

# Plainville Master Plan Draft Goals and Strategies (9/20/23)

## Land Use (LU)

1. Maintain the rural character in undeveloped and agricultural areas.
  - a. Formalize the Open Space Residential Development (OSRD) process to preserve contiguous open space corridors. (Complementary Action: OSR-1-a)
  - b. Preserve and add to scenic roadways. (Complementary Action: NCR-2-d)
  - c. Preserve and acquire more open space. (Complementary Action: OSR-1-b)
2. Create a vibrant, walkable town center.
  - a. Promote commercial and mixed-use developments through Town Center District Zoning.
  - b. Explore creating an Urban Design Guideline to reinforce a consistent Town Center identity.
  - c. Reduce dimensional requirements to promote more “missing middle” housing in the RC district, including houses on small lots, duplexes, triplexes, and cottage clusters. (Complementary Action: H-2-a, H-2-b)
3. Concentrate future development towards established corridors.
  - a. Encourage a mix of land uses and pedestrian-oriented development, particularly at Routes 152/106.
  - b. Focus large industrial and commercial developments on remaining sites near good infrastructure. (Complementary Action: ED-2)
  - a. Ensure infrastructure, such as water and sewer, keeps pace with development. (Complementary Action: SF-1, SF-2)
4. Update Zoning to reflect Town priorities
  - a. Exact Recommendations to be determined

## Housing (H)

1. Create more housing for seniors.
  - b. Find key sites in Town for potential senior housing, including affordable housing, especially in walkable neighborhoods in and adjacent to Town Center.
  - c. Explore “Aging-in-Place” strategies to help seniors retrofit existing homes to be age-friendly.
  - d. Allow ADUs by-right to allow seniors to make additional income as they downsize.
2. Create more housing options for all, especially young families.
  - a. Discourage isolated, large multi-family apartment complexes that do not fit the character of the Town.
  - b. Encourage smaller multi-family housing types, including duplexes, triplexes, and small apartments, near Town Center or other established nodes.
  - c. Encourage smaller, single-family homes on smaller lots, where appropriate.

### 3. Maintain and expand affordable housing stock.

- a. Maintain and monitor 10% subsidized housing requirement per Mass. General Law 40B.
- b. Use CPA funding to support existing affordable housing and support the acquisition of potential affordable housing sites.
- c. Develop a Housing Production Plan (this was added due to SRPEDD's recommendation)

## Economic Development (ED)

### 1. Create a vibrant town center that supports local businesses.

- a. Continue investing in streetscape and beautification improvements, including potential branding. (Complementary Action: NCR-3-c)
- b. Encourage businesses that will attract visitors, particularly cafes and restaurants.
- c. Support the rehabilitation of distressed properties to attract new businesses.
- d. Encourage parking sharing to reduce the need for excess parking. (Complementary Action: TC-2-d)

### 2. Focus high-value commercial development on existing corridors.

- a. Encourage high-value businesses, including biotech and high-tech manufacturing, on remaining key development sites. (Complementary Action: LU-3-b)
- b. Use Expedited 43D Permitting for potential MassWorks grants for infrastructure upgrades.

### 3. Make Plainville an attractive place to open and run a business.

- a. Retain an economic development planner and grant writer to work on priority projects.
- b. Investigate and expand streamlined permitting between the Planning Board, Conservation Commission, Board of Health, and others.
- c. Improve town infrastructure to ensure Plainville remains competitive at attracting small and large businesses. (Complementary Action: SF-1, SF-2)

## Transportation & Connectivity (TC)

### 1. Improve the safety of critical corridors and intersections.

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

### 2. Promote walking and biking between well-populated areas.

- a. Implement Complete Streets Projects, particularly connecting Town Center with Wilkins Four Corners along E Bacon St.
- b. Continue expanding the trail network, including future rail trail, connecting areas without sidewalk access. (Complementary Action: OSR-2-c)
- c. Improve pedestrian and cyclist access to Town Center through South Street multi-use path improvements.

- d. Implement shared parking solutions for the Town Center, including municipal parking. (Complementary Action: ED-1-e)
- e. Improve crossings near crucial bus stops and work with GATRA to evaluate routes and shelters, focusing on senior users.

### Services & Facilities (SF)

#### 1. Improve the availability and quality of water.

- a. Continue investing in facilities and water network, including the new well and water treatment plant.
- b. Create a Water and Sewer Master Plan.

#### 2. Improve wastewater network.

- a. Continue reducing Inflow and Infiltration (I&I) to reduce town wastewater usage and allow for future development.
- b. Explore strategic wastewater system expansion in sensitive environmental areas and near water bodies.
- c. Create a Water and Sewer Master Plan.

#### 3. Maintain and modernize facilities to meet the needs of a growing town.

- a. Implement ADA Transition Plan improvements to ensure facilities are accessible to all.
- b. Provide adequate resources to the Facilities Department to complete minor maintenance and construction projects cost-effectively.
- c. Provide adequate resources to Town Departments to continue high-quality services in town.
- d. Explore future locations for a community and recreation center to accommodate additional programming that complements the COA and library, potentially at the site of the former town hall.

### Open Space and Recreation (OSR)

#### 1. Continue to protect open spaces through acquisitions and regulations.

- a. Promote Cluster Residential Developments to preserve contiguous open spaces and create trails while allowing appropriate growth. (Complementary Action: LU-1-a)
- b. Inventory and acquire key open spaces as Chapter 61 or other opportunities emerge. (Complementary Action: LU-1-c)
- c. Promote protection of existing agricultural lands and encourage the creation of new agricultural projects.

#### 2. Enhance and expand Plainville's recreation network

- a. Implement key improvements to Field of Dreams and Telford Park.
- b. Create a comprehensive town trail map and implement better wayfinding and trail access points with bike and car parking.
- c. Continue expanding the trail network through public-private partnerships and the future Rail Trail. (Complementary Action: TC-2-b)

- d. Improve access to Turnpike Lake and Mirimichi Lake to promote lakeside walking trails and water-based activities.

## Natural & Cultural Resources (NCR)

### 1. Protect water and biodiversity

- a. Support natural resource protection in the Ten-Mile, Blackstone, and Taunton River Watersheds.
- b. Streamline process and enforce Resource Protection Overlay District and Wetlands Regulations.
- c. Encourage low-impact development to reduce rainwater runoff and mitigate inland flooding.
- d. Remove invasive species from waterways and continue maintenance and clean-up.

### 2. Preserve Plainville's history

- a. Continue investing in Plainville's Historical Commission and Museum.
- b. Identify historic buildings and properties to be prioritized for preservation.
- c. Implement a Demolition Delay bylaw to allow the Town to find solutions to preserve historically significant structures.
- d. Encourage the preservation of open fields and smaller vistas along rural roadways. Revisit Scenic Roads Bylaw. (Complementary Action: LU-1-b)

### 3. Foster Plainville's giving spirit

- a. Restart Plainville's annual calendar of town festivals and events and coordinate with local organizations.
- b. Create a central location for all Plainville events.
- c. Start and fund Town Center Placemaking efforts with Keep Plainville Beautiful.
- d. Educate residents on ways to participate in Town and other ways to give back and protect the Town's resources.