

Open Space Natural & Cultural Resources Deep Dive

Plainville Master Plan

September 20, 2023



01. Agenda and Timeline

Agenda

1. Timeline
2. Community Feedback
3. Existing Conditions
4. Draft Goals and Strategies



01. Agenda and Timeline

Timeline

2022

2023

2024

Kick-off

- Data Gathering
- Mapping and Analysis
- Literature Review

Discovery

- Discovery OpenHouse
- Community Survey
- Master Plan
Committee established
- Develop shared vision, priorities, and goals

We're Here!

Feedback

- Meet people where they are. Revisit vision, priorities, and goals.
- “Traveling” Workshop Series

▪ **3 Topic-based follow-up discussions**

Review

- Draft Plan for public review
- Gather final thoughts
- Final Planning Board adoption of Plan

02. Community Feedback Update

Survey: Big Picture

670 Responses since October 2022

“More vibrant Town Center”

“Need more affordable housing, including for seniors”

“Protect Water Resources”

“Preserve Open Space”

02. Community Feedback Update

Services & Facilities, Transportation Deep Dive Recap

- Updates on Town's Water & Sewer network and capacity improvements
- Feedback on priority transportation investments, including trail network and safer access to GATRA



02. Community Feedback Update

Wilkins Four Corners - Route 152/106



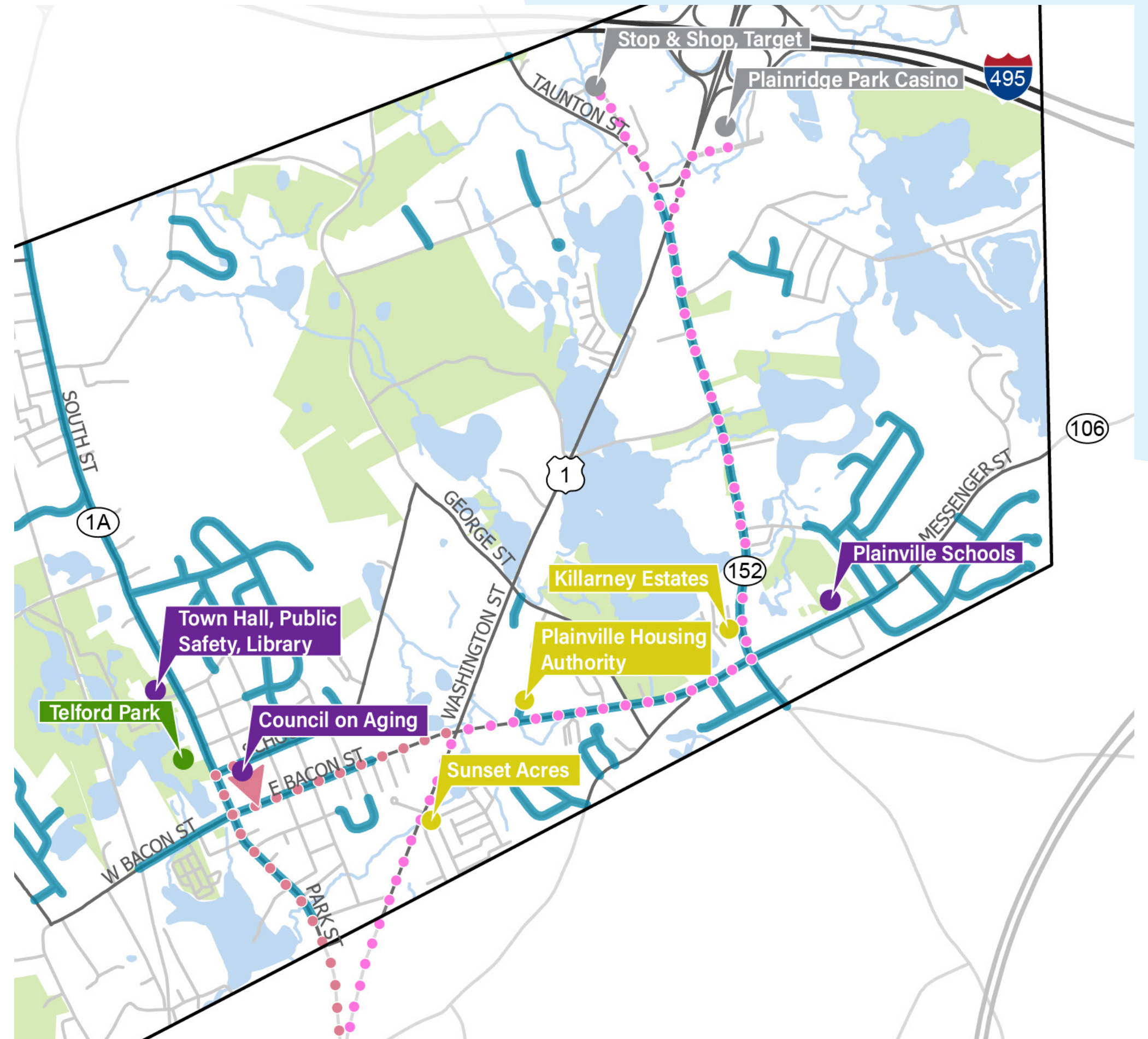
- Complete Neighborhoods Grant
- Joint Planning Board Meeting with N. Attleboro (August 9)

02. Community Feedback Update

GATRA Pain Points

Unsafe crossing forces riders to loop all the way around when running errands.

- Sunset Acres (Rt 1)
- Plainville Housing Authority (Rt 106)
- Killarney Estates (Rt 152)



02. Community Feedback Update

GATRA Pain Points: Sunset Acres



02. Community Feedback Update

GATRA Pain Points: Plainville Housing Authority



02. Community Feedback Update

GATRA Pain Points: Killarney Estates



02. Community Feedback Update

Flashing Beacon Crosswalk



Cost ranges from \$4,500 to \$52,000 each. Average cost estimated at \$22,250 (US DOT FHA)

Funding can come from amended Complete Streets, Complete Neighborhoods Grant, MassDOT.

02. Community Feedback Update

Survey: Open Spaces

670 Responses since October 2022

“Preserve Open Space”

Loss of Open Space was one of the top concerns of 43% of respondents. Rapid Development was another top concern.

44% of respondents noted that "Forests and Open Spaces" as one of Plainville's top four strengths.

Walking and hiking were top activities. More than 30% of respondents said it was their top favorite activity.

02. Community Feedback Update

Survey: Natural & Cultural Resources

670 Responses since October 2022

“Protect Water Resources”

93% marked this as Very Important.
Protecting the watershed is key to keeping water quality high.

“Keep Small-town Feel”

Respondents noted the importance of a connection to neighbors, nature, and history.

02. Community Feedback Update

What makes up Plainville's Character?

Connections to Nature

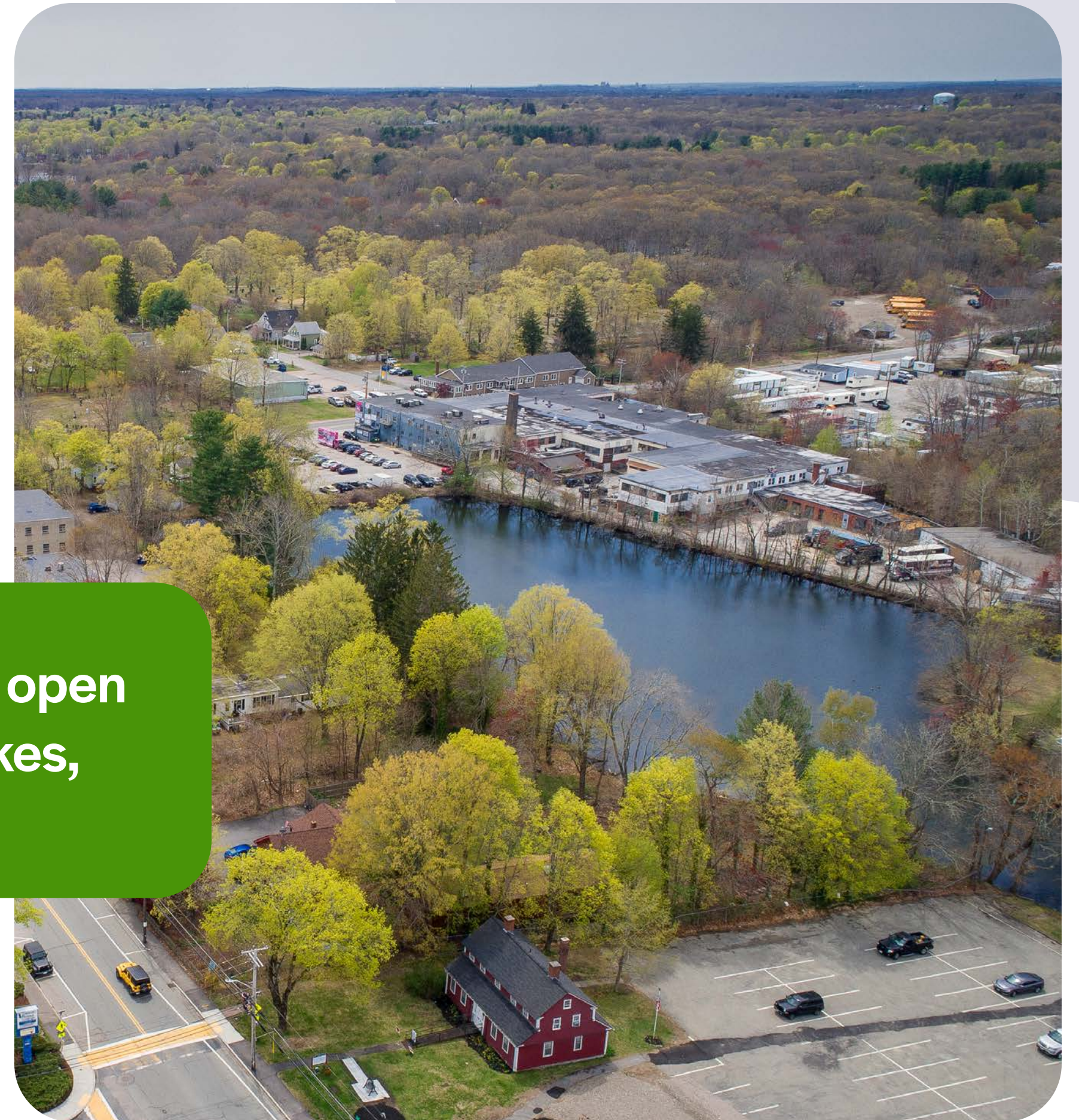
Connections to Neighbors

Connections to History

03. Existing Conditions

Open Space & Natural Resources

How do we protect and improve Plainville's open spaces - town parks, forests, agriculture, lakes, wetlands, and habitats?



03. Existing Conditions

Open Spaces

Town or Land Trust Total: ~1,100 acres

Chapter 61 Total: ~596 acres

Designated Open Spaces

Protection Level

 In Perpetuity

 Limited

 None

Other Open Spaces

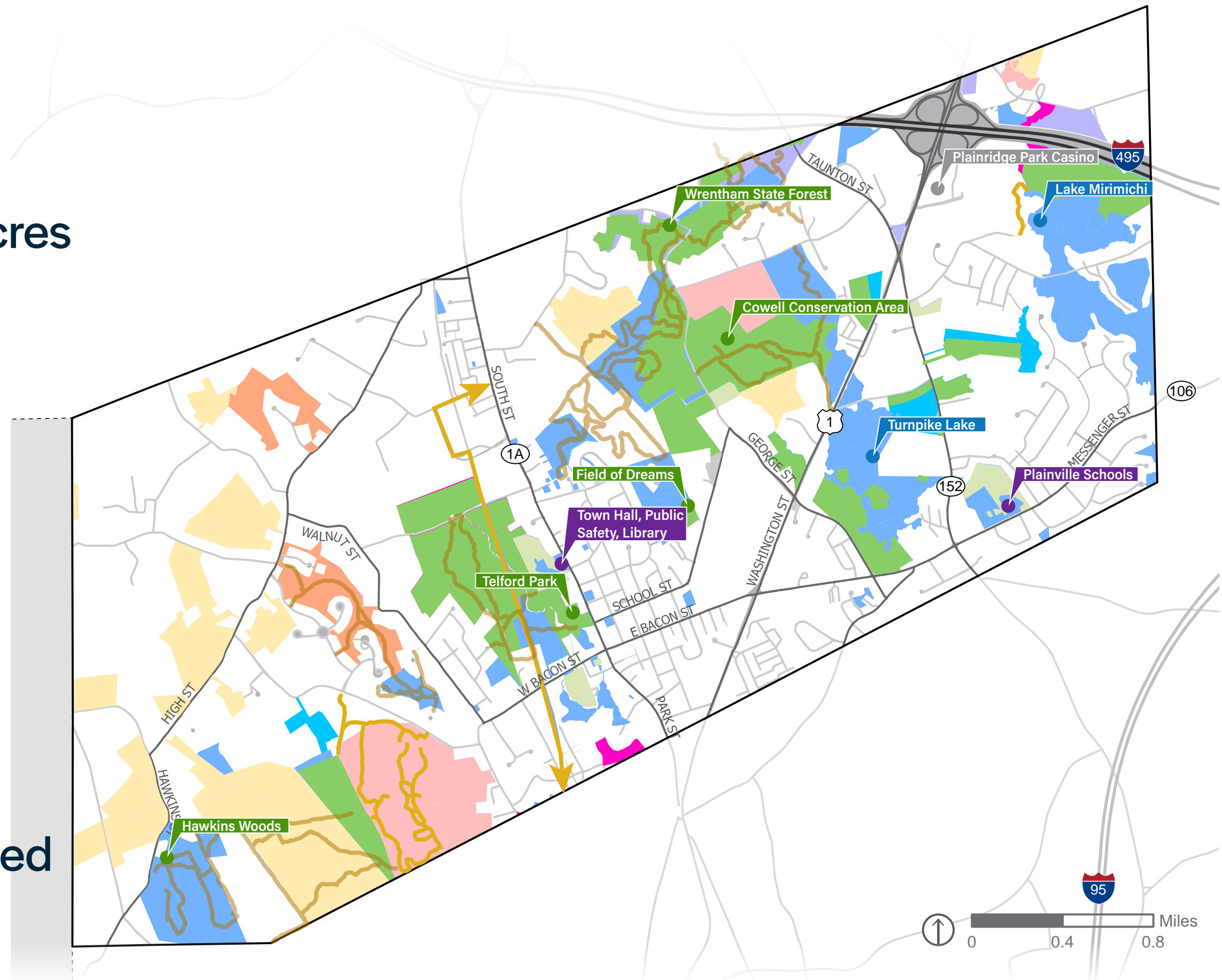
By Ownership

 Town-owned

 Private-Restricted

 Other Public

 Chapter 61



03. Existing Conditions

Trails and Water Access

Recreation Opportunities

 Trailhead

 Parking

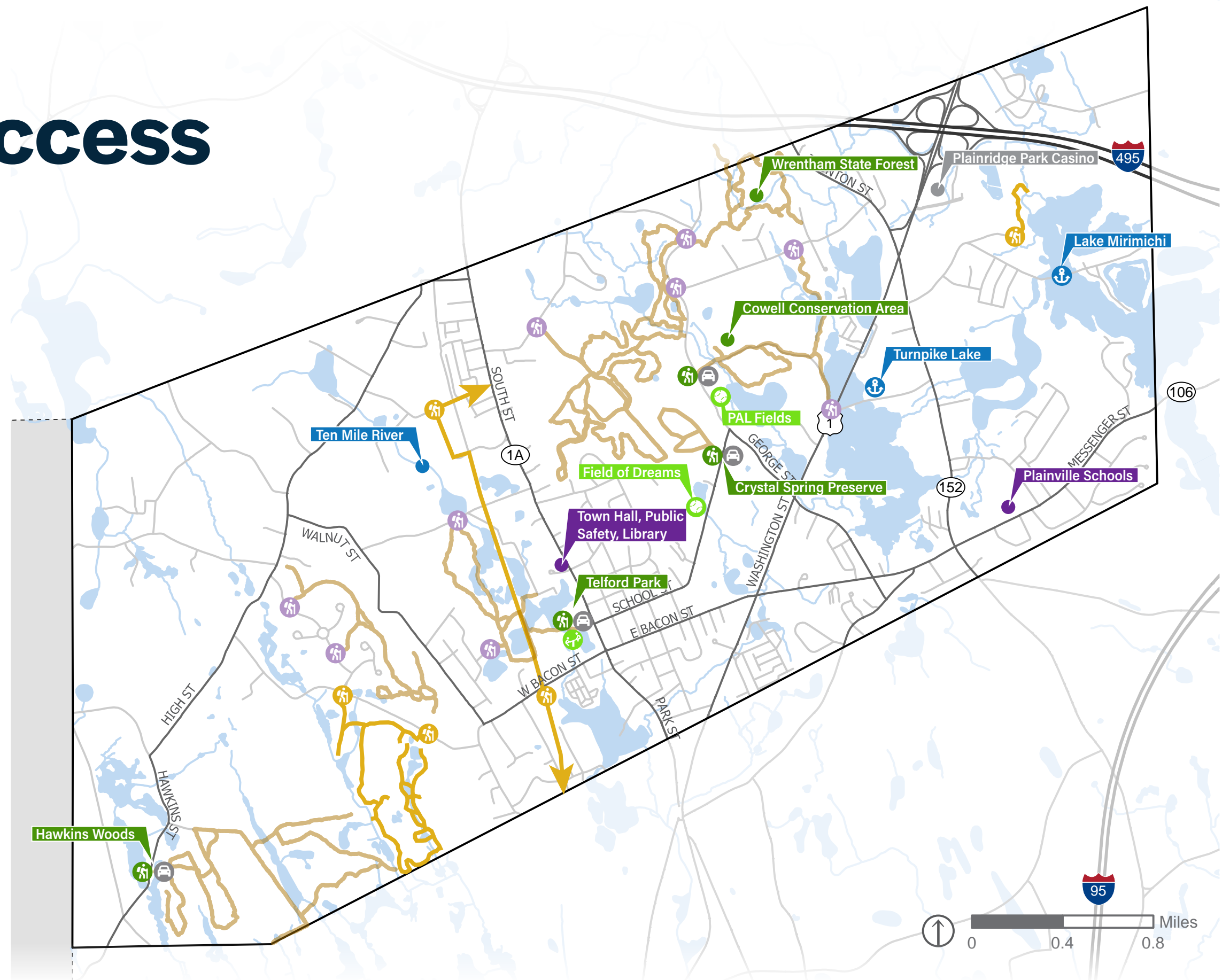
 Trailhead w/o parking

 Future Trailhead

 Sports Field

 Boat Access

- Lake Mirimichi only accommodates light car-top boats, roadside launch.
- Turnpike Lake can accommodate light trailers in its small gravel launch.



03. Existing Conditions

Trails and Water Access

Turnpike Lake



Light trailers, like the one pictured here, can use this launch.



Park roadside as seen here.



You can launch car top boats into both basins from this culvert.



This short gravel boat ramp is right on the road.

Lake Mirimichi



A view of the small bridge on the causeway.



Launch car top boats on either side of the causeway. It may be possible to paddle under the bridge but when the water is high as seen here it is impossible.



Park roadside with room for about 6 vehicles.



This boat ramp is gated for use by the Fire Department. Launch here into the large north basin with car top boats. Do not block for emergencies.

03. Existing Conditions

Ongoing Work

Existing Plans

- Open Space and Recreation Plan (2019)
- Community Preservation Plan (2022)



03. Existing Conditions

Ongoing Work

Protect Open Space through acquisition

- Plainville has been acquiring land, such as Hawkins Woods (~103 acres) when opportunity comes.
- Chapter 61 allows Town right-of-first-refusal to acquire land that goes on sale.

Protect Open Space through policy

- Residential Clusters promote compact subdivisions and conserve land (e.g., Saddlebrook Estates).
- Instead of 14 - 1+ acre lots, we get... 14 - 0.5 acre lots and 10 acres of open space.
- Trade stringent, conventional subdivision rules for flexible rules that add trails and open space!

03. Existing Conditions

Ongoing Work






Enhance Open Space & Recreation Opportunities

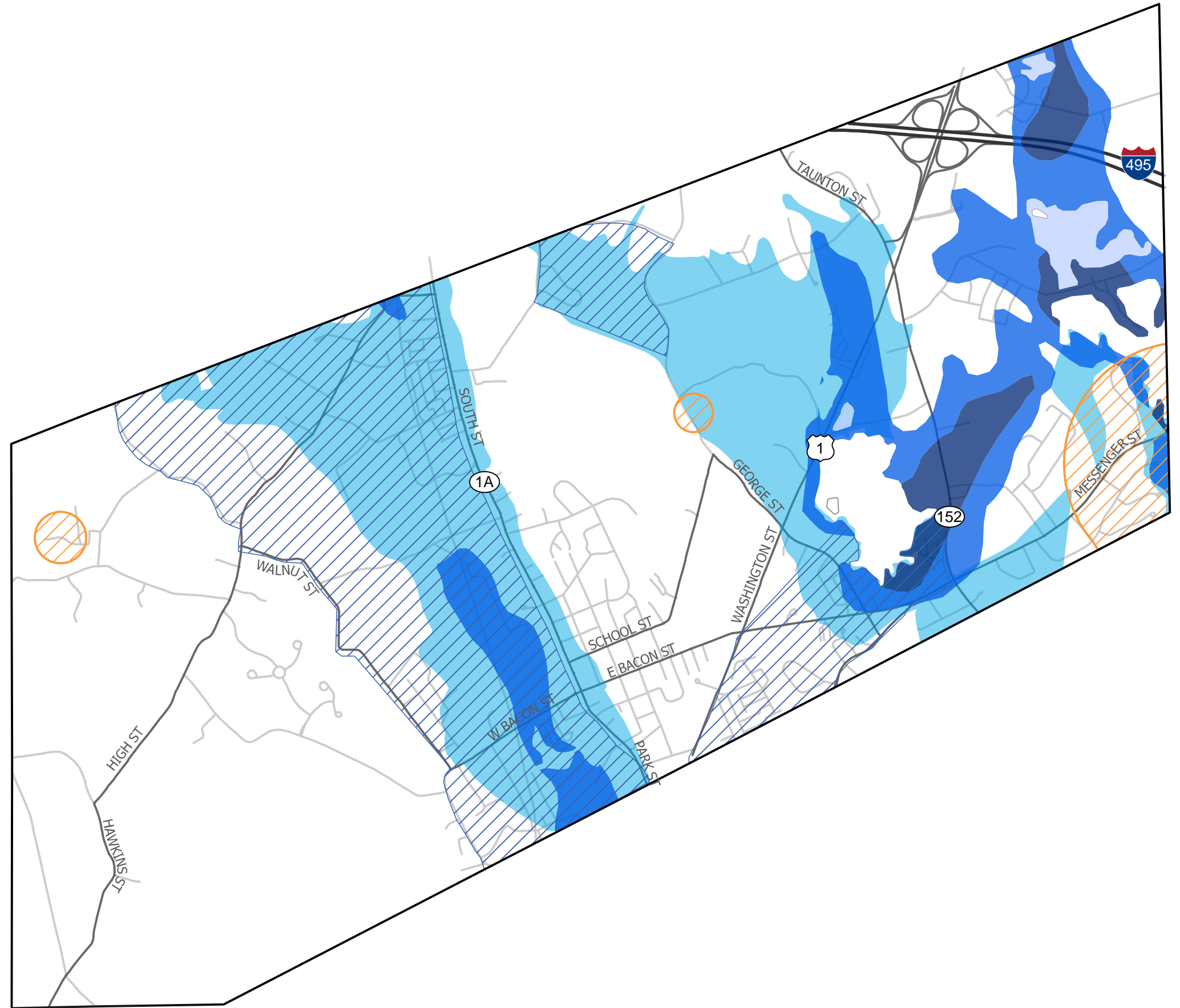
- Expand trail network through new developments (Heather Hills)
- Create new recreation opportunities, such as Disc Golf at Hawkins Woods
- Invest in Town Facilities, such as at Field of Dreams and Telford Park



03. Existing Conditions





Water Resources

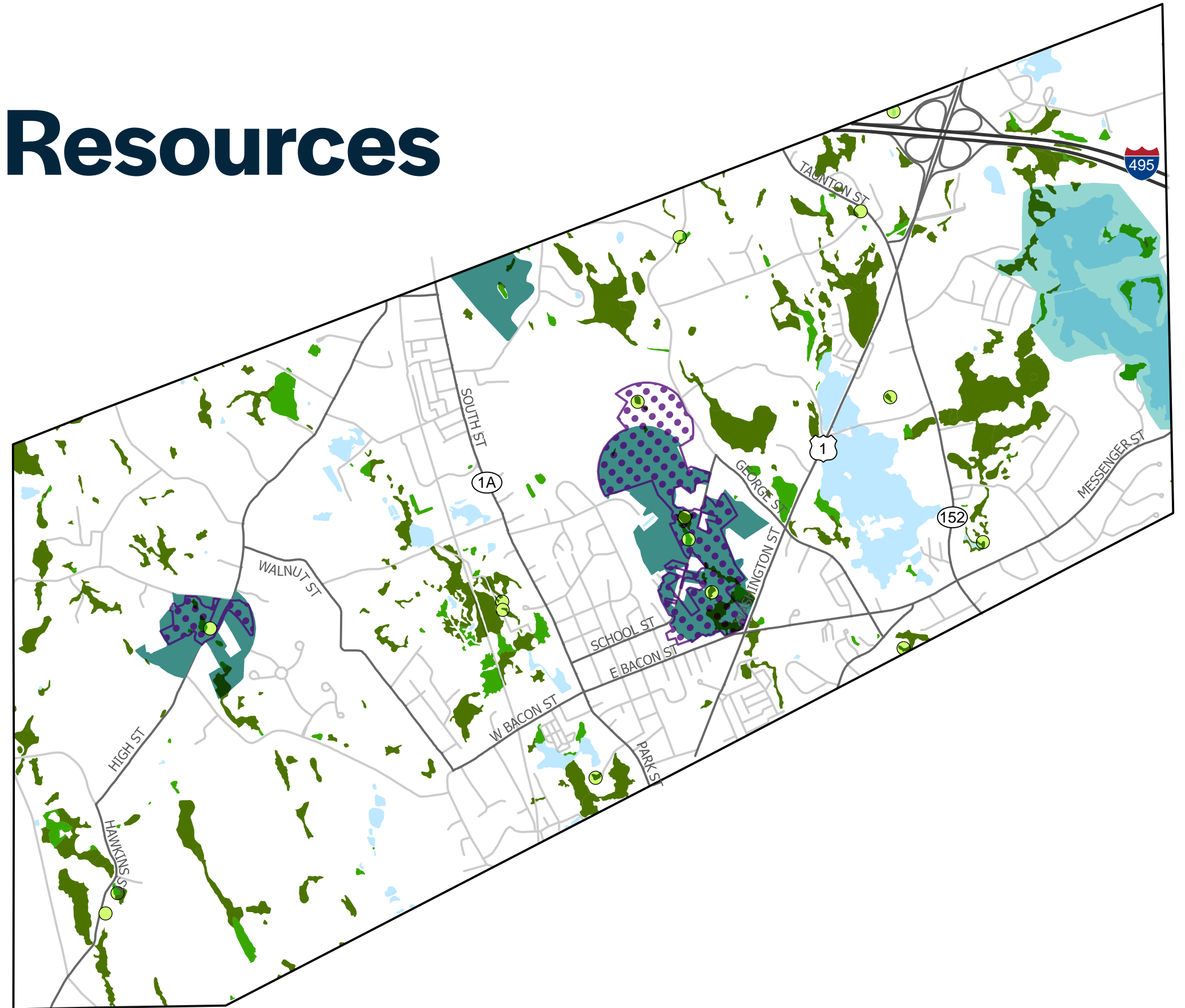
-  Zone II Wellhead Protection
-  Aquifer - Medium
-  Aquifer - High
-  IWPA
-  Water Resource Protection Overlay District (WRPOD)



03. Existing Conditions

Natural and Habitat Resources

-  Wetlands
-  BioMap Core Habitat
-  BioMap Core Landscape
-  NHESP Priority Habitat



Natural Resources Protection Policies

WRPOD

- Prohibits certain uses (e.g., outdoor storage of hazardous substances)
- Requires Special Permit for other uses that may affect groundwater and other resources. Examples include:
 - 20+ parking spaces
 - Commercial/Industrial 10,000+ sf
 - Impervious area >one acre

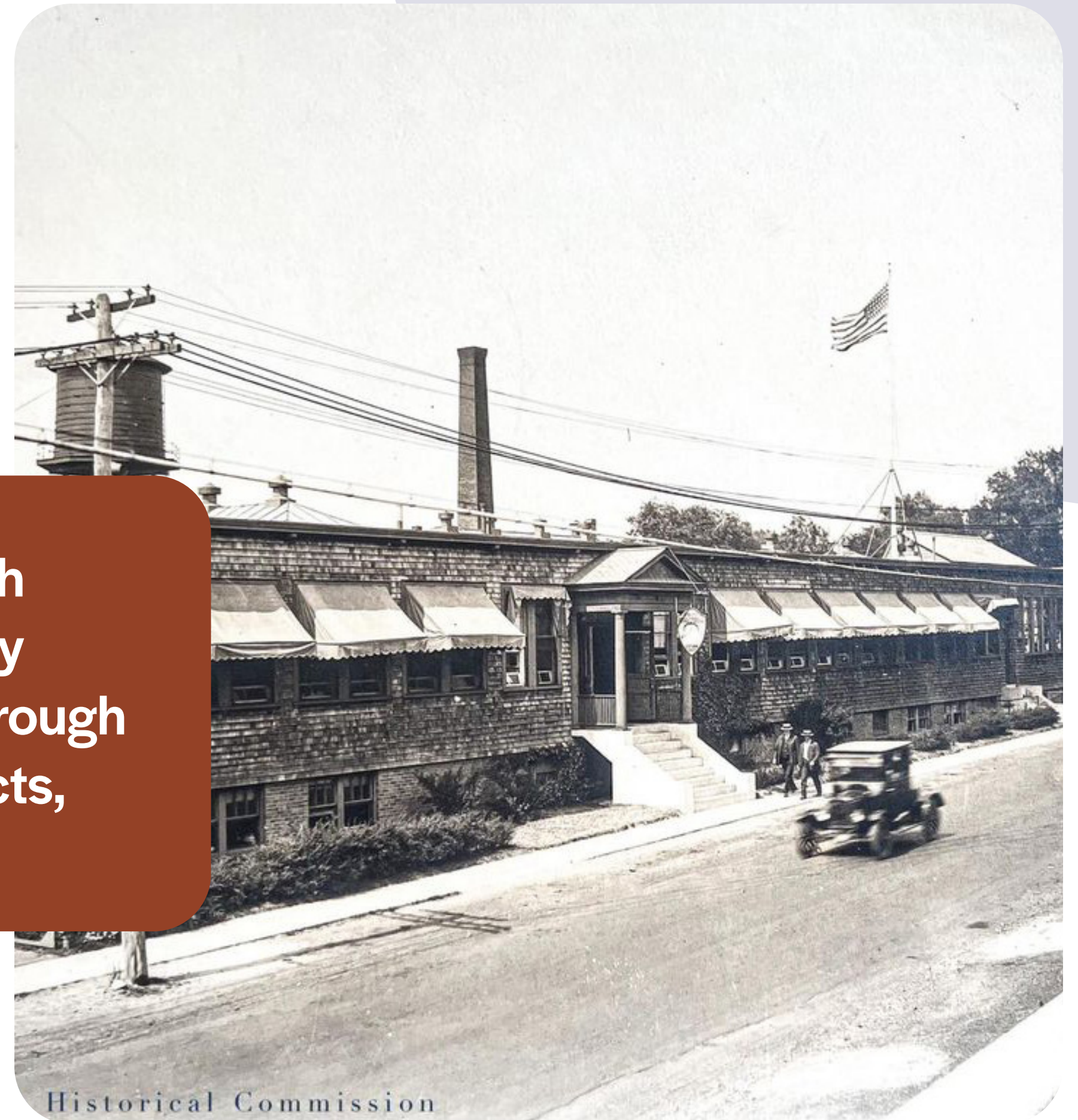
Wetlands Protection Act and Local Regulations

- Applies on any alterations within 100 ft of wetland and 200ft of riverfront area, 100-year flood plain, Vernal Pools
- Requires permit from Conservation Commission.
- “All work shall be done in such a manner as to prevent eutrophication, sedimentation, erosion, or any other significant negative impact on wetlands, wetland resource areas, or public and private water supplies.”

03. Existing Conditions

Cultural Resources

We feel connected to our neighbors through “third spaces,” civic spaces, and community events. We feel connected to our history through historic preservation of architecture, artifacts, and stories.



03. Existing Conditions

Historical Commission

- Reopened regularly May 2022
- Collection of historic artifacts and documents of Plainville's history



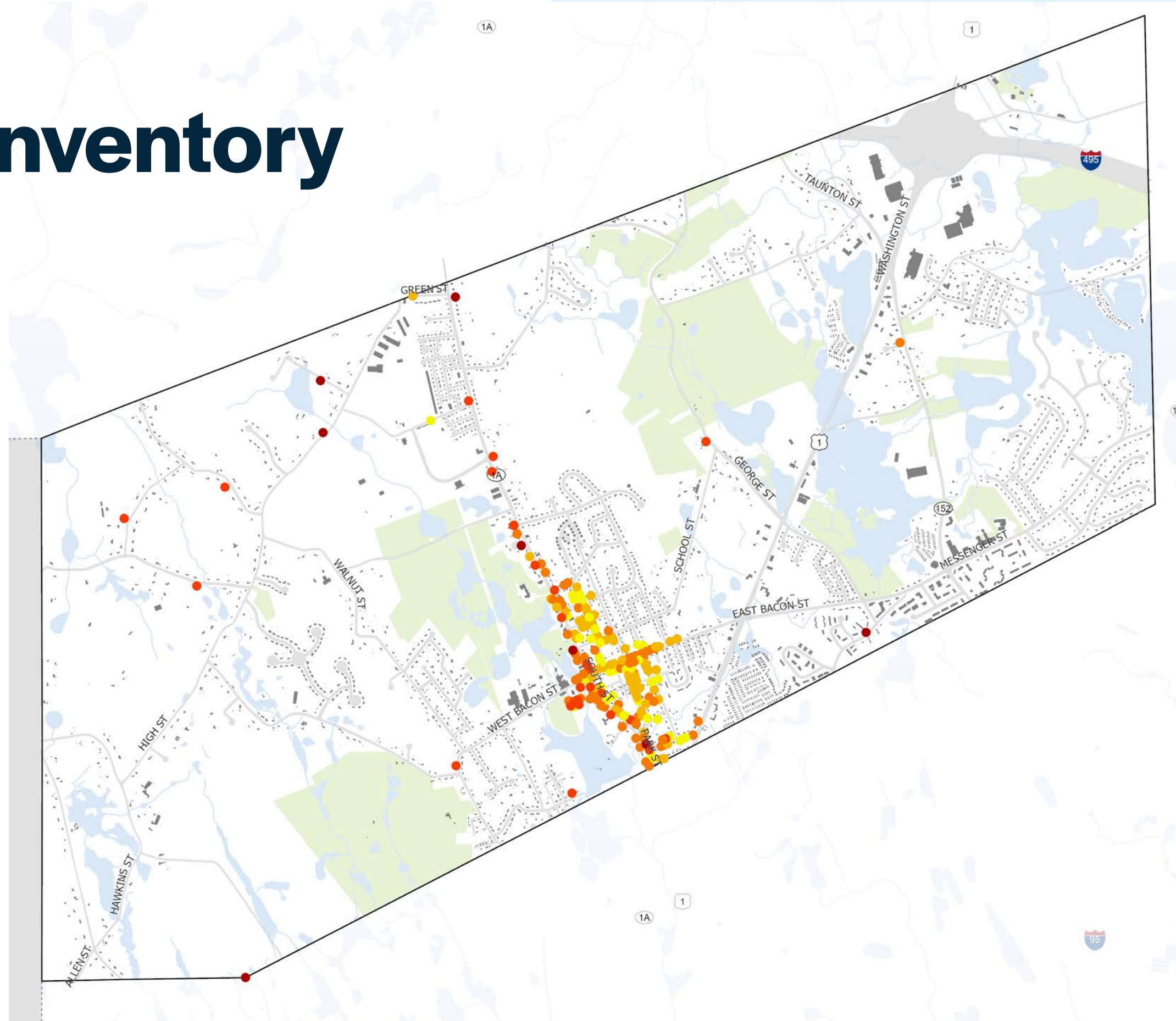
Plainville Historical Commission

03. Existing Conditions

Plainville's Historic Inventory

Mass Historic Commission Inventory

Date Built



03. Existing Conditions

Historic Preservation

What should be preserved?

- Distinct and high quality example of an architectural movement
- OR Associated with significant historical person or event
- OR Reflects local heritage and history

The age of something does not automatically give it value!



Angle Tree Stone, Register of National Historic Places

03. Existing Conditions

Historic Preservation

Bliss Union Chapel (1871)



Interior



Exterior - Significant challenges with parking and accessibility.



Freetown Historical Society restored and relocated this early 20th century Chapel and other buildings to its complex to prevent their demolition.

Cultural Resources

What makes up Plainville's Social Backbone?

Regular Programming and Special Events

- Organizations
- Local Businesses
- Town Assets

Most of all, it is a spirit of helping and volunteering.



Tree Lighting Ceremony at Telford Park, honoring Jim Faille, former Plainville Park Commissioner. In 2022, Faille Field at Field of Dreams was named after him.

(Mark Stockwell, The Sun Chronicle)



Community Ties: Malia Strong

People coming together as a community.



Parade of support passing by Malia and her family (Heather McCarron)



The 5K and 10K have been an annual tradition, even happening “virtually” during COVID.



Helping More Children
Crush Cancer!

For Kids' Sake continues their work to fight childhood cancer, honoring Malia's legacy.

03. Existing Conditions

Organizations

- Keep Plainville Beautiful
- Lions Club
- Saint Martha
- Plainville Baptist Church

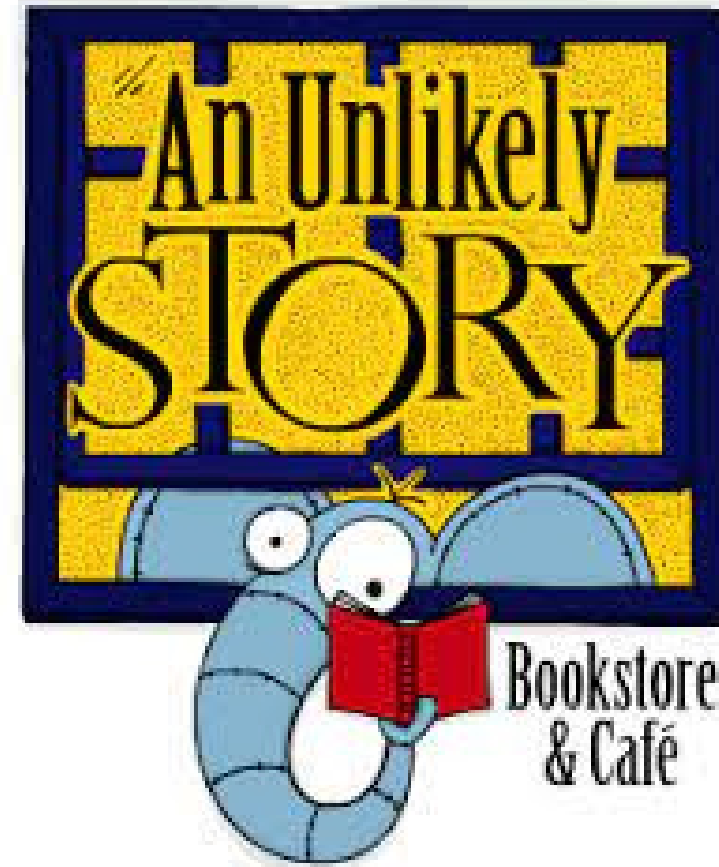


Keep Plainville Beautiful Clean-up (Plainville Historical Commission)

03. Existing Conditions

Local Businesses

- Don's Diner
- An Unlikely Story
- Chieftain Pub
- Stone Ridge Bar & Grill
- Summer Scoops
- And more!



03. Existing Conditions

Town Assets

- Council on Aging
- Library
- Historical Commission
- Schools
- Youth Sports
(Parks & Rec and PAL)
- Parks



Plainville Senior Center

4d · 🌐

Lots of activity today! Stop in for our vendor fair and BBQ today 10-2 and Tomorrow 8-12



COA Craft Fair



Plainville Athletic League

July 21 · 🌐

The PAL would like to congratulate Ryan Eldridge and Devin Ferreira (PAL class of 2018) for recently being named two of the three captains for the 2024 baseball season at Bishop Feehan. Congrats and good luck next season!



PAL Baseball



August 2022 Bubble Day - Library



Plainville Youth Soccer League

June 3 · 🌐

Make sure to stop by [Three Pugs Creamery](#) today until 5pm and grab some ice cream! For each purchase that mentions the PYSL, they will donate 25% back! 🍦



Plainville Youth Soccer League

Opportunities & Challenges

- Plainville is run by dedicated, passionate community members and volunteers.
- COVID interrupted the regular schedule of events, such as the Lions Fall Festival
- Facebook is the primary avenue to advertise events.
- Many events overlap with neighboring towns. How can Plainville differentiate itself but also coordinate with its neighbors?



03. Existing Conditions

Key Takeaway

Town Character is more than just buildings. It is our connection to Nature, Our History, and Our Neighbors.



05. Early Draft Goals and Strategies

Open Space and Recreation

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

- Promote Cluster Residential Developments to preserve contiguous open spaces and create trails while allowing appropriate growth.
- Inventory and acquire key open spaces as Chapter 61 or other opportunities emerge.
- Promote protection of existing agricultural lands and encourage creation of new agricultural projects.

2. Enhance and expand Town's recreation network

- Implement key improvements to Field of Dreams and Telford Park.
- Create better wayfinding and access points for trails, including bike and car parking.
- Continue expanding trail network through public-private partnerships and the future Rail Trail.
- Improve access to Turnpike Lake and Mirimichi Lake to promote walking trails and water-based activities.

Natural & Cultural Resources

1. Protect water and biodiversity

- Support natural resource protection in the Ten-Mile, Blackstone and Taunton River Watersheds.
- Streamline process and enforce Resource Protection Overlay District and Wetlands Regulations.
- Encourage Low-Impact-Development to reduce rainwater runoff and mitigate inland flooding.
(e.g., limiting grading and clearing in new subdivisions of not more than 60%)
- Remove invasive species from waterways and continue maintenance and clean-up.

2. Preserve Plainville's history

- Continue investing in Plainville's Historical Commission and museum.
- Identify historic buildings and properties to be prioritized for preservation.
- Implement a Demolition Delay bylaw to allow Town to find solutions to preserve historically significant structures.
- Encourage preservation of open fields and smaller vistas that exist along rural roadways. Revisit Scenic Roads Bylaw.

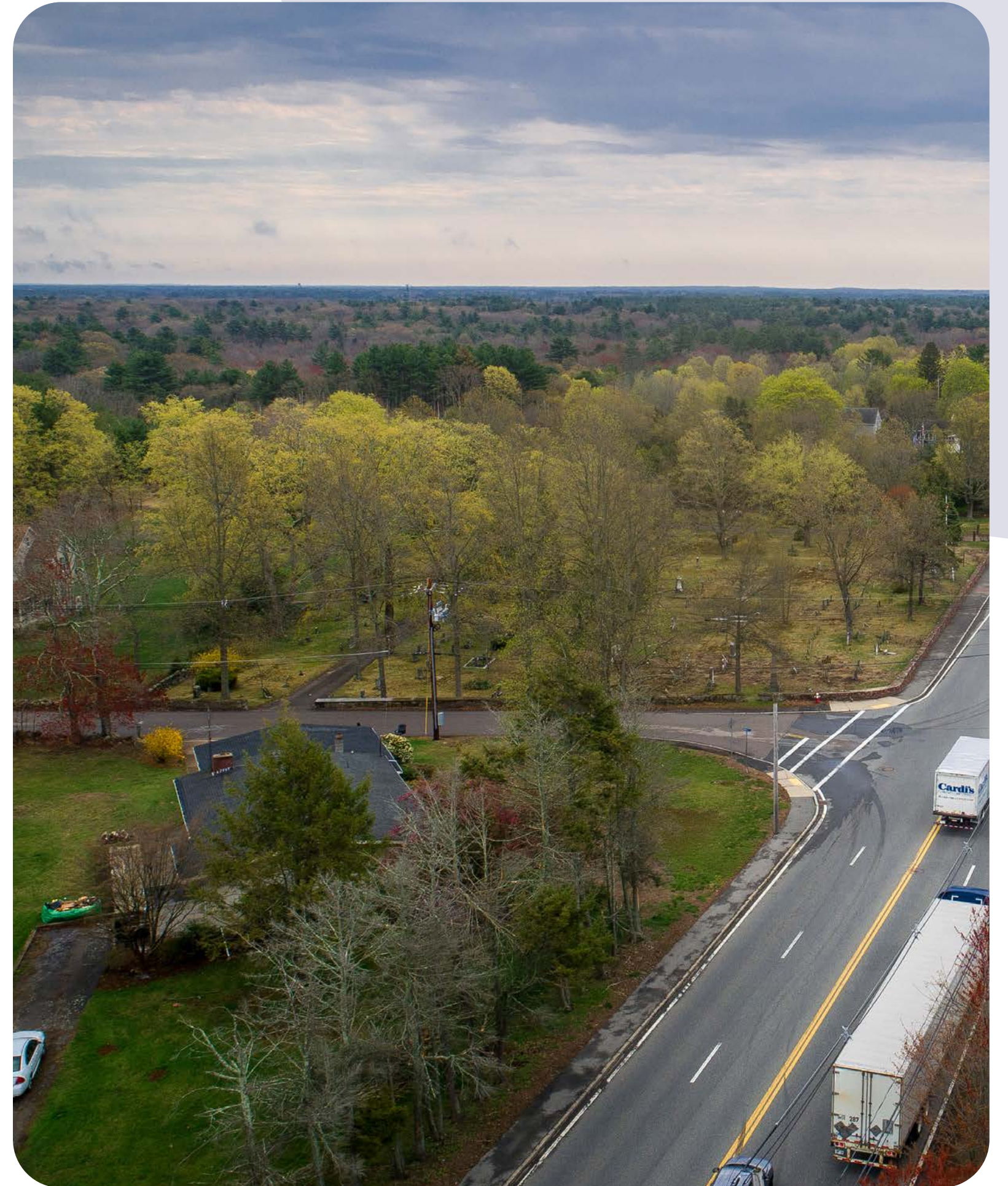
3. Foster Plainville's giving spirit

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

05. Early Draft Goals and Strategies

Questions

- What is missing from these early draft goals and strategies for these two planning areas.
- What does/does not feel like a Town priority?





05. Early Draft Goals and Strategies

Next Steps

- **Begin drafting plan for MPC/Public Review in late-November.**
- **December Draft Plan Open House**