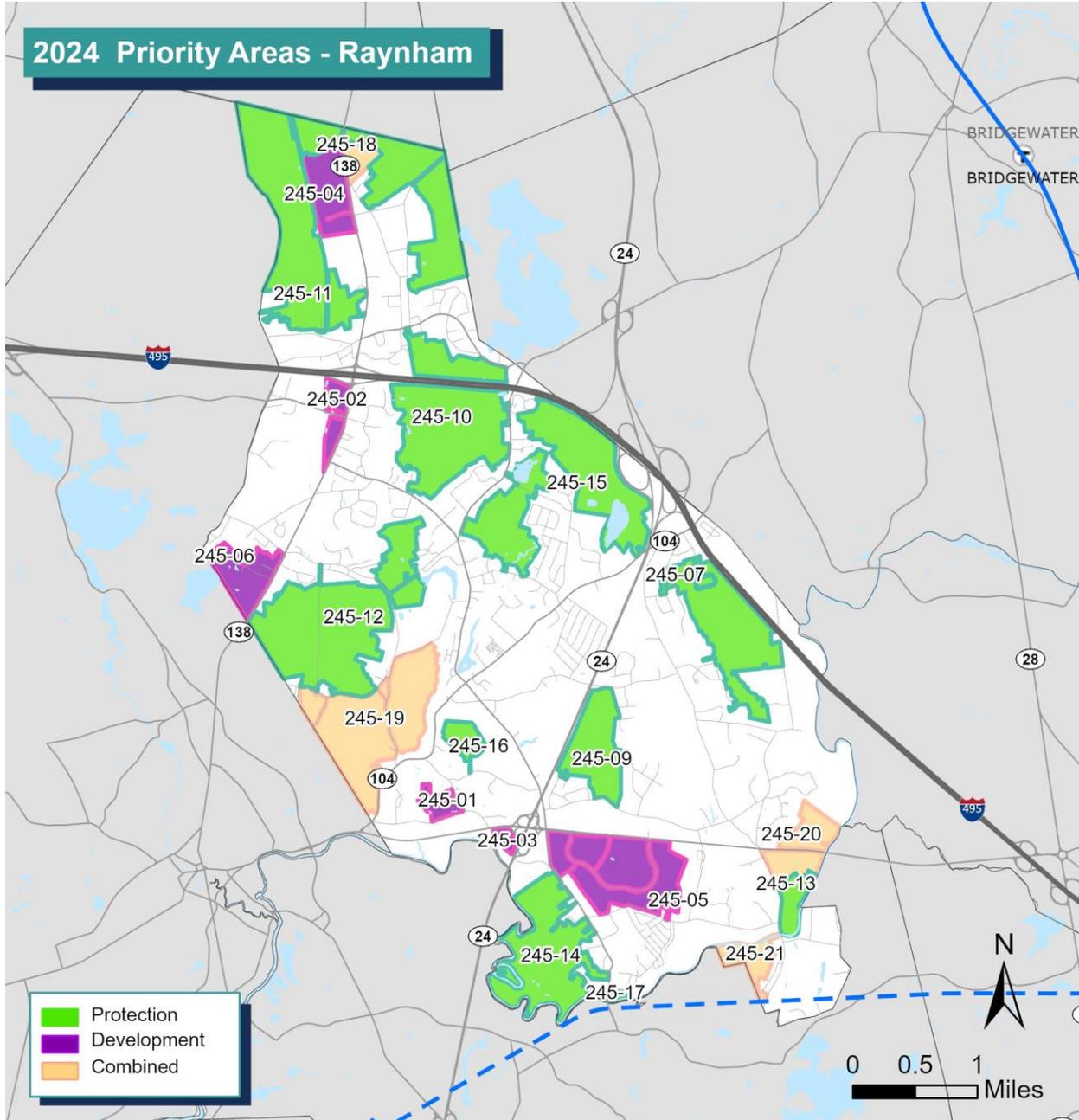


## 2024 Raynham Priority Areas

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
245-01	Commercial Street Business Park	33.9
245-02	I-495 Triangle Redevelopment	50.0
245-03	KMart Plaza Redevelopment	14.7
245-04	Raynham Park and Ryan Drive	129.1
245-05	Raynham Woods Business Park	314.9
245-06	Westside Designated Development District	111.5

## Priority Protection Areas

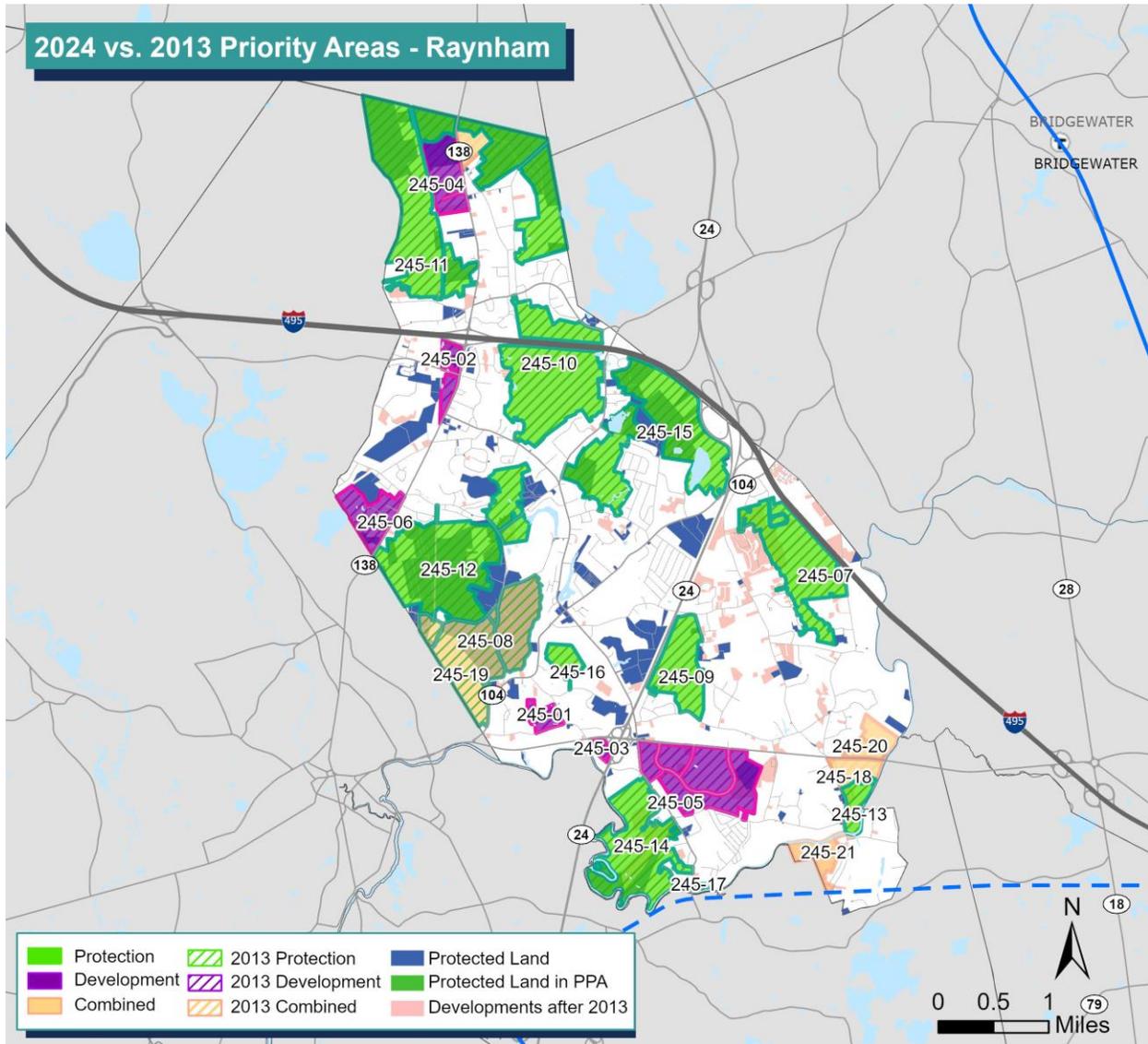
Priority Area ID	Priority Area Name	Acres
245-07	Basset Brook	319.4
245-08	Dam Lot Brook	180.9
245-09	Dead Swamp	488.2
245-10	Hockomock Swamp ACEC	862.8
245-11	Pine Swamp	589.5
245-12	Taunton River	56.4
245-13	The Taunton River Oxbow	357.8
245-14	Titicut Swamp	532.6
245-15	Warren Street Conservation Area	45.8
245-16	Taunton River Access Point	9.7

## Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
245-17	Former Precast Site Redevelopment	39.8
245-18	Borden Colony	426.8
245-19	Route 44 East	125.3
245-20	River Low Impact Development	65.5

**Priority Areas: 2013 and 2024 Comparison**

In addition to depicting Raynham’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

### **Commercial Street Business Park [245-01]**

*Purpose:* Continued business uses.

*Implementation:* No immediate action needed.

*Boundaries:* Boundaries correspond to selected parcels within the Business Zoning District.

*Changes from 2013:*

- No boundary changes.

### **I-495 Triangle Redevelopment [245-02]**

*Purpose:* Mixed-Use and Business development.

*Implementation:* No immediate action needed.

*Boundaries:* Boundaries correspond to parcels south of the I-495 interchange wholly or partially within the Business Zoning District.

*Changes from 2013:*

- No boundary changes.
- Continue preparation of the Route 138 Mixed-Use Overlay bylaw and Corridor Study.
- MassDOT is considering scaling back their Route 138 roadway project. Originally, it included taking the concrete subsurface and sidewalks on both sites. The town is concerned that the subsurface will still need to be addressed in a short number of years. To resolve this, the town has proposed phasing the project in order to fulfill the original intent of the proposal.

### **KMart Plaza Redevelopment [245-03]**

*Purpose:* Redevelopment of this underutilized shopping plaza.

*Implementation:* No immediate action needed.

*Boundaries:* Boundaries correspond to the parcel containing the plaza.

*Changes from 2013:*

- No boundary changes.

**Raynham Park and Ryan Drive [245-04]**

*Purpose:* Low Impact Development (LID) associated with the proposed South Coast Rail Station site; redevelopment of underutilized disturbed areas; potential slot parlor/gaming facility.

*Implementation:* No immediate action needed.

*Boundaries:* Boundaries correspond to selected parcels and undisturbed areas within the Industrial Zone, excluding undisturbed areas associated with the Hockomock Swamp ACEC.

*Changes from 2013:*

- No boundary changes.

**Raynham Woods Business Park [245-05]**

*Purpose:* Continued economic development within this successful business park.

*Implementation:* Continued exploration of infrastructure funding and other economic development, zoning, or programmatic initiatives to support the area. Raynham Woods is one of the region's important office parks.

*Boundaries:* Boundaries correspond to parcels within the Designated Development Zoning District and selected parcels within the adjacent Business Zoning District. The site contains three Chapter 43D Priority Development Sites (PDS) and an Economic Opportunity Area (EOA).

*Changes from 2013:*

- No boundary changes.
- Johnson & Johnson owns a 16-acre parcel with growth potential. There are plans for a warehouse and storage facility in town.

## **Westside Designated Development District [245-06]**

*Purpose:* Office development, small-scale retail, mixed-use opportunities.

*Implementation:* No immediate action needed.

*Boundaries:* Boundaries correspond to parcels within the Designated Development Zoning District.

*Changes from 2013:*

- No boundary changes.
- Plans for a 40B development across the street of 200 units. ZBA granted comp permit.

## **PRIORITY PROTECTION AREAS**

### **Basset Brook [245-07]**

*Purpose:* To preserve habitats associated with the Department of Fish and Game Coldwater Fisheries and NHESP Priority Habitat of Rare Species within and adjacent to the designation.

*Implementation:* Explore conservation efforts in this important area of town.

*Boundaries:* Boundaries correspond to selected parcels between I-495 and Locust Street.

*Changes from 2013:*

- No boundary changes.
- The PPA's southernmost parcel is owned by a prominent property owner. The town has seen less residential growth in the last couple of years; however, the town is 96% sewerred and only 10% of town is protected – creating development pressure. Town has a culvert on Basset Brook that is failing; repair cost is \$1,500,000. Most proposed major developments are located in this area (Pine Street); for example, the Planning Board recently approved a 25-lot subdivision in this PPA.

### **Dam Lot Brook [245-08]**

*Purpose:* To preserve a large wetland body.

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

*Boundaries:* Boundaries correspond to selected parcels north of Judson Street and adjacent to Route 24.

*Changes from 2013:*

- No boundary changes.

### **Dead Swamp [245-09]**

*Purpose:* To preserve a large wetland body.

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

*Boundaries:* Boundaries correspond to selected parcels north of Judson Street and adjacent to Route 24.

*Changes from 2013:*

- No boundary changes.

### **Hockomock Swamp ACEC [245-10]**

*Purpose:* To preserve habitats and water resources associated with the ACEC, including BioMap Core Habitats and NHESP Vernal Pools.

*Implementation:* No immediate action needed.

*Boundaries:* Boundaries correspond to selected parcels within the ACEC.

*Changes from 2013:*

- No boundary changes.

### **Pine Swamp [245-11]**

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

*Implementation:* No immediate action needed.

*Boundaries:* Boundaries correspond to selected parcels in which the swamp is located.

*Changes from 2013:*

- No boundary changes.

### **Taunton River [245-12]**

*Purpose:* To preserve existing neighborhood scale development and open space adjacent to the Taunton River, a designated Wild and Scenic River.

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

*Boundaries:* Boundaries correspond to selected parcels between Church Street and the Taunton River.

*Changes from 2013:*

- No boundary changes.

### **The Taunton River Oxbow [245-13]**

*Purpose:* To preserve neighborhood scale development and open space adjacent to the Taunton River, a designated Wild and Scenic River. To preserve BioMap Core Habitats and the Oxbow feature of the river.

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

*Boundaries:* Boundaries correspond to selected parcels between Church Street and the Taunton River.

*Changes from 2013:*

- No boundary changes.
- The town is working with the Wat Temple to gain access to the Oxbow via their parcels. Some parcels are already placed under permanent conservation restriction, but not the temple's land.

### **Titicut Swamp [245-14]**

*Purpose:* To preserve habitats and water resources associated with the ACEC, including BioMap Core Habitats and DEP Zone II Aquifers.

*Implementation:* No immediate action needed.

*Boundaries:* Boundaries correspond to selected parcels within and adjacent to the ACEC.

*Changes from 2013:*

- No boundary changes.

### **Warren Street Conservation Area [245-15]**

*Purpose:* To preserve open space.

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

*Boundaries:* Boundaries correspond to selected parcels with frontage on Warren Street.

*Changes from 2013:*

- No boundary changes.

### **Taunton River Access Point [245-16]**

*Purpose:* To preserve an access point to the Taunton River.

*Implementation:* Town would like to place a parking lot and boat launch on Sandy Hill Street. Acquire the parcel not owned by town for additional access.

*Boundaries:* Boundaries correspond to parcels near South Street East and Sandy Hill Street.

*Changes from 2013:*

- New PPA in 2024.

## COMBINED PRIORITY AREAS

### Former Precast Site Redevelopment [245-17]

*Purpose:* Redevelopment of the disturbed areas of the site while acknowledging the adjacent ACEC and all its associated resources – some of which are within the designated parcels.

*Implementation:* No immediate action.

*Boundaries:* Boundaries correspond to selected parcels within the Business Zoning District with frontage along Route 138.

*Changes from 2013:*

- No boundary changes.

### Borden Colony [245-18]

*Purpose:* To preserve habitats and water resources associated with the ACEC, including BioMap Core Habitats and DEP Zone II Aquifers.

*Implementation:* No immediate action.

*Boundaries:* Boundaries correspond to selected parcels between Route 138 and King Phillip Street.

*Changes from 2013:*

- No boundary changes.
- Part of this priority area is privately owned. The town still wants to develop this area for Public Safety complex.
- Changed from PPA to Combined area.

### **Route 44 East [245-19]**

*Purpose:* Redevelopment of the disturbed areas of the site while acknowledging the adjacent Taunton River, a designated Wild and Scenic River, and all its associated resources – some of which are within the designated area.

*Implementation:* Request concessions for river access when development comes up to the ZBA/Planning Board.

*Boundaries:* Boundaries correspond to selected parcels within the Business Zoning District with the addition of two parcels along Church Street within the Residential A Zoning District.

*Changes from 2013:*

- Added a parcel NE of the 2013 PPA to the area in order to provide additional public riverfront access.
- A 150-unit 40B is being proposed at this site. The town may experience sewer issues over time.

### **River Low Impact Development [245-20]**

*Purpose:* Expand town-owned, public river access.

*Implementation:* Request concessions for river access when development comes up to the ZBA/Planning Board.

*Boundaries:* Boundaries correspond to privately-owned parcel south of Taunton River and off Church Street under discussion for potential low-impact development and river access.

*Changes from 2013:*

- New priority area in 2023.