

CEDARVILLE VILLAGE CENTER MASTER PLAN UPDATE

JUNE 15, 2009



LITTLE RED SCHOOLHOUSE (SUMMER 2008)

PHOTO BY **Patrick Farah**, Planning Technician

ACKNOWLEDGEMENTS

Thanks to everyone in Plymouth who helped with the update of the Cedarville Village Center Master Plan.

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The Cedarville Steering Committee recognizes the work of the Cedarville Master Plan

Taskforce: Kay F. Gendreau, Bernard J. Hennessy, Genevieve Ash, John Lee, Jared R. McKee, and Ann Skelly, **who wrote the 1991 Cedarville Master Plan.**

TECHNICAL & PROFESSIONAL SUPPORT, DEPARTMENT OF PLANNING AND DEVELOPMENT

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PHOTOS

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INTRODUCTION

Plan Development and Public Participation

In July of 1977, the Town of Plymouth initiated the Plymouth Goals Project. A direct outcome of this project was the Plymouth Planning Board's *Plymouth Village Centers Plan*, approved in 1979 to guide the Town's development, with anticipated updates on a regular basis to adjust to changing laws, values, attitudes and perceptions. This plan established the Village (Commercial) Centers, the Village Growth Areas, the Rural Areas, and the Economic Development Areas town-wide. The intent of the Village Centers Plan is to concentrate growth within the five village centers. Cedarville is one of the Village Centers recognized in this plan.



The Plymouth Planning Board, through the Cedarville Task Force, originally adopted the *Cedarville Master Plan* in 1991. The Cedarville Steering Committee, a Town Charter committee appointed by the Planning Board, is an advisory body with the primary functions being to assist in the implementation of the Cedarville Master Plan and to advocate for the needs of the area.

A subcommittee of the Cedarville Steering Committee formed to provide input and guide development of this update of the *Cedarville Master Plan*. An initial brainstorming session took place in August of 2008. This subcommittee then met with town, regional planning and state officials, the Cedarville business community, and local historians, with professional assistance from the Plymouth Department of Planning and Development.

A draft plan in May of 2009 was an outcome of the many meetings that took place in preparing the plan. Broader public comment on the draft plan has been accomplished through:

- Public posted meetings and invitations to guest speakers
- Fliers distributed throughout Cedarville May 2009
- Press Release May 13, 2009
- Public Hearing on May 21, 2009
- Joint Meeting of Cedarville Steering Committee & Planning Board June 15, 2009

VISION

VISION STATEMENT

The Cedarville community has access to large coastal and wooded open space that surrounds the village. There are recreational opportunities within the village center itself, including access to coastal areas, a central playground, beautiful ponds, and a variety of community services. Cedarville has a rich heritage in the Wampanoag community residing in the village. Cedarville will continue to enhance and expand these assets, building on the visual character and environmental quality of its natural surroundings, while strengthening the knowledge of its local and indigenous history. As Cedarville matures, a spectrum of connections throughout the village center and its environs that preserve visual character and enhance the sense of community will be a part of that growth. The community will continue to support economic activities in the village center to provide shopping and housing choices, encourage entrepreneurship and develop community stewardship.



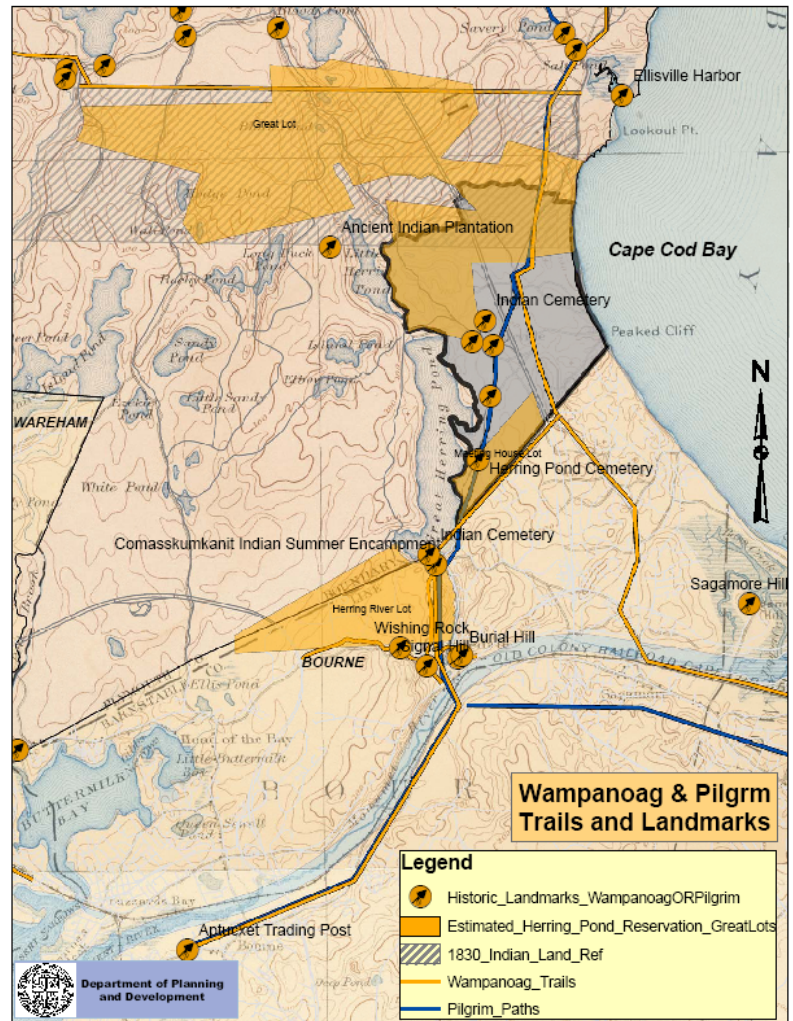
EXECUTIVE SUMMARY

Cedarville is located on a historic trade route developed by the Wampanoag, which evolved into what is now State Road (Route 3A).

Cedarville's population began to grow rapidly in the 1980s.

Local infrastructure has not kept pace with recent private development and resulting expansion in population, particularly with respect to traffic controls on State Road, safe pedestrian/bicycle travel, access to recreational facilities, and a sense of community for residents served by Cedarville Village.

The Master Plan Update identifies core goals for future enhancement of the village infrastructure while creating a greater sense of community in Cedarville Village.



CORE GOALS:

Improvements to provide safe vehicular, pedestrian and bicycle access.

Sense of identity - common themes that could create a sense of community.

Improved access to recreational opportunities for populations served by Cedarville.

Good stewardship of the land for future generations.

Improvements to provide safe vehicular, pedestrian and bicycle access.

Improve pedestrian and bicycle connections throughout commercial areas and between village residential, recreational and trail areas.

Work closely with the state to develop pedestrian and bicycle-friendly street crossings of Highway 3 and of State Road (Route 3A), and connect those crossings to Elmer-Raymond Playground, the town-owned land behind the Fire Station and surrounding residential neighborhoods.

Work with the state to explore whether safer alternatives, or a separate bike lane, could be established for the Claire Saltonstall bikeway.

Collaborate with the state to identify and install necessary infrastructure improvements in the village center to improve safety.

**Sense of identity/common themes that could create a sense of community.**

Preserve rural character in and around the village.

- Identify, protect and enhance the characteristics of existing residential neighborhoods that embrace a semi-rural quality of life.
- Research, identify, preserve and tell the history of Cedarville in Cedarville. This region's history is fragmented, and no compilation in a central location is available. The overall history of Cedarville is not well known.
- Identify, protect and enhance significant open space, scenic views and corridors.

A sense of identity and common themes that could create a sense of community.

Encourage development that maintains a traditional rural village character.

- Provide a balanced mix of housing to meet all lifestyles, age groups, and income levels of residents of the Cedarville area.
- Promote uses that compliment and enhance the historical and recreational significance of Cedarville and maximize the economic potential of the area.
- Create local tools to enhance cohesiveness, consistency, scale of building massing, design, signage and vegetated buffers in the village commercial areas. Aim for a compact, walkable retail and service district primarily for residents, consistent with the Plymouth Strategic Action Plan–2004/2024 and in keeping with Cedarville’s rural character.
- Partner with the state to invest in and expand parking, lighting, signage, street furniture, landscaping, drainage, utilities and paving in a manner that maintains cohesiveness, consistency, scale of building massing, design, and vegetated buffers in the village commercial areas to enable Cedarville to evolve as a rural village center.
- Establish a village green, school facility, community center or large recreational area to build a sense of community around Cedarville.



Improved access to recreational opportunities for populations served by Cedarville.

Provide sufficient active recreation spaces and places to meet the residential demand for athletic fields, parks and playgrounds, and the needs of the senior citizens in the community.

Provide sufficient passive recreation and open spaces to enhance the scenic beauty, passive recreation and hiking opportunities of the Cedarville area and its residential neighborhoods, especially inland pond and coastal shoreline access.

Improve pedestrian and bicycle connections to recreational, conservation and open areas surrounding Cedarville village.

**Good stewardship of the land for future generations.**

Protect and improve water quality.

Coordinate with and support the efforts of local stewards of conservation and open space in the Cedarville region.

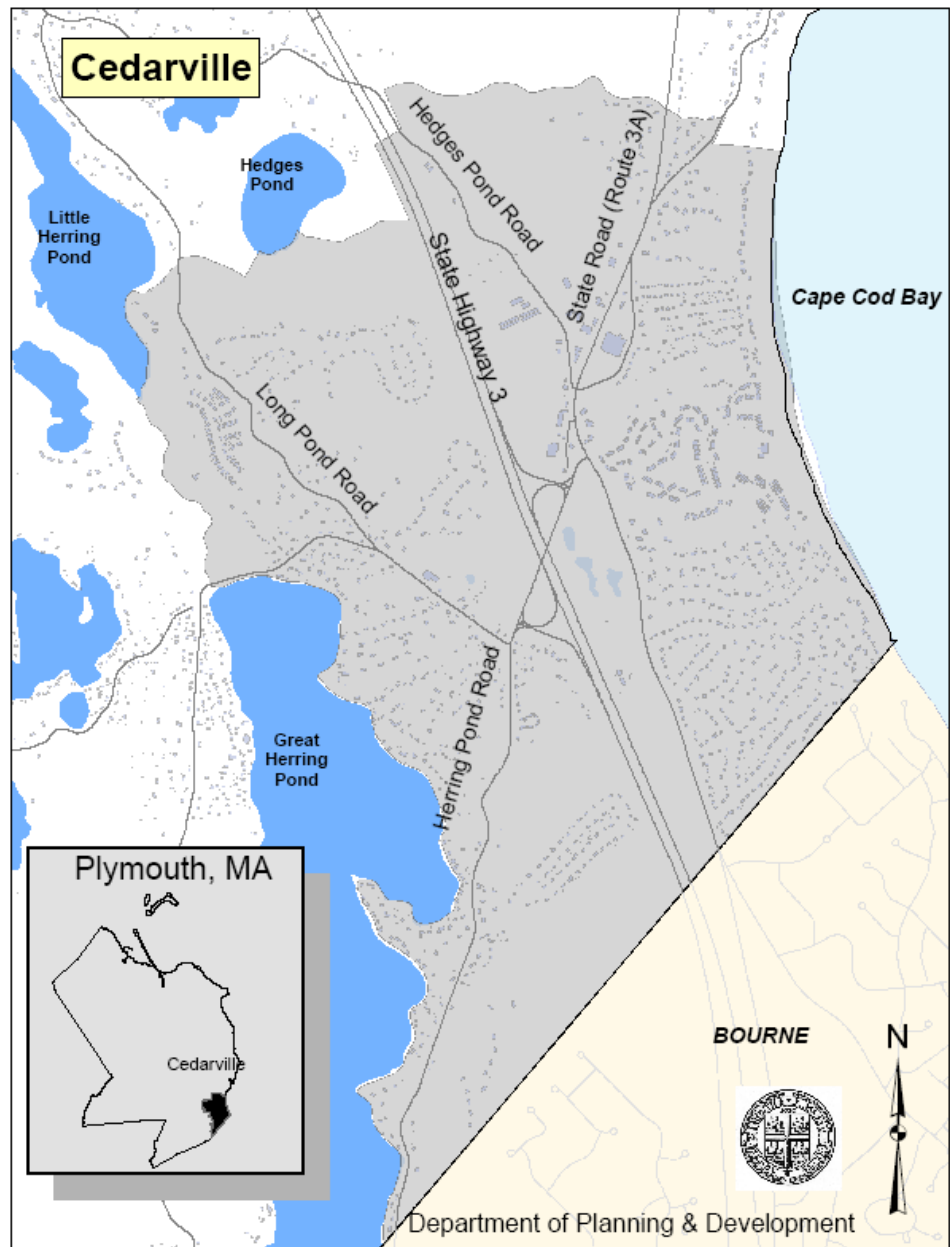
Acquire land for preservation of rural character, water quality and natural habitat.

Improve public access to town services for Cedarville residents.

Explore zoning changes that use innovative strategies to restore and enhance the area's environmental resources.

OVERVIEW OF CEDARVILLE VILLAGE CENTER

The Village of Cedarville is approximately 2-1/2 square miles in size, located in the southeastern portion of Plymouth along the coastline. The Cedarville area consists of a central commercial district, a surrounding residential service area, and outlying rural residential neighborhoods. The boundary of Cedarville Village, shown on the map at right, is the official boundary recognized by the Town for planning purposes; however, historically the boundaries may differ somewhat. Cedarville is bounded to the north by Ellisville Road and Hedges Pond, to the south by the Town of Bourne, to the west by Little Herring and Great Herring Ponds, and to the east by Cape Cod Bay.



In 1637, the Pilgrims first discovered cedar growing in the swamps of what are now several holes of the White Cliffs Golf Course. They used this cedar to pay off their debts to England. Originally known as "Cedar Swamp," the name of "Cedarville" was later derived.

Real estate brochure circa 1990s

Population

Historically, Cedarville has been a small community set apart from greater Plymouth by its geographical location, with few public services or amenities. The village's population remained small and stable up until the late twentieth century. Route 3, constructed in 1963, reduced the travel time to and from employment centers. The construction of the Pilgrim Nuclear Power Station in Manomet (1972) and the Plymouth and Camelot Industrial Parks (1970s-1990s) brought employment and additional tax revenues to the Town. These factors, coupled with Plymouth's natural beauty and available land, made Plymouth (and Cedarville) an attractive location to live. Throughout the 1970s and 1980s, the Town experienced an accelerated growth rate. Most of the development in the 1970s occurred in the West Plymouth area; however, this growth shifts to South Plymouth in the 1980s. In the 1970s and 1980s, Cedarville experienced a tremendous increase in residential and commercial development. Cedarville, including the residential areas immediately outside of the village boundaries, had the largest percentage of population increase in the Town compared to the four other villages, increasing by eighty-five percent from 1970-1980, seventy percent from 1980-1991, and sixty-six percent from 1990-2000.¹



Table I Population of Cedarville region in relation to Town of Plymouth

	*1980	*1990	*2000	**2009	2013**	***2025
Cedarville	1,304	2,211	2,737	3,038	4,679	n/a
Plymouth	35,913	45,608	51,701	58,681	n/a	73,572

Source: *U.S. Census (1980, 1990 & 2000)

**Town of Plymouth Department of Planning & Community Development Estimates, 2009

***U.S. Bureau of the Census (2000); Urbanomics (2005-2030 forecast).

Demographics

In the 1960s and 1970s, Plymouth had an aging population, evenly divided between male and female.² By 1980, the fastest growing segments of Plymouth's population were younger age groups: age 5-15 (20%) and age 25 -34 (19%).³ The 1990 U.S. Census shows the fastest growing segments of the population included age 5-15, 25-34, and 35-44. The 2000 U.S. Census shows growth in age 5-14 (increased by 88.7% since 1990), age 15-19 (up 72.3%), age 35-44 (up 89.7%),



¹ DemographicsNow; U.S. Census Block Groups (See Appendix), 2008.

² 1960 and 1970 U.S. Census and the 1966 Comprehensive Plan.

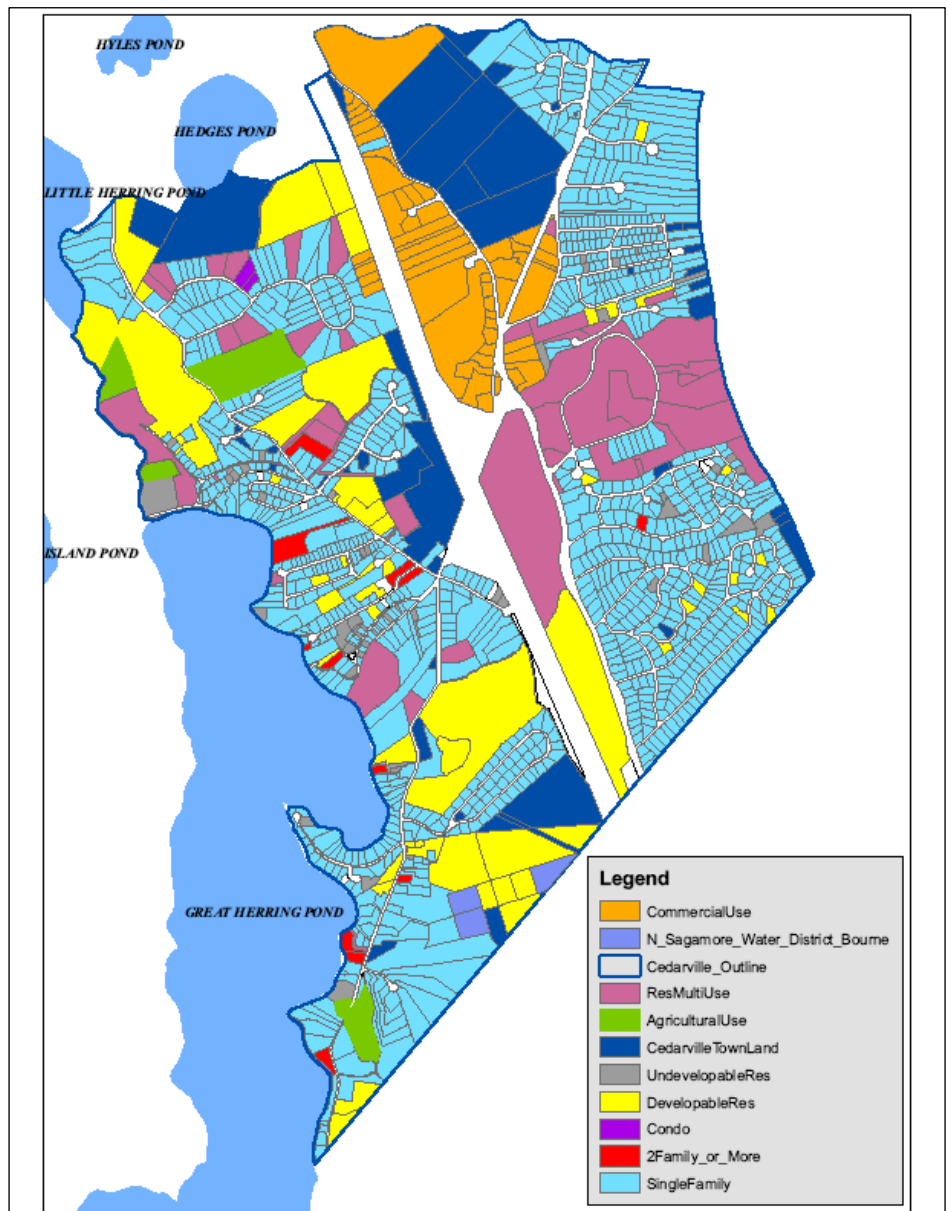
³ 1980 U.S. Census.

and even greater increases in the age 45-54, 55-64, 75-84 and 85+ age groups. The biggest projected increase by 2013 is age group 65-74 (37.1%), followed by age 55-64, 25-34 and 20-24 (17.7%, 16.8% and 15.2%, respectively). Currently, age 5-14 makes up an estimated 16.7% of the Cedarville population, followed by age 35-44 (16.4%), age 45-54 (15.3%) and age 25-44 (13.6%). Approximately 67% of the population over age 15 is married, similar to the percentage in 1990, projected to remain stable into 2013.⁴ Cedarville area's population is primarily white (93.4%), with smaller populations of black (2.6%), American Indian (0.3%), Asian (1.3%), Hispanic (1.5%), Other (0.7%), and two or more races (1.6%).⁵

Land Use Patterns

Much of Cedarville is residential (62%). Scattered residential development has occurred at a slower pace along Great Herring Pond, the east side of which was historically a reservation for the Herring Pond Wampanoag people. Coastal areas developed in the 1970s and 1980s, especially along the shoreline. White Cliffs, a private condominium with a golf course, was constructed in the 1980s. Rapid single-family home development also occurred in and around Cedarville in the 1980s through 2000, including conversion of summer cottages to year-round residences.

Cedarville is on an old trade route (Megansett Trail ran along Great Herring Pond's shores and south⁶), later used by the colonists. The central business district evolved along State Road, which was



⁴ DemographicsNow; U.S. Census Block Groups (See Appendix), 2008.

⁵ DemographicsNow; U.S. Census Block Groups (See Appendix), 2008.

⁶ Bournedale District of Critical Planning Concern, *Bournedale Historic Sites*, Bourne Historic Commission, May 2000, mapped by C. Moore, Town Planner, Town of Bourne.

the primary corridor for travelers to and from Cape Cod prior to the construction of Highway 3. Although there was significant expansion of the commercial uses in the 1980s and early 1990s, there remains nearly as much vacant commercial land now as was present in 1991, approximately 70 acres, much of which is underutilized. Commercial land makes up about 11% of Cedarville's land use.



Open space makes up approximately 12%, municipal uses another 6%, agriculture (cranberry farming) less than 2%, and state road layouts over 5% of the village. Non-municipal exempt uses, such as churches, make up approximately 6.4% of the land area in Cedarville.



Land Use Patterns

Table II Cedarville Village Land Use Summary (February 2009)

Source: Town of Plymouth Department of Planning & Development (utilizing GIS)

	<u>No. parcels</u>	<u>Area (Acres)</u>	<u>% Village Service Area</u> (1,616 acres total w/roads)
Residential Land	1,208	1,005.5	62
Multi-Use Residential*	50	13	1
Single Family	1,027	660	41
2 Family & 3 Family	12	13	**
Condominium	2	0	**
Developable***	53	296	18
Undevelopable	64	23.5	1
Commercial Land		175.5	11
Commercial Use	57	105	6.5
Developable	19	70	4.3
Undevelopable Commercial	6	0.5	**
Agricultural Land	8	29	1.2
Open Space		203	12.5
Private White Cliffs Golf Course		42	
Private Other		34	
Town Hedges Pond Preserve (w/in village)		39	
Cedarville Landing		4	
Elmer-Raymond Playground		18	
Tax Title (open space by permit)		10	
Other beach parcels		4.4	
North Sagamore Water District (Bourne)		6.6	
Non-Municipal Exempt		103	6.4
Municipal (except open space)		93.4	6
Fire Station & Animal Shelter		1	
General Municipal (Plymouth)		70.4 [#]	
Capped Landfill w/Transfer Station		22	
Other (utilities, roads)		31.2	2
State Highway:			
Route 3 layout		76	4.7
Route 3A layout		17	1

*Includes White Cliffs Community.

**insignificant (less than 1%)

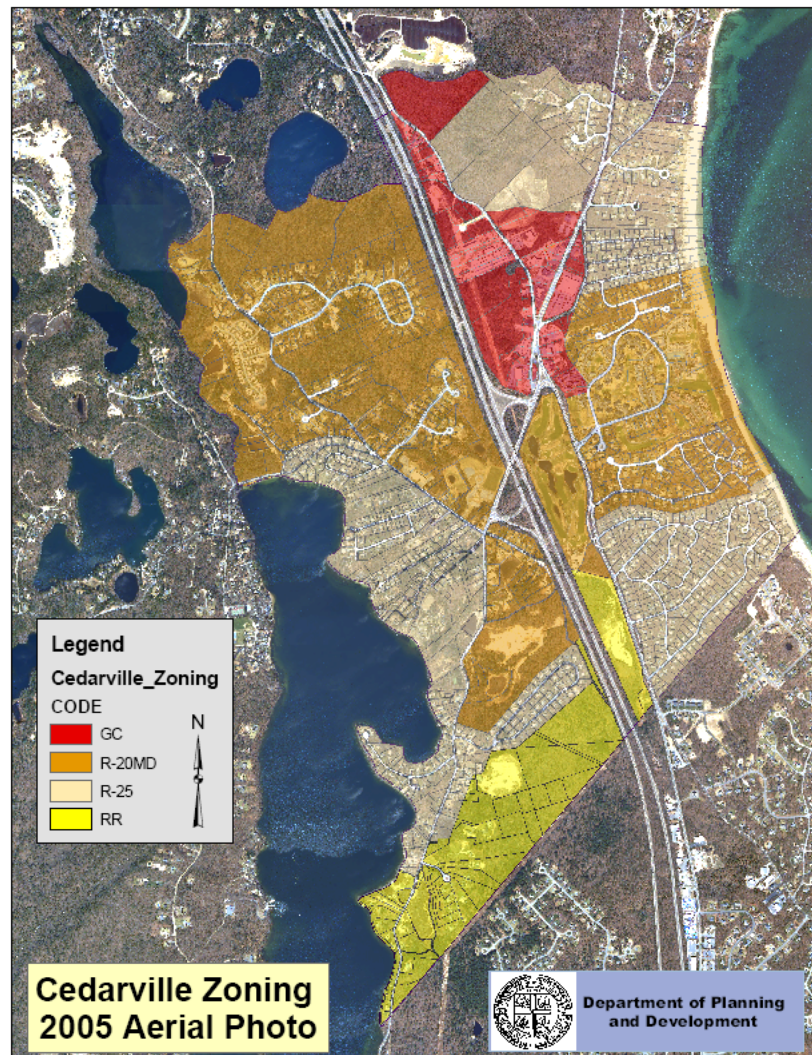
***Includes exempt uses and potentially developable, but currently landlocked, parcels in residential zone; excludes Agricultural land.

[#]Town Meeting voted to convert 45 acres north of landfill to conservation land to prevent landfill expansion; however, transfer to conservation has not yet occurred (1993 Annual Town Meeting, Article 34).

Zoning

Zoning describes the preferred development outcome. Land use describes the existing patterns of development. Zoning and land use are often similar; however, they can be different. For the most part, the land use in Cedarville is consistent with the zoning. Cedarville contains General Commercial, Medium Lot Residential, Mixed Density Residential, and Rural Residential zones.

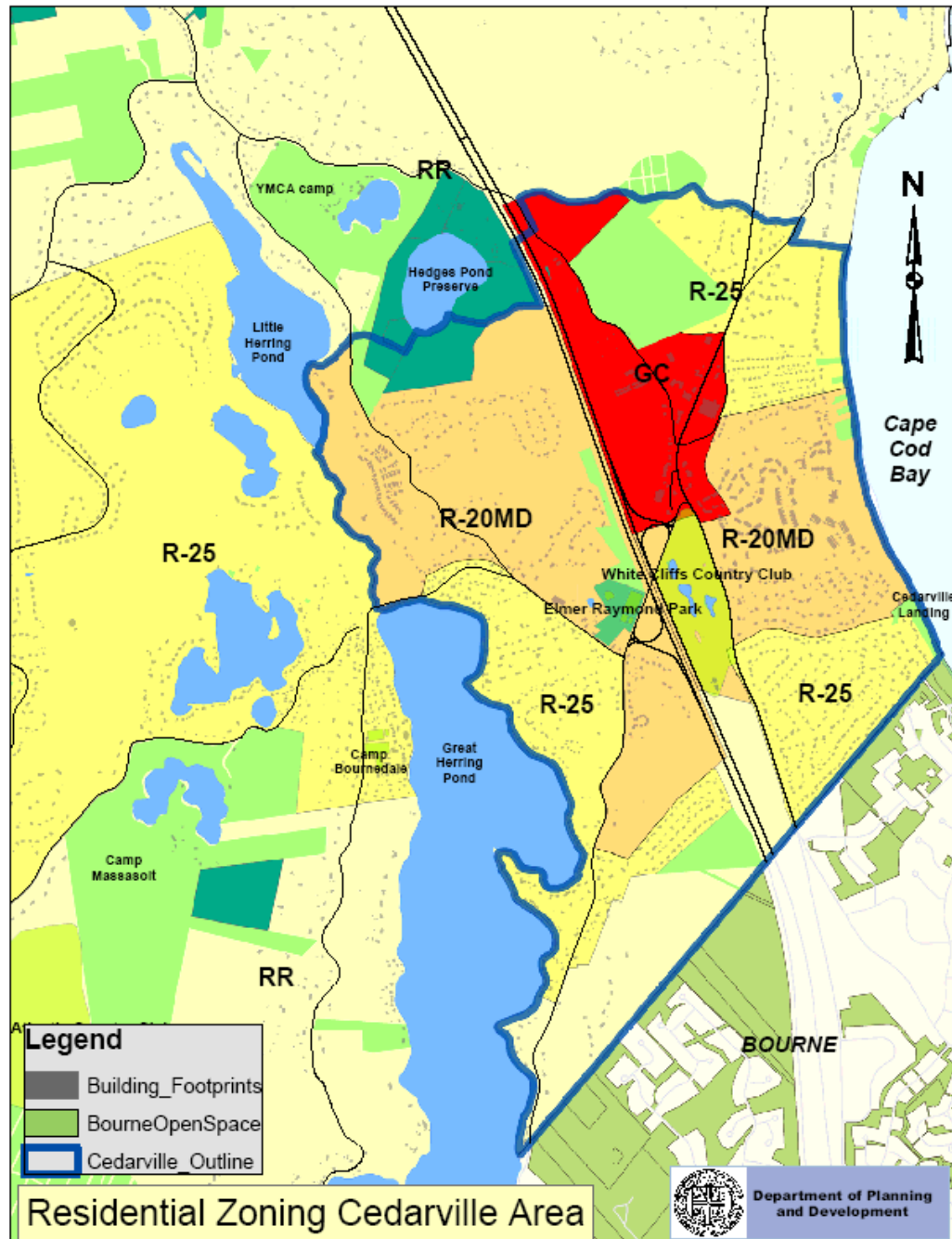
The 1991 Cedarville Master Plan identified the need to encourage smaller businesses aimed at serving the local community, and to site new commercial structures and associated parking in a manner that preserves the small village character of the community. April Town Meeting 1994 amended the Zoning Bylaw General Commercial Zone to restrict by-right commercial development to no more than 4,000 square feet of ground floor area and 6,000 square feet of total floor area in village centers. Larger projects are subject to a special permit, with a cap of 24,000 square feet in the Village area of Cedarville. The General Commercial District also restricts the maximum front yard setback in Cedarville to 60 feet, variable by special permit, to encourage parking to the side or rear of the building and to discourage a commercial strip appearance. Trees, groundcover and shrub plantings are specified within this district, as well.



Cedarville's zoning is generally consistent with the natural resources identified in the Environmental Goals section with respect to the location of commercial areas and rural density areas. Further adjustments in the commercial district to improve pedestrian access and traffic safety are key goals for the community, as well as a sense of rural character. Collaboration with the State on State Road to meet these goals, as well as careful infrastructure planning will be needed to implement these improvements. Where zoning can be strengthened in this regard is discussed further in the Zoning Goals section.

Residential

Much of the residentially zoned areas within the village center are developed, and there are no significant zoning changes from 1990 to the present. A few new projects have been permitted but not constructed: an age-restricted condominium was approved through a special permit next to the General Commercial zone (behind the British Beer Company off Old County Road), in easy walking distance of the village center amenities, and a 38-acre parcel is under construction for 38 additional house lots (Wadsworth Estates). Approximately 325 acres of privately owned developable residential land remains within the village center, although at present much of that land is landlocked or used as private recreational property.



Greater Cedarville Region within Plymouth

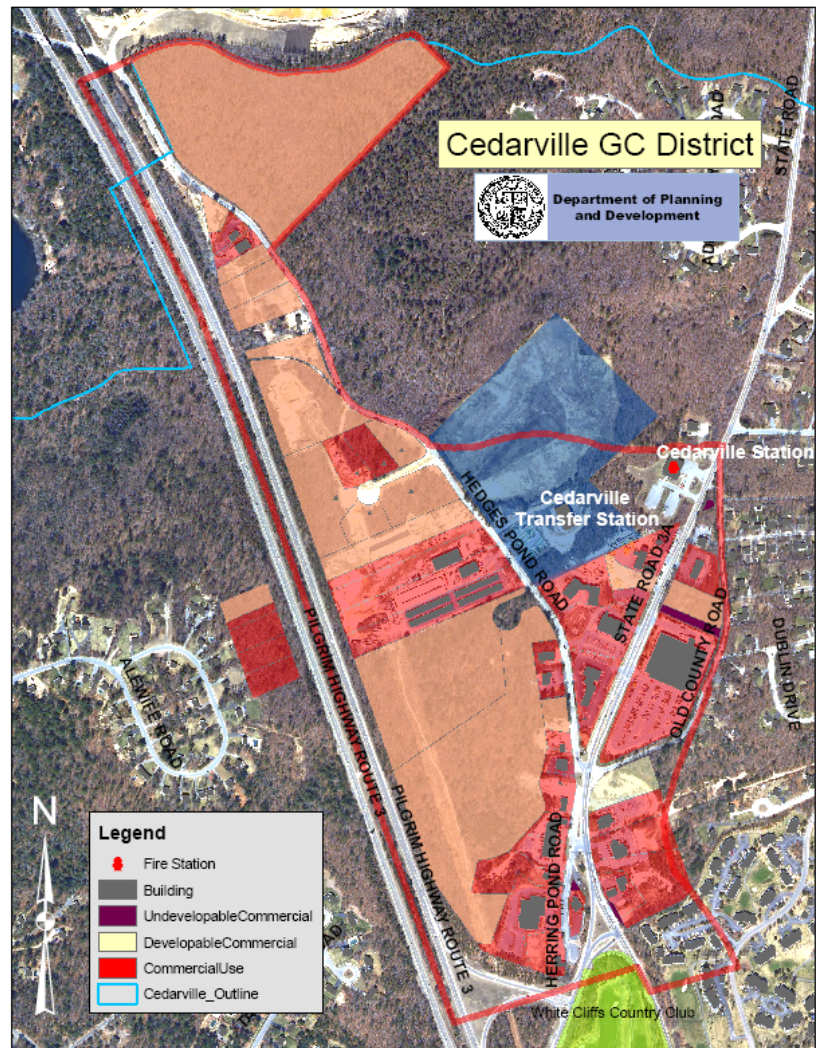
Within the past two decades, a large new subdivision was completed ('Ponds at Plymouth,' with 826 homes on approximately 1,200 acres, between Big Sandy Pond and Little Herring Pond), adding a new component of year-round residences to the immediate area west of the village center, many of whom use the Cedarville village service area for shopping and other basic services. In addition, many of the formerly seasonal cottages west of Great Herring Pond have converted to year-round residences.

Commercial

The Cedarville-Sagamore Business Association, created in 1988, has approximately 30 members. The commercial district is located east of Route 3, north of the White Cliffs Condominiums, west of Old County Road, east of Great Herring Pond, south of Hedges Pond, and west of Cape Cod Bay. Approximately 212 acres (13%) of the Cedarville Village Center is zoned General Commercial (GC). The majority of the commercially used land in Cedarville is within, or adjacent to, the General Commercial Zone.

In 1991, after a review of available vacant commercial and residential land in consideration with the projected growth rates in Cedarville, the need for changes in the zoning districts was not anticipated. In 2003, Fall Town Meeting rezoned 23 acres on Hedges Pond Road at the northern village boundary from Medium Lot Residential to General Commercial to allow for non-retail commercial development on this property.

At present, there does not appear to be a need for significantly more commercially zoned land in the village service area, as there are approximately 70 acres of available commercially zoned land. Infrastructure improvements are needed to accommodate further commercial uses. A small new commercial subdivision is located on Hedges Pond Road, with one new building, and another site is being graded for a small commercial subdivision in the 23-acre 'added' area.



Bourne

Cedarville is bounded to the south by the Town of Bourne. This section of Bourne contains a commercial and a residential zone. The commercial district (B-2) is located between State Road and Route 3 and in a triangularly shaped area located east of State Road. Commercial Uses allowed are: single, two, and multi-family dwellings, marine research, manufacturing, retail uses, hotels, motels, and resort developments. These uses currently consist of mix of office and light industrial uses, with some residential components in this area. Bourne has purchased large tracts of land south of the Plymouth town line in the past decade in order to protect drinking water supplies, as shown in the preceding map. The R-40 residential district is located east of the B-2 zone, requires 40,000 square foot lots and allows single and two-family dwellings. West of State Highway 3 is zoned R-80 residential zoning, requiring 80,000 square foot lots and allowing single and two-family dwellings.



GOALS

OPEN SPACE AND RECREATION

As seen on the map below, there are several significant ponds and public conservation areas surrounding Cedarville Village. Several campgrounds are also located in and around Cedarville. The Town recently acquired Hedges Pond Preserve at the northern end of Cedarville, and the Elmer-Raymond Playground is near central Cedarville. Volunteers from the Cedarville-Sagamore Business Association and the community actively fundraise for maintenance of the playground.

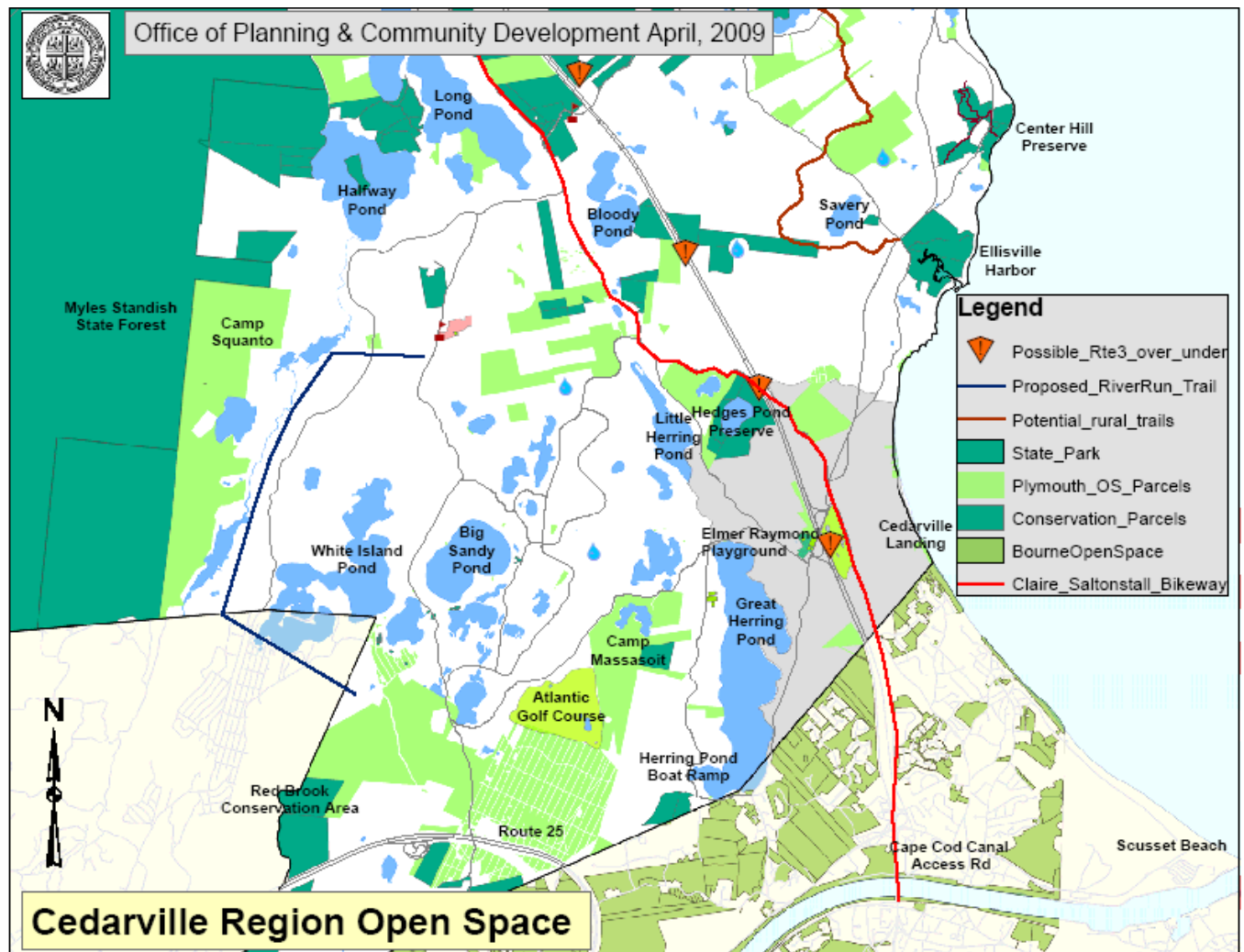


Table III – Open Space and Recreation in Cedarville Village Region

Public Village Parks & Playgrounds		
Elmer Raymond Park	Playground, ball fields, tennis, passive recreation trails	18 acres
Open Space adjacent to Elmer Raymond Park	Passive recreation trails	10 acres
Hedges Pond Preserve	Passive trails/pond	116 acres
USACE Cape Cod Canal Access Road and Scusset Beach (in Bourne, 4 miles south of Cedarville)	Camping, hunting, paved bicycle/hiking/walking trail, passive recreation, beach access	See map
Claire Saltonstall Bikeway	Public bike trail	n/a
Public Indoor Facilities		
Little Red Schoolhouse	Historic schoolhouse/community center	n/a
Fire Station community room	Meeting room	n/a
Public Conservation Areas near Cedarville		
Center Hill Preserve	Conservation, beach access	140
Ellisville Harbor State Park	Conservation, passive trails, beach access	102
Red Brook Conservation Area	Conservation, passive trails, river area	230
Myles-Standish State Forest	Conservation, passive trails, inland beach access	12,000 Plymouth 14,000 acres total
5 Cemeteries ⁷		
Indian Cemetery	Cemetery	1
Public Landings		
Cedarville Landing	Ocean Beach access	4
Great Herring Pond	Pond access*	374
Private		
YMCA	Campground	84
Camp Bournedale	Campground	7
Camp Massasoit	Campground	128
Gold's Gym	Indoor Exercise Equipment, classes	n/a
Curves Gym*	Indoor Exercise Equipment, classes	n/a
White Cliffs	Golf, Private Pool	42
Atlantic Golf Course	Golf	159
Ellisville Harbor (land trust)	Conservation, passive trails, beach access	65

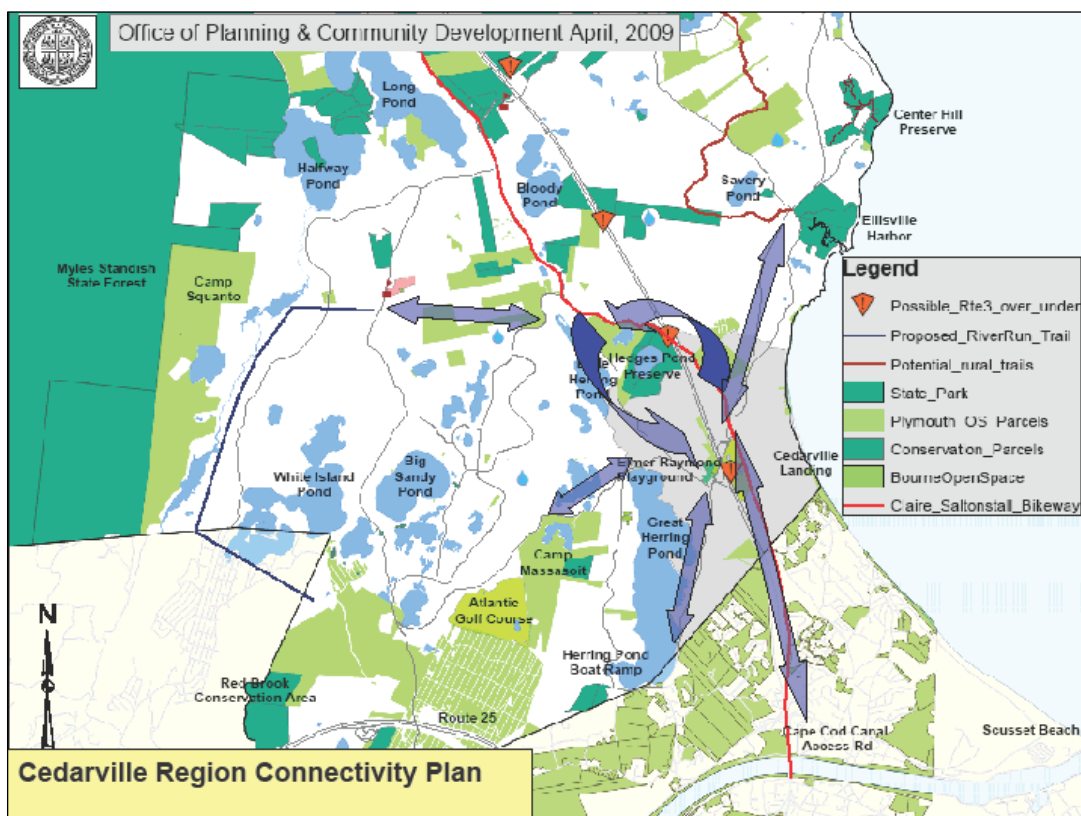
*Located in Bourne just over the Town Line.

⁷Source: *Plymouth Master Plan 2004*, p. 96 and Plymouth Department of Planning & Community Development.

With limited recreational facilities in Cedarville, residents must travel north to the nearest town-owned recreation facility, such as Forges Field (4.7 miles north off Long Pond Road), in order for their children to participate in organized active recreation activities. Commercial property owners are concerned about the growing number of skateboarders and general loitering in the parking areas within the village center. Great Herring Pond has limited public access, none within Plymouth. Little Herring Pond has a public (but not Town owned) beach access point which is off an unimproved cart path that will not facilitate vehicular or bicycle travel. Due to the significant portions of the Cedarville coastline that consist of 90 to 150-foot bluffs, there are limited options for additional beach access.

GOALS

- I. Improve pedestrian and bicycle connections throughout commercial areas and between village residential areas, recreation areas and trails.
- II. Provide sufficient active recreation spaces and places to meet the residential demand for athletic fields, parks and playgrounds, and the needs of the senior citizens in the community.
- III. Provide sufficient passive recreation and open spaces to enhance the scenic beauty, passive recreation and hiking opportunities of the Cedarville area and its residential neighborhoods, especially inland pond and coastal shoreline access.



POLICIES/ACTIONS

1. Identify, characterize and prioritize the needs for better and safer pedestrian connections throughout the village center.
 - Improve pedestrian and bicycle connections to: Cape Cod Canal recreational access road, Scusset Beach, Myles-Standish State Forest and the Red Brook Conservation Area; Center Hill Preserve and Ellisville Harbor; and Elmer Raymond Playground and Hedges Pond Preserve (refer to Cedarville Connectivity Action Plan map).
 - Create safe crossings of Highway 3 and of State Road (Route 3A), and connect those crossings to Elmer-Raymond Playground, the town-owned land behind the Fire Station and surrounding residential neighborhoods (refer to Cedarville Connectivity Action Plan map).
 - Work with the state to explore whether safer alternatives, or a separate bike lane, can be established for the Claire Saltonstall bikeway in Cedarville.
2. Establish local recreational area design guidelines and standards for signage, street lighting and furniture, pavement materials and landscaping that preserve the rural character of the community.
3. Acquire land for a village green.
4. Develop a use plan of the 70 acres of town land behind the Fire Station, which may include a Community Center and village green, which can provide additional active recreation opportunities that are within walking distance of the Cedarville residential neighborhoods.
5. Improve, enhance and maintain existing recreational facilities (such as Elmer-Raymond Playground and Hedges Pond Preserve), including access to these facilities such as sidewalks and bicycle/walking paths.
6. Explore acquisition of additional land for active and passive recreation, including hiking trail connections and pond/beach access where suitable.
7. Identify the need for additional small “tot lots” and playgrounds in residential neighborhoods, and identify potential locations where needed.
8. Identify the recreational needs of the senior citizens in the Cedarville region, and set specific goals to meet those needs.
9. Improve, enhance and maintain existing pond/beach access and significant view-sheds where feasible. This may include land acquisition.



RESIDENTIAL

GOALS

- I. Identify, protect and enhance the characteristics of existing residential neighborhoods that embrace a semi-rural quality of life.
- II. Provide a balanced mix of housing to meet all lifestyles, age groups, and income levels of residents of the Cedarville area.
- III. Provide a variety of pedestrian pathways, connections, and links from residential neighborhoods to shopping, dining, and recreation activities and facilities within the Cedarville-Sagamore area.

POLICIES/ACTIONS

1. Encourage LEED⁸-certified construction methods and design, and encourage low energy rating appliances in new construction.
2. Encourage and support efforts of the Town Affordable Housing Trust and other local initiatives to provide affordable housing.
3. Improve pedestrian and bicycle connections to recreational, conservation and open areas surrounding Cedarville village.
4. Improve crossings of Highway 3 and of State Road to enhance safety, and connect those crossings to Elmer-Raymond Playground, the town-owned land behind the Fire Station and surrounding residential neighborhoods.
5. Identify, characterize and prioritize the needs for better and safer pedestrian connections throughout the village center.



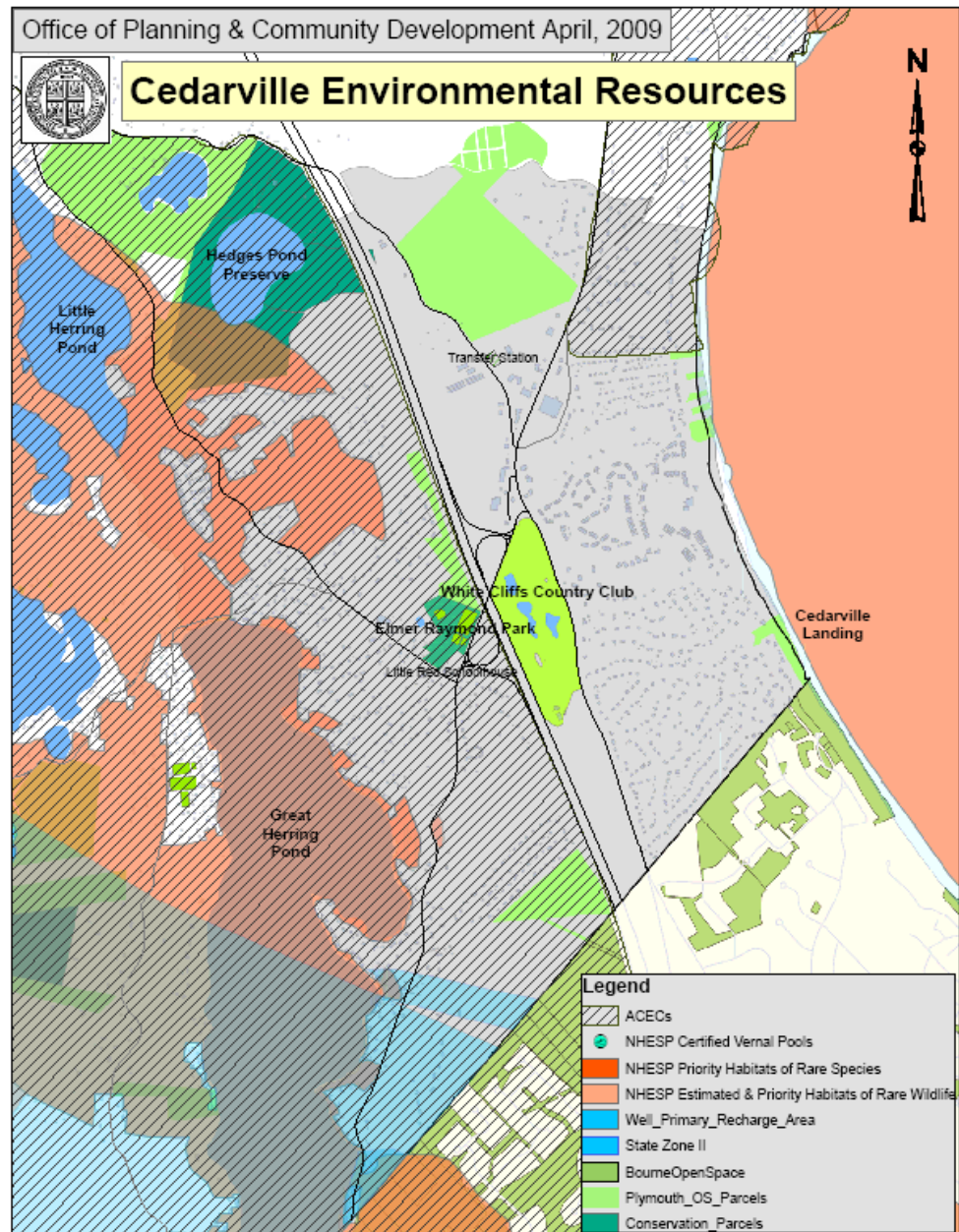
⁸ Leadership in Energy and Environmental Design and is the Green Building Rating System developed by the U.S. Green Building Council

ENVIRONMENTAL

Great and Little Herring Ponds are part of an Area of Critical Environmental Concern (ACEC), which extends into the Town of Bourne. This designation, created by a community initiative, gives the area special recognition because of the quality, uniqueness and significance of their natural and cultural resources (large herring run).

The ACEC designation creates a framework for local and regional stewardship of critical resources and ecosystems.⁹

Ellisville Harbor, north of Cedarville Village, is also an ACEC, which extends south into Cedarville (salt marsh).



The areas mapped as Massachusetts Natural Heritage Program (NHESP) as Estimated and Priority Habitats indicate potential rare and endangered species. Areas shown in pale blue or are important with respect to drinking water quality.

⁹ See Appendices; <http://www.mass.gov/dcr/stewardship/acec/index.htm>.

GOALS

- I. Good stewardship of the land for future generations.
- II. Acquire land for preservation of natural habitat.
- III. Protection of water quality.
- IV. Coordinate with and support the efforts of local stewards of conservation and open space in the Cedarville region.

POLICIES/ACTIONS

1. Support the Town DPW continuing efforts to monitor and manage the capped landfill and recycling efforts at the transfer station.
2. Create/acquire maps and educational information with respect to environmental stewardship topics, and make this information available in Cedarville at various locations.
3. Encourage LEED¹⁰ development where appropriate.
4. Encourage careful management of public access points to water bodies to protect water quality and coastal areas.
5. Where feasible, acquire property that will protect significant habitat.
6. Support programs that create incentives for upgrades to older on-site septic systems on private residential properties.
7. Support efforts to reduce heavy metals in Great Herring Pond, which is listed as impaired or threatened for heavy metals on the states Integrated List of Waters (2004).
8. Support and encourage efforts by local stewards (see box, below) to monitor and improve water quality and natural habitat.
9. Explore financial incentives to encourage renewable energy use.
10. Support and encourage land acquisition and preservation activities that help to maintain and protect water quality and natural habitat.



LOCAL STEWARDS

Commonwealth of Massachusetts
 Friends of Ellisville Harbor
 Friends of Herring Pond
 Herring Pond Wampanoag People
 Plymouth Conservation Commission
 The Wildlands Trust of Southeastern Massachusetts
 Town of Bourne

¹⁰ Leadership in Energy and Environmental Design and is the Green Building Rating System developed by the U.S. Green Building Council

11. Support efforts to develop an ACEC Plan for the Herring Pond ACEC.
12. Explore zoning changes that protect, restore and enhance the area's environmental resources, such as incentives to avoid construction and re-construction within close proximity to the ocean bluffs.



COMMERCIAL

GOALS

- I. Promote uses that compliment and enhance the historical and recreational significance of the Cedarville region of Plymouth, and maximize the economic potential of the area.
- II. Promote creation of a compact, walkable retail and service district primarily for residents, consistent with the Plymouth Strategic Action Plan–2004/2024 in keeping with Cedarville’s rural character.
- III. Partner with the state to invest in and expand pedestrian links, bicycle links, parking, lighting, signage, street furniture, landscaping, drainage, utilities and paving in a manner that promotes a compact, walkable service area primarily for residents, consistent with the Plymouth Strategic Action Plan–2004/2024, in keeping with the rural character of Cedarville.
- IV. Create tools to enhance Cedarville’s rural character through cohesiveness, consistency, scale of building massing, design, and vegetated buffers in the village commercial areas.

POLICIES/ACTIONS

1. Support and encourage the activities of the Cedarville-Sagamore Business Association to develop, expand and promote recreation, retail and dining activities at different venues and locations throughout the Cedarville-Sagamore area.
2. Expand public transportation links to other village areas of town where feasible.
3. Encourage meaningful pedestrian and bicycle links in reviewing plans for commercial developments.
4. Collaborate with the state to establish design guidelines and standards for signage, street lighting, street furniture, pavement materials and landscaping in commercial areas in keeping with the rural character of Cedarville.
5. Develop design guidelines and standards tailored to Cedarville’s unique character for commercial development and redevelopment.
6. Identify, characterize and prioritize the needs for better and safer pedestrian connections throughout



the village center.

7. Enhance traffic management for limited vehicular speeds, limited curb cuts.
8. Create incentives to eliminate billboards on State Road and improve signage in the village commercial district.
9. Create financial incentives for ADA accessibility.
10. Place existing above-ground utilities (including propane, where feasible, by extending the main from White Cliffs north) underground in the village center.
11. Create way-finding tools for visitors to the area.
12. Create financial incentives for improved maintenance of buildings, landscaping and buffering within the commercial district.
13. Continue to create incentives and explore opportunities to encourage village-oriented development, keeping larger buildings articulated to appear as smaller buildings attractively joined together, the use of traditional building materials such as wooden shingles or clapboards (or suitable substitutions), and separation of loading areas from customer parking.

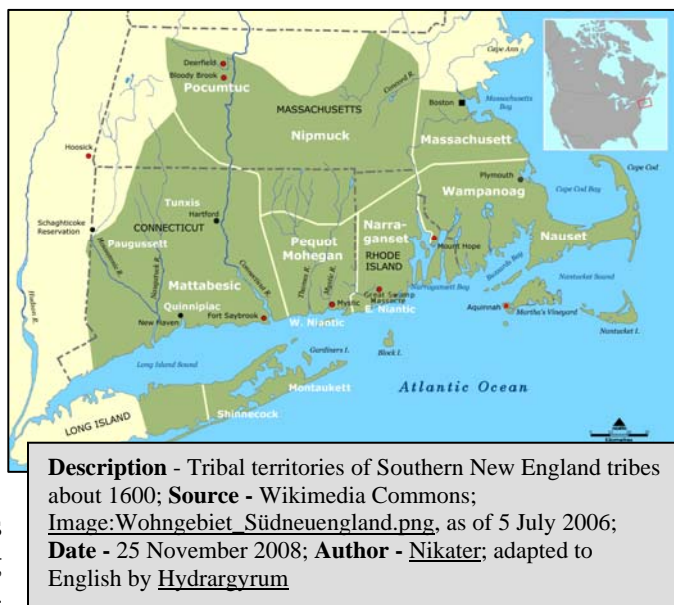


HISTORIC PRESERVATION

INTRODUCTION

Cedarville's unique cultural character is different from other villages in Plymouth because of its remote location and relatively peaceful coexistence between its early European inhabitants and the indigenous Herring Pond Wampanoag people, who were living along Great Herring Pond. Eventually, when Europeans arrived in Cedarville, some intermarried with these indigenous people. Some freed slaves also moved to the area and were able to live harmoniously, and intermarry. Cedarville remained relatively unchanged during the first three hundred years following the arrival of the European colonists. Archaeological studies have established indigenous populations in the region as long as 2,500 to 3,000 years ago.

Cedarville is located on what was a major trading route for the Wampanoag. Cedarville was on the trading route between the colonists in Plymouth and the Dutch colonists on the Hudson River. July 21, 1669 is generally recognized as the official founding date of 'Cedarville,' when the indigenous people conveyed 'land at the Sandy Sea and Manamet and Herring River' to the Pilgrims (Manamet was the Wampanoag village at Herring River). From 1700-1869, there was a 3,000-acre Herring Pond Reservation along Great Herring Pond, where many of the indigenous Wampanoag people resided after King Philip's War (1675-1676). In 1850, two-thirds of the reservation land was divided, and each reservation resident received an individual house lot and wood lot. Many current Cedarville families can trace their lineage to the original Herring Pond Wampanoag people.¹¹



Description - Tribal territories of Southern New England tribes about 1600; **Source** - Wikimedia Commons; **Image:** [Wohngebiet_Südneueingland.png](#), as of 5 July 2006; **Date** - 25 November 2008; **Author** - Nikater; adapted to English by [Hydrargyrum](#)



Source:
<http://www.websigns4u.com/GrapevinePIX/CranberryBog-MiddleboroMa-321-IDC>

Cranberries were used by indigenous Americans, who discovered the wild berry's versatility as a food, fabric dye and healing agent. The name "cranberry" derives from the Pilgrim name for the fruit, "craneberry", so called because the small, pink blossoms that appear in the spring resemble the head and bill of a Sandhill crane. European settlers adopted these uses for the fruit and found the berry a valuable bartering tool. American whalers and mariners carried cranberries on their voyages to prevent scurvy. Cranberry bogs in the

Cedarville region played an integral role in the late 1800s and into the late 1900s, where workers

¹¹ *Plymouth Master Plan 2004*

migrated to the bog harvests. These bogs have been commercially harvested for over 110 years.¹²

The migrant cranberry workers' children, as well as children of local residents, attended classes in the Little Red Schoolhouse (formerly the Old Red Schoolhouse), built sometime before 1876 at the intersection of Herring Pond and Long Pond Roads. Use of the schoolhouse as a one-room school ended in 1935 after the school committee transferred its 15 students to the Manomet and Cornish Elementary Schools. The schoolhouse went into private ownership in 1939, where after many years it fell into disrepair, later re-purchased in 1975 by the Town, restored and now provides an active meetinghouse and landmark for the community.



Ellisville Harbor (Ellisville State Park, acquired by the state in 1991) is the site of the former Harlow Farm. A tavern frequented by Daniel Webster was operated by Joseph Harlow on this site (circa 1889). Old County Road was the route from Ellisville Harbor to Barnstable County.

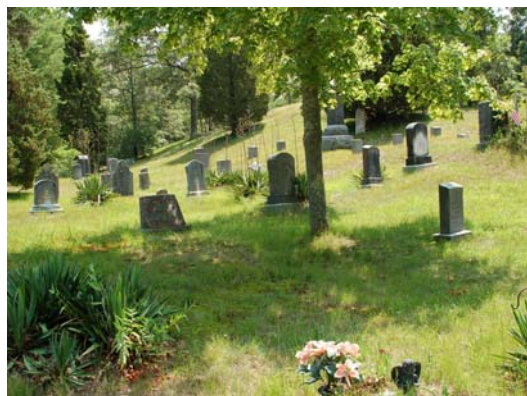
The second Cedarville Fire Station (1965) was sold and converted to a private veterinarian's office, located at the intersection of Hedges Pond Road and State Road.

GOALS

- I. Preservation of rural character in and around the village.
- II. Identify, preserve and tell the history of Cedarville in Cedarville.
- III. Acquire land for preservation of rural character and natural habitat.

POLICIES/ACTIONS

1. Create incentives for buffers along scenic travel corridors, such as Ellisville Road, Center Hill Road, Valley Road, Herring Pond Road, northerly Hedges Pond Road, and Carter's Bridge Road, among others.
2. Explore land acquisition options to preserve scenic corridors, landmarks and unique view-sheds.
3. Coordinate with the Herring Pond Wampanoag people to learn and document their history.
4. Tell the history of Cedarville in Cedarville in a variety of ways (such as written, audiotape, videotape, photograph, public art, kiosks, place-markers, etc.)
5. Preserve, map and maintain cemeteries, the Little Red schoolhouse, and other Cedarville landmarks.



¹² *Plymouth Master Plan 2004*, p. 96 and <http://www.cranberries.org/cranberries/history.html> Cape Cod Cranberry Growers' Association.

PUBLIC UTILITIES & INFRASTRUCTURE

INTRODUCTION

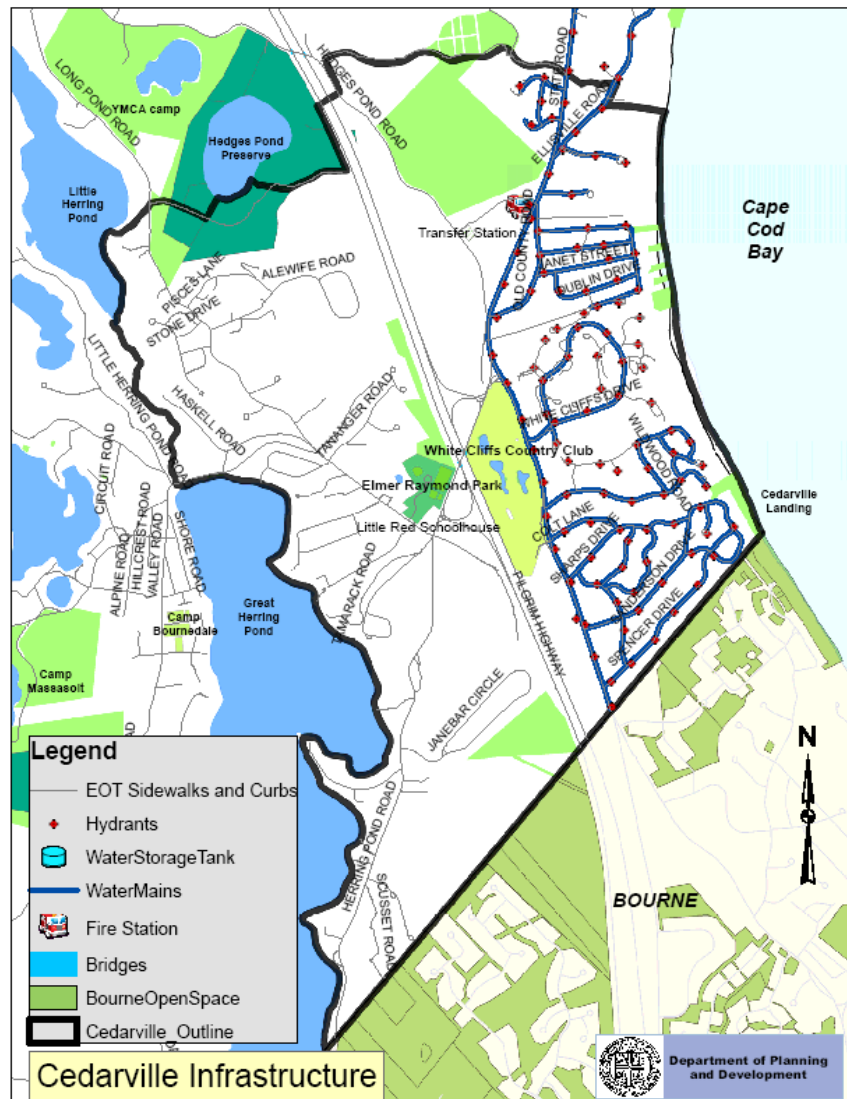
Cedarville has the following local infrastructure amenities:

- Cedarville Fire Station with Community Meeting Room
- Little Red Schoolhouse
- Elmer-Raymond Playground
- Transfer Station at the capped landfill
- Town water east of Route 3A for a majority of residents linked to northerly public water supply wells and water mains. The nearest town-owned public water supply well is located just north of the village (Ellisville well).
- Cedarville Landing is a town-owned beach access, with no public parking.

Cedarville also has two important state roadways running north south through its center: State Highway 3 and State Road (a/k/a Route 3A), with access ramps both northbound and southbound to the highway. Route 3A was the primary north-south travel road prior to construction of the highway. The state highway spans bridges over Herring Pond Road and over Hedges Pond Road, which allow local traffic to travel under the highway.

The Claire Saltonstall Bikeway is a designated bicycle route through the center of Cedarville from Long Pond Road to Hedges Pond Road, then southerly on State Road.

The Town Department of Public Works (DPW) continuously monitors the capped landfill for potential groundwater contamination.



Although groundwater contamination was a concern in the past, there are no groundwater contamination issues at this time based on current sampling, according to Acting DPW Director David Gould.

The Town installed sidewalks along the southerly portion of Long Pond Road a few years ago, extending part of the way to Carter's River Bridge at the north end of Great Herring Pond. Greater pedestrian trail connectivity is needed throughout Cedarville.

There are few pedestrian access/sidewalks in Cedarville; this is especially evident, and of major concern, in the General Commercial center. Local traffic studies done by the Old Colony Planning Council (*Cedarville Traffic Study*, 2005, and others by private developers¹³) identify the following intersections as in need of these improvements:

- State Road/Herring Pond Road – pedestrian movement, a traffic signal, widening, creating a right-turn lane for Herring Pond Road, and sidewalks/crosswalks.
- State Road/Hedges Pond Road/Old County Road – pedestrian movement, a traffic signal, widening, and sidewalks/crosswalks.
- State Road between the above-referenced intersections – widening, paved shoulders for bike route, sidewalks, slower posted speeds (to 35 mph).
- Herring Pond Road at Route 3 northbound ramps - traffic signal.

A number of these improvements are designated as mitigation for locally permitted private development projects; however, those development projects have not materialized, and in the present economy, the future of these private developments is uncertain. The Town continues to work with the State and Old Colony Planning Council to seek funding for these improvements.

Cedarville is linked to greater Plymouth by the Plymouth Area Link bus route serviced by the Greater Attleboro Taunton Regional Transit Authority (GATRA) [five Cedarville stops daily].

GOALS

- I. Improve pedestrian/bicycle connections between the commercial areas and residential village, recreational and trail areas.
- II. Preserve rural character in and around the village.
- III. Improve public access to town services for Cedarville residents.
- IV. Improve visual character of infrastructure in commercial areas.
- V. Partner with the state to invest in and expand parking, lighting, signage, street furniture, landscaping, drainage, utilities and paving in a manner that maintains cohesiveness, consistency, and vegetated buffers in the village commercial areas to enable Cedarville to evolve as a rural village center.

¹³ Traffic and Impact Study for Proposed Cedarville Retail/Residential Development, January 2006, prepared by Greenman-Pedersen, Inc. of Nashua, New Hampshire for British Beer Company site.

POLICIES/ACTIONS

1. Improve pedestrian and bicycle connections to open space, conservation and recreation areas outside of the village.
2. Create safe pedestrian/bicycle crossings of Highway 3 and of State Road (Route 3A), and connect those crossings to Elmer-Raymond Playground, the town-owned land behind the Fire Station and surrounding residential neighborhoods.
3. Develop design guidelines and standards tailored to Cedarville's unique character for commercial development and redevelopment.
4. Work with the state to explore whether safer alternatives, or a separate bike lane, could be established for the Claire Saltonstall bikeway.
5. Identify, characterize and prioritize the needs for better and safer pedestrian connections throughout the village center.
6. Explore land acquisition options for preservation of scenic corridors and unique view-sheds.
7. Develop a re-use plan for the 70 acres of town land behind the Fire Station (excluding the 22 acres of transfer station and capped landfill)¹⁴ that may include a village green/Community Center. Acquire land for a village green.
8. Expand access to public drinking water where feasible in the Cedarville village center.
9. Book drop off and pick-up location for town library system.
10. Expand public transportation links to other village areas of town where feasible.
11. Explore whether service at the transfer station would be improved if it were open on a third day of the week (open 2 days now).
12. Improve ADA accessibility in the commercial areas.
13. Explore opportunities with the US Postal Service to establish a post office in this region.



¹⁴ It should be noted that although Town Meeting voted that this land could be transferred to the care and custody of the Conservation Commission, this transfer has not yet taken place. The intent was to prevent the Town from expanding the landfill use, which has since been halted and the landfill capped.

14. Partner with the state to establish design guidelines and standards for signage, street lighting, street furniture, pavement materials and landscaping in commercial areas including opportunities to improve and maintain the landscaping around the MassHighway utility boxes on State Road (just north of the Hedges Pond Road/State Road intersection).
15. Place above-ground utilities underground in the commercial areas (including propane, where feasible, by extending the main from White Cliffs north).
16. Tell the history of Cedarville in Cedarville infrastructure where suitable and feasible (such as through kiosks or public art, place-markers along walkways, placards).
17. Create financial incentives for improved maintenance of buildings, landscaping and buffer strips.
18. Create incentives and explore opportunities to encourage village-oriented development, such as keeping larger buildings articulated to appear as smaller buildings attractively joined, the use of traditional building materials v. steel buildings, and separation of loading areas from customer parking.
19. Create incentives to eliminate billboards on State Road and improve signage in the village commercial district.
20. Identify, characterize and prioritize the needs for better and safer pedestrian connections throughout the village center.
21. Enhance traffic management for limited vehicular speeds, limited curb cuts.
22. Create way-finding tools for visitors to the area.



ZONING

GOALS

- I. Provide zoning changes to strengthen, improve, and enhance the sense of a Village Center by attracting and retaining viable commercial/retail entities to the area.
- II. Provide zoning changes to promote active and passive recreation.
- III. Provide zoning changes by using innovative strategies to restore and enhance the area's environmental resources.
- IV. Use zoning to promote creation of a compact, walkable retail and service district primarily for residents, consistent with the *Plymouth Strategic Action Plan–2004/2024* in keeping with Cedarville's rural character.

POLICIES/ACTIONS

1. Collaborate with the State to establish design guidelines and standards for signage, street lighting and furniture, pavement materials and landscaping in commercial areas in keeping with the rural character of Cedarville.
2. Create incentives and explore opportunities to encourage village-oriented development, such as keeping larger buildings articulated to appear as smaller buildings attractively joined, the use of traditional building materials v. steel buildings, and separation of loading areas from customer parking.
3. Encourage meaningful pedestrian and bicycle links in reviewing plans for commercial developments. Examine the zoning bylaw to determine whether additional criteria are needed as part of site development review and planning.
4. Encourage LEED¹⁵ design through incentives in zoning
5. Explore zoning changes that protect, restore and enhance the area's environmental resources, such as incentives to avoid construction and re-construction within close proximity to the ocean bluffs.
6. Explore zoning incentives to encourage renewable energy use.



¹⁵ Leadership in Energy and Environmental Design and is the Green Building Rating System developed by the U.S. Green Building Council.

7. Explore whether a reduction of allowed building height would be appropriate and consistent with the goals of the Cedarville community.



IMPLEMENTATION STRATEGIES & ACTION PLAN

Cedarville 2009 Master Plan Implementation Strategies and Action Plan		
Provide safe vehicular, pedestrian and bicycle access.		
<i>Create a subcommittee of the Cedarville Steering Committee to implement this section.</i>		
Encourage new infrastructure to incorporate kiosks and a sense of history where feasible.	Include this objective in the below-referenced planning and outreach materials so that grants include enhancement options.	See below.
Map, prioritize pedestrian/bicycle connections between commercial, village residential, recreational areas and trails.	Once mapped and prioritized, state grants should be sought. Community Preservation Committee may be able to assist with local match dollars for such improvements.	Cedarville Steering Committee, Open Space Committee, Town of Plymouth officials (Selectmen, DPW, Planning). MassHighway is the Authority on State Road and Highway 3.
Collaborate with the state to develop pedestrian and bicycle-friendly street crossings of Highway 3 and of State Road (Route 3A), and connect those crossings to Elmer-Raymond Playground, the town-owned land behind the Fire Station and surrounding residential neighborhoods.	Walk and photograph the bridge overpasses and conditions surrounding them to identify potential links under or over the highway, using municipal and state lands where available, as potential links. Map and summarize these findings. Use for outreach purposes and potential funding opportunities, including those at the state level. Investigate Buzzards Bay infrastructure improvements funding.	MassHighway is the Authority on State Road and Highway 3. Town of Plymouth officials, Cedarville Steering Committee, Old Colony Planning Council, Cedarville-Sagamore Business Association and the Regional Chamber of Commerce are the local outreach channels.
Work with the state to explore whether safer alternatives, or a separate bike lane, could be established for the Claire Saltonstall bikeway.	Walk and photograph the bikeway and conditions surrounding it in Cedarville. Identify potential alternative routes or widening that could accommodate a bike lane. Map and summarize these findings. Use for outreach purposes and potential funding opportunities at the state level.	MassHighway is the Authority where the bike lane is along State Road, with input from the Executive Office of Energy and Environmental Affairs (EEA). Town of Plymouth officials, Cedarville Steering Committee, Old Colony Planning Council, Cedarville-Sagamore Business Association and the Regional Chamber of Commerce are the local outreach channels.
Collaborate with the state to identify and install necessary infrastructure improvements in the village center to improve safety.	Meet with local delegation after the above steps have been accomplished to assess priorities. Meet with MassHighway and EOEEA officials after this meeting.	MassHighway is the Authority on State Road. Town of Plymouth officials, Cedarville Steering Committee, Old Colony Planning Council, Cedarville-Sagamore Business Association and the Regional Chamber of Commerce are the local outreach channels.

Cedarville 2009 Master Plan Implementation Strategies and Action Plan		
Sense of identity - common themes that could create a sense of community. <i>Encourage development that maintains a traditional village and the village's rural character.</i>		
Goals	Actions	Authority(s)
Provide a balanced mix of housing to meet all lifestyles, age groups, and income levels of residents of the Cedarville area.	Continue to support activities of the Plymouth Housing Trust and Community Preservation Committee (CPC) to enhance housing opportunities in Cedarville.	Review zoning through the Planning Board and Town Meeting. Support changes identified as needed to support these objectives.
Promote uses that compliment and enhance the historical and recreational significance of Cedarville that maximize the economic potential of the area.	Continue to support activities of the Cedarville-Sagamore Business Association. Support the microloan program sponsored through the Plymouth office of Community Development in support of small businesses.	Private sector.
<p>Create local tools to enhance cohesiveness, consistency and scale of building massing and design, signage and vegetated buffers to development in the village commercial areas, and to maintain Cedarville's rural character.</p> <p>Collaborate with the state to invest in and expand parking, lighting, signage, street furniture, landscaping, drainage, utilities and paving in a manner that maintains cohesiveness, consistency, scale of building massing, design, and vegetated buffers in the village commercial areas to evolve as a village center.</p>	<p>Cedarville Steering Committee can seek grant funding, and potentially use 40R monies if they become available, to develop a collaborative approach to design guidelines in conjunction with MassHighway officials.</p> <p>State Road impacts will be strongly associated with pedestrian improvements, and may be a part of the pedestrian/bicycle efforts outlined in the preceding section.</p> <p>Encourage the local business community to make use of the 2009 Façade Improvement Loan Program through the Plymouth office of Community Development, which assists commercial property owners in rehabilitating their storefronts, to revitalize neighborhood commercial area, eliminate blight and enhance the livability of surrounding neighborhoods.</p>	<p>MassHighway is the Authority on State Road. Design Guidelines that affect State Road will have to be supported/adopted by MassHighway.</p> <p>Design Guidelines can be adopted through the Planning Board at the local level. Town of Plymouth officials, Cedarville Steering Committee, Old Colony Planning Council, Cedarville-Sagamore Business Association and the Regional Chamber of Commerce are the local outreach channels.</p> <p>Private sector business owners.</p>
Establish a village green, school facility, or large recreational area to build a sense of community around Cedarville.	(A) Develop a re-use plan for the municipal land behind the capped landfill. Include a needs assessment for the Cedarville population for local services, with a feasibility study for options providing these services at this location.	Board of Selectmen.
	(B) Cedarville Steering Committee can identify available undeveloped parcels and contact property owners to assess potential acquisition.	Town of Plymouth officials (DPW, Planning) can assist with grants or other alternatives to acquire land. CPC funds may provide opportunities for local match or purchase.

Cedarville 2009 Master Plan*Implementation Strategies and Action Plan***Sense of identity - common themes that could create a sense of community.***Preserve rural character in and around the village.*

Goals	Actions	Authority(s)
Identify, protect and enhance the characteristics of existing residential neighborhoods that embrace the quality of life.	Cedarville Steering Committee can coordinate with specific neighborhoods to identify these characteristics and ways in which they can be enhanced.	Varies depending on the characteristics identified.
Identify, preserve and tell the history of Cedarville in Cedarville. This region's history is fragmented, and no compilation in a central location is available. The overall history of Cedarville is not well known.	<ul style="list-style-type: none"> • Create a subcommittee of the Cedarville Steering Committee to identify local history. • Contact Herring Pond Wampanoag people to coordinate; they will establish committee to facilitate location and telling their history in conjunction with the Cedarville Steering Committee. A member of this community to be invited to join the Cedarville Steering Committee. • Interview elders in the community, collect old photographs, maps and historic information. May be accomplished through schools, personal interviews, and informal coffee gatherings. • Map historic places. • Encourage new infrastructure to incorporate kiosks and a sense of history where feasible, through murals or sidewalk imprints, bench placards, etc. 	<p>Cedarville Steering Committee.</p> <p>Planning Board controls appointments to the Cedarville Steering Committee, contact with respect to the desire to add a representative of the Herring Pond Wampanoag people.</p>
Identify, protect and enhance significant open space, scenic views and corridors.	Cedarville Steering Committee to coordinate with specific neighborhoods to identify these views and open space areas with ways in which they can be enhanced.	Varies depending on the characteristics identified.

Cedarville 2009 Master Plan*Implementation Strategies and Action Plan***Improve access to recreational opportunities for populations served by Cedarville.**

Goals	Actions	Authority(s)
Provide sufficient active recreation spaces and places to meet the residential demand for athletic fields, parks and playgrounds, and the needs of the senior citizens in the community.	Perform a needs assessment and identify priorities for the South Plymouth area with respect to these activities.	Plymouth DPW Parks & Recreation, Plymouth Council on Aging.
Provide sufficient passive recreation and open spaces to enhance the scenic beauty, passive recreation and hiking opportunities of the Cedarville area and its residential neighborhoods, especially inland pond and coastal shoreline access.	Cedarville Steering Committee can identify available undeveloped parcels and contact property owners to assess potential acquisition.	Town of Plymouth officials (DPW, Planning) can assist with grants or other alternatives to acquire land. CPC funds may provide opportunities for local match or purchase.
Improve pedestrian and bicycle connections to open space, conservation and recreation areas outside of the village.	Map and prioritize potential pedestrian and bicycle connections and routes to these areas. Meet with stewards of these resource areas and communicate these potential routes. Cedarville Steering Committee can identify available undeveloped parcels and contact property owners to assess potential acquisition, including trail easements or narrow strips of land from larger parcels.	Town of Plymouth officials (DPW, Planning) can assist with grants or other alternatives to acquire land. CPC funds may provide opportunities for local match or purchase. May include neighboring Towns, including their Open Space Committees. Town of Plymouth officials (DPW, Planning) can assist with grants or other alternatives to acquire land. CPC funds may provide opportunities for local match or purchase.

Good stewardship of the land for future generations.

Goals	Actions	Authority(s)
Protect and improve water quality.	Continue to support activities of the Plymouth DPW and local stewards of open space.	Various.
Coordinate with and support the efforts of local stewards of conservation and open space in the Cedarville region.	Continue to support activities of the Plymouth DPW and local stewards of open space.	Various.
Acquire land for preservation of rural character, water quality and natural habitat.	Cedarville Steering Committee can identify available undeveloped parcels and contact property owners to assess potential acquisition	Town of Plymouth officials (DPW, Planning) can assist with grants or other alternatives to acquire land. CPC funds may provide opportunities for local match or purchase.

Cedarville 2009 Master Plan*Implementation Strategies and Action Plan***Good stewardship of the land for future generations.**

Goals	Actions	Authority(s)
Improve public access to town services for Cedarville residents.	Perform a needs assessment and identify priorities for the South Plymouth area with respect to these services.	DPW, Board of Selectmen.
Explore zoning changes that use innovative strategies to restore and enhance the area's environmental resources.	Explore where TDR or other incentives can encourage reconstruction away from coastal bluffs; explore LEED incentives.	Review zoning through the Planning Board and Town Meeting. Support changes identified as needed to support these objectives.

APPENDICES

CEDARVILLE STEERING COMMITTEE

CEDARVILLE STEERING COMMITTEE CHARGE

FEBRUARY 11, 1992

REVISED JUNE, 1995; AUGUST 8, 2006

Appointments

The Cedarville Steering Committee shall be a permanent committee consisting of seven members serving three year overlapping terms. One member shall be appointed by the Board of Selectmen. The remaining six members shall be appointed by the Planning Board. Appointments shall be made annually as terms expire. Vacancies occurring during the year shall be filled within thirty days of when the vacancy occurs.

The committee shall notify the Planning Board of members missing three or more meetings. The Planning Board may remove a member if reasons for such absences are insufficient.

Town Meeting Members from the Cedarville Precincts not appointed to the committee are ex officio members.

Notice of Meetings

All meetings must be posted with the Town Clerk in accordance with the Open Meeting Law.

Organization

The committee shall organize at the first meeting held after the new annual appointments are made and shall elect departments as the committee deems appropriate. The committee may also re-organize at any meeting of the committee, by a majority vote of members present and voting in the affirmative calling for such a re-organization. The committee shall notify the Planning Board and the Board of Selectmen of any organization or of re-organizations as they occur.

Duties

This committee is advisory only. Its primary functions are to assist in the implementation of the Cedarville Master Plan and to advocate for the needs of the area. The committee shall work through the Planning Board and the Board of Selectmen on issues requiring Town Meeting action.

The committee can deal directly with the private sector in implementing the recommendations of the master plan in consultation with the Department of Planning and Development and the Planning Board.

At the request of a board, committee or department the committee may provide guidance on specific proposals (such as: zoning or planning petitions, sidewalk installations, park and play ground improvements, and beach access).

If the committee proposes to take action on an issue not addressed in the Master Plan the committee shall first consult with the Planning Board and/or the Board of Selectmen.

Reports

The committee shall meet twice a year with the Planning Board and file a written annual report with the Planning Board and the Board of Selectmen. Said report will include information on the numbers of meetings held, member attendance, the issues addressed, and the committee's progress in implementing the Master Plan.

Minutes of all committee meetings must be filed with the Town Clerk and Planning Board.

Steering Committee Chairs

The chairs of all five steering committees shall meet annually with the chair of the Planning Board to discuss ongoing committee activities.

MASTER PLAN SUBCOMMITTEE CHARGE

The Cedarville Steering Master Plan Sub-Committee is charged with an update of the November 1991 Cedarville Master Plan, which shall include:

- Collecting and reviewing existing information (development, traffic, land uses, number or residents, etc.) for the Village and environs.
- Analyzing and summarizing this information.
- Defining the Village area's strengths and weaknesses.
- Defining and examining the external threats and opportunities.
- Documenting its findings in a brief summary accompanied by a series of summary maps of the area (Composite Site, Design Issues and Opportunities, Transportation Issues and Opportunities, and Open Space Issues and Opportunities)
- Preparing a "land use" vision for the Village, including the State Road – Hedges Pond Road and Herring Pond Road corridors, in context with the Town of Plymouth's 2004 Comprehensive Plan.
- Suggesting land use, zoning and policy recommendations to help achieve the preferred vision. (action plan).
- Suggest road design and streetscape improvements (action plan).

BRAINSTORMING SESSION

On July 22, 2008, the Subcommittee began the master plan update planning process with a brainstorming session. This session helped establish a framework that the committee used to develop goals, policies and actions. Throughout the planning process, the committee used this information to make sure they were on the right track. The questions and responses were as follows:

What do you like about Cedarville?

- Great and Little Herring Ponds
- Proximity to Center Hill Preserve, Center Hill Road, Ellisville Harbor, Hedges Pond Preserve, Harlow Farm, ocean, Red Brook Conservation Area
- Long history to the community
- Elmer-Raymond Playground
- Views along the shoreline
- Pockets of green spaces in village area
- Views of rural areas along the roads
- Old cemeteries
- Little Red Schoolhouse
- Native indigenous heritage in the landscape (trails, history, cemeteries)



What do you dislike about Cedarville?

- Poor pedestrian connections within the commercial district, between residential areas and from residential areas to commercial areas
- No village green
- Poor landscaping/streetscaping in portions of the commercial corridors
- Highway separates the village
- The lack of landscaping around the MassHighway utility boxes on Route 3A makes for an ugly impact in the village area
- Claire Saltonstall bikeway is unsafe due to heavy traffic within the village commercial areas
- Traffic issues in the commercial district needs to be addressed; road/signal/pedestrian crossing improvements are needed
- Most historic structures have been demolished, with the exception of the Little Red Schoolhouse – sense of history is being lost/scattered

What most concerns you?

- Coastal erosion
- The traffic in the commercial corridors including Hedges Pond Road, Herring Pond Road and Route 3A
- The need for better and safer pedestrian connections throughout the village center, especially to and within the commercial corridors
- Redevelopment of existing commercial corridors and new development within these corridors could complicate an already poor traffic circulation issue; state controls the main corridor – 3A, need to coordinate with the state
- Recent residential growth to the west of Great Herring Pond isn't "zoned" as part of the village (such as the Ponds at Plymouth), yet it is very close to the village
- Historic illegal pollution of groundwater at the capped landfill could be an issue in the future
- Sense of history of Cedarville is being lost/scattered



What do you want to see in the future?

- Pedestrian and bicycle connections to Cape Cod Canal recreational Road and Myles-Standish State Forest including the Red Brook Conservation Area
- Improved pedestrian and bicycle connections to and within the commercial areas and between village areas, recreation areas and trails
- A boat launch on Great Herring Pond with a swimming area in Plymouth
- A re-use plan for the old landfill site
- Cohesive signage, lighting and streetscaping in the commercial areas, including benches
- Maintain cohesiveness, consistency and scale of building massing and design, and road improvements, which have vegetated buffers to development in the village commercial areas to evolve as a village center rather than as commercial strips (for example: moving parking to sides/rear of new buildings which will also help define a street line, keeping larger buildings articulated to appear as smaller buildings attractively joined together, use of traditional building materials v. steel buildings, reduction of building height)
- Traffic management in the commercial corridors for limited vehicular speeds, limited curb cuts
- Good working relationship with the state and town officials on the above three bullet objectives
- Preservation of scenic roads in and around the village
- A village green
- Tell the history of Cedarville in Cedarville (such as through kiosks or artwork)
- Improved maintenance of buildings, landscaping and buffer strips in the commercial district
- Improved coastal beach access for residents
- Active/passive recreation areas, including hiking trails
- Better access to inland ponds in the area for recreation
- Acquire land for preservation of rural character and natural habitat
- Access to town water for all residents
- Renovate public meeting hall at Fire Station
- Convert commercial areas to natural gas to eliminate the propane tanks by extending natural gas line to commercial area from White Cliffs
- Book drop off and pick-up location for library system
- Cedarville post department
- Public transportation links to other village areas of town
- Place above-ground utilities underground in the commercial areas
- ADA accessibility in the commercial areas
- Eliminate billboards
- Separation of loading areas from customer parking in commercial areas
- Visitors kiosk (unmanned)
- Welcome committee for new businesses with information packet
- Protection of water quality
- Have transfer station open on a third day of the week (open 2 days now)
- Explore tourism opportunities in Cedarville
- Cooperative efforts on affordable housing with the Town's Housing Trust and CPC for housing opportunities for town residents and employees

COMMENTS FROM MASTER PLAN PUBLIC HEARING THURSDAY MAY 21, 2009

Attendees: 19

- Five years have been dedicated to doing the update; Planning staff facilitated the process to get it done.
- Connectivity of the village is a major component of the goals, especially with respect to the crossing of State Road and the highway.
- Landscaping and design guidelines in the commercial area are important goals.
- Researching Cedarville's history is an important next step.
- Involving the Wampanoag community in planning and in researching the history of Cedarville is an important step.
- There is a desire, acknowledged in the plan, to control speeds on State Road and for funding for infrastructure improvements in the commercial area to improve safety.
- Coordination with the business community in goal setting was an important part of the process, working with them to help improve the commercial area will be an important factor in Cedarville.

Minutes of the seven (7) Cedarville Steering Subcommittee meetings facilitated by Planning Staff are on file with the Town Clerk and available at the Planning Office.

COMMENTS FROM PLANNING BOARD MEETING (FROM APPROVED MINUTES) MONDAY JUNE 15, 2009

Attendees: approximately 45

- The Planning Board thanked the volunteers, members of the community and staff for their work on the project.
- Valerie Massard noted that the Public Hearing for the plan was well attended. Ms. Massard presented an overview of the draft Cedarville Master Plan. She noted the following goals:
 - Improvements to provide safe vehicular, pedestrian, and bicycle access throughout the village
 - Create a sense of identity and community
 - Improved access to recreational opportunities
 - Good stewardship of the land for future generations

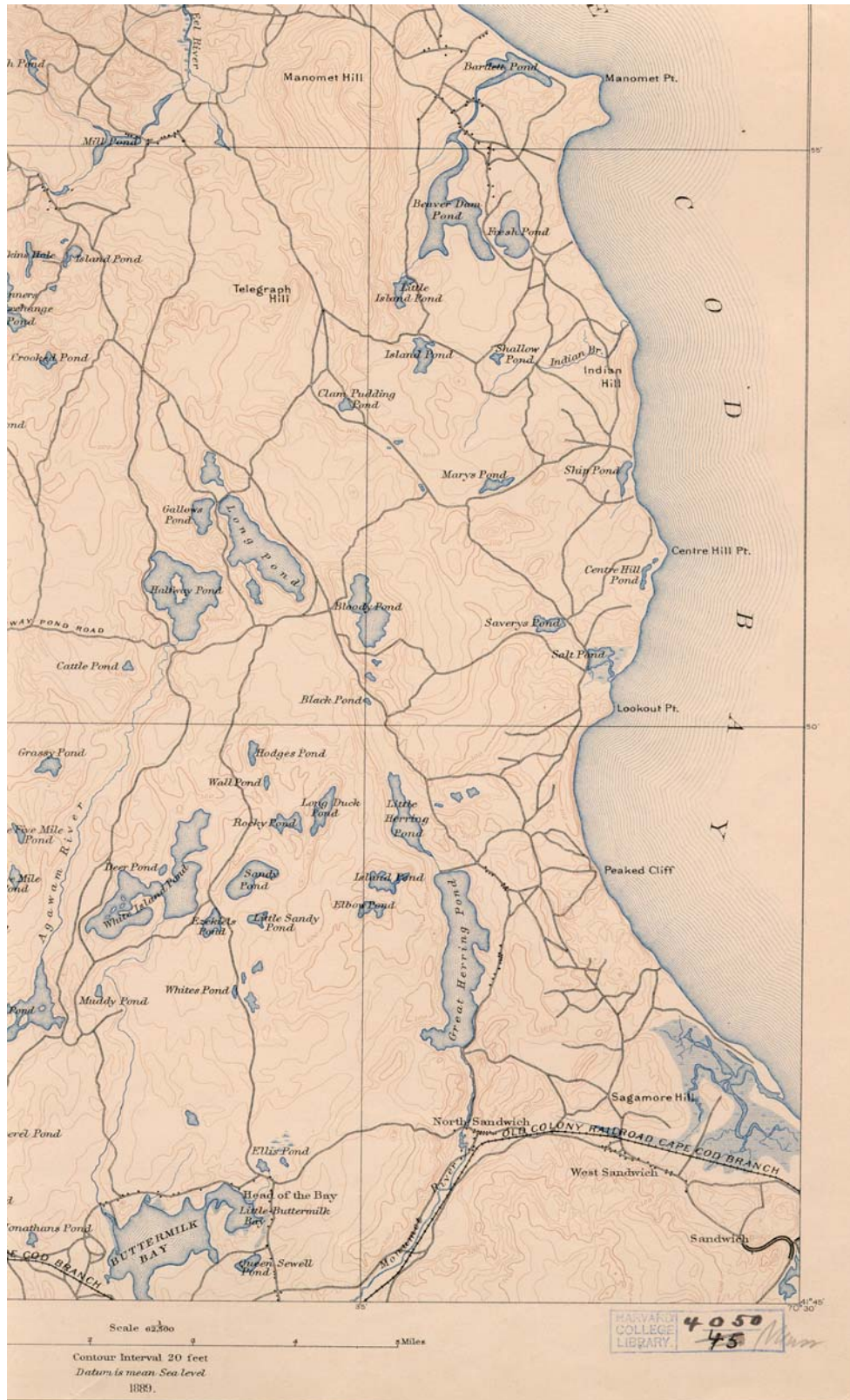
Highlights of factors considered include the village character (design guidelines for landscaping and street furniture in the commercial center); the history of the community; the scenic character and preservation of landscape; recreational opportunities; prioritizing connection of open space and recreation areas; historic preservation; design guidelines in the commercial area; safety improvements; possible re-use of the land behind the Cedarville Fire Station for a village green or community center; safety issues in the General Commercial area; and creating a bike lane or relocation of the Clare Saltonstall bicycle trail.

- Tony Shepherd, Chair of the Cedarville Master Plan Subcommittee, thanked the members of the committee for their input, especially Ann Skelly who has been on the Cedarville Steering Committee for 20 years, as well as, Valerie Massard for her professionalism and hard work. Mr. Shepherd noted that one of the main issues in Cedarville is that the community is dissected by State roads. A solution would be to create a pedestrian walkway across Route 3. Traffic is also another major concern. The goal would be to create a more user and pedestrian friendly community. There are many natural

resources including the coastline and Herring Pond that have limited public access, in part due to the steep sandy bluffs along the coast.

- Larry Rosenblum suggested looking at opportunities to control how and where commercial uses might intensify and developing landscaping and design guidelines in order to create a framework for developers.
- Malcolm MacGregor suggested that the Committee identify ways to acquire beach and pond front property and to provide pedestrian access and a drop off area to existing beaches and pond fronts.
- Mr. Shepherd noted that beach and pond access and parking has been an issue addressed in the previous master plan and the current draft.
- Paul McAlduff stated that the Ellisville Landing State Park is a forgotten beach that does have access and some parking. Mr. McAlduff thanked the Committee and Ms. Massard for all their hard work and dedication to creating the update of the master plan.
- Marc Garrett was very supportive of integrating the heritage that was here before the Europeans into the master plan.
- Malcolm MacGregor moved for the Board to support the draft of the Cedarville Master Plan; the **vote** was unanimous (5-0).

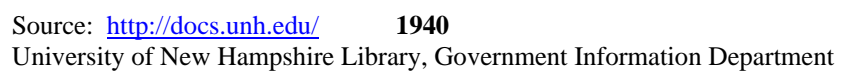
OLDER MAPS

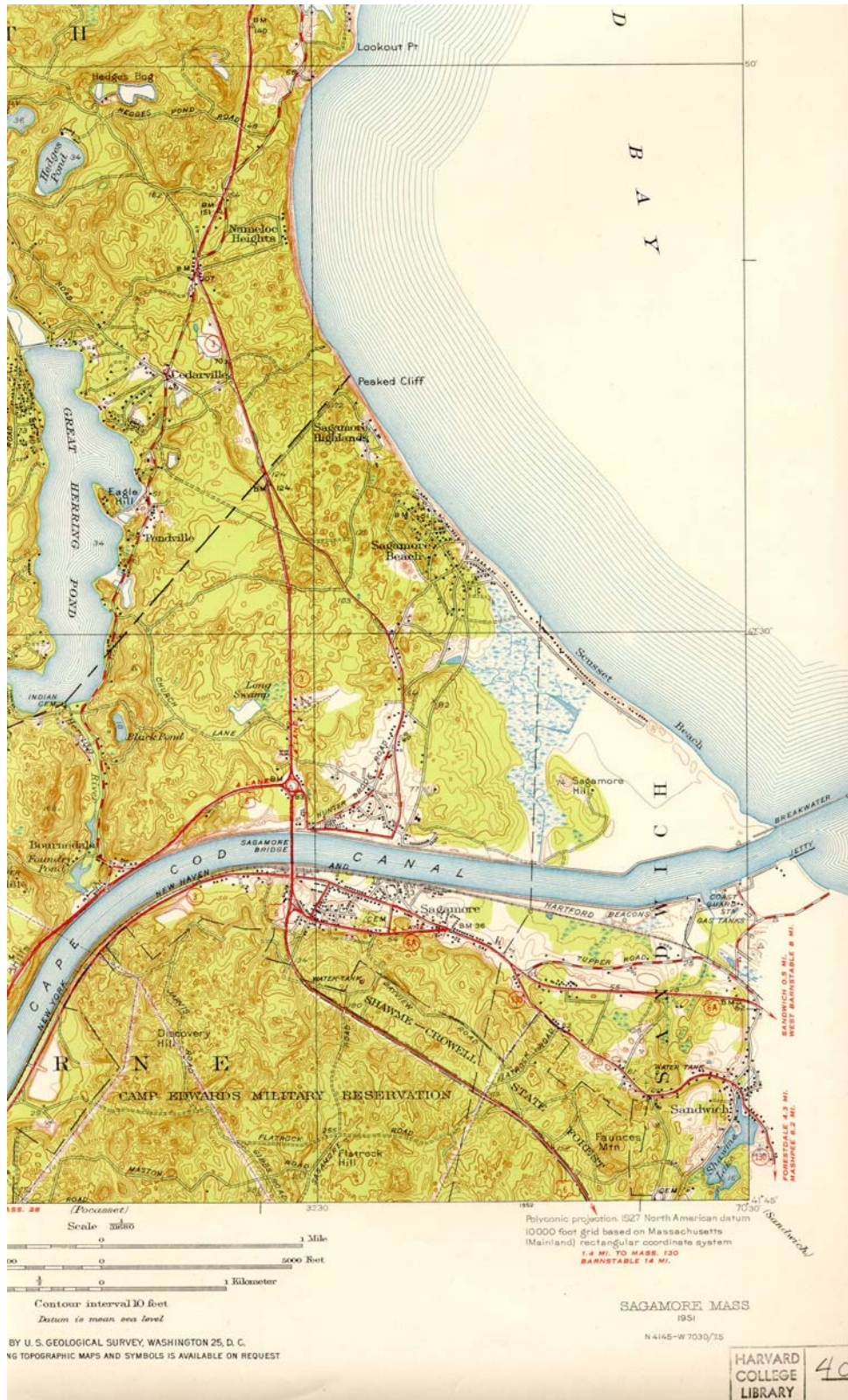


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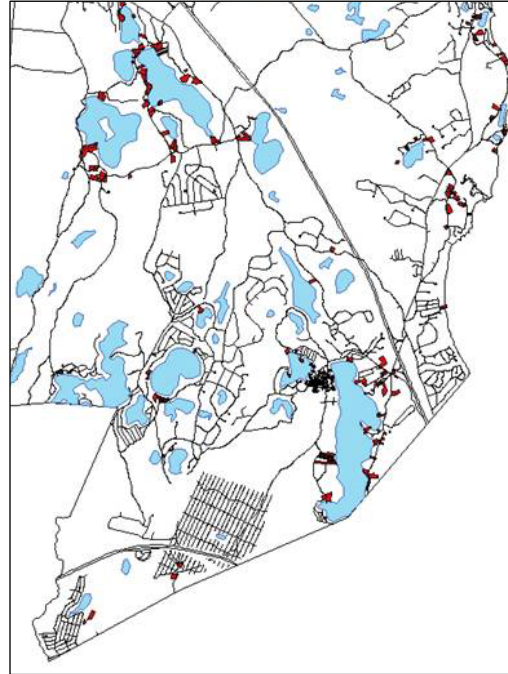
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Residential Growth Patterns

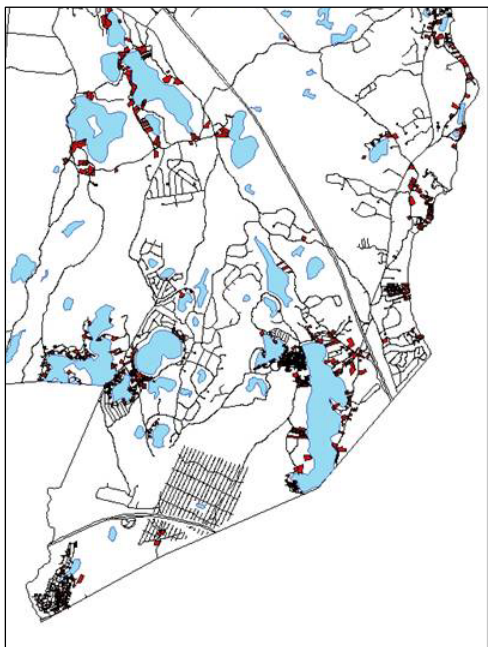
The following maps illustrate the rapid growth in residential housing consistent with the growth in population in Cedarville in recent decades. Since 1980, much of the single-family residential growth in the Town, including the Cedarville area, has been outside of the Village Centers.¹⁶



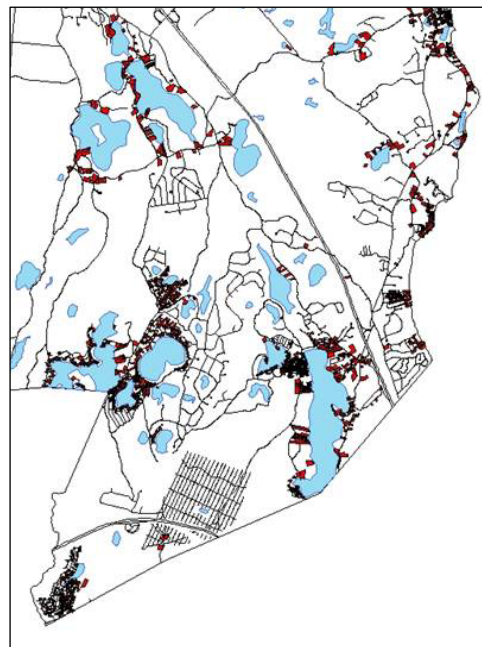
Cedarville Region -Residential pre-1900



Cedarville Region -Residential pre-1940

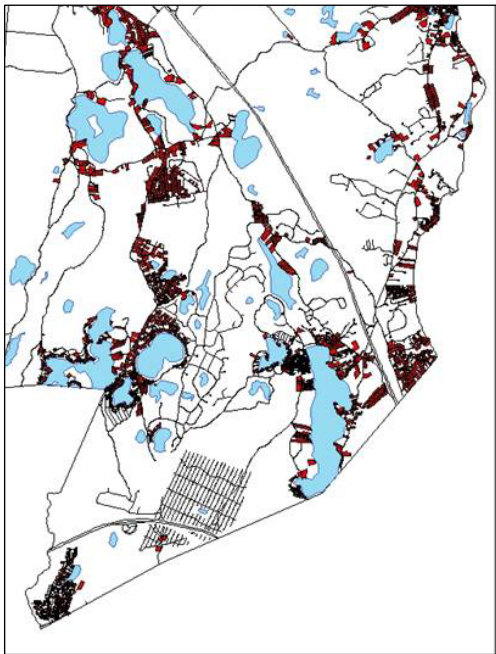


Cedarville Region -Residential pre-1960

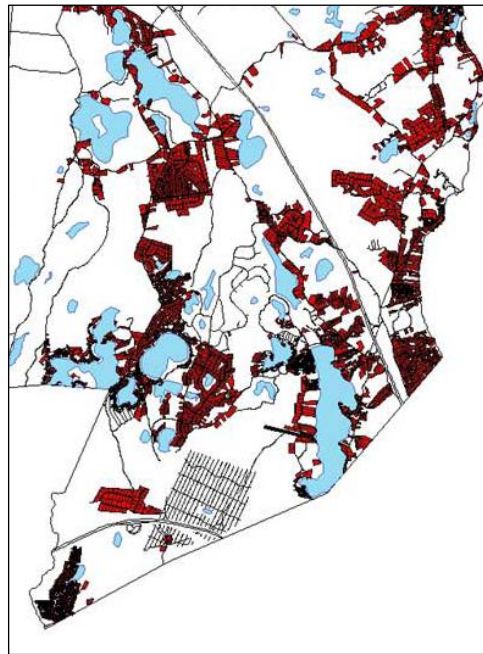


Cedarville Region -Residential pre-1970

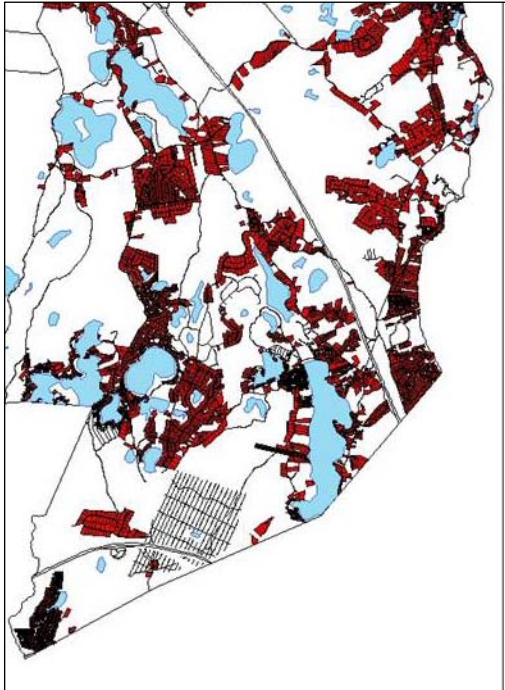
¹⁶ *Plymouth 2004 Master Plan*, p.15, Maps: pp. 14-15.



Cedarville Region -Residential pre-1980



Cedarville Region -Residential pre-2000



Cedarville Region – Residential 2007

CEDARVILLE ZONING

§ 205-40.Rural Residential (RR).

A. Intent. [Amended 5-12-1981 ATM by Art. 32]

- (1) To discourage scattering of residential development beyond the fringes to developing village centers and thereby to reduce the need for uneconomical extension of roads, utilities and other community facilities and services. [Amended 4-10-2002 ATM by Art. 23]
- (2) To channel development into zones where public utilities and community facilities and services may be provided efficiently. To utilize the provisions of transfer of development rights as specified in § 205-70 [Amended 4-10-2002 ATM by Art. 23 and 10-26-2004 FATM by Article 19]
- (3) To discourage development in areas whose soil and slope characteristics are generally less suitable for development than in other zones.
- (4) To preserve the natural, rural character of presently rural areas of the Town.
- (5) To prevent the subdivision of small residential lots along principal Town ways in rural areas.
- (6) To utilize Plymouth's tremendous land resources for appropriate uses other than residential development which will help balance the tax base and offer employment to local residents. [Added 5-13-1981 ATM by Art. 36]

B. Allowed uses.

- (1) Conservation of soil, water, and plants, including wildlife management shelters; outdoor recreation, including play and sporting areas, nature study, boating and boat landings; day camps; fishing and hunting where otherwise legally permitted; and proper operation of dams and other water control devices. [Amended 4-5-1989 ATM by Art. 30]
- (2) Single-family dwellings.
- (3) Home occupations.

C. Special permit uses. [Amended 4-5-1989 ATM by Art. 30]

- (1) Cemeteries.
- (2) Nonprofit clubs and lodges.
- (3) Golf courses, country clubs, tennis courts, swimming pools, and other such customary accessory uses and structures.
- (4) Day nurseries and kindergartens.

D. Special permit uses subject to environmental design criteria. [Amended 5-12-1981 ATM by Art. 32; 5-13-1981 ATM by Art. 36; 4-20-1982 ATM by Art. 52; 4-4-1988 ATM by Art. 53; 11-14-1995 STM by Art. 8; 4-11-1996 ATM by Art. 25; 9-1-1998 STM by Art. 7; 4-6-2000 STM by Art. 15]

- (1) Sand and gravel quarries and similar extractive industries, subject to § 205-18.

- (2) High technology planned unit development, which may include office buildings for administration, engineering and design and data processing uses, laboratories, research facilities, and other campus-type office structures or groups of structures, such as manufacturing and assembly facilities, warehouse space, conference center, and training facilities with overnight accommodations, recreational facilities and other similar uses on well-buffered sites of more than 250 acres in rural services area only and only where access to the PUD from a limited access divided highway such as Route 3 is by a major street where no residential development on lots whose size or front yard (setback) is equal to or smaller than that currently allowed in the zoning district has occurred.
- (3) Recreational campgrounds.
- (4) Recreational development as provided in Recreation Development, § 205-59, Rural Density Development, § 205-62, and Transfer of Development Rights, § 205-70. [Amended 4-10-2002 ATM by Art. 23 and 10-26-2004 FATM by Article 19]
- (5) Communication towers and/or antennas, including freestanding structures and those on the exterior of otherwise permitted structures, subject additionally to the height provisions of § 205-17I.

E. Prohibited uses.

- (1) Any commercial or industrial uses, except as specifically provided for above.
- (2) Automobile or other junkyards, salvage yards, storage of new or used building materials, scrap yards and the like.
- (3) Storage of any products, materials, or vehicles in connection with manufacturing or commercial uses outside the district.
- (4) High technology PUD on less than 250 acres, or within a village service area, or which cannot meet the access requirements stated above (to be considered a distinctly different use). [Added 5-13-1981 ATM by Art. 36]

F. Dimensional and intensity requirements. See Table 5.

§ 205-42. Medium Lot Residential (R-25).

A. Intent.

- (1) To retain suburban residential development of adequate spaciousness within close proximity of the several village centers of the Town and thus avoid haphazard scattering of subdivisions in rural areas.
- (2) To encourage the permanent protection of natural and open areas within developed areas and to authorize a variety of types of homes available by means of planned cluster and planned residential development techniques.

B. Allowed uses. All uses allowed in R-40 Large Lot Residential Zones.

C. Special permit uses.

- (1) All uses authorized by special permit in R-40 Zones except those subject to environmental design conditions.

- (2) Funeral homes.
- (3) Rest homes, halfway houses, convalescent homes, homes for the elderly, orphanages and similar institutions.
- D. **Special permit uses subject to environmental design conditions.** [Amended 5-12-1981 ATM by Art. 34; 4-6-2002 STM by Art. 16]
 - (1) All uses authorized by special permit subject to environmental design conditions in R-40 Zones.
 - (2) Hospitals, sanitariums, and similar institutions. "Similar institutions" shall be deemed to include office buildings located on land owned by, and contiguous to land owned by, a hospital or a hospital affiliate as of April 6, 2002.
 - (3) Retirement mobile home planned unit developments.
- E. **Special permit uses subject to adequate facility conditions.** [Added 4-7-1987 ATM by Art 69]
 - (1) Village density development.
- F. **Prohibited uses.** All uses prohibited in R-40 Zones.
- G. **Dimensional and intensity requirements.** See Table 5.

§ 205-44.Mixed Density Residential (R-20MD). [Amended 4-21-1974 ATM by Art. 65]

- A. **Intent.**
 - (1) To encourage compact development within the various villages of the Town and thus discourage haphazard sprawl or scattering of development further into rural areas.
 - (2) To provide permanent open space and an increased variety of planned cluster and planned residential development.
- B. **Allowed uses.** All uses allowed in R-20SL Zones.
- C. **Special permit uses.** All uses authorized by special permit in R-20SL Zones except those subject to environmental design conditions and all village density development uses. [Amended 4-7-1987 ATM by Art. 69]
- D. **Special permit uses subject to environmental design conditions.** All uses authorized by special permit subject to environmental design conditions in R-25 Zones.
- E. **Special permit uses subject to adequate facility conditions.** [Added 4-7-1987 ATM by Art. 69]
 - (1) Village density development.
- F. **Prohibited uses.** All uses prohibited in R-40 Zones.
- G. **Dimensional and intensity requirements.** See Table 5.

§ 205-49.General Commercial (GC).

- A. **Intent.** This district is intended to provide centralized areas in which a full range of retail, service, office and other clean use establishments can function in efficient fashion to their

mutual advantage and that of the community. Included in these zones are the business centers of each village in the Town and certain other centralized commercial areas. Such centers are intended to be as compact as possible and oriented to pedestrian shoppers insofar as is practical. Offensive heavy commercial or industrial-type uses shall not be permitted, and expansive businesses which consume large amounts of land or are oriented to the automobile are to be discouraged. Larger commercial structures (exceeding 24,000 square feet in gross floor area) are prohibited within the Cedarville Village Service Area. [Amended 4-12-1994 ATM by Art. 23]

- B. **Allowed uses.** The following uses are allowed provided that they occupy no more than 4,000 square feet of ground floor area and 6,000 square feet total floor area, provided further that, in the Cedarville Village Service Area, any building containing or serving such uses is to be no larger than 24,000 square feet in total gross floor area. [Amended 4-7-1990 STM by Art. 9; 4-12-1994 ATM by Art. 23]

- (1) All uses allowed under Neighborhood Commercial.
- (2) Retail establishments, including sales and display lots subject to restrictions under §§ 205-19 and 205-20, and also including establishments of goods for sale at retail only on the premises, provided that not more than five persons shall be employed in such manufacturing or processing. No retail establishment shall involve processes or activities of a heavy commercial or noxious nature.
- (3) Eating and drinking establishments, except drive-in establishments.
- (4) Personal service establishments, including such uses as barber and beauty shops, shoe repair shops, self-service laundry and cleaners, and laundry and dry-cleaner pickup only (see special permits).
- (5) Offices, studios, and laboratories.
- (6) Professional and business services.
- (7) Financial institutions and establishments.
- (8) Commercial recreation uses, such as theaters, bowling alleys, pool rooms, swimming pools, gymnasiums, and the like, except for expansive outdoor uses such as golf courses, driving ranges, drive-in theaters, and the like.
- (9) Private clubs and lodges, except those with extensive open areas.
- (10) Parking lots and garages, whether public, private, or commercial.
- (11) Churches, synagogues, and other places of worship.
- (12) Other cultural and recreational uses, public or private.
- (13) Clinics, laboratories, and long-term care facilities.
- (14) Funeral homes.
- (15) Rental agencies, such as automobiles, miscellaneous appliances and equipment, and clothing.
- (16) Multifamily dwelling units which:

- (a) Contain a minimum net floor area of 600 square feet for one-bedroom units, 720 square feet for two bedroom units, and $(720 + 100X)$ square feet for $(two + X)$ bedroom units.
- (b) Are located within the net floor area of buildings in existence as of January 1, 1990; and
- (c) Are located within stories of such buildings other than the street level story thereof.

C. **Special permit uses.** The following uses may be authorized by special permit, provided that they occupy no more than 4,000 square feet of ground floor area and 6,000 square feet total floor area, provided further that, in the Cedarville Village Service Area, any building containing or serving such uses is to be no larger than 24,000 square feet in total gross floor area.

- (1) Service and repair establishments (except automotive service stations and minor repair shops), provided that all repairs take place inside an enclosed structure, including all such uses as household appliance repair and servicing, office equipment repair, and miscellaneous small repair shops, provided that all repairs shall take place in completely enclosed structures or in areas completely screened from public ways and, where necessary, adjacent uses.
- (2) Day nurseries and kindergartens.
- (3) Wholesaling, distribution, and storage, involving not more than 2,000 square feet or storage space.
- (4) Laundry and dry-cleaning establishments, with on-site laundering, cleaning, or finishing.
- (5) Hotels and motels.
- (6) All uses authorized by special permit in Neighborhood Commercial.
- (7) Bars and nightclubs.

D. **Special permit uses subject to environmental design conditions.** The following uses may be authorized by special permit subject to environmental design conditions, provided that they occupy no more than 4,000 square feet of ground floor area and 6,000 square feet total floor area, provided further that, in the Cedarville Village Service Area, any building containing or serving such uses is to be no larger than 24,000 square feet in total gross floor area. [Amended 4-12-1994 ATM by Art. 23]

- (1) Boardinghouses and lodging houses.
- (2) Planned shopping centers.
- (3) Passenger terminals for buses and railroads.
- (4) Drive-in eating and drinking establishments.
- (5) Hospitals, sanitariums, nursing homes, rest homes, convalescent homes, orphanages, and homes for the aged, provided that such facility shall have no principal structure closer than 25 feet to any lot line.

- (6) Automobile service stations and minor repair shops, provided that all repairs shall take place in enclosed buildings or screened areas.
- (7) Colleges, universities, and technical or vocational schools and dormitories.
- (8) All uses authorized in Subsections B and C above which have more than 4,000 square feet of ground floor area or 6,000 square feet total area.

E. Prohibited uses.

- (1) Any use other than as permitted above, including exterior storage of products or merchandise in substantial quantities, or of new or used building materials, junk, scrap, salvage, or any other secondhand materials, warehouses containing over 2,000 square feet, permanent or regular outdoor displays of merchandise in any required yard, major automotive garages, and body shops, or any garage which conducts repairs out of doors, tire recapping and retreading, storage or distribution of bulk petroleum products, and any other use of any equal or greater nuisance level.
- (2) Any use which the Board of Appeals may determine to be potentially dangerous or offensive to persons in the district, or to those who pass on public ways, by reason of emission or odor, smoke, fumes, particulate matter, noise, vibration, glare, radiation, electrical interference or of threat of fire or explosion, or which is likely for any reason to be incompatible with the character and function of the district.
- (2) Any uses contained in or served by a building larger than 24,000 square feet in gross floor area if located in the Cedarville Village Service Area. [Added 4-12-1994 ATM by Art. 24]

F. Dimensional and other requirements.

- (1) See Table 5.
- (2) For land located in the North Plymouth Village Service Area (General Commercial District), the front line for a structure hereafter erected may extend to an alignment consistent with the predominant setback of the existing structures along the same side of the street within 500 feet of the site. For land located in the North Plymouth Village Service Area (General Commercial District), the side and rear yards of detached structures shall be a minimum of five feet, variable by special permit. Attached structures may have no side or rear setbacks provided that internal sprinkling and fire alarm systems are provided. [Added 4-12-1993 ATM by Art. 26]
- (3) The maximum front yard setback allowed within the Cedarville, Manomet, and West Plymouth Village Service Areas is 60 feet. The setbacks shall be imposed along the right-of-way where primary access to the site is gained. A principal building entrance must be located parallel to the right-of-way. The setback can be varied by special permit. The following criteria must be met to vary the setback: [Added 4-12-1994 ATM by Art. 24]
 - (a) That there are no feasible alternatives; or
 - (b) That the Board of Appeals finds that the proposed setback is superior in design and site layout to the allowed setbacks.

- (4) In no case shall the maximum building size for structures located within the General Commercial District in the Cedarville Village Service Area exceed 24,000 square feet in gross floor area. Larger structures are encouraged to be articulated to create an image of smaller buildings attractively joined together. This limitation on building size is intended to apply as a use regulation in addition to being a dimensional regulation. [Added 4-12-1994 ATM by Art. 23]
- (5) Entrance and exit drives shall be controlled as prescribed by §§ 205-23 and 205-24. Except for said entrances and exits, all uses and premises abutting any street shall be separated from the street by curbing of approved design and construction parallel to the right-of-way which shall be a minimum of 10 feet from the right-of-way line on minor streets, 15 feet on collector streets and 20 feet on major streets or highways. The area between said curbing and the right-of-way line shall be landscaped as follows:
 - (a) There shall be at least three trees for every 200 linear feet of frontage and not less than one tree for each 100 feet of frontage, which shall be at least 12 feet in height and may be expected to attain a height of over 30 feet at maturity.
 - (b) Said area shall be protected by a ground cover or covers of a hardy and substantial nature whose durability shall be appropriate to the location and prospective wear or abuse. As large a proportion of the area as feasible shall be planted with durable evergreen shrubbery or other ground cover, but not less than 10%. Portions of said area may be covered by attractive paving, but asphalt or similar bituminous materials shall not be approved.
 - (c) There shall be at least one evergreen shrub for each 10 linear feet of frontage, which shall be at least one foot in height and which shall be expected to attain a height of not less than three feet in five years, and which desirably should be of a thick and spreading nature.
 - (d) All the above landscape materials shall be of an approved type which is suitable for the soil, climate, and other characteristics of the particular location, shall be of healthy stock and shall be maintained in good condition, and any required plant which dies shall be replaced within one year.

STATE ACEC BROCHURE



Areas of Critical Environmental Concern

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Introduction

The Areas of Critical Environmental Concern (ACEC) Program was established in 1975 when the Massachusetts State Legislature authorized and directed the Secretary of Environmental Affairs to identify and designate “areas of critical environmental concern to the Commonwealth.” An ACEC is a formal state designation directed principally to the actions and jurisdictions of state environmental agencies. The Department of Conservation and Recreation (DCR) administers the ACEC Program on behalf of the Secretary. As of Spring 2007, there are 28 ACECs in 73 municipalities covering approximately 241,000 acres.

The ACEC Regulations (301 CMR 12.00) describe the procedures for the nomination, review, and designation of ACECs, as well as amendments to ACECs. The ACEC Regulations also direct the agencies of the Executive Office of Environmental

Affairs (in 2007 renamed Energy and Environmental Affairs, or EOEEA) to take actions, administer programs, and revise regulations in order to preserve, restore, or enhance the natural and cultural resources of ACECs (see the *ACEC Program* section below). The designation works through the existing state environmental regulatory and review framework.

Guidelines for implementing ACEC designation are not found in one set of laws or regulations. Rather, the purpose and goals of ACEC designation are implemented through a variety of state agency programs and regulations. For example, regulations administered by the Department of Environmental Protection (MassDEP), the Massachusetts Environmental Policy Act (MEPA) Office, and the Office of Coastal Zone Management (CZM) contain specific provisions regarding ACECs. These regulations and programs are described in the following pages.

It is important to understand that the goals of ACEC designation are not achieved exclusively through state regulations. In addition to the regulatory roles described in this guide, several state agencies and programs give priority attention to ACECs through non-regulatory means. For example, there are several state agency grant programs that often give priority to grant applications for projects within ACECs. Some state agencies actively participate in the review of ACEC nominations and in state reviews of proposed projects located within ACECs.

Examples of state programs that address ACECs are:

- The Self-Help, Urban Self-Help, and Land & Water Conservation Fund Programs, administered by the EOEEA Division of Conservation Services (DCS), give additional priority to community funding applications for projects located within ACECs. In addition, DCS administers the review of conservation restrictions, and the location of a conservation restriction within an ACEC can be a significant factor in qualifying for federal tax deductions for charitable contributions.
- The Agricultural Preservation Restriction (APR) Program administered by the Department of Agricultural Resources (DAR) gives additional

priority to funding applications for the acquisition of APRs located within ACECs.

- The Natural Heritage & Endangered Species Program (NHESP), administered by the Division of Fisheries and Wildlife, tracks state-listed rare species locations, protects rare species habitat, and oversees rare species management plans within ACECs. NHESP also provides technical assistance to landowners, communities, and other agencies. Many ACECs contain high concentrations of rare species or important natural communities.



HOCKOMOCK SWAMP

- CZM's Wetlands Restoration Program coordinates closely with the ACEC Program regarding the proactive restoration of wetlands within ACECs. For example, the Rumney Marshes ACEC Salt Marsh Restoration Plan and the Great Marsh Coastal Wetlands Restoration Plan are joint efforts of the two programs to identify and prioritize continued wetland restoration in these significant ecosystems.
- The Massachusetts Bays Program provides assistance to communities in the Massachusetts Bay and Cape Cod Bay watersheds to preserve, manage, and restore coastal resources. ACEC program staff coordinate stewardship activities with MBP staff regarding the nine coastal ACECs located in these areas.
- The Department of Environmental Protection (MassDEP) Drinking Water Program, Watershed Permitting Program, and the DCR Office of

Water Resources consider ACEC issues when reviewing water withdrawal permit applications pursuant to the Water Management Act.

- Solid Waste Regulations administered by the MassDEP Bureau of Waste Prevention Business Compliance Division require that assessments for existing landfills identify ACECs nearby and address potential impacts of a landfill on an ACEC.
- The site classification provisions of the Massachusetts Contingency Plan (310 CMR 40.00), administered by the MassDEP Bureau of Waste Site Cleanup, consider the proximity of a disposal site to an ACEC as part of the evaluation of the site's potential environmental impact. Disposal sites are locations where there has been a release of oil or hazardous materials to the environment.
- Site Selection Criteria for Low-Level Radioactive Waste Management Facilities prohibit the siting of such facilities within an ACEC.

It is also important to understand what ACEC designation does not do. It does not supersede local regulations or zoning, change or affect land ownership, allow public access on private property, or prohibit or stop land development.

The purpose of ACEC designation – the long-term preservation, management, and stewardship of critical resources and ecosystems – cannot be accomplished through state regulations or programs alone. The stewardship of these resources is a responsibility shared by all citizens. From a practical perspective, the goals of ACEC designation can be achieved only through cooperative and collaborative efforts involving all of us – private and public organizations, governmental agencies, local officials, civic and environmental organizations, and residents of ACEC communities.

Therefore we also recommend that people interested in the ACEC Program consult other program publications – especially the *ACEC Stewardship* fact sheet – and visit the ACEC Program website at:

- www.mass.gov/dcr/stewardship/acec

Links to further information about other state agencies, programs, and regulations can be obtained at the following websites:

- Executive Office of Environmental Affairs: www.mass.gov/envir
- Coastal Zone Management (CZM) Office: www.mass.gov/czm
- Massachusetts Environmental Policy Act (MEPA) Office: www.mass.gov/envir/mepa
- Department of Environmental Protection (MassDEP): www.mass.gov/dep

This regulatory summary is provided as a guide and reference. Questions regarding specific regulations and programs may be directed to the particular agency or program cited, or to ACEC Program staff. Please see the *ACEC Statewide Map and List* for specific ACEC designations, communities, and locations.



PLEASANT BAY

ACEC Program

Agency

Department of Conservation and Recreation (DCR)
Division of Planning and Engineering

Program

ACEC Program

Regulations

301 CMR 12.00: ACEC Regulations

Statute

M.G.L. c.21A, s.2(7)

Purpose

The statute authorizes and directs the Secretary of Energy and Environmental Affairs to identify and designate areas of critical environmental concern and to develop statewide policies regarding the acquisition, protection, and use of these areas. The ACEC Regulations establish a procedure for ACEC nominations and designations and a policy for Commonwealth actions within designated ACECs.

Summary

The ACEC Regulations are promulgated by the Secretary of the Executive Office of Environmental Affairs (EOEEA), and identify the Secretary as responsible for the designation of ACECs and their oversight. The Department of Conservation and Recreation (DCR) administers the ACEC Program on behalf of the Secretary. DCR conducts the review of ACEC nominations; facilitates, supports, and coordinates actions to preserve, restore, and enhance ACECs; and prepares recommendations to the Secretary regarding designations and other program responsibilities.

ACECs are designated by the Secretary following a public nomination and review process. The specific nomination and review requirements are described in the ACEC regulations and other program materials. ACECs are usually nominated by municipal boards of selectmen, planning boards or conservation commissions, or by 10 citizens with support from municipal boards and commissions. The nomination and review process is designed to

educate the public about the significance and long-term stewardship of the resources and ecosystems in the nominated area. More detailed information is provided in the *ACEC Nomination Guidelines* fact sheet.

Following designation, the ACEC Program coordinates closely with other state agencies regarding the directives found in the ACEC Regulations for protection, management, and stewardship of ACECs. For example, ACEC Program staff are active in the MEPA review process and coordinate with other parties to provide comments on project proposals. Information, technical assistance, and a variety of collaboration and support is provided by ACEC Program staff to all levels of government, nongovernmental organizations, project proponents, and residents. More stewardship information can be found in the *ACEC Stewardship* fact sheet.

The effects of designation are spelled out in section 12.12 of the ACEC Regulations, as follows:

"Designation of an area as an ACEC shall have the following effects:

- (1) All EOEA agencies shall take action, administer programs, and revise regulations in order to:
 - (a) acquire useful scientific data on the ACEC;
 - (b) preserve, restore, or enhance the resources of the ACEC; and
 - (c) ensure that activities in or impacting on the area are carried out so as to minimize adverse effects on:
 1. marine and aquatic productivity,
 2. surface and groundwater quality,
 3. habitat values,
 4. storm damage prevention or flood control,
 5. historic and archaeological resources,
 6. scenic and recreational resources, and
 7. other natural resource values of the area.
- (2) All EOEA agencies shall subject the projects of federal, state, and local agencies and private parties to the closest scrutiny to assure that the above standards are met for any action subject to their jurisdiction."

CZM Program

Agency

Massachusetts Office of Coastal Zone Management (CZM)

Executive Office of Energy and Environmental Affairs (EOEEA)

Program

Massachusetts Coastal Zone Management Program

Regulations

301 CMR 20.00: Coastal Zone Management Program

301 CMR 21.00: Coastal Zone Management Program Federal Consistency Review Procedures

Statute

M.G.L. c.21A, ss.2,4A

Purpose

The mission of the Massachusetts Office of Coastal Zone Management (CZM) is to balance the impact of human activities with the protection of coastal and marine resources through planning, public involvement, education, research, and sound resource management. CZM works to ensure that the diverse responsibilities of the Executive Office of Energy and Environmental Affairs (EOEEA) that affect the resources of the coastal zone are administered in a coordinated manner. CZM also ensures that federal activities within or which affect the Commonwealth's coastal zone are undertaken in a manner consistent with the Massachusetts Coastal Zone Management Program Policies.

Summary

CZM is the state agency responsible for the overall coordination and oversight of EOEEA agency actions within the designated coastal zone of the Commonwealth. CZM develops state policies to protect resources and manage development in the coastal zone, and provides technical assistance to federal, state, and local agencies, nongovernmental organizations, schools, and individuals. The agency works to implement coastal policies in several areas as set forth in the CZM Program Policies (301 CMR 21.98), including water quality, habitat, protected areas, coastal hazards, port and harbor infra-

structure, public access, energy, ocean resources, and growth management.

CZM's program policies rely on existing Massachusetts environmental statutes and implementing regulations for their authority. The agency reviews and comments on proposals for coastal development during the Massachusetts Environmental Policy Act (MEPA) review process. Through the federal Coastal Zone Management Act, CZM also ensures that all federal development activities, all federally licensed or permitted activities, or any federally funded activities in the Massachusetts coastal zone are consistent with state coastal policies.

In addition to the central Boston Office, CZM's Regional Technical Assistance Program focuses on five regions along the coast. Field staff offices for these regions are located in the following municipalities:

- North Shore Region (Salisbury to Revere)
 - in Gloucester
- Boston Harbor Region (Winthrop to Weymouth)
 - in Boston
- South Shore Region (Hingham to Plymouth)
 - in Scituate
- Cape Cod & Islands Region (inclusive)
 - in Barnstable
- South Coastal Region (Wareham to Seekonk)
 - in Lakeville



HERRING RIVER WATERSHED

ACECs

CZM managed the coastal ACEC program until 1993 and administered the review and designation of 13 coastal ACECs. Although the Department of Conservation and Recreation now administers the statewide ACEC Program (for both inland and coastal areas), CZM continues to play an essential role in the implementation of ACEC goals and objectives in the coastal zone.

Under CZM's Program Policies (301 CMR 21.98), Protected Areas Policy #1 states:

"Assure preservation, restoration, and enhancement of complexes of coastal resources of regional or statewide significance through the Areas of Critical Environmental Concern (ACEC) Program."

CZM coordinates closely with DCR regarding all aspects of the ACEC program within the coastal zone through technical assistance, state environmental review, and federal consistency review. Supporting and assisting diverse community and regional projects and initiatives that promote ACEC stewardship is a high priority for CZM and DCR. Examples of these projects include developing management strategies and tools in the Great Marsh ACEC, preparation and implementation of the Rumney Marshes ACEC Salt Marsh Restoration Plan, and preparation of a Natural Resources Inventory and Land Protection Plan for the Weir River ACEC. Both DCR and CZM staff provided technical assistance in the development of the resource management plans for the Neponset River Estuary ACEC and the Pleasant Bay ACEC, which were approved by the Secretary of Environmental Affairs. DCR and CZM staff also provide technical assistance to communities and citizens interested in nominating potential ACECs in the coastal zone.

MEPA Office

Agency

Massachusetts Environmental Policy Act (MEPA)
Office
Executive Office of Energy and Environmental
Affairs (EOEEA)

Regulations

301 CMR 11:00: MEPA Regulations

Statute

M.G.L. c.30, ss. 61-62H [Massachusetts
Environmental Policy Act (MEPA)]

Purpose

The statute requires that state agencies study the environmental consequences of their actions, including permitting and financial assistance, and take all feasible measures to avoid, minimize, and mitigate damage to the environment.

Summary

To meet the purpose of the statute, MEPA requires that state agencies “use all practicable means and measures to minimize damage to the environment,” by studying alternatives to the proposed project and by developing enforceable mitigation commitments that become permit conditions for the project if and when it is permitted.

MEPA generally applies to projects above a certain size that involve some state agency action. That is, they are either proposed by a state agency or are

proposed by municipal, nonprofit, or private parties and require a permit, financial assistance, or land transfer from state agencies.

MEPA review is not a permitting process. MEPA requires public study, disclosure, and development of feasible mitigation if environmental damage is unavoidable by a proposed project. It does not pass judgement on whether a project is environmentally beneficial, or whether a project can or should receive a particular permit. Those decisions are left to the permitting agencies. MEPA review occurs before state permitting agencies act to ensure they know the environmental consequences of their actions.

MEPA provides the mechanism through which this environmental information is collected and a mitigation mandate is executed. The process encourages comments from the public and from state, regional, and local agencies. Proponents of projects subject to MEPA review must file an Environmental Notification Form (ENF) with the Secretary of Energy and Environmental Affairs through the MEPA Office. The MEPA Office publishes notices of ENFs in *The Environmental Monitor*, which is issued twice a month. A twenty-day comment period follows, during which the Secretary’s staff hold a site visit and consultation session and receive agency and public comments. Ten days after the close of the ENF comment period, the Secretary determines whether an Environmental Impact Report (EIR) is required. If no EIR is required, agencies may act on the project. If an EIR is required, it is prepared by the project proponent and submitted to the Secretary. The EIR is reviewed again by the public and agencies. After completion of a final EIR, agencies may act on the project.

The Secretary makes all determinations regarding the need for and adequacy of ENFs and EIRs and for compliance with requirements of the MEPA Regulations. Project proponents may request an opinion of the Secretary as to whether a project requires a MEPA review. Proponents subject to this review are encouraged to consult with MEPA prior to filing in order to facilitate the review process.

The staff of the MEPA Office, located within the



POCASSET RIVER

Office of the Secretary of Energy and Environmental Affairs, are responsible for day-to-day implementation of the MEPA review process. Their job is to solicit comments from the public and agencies; represent the Secretary at the public consultation sessions on projects; coordinate project review with the proponents and their consultants, and with interested agencies, municipalities, and citizens; and make a recommendation to the Secretary regarding the need for and adequacy of environmental documentation submitted for a project.

ACECs

ACECs are addressed in the MEPA regulations at 301 CMR 11.03(11). The proponent of any project (as defined by the MEPA regulations) located within an ACEC must file an Environmental Notification Form (ENF), unless the project consists solely of one single family dwelling. As stated above, projects subject to MEPA must involve some state agency action – that is, they are either proposed by a state agency or are proposed by municipal, nonprofit, or private parties and require a permit, financial assistance, or land transfer from state agencies.

What this means in practical terms is that projects subject to MEPA jurisdiction, located within ACECs, require closer scrutiny than projects located outside of ACECs. Any such project located within an

ACEC, regardless of size (unless it consists solely of one single family dwelling), must undergo MEPA review. State, federal, regional, and municipal agencies, as well as private organizations and individuals, all have the opportunity to provide public comment regarding these projects and potential environmental impacts.

Projects that qualify as *routine maintenance projects* are not required to undergo MEPA review. These projects are defined as any maintenance work or activity carried out on a regular or periodic basis in a manner that has no potential for damage to the environment, or for which performance standards have been developed that avoid, minimize, or mitigate potential environmental impacts to the maximum extent practicable.

Examples of *projects proposed by state agencies* that require the filing of an ENF when located within an ACEC are:

- highway improvement projects proposed by the Massachusetts Highway Department (MassHighway),
- airport improvements funded by the Massachusetts Aeronautics Commission, or
- park improvement projects proposed by the Massachusetts Department of Conservation and Recreation.



SCHENOB BROOK

MEPA review is not required for planning projects undertaken or funded by state agencies unless the plan includes specific improvement or development projects. If sufficient detail about these improvement or development projects is included as part of MEPA review of a plan, future MEPA review is not required for those projects. State agencies are encouraged to develop management plans for properties and facilities located within ACECs to help ensure that operations and proposed improvements are consistent with sound resource management goals.

An example of a *land transfer from a state agency* is the transfer of a utility easement to a public or private entity over land owned by a department, division, or agency of the Commonwealth.

Examples of *projects receiving state financial assistance* that require the filing of an ENF when located within an ACEC include:

- state grants to communities or citizen associations for chemical treatment of aquatic vegetation for lakes or ponds, or
- state grants to communities for the construction of new school facilities or road improvements that do not qualify as routine maintenance.

Examples of *state permits for projects* located within ACECs that require the filing of an ENF are:

- state highway access permits from MassHighway,
- requests for a Wetlands Protection Act Regulations Superseding Order of Conditions from the Department of Environmental Protection (MassDEP),
- Individual Water Quality (401) Certificates from MassDEP, or
- sewer extension permits from MassDEP.

Finally, as mentioned above, agencies or persons may request an Opinion from the Secretary as to whether a project requires a MEPA review. Project proponents are also encouraged to contact ACEC Program staff for clarification about whether a proposed project is located within an ACEC boundary.



GREAT MARSH

MassDEP Wetlands Protection Act Regulations

Agency

Department of Environmental Protection
(MassDEP)
Bureau of Resource Protection
and
Local Conservation Commissions

Program

Wetlands and Waterways Program

Regulations

310 CMR 10.00; Wetlands Protection Act
Regulations

Statute

M.G.L. c.131, s.40 (Wetlands Protection Act)

Purpose

The purpose of the Wetlands Protection Act is to protect wetlands resource areas of the Commonwealth. The Act requires that no one shall remove, fill, dredge, or alter any of the coastal or freshwater (inland) wetlands resource areas listed in the statute without filing a written Notice of Intent to do so with the local Conservation Commission. Conservation Commissions are required to issue an Order of Conditions designed to protect the specific interests stated in the Act.

Summary

The Wetlands Protection Regulations are divided into three parts: procedural requirements for all projects (Part I: 310 CMR 10.01-10.10); regulations for work in coastal wetlands (Part II: 310 CMR 10.21-10.37); and regulations for work in inland wetlands (Part III: 310 CMR 10.51-10.60). The Act defines wetlands as Resource Areas such as coastal beaches, dunes and banks; salt marshes; bordering vegetated wetlands; land under streams, rivers, ponds and lakes; land subject to flooding; and river-front areas.

Under the Wetlands Protection Regulations performance standards for proposed activities have been established specific to each particular resource area. Although the MassDEP promulgates the

Wetlands Protection Regulations, local Conservation Commissions have the authority and responsibility for initial reviews of projects within the jurisdiction of the Wetlands Protection Act. Conservation Commissions issue Orders of Conditions for such projects to protect the interests and functions described in the statute and regulations. Decisions of Conservation Commissions may be appealed to, or by, the MassDEP. MassDEP then conducts its own review of the proposed activity.

ACECs

In issuing the designation of an ACEC, the Secretary of Energy and Environmental Affairs may make a finding that the wetland resource areas within the ACEC are significant to specific interests of the Wetlands Protection Act – the protection of: public and private water supply, land containing shellfish, fisheries, and wildlife habitat; flood control, storm damage prevention, and prevention of pollution (most ACEC designations include this finding). Under the Wetlands Protection Regulations for coastal wetlands resource areas, this finding requires that significance shall be presumed by the local Conservation Commissions and MassDEP and incorporated into the review of any proposed project (310 CMR 10.24(5)(a)).

Furthermore, for coastal resource areas within an ACEC, the performance standard is raised to one of no adverse effect on the interests of the Act, with the exception of “maintenance dredging for navigational purposes affecting land under the ocean” (310 CMR 10.24(5)(b) and 10.25(4)).

A higher performance standard also applies to the inland (freshwater) wetlands resource area known as “Bordering Vegetated Wetland.” As defined in the Wetlands Protection Regulations, Bordering Vegetated Wetlands (BVW) are “freshwater wetlands which border on creeks, rivers, streams, ponds and lakes.” Outside of an ACEC, there is the potential for work to be permitted which results in limited loss of BVW in certain cases. Within an ACEC, BVW cannot be destroyed or impaired such that potential projects are prohibited from creating the



HINSDALE FLATS WATERSHED

loss of any BVW (310 CMR 10.55(4)(e)1). This standard for BVW applies to all ACECs.

However, ACEC designation does not prohibit work affecting BVW if such work can be authorized under any section of the Wetlands Protection Regulations, including if the presumption of significance can be rebutted, if the proposed project is for maintenance of permitted stormwater structures (310 CMR 10.55(4)(e)4), or if the proposed project can meet the specific performance standards for “limited projects” listed at 310 CMR 10.53(3). If a project in an ACEC qualifies as a limited project, alteration of BVW may be permitted under 310 CMR 10.53(3), although no limited project may have any adverse effect on specified habitat sites of rare species. For the specific “limited project” provision for the construction, reconstruction, operation, or maintenance of water-dependent projects (310 CMR 10.53(1)), the project must still meet performance standards for impacts to BVW (except the ACEC provision for no impairment, 310 CMR 10.55(4)(e)3). That is, a water-dependent limited project impacting BVW may not impact more than 5000 square feet with replication, or 500 square feet if a “finger-like” wetland. For all reviews of limited projects, Conservation Commissions’ discretion in the evaluation of projects should be based on a balancing of the magnitude of the wetland impacts proposed against the significance of the particular wetland to the interests of the Wetlands Act, the availability of alternatives, minimizing of adverse impacts, and mitigation provided (310 CMR 10.53(3)).

Note: Within an ACEC, an appeal of a local Order of Conditions (i.e., a request for a Superseding Order of Conditions, or SOC) requires the filing and review of an Environmental Notification Form (ENF) pursuant to the Massachusetts Environmental Policy Act (MEPA) Regulations, before MassDEP can act on the SOC (with the exception of projects that consist of one single family dwelling – see *MEPA Regulations* section above).

MassDEP Inland & Coastal Wetlands Restrictions

Agency

Department of Environmental Protection
(MassDEP)
Bureau of Resource Protection

Program

Wetlands and Waterways Program
Inland and Coastal Wetlands Restrictions

Regulations

310 CMR 12.00: Rules for Adopting Coastal
Wetlands Orders
310 CMR 13.00: Rules for Adopting Inland
Wetlands Orders

Statute

M.G.L. c.130, s.105; c.131, s.40A (Coastal and
Inland Wetlands Restriction Acts)

Purpose

The purpose of the Acts is to protect coastal and inland wetlands resource areas proactively on a town-by-town and regional basis. (By contrast, the Wetlands Protection Act, M.G.L. c.131, s.40, and its Regulations, 310 CMR 10.00, address the protection of wetlands resource areas on a site-specific basis in response to permit applications.) An “Order of Restriction” is a protective mechanism used to regulate, restrict, or prohibit certain activities or uses in wetlands resource areas. A restriction order does not affect property ownership, nor is the public granted any rights of access or trespass on private property. A deed restriction only affects certain land use practices on the property.

Summary

The Coastal and Inland Wetlands Restriction Program was administered initially by the State Department of Natural Resources, later renamed the Department of Environmental Management. The Department of Environmental Protection (MassDEP) Wetlands and Waterways Program has administered the program since 1983. The total land area that has been subject to wetlands restrictions, adopted between 1966 and 1987, includes 72,232 acres in 58 communities – approximately 64,148 acres of coastal wetlands and 8,084 acres of inland wetlands. MassDEP and local conservation commissions have copies of the maps and orders in communities where wetlands have been restricted. There are no current plans for placing additional wetlands restrictions in any communities.

ACECs

The regulations for both coastal and inland restrictions (sections 12.01(4) and 13.01(4), respectively) require the administering state agency to prepare a schedule for restricting inland and coastal wetlands located within designated ACECs. Most coastal wetlands within ACECs currently have Orders of Restriction in place. A few inland wetlands within ACECs have Restrictions in place. As mentioned above, there are no current plans for expanding the amount of wetlands under Inland or Coastal Restrictions. A list of communities with Inland and/ or Coastal Restrictions is available online at the MassDEP website or from ACEC Program staff.



PLEASANT BAY

MassDEP Waterways Regulations

Agency

Department of Environmental Protection
(MassDEP)
Bureau of Resource Protection

Program

Wetlands and Waterways Program

Regulations

310 CMR 9.00: Waterways Regulations

Statute

M.G.L. c.91, ss.1-63 (Public Waterfront Act); M.G.L. c.21A, ss.2,4,8 & 14

Purpose

The purpose of the Public Waterfront Act, MGL Chapter 91, is to protect and preserve the public's interest in tidelands, Great Ponds, and nontidal rivers and streams in accordance with the public trust doctrine, as established by the Colonial Ordinances of 1641-47, subsequent statutes including the Public Waterfront Act, and case law of Massachusetts.

Summary

Chapter 91 jurisdiction extends to activities in both coastal and inland areas, including construction, dredging, and filling in tidelands, Great Ponds, and certain rivers and streams. The Waterways regulations are based on Massachusetts General Law Chapter 91, which dates back to the earliest days of the Massachusetts Bay Colony. Through Chapter 91 the Commonwealth seeks to preserve and protect public rights in tidelands, Great Ponds, and certain rivers and streams by ensuring that these waterways are used only for water-dependent purposes or serve a public purpose. Anyone proposing to place fill, build or alter structures, change the use of structures, or dredge in tidelands and other areas subject to Chapter 91 jurisdiction must have a valid Chapter 91 license or permit prior to performing such work.

Coastal tidelands are defined as present and former submerged lands and tidal flats lying between the present or historic high water mark (whichever is

farther landward) and the seaward limit of state jurisdiction. In regard to inland areas, projects in Great Ponds and certain navigable rivers and streams are subject to Chapter 91 jurisdiction.

The jurisdiction of the Waterways Regulations overlaps with the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00). The Wetlands and Waterways Program coordinates the review of Chapter 91 licenses and permits with Wetlands reviews and defers final decisions regarding Waterways applications until the Wetlands review is completed.



NEPONSET RIVER ESTUARY

ACECs

The Waterways Regulations require higher environmental standards for certain Chapter 91 projects located within ACECs, with the goal of protecting designated critical resources from unnecessary encroachments by fill and structures. The regulations do not allow new fill in ACEC waters. They also place stricter limits on new structures. Sections 310 CMR 9.32(1)(e) and (2)(d) describe these restrictions. Proposed privately owned structures for water-dependent use below the high water mark, such as private piers, will be eligible for a license provided that such structures are consistent with an ACEC resource management plan that has been adopted by the municipality and approved by the Secretary of Energy and Environmental Affairs. Without an approved resource management plan, private piers and other water-dependent structures built after October 4, 1990 are prohibited. When a resource management plan is approved, private

structures must be consistent with that plan. This regulatory provision applies to such private water-dependent structures in ACECs that are proposed or that were built after 10/4/90 and have not yet been authorized under Chapter 91.

The Secretary of Energy and Environmental Affairs approved policy guidelines for the review and approval of ACEC Resource Management Plans in 1996. To date, two ACEC Resource Management Plans (RMPs) have been prepared and subsequently approved by the Secretary, the Neponset River Estuary ACEC RMP in 1996 and the Pleasant Bay ACEC RMP in 1999.

Higher standards are also required regarding dredging and disposal activities within ACECs (section 9.40(1)(b)). Improvement dredging, except for the sole purpose of fisheries or wildlife enhancement, is prohibited within an ACEC. Maintenance dredging remains eligible for a permit. Also, the regulations prohibit the disposal of dredged material within an ACEC, except for the purposes of beach nourishment, dune stabilization with proper vegetative cover, or the enhancement of fishery or wildlife resources.

MassDEP 401 Water Quality Certification Program

Agency

Department of Environmental Protection
(MassDEP)

Bureau of Resource Protection
and
Local Conservation Commissions

Program

Wetlands and Waterways Program
401 Water Quality Certification Program

Regulations

314 CMR 9.00: 401 Water Quality Certification for Discharge of Dredged or Fill Material, Dredging, and Dredged Material Disposal in Waters of the United States within the Commonwealth (see also Preface to the Revisions of 314 CMR 9.00 401 Water Quality Certification Regulations);

314 CMR 4.00 Massachusetts Surface Water Quality Standards

Statute

M.G.L. c.21, ss.2, 4, 8, 14 & 26-53

Purpose

The purpose of the 401 Water Quality Certification Regulations is to certify that proposed discharges of dredged or fill material, dredging, and dredged material disposal in waters of the United States within the Commonwealth will comply with the Surface Water Quality Standards (314 CMR 4.00) and other appropriate requirements of state law.

Summary

Section 401 of the Federal Clean Water Act requires that anyone proposing any activity that will result in a discharge to waters or wetlands subject to federal jurisdiction is required to obtain a state certification that the project will comply with state water quality standards. A 401 Water Quality Certificate issued by the Department of Environmental Protection (MassDEP) is a determination that the proposed activity will not violate the Massachusetts Surface Water Quality Standards (301 CMR 4.00). The Surface Water Quality Standards designate uses of the various state waters, prescribe minimum criteria to sustain the designated uses, and set forth requirements to achieve designated uses and maintain existing water quality (see *Surface Water Quality Standards* section below).



KARNER BROOK WATERSHED

Filing requirements under the Water Quality Certification regulations are dependent on the size of the impact and the type of the resource to be impacted. For projects with minor impacts, activities can proceed under a local Order of Conditions (see *Wetlands Protection Act Regulations* section above) and project proponents are not required to submit an application for certification. However, for activities with large impacts or discharges to Outstanding Resource Waters or other sensitive resources, proponents are required to submit an application to MassDEP for 401 review. The criteria for evaluation of applications are designed to avoid wetlands impacts and to minimize and mitigate any unavoidable impacts.

ACECs

ACECs include water bodies and wetlands subject to classification under the Surface Water Quality Standards, many of which have been designated Outstanding Resource Waters (ORWs). Proposed activities within ORWs require a 401 review and certification from MassDEP, in addition to an Order of Conditions pursuant to the Wetlands Protection Regulations.

As a general rule discharges to certified vernal pools and to areas within 400 feet of a public water supply reservoir are prohibited without a variance, regardless of whether those resources (both classified as ORWs) are within an ACEC. Discharges to other ORWs may be permitted following an alternatives analysis and minimization and mitigation of any adverse impacts. Water-dependent facilities in ORWs that are located within an ACEC may be enlarged if the enlargement is consistent with a Resource Management Plan locally adopted and approved by the Secretary provided that any fill or structure associated with the enlargement activity is located entirely within an area of previously filled tidelands [see 314 CMR 9.06(3)(k)]. Such proposed enlargements may include improvement dredging if the sole purpose is to provide fisheries or wildlife enhancement as required by 314 CMR 9.07(1)(k)(5) and the Waterways regulations at 310 CMR 9.40(1).

All ORWs, including those located within ACECs, are listed in the Surface Water Quality Standards at

314 CMR 4.00. A list of ORWs located within ACECs can also be obtained from ACEC Program staff.

Note: Within an ACEC, an application for 401 Water Quality Certification requires the filing and review of an Environmental Notification Form (ENF) pursuant to the MEPA Regulations, before MassDEP can act on the Certificate (with the exception of projects that consist of one single-family dwelling – see *MEPA Regulations* section above).

MassDEP Surface Water Quality Standards

Agency

Department of Environmental Protection
(MassDEP)
Division of Watershed Management

Program

Division of Watershed Planning

Regulations

314 CMR 4.00: Massachusetts Surface Water Quality Standards

Statute

M.G.L. c.21, s.27

Purpose

The purpose of the Surface Water Quality Standards is to meet federal and state goals to restore and maintain the chemical, physical, and biological integrity of the surface water resources of the Commonwealth. Surface waters are all waters other than groundwaters within the jurisdiction of the Commonwealth, including, without limitation, rivers, streams, lakes, ponds, springs, impoundments, estuaries, wetlands, coastal waters, and vernal pools certified by the Massachusetts Division of Fisheries and Wildlife.

Summary

The Surface Water Quality Standards designate the most sensitive uses for which the various waters of the Commonwealth shall be enhanced, maintained, and protected; prescribe the minimum water quality criteria required to sustain these uses; and contain

regulations necessary to achieve these uses and maintain existing water quality including, where appropriate, the prohibition of discharges. The regulations include a classification and maps of waters of the Commonwealth by water basin. These standards are used to guide the issuance of surface water quality discharge permits and their subsequent implementation (see *401 Water Quality Certification Program* section above). The standards and classification of these regulations are reviewed and, where necessary, revised every three years.

ACECs

The most stringent water quality antidegradation standards are reserved for waters designated as Outstanding Resource Waters (ORWs). According to section 4.04(3), "These waters constitute an outstanding resource as determined by their outstanding socio-economic, recreational, ecological, and/or aesthetic values. The quality of these waters shall be protected and maintained."

For most of the ACECs designated from 1975 through 1989 the current Surface Water Quality Standards list nearly all waters located within those ACECs as ORWs. For ACECs designated subsequent to 1989 some surface waters are listed as ORWs.



INNER CAPE COD BAY

These surface waters are given this regulatory status as ORWs because they are listed as Class A Public Water Supplies, rather than as a result of ACEC designation.

The Department of Environmental Protection (MassDEP) has developed guidelines for the public nomination and review of proposed ORWs that meet criteria other than Public Water Supply. Further information regarding the classification of waters within ACECs, the nomination of proposed ORWs, and the schedules and procedures for periodic revisions of the Surface Water Quality Standards can be obtained from the MassDEP.

MassDEP Solid Waste Assignment Regulations

Agency

Department of Environmental Protection
(MassDEP)

Bureau of Waste Prevention, Business Compliance
Division
and
Local Boards of Health

Program

Regulatory Standards and Outreach (Waste Branch)

Regulations

310 CMR 16.00: Site Assignment Regulations for
Solid Waste Facilities

Statute

M.G.L. c.21A, ss.2 and 8; c.111, ss.150A and
150A1/2

Purpose

The purpose of the statute is to provide procedures and criteria for the siting of solid waste management facilities. The siting of facilities is intended to be subject to consistent standards and to provide for the protection of public health, safety, and the environment, as well as to provide for integrated solid waste management systems which maximize material reuse and conservation of natural resources.

Summary

The regulations are divided into four parts and describe the responsibilities and roles of local boards of health and MassDEP in siting solid waste management facilities. The regulations define these facilities as “an established site or works, and other appurtenances thereto, which is, has been, or will be used for the hauling, storage, transfer, processing, treatment, or disposal of solid waste including all land, structures, and improvements which are directly related to solid waste activities.”

ACECs

These regulations, under general site suitability criteria (section 16.40(4)(d)), prohibit the siting of solid waste management facilities within an ACEC. The regulations also prohibit the siting of a facility located outside of, but adjacent to an ACEC, if such a siting “would fail to protect the outstanding resources of an ACEC.” The MassDEP site assignment application form includes a section that must address the location and potential impacts of the proposed site in regard to ACECs.



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For more detailed information regarding the ACEC Program, including ACEC maps, resource summaries, and designation documents, as well as the publications mentioned above, please contact ACEC Program staff at the Department of Conservation and Recreation:

Elizabeth Sorenson
617-626-1394
elizabeth.sorenson@state.ma.us

Lisa Berry Engler
617-626-1435
lisa.engler@state.ma.us

or access the ACEC Program website at
www.mass.gov/dcr/stewardship/acec



PLEASANT BAY

DEMOGRAPHICS

Date: 04/06/09

Current Geography Selection: (4 Selected) Block Groups: 250235309003, 250235309004, 250235309005, 250235309006

Demographic Detail Summary Report

Population Demographics

	1990 Census		2000 Census		2008 Estimate		2013 Projection		Percent Change	
									1990 to 2000	2008 to 2013
Total Population	5,063		8,429		9,360		9,870		66.5%	5.4%
Population Density (Pop/Sq Mi)	289.7		482.3		535.6		564.8		66.5%	5.4%
Total Households	1,743		2,870		3,202		3,393		64.7%	6.0%

Population by Gender:

Male	2,567	50.7%	4,188	49.7%	4,683	50.0%	4,958	50.2%	63.1%	5.9%
Female	2,496	49.3%	4,241	50.3%	4,677	50.0%	4,912	49.8%	69.9%	5.0%

Population by Race/Ethnicity

	1990 Census		2000 Census		2008 Estimate		2013 Projection		Percent Change	
									1990 to 2000	2008 to 2013
White	4,985	98.5%	8,078	95.8%	8,738	93.4%	9,060	91.8%	62.0%	3.7%
Black	25	0.5%	57	0.7%	245	2.6%	439	4.5%	128.0%	79.2%
American Indian or Alaska Native	7	0.1%	21	0.3%	32	0.3%	35	0.4%	200.0%	9.4%
Asian or Pacific Islander	24	0.5%	61	0.7%	125	1.3%	168	1.7%	154.2%	34.4%
Some Other Race	22	0.4%	67	0.8%	69	0.7%	53	0.5%	204.5%	-23.2%
Two or More Races			145	1.7%	151	1.6%	115	1.2%		-23.8%
Hispanic Ethnicity	28	0.6%	97	1.2%	136	1.5%	162	1.6%	246.4%	19.1%
Not Hispanic or Latino	5,035	99.5%	8,332	98.9%	9,224	98.6%	9,708	98.4%	65.5%	5.2%

Population by Age

	1990 Census		2000 Census		2008 Estimate		2013 Projection		Percent Change	
									1990 to 2000	2008 to 2013
0 to 4	533	10.5%	721	8.6%	717	7.7%	683	6.9%	35.3%	-4.7%
5 to 14	833	16.5%	1,572	18.7%	1,567	16.7%	1,553	15.7%	88.7%	-0.9%
15 to 19	282	5.6%	486	5.8%	623	6.7%	637	6.5%	72.3%	2.2%
20 to 24	268	5.3%	286	3.4%	461	4.9%	531	5.4%	6.7%	15.2%
25 to 34	1,181	23.3%	1,283	15.2%	1,271	13.6%	1,485	15.0%	8.6%	16.8%
35 to 44	881	17.4%	1,671	19.8%	1,531	16.4%	1,340	13.6%	89.7%	-12.5%
45 to 54	443	8.8%	1,158	13.7%	1,435	15.3%	1,499	15.2%	161.4%	4.5%
55 to 64	276	5.5%	659	7.8%	988	10.6%	1,163	11.8%	138.8%	17.7%
65 to 74	252	5.0%	339	4.0%	466	5.0%	639	6.5%	34.5%	37.1%

75 to 84	92	1.8%	208	2.5%	233	2.5%	264	2.7%	126.1%	13.3%
85+	18	0.4%	46	0.5%	67	0.7%	74	0.8%	155.6%	10.4%

Median Age:

Total Population	30.4		34.2		35.3		35.3		12.6%	0.1%
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Households by Income

									Percent Change	
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
\$0 - \$15,000	165	9.5%	196	6.8%	154	4.8%	146	4.3%	18.8%	-5.2%
\$15,000 - \$24,999	238	13.7%	157	5.5%	148	4.6%	136	4.0%	-34.0%	-8.1%
\$25,000 - \$34,999	237	13.6%	192	6.7%	150	4.7%	139	4.1%	-19.0%	-7.3%
\$35,000 - \$49,999	410	23.5%	436	15.2%	302	9.4%	254	7.5%	6.3%	-15.9%
\$50,000 - \$74,999	397	22.8%	863	30.1%	744	23.2%	656	19.3%	297.7%	-11.8%
\$75,000 - \$99,999	204	11.7%	567	19.8%	700	21.9%	728	21.5%	177.9%	4.0%
\$100,000 - \$149,999	59	3.4%	303	10.6%	657	20.5%	865	25.5%	413.6%	31.7%
\$150,000 +	28	1.6%	156	5.4%	347	10.8%	469	13.8%	457.1%	35.2%
Average Hhld Income	\$48,084		\$70,589		\$88,643		\$101,086		46.8%	14.0%
Median Hhld Income	\$42,456		\$63,056		\$77,939		\$86,972		48.5%	11.6%
Per Capita Income	\$16,553		\$24,035		\$30,902		\$35,375		45.2%	14.5%

Employment and Business

									Percent Change	
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Age 16 + Population	3,643		6,010		6,931		7,487		65.0%	8.0%
In Labor Force	2,732	75.0%	4,465	74.3%	5,110	73.7%	5,520	73.7%	63.4%	8.0%
Employed	2,489	91.1%	4,311	96.6%	4,821	69.6%	5,215	69.7%	73.2%	8.2%
Unemployed	213	7.8%	144	3.2%	255	3.7%	271	3.6%	-32.4%	6.3%
In Armed Forces	30	0.8%	10	0.2%	34	0.5%	34	0.5%	-66.7%	0.0%
Not In Labor Force	911	25.0%	1,545	25.7%	1,821	26.3%	1,967	26.3%	69.6%	8.0%
Number of Employees (Daytime Pop)					1,541					
Number of Establishments					188					
Emp in Blue Collar Occupations			1,586	36.8%						
Emp in White Collar Occupations			2,725	63.2%						

Housing Units

									Percent Change	
	1990 Census		2000 Census		2008 Estimate		2013 Projection		1990 to 2000	2008 to 2013
Total Housing Units	2,543		3,384		3,805		4,053		33.1%	6.5%

Owner Occupied	1,473	57.9%	2,628	77.7%	2,969	78.0%	3,171	78.2%	78.4%	6.8%
Renter Occupied	269	10.6%	242	7.2%	233	6.1%	222	5.5%	-10.0%	-4.7%
Vacant	800	31.5%	514	15.2%	603	15.9%	660	16.3%	-35.8%	9.5%

Vehicles Available

	1990 Census		2000 Census		2008 Estimate		2013 Projection		Percent Change	
									1990 to 2000	2008 to 2013
Average Vehicles Per Hhld	1.90		1.70		2.20		2.40		-11.9%	11.3%
0 Vehicles Available	50	2.7%	32	1.1%	37	1.2%	33	1.0%	-36.0%	-10.8%
1 Vehicle Available	481	25.9%	671	23.4%	651	20.3%	631	18.6%	39.5%	-3.1%
2+ Vehicles Available	1,330	71.5%	2,167	75.5%	2,514	78.5%	2,729	80.4%	62.9%	8.6%

Marital Status

	1990 Census		2000 Census		2008 Estimate		2013 Projection		Percent Change	
									1990 to 2000	2008 to 2013
Age 15+ Population	3,693		6,136		7,074		7,633		66.2%	7.9%
Married, Spouse Present	2,483	67.2%	4,128	67.3%	4,783	67.6%	5,174	67.8%	66.3%	8.2%
Married, Spouse Absent	57	1.5%	113	1.8%	132	1.9%	144	1.9%	98.2%	9.1%
Divorced	243	6.6%	403	6.6%	456	6.5%	487	6.4%	65.8%	6.8%
Widowed	120	3.3%	226	3.7%	249	3.5%	262	3.4%	88.3%	5.2%
Never Married	793	21.5%	1,266	20.6%	1,454	20.6%	1,566	20.5%	59.6%	7.7%

Educational Attainment

	1990 Census		2000 Census		2008 Estimate		2013 Projection		Percent Change	
									1990 to 2000	2008 to 2013
Age 25+ Population	3,143		5,364		5,991		6,464		70.7%	7.9%
Grade K - 8	73	2.3%	41	0.8%	57	1.0%	62	1.0%	-43.8%	8.8%
Grade 9 - 12	300	9.6%	296	5.5%	197	3.3%	152	2.4%	-1.3%	-22.8%
High School Graduate	886	28.2%	1,615	30.1%	1,966	32.8%	2,207	34.1%	82.3%	12.3%
Some College, No Degree	624	19.9%	1,274	23.8%	1,137	19.0%	1,068	16.5%	104.2%	-6.1%
Associates Degree	355	11.3%	586	10.9%	702	11.7%	778	12.0%	65.1%	10.8%
Bachelor's Degree	583	18.6%	961	17.9%	1,126	18.8%	1,241	19.2%	64.8%	10.2%
Graduate Degree	322	10.2%	591	11.0%	806	13.5%	956	14.8%	83.5%	18.6%
No Schooling Completed			0	0.0%						

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.
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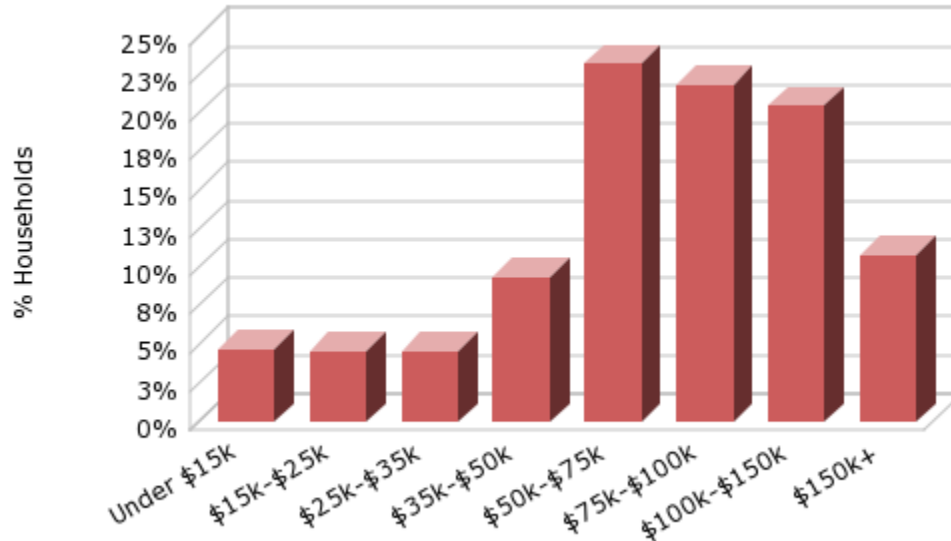
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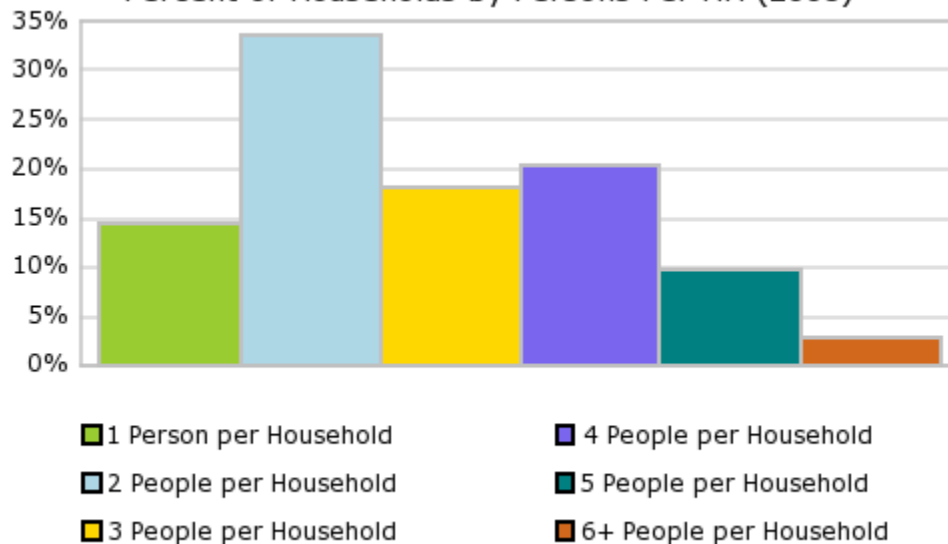
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Demographic Snapshot Summary Report with Charts

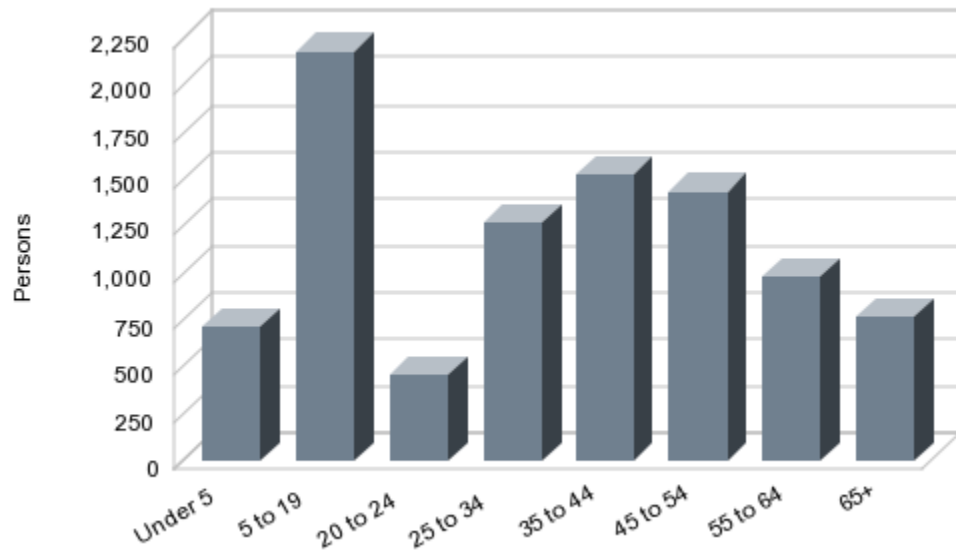
Household Income (2008)



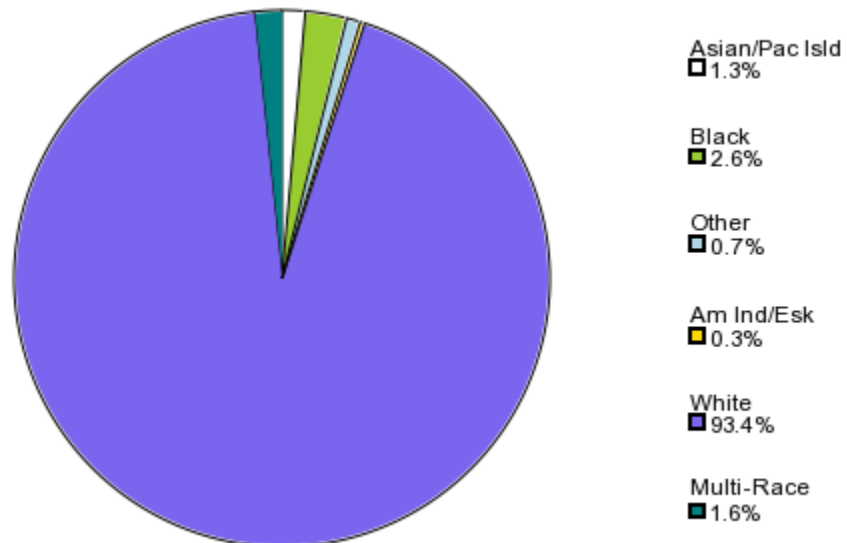
Percent of Households by Persons Per HH (2008)

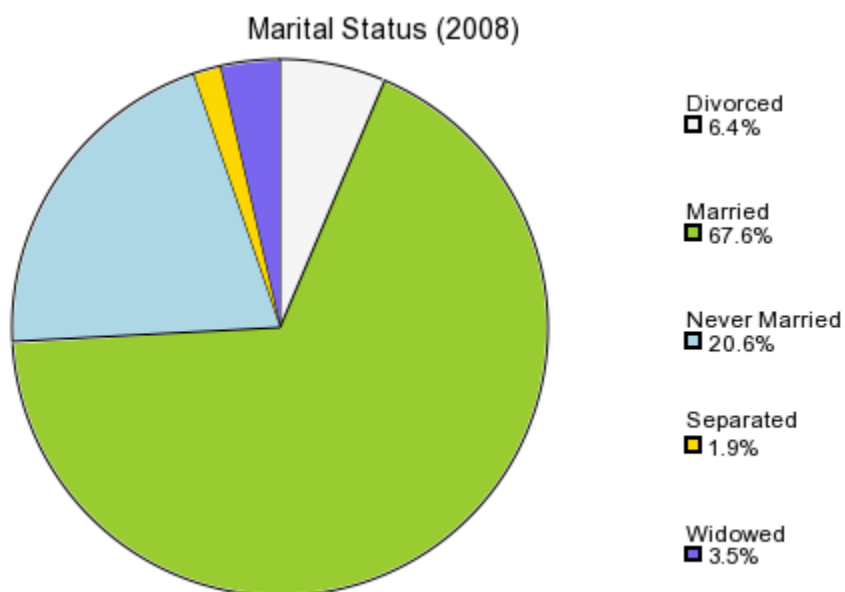
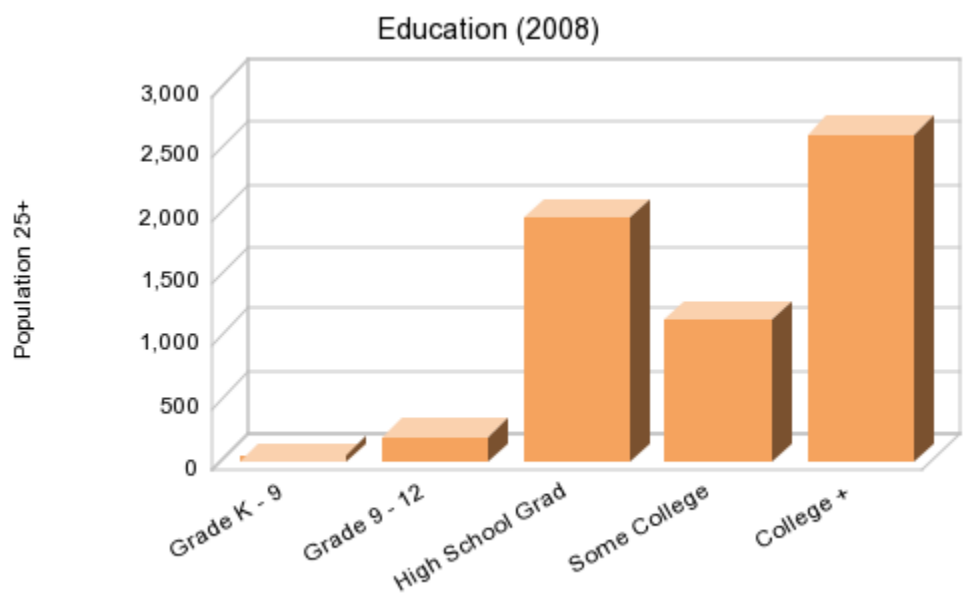


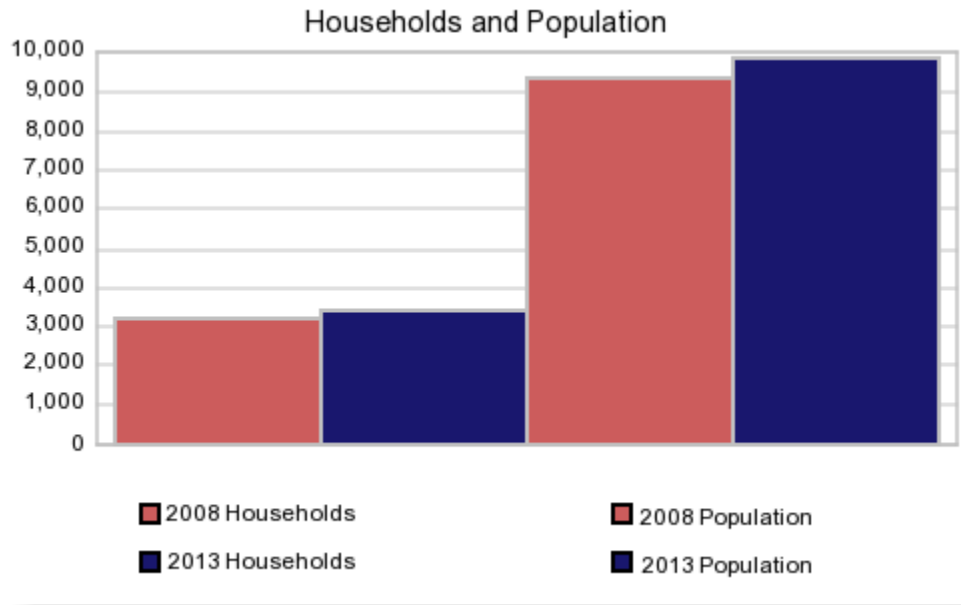
Population by Age (2008)



Population by Race (2008)







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