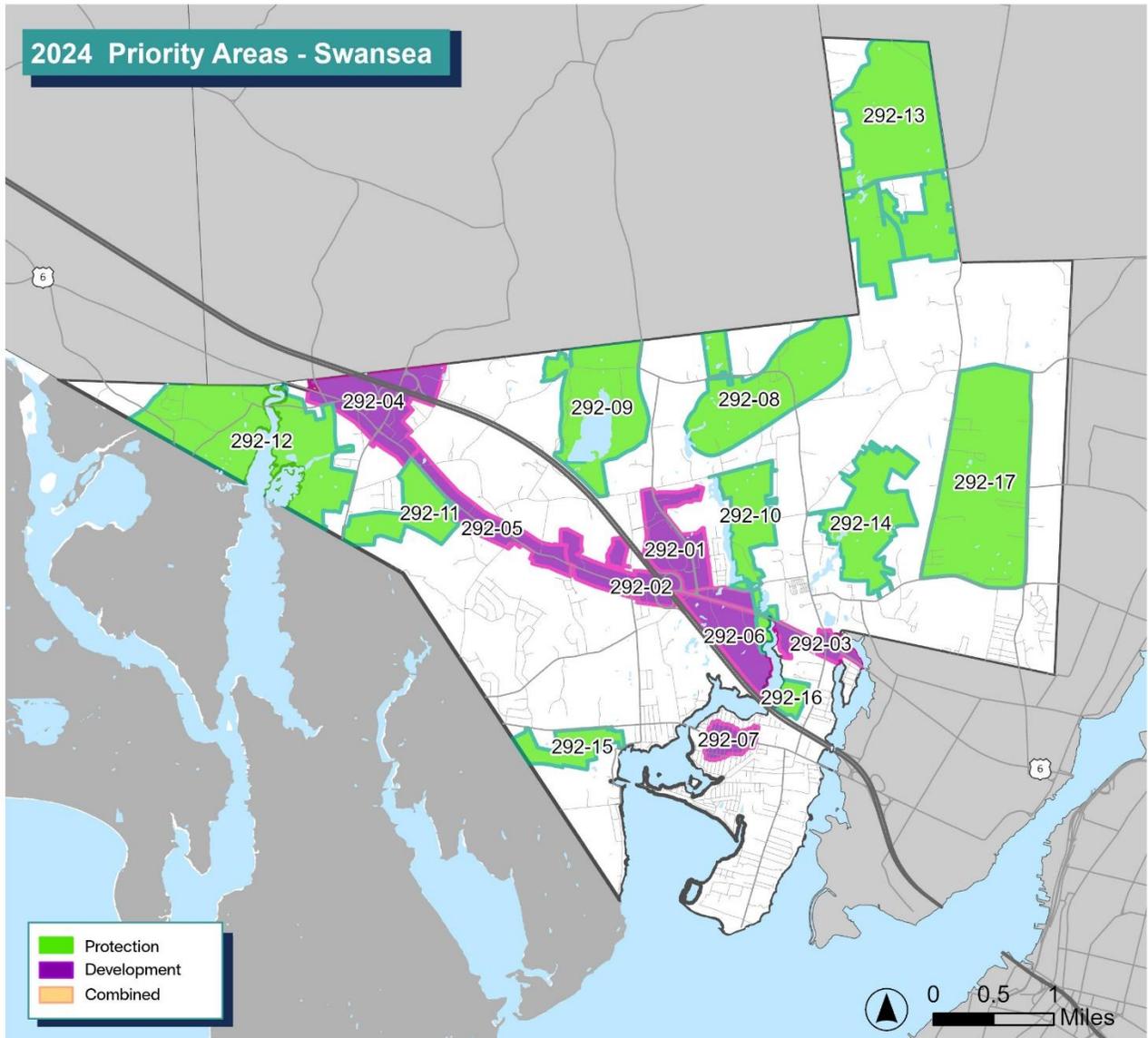


## 2024 Swansea Priority Areas

Please see an interactive version of your community's priority areas at this link:

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





## Priority Development Areas

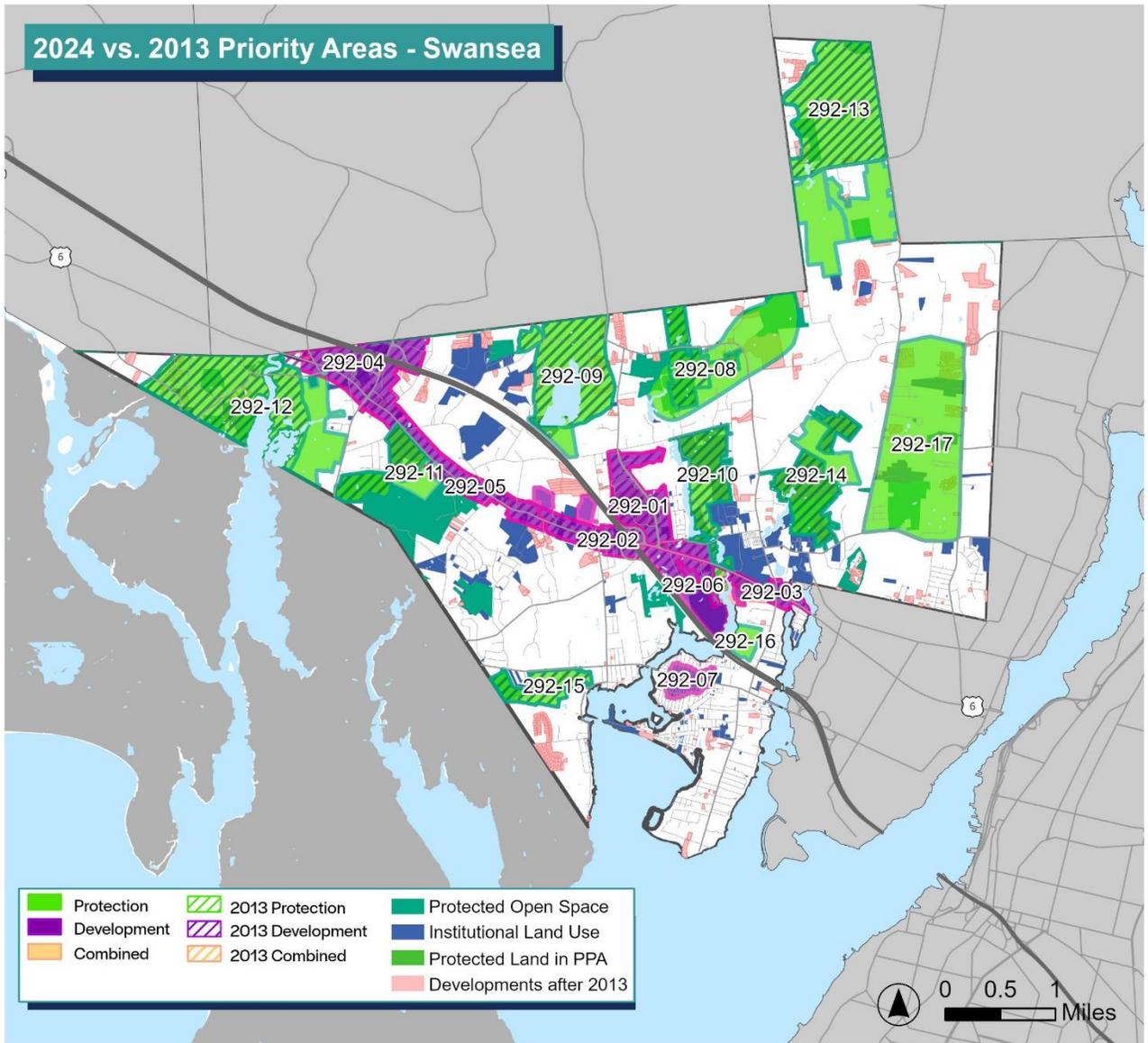
Priority Area ID	Priority Area Name	Acres
292-01	Route 118	191.8
292-02	Route 6 Central	213.2
292-03	Route 6 East	76.9
292-04	Route 6 West and Route 136 North	302.9
292-05	Route 6 West and Route 136 South	162.6
292-06	Tilcon Redevelopment Area	166.4
292-07	Ocean Grove	63.1

## Priority Protection Areas

Priority Area ID	Priority Area Name	Acres
292-08	Cole River Resource Area	166.4
292-09	Mason Farms and Warren Reservoir	456.3
292-10	Milford Pond and Coles River	213.4
292-11	Colonial Dames	196.1
292-12	Palmer River	785.5
292-13	Two-Mile Purchase and Cole River Headwaters	884.1
292-14	Village Park	335.1
292-15	Wilbur Avenue	119.2
292-16	Cole River Low Impact Development and Open Space	56.9
292-17	Stevens Road-Marvel Street Greenbelt	191.8

### **Priority Areas: 2013 and 2024 Comparison**

In addition to depicting Swansea’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

### **Route 118 [292-01]**

*Purpose:* Economic development and connections between commercial and residential uses.

*Implementation:* Sync up with Swansea Comprehensive Plan. There is much more redevelopment potential – align with future recommendations of Route 6/118 economic feasibility study.

*Boundaries:* Boundaries correspond to the Business Zoning District, excluding wetlands and residential parcels east of 118 and includes a plaza that is not entirely covered by the zoning district boundary.

*Changes from 2013:*

- Cleaned up northern boundary to correspond with parcel lines.
- Swansea Mall being redeveloped including residential units. Southwestern commercial strip (Toys-R-Us and Price Rite) are vacant along with movie theater across the street and five other vacancies. Northern extent of 118 and Wood may terminate in a roundabout with many improvements including pedestrian and bicycle accommodations. DOT projects and sewers in development. Sewer treatment plant in the northeast corner (not within commercial zoning).

### **Route 6 Central [292-02]**

*Purpose:* Commercial and mixed-use development.

*Implementation:* Some MassDOT improvements at Maple Ave/Route 6. There is much more redevelopment potential – align with future recommendations of Route 6/118 economic feasibility study.

*Boundaries:* Boundaries correspond to the Business Zoning District.

*Changes from 2013:*

- Merged Tradesman parcels into PDA and added 40B development parcel, subtracting the wetlands.
- Maple and Route 6 intersection is being redone by DOT. Expansion, Electrical Distribution facility is expanding and adding jobs, taking over full parcel – 1199 GAR Hwy (slightly left of Maple Avenue).

### **Route 6 East [292-03]**

*Purpose:* Commercial and mixed-use development; business nodes, neighborhood-oriented convenience retail and pedestrian centers.

*Implementation:* Route 6 Corridor Study and sewerage.

*Boundaries:* Boundaries correspond to the Business Zoning District, excluding the Tilcon Redevelopment Area PDA, Cole River Low Impact Development PDA/PPA, and Milford Pond and Cole River PPA.

*Changes from 2013:*

- Extended southwest corner boundary to match recent developments; does not include wetlands.
- Sewers coming in from Somerset. Gardner’s Neck Road intersection is being redone. Camp Bow Wow parcel redeveloped, but wetlands limited the extents. SLAM maps show lots of inundation at this PDA and will change the site drastically in the future.

### **Route 6 West and Route 136 North [292-04]**

*Purpose:* Commercial and mixed-use development.

*Implementation:* Change zoning in northwest single-family area.

*Boundaries:* Boundaries correspond to the Business Zoning District, excluding the Colonial Dames PPA and Bedard family farmland.

*Changes from 2013:*

- The PDA was split into North and South [292-05] sections at Stoney Hill Road. Cut off Northwest corner based on flood zones, removed 3 westernmost parcels and added them to the Palmer River PPA.
- Market St and Rt 6 intersection being redone. Lots of traffic backed up on 195 due to capacity issues.

### **Route 6 West and Route 136 South [292-05]**

*Purpose:* Commercial and mixed-use development.

*Implementation:* Change zoning in northwest single-family area.

*Boundaries:* Boundaries correspond to the Business Zoning District, excluding the Colonial Dames PPA and Bedard family farmland. Within Aquifer Protection District.

*Changes from 2013:*

- PDA was split from into North [293-04] and South sections at Stoney Hill Road.

### **Tilcon Revelopment Area [292-06]**

*Purpose:* General business, office, research.

*Implementation:* Need new overlay zoning. There is much more redevelopment potential – align with future recommendations of Route 6/118 economic feasibility study.

*Boundaries:* Boundaries correspond to selected areas excluding undisturbed lands, wetlands, and water resources such as Medium-Yield Aquifers.

*Changes from 2013:*

- Modified vertices of existing boundary to include two southern parcels so that PDA is the entire triangle between Rt 6, 195 and River.
- Marijuana uses now permitted.

### **Ocean Grove [292-07]**

*Purpose:* Support the Housing Production Plan.

*Implementation:* Unmerge double lots to allow for dwellings on smaller lots to generate more residences

*Boundaries:* Follows parcel boundaries while keeping floodplains and sea level rise projections in mind.

*Changes from 2013:*

- New PDA in 2024.

## **PRIORITY PROTECTION AREAS**

### **Cole River Resource Area [292-08]**

*Purpose:* Protection of this resource area, including floodplains, drinking water resources, natural habitats, BioMap Core Habitats and Critical Natural Landscapes. (Add to promotion of agrotourism, related to local businesses)

*Implementation:* No action items at this time. Continue evaluating key parcels for permanent conservation or acquisition.

*Boundaries:* Boundaries correspond to farmland parcels, parcels adjacent to the Cole River, and Zone II Aquifer.

*Changes from 2013:*

- Expanded boundary to include the full extent of Zone II Aquifer.
- Added an ice cream barn, agrotourism, commercial use on farm.

### **Mason Farms and Warren Reservoir [292-09]**

*Purpose:* To protect public water supplies and farmland.

*Implementation:* Add potential recreational opportunities under purpose, could be good for boating or fishing.

*Boundaries:* Boundaries correspond to DEP Outstanding Resource Water designation and to selected parcels containing active agriculture.

*Changes from 2013:*

- Amended boundary to include southern parcels.
- No development updates or changes.

### **Milford Pond and Coles River [292-10]**

*Purpose:* To protect Milford Pond, to provide secondary access to the High School, and to preserve the remaining undisturbed parcels in the area.

*Implementation:* No action items at this time. Continue evaluating key parcels for permanent conservation or acquisition.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2013:*

- No boundary changes.
- New acquisitions from town north and east. Trying to purchase another parcel 007.0-0006-0000.0. New Jr. High School under consideration in eastern parcel and potential to trails from eastern to northern parcel.

### **Colonial Dames [292-11]**

*Purpose:* Water protection, agriculture, historical/cultural protection (Martin House).

*Implementation:* Acquire properties that are fully landlocked or privately owned.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2013:*

- Boundaries expanded to fill in gaps between permanently protected open space between Route 6 PDA and existing PPA.
- Permanently protected by the town. Three of the Swansea Sowams sites are in this area. Southern New England farm likely has the same owner as Delasandro farm.

**Palmer River [292-12]**

*Purpose:* Protection of drinking water resources.

*Implementation:* No action items at this time. Continue evaluating key parcels for permanent conservation or acquisition.

*Boundaries:* Boundaries correspond to the High-Yield Aquifer within Town boundaries.

*Changes from 2013:*

- Extended boundaries eastward to include entire country club and two parcels above it.

**Two-Mile Purchase and Cole River Headwaters [292-13]**

*Purpose:* To protect water resources and natural habitats, including DEP Zone II Aquifer and BioMap 2 Core Habitats and Critical Natural Landscapes.

*Implementation:* Preserve Sportsman Club parcels, potential Agricultural Preservation Restriction (APR) Program.

*Boundaries:* Boundaries correspond to DEP Zone II Aquifers and BioMap Critical Natural Landscapes, excluding areas south of Baker Road.

*Changes from 2013:*

- Extended boundaries south of Baker, omitting Laurie Lane neighborhood.

### **Village Park [292-14]**

*Purpose:* Protection of contiguous open space and natural habitats, including BioMap Core Habitats, Department of Fish and Game Cold Water Fisheries, and NHESP Priority Habitats.

*Implementation:* No action items at this time. Continue evaluating key parcels for permanent conservation or acquisition.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2013:*

- Boundaries expanded to connect non-contiguous parcels by adding parcels in between.

### **Wilbur Avenue [292-15]**

*Purpose:* Protect existing farm and conservation land.

*Implementation:* No action items at this time. Continue evaluating key parcels for permanent conservation or acquisition.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2013:*

- No changes to boundary or purpose.

### **Cole River Low Impact Development and Open Space [292-16]**

*Purpose:* Protect natural resources along Route 6 and the Cole River.

*Implementation:* Evaluate the impact of high flooding risk. Improve access to water, including recreation spaces and trails, particularly on the large parcel adjacent to I-195 and off of Gardners Neck Road.

*Boundaries:* Boundaries correspond to selected parcels.

*Changes from 2013:*

- Converted from combined area to a protection area due to high flooding risk. Added a large parcel off of Gardners Neck Road (054.0\_0015\_0000.0).

**Stevens Road-Marvel Street Greenbelt [292-17]**

*Purpose:* Establish and complete a cohesive green belt in the areas between Stevens Rd and Marvel St from Sharps Lot to Bark St; Town Farm, YMCA, Medeiros Farm, and open space land attached to OSRD's, which could be connected with trails.

*Implementation:* Acquire contiguous parcels and work with OSRD developments to build a network of publicly accessible trails.

*Boundaries:* Boundaries correspond to selected parcels between Stevens Road, Marvel Street, Sharps Lot, and Bark Street.

*Changes from 2013:*

- New PPA in 2024.