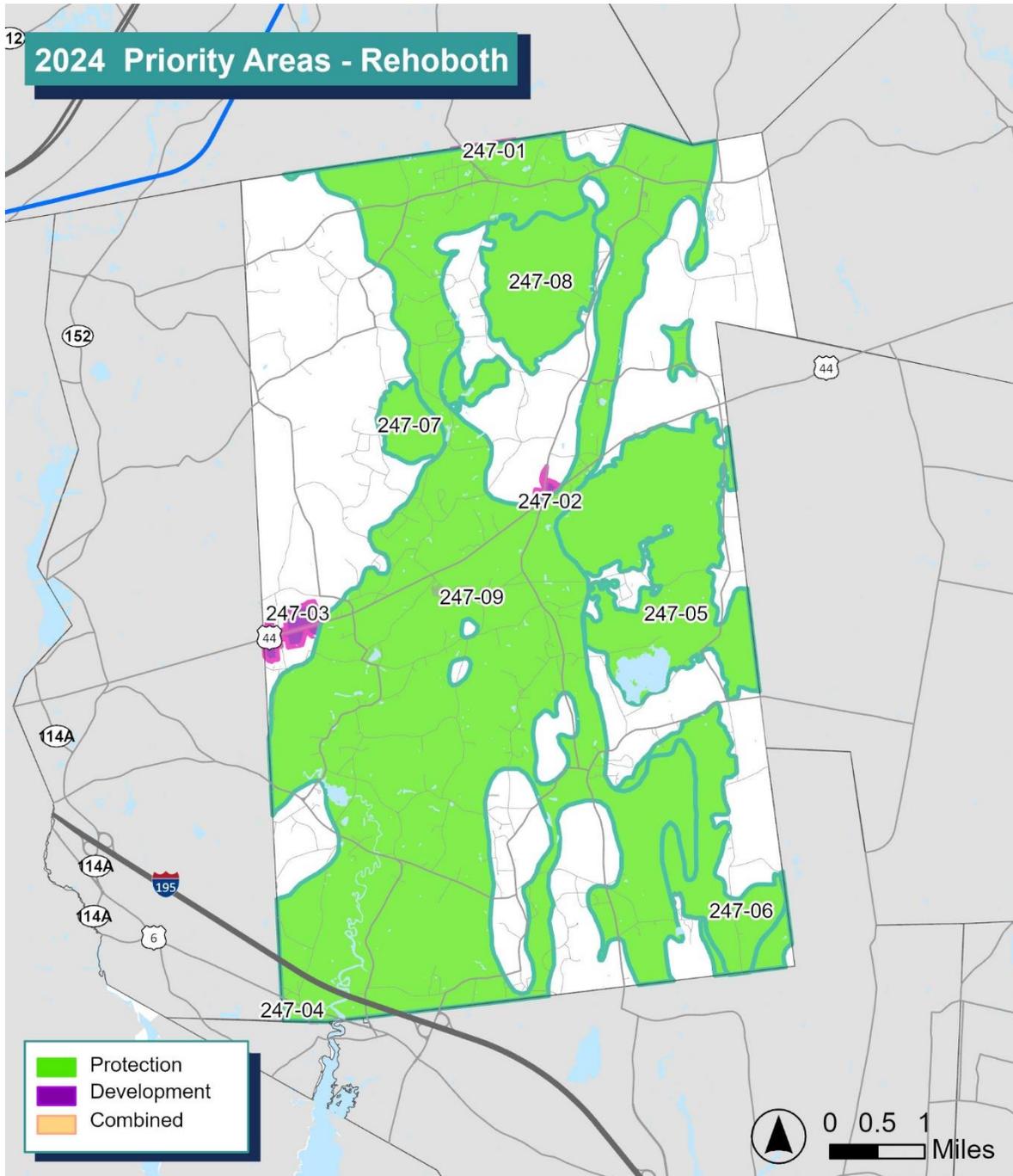


2024 Rehoboth Priority Areas

Please see an interactive version of your community's Priority Areas at this link:

<https://arcg.is/1myS4y>.



Priority Development Areas

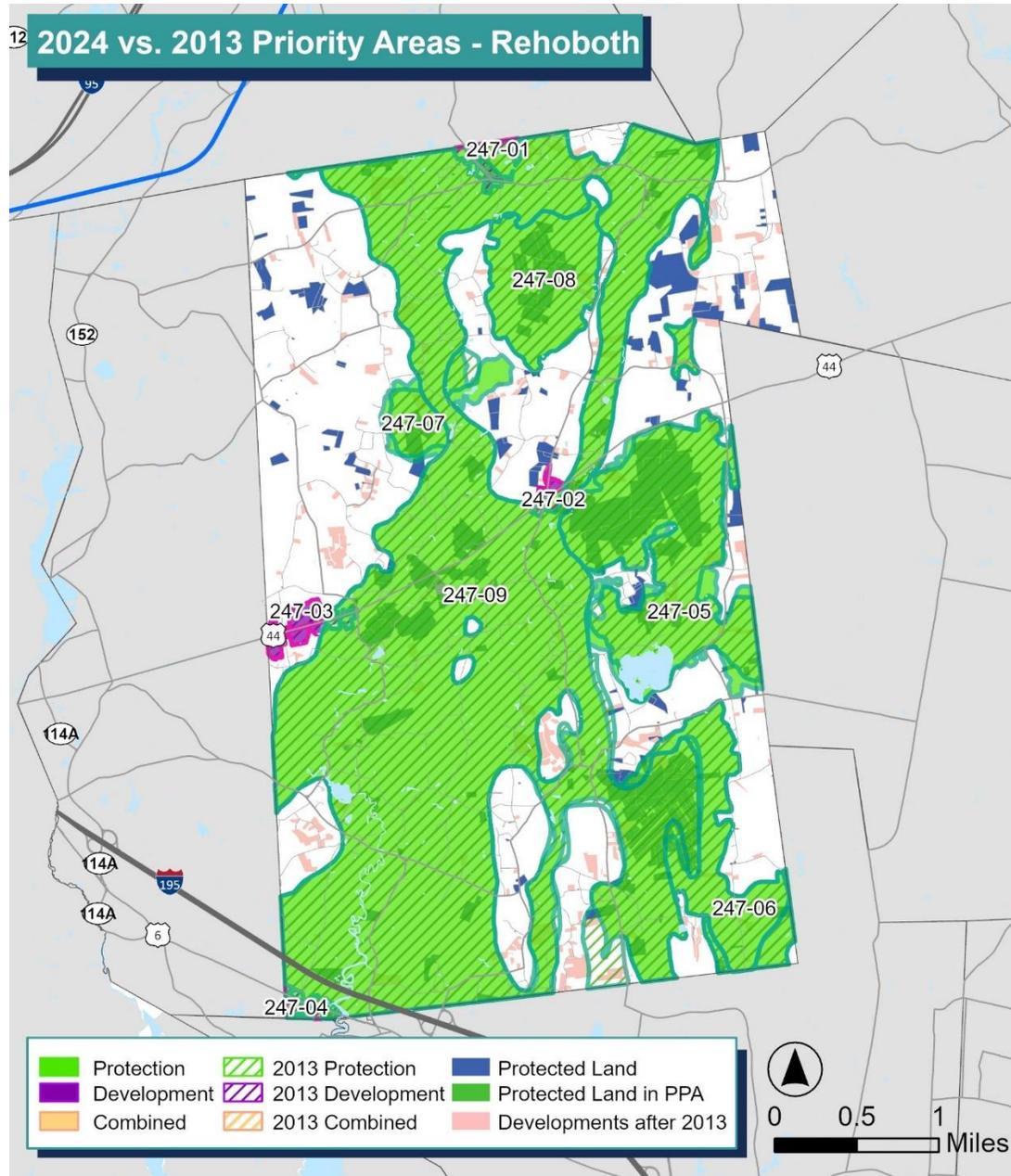
Priority Area ID	Priority Area Name	Acres
247-01	Chartley Node	138.69
247-02	Route 44 and Route 118	48.45
247-03	Route 44 West	140.87
247-04	Route 6 Low Impact Development	61.42

Priority Protection Areas

Priority Area ID	Priority Area Name	Acres
247-05	County Street BioMap 3	2428.77
247-06	Munwhauge BioMap 3	956.98
247-07	Perryville Road BioMap 3	424.08
247-08	Tremont Street BioMap 3	991.75
247-09	Water Resource Protection District	13,492.27

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Rehoboth’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

Chartley Node [247-01]

Purpose: Commercial and mixed-use development to complement surrounding residential uses.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to parcels that have frontage on Route 118 and are either partially or completely within the General Business Zoning District.

Changes from 2013:

- New 2019 mixed Office and Restaurant.
- Aligned boundaries to parcel lines.

Route 44 and Route 118 [247-02]

Purpose: Commercial and mixed-use development along Route 44 to compliment surrounding residential uses.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to parcels that have frontage on Route 44 and Route 118 and are either partially or completely within the General Business Zoning District.

Changes from 2013:

- Ongoing MassDOT intersection improvements.
- Aligned boundaries to parcel lines.

Route 44 West [247-03]

Purpose: Commercial and mixed-use development along Route 44.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to parcels that have frontage on Route 44 and are either partially or completely within the General Business Zoning District.

Changes from 2013:

- No boundary changes.

Route 6 Low Impact Development [247-04]

Purpose: Low-impact Commercial redevelopment.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to parcels that have frontage on Route 6 and are either partially or completely within the General Business Zoning District.

Changes from 2013:

- There is existing business, but not much activity about changing or expanding uses. It is important to note the proximity to the Palmer River and emphasize caution, especially within the Conservation Commission 200' jurisdiction, but also during Site Plan Review and enforcement of the Ground Water Protection District.
- Aligned boundaries to parcel lines.

PRIORITY PROTECTION AREAS

County Street BioMap 3 [247-05]

Purpose: To preserve BioMap Core Habitats and Critical Natural Landscapes.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to BioMap 3 Core Habitats and Critical Natural Landscapes not already covered by the Water Resource Protection District PPA.

Changes from 2013:

- Updated boundaries to the new BioMap 3 series, still deferring to the WRPA zoning.

Munwhauge BioMap 3 [247-06]

Purpose: To preserve BioMap 3 Core Habitats and Critical Natural Landscapes.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to BioMap 3 Core Habitats and Critical Natural Landscapes not already covered by the Water Resource Protection District PPA.

Changes from 2013:

- Updated boundaries to the new BioMap 3 series, still deferring to the WRPA zoning where there are overlapping areas.

Perryville Road BioMap 3 [247-07]

Purpose: To preserve BioMap 3 Core Habitats and Critical Natural Landscapes.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to BioMap 3 Core Habitats and Critical Natural Landscapes not already covered by the Water Resource Protection District PPA.

Changes from 2013:

- Updated boundaries to the new BioMap 3 series, still deferring to the WRPA zoning where there are overlapping areas.

Tremont Street BioMap 3 [247-08]

Purpose: To preserve BioMap 3 Core Habitats and Critical Natural Landscapes.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to BioMap 3 Core Habitats and Critical Natural Landscapes not already covered by the Water Resource Protection District PPA.

Changes from 2013:

- Updated boundaries to the new BioMap 3 series, still deferring to the WRPA zoning where there are overlapping areas.

Water Resource Protection District [247-09]

Purpose: To protect drinking water resources and natural habitats.

Implementation: There have been discussions about extending the boundaries to cover the entire town; however, there would need to be exemptions for certain uses (e.g., existing uses) and other legal questions answered; the implementation and enforcement would likely entail more of a review process requiring a special permit rather than straight prohibition. The original map was drafted by the Army Corps of Engineers; it represents the areas best suited for a public water supply well.

Boundaries: Boundaries correspond to the Water Resource Protection District Zoning District.

Changes from 2013:

- No boundary changes.