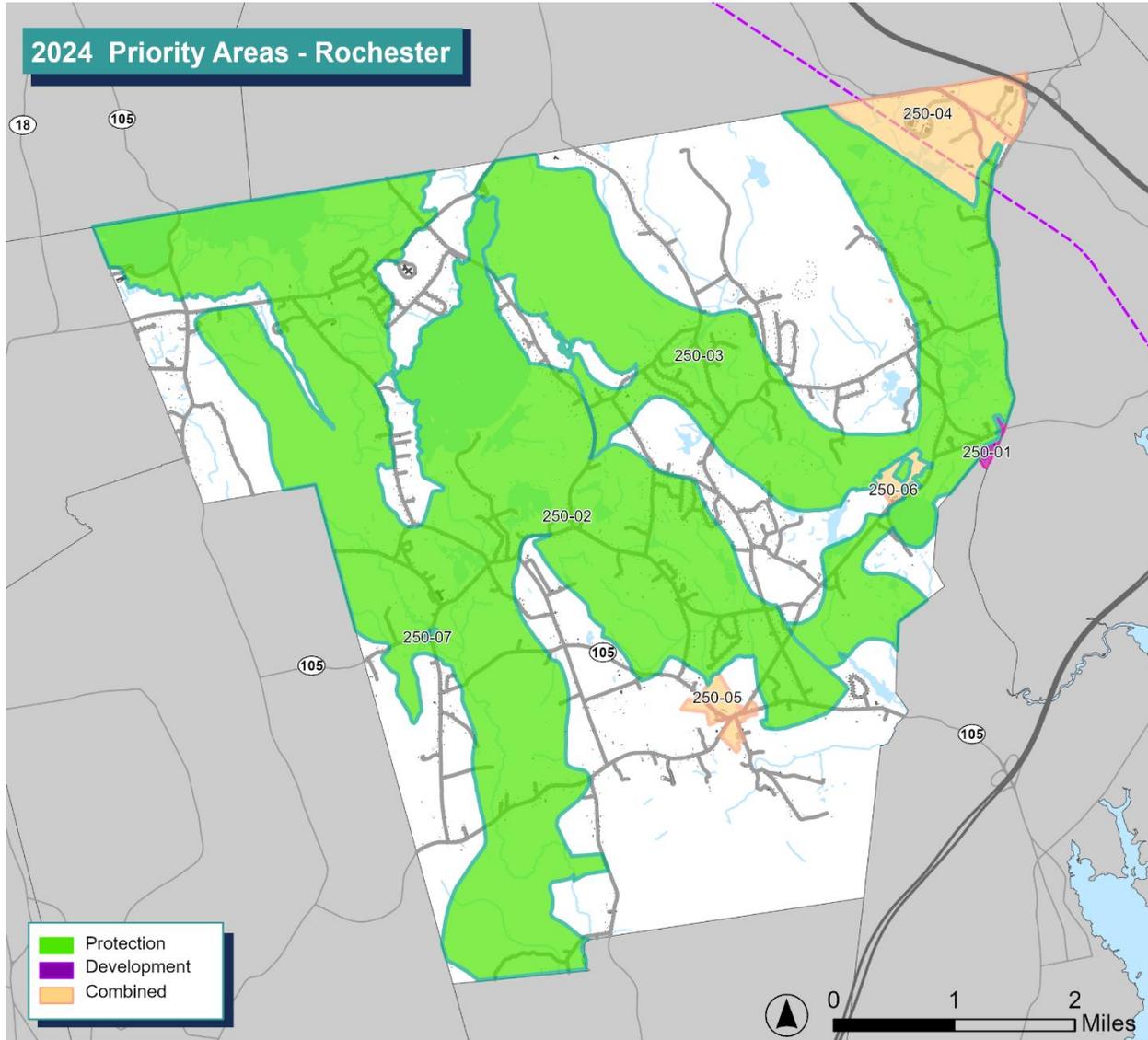


2024 Rochester Priority Areas

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
250-01	Four Corners	17.5

Priority Protection Areas

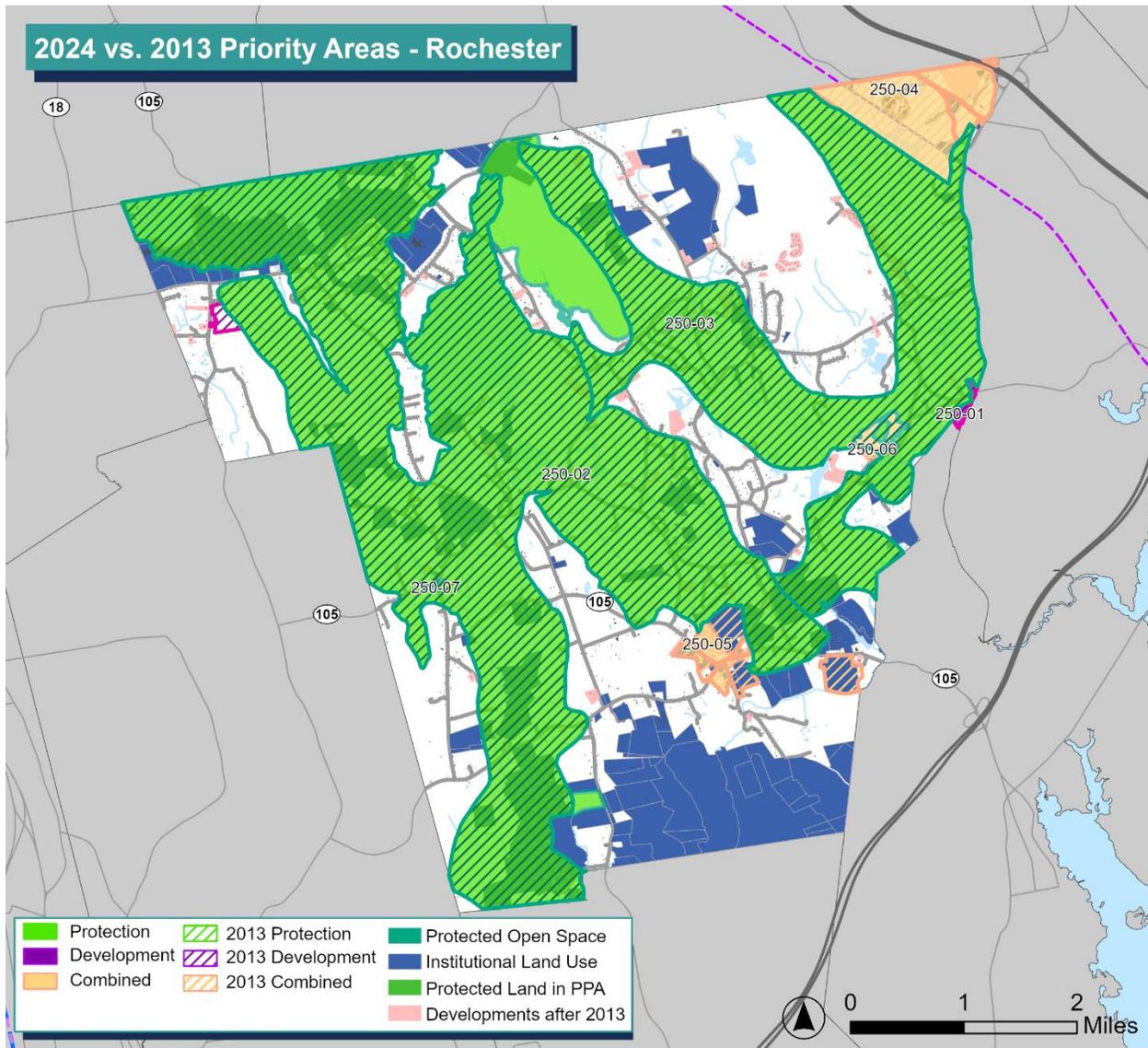
Priority Area ID	Priority Area Name	Acres
250-02	Mattapoissett River and Snipatuit Pond Water Resources	8274.9
250-03	Sippican River Aquifer	4295.3

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
250-04	Northeast Rochester Industrial District	547.1
250-05	Village Center	86.5
250-06	Decas Property	55.9
250-07	Lloyd's Market	1.9

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Rochester’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 and darker green). In some cases, community representatives referenced these considerations when making their 2024 Priority Area designations.



PRIORITY DEVELOPMENT AREAS

Four Corners [250-01]

Purpose: To provide for general business development at the intersection of Mary's Pond Road/Feering Hill Road and County Road.

Implementation: No further action required.

Boundaries: Boundaries correspond to three selected developable parcels at the intersection of Mary's Pond Road/Feering Hill Road and County Road.

Changes from 2013:

- No changes to boundaries or purpose.

PRIORITY PROTECTION AREAS

Mattapoissett River and Snipatuit Pond Water Resources [250-02]

Purpose: To preserve water resources.

Implementation: No further action required.

Boundaries: Boundaries include all DEP Zone II Aquifers, the Assawompsett Pond Outstanding Resource Water designation, and Snipatuit Pond, excluding the Village Center Combined PDA/PPA

Changes from 2013:

- Boundaries updated to include selected parcel at 139 Mattapoissett Road.

Sippican River Area Aquifer [250-03]

Purpose: To preserve water resources.

Implementation: No further action required.

Boundaries: Boundaries include all DEP Medium- and High-Yield Aquifers, excluding the Northeast Rochester Industrial District Combined PDA/PPA, the Decas Property Combined PDA/PPA, and the Four Corners PDA.

Changes from 2013:

- Boundaries updated to include new areas based on updated Biomap3 in the northwest past of the PPA, near Neck Road and North Avenue.

COMBINED PRIORITY AREAS

Northeastern Rochester Industrial and Mixed-Use District [250-04]

Purpose: To allow for currently-zoned business and industrial uses to continue and to expand in a manner that acknowledges surrounding water resources and development limitations. Allow limited denser development in line with the Cranberry Highway Smart Growth Overlay District (CHSGOD).

Implementation: Work with developers to advance the goals of the CHSGOD and ensure district will help Rochester be in compliance with Section 3A requirements.

Boundaries: Boundaries correspond to Industrial District and General Commercial District Zoning boundaries as well as eight small transitioning parcels (average lot size 0.93 acres).

Changes from 2013:

- No changes to boundaries or purpose.
- The Cranberry Highway Smart Growth Overlay District was approved in 2019. A multifamily development project (the Crossroads) is being proposed at this location.

Village Center [250-05]

Purpose: To allow rural village and mixed-use development/redevelopment while preserving the historic integrity and village character of the area.

Implementation: No action items.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- Boundaries updated to selected parcels around the Village Center area.
- New developments in the area include a 55+ community (The Village at Plumb Corner). Much of the area is already built out. While a Village Center Overlay District was proposed at one point, it was not adopted.

Decas Property [250-06]

Purpose: To allow for modest residential or non-disruptive commercial uses.

Implementation: No action items.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- This is a new Priority Area.

Lloyd's Market [250-07]

Purpose: To allow for modest development compatible with an existing farmstand.

Implementation: No action items.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- This is a new Priority Area.

Deleted Priority Areas

Former Airfield

Original Purpose: To encourage rural village and mixed-use development/redevelopment while respecting natural resources, scenic character, and surrounding neighborhoods (property owner has expressed desire to develop the property).

Reason for Deletion: The area is no longer available for development and has been permanently protected.

Northwest Rochester General Store Opportunity

Original Purpose: To provide for neighborhood scale, general store-type retail to serve the surrounding areas.

Reason for Deletion: The area is no longer a priority for the town.