

# **THE PLAINVILLE MASTER PLAN COMMITTEE**

**WELCOMES YOU AND  
THANKS YOU FOR YOUR  
PARTICIPATION IN  
PLANNING THE FUTURE  
OF THE TOWN**

# Plainville Master Plan

## Core Committee

<b>Tom Watkins</b>	<b>Chairman</b>
<b>Diana Cuddy</b>	<b>Member</b>
<b>Beth McKee</b>	<b>Member</b>
<b>Gerry McGrath</b>	<b>Member</b>
<b>Mike Maglio</b>	<b>Member</b>
<b>Rob Rose</b>	<b>Member</b>

### **Our E-Mail**

**masterplan@plainville.ma.us**

# LAND USE

## **Best Thing about Plainville :**

Small Town, **Rural**, Location, Its' People, the Schools and it is Quiet

## **Worst Thing about Plainville :**

The Center of Town, Taxes, Traffic,  
**New Development**

Top Four Issues for Plainville over the next five years:

**Downtown Revitalization, Taxes, Town Newspaper, Traffic, Housing Expansion, Preservation of Open Space, Schools, Controlling Commercial Growth, Preserving/Upgrading Town Services, Facilities & Programs for Youth, Increase Commercial Development, Water Quality/Protection and Road Improvement**



We are close to 8,000 in population

SRPEDD's analysis estimates that there are roughly a little over 2,600 acres of vacant developable land remaining in Plainville

The vast majority of the land in Plainville is zoned for residential uses.

If the current zoning stays the same, there will be an additional 2,211 additional housing units when the town is "built out".

Of those 2,211 there would be 2,158 single family homes (58.7 % will be in the RA zone And 33.8% in the RB zone.

RA Zone SRPEDD has estimated that the remaining developable land within the RA district could support 1,267 single-family homes.

RB Zone 730 single family homes

RC Zone 27 single-family and 4 two family h

RD Zone 1 single-family, 9 two family, 2 under four unit and 2 over four unit homes

CB Zone 18 single-family and 35 two family homes could be constructed

## **Commercial**

**CA DISTRICT - SRPEDD estimates indicate that 504,425 feet of Retail space and 336,283 square feet of Office space**

**CB DISTRICT - - 912,577 feet of Retail space and 684,433 of Office space**

**CC DISTRICT - - 18,296 feet of Retail space and 12,197 of Office space**

**CD DISTRICT - - 26,998 feet of Retail space, 8,999 of Office space and 8,999 square feet of Industrial space**

**CI DISTRICT - 2,770,416 feet of Retail space and 1,846,944 of Office space**

## **Industrial**

**IA DISTRICT - SRPEDD estimates indicate that 157,649 feet of Retail space, 315,298 of Office space and 1,103,542 square feet of Industrial space**

**IB DISTRICT - 1,665,896 feet of Retail space, 2,483,844 of Office space and 4,139,740 square feet of Industrial space that could be constructed**

**IC DISTRICT - The IC zone is completely wetlands and there are no buildable areas available in this zone.**

## **The Survey says re: Land Use**

**Businesses should be placed along Route 1, Route 1A and in Downtown**

**Residential should be where it is zoned now the West Side and East Side**

**Open Space, the vast majority of responders, should be protected by the town wherever possible.**

**Other responses were that open space should be protected near lakes, state forests, rivers, creeks, Town wells, Town Park, Everett Skinner Rd and the west side of town.**

### **Natural Resources, Open Space and Cultural Resources:**

**The following are the percentage of responders who felt that it was Very Important to:**

**Protect the quality of groundwater - 89%**

**Protect the quantity of water  
in streams and ponds - 76%**

**Protect additional open space for drainage  
& pollution control - 67%**

**Protect open space for wildlife habitat & corridors - 58%**

Survey said that it was **very important or somewhat important** that Plainville do the following for future economic development:

72% -	expand the buffer zone between residential and business
69% -	attract new retail development
61% -	attract new office development
55% -	attract new manufacturing development
60% or more:	Housing for 55+year old people Assisted Living for the Elderly Affordable Housing for the Elderly
44%	Affordable Housing for Families
32%	more Single Family housing
60%	Do not want to see Rented Apartments, Affordable Housing for Town Employees & Condominiums

# **What is in Place Now for Town Control**

## **Groundwater Protection Overlay District**

**The State of Massachusetts and The Town of Plainville Wetland Protection Act**

## **Floodplain District**

**The floodplain areas in Plainville have been delineated by the Federal Emergency Management Agency (FEMA)**

## **Subdivision Rules and Regulations**

### **Site Plan Review**

**Site plan review is required for all businesses, industrial uses, multi-family residential developments, institutional uses, and changes in use.**

### **Cluster Zoning**

**Allows development to be built in the Residential zones on land with a minimum of 10 acres (RA, RB and RC zones) and 5 acres in the RD zone with a minimum of 40% open space**

### **Senior Village Overlay District**

**Allows Senior Housing to be built in the Residential zones on tracts of land with a minimum of 10 acres and with a minimum of 30% of the tract open space**

### **Affordable Housing Rule**

**Requires that any subdivision that is built the is 8 lots or more set aside 10% of the development as Affordable Housing as defined by the state**

# HOUSING AND POPULATION

# Plainville – Population by Age Distribution Year 2000

• Age	# of People	% of Total
• 0-9	1,115	14.5
• 10-19	1,008	13.1
• 20-34	1,457	19.0
• 35-54	2,440	31.8
• 55 & up	1,663	21.6
• Total	7,683	100.0

• Source: 2000 US Census



# Plainville – Housing Unit History Vs. Population and Future Estimates

• Year	Total Units	Population
• 1950	740	2,088
• 1970	1,850	4,953
• 1990	2,727	6,871
• 2000	3,111	7,683
• 2006	3,433	8,000
• 2010	3,600	8,400 Est.
• 2020	4,000	9,400 Est.
• 2060	5,322	13,600 Build Out.
• Source:	2000 US Census , SRPEDD Projections & Town Data	

# Residential Build Out Summary

**Source: SRPEDD Build out Analysis November  
2005**

<b>Zone</b>	<b>Developable Square Feet</b>	<b>House Units</b>	<b>Future People</b>	<b>Future Students</b>	<b>Miles Road</b>
<b>RA</b>	<b>64,630,751</b>	<b>1,266</b>	<b>3,636</b>	<b>705</b>	<b>28.4</b>
<b>RB</b>	<b>26,893,944</b>	<b>729</b>	<b>2,091</b>	<b>406</b>	<b>16.0</b>
<b>RC</b>	<b>191,338</b>	<b>31</b>	<b>87</b>	<b>17</b>	<b>.6</b>
<b>RD</b>	<b>287,496</b>	<b>16</b>	<b>36</b>	<b>8</b>	<b>1.0</b>
<b>CB</b>	<b>2,281,442</b>	<b>53</b>	<b>134</b>	<b>25</b>	<b>1.0</b>
<b>Apd.</b>	<b>----</b>	<b>116</b>	<b>333</b>	<b>65</b>	<b>2.0</b>
<b>Total</b>	<b>94,284,971</b>	<b>2,211</b>	<b>6,317</b>	<b>1,226</b>	<b>49.0</b>

# Plainville- Average Single Family Home Price

Year	Price
1990	141,000
2000	191,000
2006	369,676

**Sources: 2000 US Census & Town data**

# Plainville – Elderly & Senior Housing

## What is Available

Location	Units
Hilltop Terrace	40
Oak Hill Village 55+ Deed Rest.	46
Mobile Homes/ Taunton Street	216
Mobile Homes/ Washington Street	<u>50</u>
Total Units Available Today	352
Our current 55+ Population is	1,700
By year 2020 55+ Population might be	2,400

Sources: Town data & Master Plan Estimate

# Affordable Housing-Where do We Stand?

- |             |        |        |       |
|-------------|--------|--------|-------|
| • Year      | 2006   | 2007   | 2010  |
| • 40B       | 185    | 355    | 355   |
| • Tot Units | 3,111* | 3,111* | 3,640 |
| • 40B %     | 6.0    | 11.4   | 9.8   |
- \* State counts last US Census as total Housing
  - \* State subtracts the 23 seasonal homes
  - May need 10-20 more 40B units by 2010
  - Sources: DHCD Data,Town data & Master Plan Estimate

# ECONOMIC AND EMPLOYMENT

# Existing Conditions

- Plainville is a Rte. 495 Growth Community
- More dependent on Manufacturing in the past
- Residential Tax Base – 82%
- Western end of town – mostly rural & undeveloped
- Commercial District centered in Rte. 152, Rte. 106 and Rte. 1 corridors
- Historic Center of Town, Rte 1A & Rte 106 is in a state of decline

# Employment – Plainville Businesses

- 2005 – Plainville Employment – 3,481
- Employment increase 17.5% over past 5 years
- Average annual wages in 2005 - \$35,360
- 2005 Annual Payroll - \$123,092,980
- Manufacturing & Construction – primary Plainville business sectors
- Manufacturing sector declining rapidly
- Retail & Service sector growing rapidly



# Plainville Establishments

- Increased from 268 to 311 in 5 years
- Most of increase attributed to Service Industry
- Construction Industry had significant growth in the past four years
- Manufacturing contracted in the past four years
- Plainville pattern of growth / contraction consistent with Regional Business Climate
- Target – largest Plainville employer

# Plainville Residents – Employment

- Population over 16 – 5,961
- In Labor Force – 4,423
- Employed – 4,263
- Unemployed – 160
- Management/Professional – largest occupation segment (34%)
- Education/Health/Social Services – largest industry segment

# Tax Rates & Revenue

- Plainville has a single tax rate - 10.72 (FY 07)
- Some surrounding towns have dual tax rate – Wrentham, Attleboro, North Attleboro
- Average residence in Plainville valued at \$384,104 (Fiscal Year 2007)
- Average Plainville Tax Bill - \$4,118 (Fiscal Year 2007)
- Property Taxes – 53% of Plainville operating budget

# Open Space & Recreation Plan

## Environmental, Inventory & Analysis

- Scenic Roads - Two: Cowell Street, Fuller Street
- Areas of Critical Environmental Concern
  - None designated at present time
- Ground and surface water
  - 3 river basins: Blackstone, Taunton, Ten Mile
  - Groundwater and 2 aquifer deposits provide drinking water for North Attleboro & Plainville
  - Wetlands - Wetlands Protection Bylaw, Wetlands restrictions - 3 Wetland areas on west side; 2 on east Rivers and Streams, Great ponds, Vernal pools (13)

## Environmental, Inventory and Analysis, Cont.

- Vegetation - Forest land (4,466 acres),
- Rare, Threatened, Endangered Plant Species 2 on watch list
- Fisheries - Pitcher Brook and lakes
- Wildlife - Conservation corridors - 4 major pathways
  - Abandoned railroad bed & Pitcher Brook area
  - Town Forest & Warner Trail
- Environmental Problems
  - 17 Hazardous Waste Sites - different phases of clean-up
  - Landfills - Solid Waste landfill now closed
  - Erosion and Sedimentation - Controls and regulations by the Conservation Commission, Zoning By-Laws and Planning Board.

## Environmental, Inventory and Analysis, Cont.

- Water Pollution
- Developmental Impacts
- Industrial properties (35), Underground storage tanks  
Junkyards (1 licensed), Pesticide and Fertilizer
  - & Non-sewered areas

### PROTECTED LAND

- Private lands - 465 acres
- Chapter lands - 703 acres
- Public lands - 922 acres
- Natural Resources Trust of Plainville - 69 acres

# Open Space and Recreation Needs

- Open Space
  - Maintain diverse areas for wildlife habitat
  - Preserve rural character of Town
  - Protect ground water, surface waters, wetlands, flood plains and agricultural lands
  - Develop additional sources of water
  - Develop trails and quiet recreational opportunities
  - Develop more active recreational areas
  - Address illegal dumping

# Open Space and Recreation Needs

- Recreational
  - Expand programs and develop additional facilities
  - Continue to implement new recreational programs for pre-school - grade 6
  - Develop programs for teens
  - Provide handicap accessibility
  - Maintain fields and existing facilities
  - Increase quality of programs for adults
  - Collaborate with agencies and organizations



# Specific Goals and Objectives

- Goal 1: Increase protection of wetlands, water supply and watershed lands.
  - Enhance water protection through by-laws and other means
  - Create/maintain public access to waterways
  - Assess and eliminate pollution sources
  - Support natural resources protection in the three watershed areas (Ten-Mile, Blackstone and Taunton Rivers)

# Specific Goals and Objectives

- Goal 2: Promote, enhance and defend the rural qualities of the Town of Plainville
  - Support the preservation of the remaining open space in Plainville. (CPA, prioritization)
  - Promote protection of existing agricultural lands and encourage creation of new agricultural projects. (Conservation restrictions; agricultural preservation restrictions; retention of rights - Chapter 61)

# Specific Goals and Objectives

- Goal 3: Expand outdoor recreational facilities for all residents.
  - Acquire land for recreational fields and facilities and upgrade existing properties.
  - Collaborate with North Attleboro and Wrentham to create multi-use trail system.
  - Improve access to Town's recreational areas, water bodies and conservation areas.
  - Ensure access for all citizens to Town Park and all recreational and conservation areas

# Specific Goals and Objectives

- Goal 4: Improve implementation and funding mechanisms to support open space and recreational needs
  - Perform annual review of implementation of Open Space and Recreation Plan
  - Pursue funding opportunities to match Town spending in conservation, open space and related areas.
- Goal 5: Protect Bio-diversity in the Town
  - Develop educational program regarding the Bio-diversity in the Town.

# PLAINVILLE'S SERVICES AND FACILITES

What we need

# Plainville Public Schools

The Town of Plainville has two public schools:

Enrolment data as of October 1, 2005 was 875 students:

81 preschool students, 464 students kindergarten - grade 3, and 330 students in grades four through six.

Enrollment projections - over the next five years there will be a yearly average enrollment increase of 2.4%. By 2010 there will be 974 students in Plainville Public Schools.

If the current zoning stays in place, there will be an additional 1,166 new students when the town is “built out”.

With the completion of the renovation of Anna Ware Jackson School and the newly built Beatrice H. Wood School, the school facilities ought to be sufficient for the next 5+ years

## FIRE DEPT - FUTURE

- Due to growth, the town - build a station that is more centralize between Taunton St. area and the center of town.
- The 1996 annual needs assessment, - two bay facility on the west side of town, in the area of Warren and High street.
- The town needs to fund the deputy chief position that has been on the books for the last ten years but not funded.

## POLICE DEPT - FUTURE

The department also needs a new larger facility shared or on its' own and also needs to keep current with technology and “manpower”

# Plainville Library

- Opened to the public in November 1989.
- More than tripled the collection since 1989.
- increased circulation by 228% in 15 years.
- Maintenance of the building is constant:
  - roof replacement, baseboard heating, water leaks etc
  - library needs to expand the facilities to: accommodate a larger collection, more specific programming space, community meeting space
- If full build-out was to occur and the population exceeded 10,000 - to meet State Aid Requirements:
  - open 40 hours weekly over a minimum of 5 days
  - 16% of our operating budget spent on library materials.
  - must continue to meet funding requirements to be eligible for State Aid to Public Libraries monies



# Highway Department

Services that the Highway Department supplies on a regular basis throughout the Town are:

Sidewalk repairing, Catch basin cleaning, Catch basin repairing,  
Snow removal, Sanding, Salting Manhole repairing, Street patching  
Trash on Town property - removal, Street sweeping, Sidewalk sweeping,  
Street repairing, Lawn mowing, Street asphalt overlays, Brush clearing  
Excavate for the Water Dept, Street crack sealing, Fix, install and/or replace signs  
Schools - plowing, sanding and sweeping, Repair/ maintain traffic and school lights  
Sidewalk construction, Drainage construction, Install and maintain pavement  
markings, Clean and maintain pipe culverts, Repair damage from winter plowing,  
Oversee vendors work

The Highway Department will need to continue to upgrade its' equipment and to maintain the necessary personnel in order to deliver the best possible service to Plainville

# The Plainville Council on Aging

- Services include Home Delivered Meals, a congregate meal site, medical help, tax preparation, computer, art and exercise classes, and many more social and educational activities.
- The town doesn't perceive any space need in the near future
- The MA Executive Office of Elder Affairs projected population rise from year 2000 (1250 seniors) to 2020 (2150 seniors) is an increase of 72%!
- The Massachusetts Institute For A New Commonwealth:
  - 17% of Boomers expect to live very comfortably when they retire; 33% can cover expenses w/little left over; 25% cover only basic living expenses and 19% cannot even cover basic living expenses and 6% don't know.
- At the present time Plainville seems ill equipped to handle.

# Board of Health

The Board of Health's primary goal is to protect the public's health and well being.

## **. Services and Activities of the Board:**

**Trash & Recycling Programs**

**Environmental Protection**

**Sanitation**

**Animal Programs**

**Health-care Services**

**Free Care** - Is available to those Plainville residents requiring skilled nursing services, but having no insurance and can't privately pay.

**The Future** - The Board will need to grow and implement new programs in order to protect the public's health and well being

# Plainville Master Plan

## Transportation

### Summary

# Roadways

51 miles of roads in Plainville, 6 signalized intersections

## Accidents

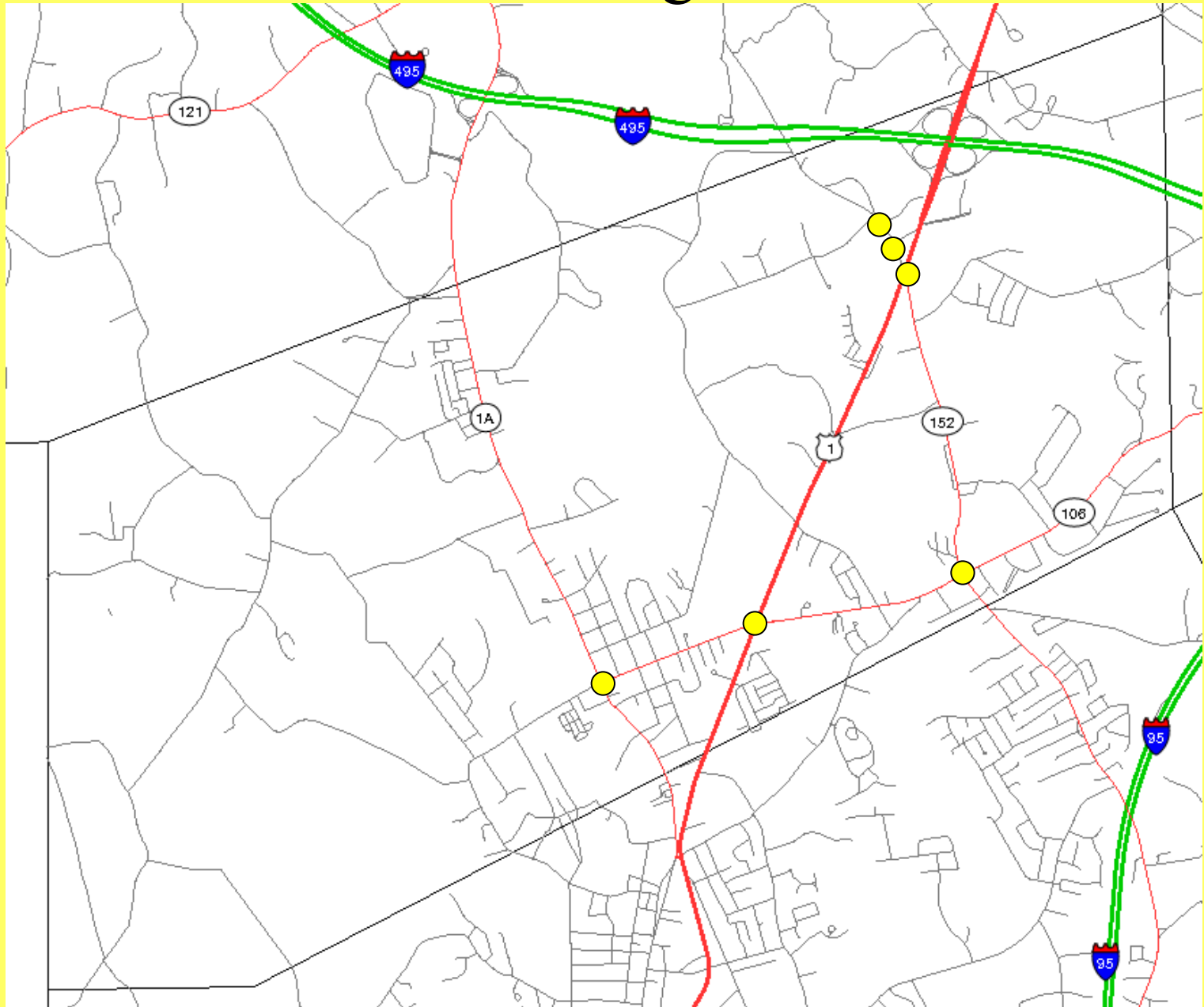
- SRPEDD 100 most dangerous intersections :
  - #40 – Washington@Taunton
  - #72 – Taunton@Messenger

Location	Number of Accidents Jan. 2003 to Dec. 2005
SOUTH ST	127
WASHINGTON ST	123
TAUNTON ST	103
MESSENGER ST	50
E BACON ST	37
TAUNTON/WASHINGTON *	28
W BACON ST	15
MESSENGER/TAUNTON *	12

## Parking

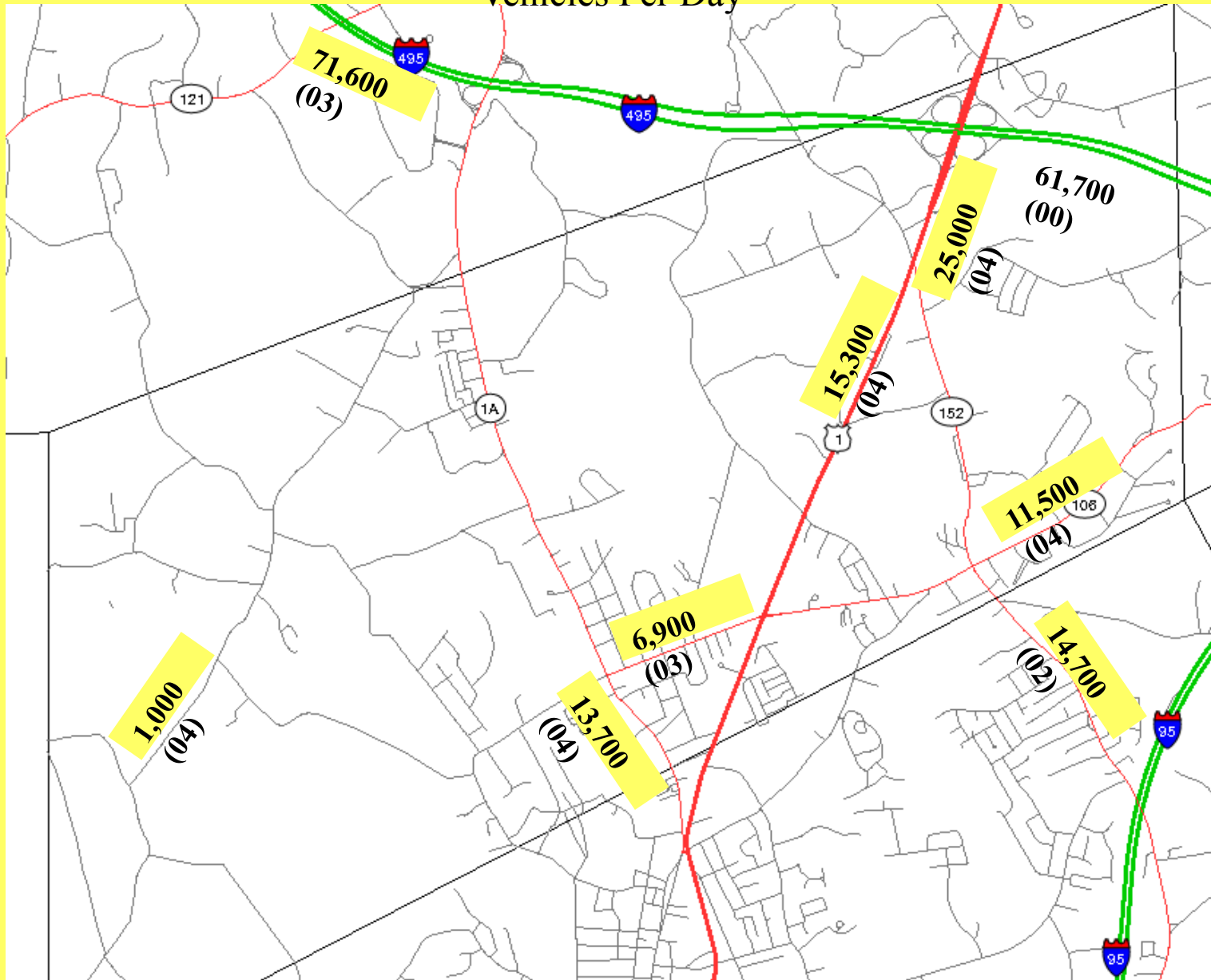
- Zoning Bylaw requires that any parcel on which a building is constructed shall contain off-street parking

# Traffic Signals



# Average Daily Traffic

Vehicles Per Day



# Pedestrian and Bicycle Facilities

## Sidewalks

- Subdivision Regulations require sidewalks to be constructed along roadways in all new subdivisions.

## Bicycle Accommodations in Town

- Roadway shoulders
- Shared lanes
- No off-road bicycle or multi-use paths

24% of the respondents felt improvements for pedestrians are needed

59% of the respondents felt that improvements for bicycles are needed



# Public Transportation

## MBTA Rail Service

- Access to the MBTA Commuter Rail system at the Attleboro, Mansfield, Franklin, and Norfolk stations.

## GATRA Bus Service

- Plainville is served by Bus Route #14
- Operates a Dial-A-Ride service for senior citizens and disabled residents.

# Future Planning

## Things to Consider

- Future build out projects 6300 more residents and 49 more miles of roadways = lots more traffic
  - Need to plan for safety and congestion improvements
- Important to develop safe pedestrian and bicycle routes to schools, playing fields, and other youth destinations
- When planned, pedestrian and bicycle facilities and bus service should provide direct and safe access to key destinations:
  - Routes 106 and 152: Elementary Schools, Retail
  - Downtown area: Town Hall, Library, Senior Center, Town Park
  - Other recreation areas: Plainville Athletic League fields, Field of Dreams, and conservation lands along Everett Skinner Road.
  - Wrentham Premium Outlets