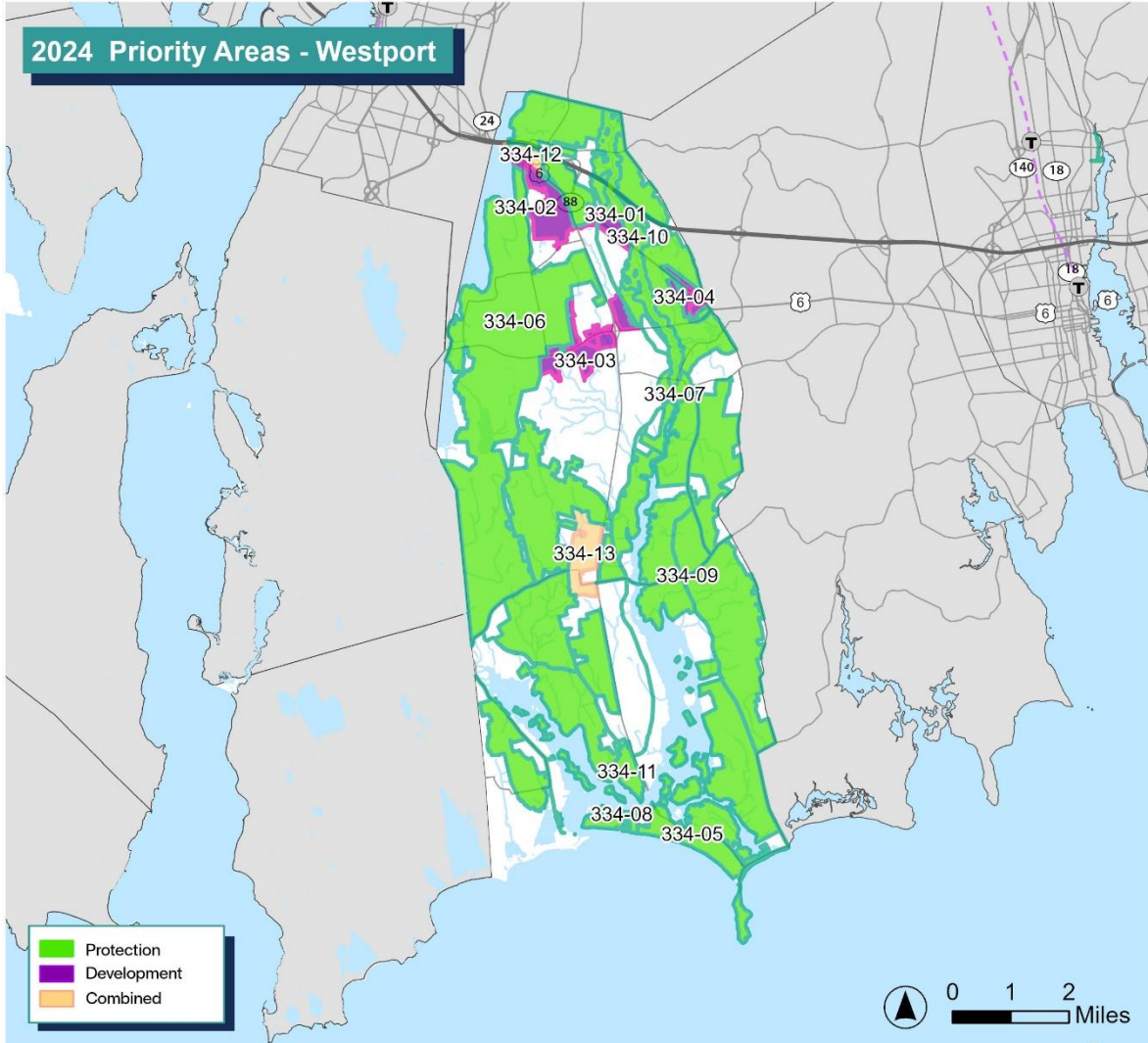


2024 Westport Priority Areas Report

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
334-01	Route 6 Mixed Use District	142.3
334-02	Route 6 Revitalization Area	396.5
334-03	The Crossroads	431.7
334-04	Westport Factory Village Area	166.4

Priority Protection Areas

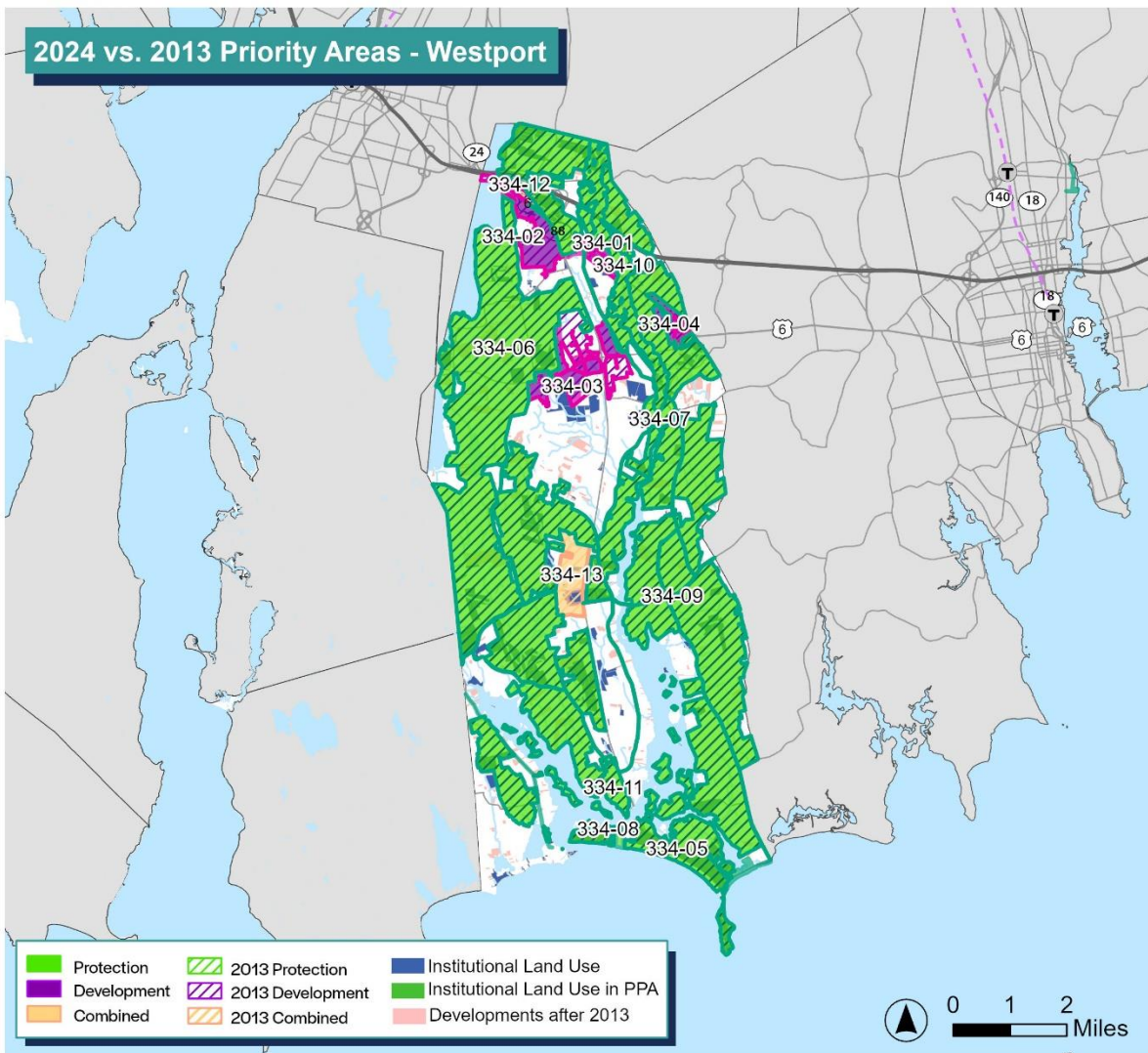
Priority Area ID	Priority Area Name	Acres
334-05	Barrier Beach System	977.4
334-06	Farmland and Forest Blocks	18422.7
334-07	Head of Westport Historic Village	135.8
334-08	Marina and Boatyard Related Uses	40.7
334-09	Scenic Roads	140.3
334-10	Westport Point	165.4

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
334-12	Route 6 Revitalization and Aquifer Protection Area	105.3
334-13	Main Road Revitalization Area	368.4

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Westport’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 6 Mixed Use District [334-01]

Purpose: Provide mixed-use redevelopment opportunities and make the corridor a friendly place for people to live by creating a livable, walkable neighborhood.

Implementation: Currently looking to re-zone this area.

Boundaries: Boundaries follow the Business-zoned area southeast along Route 6 from the Davis Rd/Street intersection to a 400' buffer from Bread & Cheese brook. The northern boundary is the aquifer. Bordered by the Farmland and Forest Blocks PPA.

Changes from 2013:

- Expanded northern and western boundaries to meet the Farmland and Forest Blocks PPA.
- Planned water and sewer along Route 6. Developing zoning overlay districts to allow for denser mixed-use.

Route 6 Revitalization Area [334-02]

Purpose: Capitalize on the business incubator developing at the ATMC, UMass, and MediTech in Fall River, perhaps as an office park or a research and technology center.

Implementation: Working on re-zoning that area for mixed-use and housing development.

Boundaries: Boundaries follow the Business and new Science and Technology Overlay District (STOD) zoning districts and exclude the aquifer.

Changes from 2013:

- Removed the northern area to turn into a combined area, restricting certain businesses such as gas stations and car washes. Removed parts of the western border to avoid wetlands. Expanded the southwest border to include parcels west of Sanford Road.

The Crossroads [334-03]

Purpose: Promote mixed-use development, redevelopment, and housing opportunities within the area surrounding the Routes 177 and 88 interchange.

Implementation: No further action items at this time.

Boundaries: Community representatives selected parcels fronting Routes 177 and 88 near this interchange.

Changes from 2013:

- Several parcels were removed from the northwestern boundary, and parcels around Wild Berry Road were removed.

Westport Factory Village Area [334-04]

Purpose: Provide village mixed-use redevelopment opportunities. Development should create a sense of place that is respectful of the river and uses the water as a focal point.

Implementation: Work with Dartmouth to fix dangerous intersection (Route 6 and Route 177).

Boundaries: The PDA includes selected parcels fronting Route 6, Forge Road, and Union Avenue and excludes certain areas that are inaccessible or in the aquifer protection district.

Changes from 2013:

- No changes to boundary or purpose.
- Improvements have been made as far as the Lincoln Park development. Conversations with Dartmouth Sewer to get some mutual connections with water.

Priority Protection Areas

Barrier Beach System [334-05]

Purpose: Protect Natural Communities and Habitat, an estuarine intertidal marsh and a maritime Oak and Holly community.

Implementation: No further action items at this time.

Boundaries: Boundaries correspond to parcels on the Horseneck Beach State Reservation peninsula that are designated on the state-protected land data layer;

excludes the Marina and Boatyard Related Uses PPA parcels, the developed area, and the private beach.

Changes from 2013:

- Extended the east beach to the border of Dartmouth. Included empty lots on the western portion of PPA. Expanded to include from Lakeside on the western border to Remington to the North. Expanded further to cover the entire southern coast.

Farmland and Forest Blocks [334-06]

Purpose: Preserve active farm areas, promote agriculture as economic development, and provide buffers between farms and non-farm uses.

Implementation: The Town will take a closer look at acquisitions and local partnerships, given the size and varying lot types.

Boundaries: Boundaries of the farm blocks within this group of PPAs were identified in a previous town process.

Changes from 2013:

- No changes to boundaries or purpose.
- Land Trust has conserved much of this land.

Head of Westport Historic Village [334-07]

Purpose: Protect the Head of Westport historical village.

Implementation: No further action items at this time.

Boundaries: Boundaries correspond to a 1,500 ft radius from a central point on the river, excluding the Surface Water Resources: Bread and Cheese Brook_PPA.

Changes from 2013:

- No changes to boundaries or purpose.

Marine and Boatyard Related Uses [334-08]

Purpose: Protect the marinas and boatyards that sustain Westport’s rich relationship to the sea, specifically *F.L. Tripp & Sons, Carey’s Boatyard, Spindle Rock Club, Westport Yacht Club*, and other marine facilities.

Implementation: No further action items at this time.

Boundaries: Selected parcels: on Cherry & Webb Lane; the southern parcels of Westport Point; a parcel on the West Branch of the Westport River; Westport Yacht Club (Rockefeller Trust); and Carey Boatyard parcel

Changes from 2013:

- No changes to boundaries or purpose.

Scenic Roads [334-09]

Purpose: Protect scenic roads as elements of the community’s character.

Implementation: Investigate regulatory strategies to protect scenic road character (Dartmouth has a regulation, for example).

Boundaries: Boundaries correspond to the following scenic roads:

- Sodom Road – from Charlotte White Road to Adamsville Road
- Main Road – from just below Central Village south to Westport Point
- Drift Road – entire length
- Horseneck Road – from Hixbridge Road to the coast at East Beach Road
- Pine Hill Road-old and new sections
- Gifford Road – from Route 6 to Old County Road
- Adamsville Road – Rhode Island state line to Main Road
- Hixbridge Road – from Main Road to Dartmouth line
- Cornell Road – entire length

Changes from 2013:

- River Road added.

Surface Water Resources: Bread and Cheese Brook [334-10]

Purpose: Preserve water resources, open space, and habitats.

Implementation: No further action items at this time.

Boundaries: Boundaries correspond to an area 400 ft from the brook and 200 ft from its associated wetlands.

Changes from 2013:

- No changes to boundaries or purpose.

Westport Point [334-11]

Purpose: Protect the Westport Point historical village.

Implementation: Cross-examine with National Historic District boundaries.

Boundaries: Coincides with the Westport Point Historic District, excluding the southern parcels that are part of the Marina and Boatyard Related Uses PPA.

Changes from 2013:

- No changes to boundaries or purpose.

Combined Priority Areas

Route 6 Revitalization and Aquifer Protection Area [334-12]

Purpose: Protect the aquifer while allowing for some development.

Implementation: Restrict certain businesses, such as gas stations and car washes.

Boundaries: Boundaries follow the Business and new Science and Technology Overlay District (STOD) zoning districts and include portions of the zoning district in the aquifer and north of Route 6, while excluding wetlands.

Changes from 2013:

- New combined area in 2024.

Main Road Revitalization Area [334-13]

Purpose: Allow mixed-use development/redevelopment that respects the historic village center setting and the community character.

Implementation: No further action items at this time.

Boundaries: The PA generally follows the zoning from community-identified points at the north and south.

Changes from 2013:

- Removed lots with cemetery and fire department off Hixbridge Road.