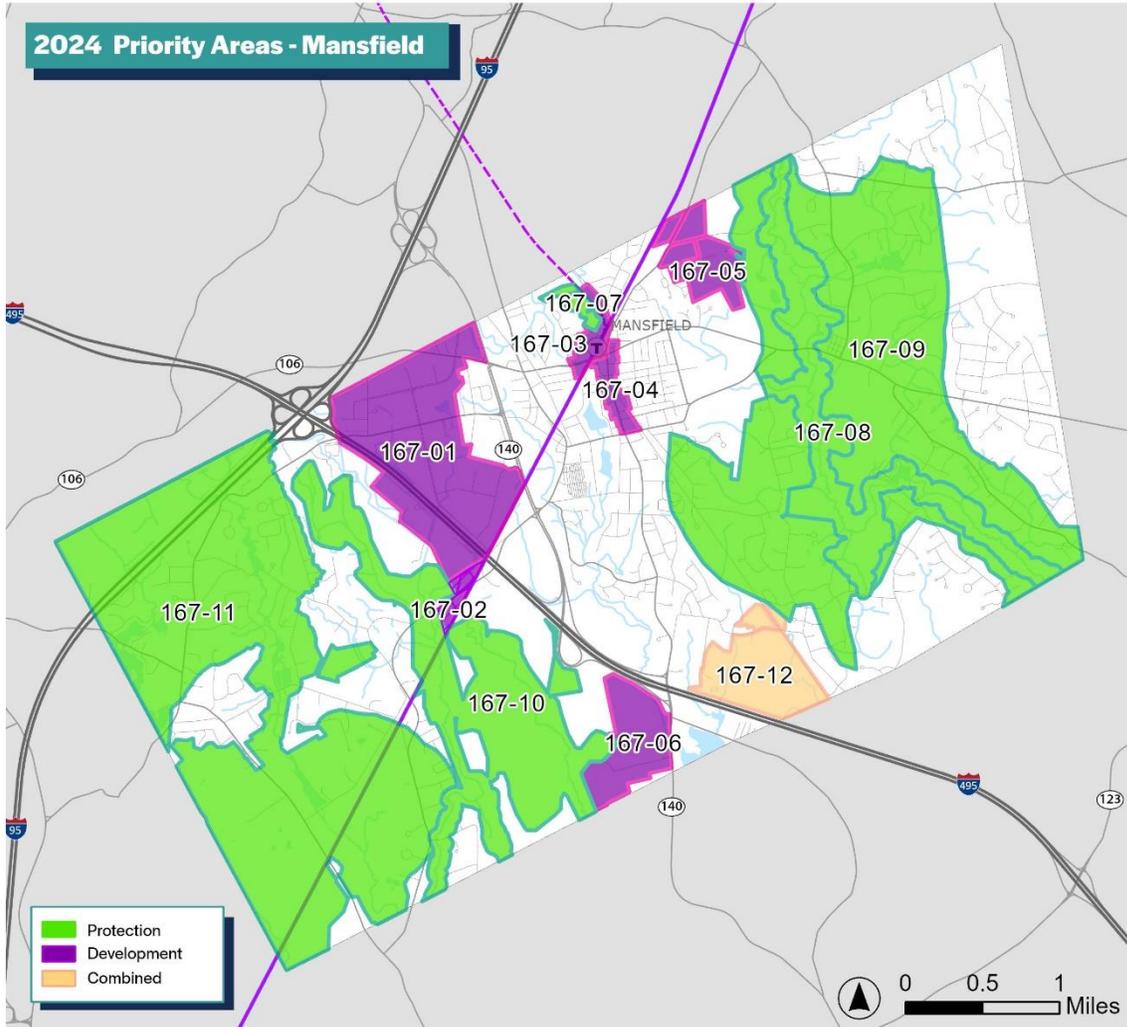


2024 Mansfield Priority Areas

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
167-01	Cabot Business Park	644.3
167-02	Cabot Business Park Extension	24.2
167-03	Station Revitalization District (TOD)	45.2
167-04	Downtown Revitalization District	47.2
167-05	Ryan Elliott Industrial Park	132.5
167-06	Xfinity Center	177.2

Priority Protection Areas

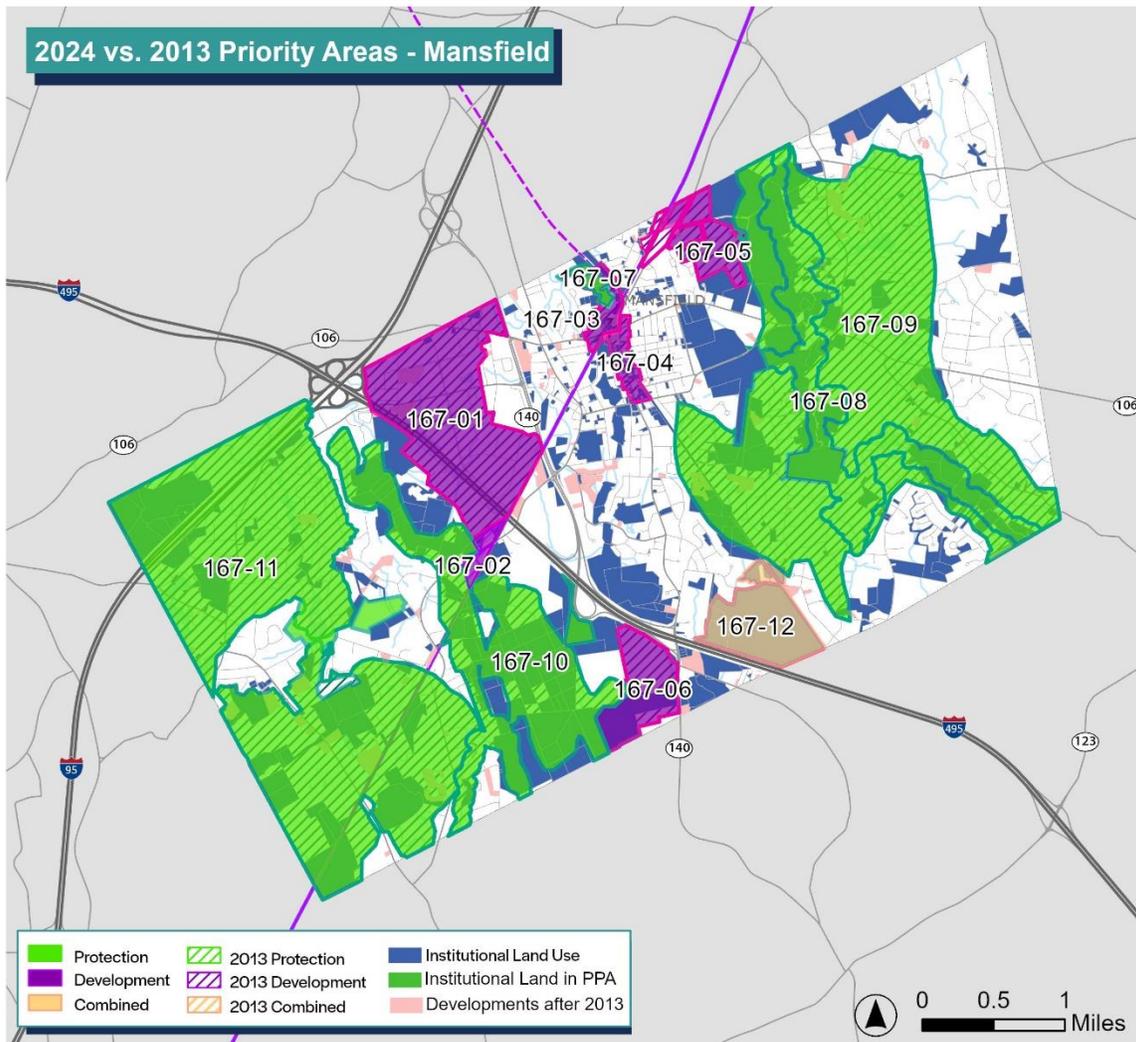
Priority Area ID	Priority Area Name	Acres
167-07	Station Recreation Areas	25.4
167-08	Canoe River Greenway	615.7
167-09	Canoe River Zone II Aquifer	2153.4
167-10	Hodges Brook	911.3
167-11	Wading River	2427.3

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
167-12	Airport Development District	226.3

Priority Areas: 2013 and 2023 Comparison

In addition to depicting Mansfield’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.



2024 Priority Development Areas

Cabot Business Park [167-01]

Purpose: Continued economic development in selected parcels within the Planned Business District

Implementation: Develop a program as outlined in the Strategic Plan, including interacting with major employers and landowners, examining regulatory reform that would enable more flexible structural arrangements and land uses, and possibly creating a Business Improvement District. Consider whether to add spur parcels to the south adjacent to Hodges Brook PPA as part of district, or whether to make new district.

Boundaries: Boundaries correspond to selected parcels within the Planned Business District, excluding undisturbed parcels adjacent to Hodges Brook PPA.

Changes from 2013:

- No changes to boundaries or purpose.
- There was development in this PDA including Walgreens, an Amazon facility at the former Medline building, and Greentech Renewables. Small parcel on West Street for cannabis sales. Southeast of that there is one remaining buildable that the PB recently approved a warehouse for this area, 32 Cabot reapplied for a variance for 60,000 sq ft building and 305 Forbes was 80,000 sq ft warehouse approved.

Cabot Business Park Extension [167-02]

Purpose: Continued economic development in selected parcels within the Planned Business District.

Implementation: Evaluate best use of site and needed zoning changes. Parcel 006-116 was approved as a cultivation facility in 2020 but the project was withdrawn in 2024 due to funding.

Boundaries: Boundaries correspond to selected parcels within the Planned Business District, south of Cabot Business Park PDA and adjacent to Hodges Brook PPA.

Changes from 2013: New PDA in 2024.

Station Revitalization District (TOD) [167-03]

Purpose: General business, transit-oriented, and housing development associated with the Downtown and the existing MBTA Commuter Rail Station.

Implementation: In accordance with the 2020 Master Plan, use federal and state grants towards several objectives, including addressing a crossing of the rail tracks, improving pedestrian access to the commuter rail station, and removing zoning inconsistencies. Fulfill obligations for Section 3A requirements.

Boundaries: Boundaries correspond to the TOD Overlay District adopted in 2014 and updated in 2023.

Changes from 2013:

- Removed parcels around 018-230 for passive recreation areas and created new PPA [Station Recreation Areas].
- One Mansfield was completed in 2017 and includes 81 units. The area went through a rezoning process at the June Town Meeting 2023. Currently discussing the expansion of the MSROD at the northeast and expanding it to the south. Parcel 018-230 is the lead-in for the passive recreation areas that are undergoing soil attenuation.

Downtown Revitalization District [167-04]

Purpose: General business, transit-oriented development and housing development associated with the Downtown.

Implementation: In accordance with the 2020 Master Plan, implement the recommendations of recent traffic flow and parking studies using state highway funds and parking enterprise accounts. Allow for mixed-use and multi-family at a slightly different density.

Boundaries: Boundaries correspond to the North Main Street Business Overlay Zoning District.

Changes from 2013:

- No changes to the boundaries.
- Station Square was completed in 2020 and includes 100 units. Sold the fire station and received a grant to implement a rail trail (a 10-foot-wide shared-use path that runs down Old Colony Road). Development in accordance with the by-law's intended purpose at Thomas Street, 2014 North Main, finishing 6-unit

condo at 194 Rumford. Vacant property owned by the Clemmey family along North Main could potentially be developed at 206-214 N. Main (special permit lapsed). Green space and parking improvements in the district (at 11 Shawmut Ave aka Harry B. Chase Jr. Place).

Ryan Elliott Industrial Park [167-05]

Purpose: Continued economic development in selected parcels within the Industrial Park District.

Implementation: No further action required at this time.

Boundaries: Boundaries correspond to selected parcels within the Industrial Park District, excluding undisturbed parcels adjacent to Canoe River Zone II Aquifer PPA. Parcels along North Main St removed.

Changes from 2013: No new development. Parcel 030-076 was approved in 2023 for 232,500 sq ft of new warehouse space.

Xfinity Center [167-06]

Purpose: Economic development associated with the event and concert venue (which was formerly known as the Great Woods Center for the Performing Arts) and vacant land to the north between the venue and Route 495/140 southbound exit ramp.

Implementation: No further action required at this time.

Boundaries: Boundaries correspond to parcels within the Industrial Park Zoning District, excluding BioMap Core Habitats and Critical Natural Landscapes contained in the Hodges Brook PPA.

Changes from 2013:

- No change in boundaries.
- Name has been changed. No new development.

PRIORITY PROTECTION AREAS

Station Recreation Areas [167-07]

Purpose: Preservation of passive recreation areas undergoing soil attenuation of former Hathaway Patterson site near MBTA station and railyard.

Implementation: Improve access to Rumford River and Town-owned natural areas for passive recreation uses.

Boundaries: Boundaries correspond to selected parcels in the proposed TOD Overlay District.

Changes from 2013: New PPA in 2024.

Canoe River Greenway [167-08]

Purpose: Preserve open space and passive recreation, including the addition of walking trails, along the Canoe River.

Implementation: Acquire additional land by various strategies including taking advantage of the Land and Water Conservation Fund.

Boundaries: Boundaries correspond to a 200' buffer from wetland features and water bodies associated with the Canoe River.

Changes from 2013:

- Boundary updated to include the entire boundary of Parcel 035-054.
- Certified multiple vernal pools along the greenway. Landfill going to be capped at the west spur and add trails and a boardwalk, outdoor classrooms, etc.

Canoe River Zone II Aquifer [167-09]

Purpose: Protect the Canoe River Sole Source Aquifer, public drinking water resources, and associated habitats.

Implementation: Maintain the aquifer's high quality through monitoring and regulations. Acquire additional land through various strategies, including using the Land and Water Conservation Fund.

Boundaries: Boundaries correspond to the Zone II Aquifer boundary produced by DEP for the Town., excluding certain parcels.

Changes from 2013:

- Boundaries updated to remove school sites from the western boundary and move Parcel 035-054 to the Canoe River Greenway PPA.
- The Town has been identifying hydrological connection issues and getting easements from property owners. In a recent report, the Town identified 5 undersized / non-functioning crossings. Zoning by-law 230 attachment 6 introduced updated rules implement aquifer protections (in 2013 as a continuation of AC/EC designation for Canoe River).

Hodges Brook [167-10]

Purpose: Preserve habitats associated with Hodges Brook, including BioMap 2 Core Habitats and Critical Natural Landscapes and NHESP Vernal Pools.

Implementation: Acquire additional land through various strategies, including using the Land and Water Conservation Fund. Parcels 13-24 and 14-55 are top town priorities.

Boundaries: Boundaries correspond to a combination of BioMap Core Habitats and Critical Natural Landscapes and a 200' buffer from wetland features and water bodies associated with the brook. Two parcels (13-24, 14-55) that are a high priority for open space acquisition are also included.

Changes from 2013:

- Boundaries updated to include two high-priority parcels.
- 17 acres have been acquired. 13-24 still owned by MBTA while 14-55 is owned by the State. Acquisition of those two parcels is still a priority (although no threat of development).

Wading River [167-11]

Purpose: Preserve open space and natural resources associated with the Wading River, including BioMap Core Habitats and Critical Natural Landscapes, DEP Outstanding Resource Waters, DEP Zone II Aquifers, and NHESP Vernal Pools.

Implementation: Acquire additional land through various strategies, including using the Land and Water Conservation Fund. Parcels 13-24 and 14-55 are top town priorities.

Boundaries: Boundaries correspond to a combination of BioMap Core Habitats and Critical Natural Landscapes, DEP Outstanding Resource Waters, DEP Zone II Aquifers, and NHESP Priority Habitats.

Changes from 2013:

- Boundaries updated to include Parcel 003-094. At Knight's Way; exclude developed residential properties around Balcom Street; excluded parcel at Knight's Way. Generally refined to follow boundaries of natural features.
- Town acquired a large parcel in Saddleridge (003-019) for conservation.

Combined Priority Areas

Airport Development District [167-12]

Purpose: Continued economic development associated with the Mansfield Airport.

Implementation: Proceed with environmental conservation and invasive species management work, in compliance with FAA regulations.

Boundaries: Boundaries correspond to the Airport Zoning District.

Changes from 2013:

- Added parcels to north/northeast, as well as rail trail strip along East edge. Turned from a Priority Development Area into a Combined Priority Development and Protection Area to reflect its proximity to sensitive natural systems.
- Extensive vegetation management plan jumped over Fruit Street due to FAA regulation for compliance. On the parcel itself, in 2015, there was some wetland restoration and a stormwater basin, and a new weather system was installed. Vegetation management at runways, including some work on Back Bay Brook. The Town is working on a rail trail at the northeast property line running along the NW/SE road – the trail from Fruit Street to Norton is covered by wetlands. The airport building was redone, restaurant and parking (5+ years ago). Need to maintain vegetation with ongoing efforts and mitigate Phragmites. The airport completed a master plan that requires the runway to be rebuilt.