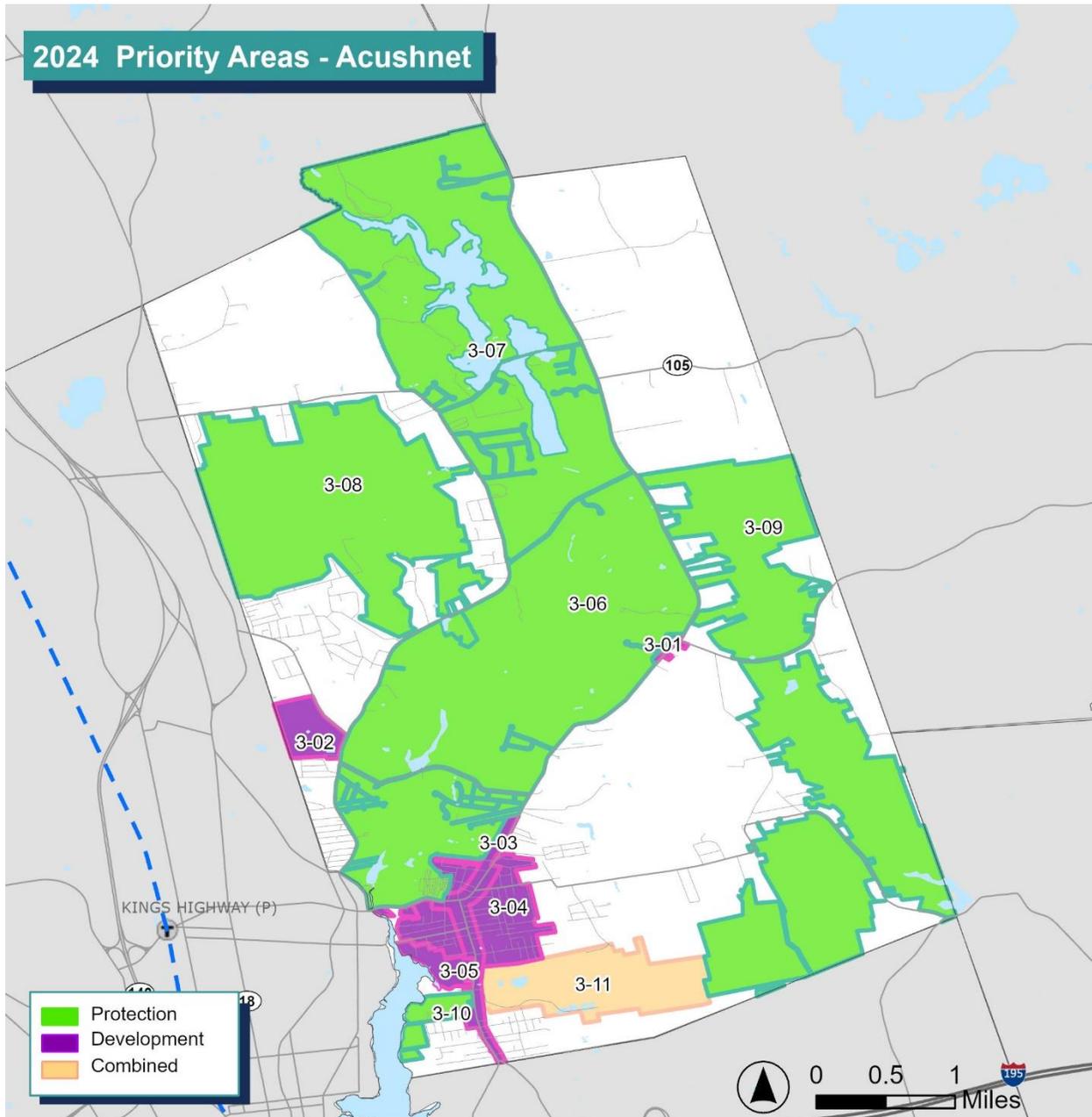


2024 Acushnet Priority Areas

Please see an interactive version of your community's Priority Areas at this link:

<https://arcg.is/1myS4y>.



Priority Development Areas

Priority Area ID	Priority Area Name	Acres
3-01	Main Street and Perry Hill Crossroads Business Area	8.2
3-02	West Acushnet Redevelopment Area	73.4
3-03	South Main Street Village Business District	109.4
3-04	Village Residential District	221.8
3-05	Riverfront Business Commercial Redevelopment District	45.5

Priority Protection Areas

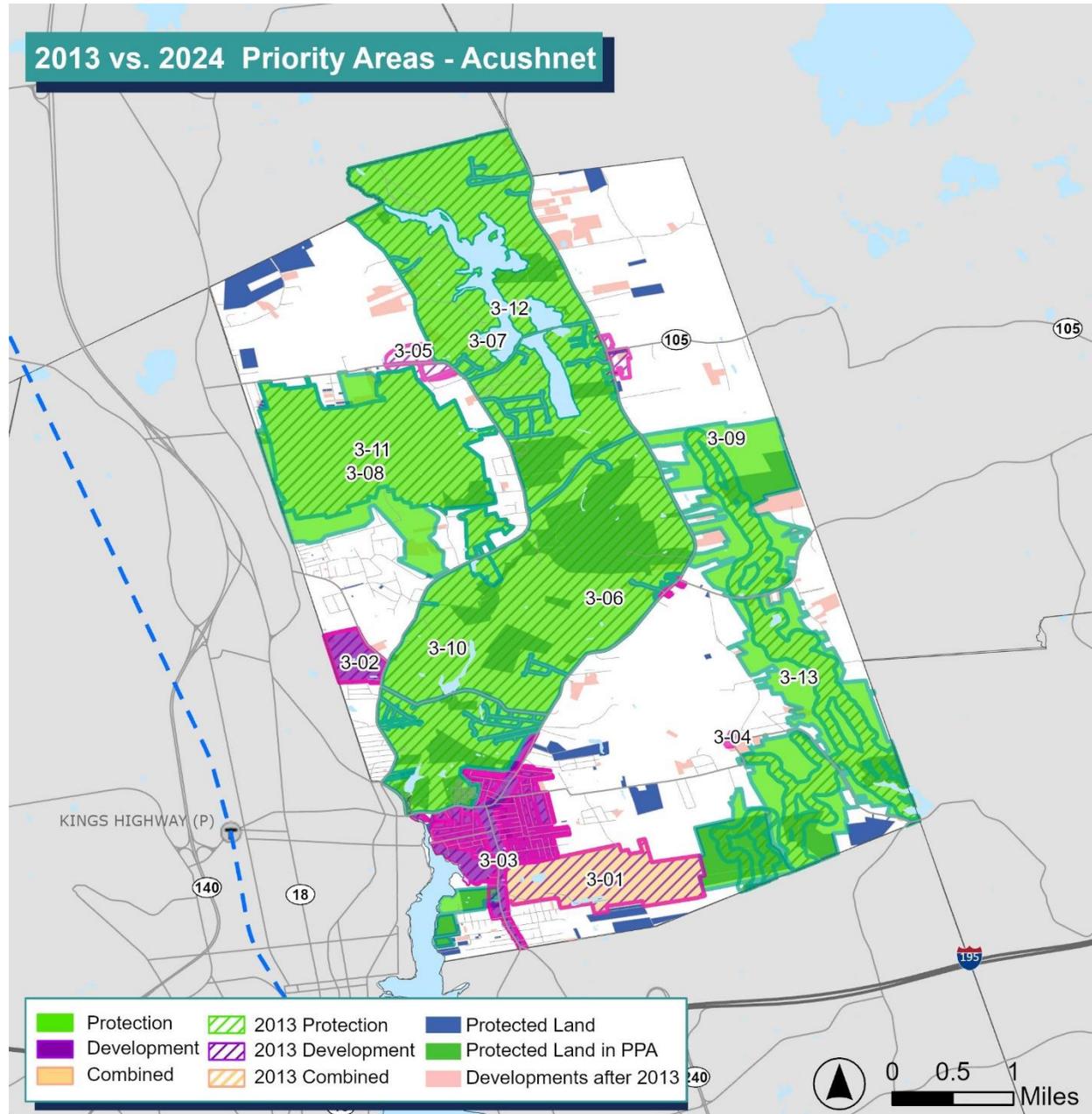
Priority Area ID	Priority Area Name	Acres
3-06	Greenbelt and Aquifer Protection Area	3265.3
3-07	Reservoir	207.8
3-08	Hathaway Swamp and Greenbelt Link	1039.8
3-09	Tinkham Pond Water Resource	1489.4
3-10	Riverfront Access	53.5

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
3-11	Industrial District	304.9

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Acushnet’s past and current PDAs and PPAs, this map also shows areas of recent development (red) and land that is already protected through public ownership or conservation restrictions (blue). In some cases, community representatives referenced these considerations when making their 2024 Priority Area designations.



PRIORITY DEVELOPMENT AREAS

Main Street and Perry Hill Crossroads Business Area [3-01]

Purpose: Small-scale, low-impact neighborhood retail and service activities.

Implementation: Through the Master Process, examine if the apparent grandfathered commercial uses would benefit from being made conforming through adopting a neighborhood business district.

Boundaries: The community identified select parcels for inclusion.

Changes from 2013:

- No changes to boundaries or purpose.
- Hardware store is potentially going out of business.

West Acushnet Redevelopment Area [3-02]

Purpose: To provide business development opportunities.

Implementation: No further action needed.

Boundaries: Boundaries correspond to the Commercial Business Zoning District and other targeted abutting parcels.

Changes from 2013:

- No changes to boundaries or purpose.

South Main Street Village Business District [3-03]

Purpose: To promote Mixed-Use redevelopment and infill redevelopment.

Implementation: Continued support of local businesses.

Boundaries: Boundaries correspond to the Village Business Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.

Village Residential District [3-04]

Purpose: To encourage residential infill and redevelopment opportunities near the South Main Street Village Business District.

Implementation: No further action needed.

Boundaries: Boundaries correspond to parcels within the recently adopted (2013) Village Residential District.

Changes from 2013:

- Aggregated separate parcels into one area.

Riverfront Business Commercial Redevelopment District [3-05]

Purpose: To encourage residential infill and redevelopment opportunities near the South Main Street Village Business District.

Implementation: No further action needed.

Boundaries: Boundaries correspond to parcels within Commercial District.

Changes from 2013:

- Aggregated separate parcels into one area.

PRIORITY PROTECTION AREAS

Greenbelt and Aquifer Protection Area [3-06]

Purpose: To encourage residential infill and redevelopment opportunities near the South Main Street Village Business District.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to parcels within the recently adopted (2013) Village Residential District.

Changes from 2013:

- Aggregated separate parcels into one area.

Reservoir [3-07]

Purpose: To preserve drinking water supply through the aquifer.

Implementation: Water resource protection.

Boundaries: Boundaries correspond to the reservoir as delineated in DEP hydrography GIS data.

Changes from 2013:

- No changes to boundaries or purpose.

Hathaway Swamp and Greenbelt Link [3-08]

Purpose: To preserve open space and provide continuous linkage to the greenbelt.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to selected parcels following BioMap3 critical habitat areas.

Changes from 2013:

- Updated boundaries to follow BioMap3 Core Habitat Areas, adding a connection along Deep Brook to the Greenbelt. All BioMap3 areas from Peckham (north) to New Bedford city line (west) south to Middle Road.

Tinkham Pond Water Resource [3-09]

Purpose: To preserve the drinking water supply and wetlands.

Implementation: No further action needed.

Boundaries: Boundaries correspond to all parcels intersecting the 2013 Tinkham Pond Water Resource PPA.

Changes from 2013:

- Expanded boundaries to create a corridor of properties, rather than only a 200' river buffer.

- The BBC has purchased significant properties in and around this designation. The 2023 Acushnet Town Meeting also took on the CR and the CPCs from the other towns and provided resources.

Riverfront Access PPA [3-10]

Purpose: To preserve areas along the Acushnet River.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to recently purchased parcels by the BBC.

Changes from 2013:

- New PPA in 2023.

COMBINED PRIORITY AREAS

Industrial District [3-11]

Purpose: To encourage industrial development and redevelopment.

Implementation: Examine potential outcomes with sewer service. Discuss potential partnership with Fairhaven to explore context-appropriate economic development.

Boundaries: The community included select parcels containing and abutting the quarry site excluding parcels with frontage on South Main Street within the Business Village zoning district.

Changes from 2013:

- Changed designation from Development to Combined and added town-owned land to the east of the quarry that is not already conservation restricted.
- Quarry/asphalt plant continuing operation; the soil removal permit details what happens after the quarry is spent, potentially recreational uses.

REMOVED PRIORITY AREAS

Main Street and Robinson Road Crossroads Business Area (PDA), Mendall Road, Morton Lane and Mattapoissett Road Crossroads Business District (PDA), Peckham and Keene Roads Crossroads Business Area (PDA): Community representatives chose to remove these PAs because they no longer represented first-tier growth or preservation priorities or because those priorities have been achieved.