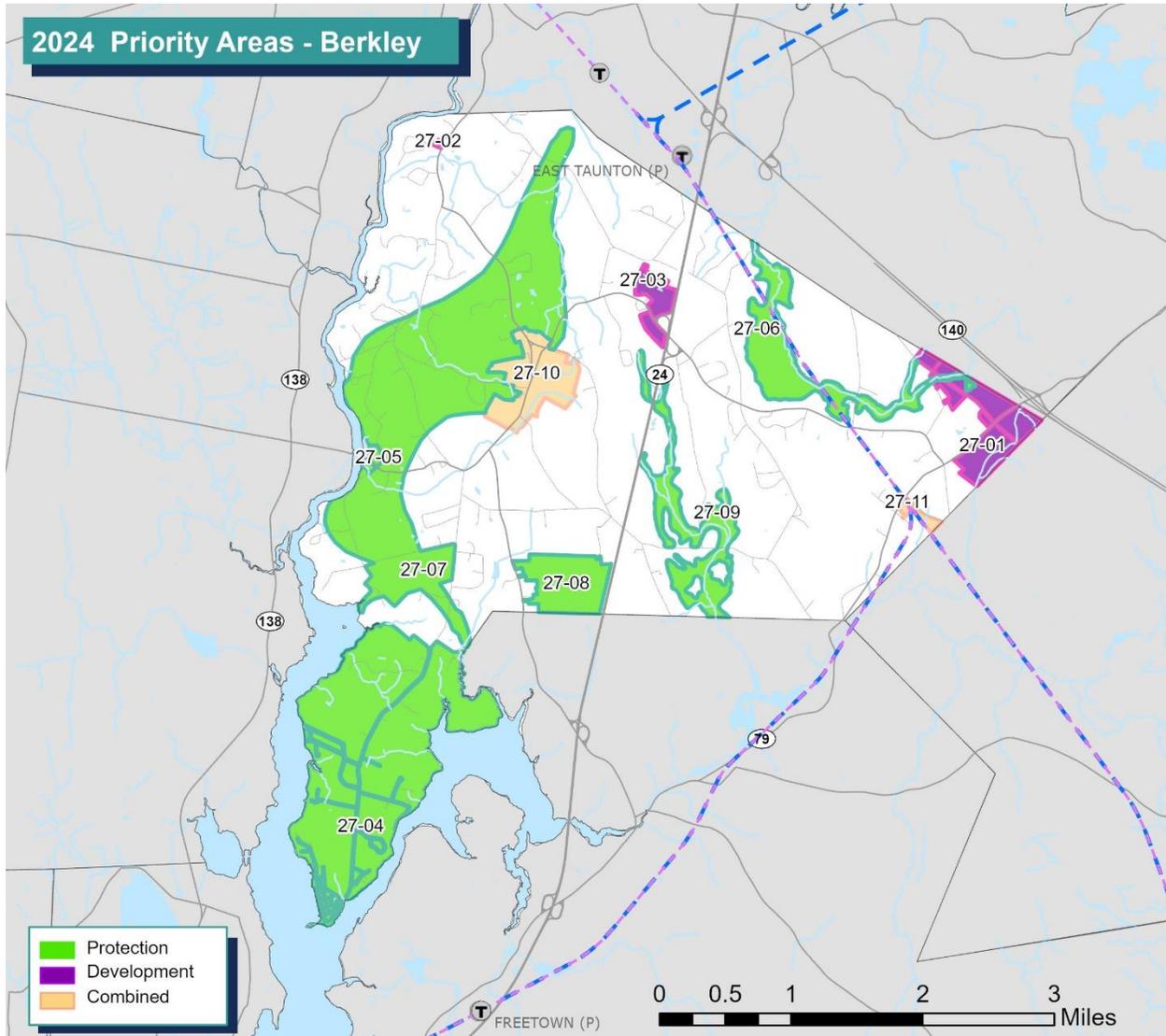


## 2024 Berkley Priority Areas

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
27-01	Berkley Business District	176.9
27-02	Berkley Street Business Node	1.8
27-03	Padelford Street Limited Development	58.4

## Priority Protection Areas

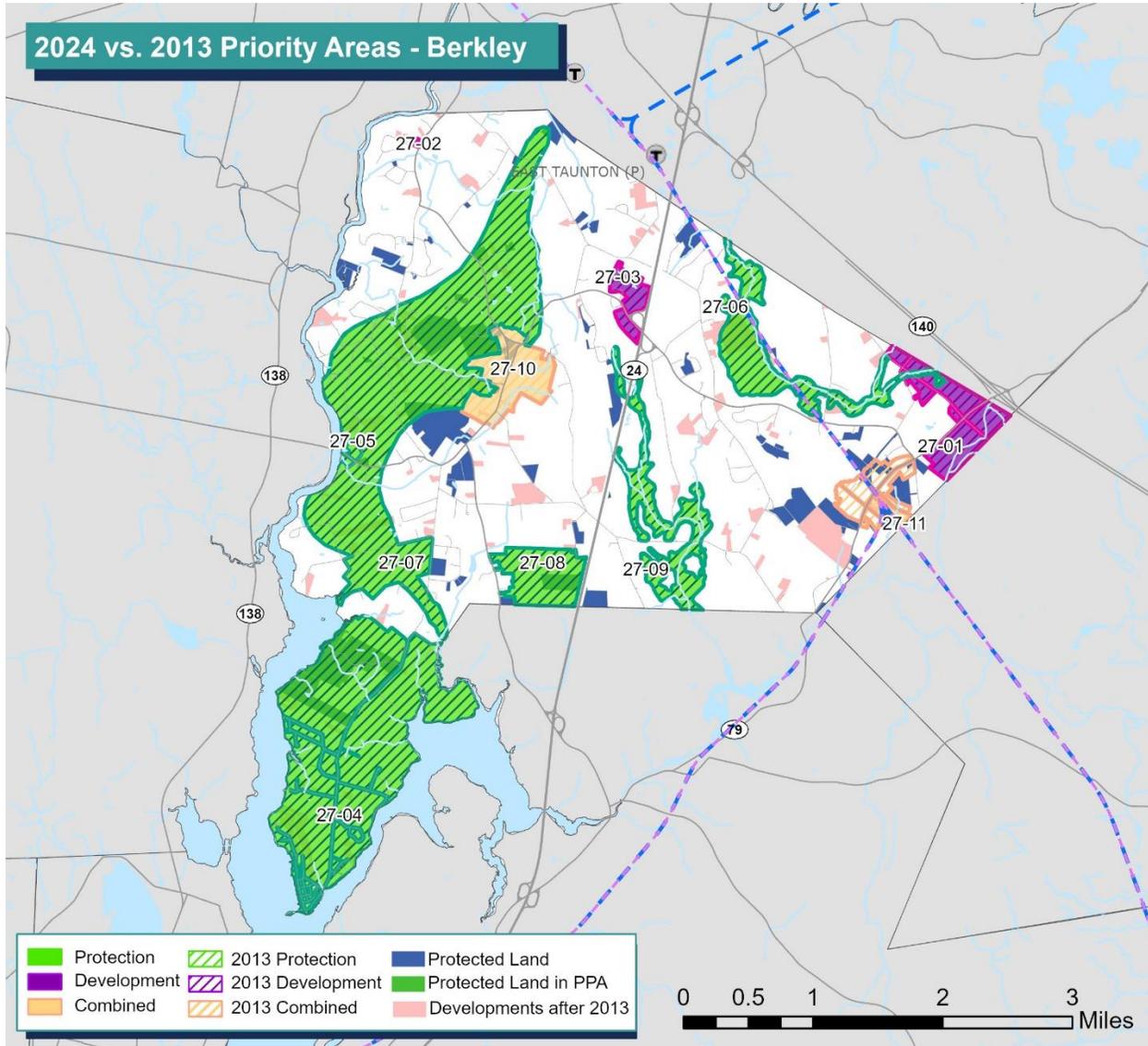
Priority Area ID	Priority Area Name	Acres
27-04	Assonet Neck	1144.7
27-05	Bridge Village Historic District	13.0
27-06	Cotley River Floodplain	267.0
27-07	Drinking Water Recharge Area	1461.8
27-08	Nature Preserve	160.6
27-09	Quaker Brook Floodplain	230.7

## Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
27-10	Berkley Common Historic District	5650.7
27-11	Historic Myricks Village	113.8

**Priority Areas: 2013 and 2024 Comparison**

In addition to depicting Berkley’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

### **Berkley Business District [27-01]**

*Purpose:* To attract business and mixed-use development opportunities.

*Implementation:* Parcels currently having business uses within the PDA located on County Street, north of Holloway Street are not shown to be within the Business Zoning District. The Planning Board will review to verify the zoning of these parcels. If they are not zoned Business, the Planning Board may seek to have them rezoned according to their use.

*Boundaries:* No boundary changes.

*Changes from 2013:* Zoning and GIS data appear to be aligned. The Town has two warehousing facilities that are in the permitting pipeline; there is no consensus about viability or desirability.

### **Berkley Street Business Node [27-02]**

*Purpose:* To promote business development opportunities.

*Implementation:* Similar to 2008 in the Berkley Business District, it appears the business uses are grandfathered in; town may consider rezoning to General Business to correct this discrepancy.

*Boundaries:* The PDA contains 2 parcels west on Berkley Street and north on Townley Drive.

*Changes from 2013:*

- Boundaries re-aligned to parcel lines.
- No new developments.

### **Padelford Street Limited Development Area [27-03]**

*Purpose:* To promote business development opportunities.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries correspond to parcel lines, including three large parcels within the General Business Zoning District. No boundary changes.

*Changes from 2013:* Community representatives revised the purpose from “Limited mixed-use redevelopment” to provide more clarity and altered the boundary from a generalized circle to selected parcel boundaries. The large lot to the northeast was recently rezoned General Business to correct the grandfathered use.

## **PRIORITY PROTECTION AREAS**

### **Assonet Neck [27-04]**

*Purpose:* To protect natural resources and habitat areas, including BioMap Core Habitats, and to preserve historic Native American sites.

*Implementation:* Any development that happens in this area should take into consideration the historic and environmental resources in the area. If opportunities arise, the Town should support the purchase of properties for preservation.

*Boundaries:* All parcels in Assonet Neck; the northern boundary follows the inlet from the Taunton River then follow property lines across to the Freetown line.

*Changes from 2013:* No changes.

### **Bridge Village Historic District [27-05]**

*Purpose:* To preserve historic character.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries correspond to selected parcels by the bridge.

*Changes from 2013:* No changes.

### **Cotley River Floodplain [27-06]**

*Purpose:* To preserve the floodplains.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries correspond to the 2012 FEMA 100-Year (Zone A) Floodplain.

*Changes from 2013:* No changes.

### **Drinking Water Recharge Area [27-07]**

*Purpose:* To provide for environmental protection and recreational uses that the town would like to remain within the community and to protect drinking water recharge areas.

*Implementation:* Further research required. Particularly, the question of whether the PPA would or could adversely affect any potential sewer extension project from Taunton down N. Main Street to the Common/Community School. (This is highly unlikely, as taking septic systems out of service would have benefits to the area's water resources.) Any development that happens in this area should take the water resources into consideration.

*Boundaries:* Boundaries correspond to DEP Medium- and High-Yield Aquifers and incorporate the Beagle Club parcel.

*Changes from 2013:* No changes.

### **Nature Preserve [27-08]**

*Purpose:* To preserve open space.

*Implementation:* Acquisition of this property or a conservation restriction for open space preservation.

*Boundaries:* Boundaries correspond to selected parcels west of Route 24.

*Changes from 2013:* No changes.

### **Quaker Brook Floodplain [27-09]**

*Purpose:* To preserve the floodplains.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries correspond to the 2012 FEMA 100-Year (Zone A) Floodplain.

*Changes from 2013:* No changes.

## COMBINED PRIORITY AREAS

### **Berkley Town Common Historic District [27-10]**

*Purpose:* To allow rural village development/redevelopment while preserving the historic integrity of the area; to promote village business development opportunities.

*Implementation:* These boundaries and purposes largely correspond to Berkley's 2015 nomination for the Common to be included on the National Registry of Historic Places. All future redevelopment within this area should be consistent with its historic village character.

*Boundaries:* This area's boundaries follow the delineation of the 2013 Berkley Town Common Historic District.

*Changes from 2013:* No changes.

### **Historic Myricks Village [27-11]**

*Purpose:* To allow rural village development/redevelopment while preserving the historic integrity of the area.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries correspond to General Business District parcels on Grove St and West St.

*Changes from 2013:* Reduced size of PDA to include only parcels zoned General Business within the PDA.