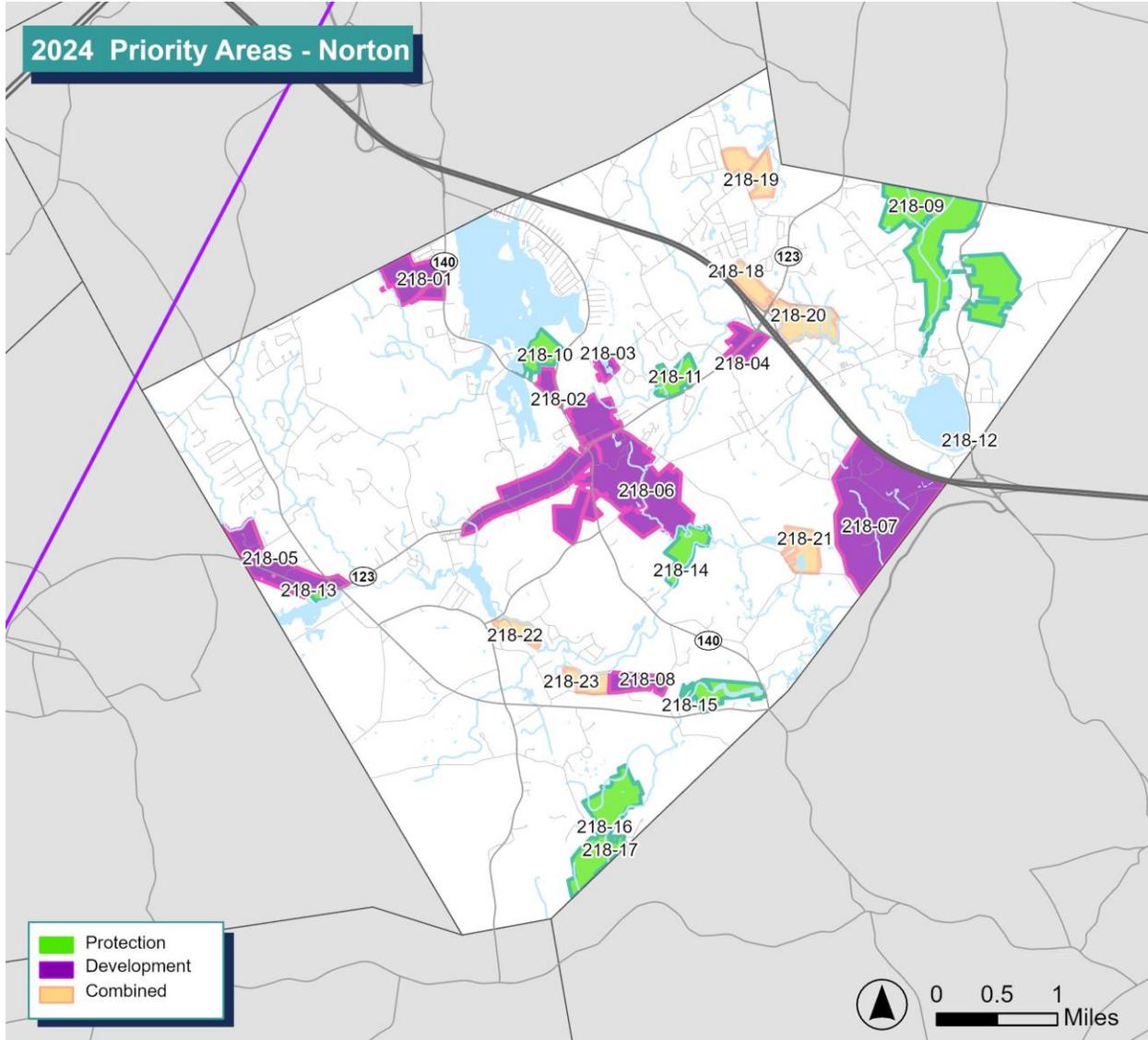


2024 Norton Priority Areas

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
218-01	Campanelli	94.5
218-02	Meadow Brook Mixed-Use Development	20.4
218-03	Reed and Barton Village Commercial	18.2
218-04	East Main Commercial	41.6
218-05	Old Colony Road Commercial District	125.9
218-06	Village Center and Wheaton College	548.7
218-07	Norton Commerce Center	409.0
218-08	Sysco Redevelopment Site	43.4

Priority Protection Areas

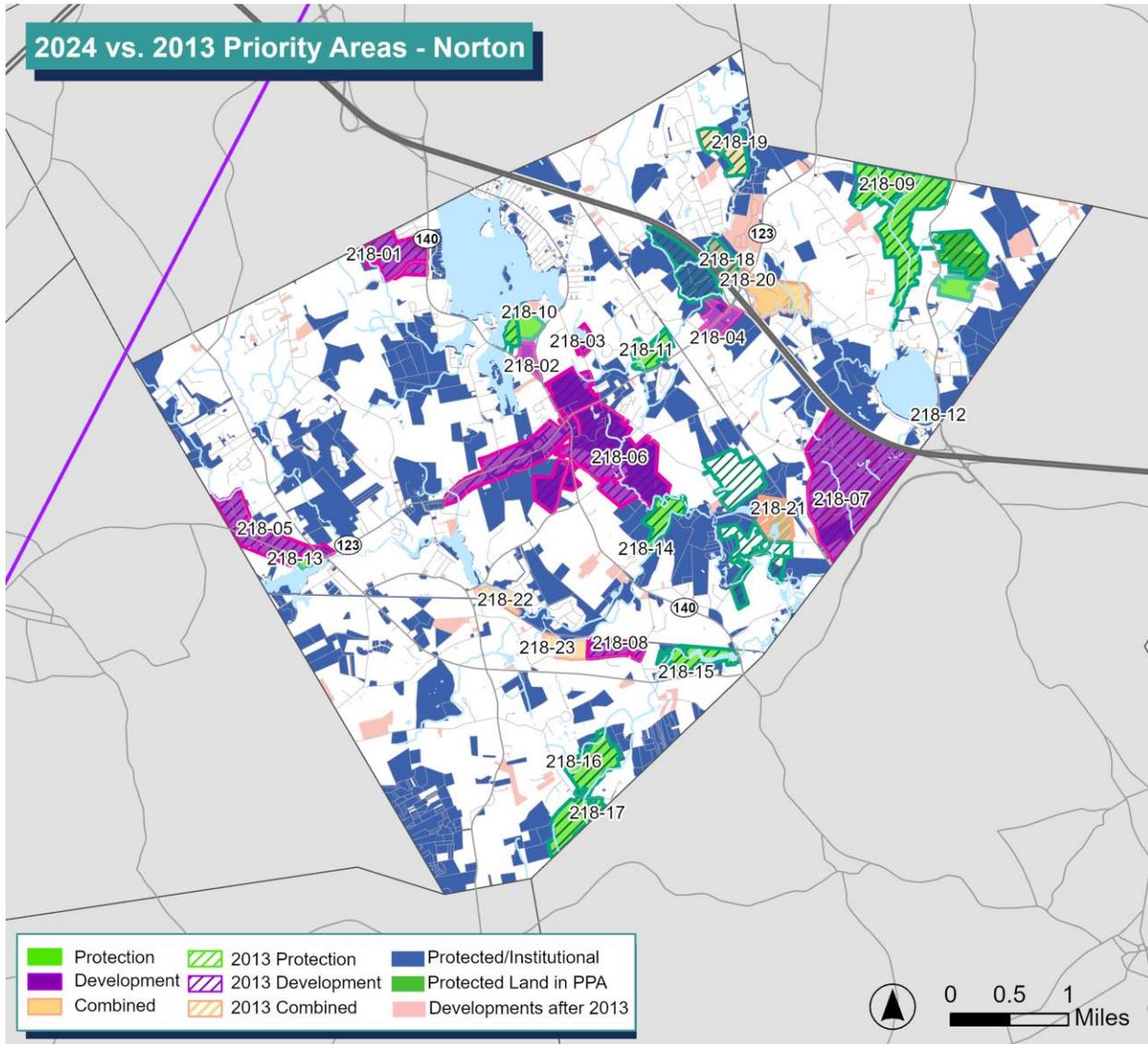
Priority Area ID	Priority Area Name	Acres
218-09	Canoe River-Hockomock ACEC and Easton Corridor	371.6
218-10	Reservoir Recreation Access	46.7
218-11	Rumford River Protection Area	43.7
218-12	Winneconnet Pond Access	0.75
218-13	Chartley Pond Access	6.8
218-14	Lockety Neck	50.2
218-15	Meadow Brook Pond	62.9
218-16	Former Egg Farm	84.9
218-17	East Hodges Land	72.7

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
218-18	Daggat and Crandall Land	61.0
218-19	Route 123 and I-495 Interchange West	36.7
218-20	Route 123 and I-495 Interchange East	84.2
218-21	Tri-Town Combined	52.8
218-22	Barrowsville Redevelopment	25.3
218-23	South Worcester St Light Industrial	33.5

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Norton’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 2024 Priority Area designations.



PRIORITY DEVELOPMENT AREAS

Campanelli [218-01]

Purpose: Office development associated with the Tournament Players Club facilities.

Implementation: No action items at this time.

Boundaries: Boundaries correspond to selected parcels within the Commercial Zoning District. The site is an Economic Opportunity Area (EOA).

Changes from 2013:

- No boundary changes.

Meadow Brook Mixed-Use Development [218-01]

Purpose: Opportunity for multi-family and single-family housing.

Implementation: Explore multi-family/single-family housing near Meadow Brook Pond.

Boundaries: Boundaries correspond to selected parcels for development.

Changes from 2013:

- New PDA in 2024.

Reed and Barton Village [218-03]

Purpose: Redevelopment of underutilized former industrial site.

Implementation: Continued brownfield remediation and site preparation; public private partnerships. Please see the 2021 *Norton Master Plan*.

Boundaries: Boundaries correspond to selected parcels within the Industrial Zoning District and containing the former facility and its parking lot.

Changes from 2013:

- No boundary changes.

East Main Commercial [218-04]

Purpose: Commercial development and resolving grandfathered commercial uses along the corridor.

Implementation: No immediate action at this time. Adopt Commercial zoning along this portion of East Main Street near the I-495 Interchange.

Boundaries: Boundaries correspond to selected parcels along East Main St.

Changes from 2013:

- New PDA in 2024.

Old Colony Road Commercial District [218-05]

Purpose: A mix of industrial and commercial redevelopment.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to parcels within the Commercial Zoning District adjacent to the Attleboro City Line. The site is adjacent to or contains an EOA.

Changes from 2013:

- Aligned boundaries to parcel lines.

Village Center and Wheaton College [218-06]

Purpose: Continued economic development and mixed-use activity associated with the Village Center and Wheaton College.

Implementation: No immediate action at this time. Continued infill development complementary to the College; town-gown partnerships. Please see the 2021 *Norton Master Plan*.

Boundaries: Boundaries correspond to parcels owned by Wheaton College and those within the selected Village Commercial and Commercial Zoning Districts.

Changes from 2013:

- No boundary changes.

Norton Commerce Center [218-07]

Purpose: Continued economic development within the industrial park.

Implementation: Development potential on Hill Street side.

Boundaries: Boundaries correspond to parcels containing and abutting the Norton Commerce Center and within the Industrial Zoning District. The designation contains an EOA.

Changes from 2013:

- No boundary changes.
- Focus is shifting to Hill Street side where there is remaining development potential.

Sysco Redevelopment Site [218-08]

Purpose: Continued use of the underutilized Sysco distribution site.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to selected parcels within the Industrial Zoning District and containing the facility.

Changes from 2013:

- No boundary changes.

PRIORITY PROTECTION AREAS

Canoe River-Hockomock ACEC and Easton Corridor [218-09]

Purpose: To create habitat corridors between existing preservation areas and to protect farmland and natural habitats associated with the two adjacent ACECs (Canoe River and Hockomock), including BioMap Core Habitats and Critical Natural Landscapes, NHESP Priority Habitats, and NHESP Vernal Pools.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to selected parcels along East Hodges Street and the Easton town line.

Changes from 2013:

- Added town acquisitions east of Bay Road.
- Bogs on the west are solar projects.

Reservoir Recreational Access [218-10]

Purpose: To preserve public open space and access to the water.

Implementation: Request concessions for Reservoir access if development comes up to the ZBA/Planning Board. Otherwise, continued conservation, preservation, and land acquisition efforts. *Boundaries:* Boundaries correspond to selected parcels adjacent to the Reservoir.

Changes from 2013:

- Boundaries expanded to include privately owned parcels.
- New privately owned; potential development as upscale subdivision

Rumford River Protection Area [218-11]

Purpose: To preserve habitats and water resources including BioMap 3 Core Habitats, NHESP Priority Habitat Area, and Medium-Yield Aquifers.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to selected parcels along East Main Street.

Changes from 2013:

- Boundaries expanded to include privately owned parcels.

Winnecunnet Pond Access [218-12]

Purpose: To preserve pond access.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to pond access parcel.

Changes from 2013:

- New PPA in 2024.

Chartley Pond Access [218-13]

Purpose: To preserve pond access.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to pond access parcel.

Changes from 2013:

- New PPA in 2024.

Lockety Neck [218-14]

Purpose: To preserve resources associated with the ACEC, including BioMap 3 Core Habitats and Critical Natural Landscapes and local historically/culturally significant areas.

Implementation: Discuss with the owner to explore acquisition by trust or a similar institution.

Boundaries: Boundaries correspond to selected parcels along the Three-Mile River.

Changes from 2013:

- No changes to boundary.

Meadow Brook Pond [218-15]

Purpose: To preserve habitats associated with the Three-Mile River ACEC and the pond.

Implementation: Owners exploring both MFH and SFH; looking to work with them to retain and preserve the pond area and remaining unbuildable portions of the lot.

Boundaries: Boundaries correspond to selected parcels containing and abutting the pond between Taunton Avenue, Eddy Street, and Jackson Street.

Changes from 2013:

- No boundary changes.

Former Egg Farm [218-16]

Purpose: To preserve farmland and natural habitats associated with the Three-Mile River ACEC, including BioMap Core Habitats and Critical Natural Landscapes.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to selected parcels north of East Hodges Street.

Changes from 2013:

- No boundary changes.

East Hodges Land [218-17]

Purpose: To preserve farmland and natural habitats associated with the Three-Mile River ACEC, including BioMap Core Habitats and NHESP Vernal Pools.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to selected parcels along East Hodges Street and the Taunton City line.

Changes from 2013:

- Single-family home on the frontage with Hodges Street. Exploring CR on rear acreage.

Combined Priority Areas

Daggat and Crandall Land [218-18]

Purpose: To preserve open space and active agriculture.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to selected parcels along Newland Street.

Changes from 2013:

- No boundary changes.
- Changed from Protection to Combined designation to reflect willingness to see condos in a context-sensitive way.

Route 123 and I-495 Interchange West [218-19]

Purpose: Preserve habitats and water resources including BioMap 3 Core Habitats, NHESP Vernal Pools, NHESP Priority Habitat Area, Areas of Critical Environmental Concern, Medium- and High-Yield Aquifers, and DEP Zone II Aquifers.

Implementation: Continued conservation, preservation, and land acquisition efforts.

Boundaries: Boundaries correspond to selected parcels along the Canoe River.

Changes from 2013:

- New PPA in 2024.
- This PPA was created from the northern portion of the Canoe River Greenbelt PPA. The southern portion is designated institutional land and was removed from the PPA.

Route 123 and I-495 Interchange East [218-20]

Purpose: Redevelopment of underutilized sites that acknowledges surrounding environmental resources.

Implementation: Rezoning from Residential 80 to Commercial or other district.

Boundaries: Boundaries correspond to selected parcels adjacent to the interchange.

Changes from 2013:

- No boundary changes.

Tri-Town Combined [218-21]

Purpose: Low impact agricultural uses or future low-impact residential development (e.g. OSRD) that acknowledges surrounding environmental resources.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to selected parcels with frontage along Crane Street.

Changes from 2013:

- No boundary changes.

Barrowsville Redevelopment [218-22]

Purpose: Redevelopment opportunity for senior housing after dam removal.

Implementation: Resolve dam ownership issues and otherwise consider public-private partnerships for redevelopment.

Boundaries: Corresponds to selected parcel off Barrows Street.

Changes from 2013:

- New combined area in 2024.

South Worcester St Light Industrial [218-23]

Purpose: To encourage light industrial development near South Worcester Street.

Implementation: No immediate action at this time.

Boundaries: Corresponds to parcel west of Sysco Industrial site along South Worcester Street.

Changes from 2013:

- New combined area in 2024.

REMOVED PRIORITY AREAS

Balfour Farm, *Proposed Agricultural Preservation Restriction, TNC and LPS:*

Community representatives chose to remove these PAs because they no longer represented first-tier growth or preservation priorities or because those priorities have been *achieved*.