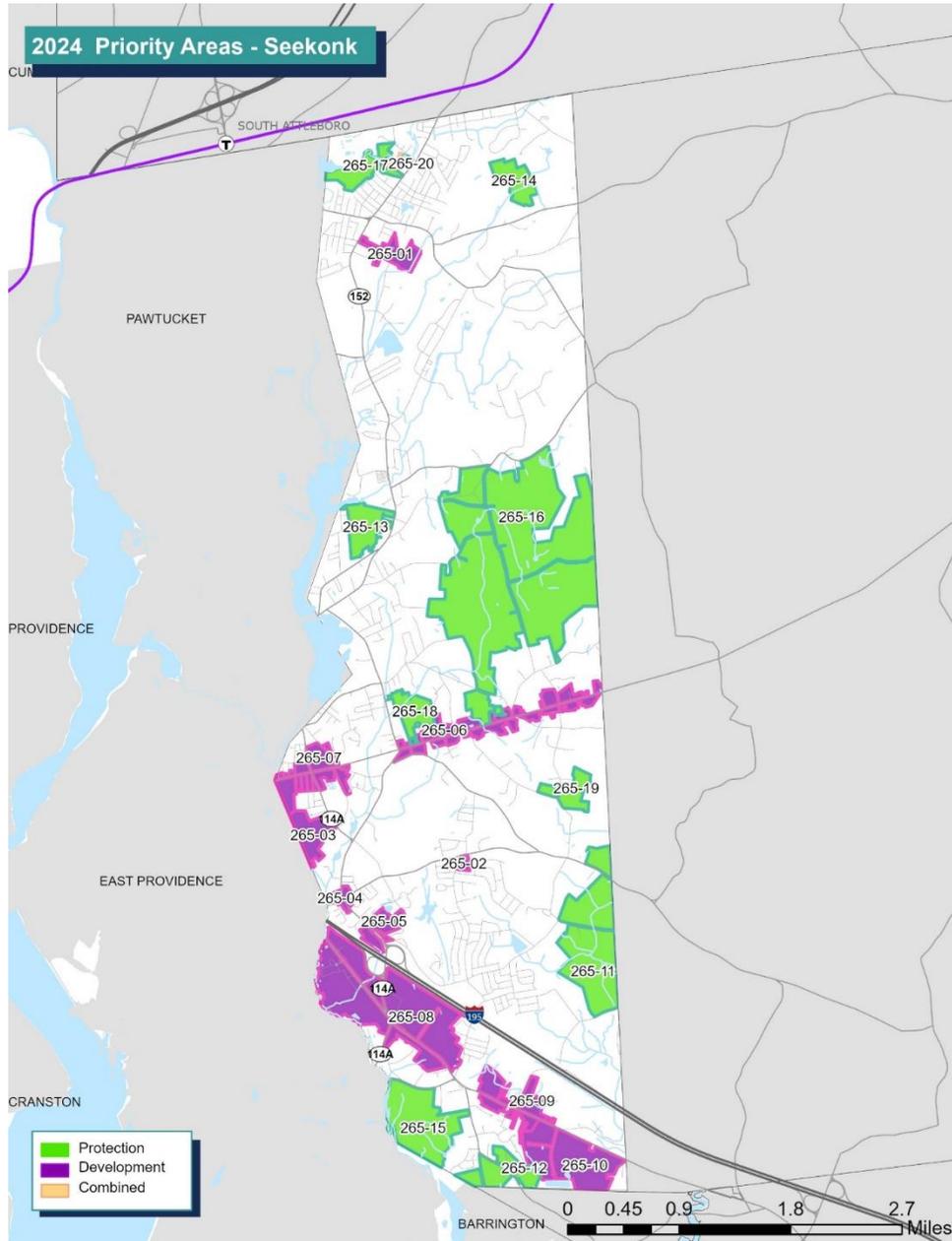


2024 Seekonk Priority Areas Report

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
265-01	Bakers Corner	39.5
265-02	Briarwood Plaza	6.3
265-03	Landfill Solar Potential	51.7
265-04	Luthers Corners	13.7
265-05	Route 114A and I-195 Infill	37.1
265-06	Route 44	125.6
265-07	Route 44 West	85.8
265-08	Route 6 Commercial	369.2
265-09	Route 6 Mixed Use	78.9
265-10	Industrial Way Redevelopment	170.3

Priority Protection Areas

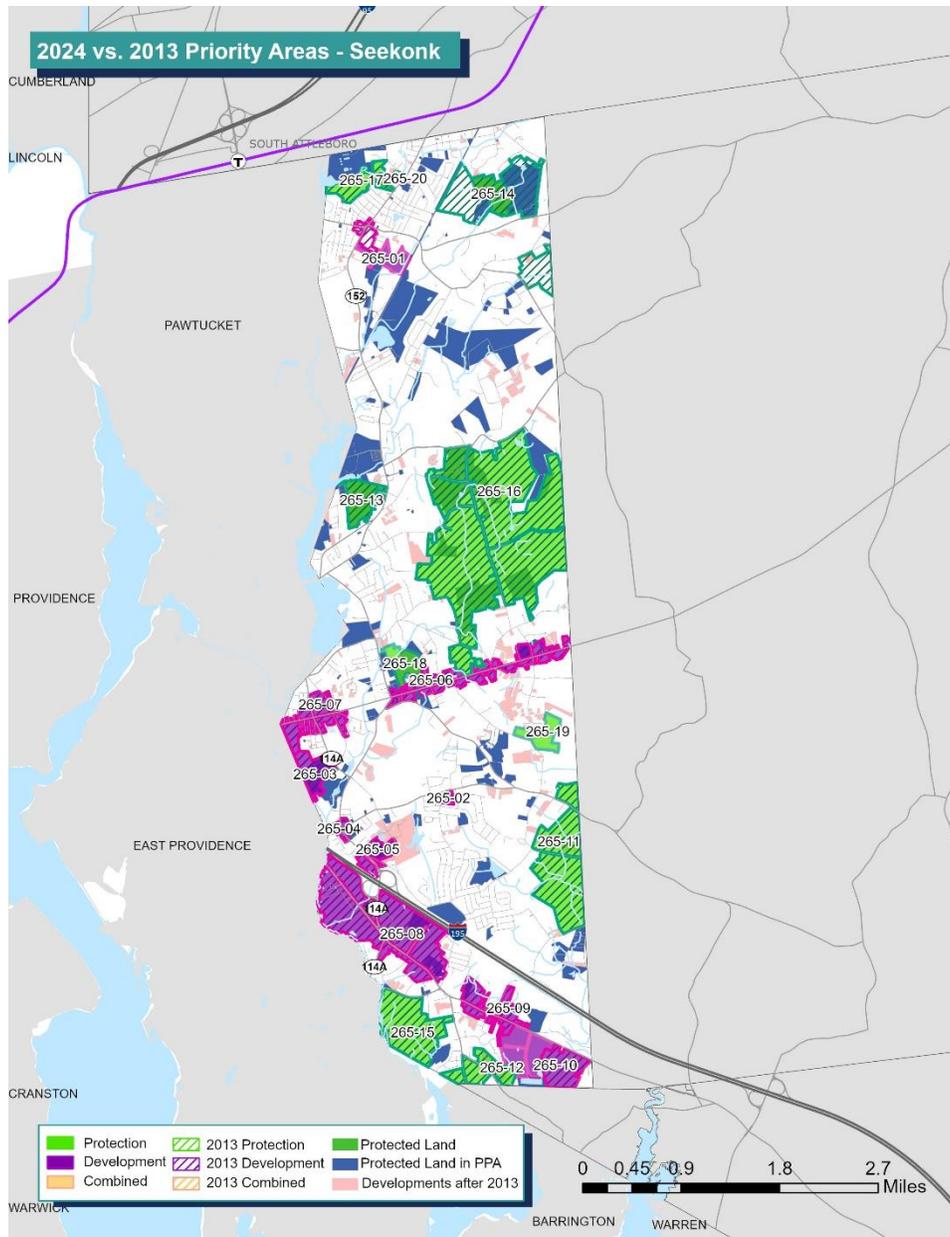
Priority Area ID	Priority Area Name	Acres
265-11	Clear Run Brook Farmland	262.4
265-12	Four Town Farms	71.3
265-13	Gammino Pond	67.3
265-14	Oak Woods	51.9
265-15	Runnins River APR	169.4
265-16	Runnins River Headwaters	1053.8
265-17	Ten Mile River	56.5
265-18	Arcade Ave Woods	50.3
265-19	Medeiros Farm	42.1

Priority Combined Areas

Priority Area ID	Priority Area Name	Acres
265-20	Maple Avenue Mill	7.2
265-21	Ledgemont Country Club	192.6

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Seekonk’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

Bakers Corner [265-01]

Purpose: Village business development.

Implementation: The 2012 Master Plan calls for development of a detailed physical Master Plan to illustrate the future development scenarios within Bakers Corner.

Boundaries: Boundaries correspond to parcels within the Local Business Zoning District and four small potential expansion parcels (average size 0.41 acres).

Changes from 2013:

- Added parcels along Newman Ave and a northern parcel zoned R2; removed industrial areas.
- The area has circulation and access issues.

Briarwood Plaza [265-02]

Purpose: Redevelopment of the plaza to retain this neighborhood commercial node.

Implementation: Encourage and support redevelopment of the plaza in order to continue delivery of local goods and services.

Boundaries: Boundaries correspond to the parcel in which the plaza is located.

Changes from 2013:

- No boundary changes.
- Some ownership turn over, but the goals stay the same.

Landfill Solar Potential [265-03]

Purpose: Target site for a solar field.

Implementation: Investigate funding sources and private-public relationships to achieve the purpose. Rename this site to better describe the use of site. Pending approval for construction, but design is complete.

Boundaries: Boundaries correspond to the landfill site parcels.

Changes from 2013:

- No boundary changes.
- Potential site for the town new DPW facility. Acquired land from VFW; entrance would be along Ray Hoode Way. There had been some discussion about including solar at the back of the site, but this has not been pursued or confirmed.

Luthers Corners [265-04]

Purpose: To allow for mixed-use opportunities and to create a more livable area.

Implementation: The 2012 Master Plan calls for development of a detailed physical Master Plan to illustrate future development scenarios within Luthers Corners. Continue to pursue State TIP funding for safety improvements identified in *Luthers Corners Parking/Circulation Study*. The Town is considering future expansion along Fall River Ave. to the north.

Boundaries: Boundaries correspond to parcels within the Luthers Corners Village District.

Changes from 2013:

- No boundary changes.
- Some commercial activity, but no major changes.

Route 114A and I-195 Infill [265-05]

Purpose: Infill redevelopment.

Implementation: In the future, the town would consider reconfiguration/realignment of Cole Street.

Boundaries: Boundaries correspond to parcels within the Luthers Corners Village District.

Changes from 2013:

- No boundary changes.
- Some commercial activity, but no major changes.

Route 44 [265-06]

Purpose: Commercial development and redevelopment opportunities along the eastern portion of Route 44.

Implementation: The town should reexamine the current Mixed-Use Overlay zoning district to consider more permissive uses, to streamline the permitting process, and to adopt modest design guidelines. The goal would be to evaluate the bylaw's flexibility and use; it has produced some residential and commercial development, but may benefit from improvements.

Boundaries: Boundaries correspond to selected parcels with frontage on Route 44 from Arcade Avenue to the Rehoboth town line within the R-2/Mixed-Use Overlay District.

Changes from 2013:

- No boundary changes.
- Some commercial activity, but no major changes.

Route 44 West [265-07]

Purpose: Economic development.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to parcels within the Luthers Corners Village District.

Changes from 2013:

- No boundary changes.
- Some commercial activity, but no major changes.

Route 6 Commercial [265-08]

Purpose: Highway business development that responds to existing commercial development and uses.

Implementation: Consider development bonuses that could be used as part of a potential TDR program. Review recommendations of the 2019 *Seekonk Economic Development Plan*.

Boundaries: Boundaries correspond to the Highway Business Zoning District south of Rte. I-195. The designation contains OpenCape Broadband infrastructure.

Changes from 2013:

- No boundary changes.
- The Clarion site is being redeveloped as a Whole Foods supermarket and 2-3 pad sites. Job Lot relocated from one side to the other. The Town's Stormwater Advisory Committee is exploring water quality issues (MS4 and MVP 2.0). The Town completing a Route 6 Corridor study with GPI. Still considering IMA with nearby towns and collaboration with the Narragansett Bay Commission.

Route 6 Mixed Use [265-09]

Purpose: Potential future re-development along Route 6.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected parcels within the Mixed-use Overlay District and with frontage on Route 6.

Changes from 2013:

- No boundary changes.

Industrial Way Redevelopment [265-10]

Purpose: Industrial development.

Implementation: Consider development bonuses that could be used as part of a potential TDR program.

Boundaries: Boundaries correspond to a selected, undeveloped, 75-acre parcel with frontage on Route 6; the parcel is within the Industrial Zoning District. The designation contains OpenCape Broadband infrastructure.

Changes from 2013:

- Removed FedEx/TIF parcel from the PDA (because it is fully built-out) and added all adjacent industrial parcels to the west. Renamed from “Route 6 Redevelopment” to “Industrial Way Redevelopment.”

PRIORITY PROTECTION AREAS

Clear Run Brook Farmland [265-11]

Purpose: Continued protection of active agriculture and Chapter 61A farmland.

Implementation: Continue to investigate and encourage land protection measures. Explore TDR on this site to transfer with Route 6 Commercial and other sites.

Boundaries: Boundaries correspond to selected farmed parcels.

Changes from 2013:

- No boundary changes.
- Still appropriate for farmland and agricultural use.

Four Town Farms [265-12]

Purpose: To protect active agriculture and farmland.

Implementation: Continue to investigate and encourage land protection measures. Get restriction on the active farmland.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- No boundary changes.
- Has seen some residential development, both of which are conservation developments. No permanent protections to larger parcels. All market rate, the affordable aspect to the Conservation development has not produced as much housing.

Gammino Pond [265-13]

Purpose: To protect water resources – including a DEP Zone II Aquifer and a DEP High-Yield Aquifer – and public open space.

Implementation: Continue working on creating passive recreation opportunities such as trails, birding, fishing, etc.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- No boundary changes.
- This site is permanently protected and the Town has installed trailheads in the recent past.

Oak Woods [265-14]

Purpose: To preserve open space and habitats.

Implementation: Continue to investigate and encourage land protection measures. Town would want to add trails on this site and permanently protect middle portion of site.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- Removed surrounding institutionally owned land and shrunk boundaries.
- Added solar fields. There is a conservation subdivision on the western third; the remaining site is generally occupied by wetlands.

Runnins River APR [265-15]

Purpose: To protect water resources – including a DEP Medium-Yield Aquifer, BioMap Core Habitats and Critical Natural Landscapes, and active agriculture.

Implementation: Continue to investigate and encourage land protection measures.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- No boundary changes.
- No major developments or changes.

Runnins River Headwaters [265-16]

Purpose: To protect water resources – including a DEP Medium-Yield Aquifer, BioMap Core Habitats and Critical Natural Landscapes, and active agriculture.

Implementation: Continue to investigate and encourage land protection measures.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- No boundary changes.
- No major developments or changes.

Ten Mile River [265-17]

Purpose: To protect water resources and natural habitats.

Implementation: Continue to investigate and encourage land protection measures.

Boundaries: Boundaries correspond to undisturbed parcels abutting the river, excluding the Maple Avenue Mill PDA.

Changes from 2013:

- No boundary changes.
- No major developments or changes.

Arcade Ave Woods [265-18]

Purpose: To protect town-owned open space.

Implementation: Research and pursue conservation restrictions.

Boundaries: Boundaries correspond to undisturbed parcels along Arcade Avenue.

Changes from 2013:

- New PPA in 2024.

Medeiros Farm [265-19]

Purpose: To protect passive/active recreation areas and historic sites.

Implementation: Continue to preserve historically important and recreation sites.

Boundaries: Boundaries correspond to recent town acquisition.

Changes from 2013:

- New PPA in 2024.

PRIORITY COMBINED AREAS

Maple Avenue Mill [265-20]

Purpose: Redevelopment of a former mill site.

Implementation: Continue significant brownfield remediation and site preparation work with U.S. EPA, MassDevelopment, SRPEDD, and other potential partners.

Boundaries: Boundaries correspond to a parcel containing the former mill. Community representatives renamed this PA in order to more clearly describe its location.

Changes from 2013:

- Add parcel NE of the site.
- The town is cleaning out the last pond and clearing the area. The biggest remaining issue is building debris, which is estimated at a clean-up cost of \$4M – The Town cannot currently afford the match. However, the site will be full

Phase 1 project through SRPEDD U.S. EPA Project. Eventually, the Town would like to acquire the parcel for open space use (NW of the original parcel) and another lot (NE of it) from private ownership.

Ledgemont Country Club [265-21]

Purpose: Maintain open space and recreation space.

Implementation: Any future development should maximize open space through conservation subdivision.

Boundaries: Boundaries correspond to parcels containing the Ledgemont Country Club golf course.

Changes from 2013:

- New combined area in 2024.