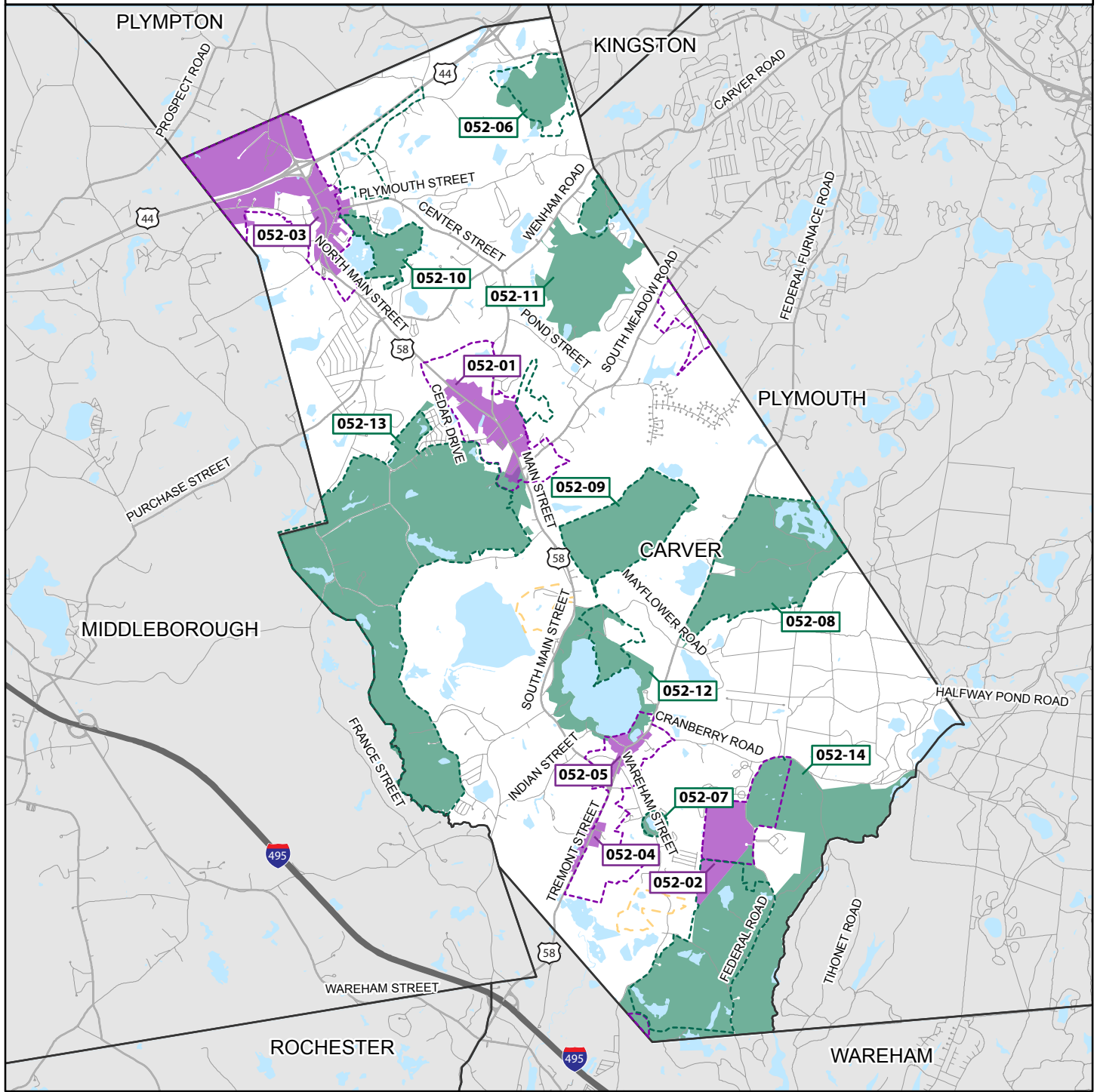


Town of Carver Community Priority Areas, 2017

- Priority Development Areas (PDAs)
- Priority Protection Areas (PPAs)
- Interstates
- Arterials and Collectors
- Local Roads
- 2008 PDAs
- 2008 PPAs
- 2008 Combined PDA/PPA
- Water

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November 2017



Town of Carver, MA: 2017 Priority Development Areas (PDAs) and Priority Protection Areas (PPAs)

GIS_ID	Name	Acres	Type
052-01	Historic Village Center District	205.9	Development
052-02	Makepeace Development Area	220.1	Development
052-03	North Carver Commercial - RT 58 Business Corridor	610.2	Development
052-04	South Carver Industrial Area	52.5	Development
052-05	South Carver Village District	49.3	Development
052-06	Cedar Swamp	202.2	Protection
052-07	Clear Pond Protection Area	30.6	Protection
052-08	Federal Pond	765.9	Protection
052-09	Great Cedar Swamp Logging Lot Area	502.0	Protection
052-10	Muddy Pond	157.9	Protection
052-11	Pinewood Lake Water Resource Area	557.2	Protection
052-12	Sampson's Pond	314.8	Protection
052-13	South Meadow Brook Water Resource Area	2222.0	Protection
052-14	Wankinco River Area	1783.0	Protection

Priority Development Areas

Priority Development Areas (PDAs) are sites that are appropriate for increased development or redevelopment due to several factors including good transportation access, available infrastructure (primarily water and sewer), an absence of environmental constraints, and local support. PDAs can range in size from a single parcel to many acres. Potential development ranges from small-scale infill to large commercial, industrial, residential, or mixed-use projects. Town and village centers, Chapter 40R Districts, industrial parks, and proposed commuter rail station sites are typical examples of PDAs.

Historic Village Center District [052-01]

Purpose: This PDA 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 [052-05], 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.

Boundaries: Boundaries follow parcels in the Village and General Business Zoning Districts. They exclude areas from the original PDA 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 2008: New boundaries align with existing Village zoning districts.

Makepeace Development Area [052-02]

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

Boundaries: Boundaries follow parcel lines.

Changes from 2008: The boundaries extend to the southwest of 2008 PDA to include more developable land (according to the Build-Out) and to also avoid nearby wetlands.

North Carver Commercial/Route 58 Business Corridor [052-03]

Purpose: This area is a priority for commercial growth, including a proposed business park and the General Business and a Village Zoning Districts.

Boundaries: Boundaries correspond to parcels within General Business/Village Zoning Districts in the area.

Changes from 2008: The new boundaries omit residentially zoned areas from the original PDA. Boundaries align with current parcel lines.

South Carver Industrial Area [052-04]

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

Boundaries: Boundaries align with General Business zoning west of Tremont Street, and Industrial "A" zoning off of Old Forge Way.

Changes from 2008: This area previously contained what is now called the South Carver Village District. Boundaries were adjusted from East of Tremont to West to more closely match development capacity from the "Build-Out".

South Carver Village District [052-05]

Purpose: This site can 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)."

Boundaries: Boundaries follow parcels in the Village zone.

Changes from 2008: This area was part of the previously called "South Carver Village and Industrial Center."

Airport District

Removed due to lack of potential from Build-Out.

Lower Wareham Street Business Area

Removed due to lack of potential from Build-Out.

Priority Protection Areas

Priority Protection Areas (PPAs) are sites that are important to protect due to the presence of significant natural or cultural resources, including endangered species habitats, areas critical to water supply, historic resources, scenic vistas, and farms. Like PDAs, the PPAs can vary greatly in size. Sites may be candidates for protection through acquisition or conservation restrictions.

Cedar Swamp [052-06]

Purpose: The site's main purpose is to protect endangered species habitat areas.

Boundaries: Boundaries follow BioMap2 CNL and Core Habitats, excluding a recent unbuilt subdivision with existing roadway infrastructure.

Changes from 2008: Boundaries no longer follow parcel lines; rather, they follow mapped habitat data.

Clear Pond Protection Area [052-07]

Purpose: The site's main purpose is to protect endangered species habitat areas.

Boundaries: Boundaries follow BioMap2 CNL and Core Habitats.

Changes from 2008: Boundaries no longer follow parcel lines; rather, they follow mapped habitat data.

Federal Pond [052-08]

Purpose: The site's main purpose is to protect wetlands and endangered species habitat areas.

Boundaries: This is a single large parcel encompassing Federal Pond.

Changes from 2008: Boundaries match new parcel data.

Great Cedar Swamp Logging Lot Area [052-09]

Purpose: The site's main purpose is to protect wetlands and sites with historical significance.

Boundaries: Boundaries include all parcels featuring the "long logging lot" style in the wetlands area.

Changes from 2008: Boundaries match new parcel data.

Muddy Pond [052-10]

Purpose: The site's main purpose is to protect endangered species habitat areas.

Boundaries: The area contains parcels east of Muddy Pond that include wetlands and BioMap2 CNL and Core Habitat resources.

Changes from 2008: Boundaries match new parcel data.

Pinewood Lake Water Resource Area [052-11]

Purpose: The site's purpose is to protect Carver's water resources.

Boundaries: Boundaries follow parcel lines.

Changes from 2008: New boundaries include an entire parcel with substantial residential Build-Out potential.

Sampson's Pond [052-12]

Purpose: The site seeks to protect an area north of Sampson's Pond due to historical and natural significance in Carver.

Boundaries: Boundaries follow BioMap2 CNL and Core Habitats, terminating at major roadways.

Changes from 2008: Boundaries no longer follow parcel lines; rather, they follow mapped habitat data.

South Meadow Brook Water Resource Area [052-13]

Purpose: This site's main purpose is to protect water resources and maintain Carver's rural character.

Boundaries: Follows parcel lines in addition to following BioMap2 CNL and Core Habitats to the northeast, adjoining a General Business zoned area.

Changes from 2008: Added small BioMap2 area northeast of 2008 boundaries, cleaned up to more closely follow parcel lines.

Wankinco River Area [052-14]

Purpose: The site seeks to protect the endangered pitch pine-scrub oak community.

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 2008: The boundary now extends to the east to meet the Wankinco River and north to cover wetlands.

Cole's Mill Pond

This site was removed because no current data (e.g. BioMap2) indicated that the 2008 PPA protected habitats or other unprotected site-specific resources.

South Meadow Protection Area

This site was removed because no current data (e.g. BioMap2) indicated that the 2008 PPA protected habitats or other unprotected site-specific resources.

Combined Areas

In Combined Priority Development and Priority Protection Areas, communities welcome development; however, the development is expected to be sensitive to its site and the surrounding area. This may include development that complements the older structures within a historic district or low impact development that protects nearby water resources or biodiversity.

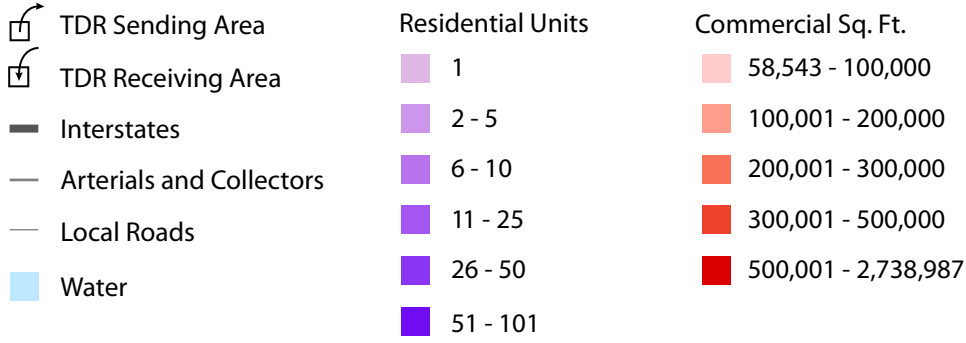
Planned Tourism Commercial District

This district covered only one undeveloped parcel and was removed because no current data (e.g. the 2017 Build Out) supports residential or commercial growth.

South Carver Tourism/Recreation Center

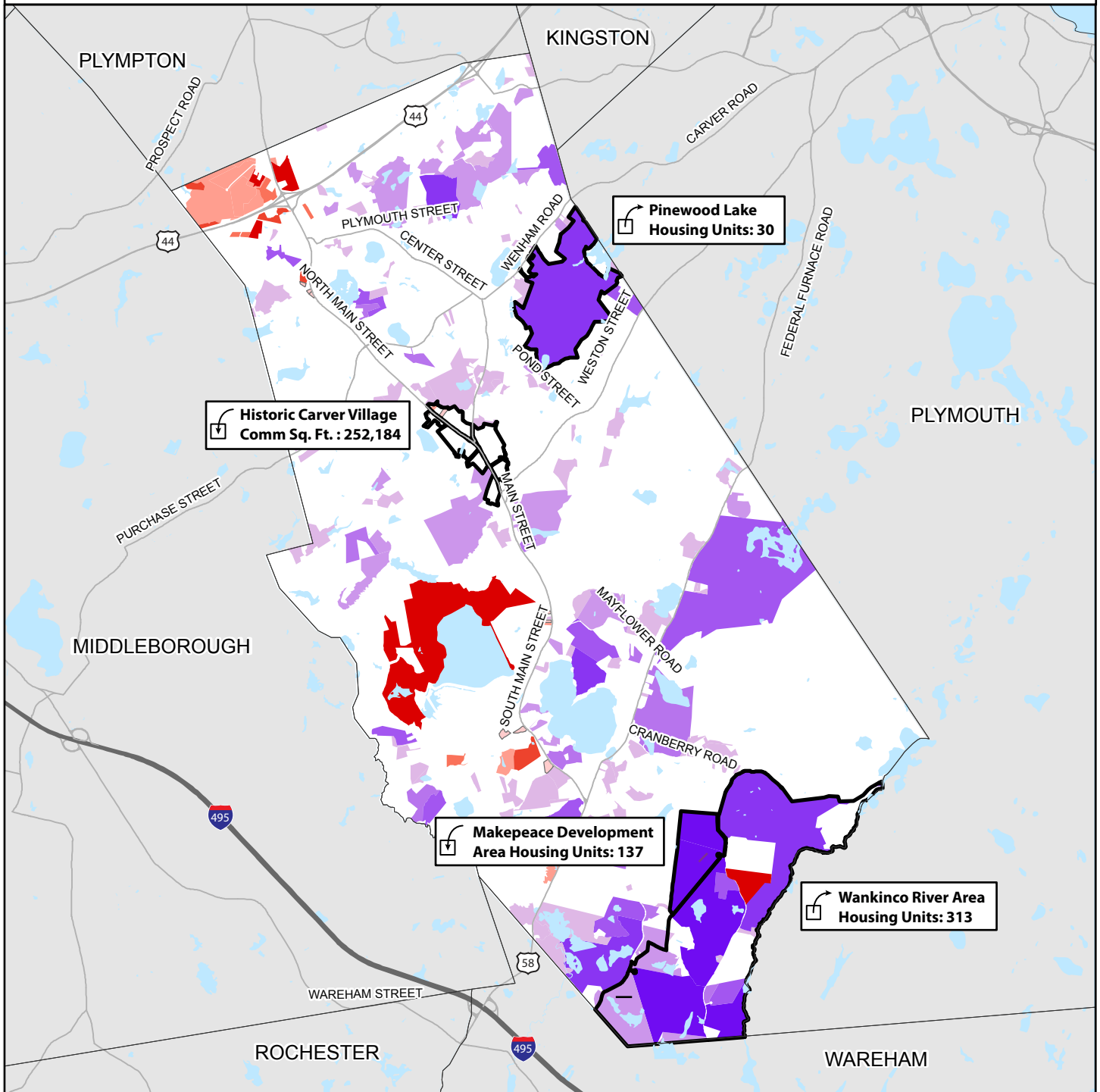
This district covered a wooded sliver of Carver north of Wareham with no residential or commercial growth potential. It was therefore removed.

Town of Carver TDR Sending/Receiving Areas, 2017



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 1 mile



Transfer of Development Rights

The updated PPAs and PDAs serve as the basis for Sending and Receiving Areas, respectively. We identified two sending areas and two receiving areas based on a number of factors. The 2017 Master Plan Build-Out (“Build-Out”) was a primary consideration because it shows potential growth under existing zoning. It is important to note that many successful TDR programs make existing zoning more flexible – especially in Receiving Areas – by allowing for density bonuses or reduced requirements.

The first Receiving Area identified is the Makepeace Development area. It has a Build-Out capacity of 137 units and is primarily owned by the AD Makepeace Company. The Pinewood Lake Sending Area has a capacity of 30 units and is also owned by AD Makepeace. This single-owner status would facilitate TDR program participation through the exchange of units sent to the Makepeace Development Receiving Area directly from the Pinewood Lake Sending Area.

SRPEDD also identified the Wankinco River Sending Area, along the Wankinco River in southeast Carver, as another prime sending location. It has a Build-Out capacity of 313 and is an area that the 2017 Carver Master Plan identified as a protection focus for the town.

The last Receiving Area is the Historic Carver Village. Under existing zoning, this area has no residential buildout capacity; however, the Master Plan nonetheless identified it as a desirable growth location. The possibility exists for incentives (such as increasing densities in the receiving site in exchange for preserving farmland in the sending site) to bring development to this area. Please note that this Receiving Area does have 252,184 sq. ft. of commercial development potential. Please also note that some successful TDR programs allow for the conversion of residential units into commercial sq. ft. to even better meet a community’s goals for development. More on this below.

Potential Modifications to Carver’s Existing TDR Bylaw

While Carver has in existing TDR bylaw, the program has never been used. In addition to clearly mapping TDR sites, the 2017 Carver Master Plan identified improving the TDR program in a number of ways. Those ideas and additional strategies are described here.

Lower Barriers to Entry: Current town TDR special permit criteria require development to occur in a Planned Neighborhood District (PND), which imposes a de facto minimum size of 60 acres and 50 units. This strict requirement makes development unlikely. Removing or lowering these thresholds would make TDR development more likely. Carver can adopt or modify existing design and site planning guidelines (such as Carver’s Spring Street Innovation District Design Guidelines) to ensure that the spirit of the PND is met.

Actively Pursue a Sample Project: The Town can actively pursue the completion of a sample project; such a project can be between two willing land-owners or one owner holding two separate properties – one in a Sending Area and another in a Receiving Area. Willing, consistent use of the TDR bylaw would be far more likely if residents and developers alike could point to a bricks and-mortar TDR development and the open space that it helped to permanently protect.

Create a user-guide to explain the TDR process to the public: A simple user-guide that explains the TDR process in easy-to-understand writing and clear diagrams would greatly improve the TDR program’s visibility and viability. It is difficult to advocate for an idea that people find hard to understand; this is particularly true when a proposal can directly affect residents’ homes and neighborhoods. Even if an idea will meet a goal that has been identified as needed and desirable – as is the case with TDR in Carver– it is likely to be met with suspicion and opposition if it doesn’t quickly make sense to the public. A simple and straightforward TDR user-guide can overcome this type of confusion and help build support by clarifying TDR’s goals and the fact that it is a *voluntary, free-market tool*.

Consider adding Advanced Features to the Current TDR Bylaw: Many successful TDR programs in the United States are in active real estate markets. Even in these “hot” markets – such as Montgomery County, Maryland, in the Washington, DC suburbs – TDRs have required special features to make the program more viable. These can include, but not be limited to:

A TDR Bank: Carver could consider allowing Sending Area owners to “bank” their development rights by selling them to a state entity or a non-profit conservation agency, which holds them for resale to owners in Receiving Areas; this removes the need for owners to buy and sell directly to each other and simplifies timing in the TDR market.

TDR Incentives: Carver could incentivize TDRs by increasing densities or reducing requirements in exchange for preserving farmland (in the Sending Area) or for providing affordable housing (in the Receiving Area).

Allow Transfer of Commercial Floor Area: The “Build-Out” shows significant commercial growth potential in the Tourist Commercial Zoning District along Meadow Street. The TDR program should allow this commercial growth to be transferred into the North Carver Water District and sites with commercial growth potential north of Route 44.