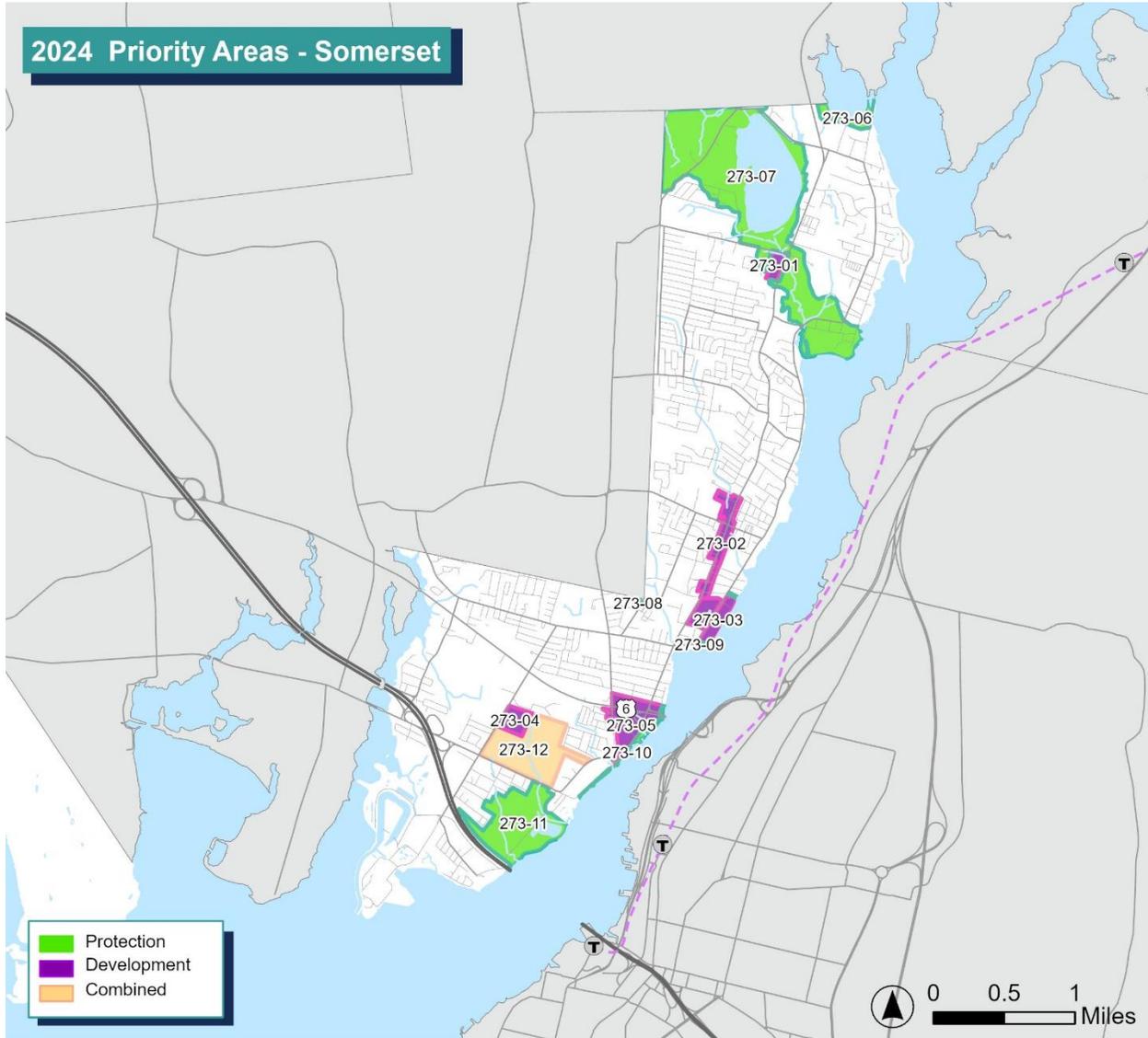


2024 Somerset Priority Areas

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
273-01	Indian Springs Plaza Redevelopment	12.9
273-02	Downtown Business Corridor	41.1
273-03	Montaup Redevelopment	39.1
273-04	National Grid Property	20.1
273-05	Slade's Ferry Crossing	59.5

Priority Protection Areas

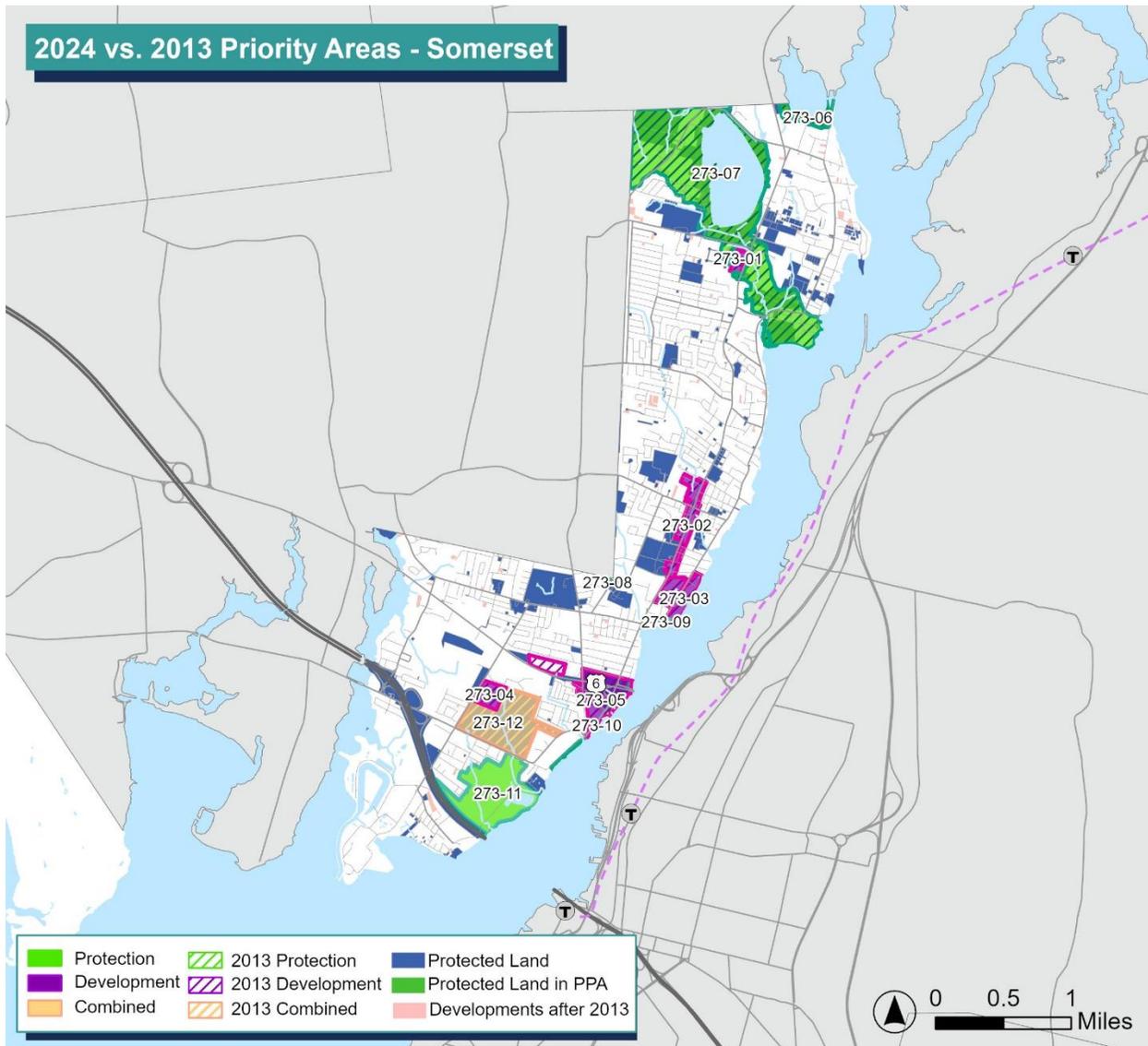
Priority Area ID	Priority Area Name	Acres
273-06	Broad Cove Passive Recreation	18.5
273-07	Water Resource Protection	597.9
273-08	Quaker Meeting Historic Register	1.2
273-09	Montaup Redevelopment Open Space	2.3
273-10	Waterfront Multi-Use Path	13.1
273-11	National Grid Open Space	143.6

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
273-12	Wilbur Avenue	122.5

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Somerset’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

Indian Springs Plaza Redevelopment [273-01]

Purpose: Commercial redevelopment.

Implementation: Enable zoning for future dense residential zoning. Potential future rezoning of the Light Industrial District to Business District Zoning.

Boundaries: Boundaries correspond to parcels containing the underutilized plaza. The area is within both Business and Light Industrial Zoning Districts.

Changes from 2013:

- Expanded boundary to include the north farm parcel with the assumption it will not stay a farm forever.
- Recently put in new storage buildings here. Indian Spring Plaza changed ownership in 2022 and would be interested in expanding mixed-use in this area.

Downtown Business Corridor [273-02]

Purpose: Business development.

Implementation: Zoning needs to be revisited to make the changes more feasible. Parking is a big issue. Dimensional issues prevent integrating parking into the building.

Boundaries: Boundaries correspond to the Business Zoning District along Route 138.

Changes from 2013:

- No changes to boundary or purpose.
- EDC is considering options for façade improvement programs.

Montaup Redevelopment [273-03]

Purpose: Industrial, office, and business redevelopment.

Implementation: Development in accordance with existing zoning and continued use of the existing deep-water port. Town would want to reach a financial community benefit agreement if the site is used for battery storage rather than mixed-use.

Boundaries: Boundaries correspond to parcels containing the former Montaup facility. All parcels are either wholly or partially zoned Industrial.

Changes from 2013:

- A portion of the original boundary has been separated into a separate PPA [273-09].
- This is a privately-owned property, and no changes can happen until the Brightman Street bridge comes down. The site is adjacent to a designated Port Area, which limits developments. The state will be responsible for its removal. Parcel with tanks was rezoned to commercial. In terms of the east side of Riverside, the community should think about what types of uses would be appropriate. Due to an existing restriction, part of that property (south) must be used for green space. The PDA is adjacent to the Mixed-Use Overlay District.

National Grid Property [273-04]

Purpose: Business development.

Implementation: The zoning needs to be revisited to make the changes more feasible. Parking requirements is a concern. Dimensional issues prevent integrating parking into the building.

Boundaries: Boundaries correspond to the Business Zoning District along Route 138.

Changes from 2013:

- No changes to boundary or purpose.
- EDC is considering options for façade improvement programs.

Slade's Ferry Crossing [273-05]

Purpose: Mixed-use redevelopment.

Implementation: The Town is working with SRPEDD to update the bylaw to achieve the goals of the original plan, including mixed-use development and an activated waterfront. The district may also help the Town comply with potential future Section 3A MBTA Communities requirements.

Boundaries: Boundaries correspond to the Slade's Ferry Crossing Mixed-Use Overlay District.

Changes from 2013:

- No changes to boundary or purpose.
- Though the Town adopted the Slade's Ferry Crossing Mixed-Use Overlay District, no development has taken advantage of the zoning. The Town is currently reworking the zoning.

PRIORITY PROTECTION AREAS

Broad Cove Passive Recreation [273-06]

Purpose: Protection of this resource area and future development of a public boardwalk.

Implementation: Continue to investigate and encourage land protection measures and pursue funding for and development of the boardwalk.

Boundaries: Boundaries correspond to selected parcels adjacent to Broad Cove where the proposed boardwalk would be constructed.

Changes from 2013:

- No changes to boundary or purpose.

Water Resource Protection [273-07]

Purpose: To protect water resources, including DEP Outstanding Resource Waters and High- and Medium-Yield Aquifers.

Implementation: No further action needed at this time.

Boundaries: Boundaries correspond to a combination of DEP Outstanding Resource Water designations, High- and Medium-Yield Aquifers, the Town's Water Resource Protection District, and two selected parcels.

Changes from 2013:

- The water department is not interested in developing new water resources at this moment. The Town has a well in Dighton that is not currently being used. There have been recent issues managing people using the reservoir for

recreation purposes. The Protection District does not impede development. Much of the PPA is already under Town-ownership and protection. This PPA takes multiple water protection districts and combines them. Parcel on Palmer Street is preserved for future use as a water treatment plant.

Quaker Meeting Historic Register [273-08]

Purpose: To protect this historic property and to reinforce efforts to include it on both State and National Historic Registers.

Implementation: Continue the process of listing this property on State and Federal Historic Registers.

Boundaries: Boundaries correspond to a selected parcel.

Changes from 2013:

- Unfortunately, the Town has funding they can't spend. There is an architect that cannot get to the next step to make the structure weatherproof. It's an important site in Somerset, and generally an older asset in the state. The Town will consider pursuing improvements with someone else to accelerate the improvements and add new landscaping.

Montaup Redevelopment Open Space [273-09]

Purpose: Protection of open space.

Implementation: Work with the future owner to include public open spaces to buffer existing residential neighborhoods.

Boundaries: Boundaries correspond to parcel portions surrounding Montaup power plant on the east of Riverside.

Changes from 2013:

- New PPA in 2024.

Waterfront Multi-Use Path [273-10]

Purpose: Use of waterfront parcels for a multi-use path.

Implementation: Pursue funding for and development of the boardwalk.

Boundaries: Boundaries correspond to selected parcels along the Taunton River.

Changes from 2013:

- The boundary was expanded to include the riverfront of Slade’s Ferry, extending under the Veterans Memorial Bridge all the way to Shaker’s Property.
- Connects to Slade’s Ferry Crossing. Recent proposal includes fishing pier (already contracted with state) and the demolition of Brightman Street Bridge. Portions of the area are privately-owned.

National Grid Open Space [273-11]

Purpose: Protection of wetlands to create open space and recreation for the South side of Somerset.

Implementation: Pursue protections.

Boundaries: Boundaries correspond to selected parcels North of 195, near Harbor View.

Changes from 2013:

- New PPA in 2024.
- National Grid will use a portion of this area for a potential substation along the easement (shown as ‘Walker Street’ and visible from satellite views)

COMBINED PRIORITY AREAS

Wilbur Avenue [273-12]

Purpose: Potential mixed-use development and outdoor public space, including performance space.

Implementation: Evaluate whether zoning changes are necessary.

Boundaries: Boundaries correspond to a selected, town-owned parcel. Excludes the National Grid property.

Changes from 2013:

- No changes to boundary.
- Renamed from “Town-Owned Wilber Ave Solar Potential” to the current name to better explain the purpose. Parcel is a part of the Route 103 study. The Town would like to activate this space with residential, commercial, and open space elements.

REMOVED PRIORITY AREAS

Route 6 Limited Business District

Original Purpose: Business development.

Reason for Deletion: These parcels were recently developed, including a hotel, retail plaza, and multifamily. Note that the Town Housing Authority owns an adjacent triangular parcel that could host some development.