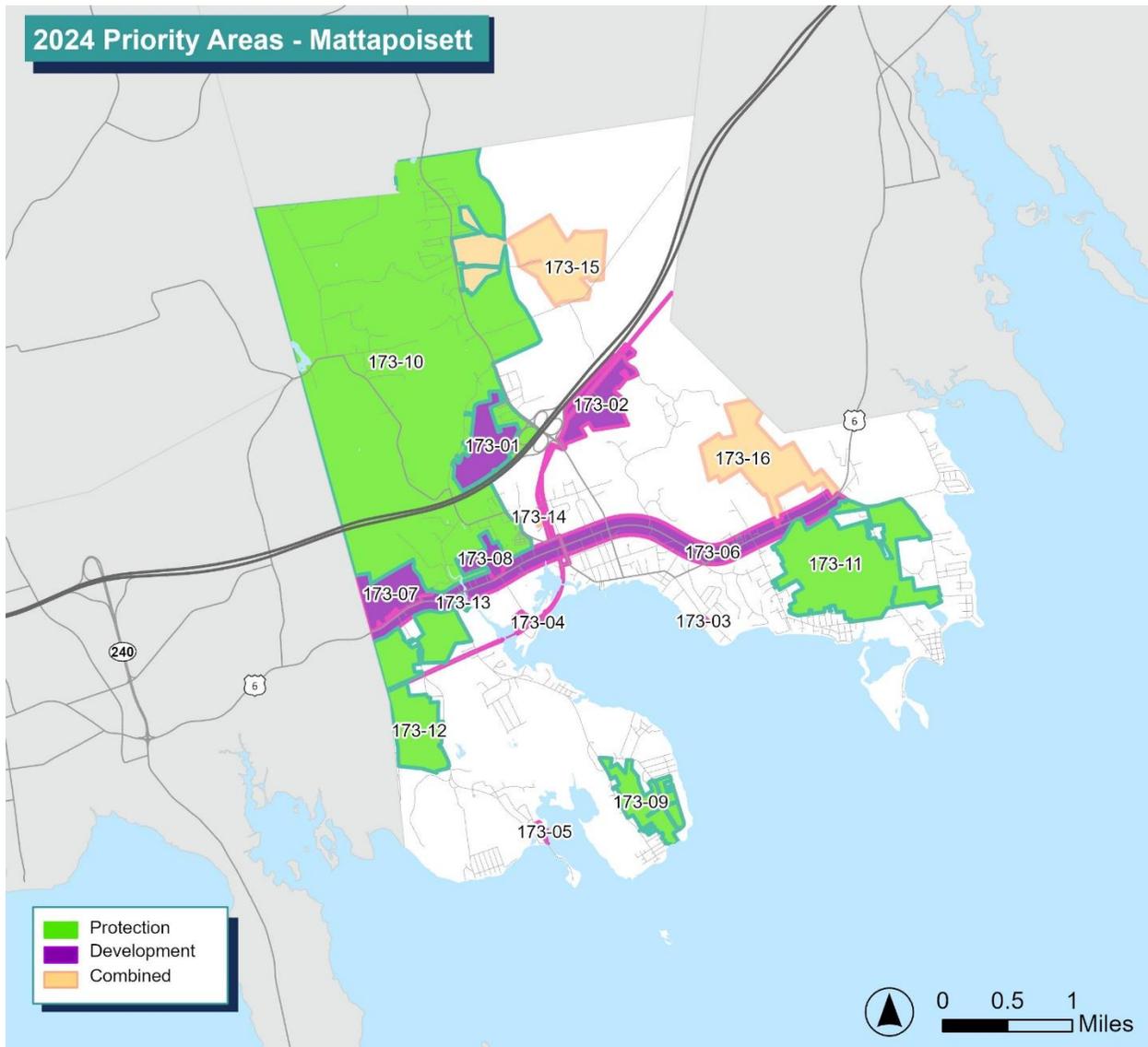


2024 Mattapoisett Priority Areas

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
173-01	Crystal Spring Road	121.3
173-02	Industrial Drive	121.4
173-03	Mattapoissett Boatyard	2.5
173-04	Mattapoissett South Coast Bikeway	16.4
173-04	Mattapoissett South Coast Bikeway (preferred)	29.1
173-05	Ringuette's Boatyard	4.2
173-06	Route 6 Mixed-Use Corridor	346.6
173-07	Route 6 Mixed-Use Area	105.4
173-08	Old Hammondtown School and Sand Pit	44.5

Priority Protection Areas

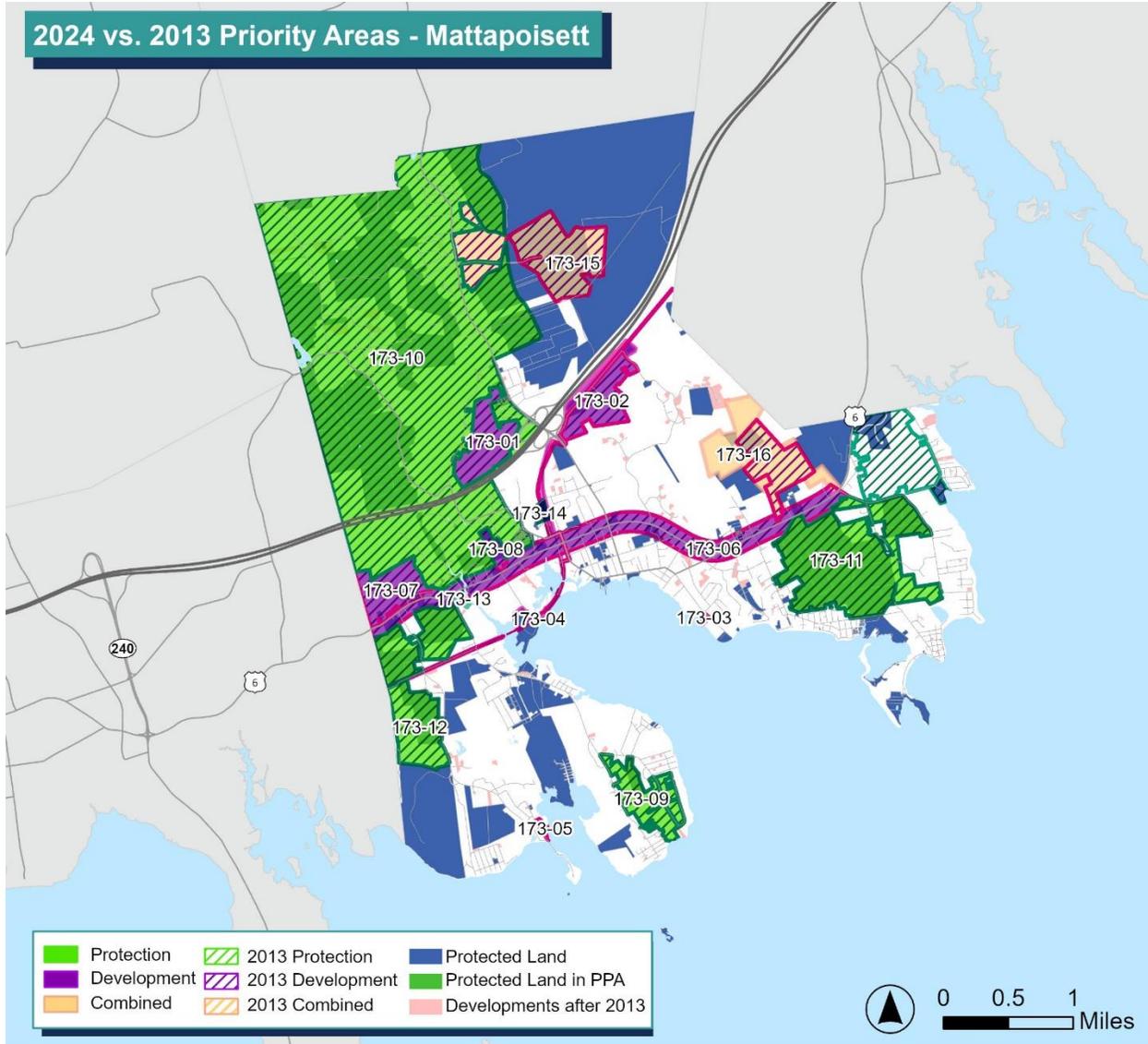
Priority Area ID	Priority Area Name	Acres
173-09	Mattapoissett Neck	118.1
173-10	Mattapoissett River Aquifer Protection District	2948.9
173-11	Pine Island Brook	471.8
173-12	West Mattapoissett Habitat Conservation	283.3
173-13	Mattapoissett Land Trust Trailhead	4.6

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
173-14	Holy Ghost Grounds	7.2
173-15	Tinkham Hill	291.6
173-16	Route 6 Business Park and Water Resource Opportunity	233.7

Priority Areas: 2013 and 2023 Comparison

In addition to depicting Mattapoisett’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

Crystal Spring Road [173-01]

Purpose: Solar and electrical grid development as well as upgrades to current electrical infrastructure.

Implementation: Potential rezoning of the selected parcels.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- The current solar field was developed; the existing station is at capacity. This area is a priority for solar development or Eversource utilities.
- No boundary changes.

Industrial Drive [173-02]

Purpose: Industrial or commercial redevelopment of largely upland parcels entirely or partially within the Limited Industrial Zoning District.

Implementation: Consider a MassWorks application for a town facility at site of the water tower. Continued marketing and development of the business park.

Boundaries: Boundaries correspond to selected parcels along Industrial Drive.

Changes from 2013:

- U.S. EDA and Town installation of sewer and road improvements. With sewer, there is new interest in the sliver of land between industrial drive and 195; it is a potential development site.
- Town Water and Sewer discussed putting a town facility at the site of the water tower (potential MassWorks application).
- Added parcels between Industrial Drive and I-195 and at the water tower.

Mattapoissett Boatyard [173-03]

Purpose: Continued use of this active, working waterfront facility.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to the parcel containing the boatyard.

Changes from 2013:

- Recent fire razed the structure. Reconstruction will take place; there will be one large building on the parcel.

Mattapoissett South Coast Bikeway [173-04]

Purpose: Continued permitting and construction of this section of a regional bike path and scenic trail.

Implementation: Further planning and design work. Pursue funding for and construction of the preferred alignment/alternative.

Boundaries: There are two boundaries represented here. Community representatives chose to include both to acknowledge flexibility and uncertainty with the final alternative. The first boundary is the 2013 alignment, which corresponds to a 30' buffer around that proposed route. The second, now preferred alignment crosses Route 6 north of Railroad Avenue and follows that easement/right-of-way north; this alternative would also include a North Street crossing closer to the MassDOT park and ride lot.

Changes from 2013:

- The boundary now includes a second preferred alignment that will run along the existing Railroad Avenue easement/right of way; MassDOT has approved a Route 6 crossing signal.

Ringuette's Boatyard [173-05]

Purpose: Continued use of this active, working waterfront facility.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to the parcel containing the boatyard.

Changes from 2013:

- There is potential to expand the building footprint within the parcel. The facility is now owned by the owners of Mattapoissett Boatyard.

Route 6 Mixed Use Corridor [173-06]

Purpose: To expand context-sensitive mixed-use development with high-quality design along Route 6.

Implementation: Further study and potential rezoning of selected parcels within the corridor. Begin conversation with the Planning Board to study, create, and adopt more concise and clear language for this area in the town’s Zoning bylaw; place emphasis on the residential, mixed-use, and commercial uses that complement Mattapoissett’s character; emphasize preferred design and development outcomes.

Boundaries: Boundaries correspond to a 400’ buffer from the Route 6 centerline from the Fairhaven line east to Aucoot Road, where this boundary overlaps with other Priority Areas.

Changes from 2013:

- In 2013, this PDA was called “Route 6 Business Corridor.” In 2024, Community representatives renamed it to “Route 6 Mixed Use Corridor” in order to emphasize the desire to see those development outcomes and typologies along this principal roadway.
- Eliminated some overlapping priority areas boundaries.

Route 6 West Mixed-Use Area [173-07]

Purpose: Mixed-use redevelopment of parcels with frontage on the western end of Route 6; development of five, largely upland, parcels north of those properties immediately fronting the roadway.

Implementation: The large parcels behind those with frontage have difficult access issues due to wetlands; a clear development proposal and significant site planning would be necessary to develop them. Potential access is by Nicky’s Lane. Potential rezoning of the selected parcels. Zoning should enable desired uses, speak to design standards, and encourage low-impact development.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- No boundary changes.

Old Hammondtown School and Sand Pit [173-08]

Purpose: Potential commercial, mixed-use, or office development of the parcel containing the spent sand pit along Route 6. Potential expansion of the school property, as well as passive and active recreation opportunities around it.

Implementation: Potential rezoning of the selected parcels. Zoning should enable desired uses, speak to design standards, and encourage low-impact development. Opportunity for recreation, including a dog park.

Boundaries: Boundaries correspond to a selected parcels.

Changes from 2013:

- Added the school parcel and two parcels connecting to Route 6.
- The area has seen recent housing development along Route 6.

PRIORITY PROTECTION AREAS

Mattapoissett Neck [173-09]

Purpose: To protect this open space and habitat area that includes BioMap Critical Natural Landscapes.

Implementation: Continued land conservation, preservation, and acquisition, as needed and when possible.

Boundaries: Boundaries correspond to selected, undeveloped parcels on Mattapoissett Neck.

Changes from 2013:

- No boundary changes.

Mattapoissett River Aquifer Protection District [173-10]

Purpose: To preserve public drinking water and natural resources, including DEP Zone II Aquifers, and DEP Medium- and High-Yield Aquifers, BioMap Core Habitats, and BioMap Critical Natural Landscapes.

Implementation: Continued land conservation, preservation, and acquisition, as needed and when possible.

Boundaries: Boundaries correspond to the Mattapoissett River Aquifer Protection Zoning District, excluding the overlapping Priority Areas.

Changes from 2013:

- There have been substantial additional land acquisitions protections, including Woodbrook Farm.
- No boundary changes.

Pine Island Brook [173-11]

Purpose: To protect this open space and habitat area that includes BioMap Core Habitats and Critical Natural Landscapes.

Implementation: Continued land conservation, preservation, and acquisition, as needed and when possible.

Boundaries: Boundaries correspond to selected, undeveloped parcels between Route 6 to the north, Angelica Avenue to the south, Prospect Road to the west, and Hollywood Road to the east.

Changes from 2013:

- Some parcels now have permanent conservation restrictions.
- No boundary changes.

West Mattapoisett Habitat Conservation [173-12]

Purpose: To preserve habitats including BioMap Core Habitats and Critical Natural Landscapes and NHESP Priority Habitats.

Implementation: Continued land conservation, preservation, and acquisition, as needed and when possible.

Boundaries: Boundaries correspond to selected undeveloped parcels south of Route 6.

Changes from 2013:

- The Commonwealth recently acquired much of this area for permanent protection.
- No boundary changes.

Mattapoisett Land Trust Trailhead [172-13]

Purpose: Purpose of this PPA is to integrate trailheads and connections with newly purchased parcels.

Implementation: Trailhead improvements. Continued land conservation, preservation, and acquisition, as needed and when possible.

Boundaries: Recently purchased parcel between Route 6 and Mattapoissett Neck Road.

Changes from 2013:

- This is a New PPA in 2024.

COMBINED PRIORITY AREAS

Holy Ghost Grounds [173-14]

Purpose: Continued public recreation uses.

Implementation: No further action required.

Boundaries: Boundaries correspond to a selected parcel.

Changes from 2013:

- In 2024, community representatives changed this designation from PPA to a combined PDA/PPA in order to acknowledge 2023 Master Plan recommendations and ongoing conversations with the Planning Board about the site's potential future redevelopment.
- No boundary changes.

Tinkham Hill [173-15]

Purpose: Alternative energy development, especially solar, and protection of critical habitat are priorities.

Implementation: Potential rezoning of the selected parcels. Zoning should enable desired uses and encourage low-impact development.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- In 2024, community representatives changed this designation from PDA to a combined PDA/PPA in order to emphasize low-impact and alternative energy development types.
- No boundary changes.

Route 6 Business Park and Water Resource Opportunity [173-16]

Purpose: Context-sensitive and low-impact development of this largely upland area north of Route 6 and Jane Lane.

Implementation: Potential rezoning of the selected parcels. Zoning should enable desired uses and encourage low-impact development. In the future, there is also a possibility for this area to serve a water supply.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- Added parcels held by a prominent landowner who has expressed interest in growth.
- Changed designation to Combined Development/Protection.

REMOVED PRIORITY AREAS

Aucoot Cove [172-11] – Removed due to private land owners interested in acquiring. Land trust has not made determinations about desire to own.