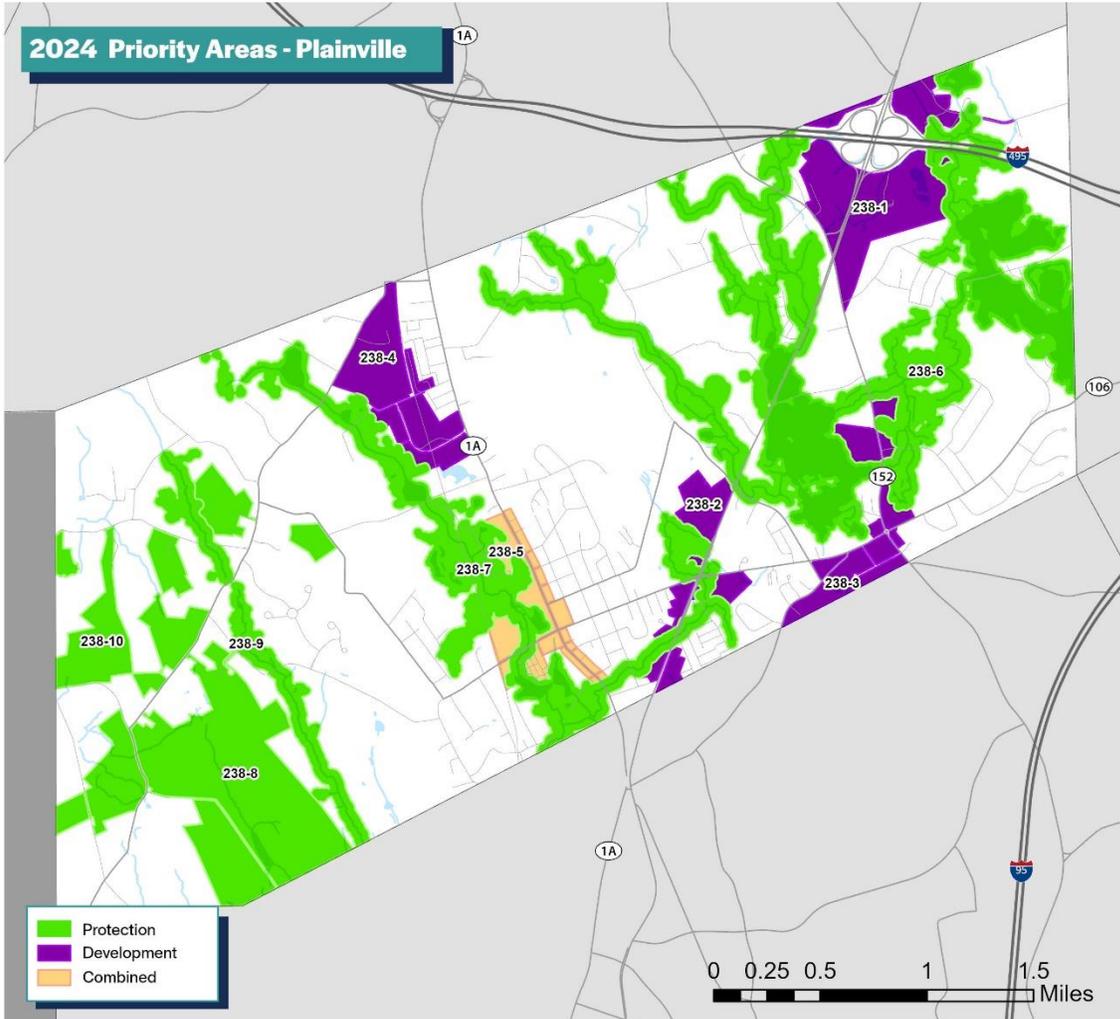


2024 Plainville Priority Areas

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
238-1	Plainridge Interchange	208.1
238-2	Route 1 Corridor	65.5
238-3	Route 152/106 Mixed-use Area	90.4
238-4	Commerce Boulevard	132.2

Priority Protection Areas

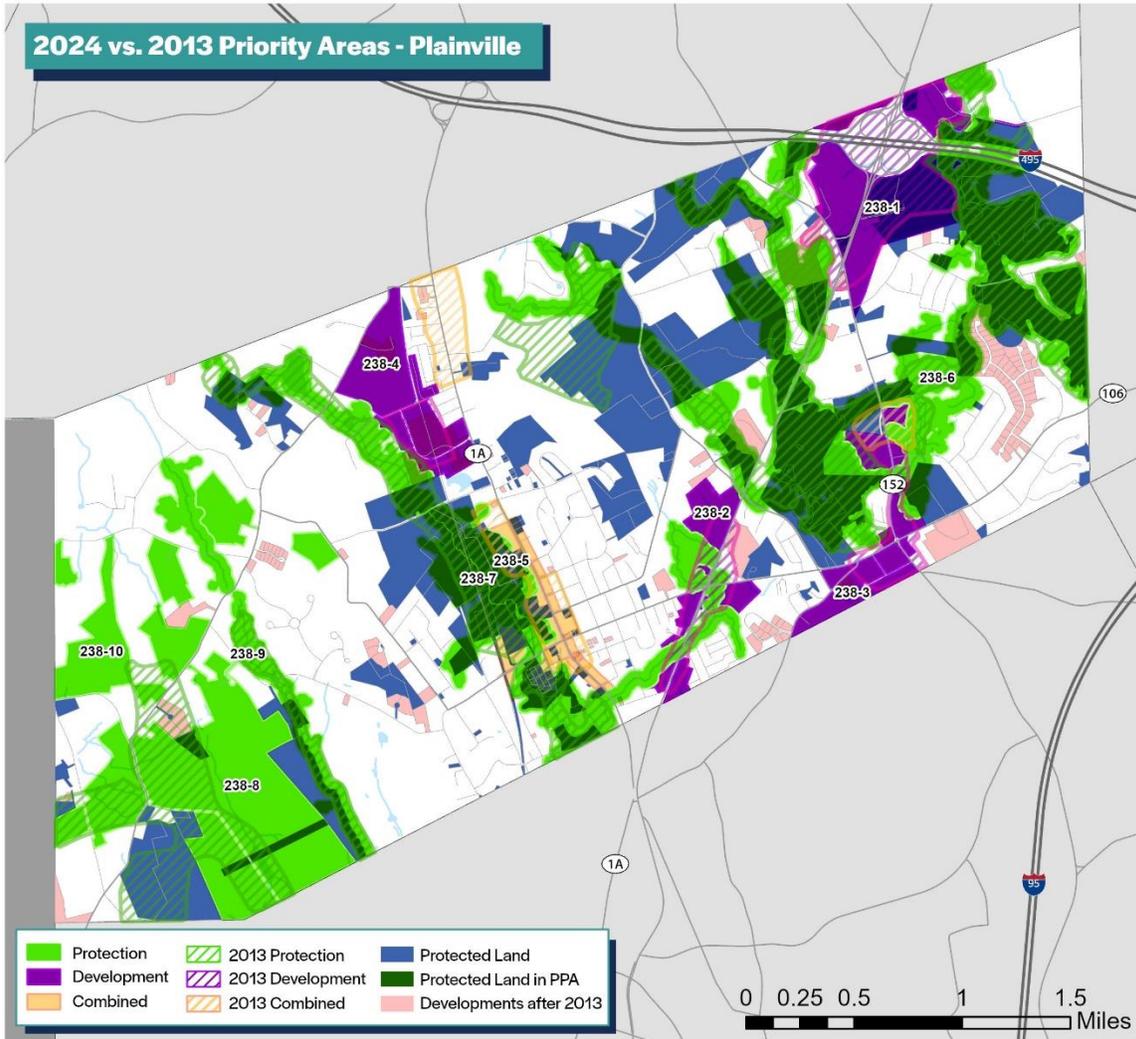
Priority Area ID	Priority Area Name	Acres
238-6	East Plainville Water Resource Area	1032.8
238-7	Ten Mile River	429.6
238-8	Peck Road Area	450.0
238-9	Pitcher-Scotts Brook	136.3
238-10	West Agricultural Areas	201.8

Priority Combined Areas

Priority Area ID	Priority Area Name	Acres
238-5	Town Center District	74.8

Priority Areas: 2013 and 2023 Comparison

In addition to depicting Plainville’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.



2024 Priority Development Areas

Plainridge Interchange [238-1]

Purpose: Larger Commercial and Light Industrial development next to the interchange of I-495, Route 1A, and Route 152.

Implementation: Update zoning to reflect the desired intensity of uses.

Boundaries: Boundaries correspond to parcel lines overlapping original PDA boundary. Includes parcels in the CI, CD, and IA zoning district, excluding undevelopable sites, such as the former landfill.

Changes from 2013: Boundaries were updated to follow parcel lines. The Plainridge Casino expanded to include slot machines. A development (with a rumored Market Basket) was proposed along Madison Street in the northeast corner on the former asphalt plant but ultimately not built.

Route 1 Corridor [238-2]

Purpose: Medium Commercial development along Route 1 Corridor.

Implementation: Update zoning to reflect the desired intensity of uses.

Boundaries: Boundaries correspond to developable parcels along Route 1 between Taunton Street to the N. Attleboro border. Existing multifamily developments and mobile home parks are excluded. Areas in the Ten Mile River PPA (238-7) are excluded.

Changes from 2013: Formerly called ‘Top of the Hill Development’ PDA. The Oasis is a 248-unit multi-family development, 62 of which are income-restricted. It was approved through Chapter 40B and completed in 2018.

Route 152/106 Mixed-Use Area [238-3]

Purpose: Mixed-use development. Potential site for 3A-compliant zoning district.

Implementation: Update zoning to reflect mixed-use zoning. Create a 3A-compliant overlay district that allows multifamily housing by right. Complete and implement recommendations of the Complete Neighborhoods Plan, a joint effort with North Attleboro.

Boundaries: Boundaries correspond to developable parcels with commercial uses and in the CA zoning district. Excludes existing residences, schools, and undevelopable parcels with wetlands.

Changes from 2013: Boundaries updated to follow parcel boundaries.

Commerce Boulevard [238-4]

Purpose: Large industrial and commercial development.

Implementation: Attract high-quality industrial and commercial jobs. Continue pursuing future rail trail.

Boundaries: Boundaries correspond to developable parcels in the industrial IB zoning district. Excludes quarry and solar field project on Wilmarth Lane.

Changes from 2013: Thermo Fisher's 290,000 sq ft biotech manufacturing facility was completed in 2022. Boundaries updated to follow parcel boundaries. Expanded to include additional parcels with development potential.

2024 Priority Protection Areas

East Plainville Water Resource Area [238-6]

Purpose: To preserve public drinking water resources, open space, and habitats.

Boundaries: Boundaries correspond to a 100-foot buffer around water boundaries, including lakes, perennial streams, and wetlands.

Changes from 2013: Boundaries updated to reflect a consistent methodology.

Ten Mile River [238-7]

Purpose: To protect an important watershed, open space, and habitats.

Boundaries: Boundaries correspond to a 100-foot buffer around the Ten Mile River and associated wetlands.

Changes from 2013: Boundaries updated to reflect a consistent methodology.

Peck Road Area [238-8]

Purpose: To protect forests and agricultural areas in west Plainville, preserving the rural character of the area.

Boundaries: Boundaries correspond to parcels along Hawkins Street, High Street, and Peck Road. Includes parcels with agricultural uses, Chapter 61 land, undeveloped land, and forested land. Publicly owned land and land with existing conservation restrictions were excluded.

Changes from 2013: Boundaries updated to follow parcel boundaries. In 2016, the 103-acre Bergh property was acquired for permanent conservation and renamed Hawkins Woods. It is now used as a public open space with trails and a disc golf area.

Pitcher-Scotts Brook [238-9]

Purpose: To protect the watershed along Pitcher/Scotts Brook.

Boundaries: Boundaries correspond to a 100-foot buffer along Pitcher/Scotts Brook and associated wetlands.

Changes from 2013: Boundary updated to reflect a consistent methodology.

West Agricultural Areas [238-10]

Purpose: To protect forests and agricultural areas in west Plainville, preserving the rural character of the area.

Boundaries: Boundaries correspond to parcels with a significant agricultural use.

Changes from 2013: New PPA, as an extension of the Peck Road Area (238-8)

2024 Priority Combined Areas

Town Center District [238-5]

Purpose: Town center-scaled mixed-use development along Route 1A / South Street.

Implementation: Create town center design guidelines. Implement bike and pedestrian improvements to improve walkability of the area. Update zoning as needed. Continue

encouraging new mixed-use developments. Work with existing key landowners to build a cohesive town center identity.

Boundaries: Boundaries correspond to the Town Center District (TCD), excluding areas in PPAs and other non-developable natural areas.

Changes from 2013: An Unlikely Story was completed in 2015. The new Town Hall and public safety complex was completed in 2019. The former fire station site was sold to a potential developer. A new mixed-use development was built at 210 South Street, using the updated TCD zoning.

Deleted Priority Areas

BASF Corporation (Former Engelhard site) PDA

Original Purpose: Economic Development of site with remediation challenges.

Reason for Deletion: The area was combined with Route 106 and 152 Redevelopment Area [238-3].

North Plainville Redevelopment Area Combined Area

Original Purpose: Gateway development to Wrentham.

Reason for Deletion: The area is not seen as a priority area for new development due to a lack of developable parcels and infrastructure constraints.

Berry Street PPA

Original Purpose: Conservation.

Reason for Deletion: The Town or other conservation groups have protected and acquired much of the area. Other areas overlap with East Plainville Water Resource Protection Area.