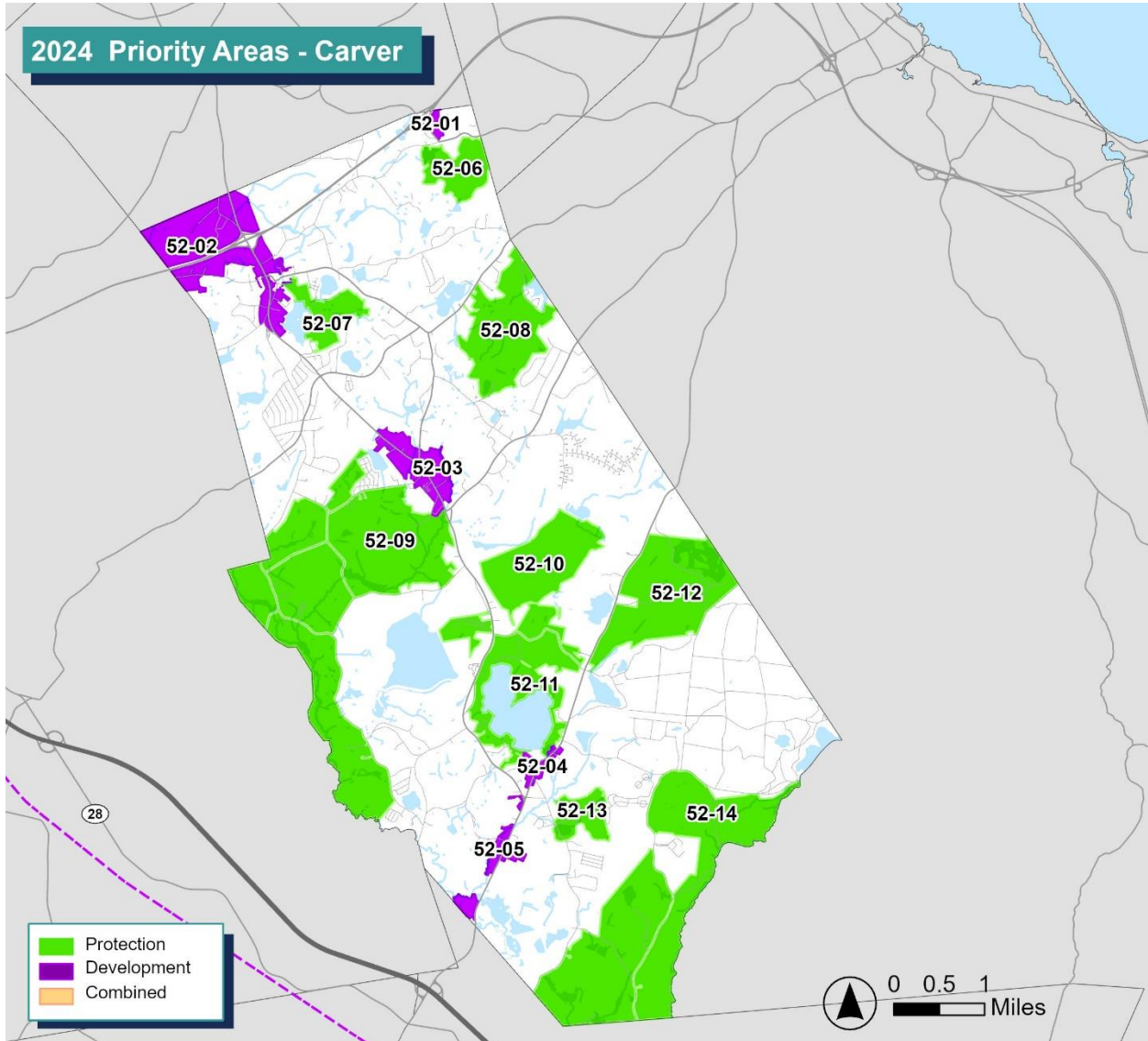


## 2024 Carver Priority Areas

Please see an interactive version of your community's Priority Areas at this link:  
<https://arcg.is/1myS4y>.



## Priority Development Areas

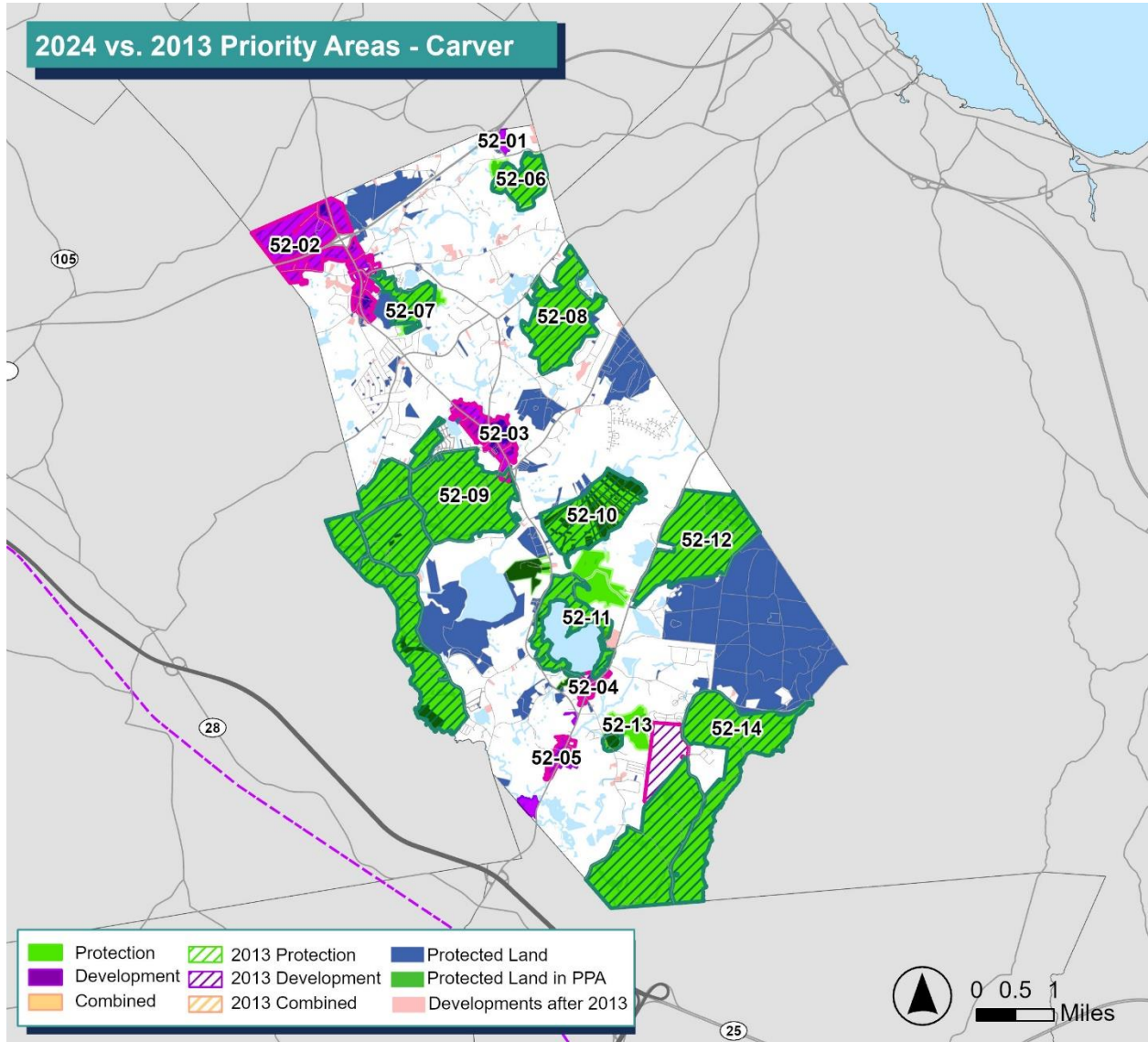
Priority Area ID	Priority Area Name	Acres
52-01	Spring Street Innovation District	22.0
52-02	North Carver Commercial – RT 58 Business Corridor	583.4
52-03	Historic Village Center District	203.6
52-04	South Carver Village District	39.5
52-05	South Carver Industrial Area	83.5

## Priority Protection Areas

Priority Area ID	Priority Area Name	Acres
52-06	Cedar Swamp	222.4
52-07	Muddy Pond	183.8
52-08	Fresh Meadow Pond Water Resource Area	557.2
52-09	South Meadow Brook Water Resource Area	2222.0
52-10	Great South Meadow Cedar Swamp Area	502.0
52-11	Sampson’s Pond	616.7
52-12	Federal Pond	765.9
52-13	Clear Pond Protection Area	154.0
52-14	Wankinco River Area	1783.0

**Priority Areas: 2013 and 2024 Comparison**

In addition to depicting Acushnet’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

### **Spring Street Innovation District [52-01]**

*Purpose:* Light industrial/commercial development in North Carver.

*Implementation:* No further action needed at this moment.

*Boundaries:* Boundaries correspond to selected parcels near Spring Street.

*Changes from 2013:*

- New PDA in 2024.

### **North Carver Commercial – RT 58 Business Corridor [52-02]**

*Purpose:* Priority for commercial growth, including a proposed business park.

*Implementation:* Explore solutions to infrastructural constraints, such as municipal water access.

*Boundaries:* Boundaries correspond to parcels within General Business/Village Zoning Districts.

*Changes from 2013:*

- Removed parcels within the Lakenham Historic District except parcels that front North Main.
- A gas station was recently built in the area.

### **Historic Village Center District [52-03]**

*Purpose:* Contains Carver's historic Central Business district, town hall, library, fire, police, EMT, and recreation activities. It is appropriate for the type of small-scale, rural development that the community identified in the 2017 Master Plan. Much like the South Carver Village District [52-04], this area is one of the "preferred locations [that] can help the town balance the need for growth with its desire to preserve Carver's unique natural, cultural, and rural heritage (p.9)." It is important to note that the Master Plan Build-Out ("Build-Out") indicates limited growth potential here under existing zoning. This area also a potential location of the required MBTA Multifamily Zoning District.

*Implementation:* No further action needed at this moment.

*Boundaries:* Boundaries follow parcels in the Village and General Business Zoning Districts. They exclude areas that are both (a) BioMap2 Critical Natural Landscapes and Core Habitats and (b) within the updated South Meadow Brook Water Resource Area PPA [052- 13].

*Changes from 2013:*

- Boundaries updated to align with the existing Village zoning districts. There was discussion on whether to add the Sportsman Club lot in the south of PDA. A portion of Sportsman Club, 525 feet deep, fronting Main Street that was rezoned to Village in 2017 has been added to the Historic Village Center District
- Development opportunities include vacant fire station and former Stop and Shop Plaza off of Main Street (currently occupied by a church).

### **South Carver Village District [52-04]**

*Purpose:* Support small-scale, rural development that the community identified in the 2017 Master Plan. This area is one of the "preferred locations [that] can help the town balance the need for growth with its desire to preserve Carver's unique natural, cultural, and rural heritage (p.9)."

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries follow parcels in the Village zone.

*Changes from 2013:*

- Removed parcels on the north side of Lakeview Street.
- No recent significant developments or updates.

### **South Carver Industrial Area [52-05]**

*Purpose:* This is an industrial area with remaining development capacity.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries align with General Business zoning west of Tremont Street, and Industrial "A" zoning off of Old Forge Way. Excluded Crane Brook/cranberry bogs parcels from the PDA and added Decas property.

*Changes from 2013:*

- Additions to the area include parcels that do not contain extensive wetlands that front on Route 58 south to the town line.

- No recent significant developments or updates.

## PRIORITY PROTECTION AREAS

### **Cedar Swamp [52-06]**

*Purpose:* Protect endangered species habitat areas.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries follow BioMap3 CNL and Core Habitats, excluding a recent unbuilt subdivision with existing roadway infrastructure.

*Changes from 2013:*

- Boundaries updated to include the pond in the NW section, which was previously removed.

### **Muddy Pond [52-07]**

*Purpose:* Protect endangered species habitat areas.

*Implementation:* No immediate action at this time.

*Boundaries:* The area contains parcels east of Muddy Pond that include wetlands and BioMap3 CNL and Core Habitat resources.

*Changes from 2013:*

- Boundaries updated based on BioMap3 and new parcel data. Added Muddy Pond parcel.

### **Fresh Meadow Pond Water Resource Area [52-08]**

*Purpose:* Protect Carver's water resources. The area is also home to protected species (North Atlantic White Cedar and moth species).

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries follow parcel lines.

*Changes from 2013:*

- No changes to boundaries or purpose.

### **South Meadow Brook Water Resource Area [52-09]**

*Purpose:* Protect water resources and maintain Carver's rural character.

*Implementation:* No immediate action at this time.

*Boundaries:* Follows parcel lines in addition to following BioMap3 Critical Natural Landscapes and Core Habitats to the northeast, adjoining a General Business zoned area.

*Changes from 2013:*

- No changes to boundaries or purpose.

### **Great South Meadow Cedar Swamp Area [52-10]**

*Purpose:* Protect wetlands and sites with historical significance as well as a 600 acres aquifer recharge area.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries correspond to selected parcels. Includes BioMap3 Core Habitats and wetlands.

*Changes from 2013:*

- No changes to boundaries or purpose.

### **Sampson's Pond [52-11]**

*Purpose:* Protect natural areas north of Sampson's Pond due to historical and natural significance in Carver.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries follow BioMap3 Critical Natural Landscapes and Core Habitats, terminating at major roadways.

*Changes from 2013:*

- Boundaries updated to include Buzzards Bay Coalition properties and Alfonse property. Also included properties fronting on Mayflower Road.

### **Federal Pond [52-12]**

*Purpose:* Protect wetlands and endangered species habitat areas.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries follow the parcel encompassing Federal Pond.

*Changes from 2013:*

- No changes to boundaries or purpose.

### **Clear Pond Protection Area [52-13]**

*Purpose:* Protect endangered species habitat areas.

*Implementation:* No immediate action at this time.

*Boundaries:* Boundaries follow BioMap3 Critical Natural Landscapes and Core Habitats. Town-owned parcels were removed, and other parcels were included to the north and east.

*Changes from 2013:*

- Boundaries changed to exclude Town-owned parcels and include vacant parcels adjacent to the pond.

### **Wankinco River Area [52-14]**

*Purpose:* Protect the endangered pitch pine-scrub oak community.

*Implementation:* No immediate action at this time.

*Boundaries:* The area's boundaries follow the Wankinco River to the east, extending over selected parcels containing wetlands and BioMap2 CNL and Core Habitats.

*Changes from 2013:*

- No changes to boundaries or purpose.

## REMOVED PRIORITY AREAS

### **Makepeace Development Area**

*Original Purpose:* In 2008, the town identified this area for potential future residential development.

*Reason for Removal:* This area no longer represents a priority for future housing development due to recent mining activity and solar fields.