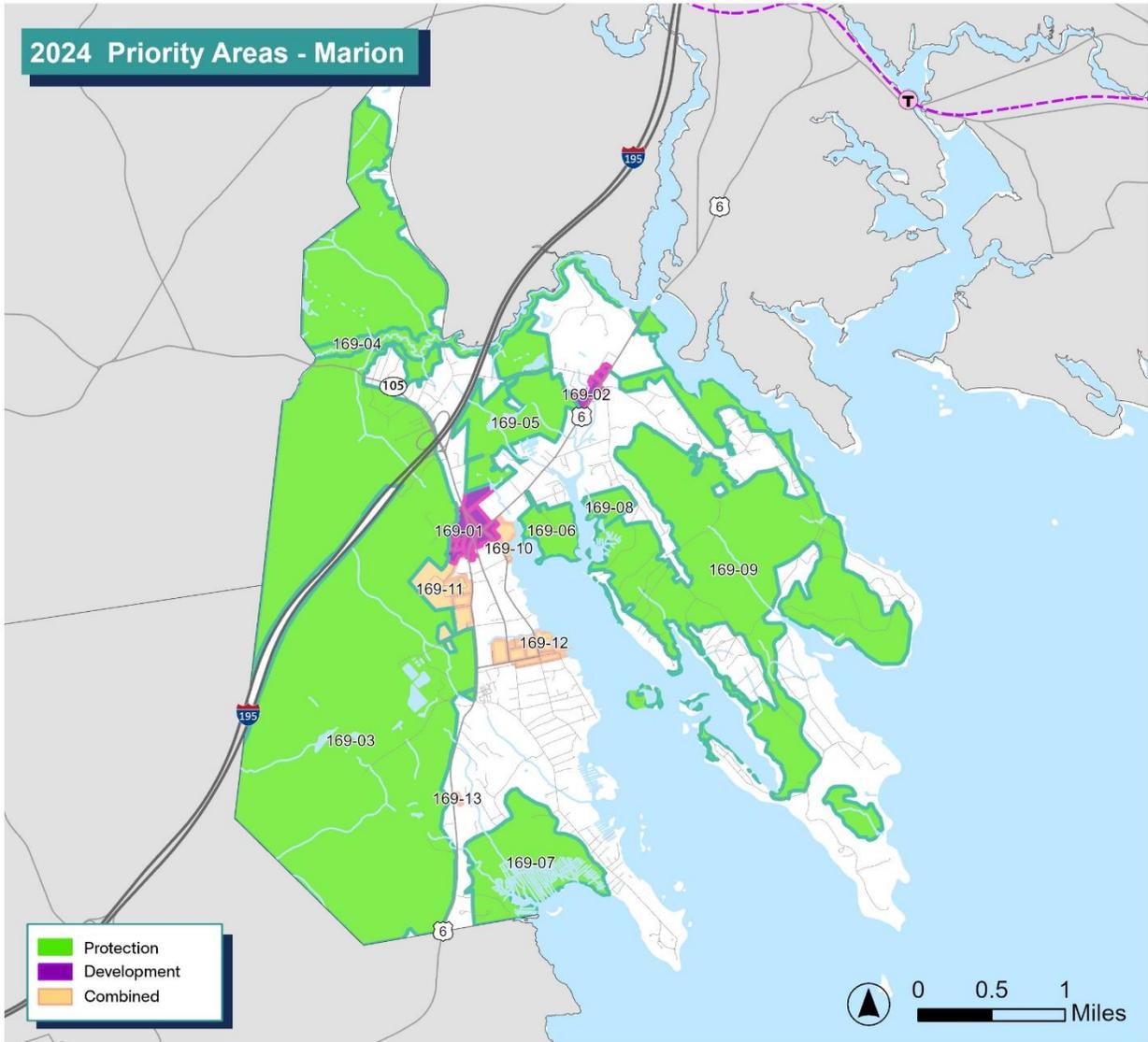


## 2024 Marion Priority Areas

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
169-01	Route 6 and Route 105 Crossroads General Business District	55.3
169-02	Point Road General Business District	15.4

## Priority Protection Areas

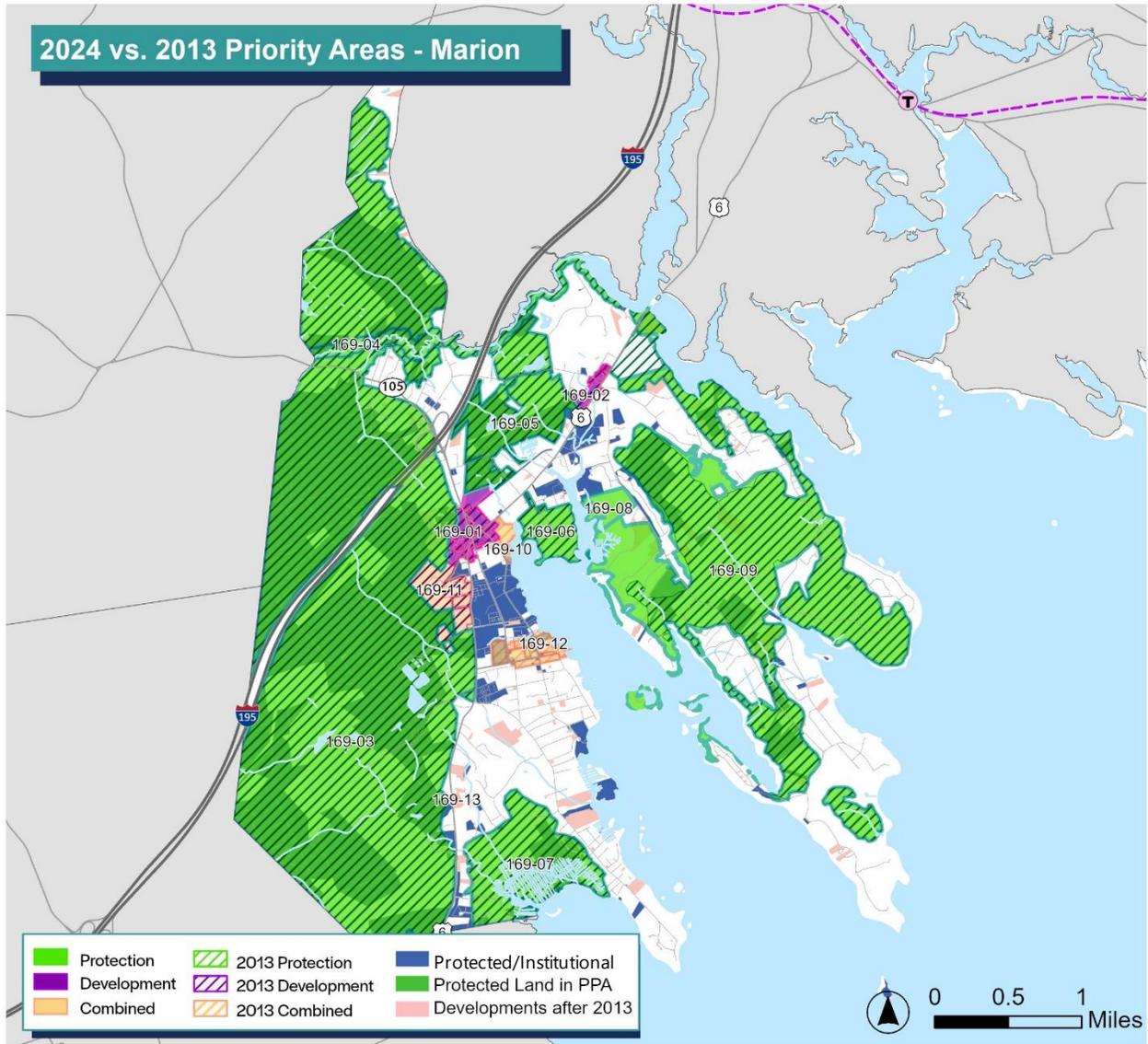
Priority Area ID	Priority Area Name	Acres
169-03	Haggerty, Haskell, and Bear Swamps Water Resource Protection	3472.7
169-04	Sippican River Protection Overlay District	114.0
169-05	Washburn Park and Point Road Bogs	287.8
169-06	Little Neck	75.6
169-07	Aucoot Cove	310.0
169-08	Hammet Cove Boatyard Park	37.7
169-09	Weweantic River, Great Hill Point, and Sippican Neck	1472.0

## Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
169-10	Old Landing Marine Business	14.4
169-11	Route 6 Light Industry	80.1
169-12	Village Center	46.3
169-13	Fieldstone Market	1.9

**Priority Areas: 2013 and 2023 Comparison**

In addition to depicting Marion’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

### Route 6 and Route 105 Crossroads General Business District [169-01]

*Purpose:* General infill and business redevelopment within selected parcels in the General Business, Light Industry, and Residential E Zoning Districts at the intersection of Route 6 and Route 105.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to selected parcels immediately around the intersection of Route 105 and Route 6.

*Changes from 2013:*

- Expanded boundaries to include parcel 011-043.

### Point Road General Business District [169-02]

*Purpose:* General infill and business redevelopment within selected parcels in the General Business Zoning Districts with frontage on Route 6.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to selected parcels in the General Business Zoning Districts with frontage on Route 6.

*Changes from 2013:*

- No changes to boundaries or purpose.

## Priority Protection Areas

### Haggerty, Haskell, and Bear Swamps Water Resource Protection [169-03]

*Purpose:* To preserve habitats and water resources associated with these wetland areas including BioMap Core Habitats and DEP Zone II Aquifers.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to a combination of the Town's Aquifer Protection Zoning District, Water Resource Protection District, and BioMap Core Habitats and Critical Natural Landscapes in western Marion. Boundaries exclude those areas already designated by the Sippican River Protection Overlay District PPA.

*Changes from 2013:*

- No changes to boundaries or purpose.

**Sippican River Protection Overlay District [169-04]**

*Purpose:* To preserve habitats and riparian resources associated with the Sippican River, including BioMap Core Habitats and Critical Natural Landscapes.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to Sippican River Protection Overlay Zoning District.

*Changes from 2013:*

- No changes to boundaries or purpose.

**Washburn Park and Point Road Bogs [169-05]**

*Purpose:* To preserve habitats and riparian resources associated with the Sippican River, including BioMap Core Habitats and Critical Natural Landscapes.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to Sippican River Protection Overlay Zoning District.

*Changes from 2013:*

- No changes to boundaries or purpose.

**Little Neck [169-06]**

*Purpose:* To preserve habitats and coastal resources associated with Sippican Harbor, including BioMap Core Habitats.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to selected undeveloped and lightly developed parcels along Little Neck.

*Changes from 2013:*

- No boundary changes.

### **Aucoot Cove [169-07]**

*Purpose:* To preserve habitats and coastal resources associated with Aucoot Cove, including BioMap Core Habitats and Critical Natural Landscapes.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to BioMap Core Habitats and Critical Natural Landscapes.

*Changes from 2013:*

- No boundary changes.

### **Hammet Cove Boatyard Park [169-08]**

*Purpose:* To preserve habitats and coastal resources associated with Hammet Cove and Boatyard Park.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to selected parcels surrounding Boatyard Park.

*Changes from 2013:*

- New PPA in 2024.

### **Weweantic River, Great Hill Point, and Sippican Neck [169-09]**

*Purpose:* To preserve farmland, open space, and natural resources associated with these areas and the Weweantic River and Buzzards Bay, including BioMap 3 Core Habitats and Critical Natural Landscapes.

*Implementation:* No immediate action items at this time.

*Boundaries:* Boundaries correspond to a combination of BioMap 3 Core Habitats and Critical Natural Landscapes.

*Changes from 2013:*

- Expanded boundaries to match new Biomap3 Core Habitat and Critical Natural Landscape.
- Removed a development area along Route 6.

## Combined Priority Areas

### Old Landing Marine Business [169-10]

*Purpose:* Continued Marine Business opportunities with limited impact on Sippican Harbor and its associated natural resources.

*Implementation:* Find solutions to alleviate problems with flooding.

*Boundaries:* Boundaries correspond to parcels within the Marine Business Zoning District containing the existing Old Landing.

*Changes from 2013:*

- No significant changes; however, this area has seen problems with flooding and sea level rise that will need attention in the mid- to long-term future.

### Route 6 Light Industry [169-11]

*Purpose:* Continued economic development within selected, previously disturbed parcels in the Light Industry Zoning District.

*Implementation:* Clarify light or limited industry.

*Boundaries:* Boundaries correspond to selected parcels within the Light Industry Zoning District.

*Changes from 2013:*

- Changed from PDA to Combined area to show sensitivity to the surrounding wetlands.

### Village Center [169-12]

*Purpose:* Mixed-use redevelopment and infill, housing options, and historic preservation. Proposed redevelopment will acknowledge and complement the existing historic character of the waterfront and village.

*Implementation:* Identify wetlands and seek protections.

*Boundaries:* Boundaries correspond to selected parcels within the Limited Business Zoning District.

*Changes from 2013:*

- No changes to Boundaries or purpose.

### **Fieldstone Market [169-13]**

*Purpose:* Development of selected parcels.

*Implementation:* Owner is looking to expand parking lot for boutique grocery store.

*Boundaries:* Boundaries correspond to Johnson Family acquired property which has a boutique grocery store on the premises currently.

*Changes from 2013:*

- New combined area in 2024.