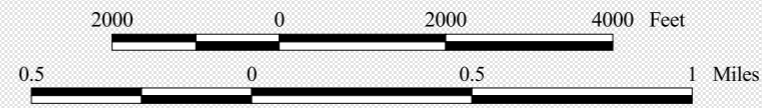
Developed, Chapter, Open Space and Protected Land Map

April 2009



Legend

- Public/Open Space
- Conservation Land
- Private
- Natural Resource Trust of Plainville
- Chapter Land
- Developed Land
- River/Stream
- Lake/Pond
- Wetland
- Train
- Roadways**
- Limited Access Highway
- Multi-lane Hwy, Not Limited Access
- Other Numbered Hwy
- Major Road - Collector
- Minor Street or Road, Ramp



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Boston, MA 02116

SECTION 9: Open Space and Recreation

9.1 Inventory of Public and Private Open Space

“Open Space” for the purposes of this plan can refer to any undeveloped land that is of conservation or recreation interest to the town, and it can therefore be in public, nonprofit, or private ownership. This section will inventory properties that are kept in a natural state (conservation land), properties that are used for park and recreational purposes, farmland, and forested land.

Some of these open spaces are legally protected by state and/or federal statute and therefore cannot easily be subject to adverse development; as they are permanently protected open space. Public, nonprofit, and private open space lands can either be legally protected or not. A major task in this planning effort was to determine if various open space lands in Plainville were indeed legally protected open space.

Properties that are legally protected by state law (as reinforced by Article 97 of the Articles of Amendment to the Massachusetts Constitution) are often those that are under the care and custody of the conservation commission, recreation commission, water department, or by a state conservation agency (i.e. the Department of Conservation and Recreation and the Department of Fish and Game). Lands purchased for general municipal purposes are not legally protected open space. Interestingly, private lands can also be permanently protected lands if the deed is restricted by a Conservation Restriction, Agricultural Preservation Restriction, Historic Restriction, or Wetlands Restriction.

As we began to research the level of legal protection afforded to the properties in town that are of conservation and recreation interest, we discovered that some publicly owned land is not protected, and some privately owned land is protected.

We were particularly interested in researching the protected status of lands owned by the Town of Plainville by reviewing the deed to see if it was acquired for conservation purposes and under the care and custody of the Conservation Commission, or for park and recreation purposes and under the care and custody of the Park Department. We also looked at the Town Meeting votes that authorized these conservation and park land acquisitions to determine if they were purchased for conservation purposes, or for park and recreation purposes. Some publicly owned lands can be sold or re-developed (with local legislative approval) either to private parties or for other public purposes. For example, school playgrounds and ballfields are often not protected parklands and can be built on the next time the school needs an addition.

We also did similar research of nonprofit and privately held lands to determine if the deed restrictions were permanent, or only for a period of years (typically, 30 years) and not in perpetuity. Finally, we have included a list of lands that are enrolled in special taxation programs: Chapter 61, 61A, or 61B, and are actively maintained and managed by their owners for forestry, agricultural, horticultural, or recreational use. The Town

has the right of first refusal should the landowner decide to sell and change the use of the land, therefore, it is important to prioritize these lands and consider steps Plainville could take to permanently protect these properties as “Article 97” lands.

9.2 Plainville Park Department

The Town of Plainville’s Park Department provides programs for its residents and maintains the only Town Park located on South Street. Many of the programs offered are held either at the Town Park or Anna Ware Jackson Elementary School and Beatrice Wood School where ample indoor and outdoor facilities are located.

The Community is a great supporter of youth athletics through the Plainville Athletic League, Plainville Youth Soccer League, and Town recreation leagues. The Community is currently in the process of building a Field of Dreams complex that will further enhance recreational sports for the Town. A strong sense of pride in community is exemplified in the Field of Dreams complex project by the involvement of so many of the residents. There is a public swimming pool open from the end of June until the end of August.

The Park Department offers a diverse assortment of programs to residents of all ages at the Plainville Town Park and other facilities throughout the town. Programs are offered seasonally and year-round and include some of the following:

- ❑ Summer Recreation Program
 - Sports
 - Swimming
 - Arts & Crafts
 - Karaoke & Lip Syncs
 - Board Games
 - Table Games
 - Cookouts & Pizza Lunches
 - Fishing Derbies
 - Special Events
- ❑ Swimming Lessons
- ❑ Fall Instructional Soccer Program
- ❑ Adult Basketball
- ❑ Adult Bike Club
- ❑ Teen Volleyball
- ❑ Adult Coed Volleyball
- ❑ After School Programs
- ❑ Floor Hockey
- ❑ Halloween in the Park
- ❑ Indoor Soccer
- ❑ Gym Games – Speedball, Dodgeball, Kickball

9.2.1 Recreation Facilities:

a. The Town Park/Clarence Telford Park

Location: Route 1A, or South Street
Map/Lot: Map 7/Lot 182, 15
Ownership: Town of Plainville Park and Recreation
Management: Park Department
Acreage: 19.0 acres

Amenities:

1 Tennis Court
Basketball Court
Softball Field
Skate board park
Playground
Jungle gym
Picnic area
Pool
Pavilion (40 X 60, with lights)
Gazebo

The Town Park property is located off South Street in the center of town. The site, overall, is in a good state of condition and does comply with ADA standards. The pool has recently received a new lift and currently has a collaboration program to rent the pool out for people with disabilities. The bathhouse also complies with ADA standards.

The Anna Ware Jackson Elementary School and Beatrice Wood School house many of the programs offered by the Plainville Recreation Department. Both schools were built within the last five years and compile with the ADA standards.

b. Field of Dreams

Location: School Street
Map/Lot: Map7/Lot 14
Ownership: Town of Plainville Park Department
Management:
Acreage: 30+ acres

The entrance to the Field of Dreams ball field is located off of School Street. The Field of Dreams project is currently in the process of being constructed. Many of the community members have been very generous and donated time and equipment to the completion of this project. The present progress and time frame include seeding fields in the spring of 2007. It is hopeful they will be playable in 2008. Phase II will include a snack bar, restroom facilities, and two more fields. The Park Department will take into consideration ADA compliant accessible port-a-johns during the transition to Phase II.

The land that has been deeded to the Park Department, including the above referenced properties, has not been protected through CH 45 S14. The Open Space Committee shall work with the Park Commissioners towards revising the deeds to protect future land use.

9.3 Plainville Conservation Commission

Plainville is a small town of approximately 8,000 residents and has maintained its rural charm. It has numerous public and private conservation areas and horse farms creating a pastoral setting. It has a number of lakes, ponds and rivers including the Ten Mile River, Taunton River, and Cumberland River.

The Plainville Conservation Commission is a non-regulatory commission appointed by the Town Manager with the approval of the Town Council. Currently there are 7 members appointed to the Plainville Conservation Commission and a part-time Conservation Commission Agent to undertake the development, conservation, supervision, and regulation of natural resources. The natural resources would include, but are not limited to water, soil and land, recreation, wildlife, information and education.

The Plainville Conservation Commission meets on the second Tuesday of each month. Meetings are held at 7:00 pm in the Plainville Town Hall. It is recommended that they move their meeting place to the Selectmen's Office on the first floor to accommodate people with disabilities.

About half of the acquired Conservation land is protected under CH40 S8. The Open Space Committee should work with the Conservation Committee on protecting all the Conservation land that has been deeded to the Commission or Town. Refer to the following spreadsheet of the protected and unprotected land parcels.

9.3.1 Conservation Properties:

a. Eagle Scout Nature Trail

Location: Everett Skinner Road
Owned: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 64.8 acres
Map 4/ Lot 1

Description:

Wildlife habitat, 2,830 feet of trails, parking area, brook, wetlands, vegetation, glacial erratic and kettle pond, native historical significance, stonewalls.

The original trail was a 1976 bicentennial Boy Scout project created by a local Eagle Scout Andy Felix. Eagle Scout Brian Mullen completed a reconstruction project in 1993. Included in the trail features is a "Bridge to Nowhere" that leads to a kettle pond (or

glacial pothole). Don LaChance a local Eagle Scout constructed the bridge. In 1999, Scouts Troop leader George P. Kleczka refurbished and improved the trail. The Boy Scout Troop #132 is dedicated to the maintenance and upkeep of the Eagle Scout Nature Trail for generations to come.

The trail begins winding along the scenic Mill Brook across the forest ridge and around the kettle pond and circles around a white pine grove. The trail is 2,830 feet in length and allows ample opportunity to view a beautiful array of flora and fauna. The trail offers historical significance that dates as far back as the glacial period.

List of tree species located within the Eagle Scout Nature Trail:

| | |
|-------------------|-----------------------------|
| White Pine | <i>Pinus strobes</i> |
| Yellow birch | <i>Betula lutea sp</i> |
| Red maple | <i>Acer Rubrum</i> |
| Black birch | <i>Betula lenta sp</i> |
| Flowering dogwood | <i>Cornus florida</i> |
| White ash | <i>Frazinus Americana</i> |
| Pitch pine | <i>Pinus rigida</i> |
| American beech | <i>Fagus grandifolia</i> |
| Gray birch | <i>Betula populifolia</i> |
| Black Oak | <i>Quercus velutian</i> |
| Juniper | <i>Juniperus communis</i> |
| Quaking Aspen | <i>Populus tremuloides</i> |
| Smooth sumac | <i>Rhus glabra</i> |
| Black cherry | <i>Pruus seretian</i> |
| Red cedar | <i>Juniperus virginiana</i> |
| White oak | <i>Quercus alba</i> |

Located on the west side of George Street, is hiking, trail biking, picnicking, wetlands, uplands, glacial and native historic significance abounds. Associated with this site are a number of accessibility issues. The strategically placed boulders were necessary to regulate illegal all terrain vehicle (ATV) use. The rugged trails and large boulders, which block the entrance from the parking lot, currently make it inaccessible for people with disabilities. A short distance north of the parking area is a cart path that could create an accessible camping and picnic area.

b. John Bowmar Trail

Location: Cowell Street
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 94.3 acres
Map 4/Lot 32

Description:

The John Bowmar Trail is a wooded trail through pine forest, swamp, stream, picnic tables, campsites, with stonewalls identifying the historic land use. Three historical sites

are situated within the John Bowmar Trail, Old Annie Oatey Place, Old Mill Site, and Guinea School House. This site abuts a 12.5 acres parcel owned by the Town of Plainville, The Beagle Club, Town of Plainville disposal site, Kennedy Field (P.A.L. Field House), and the Eagle Scout Nature Trail.

The forest is predominately white pine transitioning red oak. This typical oak-conifer forest grows on well-drained, nutrient-poor, relatively thin soils over acidic bedrock such as granite or gneiss. The oak leaves and pine needles decompose slowly, creating deep leaf litter and contributing their own acidity to the soil chemistry. This was created by human use of the land since the 1800s; the colonist had felled 90% of the forest for farmland, firewood, and lumber profits. Today a grove of white pine exists where an abandoned farmstead, hence stonewalls that exists throughout the forest.

The John Bowmar Trail is located on the east side of George Street and offers hiking, camping, picnicking, and a sense of place by preserving historically significant sites. Parking is available at the head of the trail at the Plainville Athletic League ball fields. There is a good connectivity and opportunity between this trail and the ball field for family use and nature education. The trail is rugged and steep making it not applicable for ADA compliance. The ATV use degrades the trail for hikers and other users.

c. Conservation Property (George Street)

Location: George Street
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 12.5 acres
Map 4/Lot 30

Description:

Land locked, wooded site located between the Beagle Club and the John Bowmar Trail.

d. Conservation Property (George Street)

Location: George Street
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 31.9 acres
Map 4/ Lot 11

Description:

The property is located east of George Street across from Wampum Street stretching eastward toward Hawthorne Brook. There is parking available for three cars.

e. Conservation Property (Wampum Street)

Location: Wampum Street
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 3.78 acres

Map 4/Lot 10

Description:

The Conservation Commission property is located east of George Street on the corner of Wampum Street. This parcel offers connectivity to the Conservation Commission property to the east across George Street and the Wrentham State Forest property toward the west and north.

f. Conservation Property (Witherell Place)

Location: 25 Witherell Place
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 1.24 acres
Map 11A/ Lot 11

Description:

The property consists of a dam on the Ten Mile River known as the Wetherall Pond.

g. Conservation Property (Rear of George Street)

Location: Rear of George Street
Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 4.59 acres
Map 7/ Lot 73

Description:

The property located off the rear of George Street is an island within Turnpike Lake. There is no official access to the island.

h. Conservation Property (Rear of George Street)

Location: Rear of George Street
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 5.91 acres
Map 7/ Lot 74

Description:

This parcel located off the rear of George Street abuts Turnpike Lake. There is no access.

i. Conservation Property (Washington Street)

Location: Washington Street
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 14.0 acres
Map 4/Lot 34

Description:

The property located on Washington Street straddles Old Mill Brook that empties into Turnpike Lake. The entire property is located in a Flood II Protection Zone, and is entirely wetlands. There is no access available to this property, which has frontage on Washington Street.

j. Conservation Property (Mirimichi/Belcher Street)

Location: Mirimichi/Belcher Street
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 21 acres
Map 3/Lot 34

Description:

This land locked parcel abuts Lake Mirimichi and only a small portion of the property is located within a Flood II Protection Zone.

k. Conservation Property (Pitcher Brook)

Location: Pitcher Brook
Owner: Town of Plainville
Jurisdiction: Town of Plainville
Acreage: 56.0 acres
Map 14/Lot 1

Description:

The Pitcher Brook property is 56.0-acre parcel located in the southwest portion of the Town of Plainville. Pitcher Brook is a perennial stream. This parcel is not accessible due to the fact that it is land locked.

l. Conservation Property (George Street)

Location: George Street
Owner: Town of Plainville
Jurisdiction: Conservation Commission
Acreage: 15.2
Map 7/Lot 36

Description:

This property has limited access on George Street and is mainly wetlands.

9.4 Analysis of Open Space & Recreation Needs

9.4.1 Summary of Resource Protection Needs

The Town of Plainville is under enormous development pressures that are putting a severe strain on the Town's resources. Plans are underway to develop a new wellhead for the Town in conjunction with a water treatment plant with the Town of North Attleboro. Plans also are underway to erect a water tower. There needs to be more emphasis on conservation and wellhead protection. Plainville has a high number of private wells and septic systems. Educational efforts are needed to ensure private systems are maintained.

There needs to be more emphasis placed on preserving large, uninterrupted blocks of diverse land to maintain sufficient habitat for wildlife. Acquiring land adjacent to current conservation properties and along the Ten Mile River watershed area would help to meet these needs. In 2001 the Town rejected the Community preservation Act (CPA). There needs to be a plan to revisit the CPA in the future. The Town also should identify priority lands for conservation. More education is required around the benefits of conservation restrictions. The Town should explore opportunities for alternative financial sources for land acquisition.

Illegal dumping of solid waste along roadsides into wetlands, rivers and streams represents a current threat to the Town's natural resources. Increasing costs associated with the disposal of wastes has resulted in paint, wood products, shingles, tires, automobile, batteries, motor oil major appliances, drums of waste materials, etc. being observed in areas, which are vulnerable to pollution. This is a particular problem around Fuller Pond. Unfortunately this problem is found in every municipality in the Commonwealth. More public education efforts, stiffer penalties to dumpers who are caught and residents' involvement in reporting to suspected illegal dumping to proper authorities may help.

9.4.2 Identification of Community Needs

In order to assess the town's needs in the western portion of Plainville a survey and public meetings were undertaken during the development of the Open Space and Recreation Plan. The project was conducted in partnership with North Attleborough referred to as the North Attleborough / Plainville Planning for Growth Project, September 2000.

There were 950+ survey responses from Plainville residents with many comments and concerns. The three most popular responses included development of trails and quiet opportunities followed closely by preservation of open space through purchases or other strategies and the development of sport fields or other active recreation facilities. Overwhelmingly, 70.5% of the responses revealed an interest in development of trails followed closely by 65.8% interested in preservation of open space through purchases or other strategies.

When asked, “what you would not like to see”, the overwhelming response was housing and commercial development, the respondents were split on the question concerning planned development of mixed uses. Strategies to conserve and protect water resources to manage growth on the West side of town by working together were also considered very important.

The Open Space and Recreation Committee also conducted several public meetings. The first was held on March 21st, 2007 at 7:00PM. There were several public meetings that followed the initial meeting in March. Three public meetings were held in May and June of 2007 in conjunction with the Master Plan Committee. The facilities survey also generated an evaluation and transition plan in order to determine use and accessibility problems for people with disabilities.

9.4.3 Regional Open Space Plan

From May of 1999 to May of 2000, local volunteers and municipalities in coordination with the Executive Office of Environmental Affairs Team Leader and Southeastern Regional Planning and Economic Development District consultant conducted a regional plan for the Ten Mile River and Narragansett/Mount Hope Watershed. It seems natural to undertake a regional approach to planning regional resources such as water supplies, natural land riparian corridors, and cultural resources, historic and archeological resources since they are not confined to municipal boundaries. While a great deal of time is spent on updating local Open Space Plans and Master Plans we should not over look the value of our shared resources and the consequences of ignoring opportunities to work together.

This plan was built from the ground up with goals, objectives and needs that reflect information and concerns that were discussed by the communities. Below is a list of goals and objectives that are specific to the Ten Mile River Watershed of which Plainville is a portion:

- Improve regional water quality
- Develop through trails and greenways
- Increase the amount of permanently protected open land
- Continue to work as an official delegated Regional Open Space Committee
- Promote regulatory consistency throughout the region to strengthen the sense of regionalism

A regional approach to open space and recreation is a tool, which can connect local plans to better preserve the qualities of all communities. A summary of land use management tools were created over the course of several planning sessions by the Regional Open Space Committee to be used as a “regional tool box”. Below is a broad list of needs for the region created by the committee:

- Zoning
- Resource, Land Conservation, Critical and Special-Area Protection
- Greenways and Through Trails
- Bicycle facilities
- Canoeing/kayaking Opportunities

For further information visit the SRPEDD web-site at <http://www.srpedd.org/regopenshome.htm> for the Regional Open Space and Recreation Plan for the municipalities of the Ten Mile river and Narragansett/Mt. Hope Bay Watersheds including Attleboro, Fall River, North Attleborough, Plainville, Rehoboth, Seekonk, Swansea, and Wrentham.

9.4.4 Statewide Comprehensive Outdoor Recreation Plan

The Massachusetts Department of Conservation Services completed a Statewide Comprehensive Outdoor Recreation Plan (SCORP) in 2000 called Massachusetts Outdoors. This is a five-year plan developed by each state to be eligible for federal Land and Water Conservation Fund (LWCF) grants. It is the state's Open Space and Recreation Plan and provides a regional overview for the entire state. This plan will help guide numerous acquisitions, maintenance and program decisions. It also provides important insight into Massachusetts's needs for future planning of open space and recreation.

Southeastern Massachusetts is ranked third largest in population at 1.1 million and growing rapidly. The federal government currently has no single land holding of regional significance in the Southeastern region. Though the State owns nearly 50,000 acres of protected lands in the region most of the properties are located toward the southern portion. The closest State owned protected parcel is F. Gilbert Hills State Forest and Wrentham State Forest of which a portion is located in Plainville.

F. Gilbert Hills State Forest

The F. Gilbert Hills State Forest is located in Foxboro and covers 1,027 acres. The forest is primarily 23 miles of trails looping through pine and oak trees. One trail in particular, the Warner Trail, connects to a long distance hiking trail that travels through Norfolk County toward Rhode Island. There is a wide range of activities available for the public to enjoy such as horseback riding trails, hunting (within restricted areas), mountain biking, off-road vehicles, picnicking, cross-country skiing and walking trails. Wrentham State Forest is considered an extension of the F. Gilbert Hills State Forest and offers the same range of activities.

In a statewide survey, the Southeastern Region ranked their three most popular individual activities as swimming at 60.1%, sightseeing, tours and events at 57.3% and walking at 57.1% in terms of interest. Other areas of interest include playground activities, fishing, hiking, golfing, watching wildlife, nature study, picnicking, sunbathing,

biking, skiing (downhill), non-motorized boating, and canoeing. The table below reveals the overall percentage of participation rate of activities in the Southeastern Region compared to the percentage of statewide responses.

Participation Rate in Activities in Southeastern Region

| Recreational Area | Statewide (% of Respondents) | Southeastern (% of Respondents) |
|--|------------------------------|---------------------------------|
| Field-based Activities | | |
| Baseball | 6.4 | 1.9 |
| Basketball | 5.6 | 2.5 |
| Football | 2.1 | 1.3 |
| Golfing | 24.7 | 24 |
| Ice Skating (rink) | 0.1 | 0 |
| Playground activity | 26.1 | 37.9 |
| Soccer | 2.6 | 0 |
| Tennis | 2.2 | 0.7 |
| Toddler activity | 5.5 | 5.2 |
| Volleyball | 2.5 | 1.7 |
| Passive Recreational Activities | | |
| Photography/painting | 5 | 1.5 |
| Picnicking | 22.6 | 17.5 |
| Sightseeing, tours, events | 54 | 57.3 |
| Sunbathing | 19.6 | 17.3 |
| Watch wildlife, nature study | 21.7 | 23.7 |
| Trail-based Activities | | |
| Biking (mountain) | 12.5 | 9.6 |
| Biking (road) | 15.8 | 18.3 |
| Horseback riding | 0.8 | 1.1 |
| Off-road vehicle driving | 0.7 | 0.9 |
| Roller blading/skating | 2.7 | 4.2 |
| Running/ jogging | 3.9 | 4.3 |
| Skiing (downhill) | 7.6 | 10.9 |
| Snowmobiling | 0.9 | 0 |
| Walking | 56.5 | 57.1 |
| Water-based Activities | | |
| Boating (motorized) | 8.2 | 9 |
| Boating (non-motorized) | 7.8 | 14.1 |
| Canoeing, rafting | 8.5 | 13.6 |
| Fishing | 26.5 | 34.2 |
| Hockey (natural water bodies) | 0.3 | 0 |
| Ice Skating (pond, lake or natural water bodies) | 1.8 | 3.3 |
| Sailing | 2.5 | 5.1 |
| Surfing | 0.9 | 0.9 |
| Swimming | 54.6 | 60.1 |
| Water skiing/ jet skiing | 1.9 | 0.7 |

| Wilderness Activities | | |
|-----------------------|------|------|
| Camping | 7.7 | 9.1 |
| Hiking | 30.8 | 32.6 |
| Hunting | 2.7 | 3.5 |

Most residents in this region had higher levels of satisfaction with most resources than residents in other regions. Even so, the average trip to a state forest is the second highest, at 20 miles each way. The results of the survey revealed residents in this region travel least often to rivers, streams, and ponds and lakes resource while traveling the furthest average distance to other resources.

Residents in Southeastern Massachusetts favored maintaining and restoring existing facilities as well as improved access for people with disabilities. Other areas of importance included expanding environmental programs, providing guides and maps, purchasing of new outdoor recreational area, improving access via public transportation, increase park police, and staff.

A list of policies and recommendations were compiled from the Massachusetts Outdoor 2000 Plan. They include six major themes:

1. Resource protection, stewardship, restoration and enhancement
2. Education and information
3. Partnerships
4. Funding
5. Access
6. Maintenance

The final step is to implement the policies, recommendations and strategies. EOEa is committed to this process, but ultimately this plan serves the people of Massachusetts and without their support and encouragement it cannot be an effective planning tool.

9.4.5 Open Space

The following needs regarding open space have been identified within the community:

- Maintain diverse areas for wildlife habitat
- Preserve the rural character of the Town
- Protect ground water, surface waters, wetlands, floodplains, and agricultural lands
- Develop additional sources of water
- Develop trails and quiet recreational opportunities
- Develop more active recreational areas
- Address illegal dumping

9.4.6 Recreation

- Expand programs and develop additional facilities to meet the growing needs of the town
- Continue to implement new recreation programs for pre-school through grade six
- Develop programs for teens
- Provide handicapped accessibility to recreation programs and facilities
- Maintain fields and facilities for existing programs
- Increase quality programs for adults
- Continue to work with outside agencies to bring a variety of resources to the town for use by the residents

9.5 Management Needs

The Town of Plainville has not updated its Open Space Plan since 1990. The current financial strain on the Town from school building projects and loss of business threaten efforts to preserve open space. Efforts to pursue alternate funds are limited by the fact that most of the committee work is done by volunteers. In 2001 the Town budgeted funds for the Planning Board to hire a full time Planner and for the Conservation Commission to hire a part-time field agent. In the coming years, we hope the Town will be in a position to pursue alternate funding sources for implementation of the Open Space Plan.

9.6 Americans with Disabilities Act Compliance

The following Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act. It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in employment practices and policies or the provision of services, activities, programs and benefits by the Town of Plainville.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date and description of the problem. Reasonable accommodations, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities who are unable to submit a written complaint.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to:

***Joseph Fernandes, Town Administrator
142 South Street, Plainville, MA 02762
(508) 695-3010 ext. 11***

9.7 Open Space & Recreation Goals

Plainville is a small semi-rural community in southeastern Massachusetts. Historically, Plainville has been home to a number of factories and agricultural farms. In recent years Plainville has become more of a bedroom community to both Boston and Providence, RI. These changes are due, in large part, to the development of the I-495 corridor and MBTA access in surrounding communities.

Plainville is divided into two sections, the east and west side. The east side of Plainville is largely developed. The east side of Town contains two lakes, Lake Mirimichi and Turnpike Lake, both of which are critical to the Town's water supply. The west side of Plainville still has large tracts of undeveloped land. The west side is also part of the 10-mile River basin and the site of the first certified vernal pool in Town.

With increasing population growth, increasing development pressures and decreasing financial resources, the Open Space and Recreation Committee is committed to responding to resident's concerns for preserving open space while addressing recreation needs for its growing community. As such the Open Space & Recreation Committee lists the following goals and objectives:

- Goal 1: Promote, enhance and defend the rural qualities of the Town of Plainville.
- Goal 2: Increase protection of wetlands, water supply and watershed lands.
- Goal 3: Expand outdoor recreational facilities for all residents.
- Goal 4: Improve implementation and funding mechanisms to support open space and recreation needs.
- Goal 5: Protect bio-diversity in the town.

Goal 1: Promote, enhance and defend the rural qualities of the Town of Plainville.

- Objective 1: Support the preservation of the remaining open space in Plainville.
- Objective 2: Promote protection of existing agricultural lands and encourage creation of new agricultural projects.

Goal 2: Increase protection of wetlands, water supply and watershed lands.

- Objective 1: Complete inventory and assessment of town wetlands.
- Objective 2: Enhance water protection through by-laws and other means.
- Objective 4: Create and maintain greater public access to waterways.
- Objective 5: Assess and eliminate possible pollution sources to wetlands and water supply lands via best practical management.
- Objective 6: Support natural resource protection in the Ten-Mile, Blackstone and Taunton River Watersheds.

Goal 3: Expand outdoor recreational facilities for all residents.

- Objective 1: Acquire land for recreational fields and facilities and upgrade existing properties.
- Objective 2 Collaborate with Wrentham and North Attleboro to create a multi-use trail system.
- Objective 3: Improve access to Town's recreation areas, water bodies and conservation areas.
- Objective 4: Ensure access for all citizens, including elderly and disabled to Town Park and all recreation and conservation areas, wherever possible.

Goal 4: Improve implementation and funding mechanisms to support open space and recreation needs.

- Objective 1: Perform an annual review of the implementation of the Open Space Plan.
- Objective 2: Pursue funding opportunities to match Town spending in conservation, open space and recreation related areas.

Goal 5: Protect bio-diversity in the Town.

- Objective 1: Develop educational programs for the Town of Plainville.
 - Objective 2: Research the acquisition history and deeds for all municipal conservation and parkland and identify those parcels that have affirmative Town Meeting Votes or City Council Orders stipulating that the land is for either conservation or recreation use, and deeds echoing that particular purpose for acquisition.
-