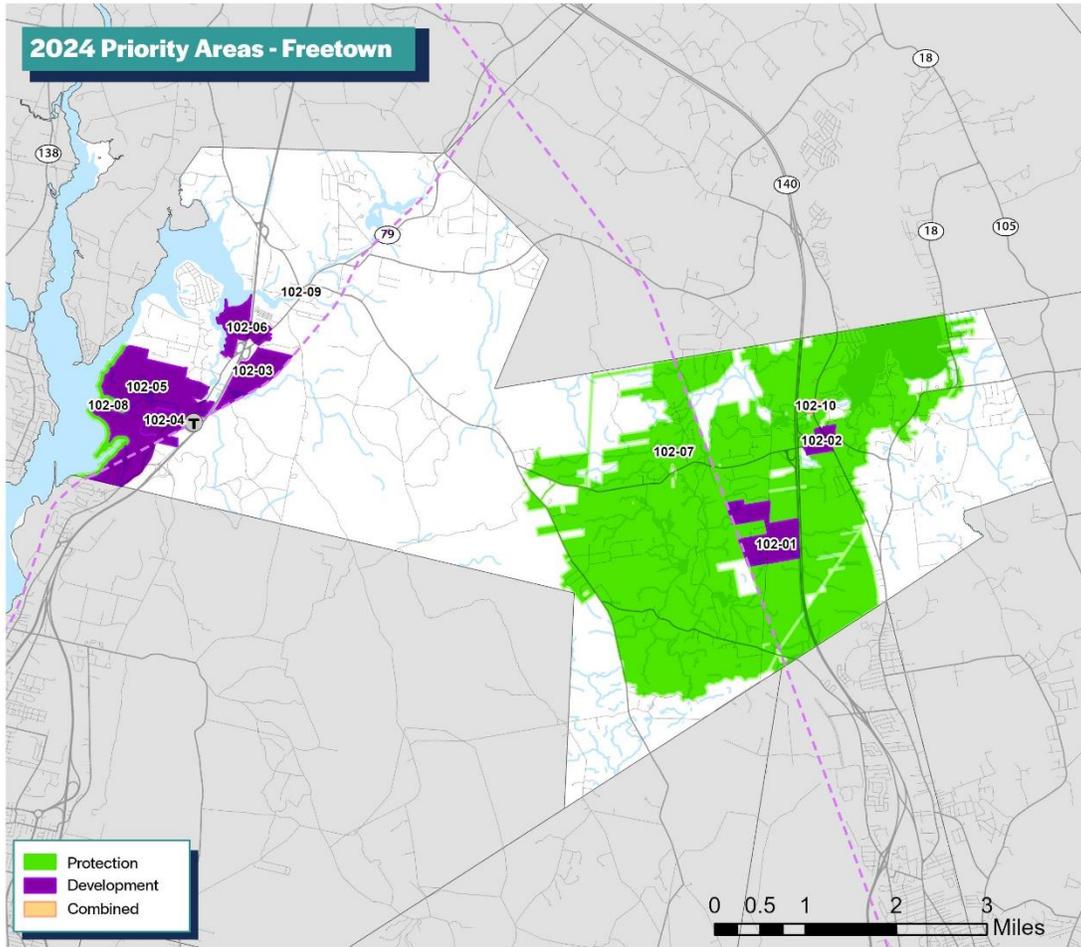


2024 Freetown Priority Areas

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
102-01	Braleley Road Industrial District	206.9
102-02	East Freetown Business District	45.5
102-03	Industrial-2 District	137.4
102-04	Planned Mixed-Use District	116.8
102-05	Riverfront Business Park	533.7
102-06	South Main Street Business District	112.7

Priority Protection Areas

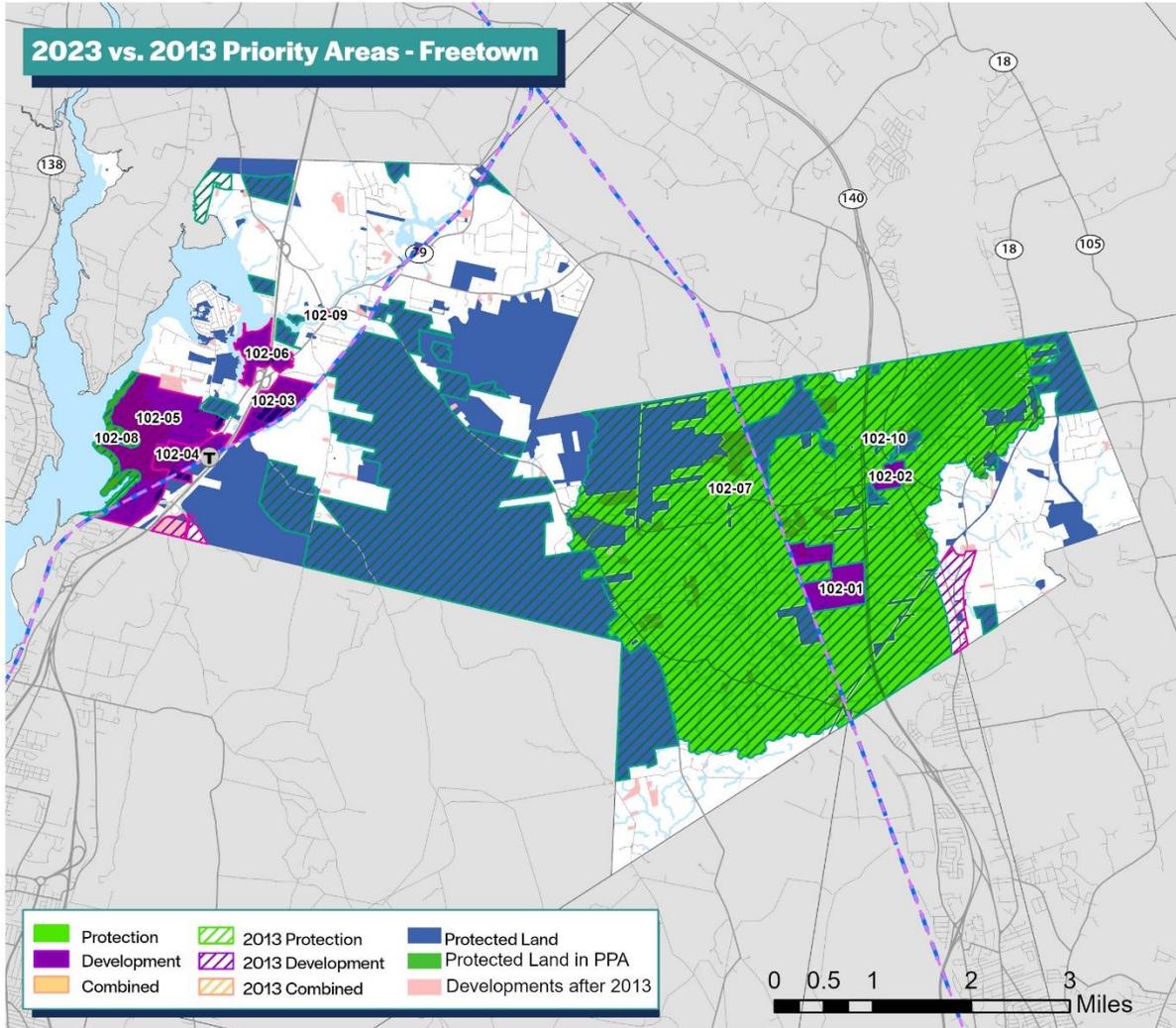
Priority Area ID	Priority Area Name	Acres
102-07	Outstanding Resource Water	6698.6
102-08	Peacehaven Riverfront Protection	118.5

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
102-09	Assonet Village Small Business District	3.2
102-10	East Freetown Small Business District	16.6

Priority Areas: 2013 and 2023 Comparison

In addition to depicting Freetown’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.



2023 Priority Development Areas

Braleley Road Industrial District [102-01]

Purpose: Industrial Development.

Implementation: No further action is needed.

Boundaries: Boundaries correspond to the Industrial zoning district.

Changes from 2013:

- No changes to boundaries. The mention of “EOA” was deleted.
- Bradford Steel (46 Braley Road) was permitted for an expansion.

East Freetown Business District [102-02]

Purpose: Business development.

Implementation: The area lacks municipal water and sewer and as a result, it is hard to attract businesses.

Boundaries: Boundaries correspond to the Business Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.
- A self-storage facility was built. Some businesses have left this area, due to water and sewer access limitations.

Industrial-2 District [102-03]

Purpose: Business and industrial economic development.

Implementation: No further action is needed.

Boundaries: Boundaries correspond to parcels within the Industrial-2 (I-2) Zoning District and the abutting Industrial (I) Zoning Districts, including those designated as a Chapter 43D PDS.

Changes from 2013:

- No changes to boundaries. The mention of “EOA” was deleted.
- In 2017, the town approved an amendment to the Medical Marijuana Overlay District to allow recreational marijuana. In 2019, the AmeriCann-owned Massachusetts Cannabis Center grow facility was built in the Campanelli Industrial Park. The facility has plans for expansion.

Planned Mixed-Use District [102-04]

Purpose: Compact development with pedestrian opportunities and a mix of uses. Section 3A-compliant district to allow multifamily residential housing.

Implementation: The Town will likely update the PMUD to comply with Section 3A, the MBTA community multifamily zoning requirement, allowing 15 dwelling units per acre on at least 50 acres. The area lacks water and sewer, impeding development.

Boundaries: Boundaries correspond to the Planned Mixed-Use (PMUD) Zoning District, portions of which are designated as a Chapter 43D PDS (split with the Riverfront Business Park PDA).

Changes from 2013:

- No changes to boundaries. Purpose updated to reflect its role as a 3A-compliant district.
- The Freetown MBTA commuter rail stop will open in 2025. There has not been any development taking advantage of the Overlay District zoning. Part of the PDA west of South Main Street is occupied by Copart, a national auto auction business.

Riverfront Business Park [102-05]

Purpose: Economic Development.

Boundaries: Boundaries correspond to parcels within the Industrial Zoning District, including those designated as a Chapter 43D Priority Development Site (split with Planned Mixed-Use Development PDA), excluding a 300' buffer from the shoreline of the Taunton River (see Peace Haven Riverfront Protection PPA).

Changes from 2013:

- No changes to boundaries or purpose.
- The area was being marketed as a future development site for up to 2,750,000 sq ft. A large portion of the PDA west of South Main Street was acquired by Copart, a national auto auction business, in 2019.

South Main Street Business District [102-06]

Purpose: Business development. Revitalize the gateway to Assonet from the South Coast Rail stop.

Boundaries: Boundaries correspond to the Business Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.
- A business center that used to be a restaurant and more was knocked down. Other buildings have been recently vacant.

Priority Protection Areas

Outstanding Resource Water [102-09]

Purpose: To preserve public drinking water resources, open space, and habitats.

Boundaries: Boundaries correspond to DEP Outstanding Resource Waters, excluding all PDAs and areas already permanently protected. This expansive designation includes BioMap 2 Core Habitats and Critical Natural Landscapes, NHESP Vernal Pools, Zone A Surface Water Protection Areas, and High- and Medium-Yield Aquifers.

Changes from 2013:

- Areas that are already permanently protected due to public or conservation ownership were excluded. No changes to purpose.

Peacehaven Riverfront Protection [102-10]

Purpose: To acknowledge the area's natural and cultural significance.

Boundaries: A 300-foot buffer along the Assonet River.

Changes from 2013:

- No changes to boundaries or purpose.

Combined Priority Areas

Assonet Village Small Business District [102-09]

Purpose: Neighborhood-scale businesses and mixed-use buildings that respect the historical nature of Four Corners.

Implementation: The area lacks sewer connections. Look at adaptive reuse opportunities and examine zoning to allow for mixed-use.

Boundaries: Boundaries correspond to the Village Business Zoning District in Assonet.

Changes from 2013:

- No changes to boundaries. Changed to Combined PDA/PPA to protect the historical integrity of the area.
- No recent developments.

East Freetown Small Business District [102-10]

Purpose: Neighborhood scale business.

Boundaries: Boundaries correspond to the Village Business Zoning District in East Freetown.

Changes from 2013:

- No changes to boundaries or purpose.
- No recent developments.

Removed Priority Areas

Bio Park

Original Purpose: Economic Development and Research and Development.

Reason for Deletion: The area has been successfully developed with an Amazon warehouse, Neon Marketplace, and another permitted warehouse development.

Lower County Road

Original Purpose: Infill development with a mix of residential and business opportunities.

Reason for Deletion: A few small residential and commercial projects were permitted and built. The Conservation Commission acquired a property that overlaps the PDA,

adjacent to the Betsey Taber Estate open space. The Town decided to remove this PDA because it is not a priority area for development anymore.

Open Space and Recreation Districts

Original Purpose: To protect open space, habitats, and recreation opportunities.

Reason for Deletion: Areas that are permanently protected already due to public or conservation ownership were excluded.