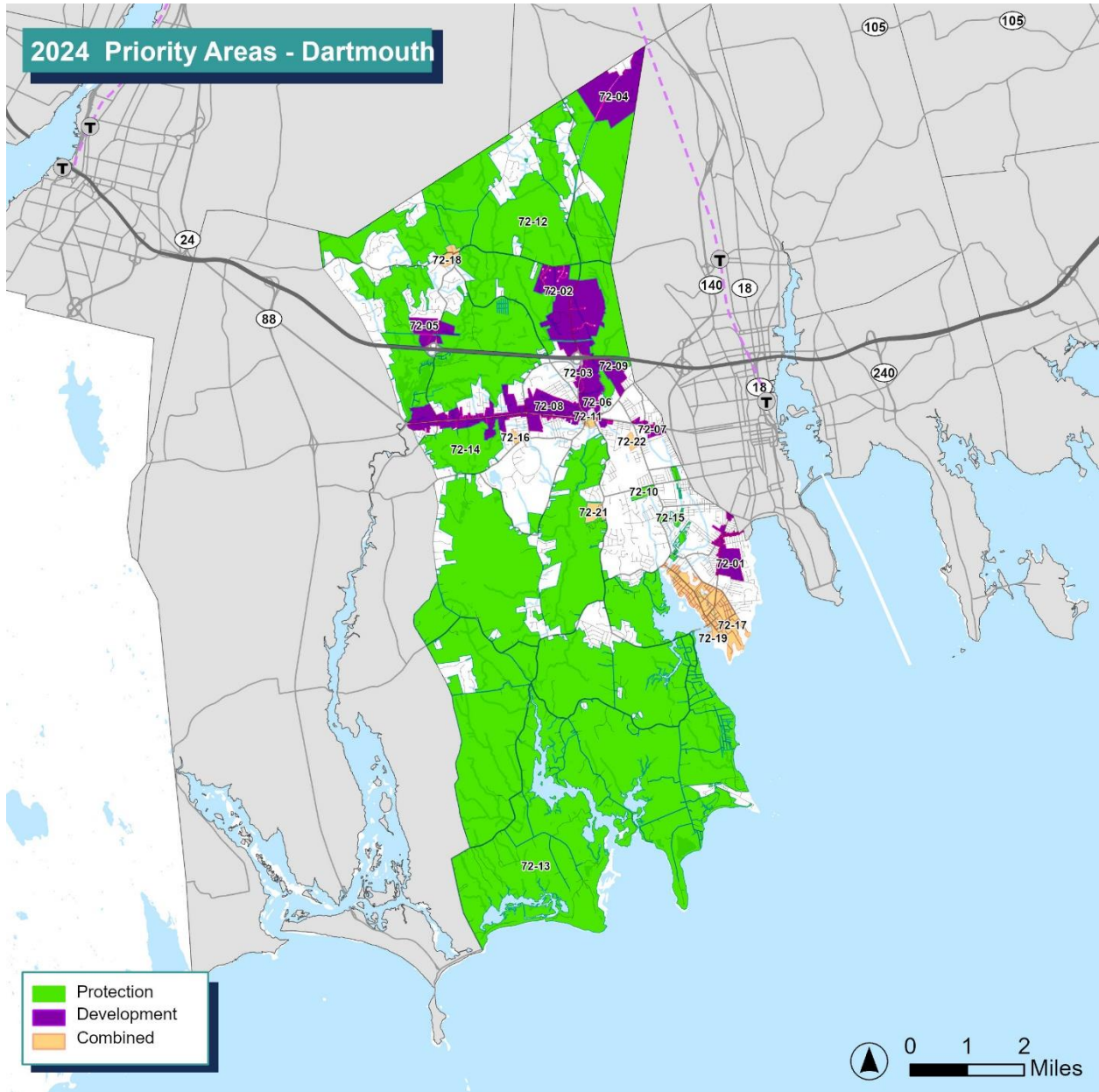


2024 Dartmouth Priority Areas

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
72-01	Bliss Corner	169.3
72-02	Faunce Corner Road North	798.5
72-03	Faunce Corner Road South	199.2
72-04	Greater New Bedford Business Park	509.5
72-05	Reed Road Industrial Area	161.7
72-06	Route 6 Central	32.6
72-07	Route 6 East Gateway	42.6
72-08	Route 6 West	647.6

Priority Protection Areas

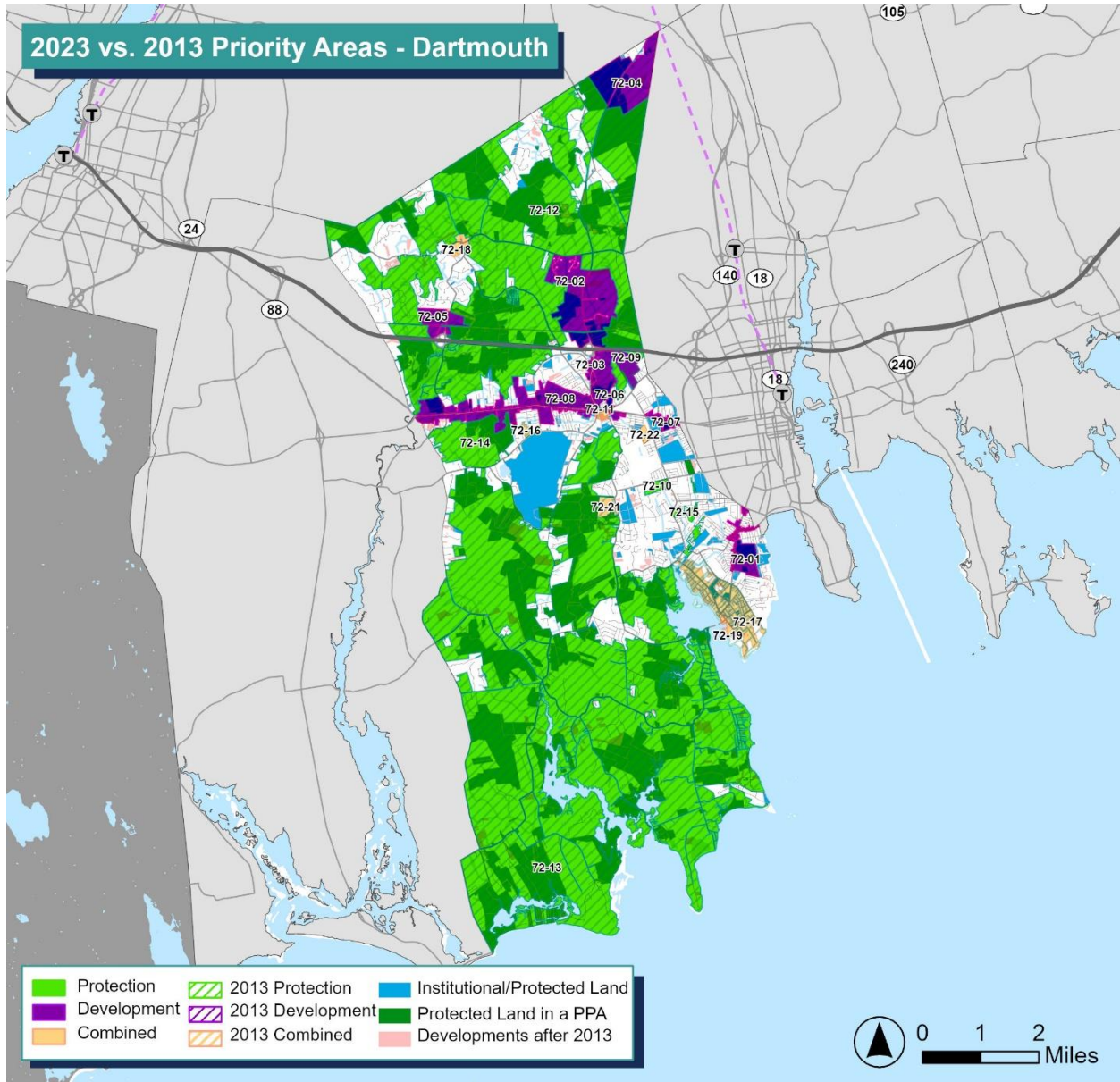
Priority Area ID	Priority Area Name	Acres
72-09	Allen Street and Slocum Road Farm	35.1
72-10	Paskamansett River Park	0.8
72-11	Shingle Island River and Acushnet Cedar Swamp	8415.0
72-12	Slocum River, Smith Neck, and Apponagansett River	16892.4
72-13	Town Wells	551.3
72-14	Buttonwood Brook Corridor	79.3

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
72-15	Old Westport Road Farm	13.64
72-16	South Dartmouth Historic Preservation	411.4
72-17	Hixville	51.8
72-18	Padanaram Village	8.8
72-19	Smith Mills	20.3
72-20	Hawthorne Country Club	54.7
72-21	Manchester Lane Recreation	21.8
72-22	Hathaway Road South	105.7

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Dartmouth’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

Bliss Corner [72-01]

Purpose: General business and mixed-use redevelopment and infill.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected parcels either entirely or partially within the General Business and General Residence Zoning Districts.

Changes from 2013:

- No changes to boundaries or purpose.

Faunce Corner Road North [72-02]

Purpose: Industrial, medical, retail development.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected parcels along Faunce Corner Road that are either entirely or partially within the Limited Industrial Zoning District, with the exception of one small parcel (0.46 acres) that is adjacent to the Limited Industrial District, but entirely within the Single Residence B Zoning District. Contains the Faunce Corner Overlay District and Marijuana Establishments Overlay District.

Changes from 2013:

- No changes to boundaries or purpose.
- Numerous medical and marijuana developments have been built or are underway, such as Solar Cannabis Co. An apartment complex is currently being proposed that will support workforce housing.
- The Faunce Corner Overlay District was created to potentially widen and improve the roadway and allow for appropriate development that fits the town's economic development goals.

Fauce Corner Road South [72-03]

Purpose: General business, office, and mixed-use redevelopment, reuse, and infill.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected parcels either entirely or partially within the General Business and Office Park Zoning Districts along Fauce Corner Road.

Changes from 2013:

- No changes to boundaries or purpose.
- In recent years, there have been some vacancies and turnover; however, the area remains economically healthy. There is still some redevelopment interest.

Greater New Bedford Business Park [72-04]

Purpose: Continued economic development in selected parcels within the Dartmouth portion of this successful business park.

Implementation: No immediate action items at this time. A committee was established to study the area.

Boundaries: Boundaries correspond to selected parcels either entirely or partially within the General Industrial Zoning District, with the exception of one small parcel (1.1 acres) that is adjacent to the General Industrial District, but entirely within Single Residence B Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.
- Some properties have been reconfigured for new businesses, such as Tonix Pharmaceuticals' 45,000 sq ft Advanced Development Center, which will employ up to 70 research and support staff. The area is also part of the marijuana overlay; however, because portions of the area are partially federally funded and much of the area is part of the Crapo Hill Landfill, there are limitations to potential development.
- Bleeds in New Bedford, shared.

Reed Road Industrial Area [72-05]

Purpose: Redevelopment of underutilized sites.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected parcels within the Limited Industrial Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.
- The industrial complex has added many new facilities, including a Boat Storage facility and manufacturing facility. There are still many development opportunities along Commerce Way.

Route 6 Central [72-06]

Purpose: General business and mixed-use redevelopment and infill at the intersection of Route 6 and Hathaway Road.

Implementation: Traffic issues remain a barrier to new development along Route 6 and at the intersection of Route 6 and Hathaway Road. While MassDOT has worked to address these issues, future development, such as multifamily housing up Hathaway Road, could worsen traffic.

Boundaries: Boundaries correspond to selected developed parcels at the intersection of Route 6 and Hathaway Road. The designated area contains OpenCape Broadband infrastructure.

Changes from 2013:

- No changes to boundaries or purpose.
- No recent developments, except a renovation of an existing Burger King. New restaurant going into existing building. 75% design completed for Hathaway Road and Faunce Corner Road intersections with Route 6.

Route 6 East Gateway [72-07]

Purpose: A mixed-use, pedestrian-friendly district.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected parcels either entirely or partially within the General Business Zoning District. These boundaries also correspond to the area proposed for a Gateway Mixed-Use District. The designation contains OpenCape Broadband infrastructure.

Changes from 2013:

- No changes to boundaries or purpose.
- Working with business owners on site plan updates specifically for outdoor dining.

Route 6 West [72-08]

Purpose: General business and mixed-use redevelopment and infill along the entirety of western Route 6.

Implementation: Development is constrained by wastewater infrastructure limitations. Capacity would need to be increased. Traffic along Route 6 is heavy. UMass Dartmouth is potentially interested in redeveloping the former Christmas Tree Shops Plaza. SRTA is considering relocating routes to this area.

Boundaries: Boundaries correspond to selected parcels either entirely or partially within the General Business Zoning District. The designation contains a Chapter 40R Smart Growth District and OpenCape Broadband infrastructure.

Changes from 2013:

- No changes to boundaries or purpose.
- Mall has seen revitalization and development on its pad sites, including Aldi, Burlington, Sketchers, and Chick-Fil-A (in planning currently). 40B (The Preserve) is currently in the permitting phase. Proposed storage facility. Commercial properties that are vacant are being redeveloped, primarily for hospitality uses.

PRIORITY PROTECTION AREAS

Allen Street and Slocum Road Farm [72-09]

Purpose: To preserve active agriculture and open space.

Implementation: Work with Dartmouth Natural Resource Trust (DNRT) for potential acquisition for permanent protection.

Boundaries: Boundaries correspond to selected parcels at the intersection of Allen Street and Slocum Road containing active agricultural uses.

Changes from 2013:

- No changes to boundaries or purpose.

Paskamansett River Park [72-10]

Purpose: To preserve public open space.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to a park and reclamation site on the Paskamansett River at the intersection of Route 6 and Faunce Corner Road.

Changes from 2013:

- No changes to boundaries or purpose.

Shingle Island River and Acushnet Cedar Swamp [72-11]

Purpose: To preserve contiguous habitats, water resources, cultural sites, open space, and active agriculture associated with the Acushnet Cedar Swamp.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected, largely undeveloped parcels in north Dartmouth, the majority of which are north of I-195. Selected developed parcels with minimal impacts to existing wetlands are excluded from the PPA.

Changes from 2013:

- Hathaway Road South Combined Area (The Quinary property) (map 57, parcel 1) was excluded and designated as a Combined Area given its potential for assisted living and senior housing.

Slocum River, Smith Neck, and Apponagansett River [72-12]

Purpose: To preserve contiguous active farmland, NRCS SSURGO-Certified Soils of All-Prime and Statewide significance, BioMap 2 Core Habitats and Critical Natural landscapes, NHESP Vernal Pools, DEP Zone II Aquifers, and High- and Medium-Yield Aquifers.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to over 25 square miles of largely undeveloped parcels in South Dartmouth. Selected development parcels are excluded from the PPA designation.

Changes from 2013:

- The Hawthorne Country Club was excluded and designated as a Combined Priority Area.

Town Wells [72-13]

Purpose: To preserve public drinking water supplies and protect designated resource areas including DEP Zone II Aquifers, High- and Medium-Yield Aquifers, and Interim Wellhead Protection Areas.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected, largely undeveloped parcels in west Dartmouth between Route 6 to the north and Old Westport Road to the south.

Changes from 2013:

- No changes to boundaries or purpose.

Buttonwood Brook Corridor [72-14]

Purpose: Improve stream connectivity, quality, and capacity. Create open space, daylighting, and increased connectivity opportunities aimed at improving water quality and increasing flood storage capacity within and along this Brook.

Implementation: In coordination with New Bedford, study the ecological importance of the waterway, investigate opportunities to acquire adjacent parcels, and work to improve fish passage connectivity where identified. Coordinate with New Bedford on brook study and improvements.

Boundaries: Boundaries correspond to selected undeveloped parcels along the river.

Changes from 2013:

- This is a new PPA in 2024.

COMBINED PRIORITY AREAS

Old Westport Road Farm [72-15]

Purpose: To preserve active agriculture and open space.

Implementation: Explore opportunities to acquire and maintain remaining green spaces.

Boundaries: Boundaries correspond to a parcel north of UMass Dartmouth on Old Westport Road that contains active agricultural uses.

Changes from 2013:

- No changes to boundaries or purpose.
- Farmland continues to be redeveloped and cut off from the road, including six homes along Old Westport Road.

South Dartmouth Historic Preservation [72-16]

Purpose: Historic preservation of the residential areas of the small village.

Implementation: No further action required at this time.

Boundaries: Boundaries correspond to selected parcels within the General Residence Zoning District in South Dartmouth, with the exception of two small parcels (totaling 1.07 acres) that are entirely within the Neighborhood Business Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.
- Changed to a Combined Area. Exclude coastal areas/environmental sensitive as PPA.
- Consider integrating with Buttonwood Brook (with New Bedford?)

Hixville [72-17]

Purpose: Limited development for small-scale retail and service, as appropriate, for this rural historic village.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to selected parcels at the intersection of North Hixville Road and Old Fall River Road.

Changes from 2013:

- No changes to boundaries or purpose.

Padanaram Village [72-18]

Purpose: Mixed-use redevelopment and infill; small-scale, low-impact development that respects the village character.

Implementation: No further action required.

Boundaries: Boundaries correspond to selected parcels along Elms Street and adjacent to Apponagansett Bay. Parcels are within the Village Business and General Residence Zoning Districts.

Changes from 2013:

- Boundaries adjusted to match the Waterfront Overlay District and Village Business District.
- Redevelopment along Gulf Road in 2016 matches the character and enhances the neighborhood, including the addition of Farm & Coast Market and Flora Home and second-floor residences.

Smith Mills [72-19]

Purpose: To retain the historic value of the area while acknowledging the need for future, context-sensitive redevelopment along Route 6.

Implementation: Conduct additional research to better understand the historical significance of the property and to establish a more accurate name.

Boundaries: Boundaries correspond to selected parcels at the intersection of North Hixville Road and Old Fall River Road.

Changes from 2013:

- No changes to boundaries or purpose.

Hawthorne Country Club [72-20]

Purpose: To preserve open space and allow for additional development.

Implementation: The Town hopes to work with the future owner and developer to preserve open space as part of the development.

Boundaries: Boundaries correspond to selected parcel.

Changes from 2013:

- This is a new Combined Area.

Manchester Lane Recreation [72-21]

Purpose: To develop into an active recreational area with ball fields. The area should also provide access to natural spaces.

Implementation: No further action required at this time.

Boundaries: Boundaries correspond to selected parcel.

Changes from 2013:

- This is a new Combined Area.

Hathaway Road South [72-22]

Purpose: Senior housing or Assisted Living facilities.

Implementation: Updated zoning to allow for recommended purposes.

Boundaries: Boundaries correspond to selected parcels.

Changes from 2013:

- New PDA in 2024.
- Change to a Combined Area. Proximity to sensitive natural areas– back of property can't develop on it.

REMOVED PRIORITY AREAS

No Priority Areas were removed.