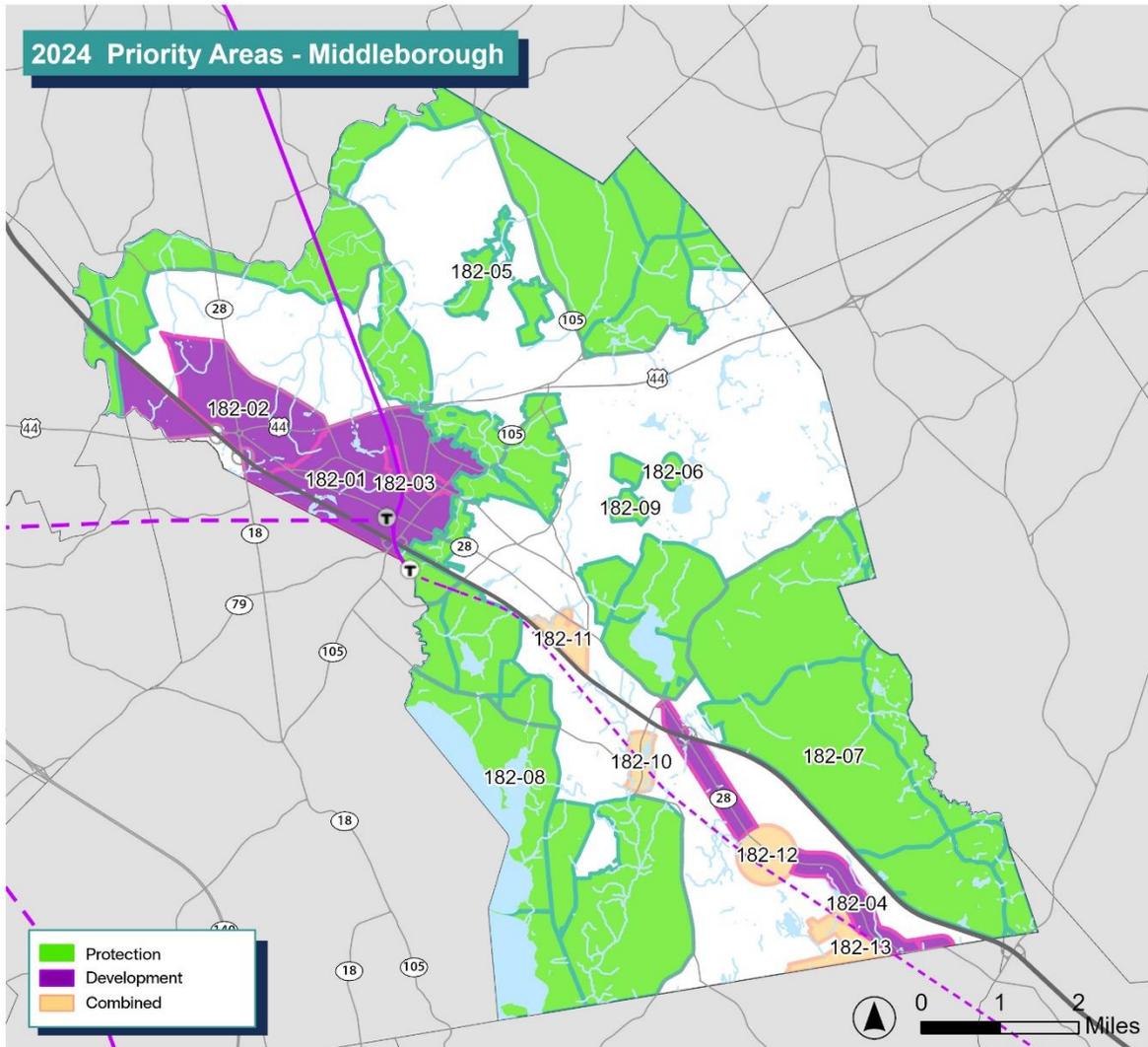


2024 Middleborough Priority Areas

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
182-01	CDBG Target Area	1940.0
182-02	Development Opportunity and Commercial Development Districts	1490.9
182-03	Downtown Economic Opportunity Area	108.3
182-04	South Middleborough Economic Opportunity Area	738.5

Priority Protection Areas

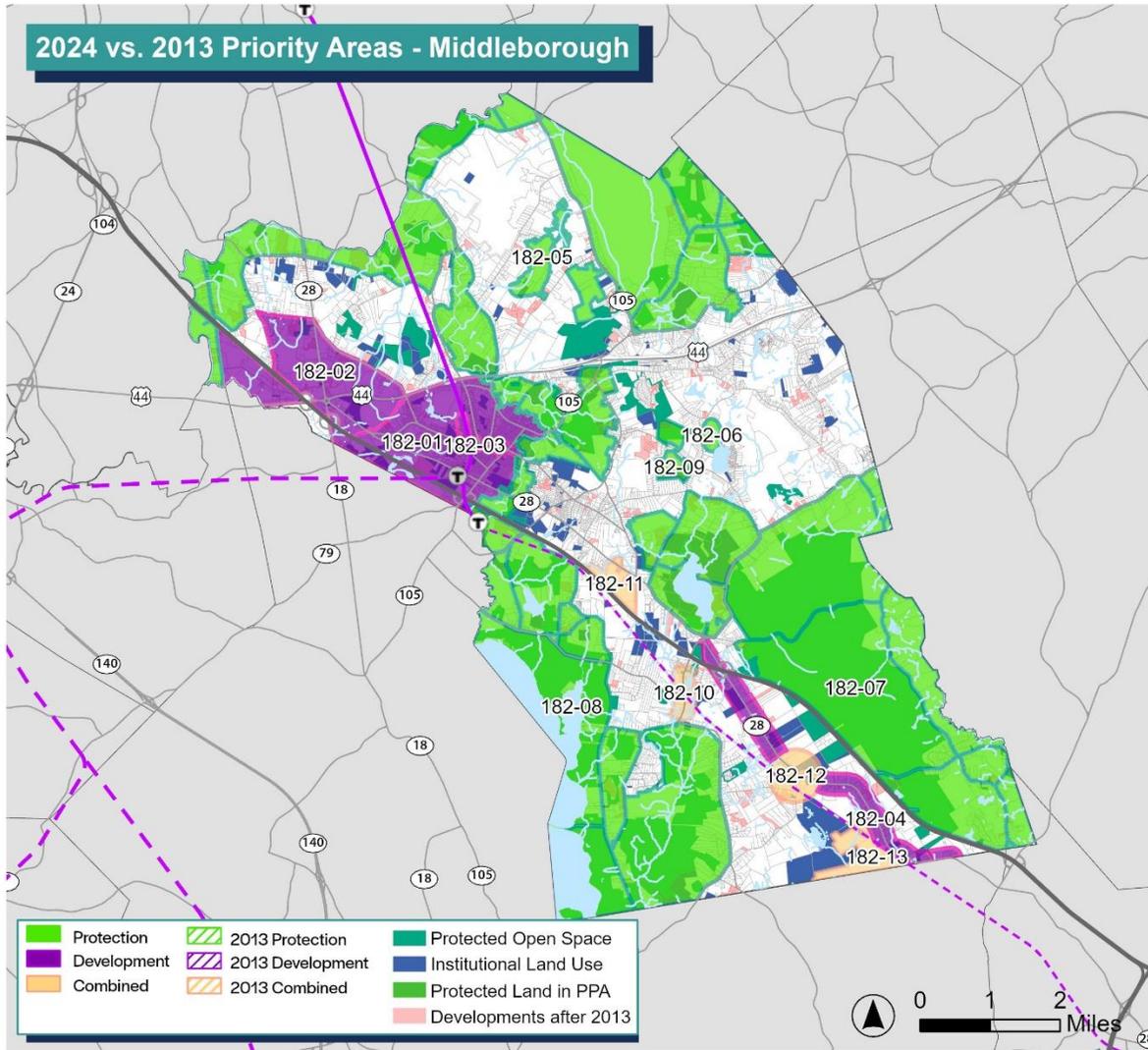
Priority Area ID	Priority Area Name	Acres
182-05	Beaver Dam Swamp Corridor	398.5
182-06	Onges Well Protection	64.9
182-07	Rocky Gutter Protection Area	7919.3
182-08	Surface Water Protection Area	13315.7
182-09	Unnamed Conservation Area	171.7

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
182-10	Rock Village	145.7
182-11	Schobel Farm	149.6
182-12	South Middleborough	288.4
182-13	South Middleborough Economic Opportunity Area	276.6

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Middleborough’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

CDBG Target Area [182-01]

Purpose: To provide for infrastructure improvements and mixed-use redevelopment opportunities consistent with the Town’s Community and Economic Development efforts.

Implementation: Further development of 40R, change of zoning on Route 128, and continued exploration and pursuit of CDBG funding opportunities.

Boundaries: Boundaries correspond to the Town’s CDBG Target Area – US Census Tract 5423. (Note: The Downtown Economic Opportunity Area PDA, while within the CDBG Target Area, is a stand-alone PDA.)

Changes from 2013:

- The 40R district was adopted in October 2021, and many developments are underway, including: a 40B project at 114 West Grove, residences at Station Street in the 40R, and several planned multi-family developments in the lower part of the district. CDBG funding could help rehabilitate distressed buildings and introduce improvements to the area.
- No boundary changes.

Development Opportunity (DOD) and Commercial Development (CDD) Districts [182-02]

Purpose: To provide light manufacturing, distribution, office, and business development opportunities around a major interchange.

Implementation: Develop new lots at the interchange between 495, Route 44, Route 18, and Route 28.

Boundaries: Boundaries correspond to the Development Opportunity District (DOD) and Commercial Development District (CDD) Zoning Districts. They also include small portions of the General Use and Residence A Zoning Districts adjacent to the Rotary, terminating at I-495. The boundaries contain a Chapter 43D Priority Development Site (PDS).

Changes from 2013:

- South Pointe received a special permit for 1,850,000 sq ft of development space. There is additional potential to develop an office or industrial park in the

southeast portion. A modification for Middleborough Park at 495 also recently passed, including an extended roadway and an additional 3 developable lots.

- The Southpointe PDA was added.

Downtown Economic Opportunity Area [182-03]

Purpose: To provide for infrastructure improvements and mixed-use redevelopment opportunities within the downtown area.

Implementation: No further actions are needed at this moment.

Boundaries: Boundaries correspond to the Downtown EOA boundaries.

Changes from 2013:

- The 40R district was adopted in October 2021; the district covers a portion of this PDA. Hospital development at Oak and Center. A new playground is potentially underway. Additional housing projects are also being proposed, which would be made possible with the sale of three town-owned parcels. A Transportation Improvement Project (TIP) is proposed for Wareham Street, from North Main to the dam. The proposed work includes pavement rehabilitation, construction of sidewalks and accessible curb ramps, intersection improvements, and stormwater improvements. The Town also acquired a parking lot at 13 School Street to serve as municipal parking for the area.
- No boundary changes.

South Middleborough Economic Opportunity Area [182-04]

Purpose: To provide for industrial park development and business development that is consistent with the rural character of the surrounding area.

Implementation: No further actions are needed at this moment.

Boundaries: Boundaries correspond to an 800 ft. buffer around the Route 28 Corridor, from the Town boundary to Miller Street, excluding a portion in the Residence R district. The corridor is located in the General Use X Zoning District.

Changes from 2013:

- Middleborough's first cannabis industrial growing facility was built here. At least two cannabis facilities are built out and operational along the corridor.

- Boundary changed to an 800 ft. buffer around the Route 28 corridor. The Sippican Industrial Park PDA is added to this PDA.

PRIORITY PROTECTION AREAS

Continued edits may happen after completion of OSRP.

Beaver Dam Swamp Corridor [182-05]

Purpose: To preserve habitats.

Implementation: Seek additional protections.

Boundaries: Boundaries correspond to BioMap 2 Core Natural Habitats.

Changes from 2013:

- The Town received grant funding to support Box Turtle habitats to the east and southeast portions of this area. The Town is looking for additional protections to the east wetlands.
- Boundaries were changed with the addition of selected parcels to the east. The name of the priority area was changed from “Beaver Dam Swamp BioMap 2.”

Onges Well Protection [182-06]

Purpose: To preserve this potential well site.

Implementation: Potential development of a municipal well at this site to provide additional water to the town.

Boundaries: Boundaries correspond to the potential site for a new Town well.

Changes from 2013:

- No changes to purpose or boundaries.
- NOTE: unsure if still is well site, confirming with water department

Rocky Gutter Protection Area [182-07]

Purpose: To preserve habitat, open space, water resources, and historic/cultural sites.

Implementation: Continue to acquire or otherwise protect properties to maintain, enhance, and preserve the water resources and natural habitats of this area.

Boundaries: Boundaries correspond to selected parcels containing and neighboring designated resource areas. The resource areas include, but are not limited to BioMap 2 Core Habitats, NHESP Vernal Pools, and Medium-Yield Aquifers. “Edge boundaries” consist of a combination of the chosen roadways, parcels with selected and concentrated existing development, the Town Line, and other PA boundaries. There are some Wildlife Management Areas (WMA), such as off of Spruce Street.

Changes from 2013:

- In 2022, a 300-unit 40B project was proposed for the site of Freedman’s Salvage Yard. Additional lots along the corridor may become commercial.
- Boundaries are updated with the removal of the Kessler Properties and areas between East Grove and Wareham Street.

Surface Water Protection Area [182-08]

Purpose: To preserve water resources, open space, historical agricultural areas, and habitats.

Implementation: Continue to acquire or otherwise protect properties to maintain, enhance, and preserve the water resources and natural habitats of this area.

Boundaries: Boundaries correspond to selected parcels containing and neighboring designated resource areas. The resource areas include, but are not limited to, BioMap 2 Core Habitats, NHESP Vernal Pools, Zone A Surface Water Protection Areas, and High- and Medium-Yield Aquifers. “Edge boundaries” consist of a combination of the chosen roadways, parcels with selected and concentrated existing development, the Town Line, and other PA boundaries.

Changes from 2013:

- In October 2023, the Town received a \$1.25 million grant through the Landscape Partnership Grant Program (Fort Hill Conservation Project) to acquire 278 acres that extend protection to 2.25 miles of the Taunton River. The Bacony Farm is

permanently protected. Property off Thomas St is protected through Chapter 61, with access easement. The JMAR property is acquired.

- The boundaries were updated to add in several previously combined priority areas. Town representatives will review the draft boundaries to make sure the project team captures all areas that have ‘overlapping interest,’ particularly related to updated Biomap 3 designations.

Unnamed Conservation Area [182-09]

Purpose: To preserve habitat, open space, and water resources in this forested area.

Implementation: Evaluate public access, signage, and recreational opportunities of this area. Consider different names for the area, currently given a placeholder title as “Town Forest.”

Boundaries: Boundaries correspond to Parcel 60-4052, forested land off Chestnut Street, that was acquired by the Town.

Changes from 2013:

- This is a new PPA in 2024.

COMBINED PRIORITY AREAS

Rock Village [182-10]

Purpose: To offer mixed-use development/redevelopment while taking into consideration the historic village setting.

Implementation: No further action is needed.

Boundaries: This boundary has been updated in 2024 as a corridor buffer of 800’ around Miller Street. The boundary was previously drawn as a circle with a radius of 2,000’ from the roadway segment between the intersections of Miller Street with Walnut Street and Miller Street with Smith Street.

Changes from 2013:

- New business on Miller Street ‘South Coast Creations’ combines landscape design and site work, with a country store attached to it.
- Boundaries updated to be an 800 ft. buffer around Miller St.

Schobel Farm [182-11]

Purpose: To offer opportunities for future development or continued active agricultural uses.

Implementation: Maintain some protection here while recognizing the development potential of certain areas. Pursue development while considering sensitive habitats.

Boundaries: No changes.

Changes from 2013:

- No changes to purpose or boundaries.

South Middleborough [182-12]

Purpose: To offer mixed-use development/redevelopment while taking into consideration the historic village setting.

Implementation: Promote smaller-scale commercial development.

Boundaries: The boundary corresponds to a circle with a radius of 2,000' from the pond within the triangular area formed by Wareham Street, Locust Street, and Spruce Street.

Changes from 2013:

- Smaller residential duplex developments have been developed. There is a new Wildlife Management Area (WMA) off of Spruce Street.
- No changes to boundary or purpose.

South Middleborough Economic Opportunity Area [182-12]

Purpose: To provide for industrial park development and business development that is consistent with the rural character of the surrounding area, with particular attention to ecologically sensitive areas across the Rail ROW.

Implementation: No further actions are needed at this moment.

Boundaries: The boundary corresponds to selected parcels that area adjacent to the similarly named Priority Development Area [182-04].

Changes from 2013:

- This is a separated Combined Area, originally part of the similarly named Priority Development Area.

Removed Priority Areas

Middleborough Center Housing Rehab Target Area

Original Purpose: To provide for increased housing opportunities.

Reason for Deletion: Town representatives decided to remove this Priority Area because the area does not currently represent a significant development area for new housing. Portions of the area are already being redeveloped, including 12-13 lots along Wareham's boundary. There is additional development potential along Cobblestone Lane.

Southpointe

Original Purpose: To provide light manufacturing, distribution, office, and business development opportunities.

Reason for Deletion: This PDA was merged with Development Opportunity (DOD) and Commercial Development (CDD) Districts [182-02] to better coordinate economic development efforts.

Sippican Industrial Park

Original Purpose: To provide for industrial park development/redevelopment.

Reason for Deletion: This PDA was merged with South Middleborough Economic Opportunity Area [182-04] to better coordinate economic development efforts.

Titicut Green

Original Purpose: To offer mixed-use development/redevelopment while preserving the historic village.

Reason for Deletion: This Combined Area was merged into the Surface Water Protection PPA [182-08] following Taunton River and Pleasant Street boundaries.

Warrentown

Original Purpose: To offer mixed-use development/redevelopment while preserving the historic village.

Reason for Deletion: This Combined Area was merged into the Surface Water Protection PPA [182-08], following Summer Street as the eastern boundary.