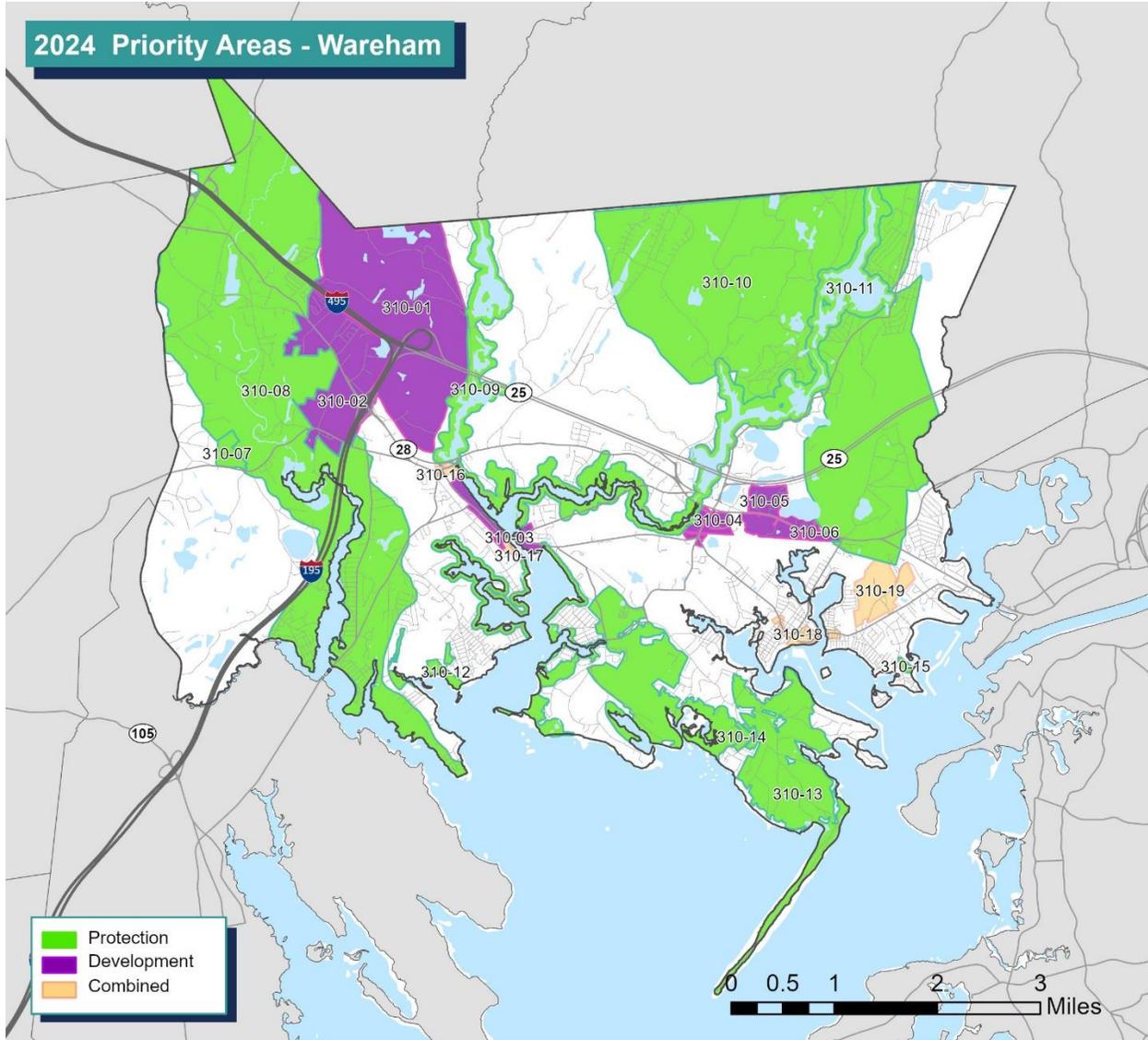


2024 Wareham Priority Areas

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
310-01	Business Development Overlay District	1314.4
310-02	Tobey Road Industrial Area	496.2
310-03	Wareham Village	70.1
310-04	East Wareham Village	55.1
310-05	Cranberry Plaza Redevelopment	138.7
310-06	Ocean Spray	16.4

Priority Protection Areas

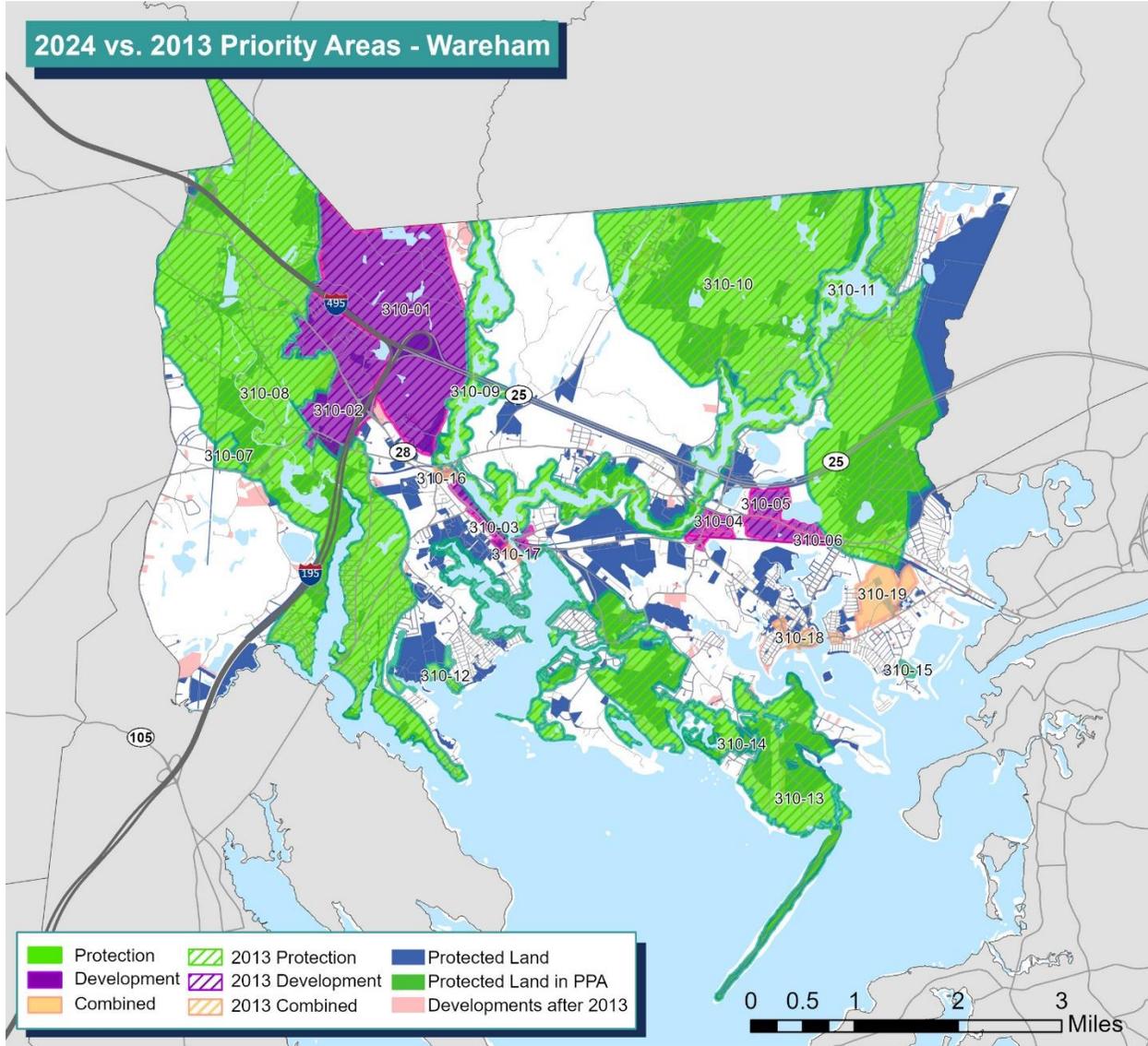
Priority Area ID	Priority Area Name	Acres
310-07	Fearing Hill Corridor Extension	42.7
310-08	Weweantic River Basin	3935.3
310-09	Wankinco River	390.2
310-10	Zone II Aquifer Protection District	3950.4
310-11	Agawam River	1348.5
310-12	Mark's Cove Extension	48.6
310-13	Wareham Neck Habitat Areas	1414.3
310-14	Little Harbor Golf Course	24.7
310-15	Robinwood Road	8.0

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
310-16	Park Street Historic Area	15.3
310-17	Lower Narrows Historic Area	9.1
310-18	Onset Village Neighborhood Business District	38.8
310-19	Bay Point Golf Course	140.5

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Wareham’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

Business Development Overlay District [310-01]

Purpose: Business development.

Implementation: Update the BDOD to follow current market trends.

Boundaries: Boundaries correspond to the Business Development Overlay District, excluding a small portion of the Wankinco River PPA.

Changes from 2013:

- No changes to boundaries or purpose.
- The BDOD was originally created in partnership with a proposal for new office and R&D space, but that proposal did not go through. Currently, there has mostly been solar fields proposed. The South Coast Health Center and new developments have been built along Cranberry Highway.

Tobey Road Industrial Area [310-02]

Purpose: Industrial, business, and office development.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels in the Industrial and Commercial Strip Zoning Districts.

Changes from 2013:

- Boundaries updated to include former Decas School site, excluding BioMap3 habitat.
- Tenants bought nearby mobile home park (Royal Crest). Great Hills acquired by a Texas company.

Wareham Village [310-03]

Purpose: Neighborhood-scale commercial and mixed-use development in the downtown area.

Implementation: Consider advocating for more regular Cape Flyer service to serve as commuter rail. Implement the Wareham Village Plan and zoning changes.

Boundaries: Boundaries correspond to the Wareham Village Zoning District, excluding the Agawam River PPA, the Park Street Historic Area Combined PDA/PPA, and the Lower Narrows Historic Area Combined PDA/PPA.

Changes from 2013:

- Boundaries have been updated to better match the Study Area of the Wareham Village study. Boundaries updated to include the Tobey Hospital. The Parker Mill Dam and Tremont Nails site were reverted to a combined priority area (Park Street Historic District).
- In 2021, Wareham developed a plan to update the zoning in the area to promote development and respond to climate resilience challenges. Additional public realm improvements are underway, including a safer pedestrian crossing over the trail and more recreational access to the water. Tobey Hospital has been working to expand facilities and has put in a new emergency room.

East Wareham Village [310-04]

Purpose: Neighborhood-scale commercial and mixed-use development.

Implementation: Improve circulation, multi-modal connection between villages. Make a gateway to downtown and Onset.

Boundaries: Boundaries correspond to the selected parcels within the Commercial Strip and MR-30 Zoning Districts, excluding the Agawam River PPA.

Changes from 2013:

- Boundaries updated to include two additional small parcels that are in the Commercial zoning.
- A roundabout is in the works at the intersection of Onset Avenue and Minot Avenue. Bike facility improvements are underway. New housing is being built in the MR-30 district on Chapel Lane.

Cranberry Plaza Redevelopment [310-05]

Purpose: Commercial redevelopment of this underutilized plaza.

Implementation: State Cranberry Highway update complete. Potential to be part of TIP program (2028).

Boundaries: Boundaries correspond to the selected parcels within the Commercial Strip Zoning District.

Changes from 2013:

- No change to boundaries or purpose.

Ocean Spray [310-06]

Purpose: Commercial redevelopment.

Implementation: Hoping to do a corridor plan.

Boundaries: Boundaries correspond to the selected parcels within the Commercial Strip Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.

PRIORITY PROTECTION AREAS

Fearing Hill Corridor Extension [310-07]

Purpose: To protect open space.

Implementation: Pursue conservation or acquisition.

Boundaries: Boundaries correspond to a selected parcel on Fearing Hill Road. No boundary changes.

Changes from 2013:

- No changes to boundaries or purpose. Renamed from “Ninety Six LLC Parcel”.
- There was a large proposal for a solar field due to concerns about its impact on the watershed. The proposal is currently in court.

Weweantic River Basin [310-08]

Purpose: To protect open space within the Weweantic River basin.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the Weweantic River basin.

Changes from 2013:

- Boundary updated to exclude the Decas School site. No changes to purpose.

Wankinco River [310-09]

Purpose: To protect open space and ensure low-impact development adjacent to the Wankinco River.

Implementation: Pursue acquisition, improve access and recreation.

Boundaries: Boundaries correspond to a 200' buffer from all wetland bodies directly associated with the Wankinco River, excluding the Park Street Historic Area Combined PDA/PPA and the Wareham Village PDA.

Changes from 2013:

- No changes to boundaries or purpose.

Zone II Aquifer Protection District [310-10]

Purpose: To protect water resources and natural habitats, including DEP Zone II Aquifer and High-Yield Aquifers, DF&G Coldwater Fisheries, and BioMap2 Core Habitats.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the Zone II Aquifer Protection District and one selected parcel containing portions of the Maple Park Campground, excluding those areas already covered by the Agawam River PPA.

Changes from 2013:

- No changes to boundaries or purpose.

Agawam River [310-11]

Purpose: To protect open space and ensure low-impact development adjacent to the Agawam River.

Implementation: Chapter 131 applies and adds a certain level of protection. The Town is currently trying to contract someone to rewrite the town's bylaw to improve clarity.

Boundaries: Boundaries correspond to a 200' buffer from all wetland bodies associated with the Agawam River, excluding the Lower Narrows Historic Area Combined PDA/PPA, the Wareham Village PDA, and the East Wareham Village PDA.

Changes from 2013:

- No changes to boundaries or purpose.

Mark's Cove Extension [310-12]

Purpose: To maintain and expand protection of public space.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to non-profit-owned parcel boundaries.

Changes from 2013:

- New PPA in 2024.

Wareham Neck Habitat Area [310-13]

Purpose: To protect habitats in Wareham Neck.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to Natural Heritage and Endangered Species Program (NHESP) Priority Habitat areas.

Changes from 2013:

- No changes to boundaries or purpose.

Little Harbor Golf Course [310-14]

Purpose: Still undecided, but the area has potential to be converted into a town beach and/or conservation land or remain as a golf course.

Implementation: No further action needed at the moment.

Boundaries: Corresponds to recently acquired golf course.

Changes from 2013:

- New PPA in 2024.

Robinwood Road [310-15]

Purpose: To maintain and protect waterfront space.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels along the water.

Changes from 2013:

- New PPA in 2024.

COMBINED PRIORITY AREAS

Park Street Historic Area [310-16]

Purpose: Historic preservation and context-sensitive development.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels at the intersection of Main Street and Park Street.

Changes from 2013:

- Boundaries were expanded to include the Tremont Nails site.

Lower Narrows Historic Area [310-17]

Purpose: Historic preservation and context-sensitive development.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to selected parcels at the intersection of Main Street and Toby Street.

Changes from 2013:

- No changes to boundaries or purpose.
- Recently, a lumber yard has been redeveloped into a wedding venue.

Onset Village Neighborhood Business District [310-18]

Purpose: Neighborhood-scale commercial and mixed-use development.

Implementation: No further action needed at the moment.

Boundaries: Boundaries correspond to the Onset Business Zoning District. Re-added the right side back in.

Changes from 2013:

- Boundaries were extended to include eastern parcels (across the water).

Bay Point Golf Course [310-19]

Purpose: Create more housing and recreation on a neighborhood scale.

Implementation: No further action needed at the moment.

Boundaries: Corresponds to golf course boundaries.

Changes from 2013:

- New area in 2024.