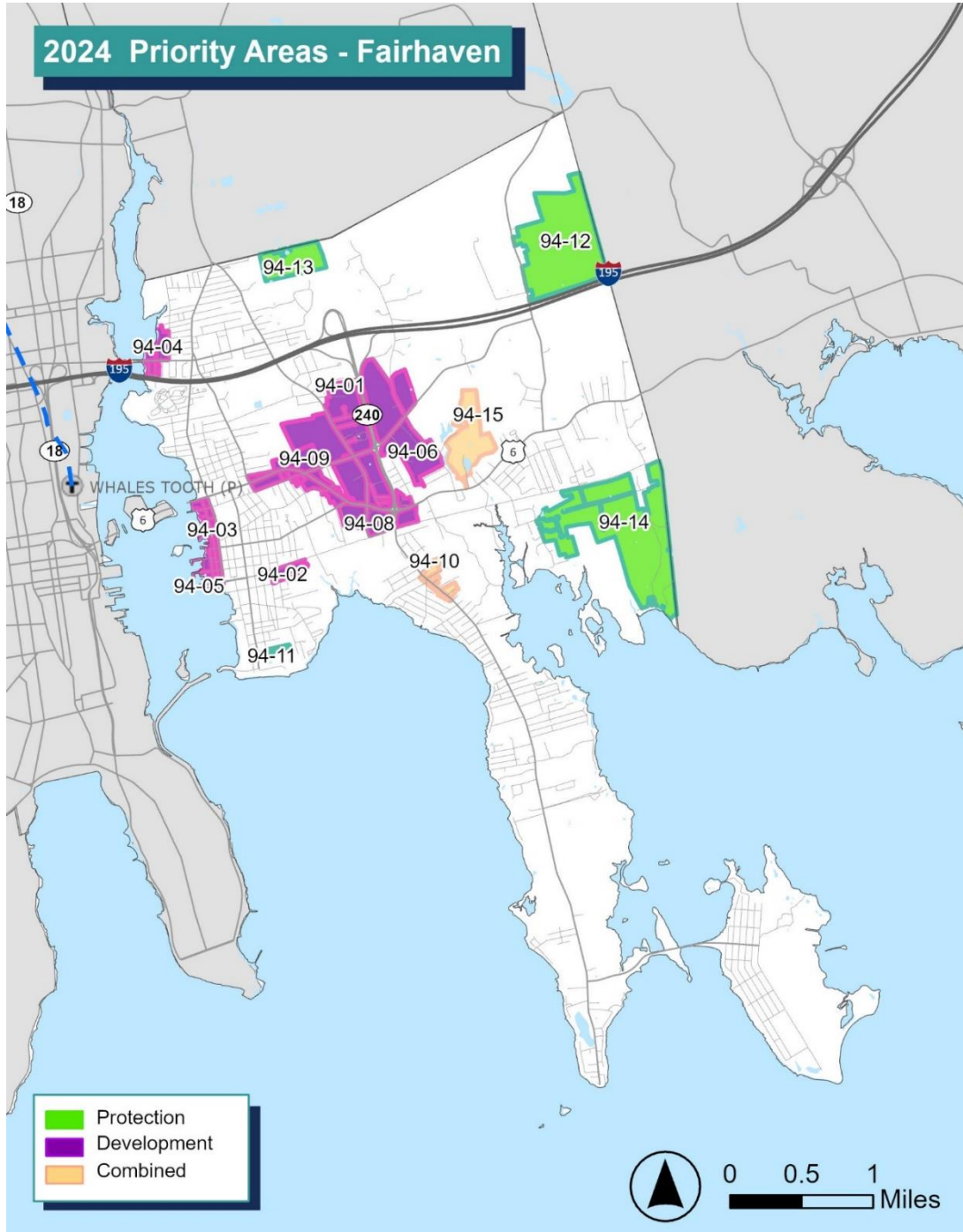


2024 Fairhaven Priority Areas

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
94-01	Alden Road Redevelopment	124.9
94-02	Atlas Tack Redevelopment Site	13.0
94-03	Central Waterfront Mixed Use	20.8
94-04	Howland Road Industrial Area	20.6
94-05	Marine Industrial District and Working Waterfront	18.9
94-06	Mill Bridge Office Park	137.0
94-07	North Waterfront Mixed Use Area	1.6
94-08	Route 6 and Route 240 Business Area	109.7
94-09	Route 6 Corridor	56.1

Priority Protection Areas

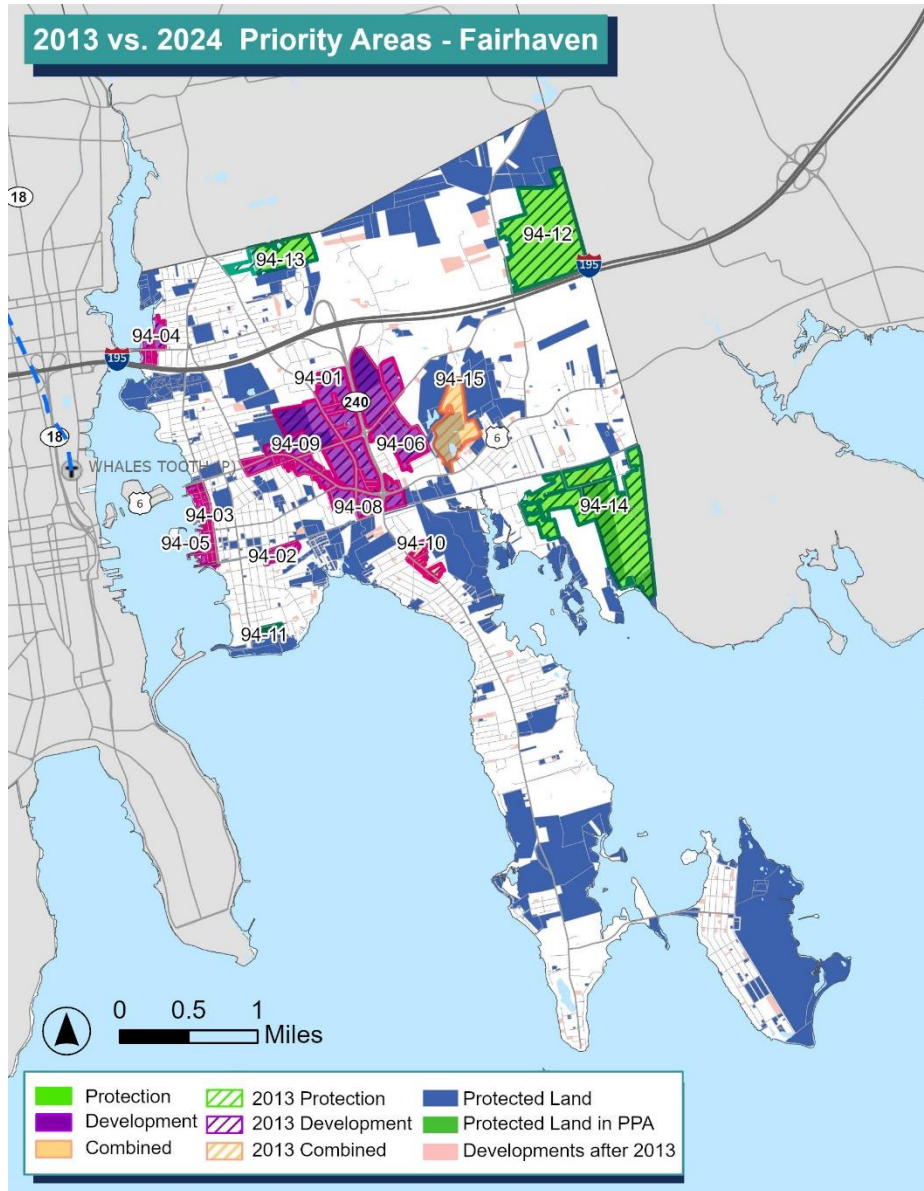
Priority Area ID	Priority Area Name	Acres
94-11	Doan Street Protection Area	3.2
94-12	New Boston Road Farm	215.9
94-13	North Fairhaven Conservation Area	51.3
94-14	Shaw Road Farms	288.8

Combined Priority Areas

Priority Area ID	Priority Area Name	Acres
94-15	Mariners' Fields	71.3
94-10	Sconticut Neck Limited Commercial	15.1

Priority Areas: 2013 and 2024 Comparison

In addition to depicting Fairhaven’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

Alden Road Redevelopment [94-01]

Purpose: Redevelopment opportunities associated with existing businesses, the landfill, and underutilized sites.

Implementation: The Fairhaven Department of Public Works interested in using the front portion of the parcel as staging area. Across from the landfill, there are buildings that can be expected to be part of future redevelopment.

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

Changes from 2013:

- No changes to boundaries or purpose.
- Landfill is closed and has limited redevelopment opportunities.

Atlas Tack Redevelopment Site [94-02]

Purpose: To redevelop a former industrial site.

Implementation: The Town might be interested in rezoning this area to enable and incentivize development.

Boundaries: Boundaries correspond to parcel of the former site, excluding wetlands from the area.

Changes from 2013:

- Boundaries changed to exclude wetlands.
- Currently undergoing legal review. There is a subterranean oil tank that was discovered in the last few years and is near a protected salt marsh.

Central Waterfront Mixed-use Area [94-03]

Purpose: To maintain and encourage mixed-use areas associated with waterfront industry.

Implementation: The Town is working with New Bedford Port Authority and the City to update the Harbormaster Plan.

Boundaries: Boundaries correspond to selected parcels adjacent to the working waterfront.

Changes from 2013:

- No changes to boundaries or purpose.
- Fairhaven approved a special permit to renovate the American Legion Hall to 12 housing units with on-street parking.

Howland Road Industrial Area [94-04]

Purpose: Industrial and commercial redevelopment.

Implementation: Nye Lubricants is located here. The firm is one of Fairhaven's largest revenue generators.

Boundaries: Boundaries correspond to parcels within the Industrial Zoning District and contain two Economic Opportunity Areas (EOAs).

Changes from 2013:

- No changes to boundaries or purpose.

Marine Industrial District and Working Waterfront [94-05]

Purpose: To maintain and encourage waterfront industry.

Implementation: Change zoning at the end of South Street where Steamship Authority currently operates from Mixed-Use to Industrial.

Boundaries: Boundaries correspond to waterfront parcels within the Industrial Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.
- Vacant property on the north end (Blue Harvest) is warehouse space. Town hopes to fill this space soon.

Mill Bridge Office Park [94-06]

Purpose: Office Park, medical, and research and development expansion and infill opportunities.

Implementation: No further action required.

Boundaries: Boundaries correspond to selected parcels within the Industrial, Business, Single Residence, and Rural Residence Zoning Districts. The designation contains an EOA and OpenCape Broadband infrastructure.

Changes from 2013:

- No changes to boundaries or purpose.
- Town received and approved proposals for self-storage facilities. A proposal for 5,000 sq ft commercial space is currently in the permitting process. The area is also seeing retail-style developments, such as Chipotle, Starbucks, etc.

North Waterfront Mixed-use Area [94-07]

Purpose: To encourage a mixed-use node adjacent to job opportunities.

Implementation: Business development and retention focus here.

Boundaries: Boundaries correspond to selected parcels, the majority of which are within the Mixed-Use Zoning District and adjacent Industrial Zoning District.

Changes from 2013:

- No changes to boundaries or purpose.
- On Main Street (between Dean and Morton) the town approved a small residential development. Additionally, the Chapter 40B at the Oxford School was redeveloped.

Route 6 and Route 240 Business Area [94-08]

Purpose: Commercial development associated with this major intersection.

Implementation: Town focusing on redevelopment. This is a focus area because Fairhaven is largely built-out. Once MBTA service begins in New Bedford, the Town will work to identify areas that are good for Section 3A zoning. The area south of Alden Road may be best suited for the 40R (with any necessary modifications) to comply with 3A.

Boundaries: Boundaries correspond to selected parcels within the Industrial, Business, and Single Residence Zoning Districts.

Changes from 2013:

- No changes to boundaries or purpose.
- The town identified 7-8 parcels for 40R development.

Route 6 Corridor [94-09]

Purpose: To maintain the corridor as a business and commercial area.

Implementation: No immediate action items at this time.

Boundaries: Boundaries correspond to parcels within the Business District as well as selected, small areas representing possible business expansion.

Changes from 2013:

- No changes to boundaries or purpose.

PRIORITY PROTECTION AREAS

Doan Street Protection Area [94-11]

Purpose: To maintain passive recreation and education opportunities.

Implementation: No immediate action at this time.

Boundaries: Boundaries include selected parcels.

Changes from 2013:

- No changes to boundaries or purpose.

New Boston Road Farmland [94-12]

Purpose: To protect active agriculture and farmland.

Implementation: The Buzzards Bay Coalition is active in acquiring parcels – the Town working with them to facilitate that process should it ever come up in this area. Consider USGS Stream barrier.

Boundaries: Boundaries consist of selected parcels.

Changes from 2013:

- No changes to boundaries or purpose.

North Fairhaven Conservation Area [94-13]

Purpose: To preserve open space.

Implementation: The town will minimize the size of PPA boundary to signal developable commercial piece with frontage on Alden Road.

Boundaries: Boundaries correspond to the portion of the parcels that are zoned Residential and Park.

Changes from 2013:

- Eliminated commercially-zoned area.
- Property owner has discussed sale and redevelopment.

Shaw Road Farms [94-14]

Purpose: Protection of active agriculture and farmland; preservation of marine resources, floodplain buffers, and open space connectivity.

Implementation: No immediate action at this time.

Boundaries: Boundaries include chosen parcels associated with habitat information, excluding concentrated areas of development and the area which is now covered by a Conservation Restriction (CR) owned by the Buzzard's Bay Coalition.

Changes from 2013:

- No changes to boundaries or purpose.
- The Town has been collaborating with the Buzzards Bay Coalition to connect existing conservation areas through new acquisitions and deed restrictions.

COMBINED PRIORITY AREAS

Mariners' Fields [94-15]

Purpose: To maintain the current active recreation use and to encourage development associated with active recreation.

Implementation: No immediate action at this time.

Boundaries: Boundaries correspond to selected parcels within the Business, Rural Residence, and Single Residence Zoning Districts.

Changes from 2013:

- No changes to boundaries or purpose.
- The Fairhaven Conservation office considering a solar canopy. There is a USGS Perennial Stream. The site was formerly a gravel pit.

Scotcut Neck Limited Commercial [94-10]

Purpose: Limited, neighborhood-scale commercial opportunities to serve the surrounding area.

Implementation: Support handful of small neighborhood scale commercial and service activities. Northeast side of Scotcut Neck has wetlands with the selected expansion parcel currently zoned residential.

Boundaries: Boundaries include parcels within the existing Business District as well as selected expansion parcels within the Single Residence District.

Changes from 2013:

- No changes to boundaries or purpose.
- Changed designation to Combined PDA/PPA.

REMOVED PRIORITY AREAS

East Fairhaven Protection Area PPA: Community representatives chose to remove this PA as the town was able to purchase this area, thereby achieving its goal of preserving it for open space and conservation.