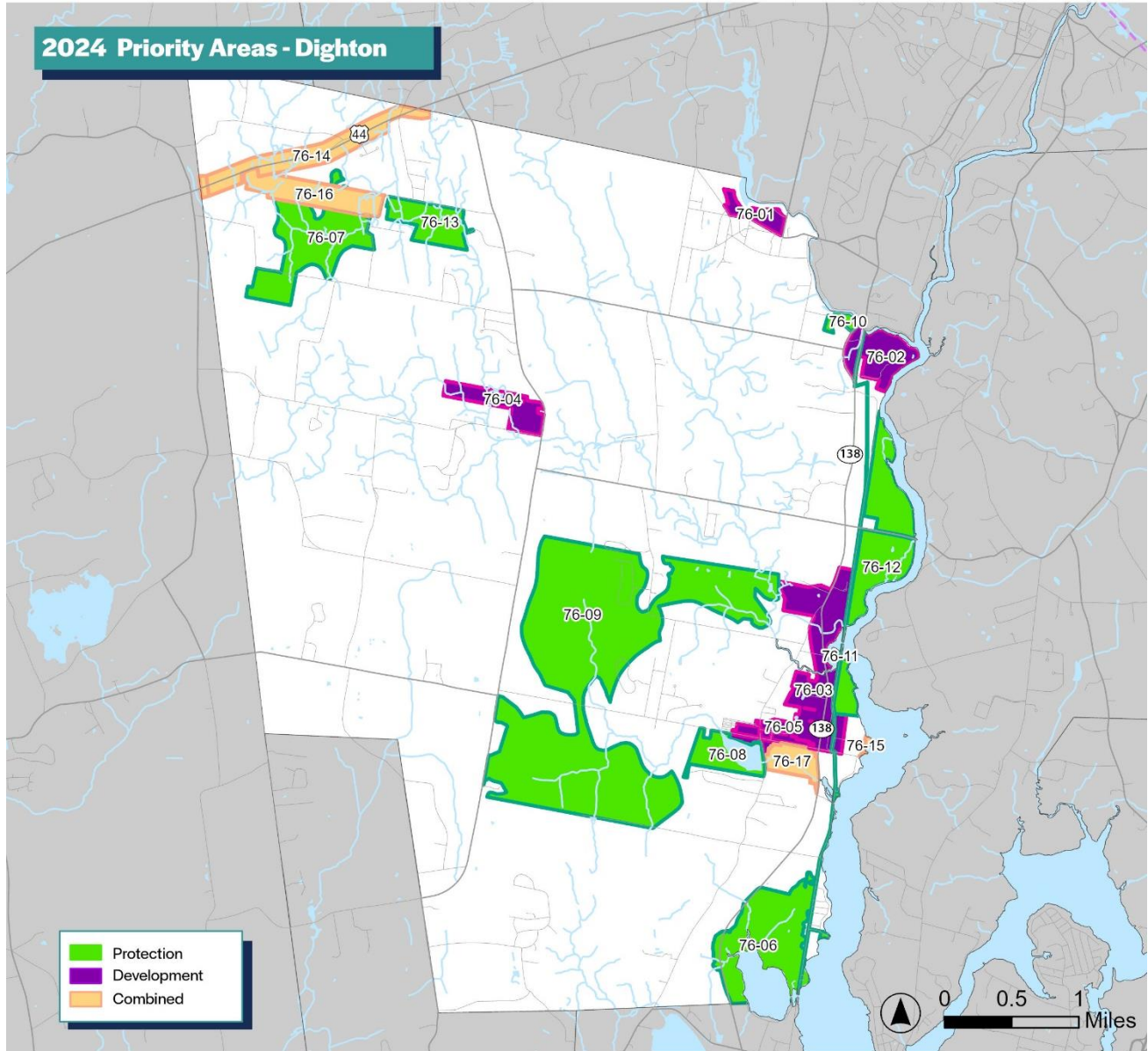


2024 Dighton Priority Areas Draft

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
76-01	Dighton Industries	27.8
76-02	Inteplast	79.4
76-03	Route 138 Business District	198.4
76-04	Municipal Infrastructure PDA	60.8
76-05	Main Street	36.5

Priority Protection Areas

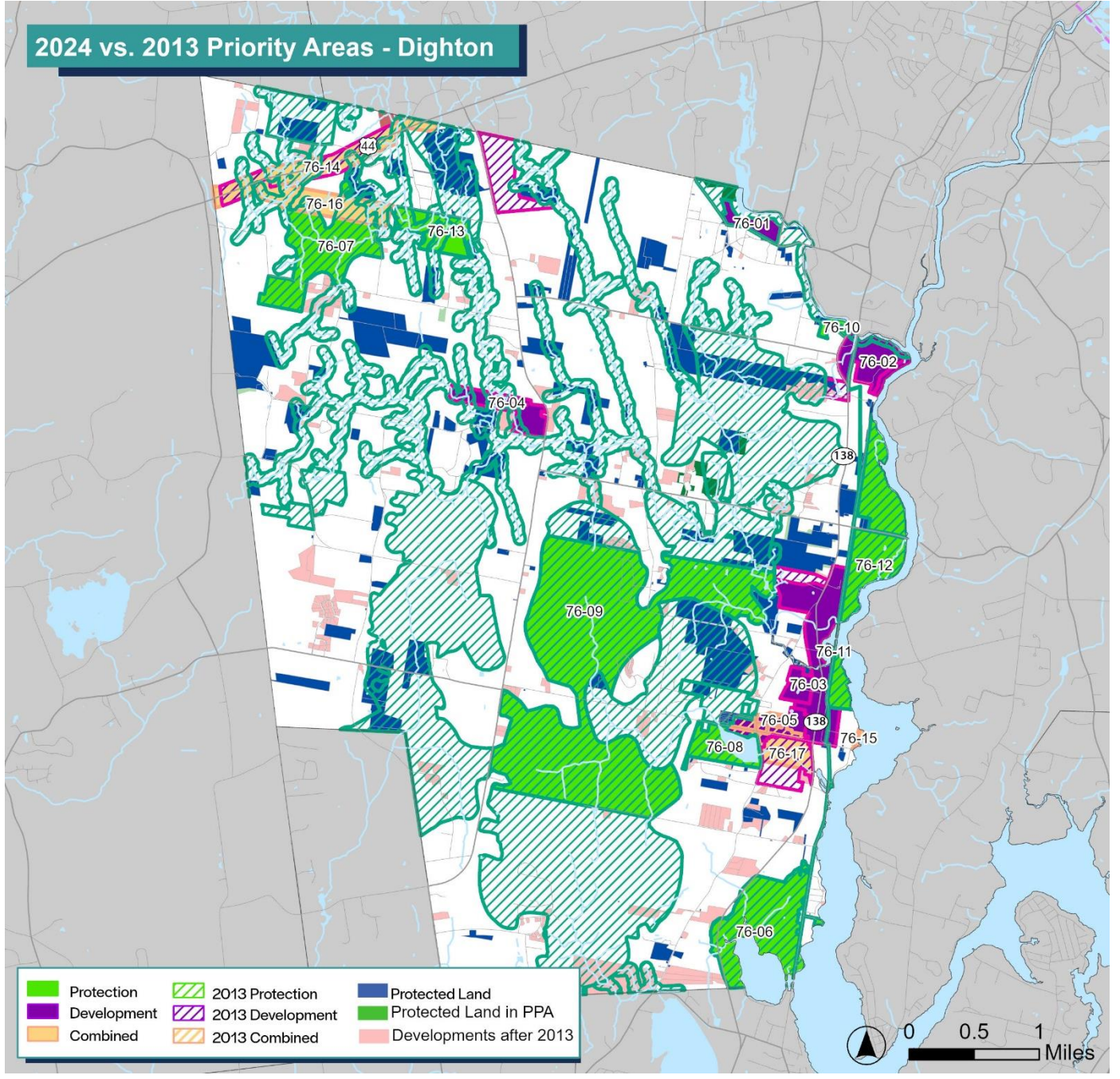
Priority Area ID	Priority Area Name	Acres
76-06	Broad Cove	258.9
76-07	Maple Swamp	206.7
76-08	Muddy Cove	68.4
76-09	Audrey Lane-Paper Lane	1012.8
76-10	River Side	10.6
76-11, 76-12	Sweets Knoll Rail Trail	238.1
76-13	Wheeler Street	74.7

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
76-14	Route 44 Business Corridor	121.5
76-15	Waterfront District	3.7
76-16	Winthrop Street	91.6
76-17	Zeneca Property	42.3

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Dighton’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

Dighton Industries [76-01]

Purpose: Industrial, commercial, or mixed-use redevelopment on the previously disturbed footprint of this underutilized site. Any future redevelopment should acknowledge its proximity to the natural and scenic resources of the Three Mile River and enhance public recreational access to these areas.

Implementation: Continue exploring redevelopment potential as described in the Economic Development Plan.

Boundaries: Boundaries correspond to selected parcels within the Industrial Zoning District that contain the former Dighton Industries facility, excluding a 200' buffer from the shoreline of the Three Mile River.

Changes from 2013:

- No changes to boundaries or purpose.
- Current landowner has plans for a cannabis cultivation facility but has not moved forward due to market saturation. The site still has a lot of potential yet challenges, as highlighted in the Economic Development plan.

Inteplast [76-02]

Purpose: Industrial, commercial, or mixed-use redevelopment of this previously underutilized site and selected adjacent properties. Any future redevelopment should acknowledge its proximity to the natural and scenic resources of the Three Mile and Taunton Rivers and enhance public recreational access to these areas.

Implementation: Continue exploring rail trail and other mixed use development potential as described in the Economic Development Plan.

Boundaries: Boundaries correspond to the Industrial and Business Zoning Districts along Route 138, excluding the Three Mile River ACEC PPA, Audrey Lane-Paper Lane PPA, and a 200' buffer from the shoreline of the Taunton River.

Changes from 2013:

- Boundary updated to extend to the riverfront and exclude parcels containing an existing residential subdivision and other small businesses. PDA renamed from Maxaldan Corporation Complex.

- The site remains largely underutilized. The Town is working with Horsley Witten to explore the feasibility of connecting the rail trail through the site.

Route 138 Business District [76-03]

Purpose: Business infill development, with a focus on small business growth.

Implementation: Explore sewer expansion and evaluate zoning changes to incentivize small-scale developments.

Boundaries: Boundaries correspond to the Business Zoning District north of Main Street along Route 138, excluding those areas that are within the Audrey Lane-Paper Lane PPA.

Changes from 2013:

- Boundary updated to include the Saw Mill and Auction site. Purpose and implementation updated to reflect the Economic Development Plan.
- New development is still a priority for the Town.

Municipal Infrastructure PDA [76-04]

Purpose: Potential site for a new Fire Station.

Implementation: Continue to evaluate the site for a new fire station site.

Boundaries: Boundaries correspond to selected parcel at 1050 Williams Street.

Changes from 2013:

- New PDA in 2024.

Main Street [76-05]

Purpose: Redevelopment and infill development in a manner that maintains the historic character of the area.

Implementation: No further action required at this time.

Boundaries: Boundaries correspond to selected parcels along Main Street.

Changes from 2013:

- Relabeled from Combined Priority Area.
- No changes to boundaries or purpose.
- The Town has updated Mixed-use Zoning here to encourage development.

PRIORITY PROTECTION AREAS

Broad Cove [76-06]

Purpose: Preservation of this ecologically valuable area that may also contain archeological resources.

Implementation: Evaluate potential acquisitions to add to existing Town-owned land.

Boundaries: Boundaries correspond to BioMap Core Habitats and Critical Natural Landscapes associated with Broad Cove and the Taunton River.

Changes from 2013:

- No changes to boundaries or purpose.

Maple Swamp [76-07]

Purpose: Preservation of the swamp.

Implementation: Evaluate potential acquisitions for conservation.

Boundaries: Boundaries correspond to the Residential and Conservation Zoning District in the northwest section of Town, south of Route 44. This priority area contains a BioMap Critical Natural Landscape.

Changes from 2013:

- No changes to boundaries or purpose.
- Though the Town has fielded many requests for developments, it hopes to preserve it as a natural area.

Muddy Cove [76-08]

Purpose: Maintain public access to Muddy Cove.

Implementation: Evaluate potential to add improved access and recreational amenities.

Boundaries: Boundaries correspond to the parcel containing Muddy Cove.

Changes from 2013:

- No changes to boundaries or purpose.

Audrey Lane-Paper Lane [76-09]

Purpose: Preserve a contiguous corridor of BioMap Core Habitats and Critical Natural Landscapes associated with the brooks and swamp.

Implementation: Evaluate potential to acquire parcels or add conservation restrictions to preserve important natural corridors.

Boundaries: Boundaries correspond to updated BioMap Core Habitats and Critical Natural Landscapes. These include aquatic, wetlands, and vernal pool habitats.

Changes from 2013:

- Boundaries updated to focus on the area between Silvia Way, Hart Street, and Williams Street. PPA renamed from Pidges Swamp, Muddy Cove Brook, and Sunken Brook BioMap 2 Corridor.

River Side [76-10]

Purpose: Preserve parcels currently used for agriculture.

Implementation: Evaluate potential to acquire parcels to preserve important watershed land.

Boundaries: Boundaries correspond to selected parcels in the Three Mile River ACEC.

Changes from 2013:

- New PPA in 2024, as a smaller version of the former Three Mile River ACEC PPA.

Sweets Knoll Rail Trail [76-11, 76-12]

Purpose: Further planning, design, and construction of this section of a regional bike path and scenic trail. Protection of Taunton River waterfront, including the Bristol County Agricultural High School and a Medium- and High-Yield Aquifer

Implementation: Continue development design plans and construction plan for trail.

Boundaries: Boundaries correspond to the conceptual route of the rail trail and selected undeveloped, waterfront parcels.

Changes from 2013:

- Boundaries updated to include the Tricentennial Park and Boat Ramp Road parcel as planned stops on the trail. Combined boundaries from former Taunton River Trail and Waterfront Protection Area PPAs.

Wheeler Street [76-13]

Purpose: Preserve parcels currently used for agriculture.

Implementation: Evaluate potential to acquire parcels to preserve agricultural uses.

Boundaries: Boundaries correspond to selected agricultural parcels.

Changes from 2013:

- New PPA in 2024, as a smaller version of the Zone A Surface Water Protection Areas.

COMBINED PRIORITY AREAS

Route 44 Business Corridor [76-14]

Purpose: Small-scale, mixed-use, commercial, and in-fill redevelopment near natural areas.

Implementation: Explore sewer expansion and updated zoning.

Boundaries: Boundaries correspond to the Business Zoning District along Route 44.

Changes from 2013:

- Boundaries adjusted to follow Business District and all the way to the Town line.
- Changed from a Priority Development Area to a Combined Priority Area.
- Development is restricted due to lack of sewer. Future sewer tie-ins to Taunton could spur development.

Waterfront District [76-15]

Purpose: Continued use and limited, context-sensitive development of this boatyard on the Taunton River.

Implementation: No immediate action needed at this time.

Boundaries: Boundaries reflect selected parcels of existing boatyard.

Changes from 2013:

- Boundaries slightly updated to match Economic Development Plan. Renamed from Shaw's Boatyard.

Winthrop Street [76-16]

Purpose: Potential solar development.

Implementation: No immediate action needed at this time.

Boundaries: Boundaries reflect selected parcels off Winthrop Street.

Changes from 2013:

- New combined area in 2024.

Zeneca Property [76-17]

Purpose: Industrial, commercial, or mixed-use redevelopment of the previously disturbed footprint of this underutilized site. Any future redevelopment should acknowledge its proximity to natural areas and public recreational access to the Cove and rail trail.

Implementation: Site requires significant brownfield clean-up. Potential solar site.

Boundaries: Boundaries correspond to selected parcels within the Industrial Zoning District that contain the former Zeneca Property facility.

Changes from 2013:

- Changed from a Priority Development Area to Combined Priority Area.

REMOVED PRIORITY AREAS:

Dighton Power and Advanced Loose Leaf [PDA]

Original Purpose: Industrial redevelopment.

Reason for Deletion: Does not remain a Town priority for redevelopment.

Manheim Site [PDA]

Original Purpose: Light industrial or commercial redevelopment on the previously disturbed footprint of this underutilized site.

Reason for Deletion: Manheim has invested quite a lot in expanding its facilities and have embraced EV vehicles. Does not remain a Town priority for redevelopment.

Aquifer Overlay District [PPA]

Original Purpose: Protect public drinking water resources.

Reason for Deletion: Its designation is already regulated by the State and does not need additional protections through policy or acquisitions.

Council Oak [PPA]

Original Purpose: Preservation of cultural and historic resources.

Reason for Deletion: The Town has acquired most if not all of the property for permanent protection.

Horton Farm [PPA]

Original Purpose: To protect active agriculture and areas of prime farmland.

Reason for Deletion: Much of the east area has been redeveloped as housing. While the Town would like to acquire, it is too expensive. The area is no longer a Town priority for conservation.

Segregansett River Aquifer [PPA]

Original Purpose: To protect public drinking water resources.

Reason for Deletion: The area is no longer a Town priority due to existing local and State protections.

Three Mile River ACEC [PPA]

Original Purpose: Protection of the Three Mile River ACEC.

Reason for Deletion: This PPA was replaced by a significantly more focused River Side PPA [76-10].

Town Forest [PPA]

Original Purpose: To preserve public open space.

Reason for Deletion: Portions of this PPA are already Town-owned. The area is no longer a Town priority for conservation.

Zone A Surface Water Protection Areas [PPA]

Original Purpose: To preserve public drinking water resources directly associated with DEP Zone A Surface Water Protection Areas and DEP Outstanding Resource Water designations.

Reason for Deletion: This PPA was replaced by a significantly more focused Wheeler Street PPA [76-13].

