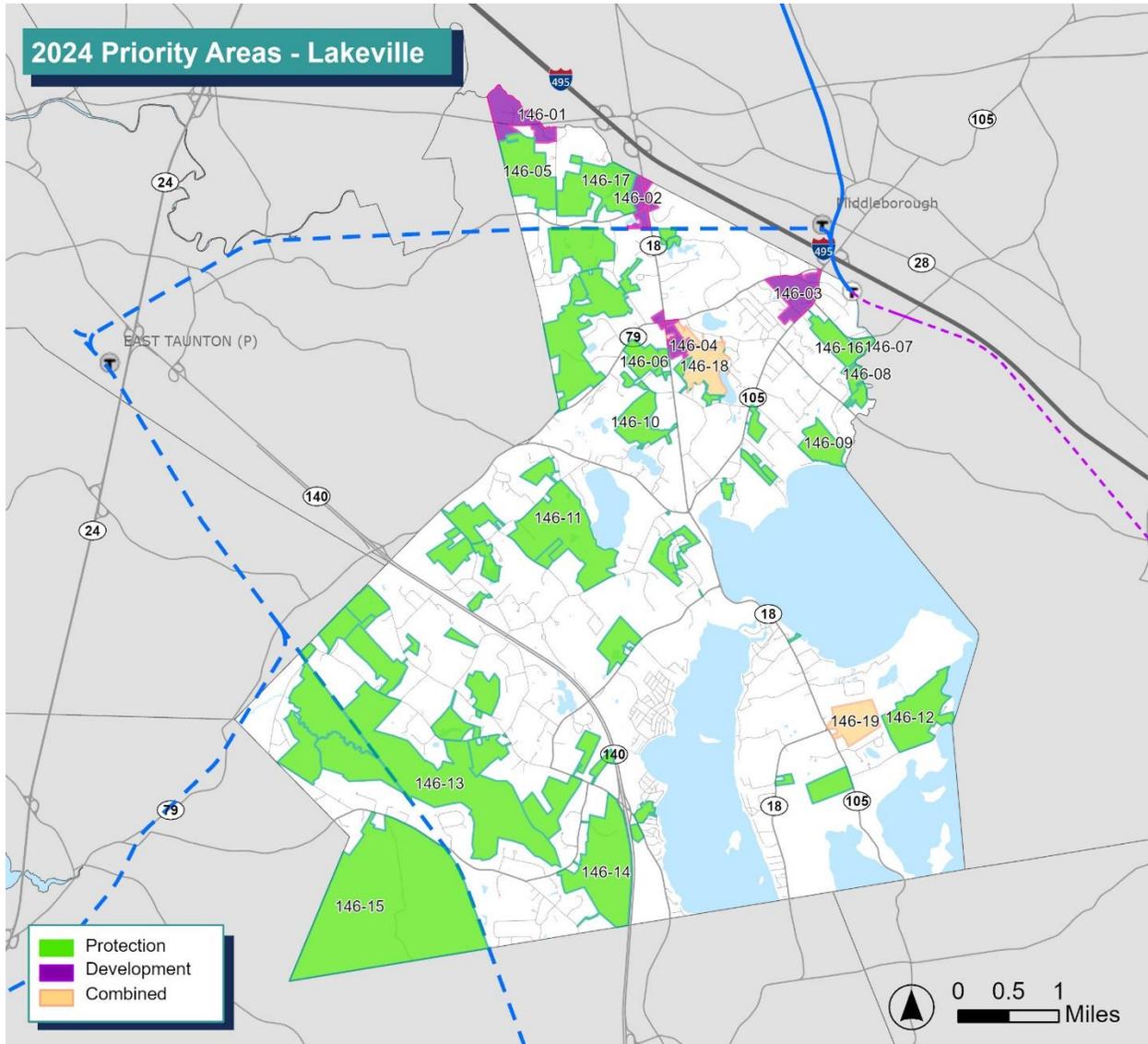


2024 Lakeville Priority Areas

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
146-01	Harding Street Development Area	111.7
146-02	Ocean Spray and Great Pond Expansion	49.9
146-03	State Hospital Redevelopment	97.0
146-04	Route 18 and Route 79 Business Node	44.0

Priority Protection Areas

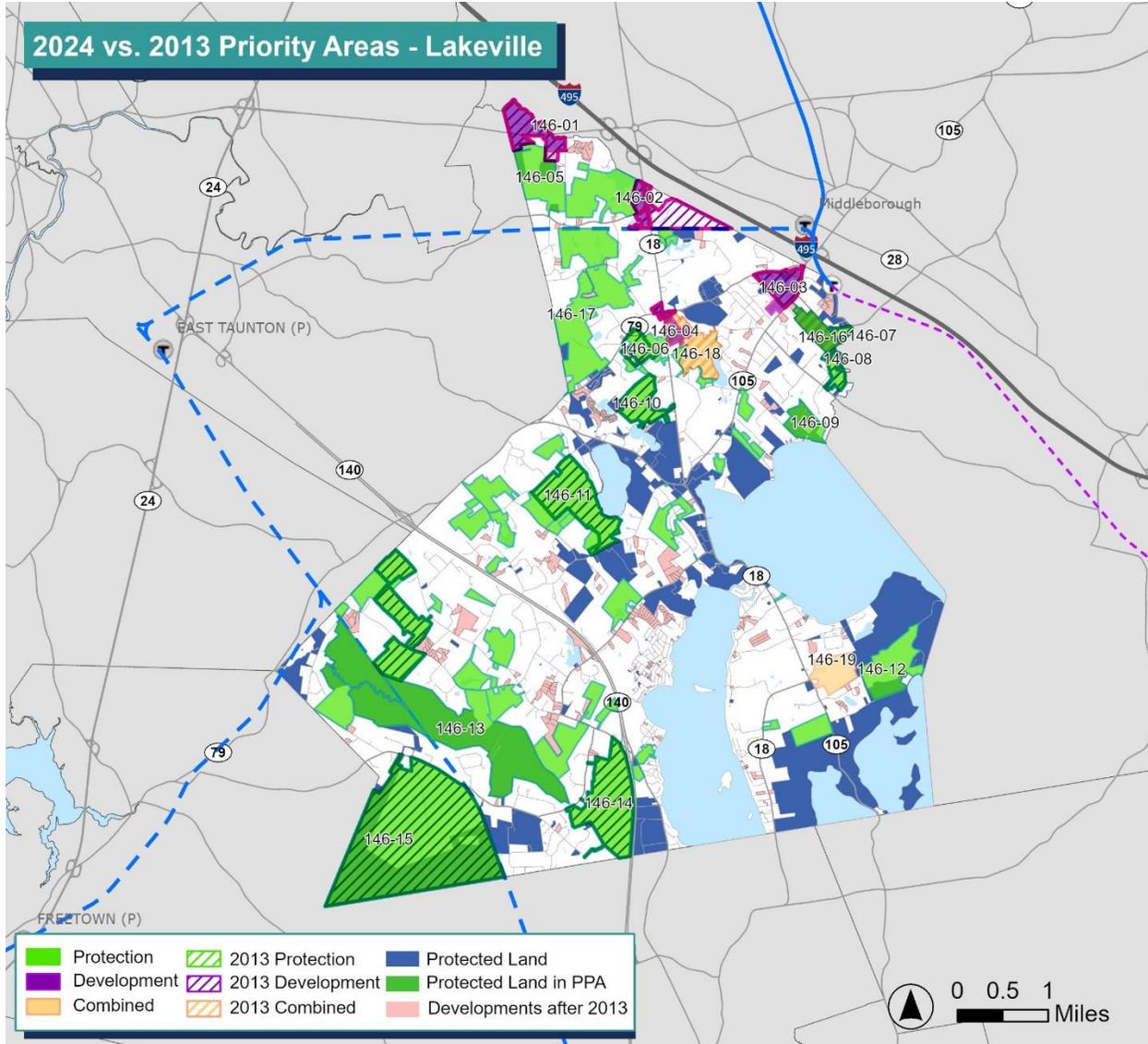
Priority Area ID	Priority Area Name	Acres
146-05	Leonard Washburn Brook	170.4
146-06	Crooked Lane Farm	61.5
146-07	Bridge Street Farm	15.1
146-08	Vaughn Street Farms	24.6
146-09	Staples Shore Conservation Area	94.9
146-10	Loon Pond Farm	99.7
146-11	Elders' Pond Farmland	322.2
146-12	Spring Brook APC	244.5
146-13	Cedar Swamp Headlands	1275.3
146-14	Rocky Woods	322.4
146-15	Howland Road Conservation Area	1209.0
146-16	State Hospital Farm	71.5
146-17	Chapter 61 Lands	1555.3

Priority Combined Areas

Priority Area ID	Priority Area Name	Acres
146-18	Lakeville Country Club	123.3
146-19	TL Edwards Gravel Pit	97.9

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Lakeville’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 and darker green). In some cases, community representatives referenced these considerations when making their 2024 Priority Area designations.



PRIORITY DEVELOPMENT AREAS

Harding Street Development Area [146-01]

Purpose: Low-impact business and office park redevelopment that respects adjacent natural resources and existing conservation easements.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to selected parcels within the Industrial and Business Zoning Districts.

Changes from 2013:

- Boundaries changed to remove parcel containing new subdivision in the southerly portion of eastern district.
- A new Marijuana Overlay District was approved in this location.

Ocean Spray and Great Pond Expansion [146-02]

Purpose: Continued economic development within these business parks.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to selected parcels containing and abutting these facilities. Parcels are within Business and Residential Zoning Districts, with a portion of the designation within the Planned Special Purpose Overlay District.

Changes from 2013:

- Boundaries changed to remove parcels north of the railroad tracks and Tyler's Way piece due to deed restriction.

State Hospital Redevelopment [146-03]

Purpose: Potential mixed-use or business redevelopment of this former hospital site and its abutting areas adjacent to the existing MBTA Commuter Rail station and the Chapter 40R district.

Implementation: This priority area is near the future Middleborough rail station.

Boundaries: Boundaries correspond to selected parcels within the Mixed-Use Development and the Business Zoning Districts. The site contains a Chapter 43D Priority Development Site (PDS).

Changes from 2013:

- Boundaries updated to include parcels containing the bank and bowling alley.

Route 18 and Route 79 Business Node [146-04]

Purpose: Continue business activities at the intersection of Route 18 and Route 79.

Implementation: Potential rezoning of this area from Residential to correspond to the surrounding Business and Industrial Zoning.

Boundaries: Boundaries correspond to selected parcels surrounding the intersection and abutting Industrial and Business Zoning Districts.

Changes from 2013:

- Boundaries updated to include properties that were in review, including parcels near the Country Club and a 25-acre property.

PRIORITY PROTECTION AREAS

Leonard Washburn Brook [146-05]

Purpose: To protect undeveloped parcels associated with the watershed around this waterway.

Implementation: Evaluate whether the Town should acquire additional parcels for permanent protection.

Boundaries: Boundaries correspond to undeveloped parcels in the Northwest corner of the Town. The Priority Area contains BioMap3 Habitats and wetlands.

Changes from 2013: New PPA in 2024.

Crooked Lane Farm [146-06]

Purpose: To preserve active agriculture and open space.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to parcels along Crooked Lane containing active agriculture.

Changes from 2013:

- Boundaries updated to reflect recent developments. Removed lots to the southwest with single-family homes and solar farms and the corner where Tyler’s property is at the northwest corner. Added property to the northeast in tax title, could be acquired by the town. Added parcel to the East to create additional continuity.

Bridge Street Farm [146-07]

Purpose: To preserve active agriculture and open space adjacent to the Nemasket River.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

Changes from 2013:

- No changes to boundaries or purpose.

Vaughn Street Farm [146-08]

Purpose: To preserve active agriculture and open space adjacent to the Nemasket River.

Implementation: No further action required.

Boundaries: Boundaries correspond to parcels along Vaughn Street containing active agricultural uses adjacent to the Nemasket River.

Changes from 2013:

- No changes to boundaries or purpose.

Staples Shore Conservation Area [146-09]

Purpose: Town-owned properties that the Town would like to see receive a permanent protection status.

Implementation: No further action is needed at the moment.

Boundaries: Six town-owned parcels on Staple Shore Rd and one town-owned parcel on Vaughn St in the northeast of town.

Changes from 2013: New PPA in 2024.

Loon Pond Farm [146-10]

Purpose: To preserve active agriculture and open space.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to parcels along Loon Pond Road containing active agriculture.

Changes from 2013:

- No changes to boundary or purpose.

Elders' Pond Farmland [146-11]

Purpose: To preserve active agriculture and open space.

Implementation: Explore potential water quality improvements.

Boundaries: Boundaries correspond to parcels along Elders' Pond Road containing active agriculture.

Changes from 2013:

- Boundaries changed to include pond area to the northeast containing Taunton's drinking water and expanded towards Hill Street to the southwest, excluding homes. Included Hazel Duley property.

Spring Book APC [146-12]

Purpose: These areas are for water preservation for New Bedford's water supply. Protect adjacent properties to improve water quality.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to selected parcels, including three large parcels on Long Point Road in the southeast of town, the Long Point Road Property, and another parcel to the north that is currently a cranberry bog (Fruit D’or). These additions will help complete current gaps in the conservation and trail areas that make up Betty’s Neck.

Changes from 2013: New PPA in 2024.

Cedar Swamp Headlands [146-13]

Purpose: To preserve open space near the Cedar Swamp, which contains BioMap 3 Critical Natural Landscapes, BioMap 3 Core Habitats, and DEP Outstanding Resource Water areas.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to selected undeveloped parcels west of Route 140.

Changes from 2013:

- Boundaries updated to include properties owned by Mass Audubon in the middle and northwest sections of the Swamp area.

Rocky Woods [146-14]

Purpose: To preserve open space near the Assawompset Ponds Complex containing NHESP Vernal Pools and DEP Outstanding Resource Water areas.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to selected undeveloped parcels directly west of Route 140.

Changes from 2013:

- No changes or updates to the boundaries.

Howland Road Conservation Area [146-15]

Purpose: To preserve open space near the Assawompset Ponds Complex containing BioMap 3 Core Habitats and DEP Outstanding Resource Water areas.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to 1,200 acres of selected undeveloped and underdeveloped parcels west of Route 140.

Changes from 2013:

- No changes to boundaries or purpose.

State Hospital Farm [146-16]

Purpose: Potential future mixed-use development that acknowledges and incorporates existing open space and agricultural activities adjacent to the Nemasket River.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

Changes from 2013:

- No changes to boundaries or purpose.

Chapter 61 Lands [146-17]

Purpose: To preserve Chapter 61 lands.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to parcels designated as Forest, Agricultural/Horticultural and Recreational lands valued according to M.G.L. Chapters 61, 61A, 61B and the Lebaron Hills Country Club, as shown in the 2030 Master Plan.

Changes from 2013:

- New PPA in 2024.

COMBINED PRIORITY AREAS

Lakeville Country Club [146-16]

Purpose: Potential further development or recreational opportunities at the Country Club site.

Implementation: No further action is needed at the moment.

Boundaries: Boundaries correspond to selected parcels primarily within and directly adjacent to the Business Zoning District.

Changes from 2013:

- Boundaries updated to exclude parcels in the eastern portion that are under review by the Planning Board for development; these portions were added to the Route 18 and Route 79 Business node [146-04]

TL Edwards Gravel Pit [146-18]

Purpose: Development of industrial site.

Implementation: Consider potential zoning change to allow appropriate development

Boundaries: Boundaries correspond to the parcel containing the TL Edwards Gravel Pit, an active gravel pit east of Lakeside and Bedford.

Changes from 2013: New Combined Priority Area in 2024.