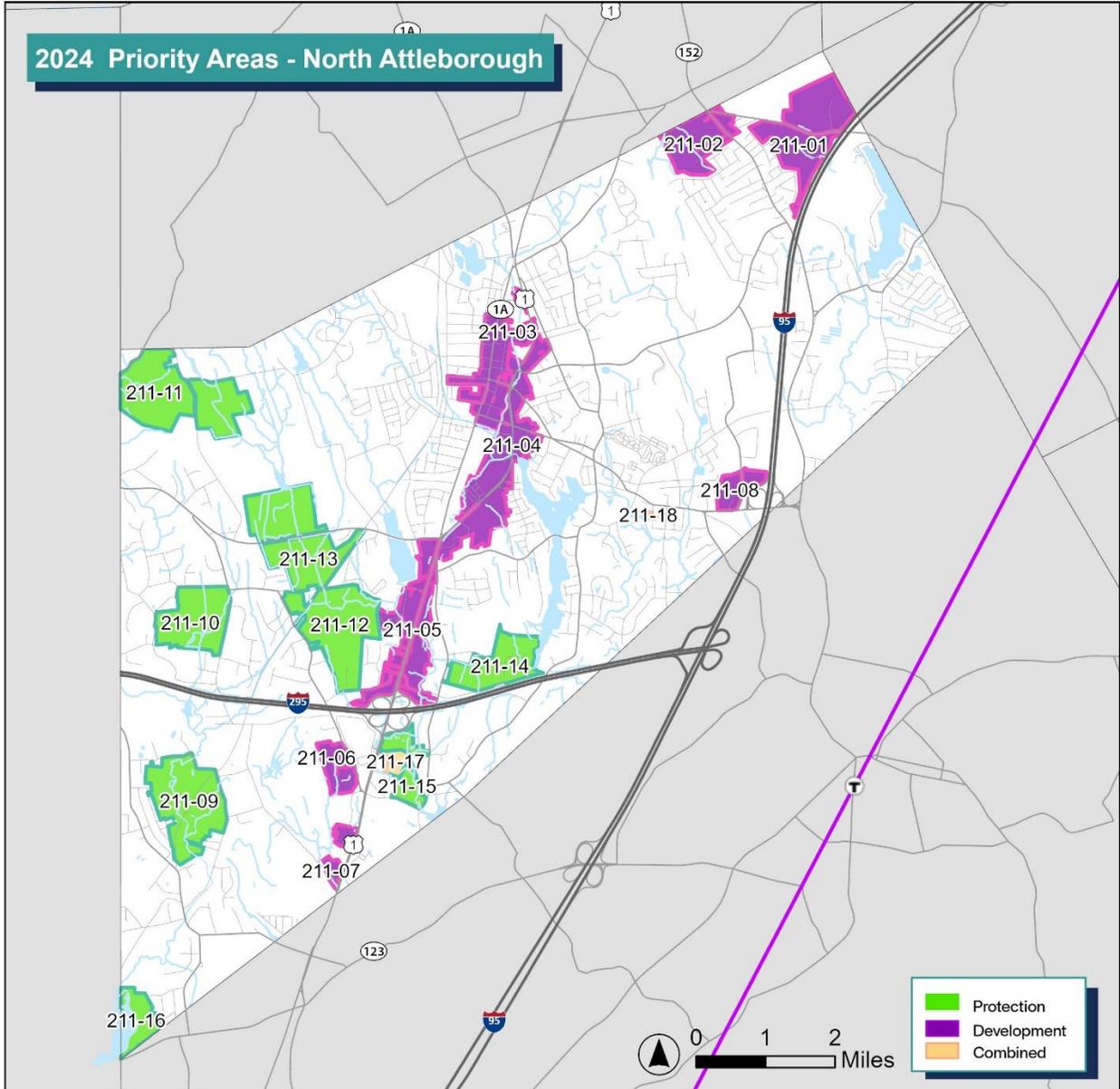


2024 North Attleborough Priority Areas

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
211-01	Boro Low Impact Redevelopment	161.6
211-02	Route 152 Mixed Use Area	86.7
211-03	Downtown and TOD	122.2
211-04	East Washington Street Mixed Use and Commercial	207.7
211-05	Route 1 Commercial Area	137.5
211-06	Allen Ave Development	37.9
211-07	Route 1 Redevelopment	24.1
211-08	Triboro Plaza	35.3

Priority Protection Areas

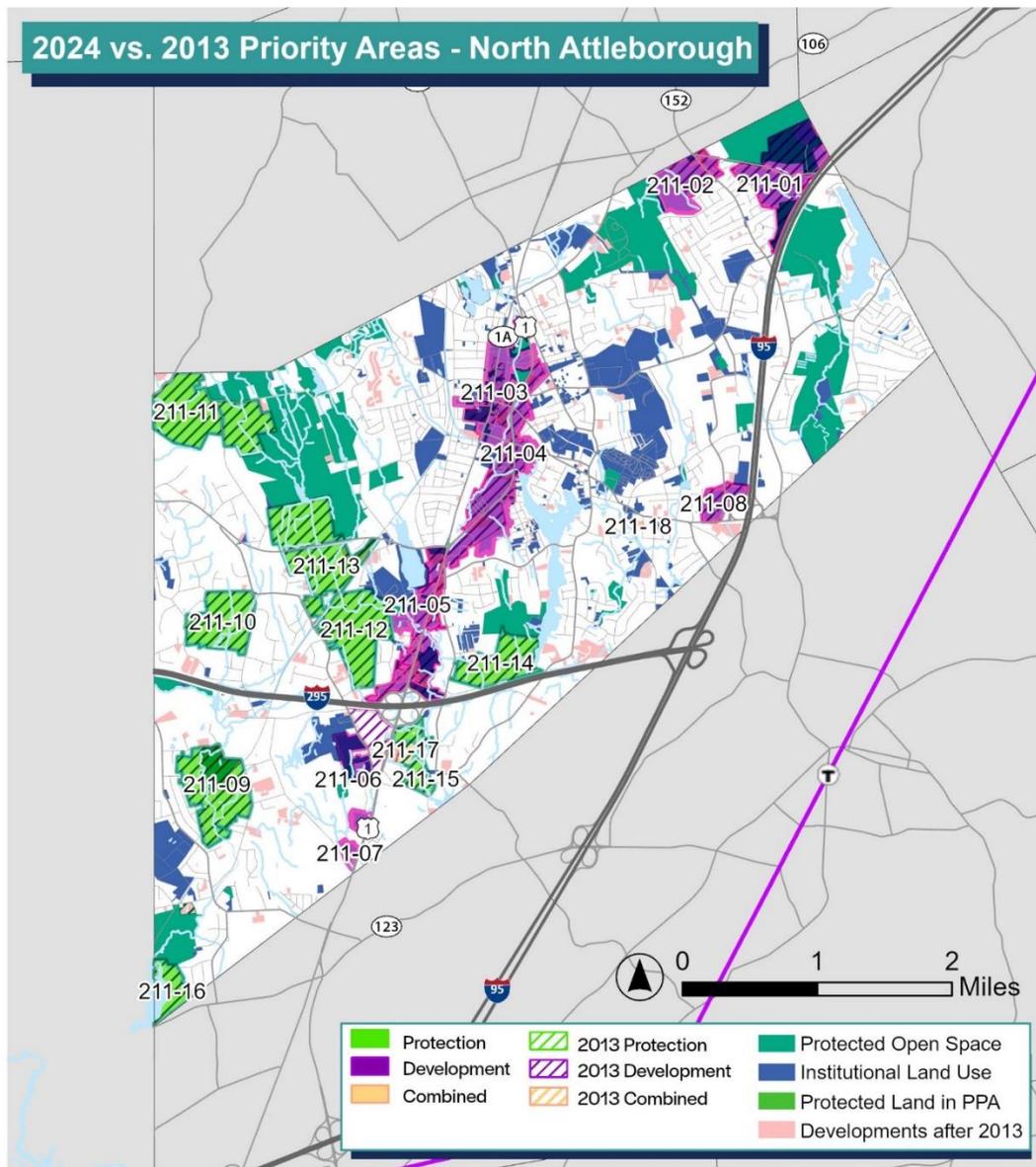
Priority Area ID	Priority Area Name	Acres
211-09	Abbott Run Water Protection Area	164.4
211-10	Blais Farm	114.0
211-11	Fales Road Farms	204.9
211-12	Holmes Farm and Seven Mile River	168.5
211-13	Hoppin Hill Water Resource and Conservation	193.8
211-14	Lower Falls	95.2
211-15	Seven Mile River Preservation	4.8
211-16	Robin Hollow Pond	55.9

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
211-17	New Combined Area	15.8
211-18	35 Robinson St	1.2

Priority Areas: 2013 and 2024 Comparison

In addition to depicting North Attleborough’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). In some cases, community representatives referenced these considerations when making their 2023 Priority Area designations.



PRIORITY DEVELOPMENT AREAS

Boro Low Impact Redevelopment [211-01]

Purpose: Redevelopment of this active quarry, once it is spent.

Implementation: Rezone to non-industrial uses compatible with the adjacent town forest.

Boundaries: Boundaries correspond to the quarry site and adjacent underutilized parcels.

Changes from 2013:

- No changes to boundaries or purpose.

Route 152 Mixed Use Area [211-02]

Purpose: Mixed-use development of underutilized parcels, traffic safety, and streetscape improvements in this designated planning area.

Implementation: Refine and approve the updated overlay mixed-use district.

Boundaries: Boundaries correspond to selected parcels on George Leven Drive and along Route 152 from George Leven Drive to the Plainville Town line. The site contains an EOA.

Changes from 2013:

- Boundaries were revised in 2008 to follow selected parcel lines.
- Added parcel on the eastern boundary.

Downtown and TOD [211-03]

Purpose: Continued mixed-use and business redevelopment and infrastructure investment in the Downtown and the Transit Oriented Development Zoning District.

Implementation: Refine and approve the updated overlay mixed-use district.

Boundaries: Boundaries correspond to selected parcels within the Commercial 7.5 Zoning District and Transit Oriented Development Overlay Zoning District.

Changes from 2013:

- Boundaries expanded northerly to 1A to include surrounding parcels in the Mixed-Use overlay.

East Washington Street Mixed Use and Commercial [211-04]

Purpose: Mixed-Use or commercial redevelopment and infrastructure investment along East Washington Street.

Implementation: Refine and approve the updated overlay mixed-use district.

Boundaries: A town-identified area corresponding mainly to parcels in Commercial and Commercial-Industrial zoning districts along East Washington.

Changes from 2013:

- The gas station is being redone with a car wash.
- Boundaries updated to match proposed Mixed-Use District (MXD). Existing mobile park and site of a portion of a 3A-compliant multifamily district is included.

Route 1 Commercial Area [211-05]

Purpose: Continued and expanded commercial development along this corridor.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected parcels along Route 1 and north of the interchange with Interstate 295.

Changes from 2013:

- Hotel being constructed in this area.
- Boundaries updated to include the mobile home park on Riverview Drive.

Allen Avenue Development [211-06]

Purpose: Continued and expanded commercial development next to existing Emerald Square Mall.

Implementation: Update zoning to match Town's goals for these parcels. Plans include a potential new Town fire station headquarters.

Boundaries: Boundaries correspond to selected parcels along Allen Avenue, including the former Allen Avenue School.

Changes from 2013:

- Hotel being constructed in this PDA.
- Added parcel, planning to build mobile home park in it.

Route 1 Redevelopment [211-07]

Purpose: Revitalization of vacant commercial parcels next to Best Buy, including the former Christmas Tree Shops.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected parcels on Route 1.

Changes from 2013:

- New PDA in 2024.

Triboro Plaza [211-08]

Purpose: Redevelopment of this underutilized plaza near the interchange of Rte. I-95 and Toner Boulevard and the abutting industrial park.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected parcels within the Commercial 60 and the Industrial 60 Zoning Districts.

Changes from 2013:

- No changes to boundaries or purpose.

PRIORITY PROTECTION AREAS

Abbott Run Water Protection Area [211-09]

Purpose: To preserve habitats and water resources including BioMap 2 Core Habitats and DEP Zone II Aquifers.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected undeveloped parcels south of Hunts Bridge Road.

Changes from 2013:

- No changes to boundaries or purpose.

Blais Farm [211-10]

Purpose: To preserve active agriculture and open space.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to parcels along Sheldonville Road containing active agricultural uses.

Changes from 2013:

- No changes to boundaries or purpose.

Fales Road Farms [211-11]

Purpose: To preserve active agriculture and open space within the DEP Outstanding Resource Water Designation.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to parcels along Fales Road containing active agricultural uses.

Changes from 2013:

- No changes to boundaries or purpose.

Holmes Farm and Seven Mile River [211-12]

Purpose: To preserve active agriculture, open space, and water resources within the DEP Outstanding Resource Water designation.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to parcels containing active agriculture between Hoppin Hill Road and Draper Avenue.

Changes from 2013:

- No changes to boundaries or purpose.

Hoppin Hill Water Resource and Conservation [211-13]

Purpose: To preserve active agriculture, open space, and water resources within the DEP Outstanding Resource Water designation.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to parcels along Hickory Road containing active agricultural. The area is entirely within a DEP Outstanding Resource Water designation.

Changes from 2013:

- No changes to boundaries or purpose.

Lower Falls [211-14]

Purpose: To preserve open space adjacent to Falls Pond.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected undeveloped parcels directly north of I-295.

Changes from 2013:

- No changes to boundaries or purpose.

Seven Mile River Preservation [211-15]

Purpose: To preserve open space adjacent to the Seven Mile River and its associated water resources.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected undeveloped parcels between Rte. I-295 and Luther Reservoir.

Changes from 2013:

- A portion of the site was shifted to a Combined Area to indicate the possibility of some development.

Robin Hollow Pond [211-16]

Purpose: To preserve open space adjacent to the Robin Hollow Pond and its associated water resources, such as Medium- and High-Yield Aquifers.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected undeveloped parcels between Rte. I-295 and Luther Reservoir.

Changes from 2013:

- No changes to boundaries or purpose.

COMBINED PRIORITY AREAS

Seven Mile River Combined Area [211-17]

Purpose: Moderate development sensitive to nearby wetlands along the Seven Mile River.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected undeveloped parcel near Seven Mile River.

Changes from 2013:

- New in 2024. Partially covers a previous Priority Protection Area.

35 Robinson St [211-18]

Purpose: Moderate commercial development.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to selected parcel on Robinson St.

Changes from 2013:

- New in 2024.

DELETED PRIORITY AREAS

Depot Street Farms PPA

Original Purpose: To preserve active agriculture and open space.

Reason for Deletion: Property has been developed into housing.