



## Wareham Village Redevelopment Plan December 2023

*Prepared for the Wareham Redevelopment Authority  
by Innes Associates Ltd.*



# Appendix A: Parcel Inventory

This information is from the MassGIS database of assessors' data from the FY2023 fiscal year. The data is collected by the Assessors' office of each municipality and forwarded to the Commonwealth of Massachusetts. This data is sorted by the Owner. Four columns (highlighted in blue) were added by the consultant team to make the data easier to use:

- Prop#: Numbers from 1-192 to make it easier to discuss the parcels.
- Owner\_Type: is the owner's address the same as the property address (on-site)? If not, is the owner's address within Wareham or Onset (Local)? If not, then the owner is an Absentee owner.
- Last sold: Strips out the year the property was last sold. Some properties had a dummy year of 1901; these have been removed.
- Use\_Type: Shortened description of the use type based on the Property Type Classification Codes prepared by the Bureau of Local Assessment, Revised April 2019.

<b>PROP #</b>	<b>LOC_ID</b>	<b>SITE_ADDR</b>	<b>OWNER1</b>	<b>OWNER_TYPE</b>	<b>YEAR_BUILT</b>	
1	M_264768_835058	425-425 A MAIN ST		Absentee	2005	
2	M_265248_834484	200 MAIN ST	200 MAIN STREET WAREHAM LLC	Absentee	1900	
3	M_265251_834542	219 MAIN ST	213-219 MAIN STREET LLC	Local	1900	
4	M_264396_835259	259 HIGH ST	259 HIGH STREET LLC	Local	1900	
5	M_265022_834719	304 MAIN ST	304 MAIN STREET REALTY LLC	Local	1900	
6	M_264964_834763	330 MAIN ST	330 MAIN WAREHAM LLC	Absentee	1802	
7	M_265021_834596	115 HIGH ST	ABBOTT DARREN S	On-site	1840	
8	M_265086_834630	270 MAIN ST	AKINS PATRICIA	Local	0	
9	M_264804_834772	14 CHAPEL ST	ARCHER PETER	On-site	1812	
10	M_264567_835489	7 ELM ST	ASSAD SANDRA A TRUSTEE OF THE	Local	1900	
11	M_265438_834228	106 MAIN ST	AXIS TOBEY MEDICAL LLC	Absentee	1920	
12	M_264447_835294	466 MAIN ST	BARNES PAUL A	On-site	1915	
13	M_265424_834265	112 MAIN ST	BEACH EQUITIES LLC	Absentee	1847	
14	M_264862_834821	8 CHAPEL ST	BEATON JOHN J JR	On-site	1900	
15	M_264446_835222	255 HIGH ST	BEAUDOIN EINER A	On-site	1890	
16	M_264389_835310	10 GIBBS AVE	BEAUPRE YELENA F	On-site	1900	
17	M_265002_834699	5 SAWYER ST	BISCEGLIA PAUL M	Absentee	1900	
18	M_265289_834439	184 MAIN ST	BISH-NEEN REALTY LLC	On-site	1940	
19	M_264507_835231	456 MAIN ST	BITHER DALE C	On-site	1850	
20	M_264891_834698	1A ROSEMARY LN	BROTHER KRISTINA R	On-site	2011	
21	M_265034_834579	113 HIGH ST	BURKE STACEY M	On-site	1890	
22	M_265094_834510	99 HIGH ST	BYRON CHARLES TRUSTEE	On-site	1876	

	TOTAL_VAL	LOT_SIZE	BLD_AREA	STORIES	LAST_SOLD	USE_TYPE	STYLE	ZONING
	\$-	0	-	0		Other. Open Space	Condo Townhse	
	\$299,600	0.1086	3,600	1	2021	Stores	Store	WRVL
	\$774,200	0.1923	19,884	2	2021	Stores	Office/Retail	WRVL
	\$353,800	0.1033	3,105	2	2021	Two-Family	Two Family	MR30
	\$323,800	0.1847	4,699	2	2015	Mixed-use Commer- cial	Mix/Res Type Com	WRVL
	\$476,600	0.7717	7,019	2	2010	Developable land	Mix/Res Type Com	WRVL
	\$397,300	0.5103	3,612	1.5	2013	Single-Family	Conventional	MR30
	\$104,100	0.2352	-	0	2016	Parking Lot	Vacant Land	WRVL
	\$453,400	0.1837	4,832	2	2009	Single-Family	Conventional	MR30
	\$831,400	1.1	2,920	1	2001	Stores	Store	SC
	\$839,200	0.6664	12,774	2	2010	Medical Office	Profess. Bldg	INST
	\$388,100	0.6612	4,762	2	2003	Single-Family	Colonial	MR30
	\$470,400	0.3706	7,988	2	2016	Medical Office	Profess. Bldg	INST
	\$460,100	0.7304	5,003	2	-	Single-Family	Conventional	WRVL
	\$332,200	0.3969	3,174	1.25	2009	Single-Family	Conventional	MR30
	\$358,600	0.1329	2,688	2	1999	Single-Family	Conventional	MR30
	\$309,500	0.156	5,680	2	2004	Four-to-Eight Units	Apt. House	WRVL
	\$385,000	0.1085	6,005	1	2003	Office	Office Bldg	WRVL
	\$401,300	0.3485	3,473	2	2004	Single-Family	Conventional	MR30
	\$395,400	0	3,792	0	2019	Condominium	Condo Townhse	MR30
	\$432,300	0.3635	4,981	2.5	2021	Single-Family	Colonial	MR30
	\$446,800	0.4532	5,525	2	2016	Single-Family	Conventional	MR30

PROP #	LOC_ID	SITE_ADDR	OWNER1	OWNER_TYPE	YEAR_BUILT	
23	M_265225_834576	231 MAIN ST	CAPE COD BANK AND TRUST COMPANY	Absentee	1900	
24	M_265212_834591	239 MAIN ST	CAPE COD BANK AND TRUST COMPANY	Absentee	0	
25	M_265157_834558	242 MAIN ST	CAPE COD BANK AND TRUST COMPANY	Absentee	1980	
26	M_264782_834811	17 CHAPEL ST	CAREY ARTHUR M III	On-site	1920	
27	M_264658_834966	195 HIGH ST	CARNEY JANICE E	On-site	1900	
28	M_264514_835138	231 HIGH ST	CAROL CASE 2/2/18 LLC	Absentee	1900	
29	M_264733_834954	394 MAIN ST	CARTIER & ZINE PROPERTY	Absentee	1860	
30	M_264702_835126	441 MAIN ST	CHEN XIN KENG	On-site	1900	
31	M_265287_834377	140 R MAIN ST	CHILDS CHERYLL ANN	Local	1880	
32	M_265316_834399	172 MAIN ST	CHOU SUSAN	Absentee	1940	
33	M_265210_834456	7 CENTER ST	CIAFFONI TIMOTHY A	Local	1890	
34	M_265202_834407	75 HIGH ST	CIAFFONI TIMOTHY A TRUSTEE	Local	1900	
35	M_264598_835032	211 HIGH ST	CINCOTTA MARIA C	On-site	1900	
36	M_264612_835183	459 MAIN ST	CNS HOME SOLUTIONS LLC	Absentee	1900	
37	M_264876_835040	0 MAIN ST OFF	COMM OF MASS	Absentee	0	
38	M_264582_835361	0 TREMONT RD	COMM OF MASS	Absentee	0	
39	M_265195_834606	247 MAIN ST	CONRY DENNIS J	Local	1900	
40	M_265214_834378	69 HIGH ST	CONSOLETTI CHRISTIAN	Local	1910	
41	M_264992_834636	18 SAWYER ST	COOMBS NATASHA T	On-site	1900	
42	M_265283_834505	203 MAIN ST	CORKERY LUIZ MARIA	Local	1900	
43	M_264952_834664	17 SAWYER ST	CORNWELL CARL W	Local	1880	
44	M_265297_834497	195 MAIN ST	CORNWELL CARL W	Local	1920	
45	M_264818_834756	155 HIGH ST	CORREIA DEBORAH L	On-site	1929	
46	M_264645_834974	197 HIGH ST	COSTA LISA	On-site	1900	
47	M_265279_834453	194 MAIN ST	COSTA STEVEN TRUSTEE	Absentee	1920	
48	M_265255_834434	6 CENTER ST	COSTA STEVEN TRUSTEE	Absentee	0	
49	M_265037_834676	6 SAWYER ST	COSTELLO ANDREW F JR	On-site	1931	
50	M_264638_835068	420 MAIN ST	COUGHLIN DIANE M TRUSTEE	Absentee	1900	
51	M_264616_835084	426 MAIN ST	COUGHLIN JOHN W III	Absentee	1900	
52	M_264673_835018	408 MAIN ST	CUSICK RYAN	Absentee	1900	
53	M_265060_834684	290 MAIN ST	D & D REALTY PARTNERS LLC	Local	1850	
54	M_265048_834696	298 MAIN ST	D & D REALTY PARTNERS LLC	Local	0	
55	M_264654_835023	412 MAIN ST	D & D REALTY PARTNERS LLC	Absentee	1900	
56	M_264637_834983	199 HIGH ST	DAVIS BARRY J	Absentee	1900	
57	M_265182_834622	249 MAIN ST	DECAS WILLIAM	Local	1900	
58	M_264666_834944	191 HIGH ST	DEFIEL DAVID	On-site	1810	
59	M_265260_834373	63 HIGH ST	DEMORANVILLE CAROLYN J	On-site	1926	

	TOTAL_VAL	LOT_SIZE	BLD_AREA	STORIES	LAST_SOLD	USE_TYPE	STYLE	ZONING
	\$924,000	0.2189	15,064	2	2000	Bank	Bank	WRVL
	\$66,000	0.1255	-	0	2000	Blank	Outbuildings	WRVL
	\$348,300	0.5039	672	1	2000	Bank	Bank	WRVL
	\$412,100	0.2994	3,216	2	2018	Single-Family	Colonial	MR30
	\$332,400	0.157	2,337	2	1985	Single-Family	Conventional	MR30
	\$425,700	0.286	3,206	1.75	2019	Single-Family	Conventional	MR30
	\$358,800	0.2319	4,960	1.75	2022	Two-Family	Two Family	MR30
	\$336,100	0.7629	3,673	1.75	2019	Single-Family	Conventional	MR30
	\$255,100	0.22	3,296	2	2002	Two-Family	Two Family	WRVL
	\$292,700	0.25	8,214	1	2017	Stores	Store	WRVL
	\$224,100	0.1168	4,138	2	2009	Four-to-Eight Units	Apt. House	MR30
	\$278,300	0.4731	3,510	1	2010	Office	Office Bldg	MR30
	\$711,600	0.289	8,287	2	2003	Single-Family	Conventional	MR30
	\$540,900	0.264	6,201	2	2021	Four-to-Eight Units	Multi Family	MR30
	\$64,200	7.9	-	0	-	Comm. of MA	Vacant Land	MR30
	\$10,000	1.12	-	0	-	Mass Highway Dept.	Vacant Land	MR30
	\$483,000	0.1578	10,870	1	-	Stores	Office/Retail	WRVL
	\$365,600	0.3017	5,126	2	2013	Single-Family	Colonial	MR30
	\$331,000	0.1148	2,523	2	2021	Single-Family	Conventional	MR30
	\$268,200	0.0616	5,745	2	2006	Fuel Tanks	Mix Use/Comm	WRVL
	\$370,600	0.2882	3,468	1.75	1997	Single-Family	Conventional	WRVL
	\$275,400	0.1435	14,790	2	1992	Stores	Office/Retail	WRVL
	\$253,200	0.0653	1,932	1	2009	Single-Family	Ranch	MR30
	\$317,100	0.1412	2,334	1.75	2017	Single-Family	Conventional	MR30
	\$320,100	0.1594	6,794	1	2013	Medical Office	Office Bldg	WRVL
	\$80,100	0.2296	-	0	2013	Blank	Outbuildings	WRVL
	\$355,700	0.1309	2,664	2	-	Single-Family	Conventional	WRVL
	\$322,200	0.1641	3,377	2	2018	Two-Family	Two Family	MR30
	\$557,100	0.3484	6,227	1.75	2013	Single-Family	Conventional	MR30
	\$347,600	0.2117	3,960	2	2021	Two-Family	Two Family	MR30
	\$336,400	0.0933	3,444	2.5	2002	Four-to-Eight Units	Mix/Res Type Com	WRVL
	\$95,900	0.131	-	0	2002	Developable Land	Vacant Land	WRVL
	\$302,600	0.2485	6,692	2.3	2002	Four-to-Eight Units	Apt. House	MR30
	\$209,600	0.0762	560	1	2010	Single-Family	Bungalow	MR30
	\$362,200	0.1726	8,539	1	-	Stores	Strip Stores	WRVL
	\$357,600	0.2907	3,414	1.75	2016	Single-Family	Conventional	MR30
	\$341,600	0.2508	5,210	2	2001	Single-Family	Colonial	MR30

PROP #	LOC_ID	SITE_ADDR	OWNER1	OWNER_TYPE	YEAR_BUILT	
60	M_264615_835013	205 HIGH ST	DEVINE FRANCIS J	Absentee	1882	
61	M_265389_834406	163 MAIN ST	DIANTONIO GUY F + CARREN L TRS	Absentee	1970	
62	M_265102_834482	89 HIGH ST	DILLON LOUIS J	On-site	1910	
63	M_265139_834534	89 HIGH ST	DILLON LOUIS J	On-site	0	
64	M_264807_834833	11 CHAPEL ST	DREW MICHAEL E	On-site	1900	
65	M_264711_834964	398 MAIN ST	EACOBACCI JAMES D	On-site	1860	
66	M_264565_835112	434 MAIN ST	ELKALLASSI NAZIH B	On-site	1860	
67	M_264652_835060	416 MAIN ST	FARIA RAYMOND I	Local	1900	
68	M_264553_835162	440 MAIN ST	FELTMATE ALAN B	Absentee	1920	
69	M_264882_834942	379 MAIN ST	FIRST PATIENT REALTY LLC	Absentee	1960	
70	M_265062_834655	280 MAIN ST	FISHMAN COLLIN	On-site	1880	
71	M_264926_834898	367 MAIN ST	FITZGERALD MICHAEL A TRUSTEE	Absentee	1920	
72	M_264722_835167	443 MAIN ST	GOLDVIT MAIN STREET LLC	Absentee	1900	
73	M_264479_835181	247 HIGH ST	GROPMAN FRANCIS WILLIAM	On-site	1830	
74	M_264982_834693	11 SAWYER ST	GROVES DANIEL R	Absentee	1880	
75	M_264969_834680	13 SAWYER ST	GROVES NEHA FKA NEHA SHARMA	Absentee	1880	
76	M_265014_834798	329 MAIN ST	GROVES ROBERT J	Absentee	1911	
77	M_264531_835196	448 MAIN ST	HALLET REALTY LLC	Absentee	1908	
78	M_265342_834454	173 MAIN ST	HALLISEY BEVERLY A	Absentee	1920	
79	M_265139_834474	87 HIGH ST	HARVEY KEITH B	Local	1910	
80	M_264692_834924	187 HIGH ST	HAWKER JUDITH A	On-site	1962	
81	M_265077_834639	274 MAIN ST	HAYES CONSTANCE TR 274 MAIN	Local	1950	
82	M_264839_834861	7 CHAPEL ST	HEFFLER KEVIN A	Absentee	1950	
83	M_265209_834607	241 MAIN ST	HUNT LEANNE M	Local	1900	
84	M_264521_835211	450 MAIN ST	JOUBERT, PETER W	On-site	1880	
85	M_265268_834523	207 MAIN ST	KALKANI REALTY TRUST	Local	1900	
86	M_265171_834634	257 MAIN ST	KALKANIS TED	On-site	1900	
87	M_264930_834737	3A ROSEMARY LN	KELLY GERARD	On-site	2008	
88	M_265151_834653	0 MAIN ST	KIERNAN BUILDING INC THE	Local	0	
89	M_265148_834660	267 MAIN ST	KIERNAN BUILDING INC THE	Local	1900	
90	M_264756_834848	169 HIGH ST	KIERNAN RICHARD D	Local	1895	
91	M_265262_834476	196 MAIN ST	KJELGAARD MICHAEL J	Absentee	1920	
92	M_264738_834894	0 HIGH ST	LOVE EDISON M ET ALS	Local	0	
93	M_264652_835043	414 MAIN ST	LYONS KERRY L	Absentee	1880	
94	M_265111_834592	266 MAIN ST	MADDEN WILLIAM F	Absentee	1943	
95	M_264643_835529	0 ELM ST	MAKEPEACE CO A D	Local	0	
96	M_264616_835244	471 MAIN ST	MAKEPEACE CO A D	Local	1900	
97	M_264586_835280	473 MAIN ST	MAKEPEACE COMPANY A D	Local	0	

	TOTAL_VAL	LOT_SIZE	BLD_AREA	STORIES	LAST_SOLD	USE_TYPE	STYLE	ZONING
	\$307,500	0.2296	3,924	1.5	2013	Two-Family	Two Family	MR30
	\$595,800	0.3461	1,706	1	2020	Auto Sales and Service	Gas Mart	WRVL
	\$349,500	0.21	3,082	1.75	-	Single-Family	Conventional	MR30
	\$16,500	0.2	-	0	-	Residential accessory	Outbuildings	MR30
	\$355,400	0.202	3,297	2	2012	Single-Family	Conventional	MR30
	\$423,900	0.3949	4,456	1.75	2002	Developable land	Conventional	MR30
	\$708,400	1.76	8,186	2.5	2021	Single-Family	Colonial	MR30
	\$405,000	0.1905	5,678	2	2007	Two-Family	Two Family	MR30
	\$160,600	0.2368	3,600	1	2002	Auto Repair	Service Shop	MR30
	\$819,800	1.67	4,800	1	2019	Stores	Pre-Eng Warehs	WRVL
	\$532,900	0.533	4,579	2	2021	Four-to-Eight Units	Multi Family	WRVL
	\$564,700	0.7734	5,006	1.5	2010	Fuel Tanks	Mix Use/Comm	WRVL
	\$457,000	0.697	6,744	2.5	2020	Three-Family	Three Family	MR30
	\$289,800	0.2856	2,887	1.75	2021	Two-Family	Two Family	MR30
	\$427,800	0.1791	3,065	1.75	2018	Multiple Houses	Two Family	WRVL
	\$469,500	0.2153	4,786	1.75	2021	Three-Family	Three Family	MR30
	\$477,900	0.2189	7,592	2	2017	Three-Family	Three Family	WRVL
	\$319,300	0.1469	3,920	2	2014	Two-Family	Two Family	MR30
	\$684,300	0.3705	16,962	1	1992	Stores	Mix Use/Comm	WVI
	\$297,700	0.44	4,564	2	1991	Single-Family	Colonial	MR30
	\$512,100	0.3444	4,868	1.9	2014	Single-Family	Conventional	MR30
	\$183,000	0.1907	3,824	1	2005	Stores	Dry Cln/Laundr	WRVL
	\$308,100	0.478	4,094	1.75	2015	Four-to-Eight Units	Apt. House	MR30
	\$209,800	0.0292	4,308	2	2011	Eating and Drinking	Restaurant	WRVL
	\$359,500	0.3053	3,321	1.9	2020	Single-Family	Conventional	MR30
	\$260,800	0.0602	8,094	2	1997	Eating and Drinking	Mix Use/Comm	WRVL
	\$382,900	0.0888	6,614	2	1985	Fuel Tanks	Mix Use/Comm	WRVL
	\$396,500	0	3,768	0	2020	Condominium	Condo Townhse	MR30
	\$6,600	0.0088	-	0	-	Blank	Vacant Land	WRVL
	\$324,700	0.1122	6,014	2	-	Office	Office Bldg	WRVL
	\$349,400	0.242	2,686	1.5	1990	Single-Family	Conventional	MR30
	\$263,800	0.0735	3,580	1	2020	Stores	Restaurant	WRVL
	\$8,300	0.1777	-	0	1995	Undevelopable Land	Vacant Land	MR30
	\$289,100	0.2649	3,283	1.75	2018	Three-Family	Three Family	MR30
	\$579,700	0.7008	6,809	2	2002	Office	Office Bldg	WRVL
	\$14,700	0.8035	-	0	-	Undevelopable Land	Vacant Land	SC
	\$233,000	1.89	9,432	2	-	Other Storage	Warehouse	MR30
	\$78,000	0.2296	-	0	2012	Developable Land	Vacant Land	MR30

PROP #	LOC_ID	SITE_ADDR	OWNER1	OWNER_TYPE	YEAR_BUILT	
98	M_264569_835303	477 MAIN ST	MAKEPEACE COMPANY A D	Local	0	
99	M_264548_835326	481 MAIN ST	MAKEPEACE COMPANY A D	Local	0	
100	M_264931_834646	127 HIGH ST	MARENGHI CATHERINE	On-site	1910	
101	M_264908_834793	14 LADNER LN	MCCUSKER MARIE D	On-site	1935	
102	M_264906_834673	137 HIGH ST	MCDONALD DAVID J	On-site	1860	
103	M_264921_834657	129 HIGH ST	MCEACHEN DAVID M	On-site	1892	
104	M_264690_835085	437 MAIN ST	MCGONIGLE PAUL F	On-site	1870	
105	M_264764_835125	437 R MAIN ST	MCGONIGLE PAUL F	Local	0	
106	M_264464_835201	245 HIGH ST	MCGRAW TRACY ANNE	On-site	1900	
107	M_264767_834926	386 MAIN ST	MCKEOWN ANGELA TRUSTEE	Absentee	1739	
108	M_265328_834376	166 MAIN ST	MEROLLA MICHELE E	Absentee	1748	
109	M_264466_835486	2569 CRAN HWY	MILL POND STATION LLC	Local	1940	
110	M_264427_835336	1 PARK ST	MJT PARK STREET LLC	Absentee	1785	
111	M_265026_834822	337 MAIN ST	MOHAMED OSAMA	Local	0	
112	M_265059_834738	307 MAIN ST	MOHAMED OSSAMA	Local	1940	
113	M_264997_834816	335 MAIN ST	MOHAMED OSSAMA	Local	0	
114	M_264979_834869	355 R MAIN ST	MOHAMED OSSAMA	Local	0	
115	M_264985_834840	341 MAIN ST	MOHAMED OSSAMA M	Local	1940	
116	M_264957_834844	355 MAIN ST	MOHAMMED OSSAMA	Local	0	
117	M_264540_835184	444 MAIN ST	MORLEY JEFFREY N	Local	1890	
118	M_264630_835157	451 MAIN ST	MORRIS GREGORY T	Absentee	1900	
119	M_264425_835244	257 HIGH ST	MURPHY FRANCES A TRUSTEE	On-site	1847	
120	M_265152_834441	79 HIGH ST	NEW ENGLAND TEL & TEL CO	Absentee	1950	
121	M_264554_835178	442 MAIN ST	NICKERSON KEVIN TRUSTEE	Absentee	1920	
122	M_265097_834619	268 MAIN ST	NYMAN ROBERT M TRUSTEE	Local	1900	
123	M_265235_834424	10 CENTER ST	ONE HUNDRED NINETY ONE MAIN	Local	0	
124	M_265316_834479	191 MAIN ST	ONE HUNDRED NINETY ONE MAIN	Local	1954	
125	M_264891_834725	0 ROSEMARY LN	PACOR INC	Absentee	0	
126	M_264695_834998	402 MAIN ST	PERRY RAYMOND M	Absentee	1900	
127	M_264619_834988	201 HIGH ST	PESTA ERICA D	On-site	2003	
128	M_264939_834703	2A ROSEMARY LN	PIEKARSKI PAULA M	On-site	2008	
129	M_265429_834374	137 MAIN ST	PIERRE LINDA M	Absentee	1920	
130	M_265202_834527	226 MAIN ST	PLYMOUTH SAVINGS BANK	Absentee	1925	
131	M_265176_834503	226 MAIN ST	PLYMOUTH SAVINGS BANK	Absentee	1930	
132	M_264951_834875	361 MAIN ST	POTENTIAL PROPERTIES LLC	Absentee	1900	
133	M_264496_835160	237 HIGH ST	QUINN RYAN	On-site	1939	
134	M_265248_834466	0 CENTER ST	R + G REALTY INC	Local	0	



	TOTAL_VAL	LOT_SIZE	BLD_AREA	STORIES	LAST_SOLD	USE_TYPE	STYLE	ZONING
	\$89,100	0.8453	-	0	2010	Developable Land	Vacant Land	MR30
	\$83,800	0.5065	-	0	2010	Developable Land	Vacant Land	MR30
	\$426,800	0.1039	3,164	1.25	2017	Single-Family	Bungalow	MR30
	\$370,000	0.466	4,032	1.5	1983	Single-Family	Cape Cod	MR30
	\$316,800	0.2323	2,570	1.75	2013	Single-Family	Conventional	MR30
	\$323,900	0.115	3,120	1.75	2020	Two-Family	Two Family	MR30
	\$354,900	0.1848	4,088	1.5	2002	Single-Family	Conventional	MR30
	\$6,800	0.89	-	0	2002	Undevelopable Land	Vacant Land	MR30
	\$370,800	0.2956	2,834	1.75	2003	Developable land	Conventional	MR30
	\$297,400	0.9472	4,280	2	2021	Four-to-Eight Units	Apt. House	MR30
	\$522,700	0.4699	3,872	1.5	2016	Developable land	Mix/Res Type Com	WRVL
	\$251,300	0.3009	4,482	1	2006	Stores	Store	SC
	\$527,800	1.26	10,438	2	2002	Four-to-Eight Units	Apt. House	MR30
	\$103,200	0.2244	-	0	2021	Developable Land	Vacant Land	WRVL
	\$358,800	0.0747	1,368	1	2013	Auto Sales and Service	Gas Mart	WRVL
	\$78,400	0.2543	-	0	2018	Developable Land	Vacant Land	WRVL
	\$10,100	0.1951	-	0	2006	Undevelopable Land	Vacant Land	WRVL
	\$390,300	0.3571	2,594	1	2013	Gas Station	Gas Svc Station	WRVL
	\$99,500	0.1768	-	0	2003	Developable Land	Vacant Land	WRVL
	\$362,600	0.2422	4,440	1.75	2004	Three-Family	Three Family	MR30
	\$420,300	0.2762	5,691	2.5	2020	Three-Family	Three Family	MR30
	\$189,300	0.3377	3,197	1.5	2012	Inns	Mix/Res Type Com	MR30
	\$1,370,300	0.5557	38,781	2	-	Telephone Exchange	Telephone Bldg	MR30
	\$285,800	0.0755	3,432	2	2020	Two-Family	Two Family	MR30
	\$235,300	0.2266	3,722	1.5	2008	General Office	Mix/Res Type Com	WRVL
	\$39,600	0.0868	-	0	2007	Parking Lot	Outbuildings	MR30
	\$1,205,900	0.2175	33,024	3	2007	Stores	Mix Use/Comm	WRVL
	\$8,700	0.2969	-	0	2005	Undevelopable Land	Vacant Land	MR30
	\$292,700	0.2242	3,288	1.75	1993	Two-Family	Two Family	MR30
	\$370,800	0.1662	2,524	2	2008	Single-Family	Colonial	MR30
	\$413,200	0	4,060	0	2018	Condominium	Condo Townhse	MR30
	\$248,000	0.2836	2,691	1	2012	Office	Office/Retail	WRVL
	\$1,523,200	0.43	16,318	1.5	1972	Bank	Finan Inst.	WRVL
	\$162,000	0.5193	2,880	1	-	Other Storage	Garage	WRVL
	\$602,700	0.4151	13,979	3	2007	Fuel Tanks	Mix Use/Comm	WRVL
	\$349,500	0.3483	3,245	1.5	2021	Single-Family	Cape Cod	MR30
	\$9,300	0.0232	-	0	1999	Blank	Vacant Land	WRVL

PROP #	LOC_ID	SITE_ADDR	OWNER1	OWNER_TYPE	YEAR_BUILT	
135	M_265228_834467	5 CENTER ST	R + G REALTY INC	On-site	1900	
136	M_265189_834445	9 CENTER ST	R + G REALTY INC	Local	0	
137	M_264392_835285	16 GIBBS AVE	RAF REAL ESTATE ENTERPRISES LLC	Absentee	1900	
138	M_264705_834984	400 MAIN ST	REED BRENDA	On-site	1900	
139	M_264713_834899	181 HIGH ST	REED EMMA LOUISE & ROBERT A JR TRS	Local	1941	
140	M_264579_835056	215 HIGH ST	RICHARDSON MARY ELLEN	Absentee	1880	
141	M_264740_834868	171 HIGH ST	ROBINSON RAYMOND	On-site	1959	
142	M_264721_835078	431 MAIN ST	ROOMNEY RICHARD + JOLAN TRUSTEES	Absentee	1873	
143	M_264840_834750	149 HIGH ST	ROUSTOM SIRRY A & CONSTANCE A	Absentee	1912	
144	M_264825_834784	16 CHAPEL ST	ROWLEY ANDREW	Local	1917	
145	M_265407_834385	149 MAIN ST	SANTOLUCITO SALVATORE A	Absentee	1850	
146	M_265134_834501	1 MORSE TERRACE	SCANNELL CHERYL A TRUSTEE	On-site	1915	
147	M_265065_834549	105 HIGH ST	SCHIAVONE SILVESTRO TRUSTEE	Local	1903	
148	M_264506_835474	2571 CRAN HWY	SEA LAVENDER LLC	Local	1940	
149	M_264941_834634	21 SAWYER ST	SEALE ROBERT M	On-site	1900	
150	M_264996_834732	332 MAIN ST	SEWELL SHEILA A	Absentee	1900	
151	M_265015_834644	12 SAWYER ST	SOLICH JOHN GABRIEL	On-site	1907	
152	M_265160_834646	261 MAIN ST	SOVEREIGN CAPE COD INVESTOR LLC	Absentee	1959	
153	M_264798_834893	380 MAIN ST	SPARROW PAUL H	Absentee	1900	
154	M_265034_834779	317 MAIN ST	STEELE LISA D	On-site	1882	
155	M_264924_834813	348 MAIN ST	SULLIVAN JUDITH A + MURPHY KATHY E	Local	1900	
156	M_264671_835191	449 MAIN ST	SYLVIA MARTHA	Local	1900	
157	M_264902_834763	11 LADNER LN	TAMAGINI BARBARA A LIFE ESTATE	Local	0	
158	M_264859_834723	145 HIGH ST	TAMAGINI BARBARA A LIFE ESTATE	On-site	1892	
159	M_264883_834745	9 LADNER LN	TAMAGINI BARBARA A LIFE ESTATE	Local	1966	
160	M_264872_834783	10 LADNER LN	TAMAGINI ROBERT F	On-site	1955	
161	M_265347_834291	43 HIGH ST	TOBEY HOSPITAL INC	Absentee	1960	
162	M_264492_835253	460 MAIN ST	TOBIN MICHAEL J II	On-site	1916	
163	M_264699_835567	0 CRAN HWY	TOWN OF WAREHAM	Local	0	
164	M_264689_835546	0 ELM ST	TOWN OF WAREHAM	Local	0	
165	M_265469_834316	0 MAIN ST	TOWN OF WAREHAM	Local	0	
166	M_265463_834405	0 MAIN ST	TOWN OF WAREHAM	Local	0	
167	M_265217_834491	0 MAIN ST	TOWN OF WAREHAM	Local	0	
168	M_265514_834253	0 MAIN ST	TOWN OF WAREHAM	Local	0	
169	M_264392_835377	0 MAIN ST	TOWN OF WAREHAM	Local	0	

	TOTAL_VAL	LOT_SIZE	BLD_AREA	STORIES	LAST_SOLD	USE_TYPE	STYLE	ZONING
	\$300,700	0.1679	4,981	2.5	1999	Mixed-use Commercial	Mix/Res Type Com	WRVL
	\$53,500	0.1968	-	0	1999	Parking Lot	Outbuildings	MR30
	\$279,700	0.233	3,488	1.75	2016	Two-Family	Two Family	MR30
	\$368,000	0.1908	3,008	1.5	2002	Single-Family	Conventional	MR30
	\$360,100	0.4479	3,551	1.75	2010	Single-Family	Cape Cod	MR30
	\$312,200	0.3122	2,580	1.75	1992	Single-Family	Conventional	MR30
	\$378,900	0.3673	3,688	1	2003	Single-Family	Ranch	MR30
	\$360,700	0.3916	3,452	1.5	2021	Single-Family	Conventional	MR30
	\$422,300	0.3375	5,571	2	2000	Two-Family	Two Family	MR30
	\$308,800	0.206	3,066	1.5	2019	Single-Family	Conventional	MR30
	\$324,900	0.1302	3,914	1.5	2020	Fuel Tanks	Store	WRVL
	\$428,700	0.26	5,328	1.5	2012	Single-Family	Conventional	MR30
	\$833,400	1.17	5,983	2.5	2021	Inns	Colonial	MR30
	\$279,200	0.8081	3,375	1	2014	Eating and Drinking	Restaurant	SC
	\$317,600	0.1165	2,914	2	1992	Single-Family	Colonial	MR30
	\$387,400	0.3507	6,605	2	2007	Fuel Tanks	Mix Use/Comm	WRVL
	\$396,400	0.3712	3,562	2	2017	Single-Family	Conventional	MR30
	\$639,600	0.2039	7,013	1.5	2012	Bank	Bank	WRVL
	\$495,100	0.4322	4,120	1.75	2019	Three-Family	Colonial	WVIL
	\$326,600	0.2858	2,982	1.75	2021	Single-Family	Conventional	WRVL
	\$247,600	0.4764	4,595	2	2020	Stores	Mix Use/Comm	WRVL
	\$417,500	1.66	6,041	2.3	2002	Two-Family	Two Family	MR30
	\$8,200	0.1553	-	0	2014	Residential accessory	Outbuildings	MR30
	\$453,700	0.3199	5,252	2	2014	Two-Family	Two Family	MR30
	\$264,500	0.155	4,180	2	2014	Four to Eight Units	Apartments	MR30
	\$396,400	0.3531	3,740	1.75	2016	Single-Family	Cape Cod	MR30
	\$58,542,900	7.47	163,433	3	1985	Hospital	Hospital	MR30
	\$510,700	0.3884	4,991	1.75	2004	Single-Family	Conventional	MR30
	\$7,500	0.1686	-	0	-	Vacant - Municipal	Vacant Land	
	\$5,600	0.0217	-	0	-	Vacant - Municipal	Vacant Land	SC
	\$345,900	0.6097	-	0	-	Vacant - Municipal	Outbuildings	WRVL
	\$6,400	0.0649	-	0	-	Vacant - Municipal	Vacant Land	WRVL
	\$149,800	0.4161	-	0	-	Improved - Municipal	Outbuildings	
	\$376,100	0.76	-	0	-	Improved - Municipal	Outbuildings	WRVL
	\$89,300	0.5326	-	0	-	Improved - Municipal	Outbuildings	MR30

PROP #	LOC_ID	SITE_ADDR	OWNER1	OWNER_TYPE	YEAR_BUILT	
170	M_265347_834483	0 MAIN ST OFF	TOWN OF WAREHAM	Local	0	
171	M_265455_834387	1 MERCHANTS WAY	TOWN OF WAREHAM	Local	0	
172	M_264654_835383	8 ELM ST	TOWN OF WAREHAM	Local	1850	
173	M_265123_834576	248 MAIN ST	UNITED STATES OF AMERICA	Local	0	
174	M_265150_834586	258 MAIN ST	UNITED STATES OF AMERICA	On-site	1900	
175	M_265364_834435	169 MAIN ST	V S H REALTY INC	Absentee	1950	
176	M_264821_834882	376 MAIN ST	VALLE JOHN E & CAROL A	On-site	1880	
177	M_265025_834666	10 SAWYER ST	WALSH TIMOTHY F TRUSTEE	On-site	1900	
178	M_265136_834672	269 MAIN ST	WAREHAM FIRE DISTRICT	Local	0	
179	M_265114_834697	271 MAIN ST	WAREHAM FIRE DISTRICT	Local	1950	
180	M_265047_834762	311 MAIN ST	WAREHAM FIRE DISTRICT	Local	1960	
181	M_264511_835451	1 ELM ST	WAREHAM HISTORICAL SOCIETY INC	Local	0	
182	M_265459_834186	100 MAIN ST	WAREHAM HISTORICAL SOCIETY INC	Local	1745	
183	M_264523_835456	11 ELM ST	WAREHAM HISTORICAL SOCIETY INC	Local	1690	
184	M_264494_835383	495 MAIN ST	WAREHAM HISTORICAL SOCIETY INC	Local	1900	
185	M_264813_835010	411 MAIN ST	WAREHAM MAIN STREET ENTERPRISES LLC	Absentee	1960	
186	M_265276_834407	176 MAIN ST	WARREN 176 MAIN ST QOZB LLC	Absentee	1960	
187	M_264507_835356	0 MAIN ST	WESLEY UNITED METHODIST CHURCH	Local	0	
188	M_264473_835275	462 MAIN ST	WESLEY UNITED METHODIST CHURCH	Local	1900	
189	M_264530_835348	485 MAIN ST	WESLEY UNITED METHODIST CHURCH	Local	1945	
190	M_264983_834610	121 HIGH ST	WIEGANDT AMY GLEASON	On-site	1909	
191	M_264776_834839	167 HIGH ST	YOUNG BRIAN J TRUSTEE OF THE	Local	1900	
192	M_264679_835004	406 MAIN ST	ZUENDEL ROBYNE M	On-site	1900	

	TOTAL_VAL	LOT_SIZE	BLD_AREA	STORIES	LAST_SOLD	USE_TYPE	STYLE	ZONING
	\$921,600	2.9	-	0	-	Improved - Municipal	Outbuildings	WRVL
	\$139,300	0.1497	-	0	-	Improved - Municipal	Outbuildings	
	\$1,539,100	7.16	38,310	1	2004	Improved - Municipal	Industrial	SC
	\$93,200	0.1514	-	0	-	US Government	Vacant Land	WRVL
	\$550,000	0.1647	7,461	1	-	US Government	Other Federal	WRVL
	\$353,200	0.1373	6,297	1	-	Small Retail	Convenience Store	WRVL
	\$428,700	0.3202	6,961	2.5	2014	Three-Family	Three Family	MR30
	\$307,300	0.1338	2,970	1.75	2019	Single-Family	Conventional	WRVL
	\$28,100	0.2244	-	0	-	Improved - Municipal	Vacant Land	WRVL
	\$946,900	0.4316	18,474	1	-	Improved - Municipal	Fire Station	WRVL
	\$275,800	0.1059	2,688	1	-	Improved - Municipal	Office Bldg	WRVL
	\$5,300	0.0205	-	0	-	Charitable Services	Vacant Land	SC
	\$483,800	0.2351	5,165	1.9	2021	Charitable Services	Colonial	INST
	\$460,900	0.1521	6,490	2	-	Charitable Services	Colonial	SC
	\$298,600	0.4173	3,228	1	-	Charitable Services	Clubs/Lodges	MR30
	\$2,182,300	2.85	39,194	1	2020	Shopping Center	Strip Stores	WRVL
	\$611,500	0.7571	8,572	1	2021	Stores	Retail/Service	WRVL
	\$6,600	0.0757	-	0	-	Religious - Other	Vacant Land	MR30
	\$576,200	0.5115	7,624	1	-	Religious Building	Churches	MR30
	\$330,000	0.5257	2,742	1.75	-	Religious Residential	Conventional	MR30
	\$474,200	0.5703	9,232	2	1997	Developable land	Mix/Res Type Com	MR30
	\$412,000	0.3203	3,271	2	2010	Single-Family	Conventional	MR30
	\$307,300	0.1926	2,140	1.75	2017	Single-Family	Conventional	MR30



## Wareham Village Redevelopment Plan December 2023

Prepared for the Wareham Redevelopment Authority  
by Innes Associates Ltd.



# Appendix B: Municipal Approvals

**Wareham Redevelopment Authority**

**Declaration of Necessity**

**Minutes and Record of Vote**

**Wareham Planning Board**

**Determination of Consistency with Master Plan and other Plans**

**Minutes and Record of Vote**



**Notification of Public Hearing Sent to the Massachusetts Historic Commission with draft report**

**Letter from MHP in Response**

**Board of Selectmen**

**Vote to approve plan and send to EOHLIC at public hearing**

**Minutes and Record of Vote**

**Town of WRA Counsel**

**Letter stating that plan complies with applicable laws and regulations**



## Wareham Village Redevelopment Plan December 2023

*Prepared for the Wareham Redevelopment Authority  
by Innes Associates Ltd.*



# Appendix C: Public Engagement

List of Public Meetings specific to the planning process for the Wareham Village Redevelopment Plan:

- April 6, 2022: Citizens Advisory Group
- June 20, 2022: Citizens Advisory Group
- April 16, 2022: Public Workshop 1
- August 4 and 6, 2022: Public Workshop/Open House 2
- December 1, 2022: Public Workshop 3
- August 25, 2022: Public meeting of the Wareham Redevelopment Authority
- September 28, 2022: Public meeting of the Planning Board with charrette

A parallel process for the Resilient Main Street: Climate Vulnerability Assessment and Adaptation Approaches took place in 2023; the final report was issued in June 2023. The consultant team was led by Fuss & O'Neill and included the Woods Hole Group. The focus of this effort was on a significant portion of the Wareham Village urban renewal area and included additional public engagement.

The PDFs of the presentations or other materials for the meetings listed above are included in this appendix.

Main Street, Post Office and Makepeace Building, Wareham, Cape Cod, Mass.



Wareham Citizens Advisory Group

April 6, 2022

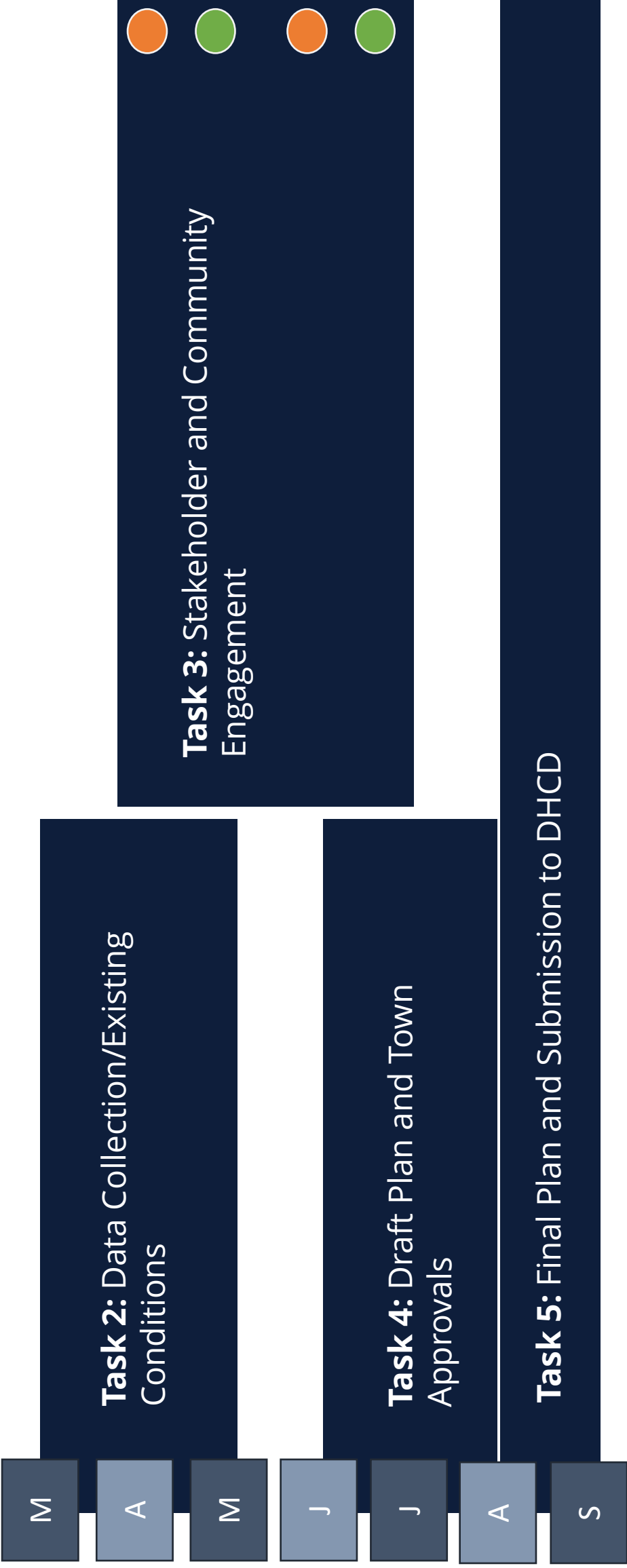
# Agenda

1. Welcome and Introductions
2. Planning Process
3. Urban Renewal 101
4. Wareham Village
5. Public Meeting on April 14
6. Next steps

Source of cover image: Digital Commonwealth; <https://ark.digitalcommonwealth.org/ark:/50959/5q47s7525>

# Planning Process: Timeline

January – September 2022





# Planning Process: Key Considerations

- Confirm Vision for Wareham Village
- Identify goals to support the vision
- Identify properties that could contribute to revitalization
- Plan strategies and WRA actions

Start with 2020 Master Plan and ULI TAP

Water access, Merchant's Way, new uses

Town-owned, privately owned

Regulatory  
Public actions, investment  
Private actions, investment

# Urban Renewal 101

- Enabled by M.G.L. Chapter 121 B
- Allows a redevelopment authority to:
  - Conduct planning studies
  - Acquire, develop, manage, and dispose of land
  - Undertake sample projects
  - Control development by others through land dispositions agreements, design guidelines, and restrictions on uses.
- Requires a public participation process, approval by the BOS, and approval by the Department of Housing and Community Development (DHCD)

**21<sup>st</sup> century urban renewal is a tool that helps revitalize downtowns based on community input and preferences.**

**Of the plans and ideas generated to date, what can the Wareham Redevelopment Authority do, and what must be done by others (Town, property owners, etc.)?**

# Role of CAG

- Choose a better name!
- Help consultant by
  - Providing information about Wareham Village and the community
  - Providing feedback to the consultant on draft documents and engagement materials
- Help the community by
  - Distributing information about meetings and surveys
  - Acting as a resource when people ask about the process

# Wareham Village: Previous Studies

- *Wareham Master Plan (2020) SRPEDD*
- *Wareham TAP (2020) Urban Land Institute*
- *Wareham Climate Change Flood Vulnerability Assessment and Adaptation Planning (2019 – DRAFT ) Woods Hole Group*
- *Wareham Village Slum & Blight Inventory (2018) JM Goldson*
- *Merchant's Way Improvements (undated) SRPEDD, GATRA and WDG*
- *Wareham Village Parking Study (2014) Nelson Nygaard*
- *Wareham Village Strategy: A Plan for Improvement (2008) Cecil Group and FXM Associates*
- *Wareham Preservation Plan (2007) Eric Dray*

**Assets and Opportunities**

**Challenges and Barriers**

**Recommendations to test  
and include within the plan**

# Wareham Village: Visions

## Master Plan

Land Use Goal 1: Focus redevelopments and improvements to **Wareham Village** and Onset Village

**The Big Picture:** The public clearly identified Wareham’s Village areas as unique districts that deserve attention. Focusing programs and activities here can build on Wareham’s character and produce significant return on public investment.

*Strategy 1: Invest the Town’s Community Development Block Grant (CDBG) resources and other nonprogram redevelopment funds in infrastructure that improves the Villages’ appearance and that leads to private investments.*

**Description:** The Wareham Redevelopment Authority (WRA) should focus a meaningful portion of its annual CDBG investments to these key areas.

**Responsible Parties:** WRA, Planning Department, Planning Board

**Performance Measures:**

- WRA strategically invests and tracks the use of CDBG funds in Onset Village and Wareham Village.
- Private sector partners credit public investments for real estate and business improvements.
- Increased sales and property values in the Villages.
- Decreased vacancy rates and derelict properties.

3 <https://www.mass.gov/service-details/abandoned-housing-initiative-5>  
<http://wvbadbuildings.org/success-stories/wheeling-finds-success-vacant-propertyregistry/>;

# Wareham Village: Visions

## ULI TAP



# Wareham Village: Visions

## Merchant's Way Improvements



# Wareham Village: Visions

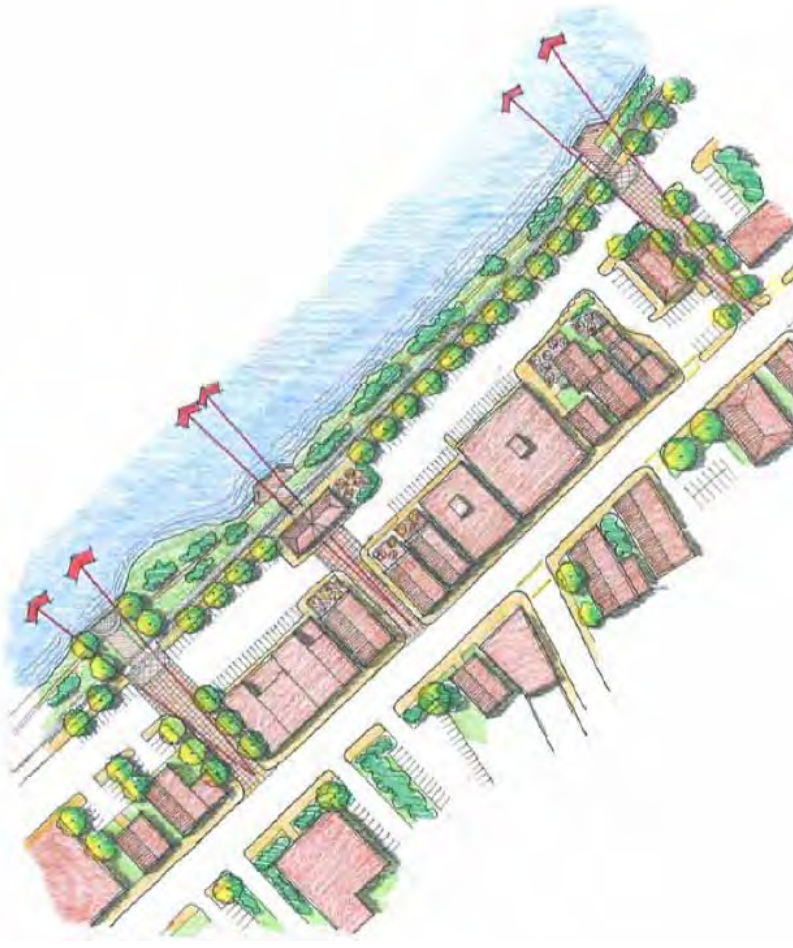
## Wareham Preservation Plan





# Wareham Village: Visions

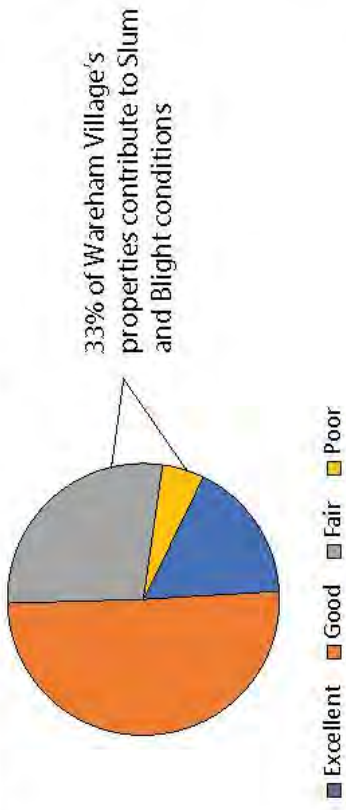
## Wareham Village Strategy



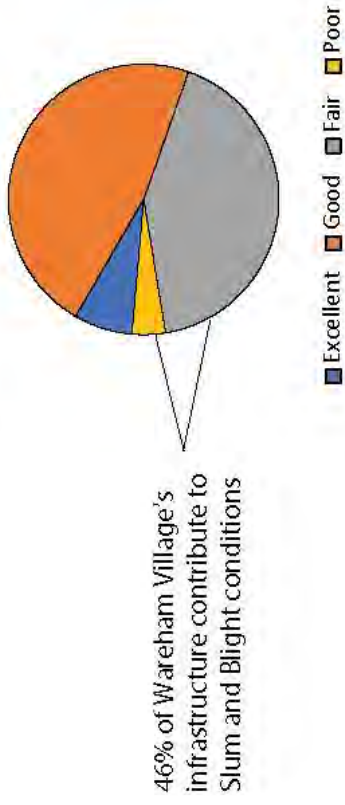
# Wareham Village: Data

## Slum and Blight Survey

Overall Property Conditions

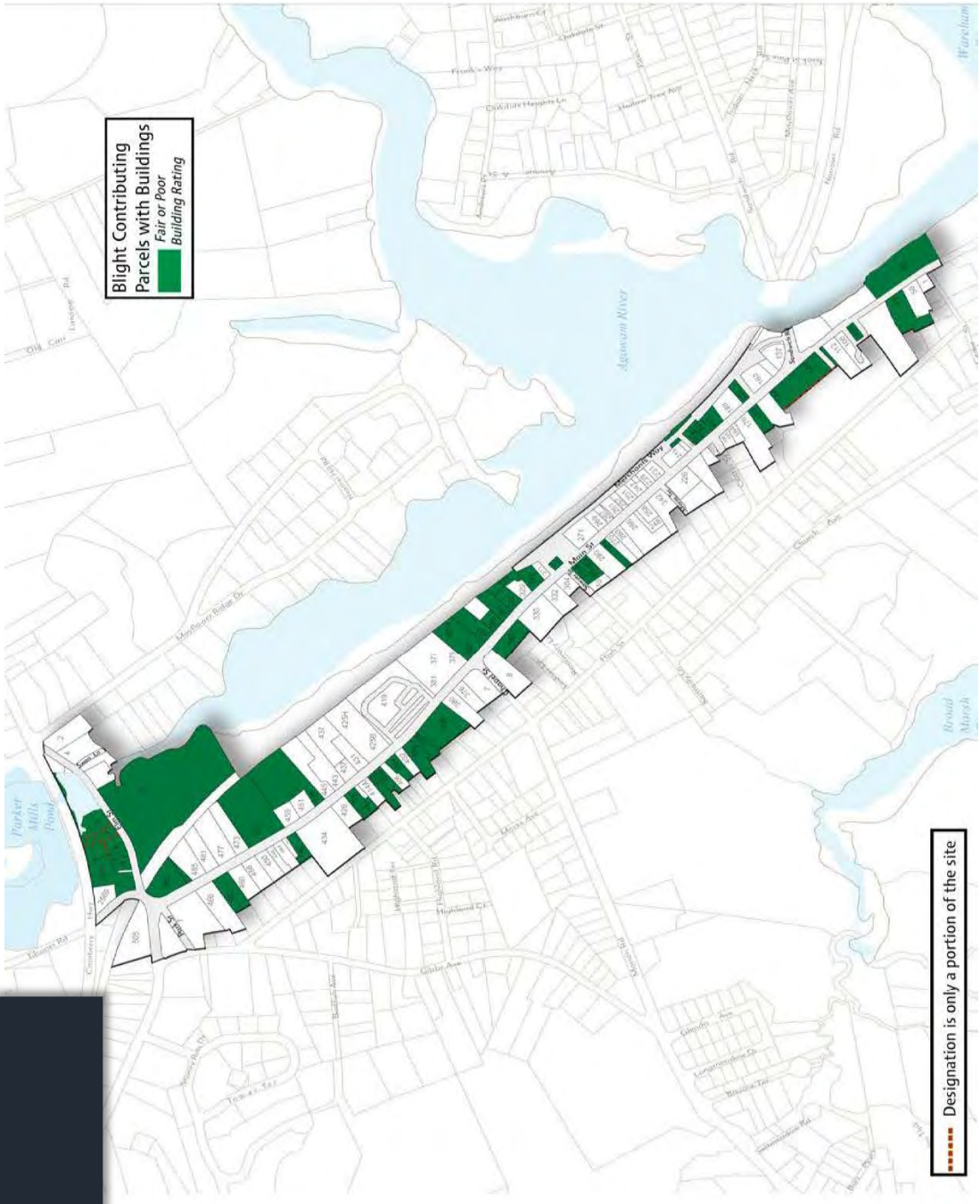


Overall Infrastructure Condition



# Wareham Village: Data

## Slum and Blight Survey



# Wareham Village: Data

## Parking Study



**Availability on Main Street**

**Availability on Merchant's Way**

# Wareham Village: Data

## Flood Vulnerability Assessment and Adaptation Planning



Woods Hole Group, Inc. • A CLS Company

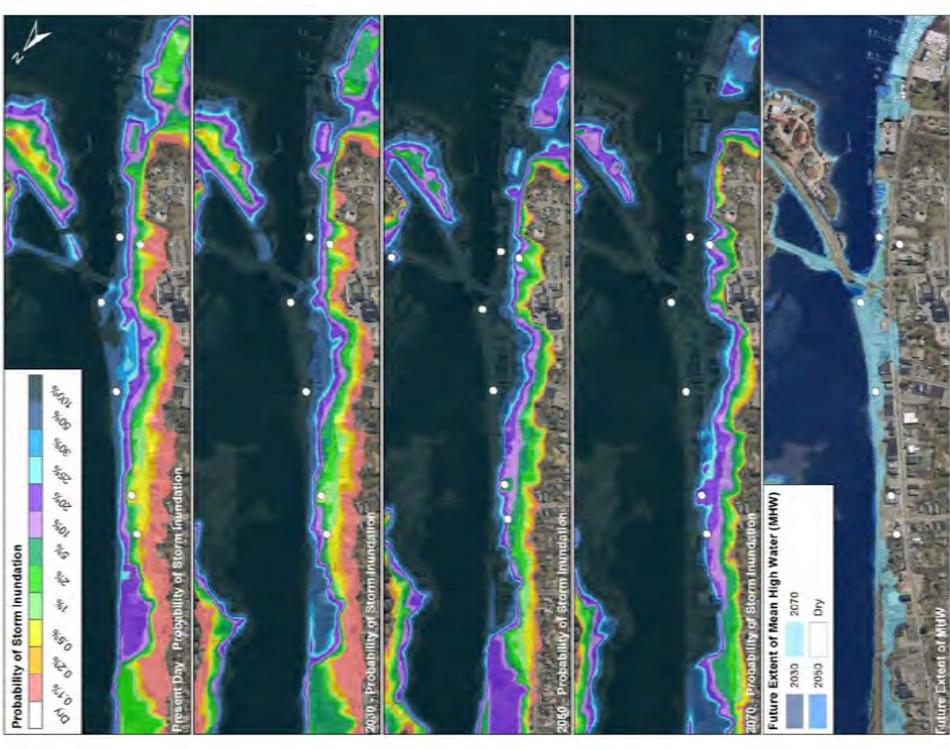


Figure 4-27. Probability of inundation for the Main Street/Narrows area. (White dots indicate municipally-owned assets that were evaluated as part of this study.)

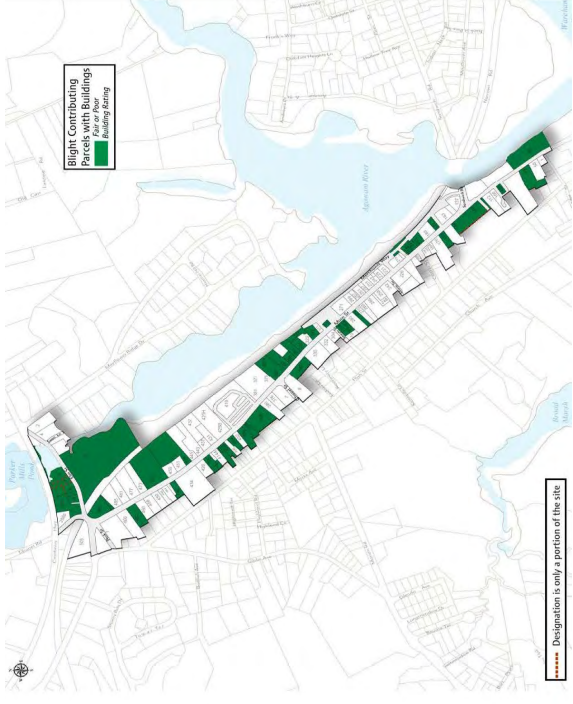
Climate Change Flood Vulnerability Assessment 77  
December 2019  
2018-0078

See Proprietary Note on Title Page

# Wareham Village: Current Conditions



# Wareham Village: Discussion



# Public Meeting: April 14

- Discuss
  - Assets and opportunities
  - Barriers to change
  - Roles: Town, Redevelopment Authority, others
- Options
  - 10-year Headline or MadLibs
  - Giant maps or table maps



## Wareham Village Redevelopment Plan



Join us on April 14 in the  
Town Hall Auditorium  
(54 Marion Road) at 7 pm

We'll discuss the village's  
**strengths** and ways that  
it could be improved.

We'll also discuss the  
**impact of climate change**  
on the village.

We'll also learn about  
**what a Redevelopment**  
**Authority can do** to help  
revitalize an area.

Share your thoughts and  
hopes for the Village!

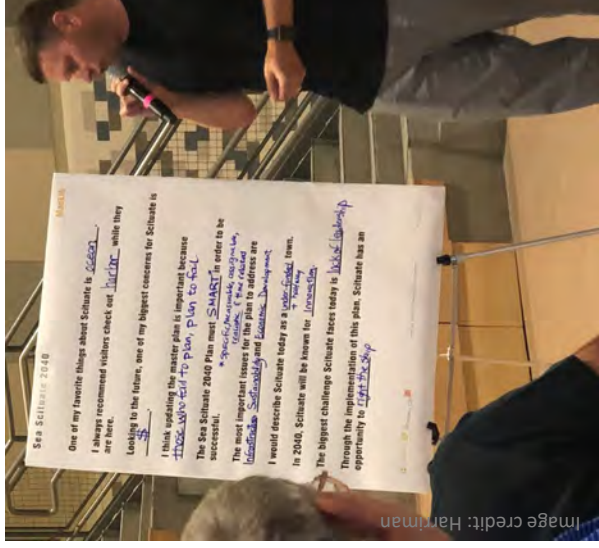
For more information about the meeting, please email  
Ken Buckland at [kbuckland@wareham.ma.us](mailto:kbuckland@wareham.ma.us).

Sponsored by the Wareham Redevelopment Authority



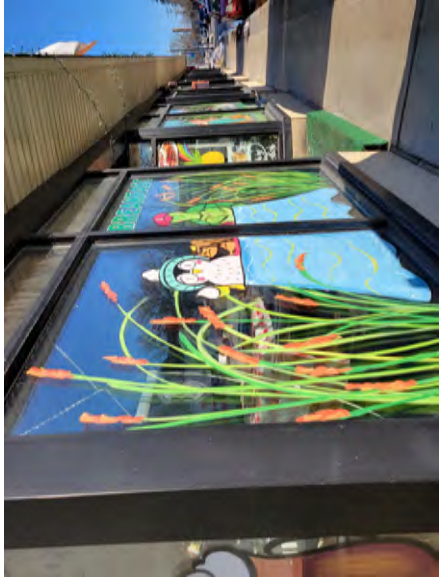
# Public Meeting: April 14

- Options
  - 10-year Headline or MadLibs (individual or group)
  - Giant maps or table maps

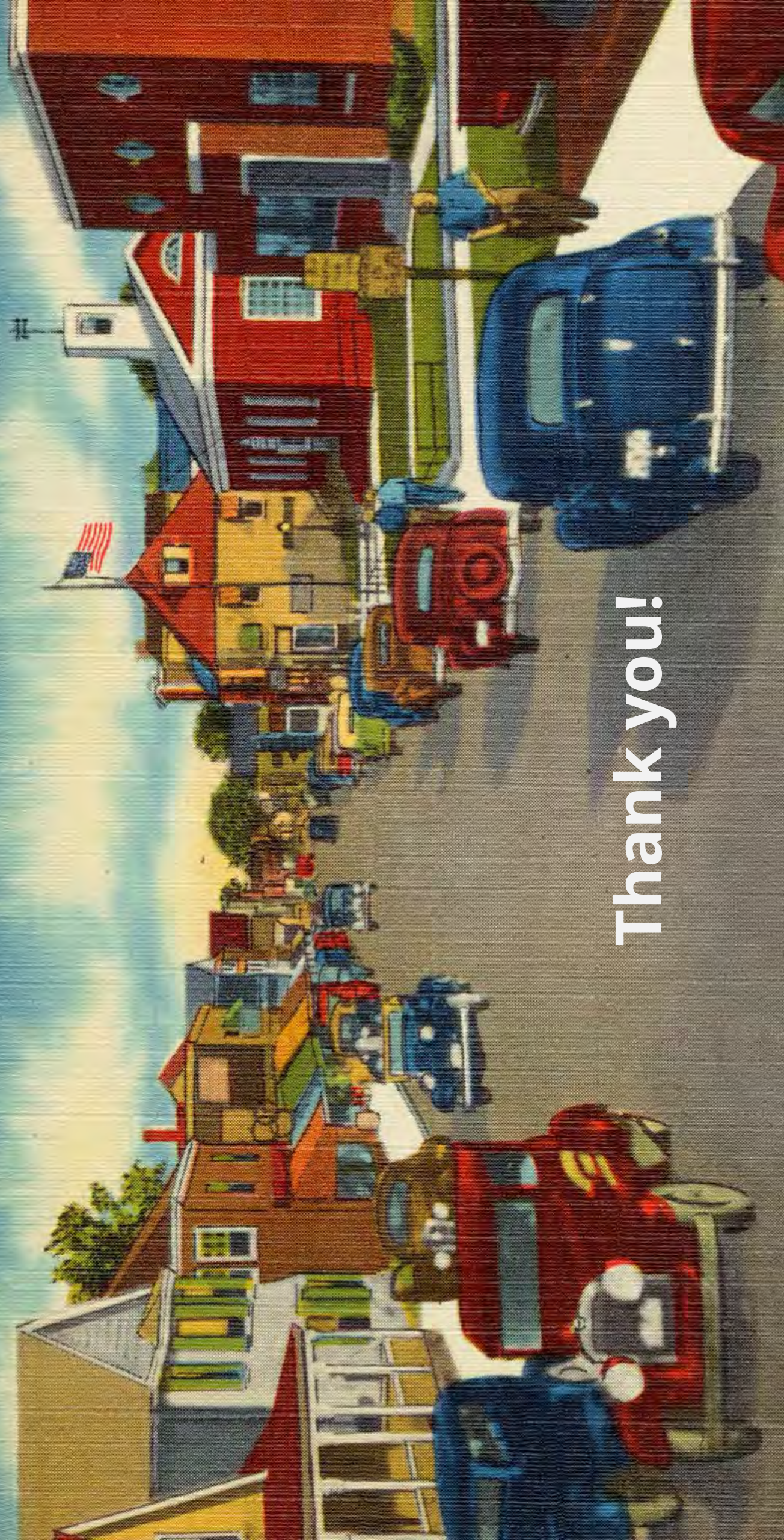


# Next Steps

- Stakeholder interviews
- Draft characteristics and eligibility chapters
- Summer public engagement?



Main Street, Post Office and Makepeace Building, Wareham, Cape Cod, Mass.



Thank you!

Main Street, Post Office and Makepeace Building, Wareham, Cape Cod, Mass.



Wareham Village Redevelopment Plan

April 14, 2022

# Agenda

1. Welcome and Introductions
2. Planning Process
3. Urban Renewal 101
4. Wareham Village: Past Visions
5. Breakout Session #1: Headlines
6. Wareham Village: Data to Consider
7. Breakout Session #2: Assets and Opportunities
8. Next steps

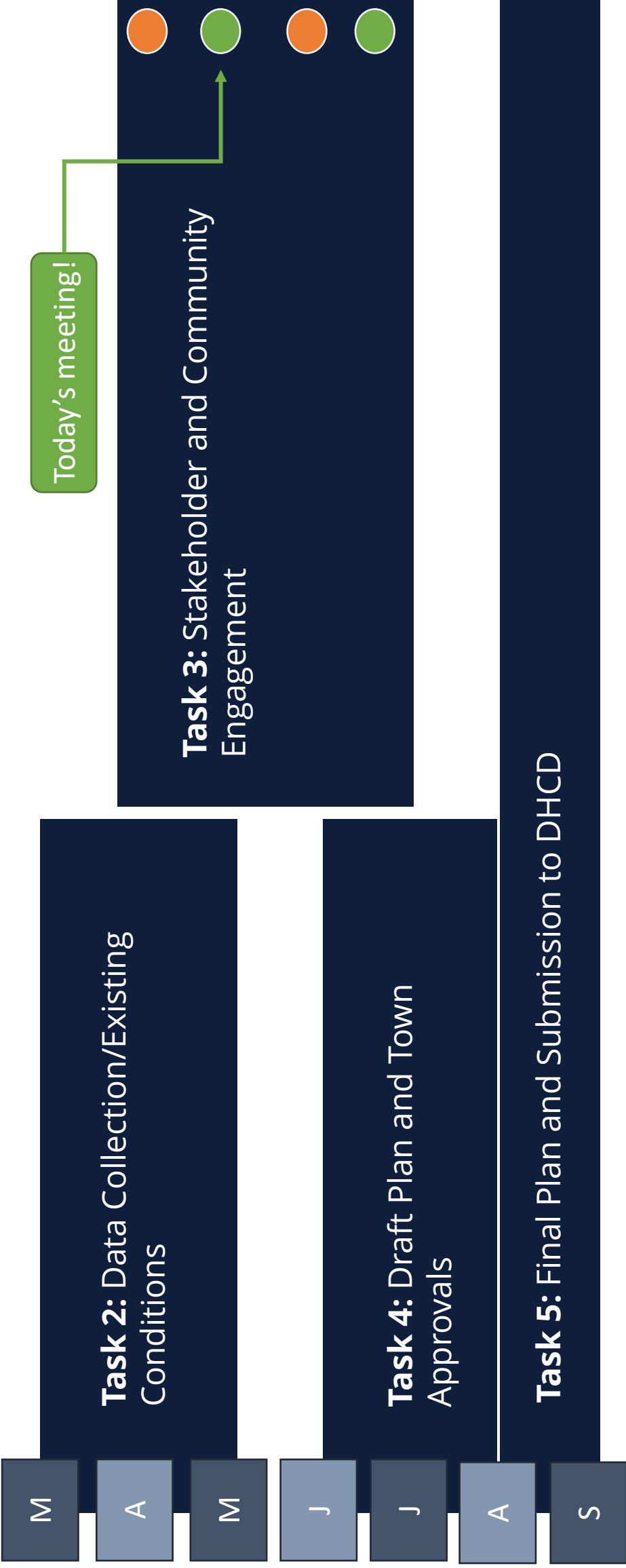


Emily Keys Innes, AICP, LEED AP ND  
Principal

Source of cover image: Digital Commonwealth; <https://ark.digitalcommonwealth.org/ark:/50959/5q47s7525>

# Planning Process: Timeline

January – September 2022



# Planning Process: Key Considerations

- Confirm Vision for Wareham Village
- Identify goals to support the vision
- Identify properties that could contribute to revitalization
- Plan strategies and WRA actions

Start with 2020 Master Plan and ULI TAP

Water access, Merchant's Way, new uses

Town-owned, privately owned

Regulatory  
Public actions, investment  
Private actions, investment

# Urban Renewal 101

- Enabled by M.G.L. Chapter 121 B
- Allows a redevelopment authority to:
  - Conduct planning studies
  - Acquire, develop, manage, and dispose of land
  - Undertake sample projects
  - Control development by others through land dispositions agreements, design guidelines, and restrictions on uses.
- Requires a public participation process, approval by the BOS, and approval by the Department of Housing and Community Development (DHCD)

**21<sup>st</sup> century urban renewal is a tool that helps revitalize downtowns based on community input and preferences.**

**Of the plans and ideas generated to date, what can the Wareham Redevelopment Authority do, and what must be done by others (Town, property owners, etc.)?**



# Wareham Village: Previous Studies

- *Wareham Master Plan (2020) SRPEDD*
- *Wareham TAP (2020) Urban Land Institute*
- *Wareham Climate Change Flood Vulnerability Assessment and Adaptation Planning (2019 – DRAFT ) Woods Hole Group*
- *Wareham Village Slum & Blight Inventory (2018) JM Goldson*
- *Merchant's Way Improvements (undated) SRPEDD, GATRA and WDG*
- *Wareham Village Parking Study (2014) Nelson Nygaard*
- *Wareham Village Strategy: A Plan for Improvement (2008) Cecil Group and FXM Associates*
- *Wareham Preservation Plan (2007) Eric Dray*

**Assets and Opportunities**

**Challenges and Barriers**

**Recommendations to test  
and include within the plan**

# Wareham Village: Visions

## Master Plan

Land Use Goal 1: Focus redevelopments and improvements to **Wareham Village** and Onset Village

**The Big Picture:** The public clearly identified Wareham’s Village areas as unique districts that deserve attention. Focusing programs and activities here can build on Wareham’s character and produce significant return on public investment.

*Strategy 1: Invest the Town’s Community Development Block Grant (CDBG) resources and other nonprogram redevelopment funds in infrastructure that improves the Villages’ appearance and that leads to private investments.*

**Description:** The Wareham Redevelopment Authority (WRA) should focus a meaningful portion of its annual CDBG investments to these key areas.

**Responsible Parties:** WRA, Planning Department, Planning Board

**Performance Measures:**

- WRA strategically invests and tracks the use of CDBG funds in Onset Village and Wareham Village.
- Private sector partners credit public investments for real estate and business improvements.
- Increased sales and property values in the Villages.
- Decreased vacancy rates and derelict properties.

3 <https://www.mass.gov/service-details/abandoned-housing-initiative-5>  
<http://wvbadbuildings.org/success-stories/wheeling-finds-success-vacant-propertyregistry/>;

# Wareham Village: Visions

## ULI TAP



# Wareham Village: Visions

## Merchant's Way Improvements



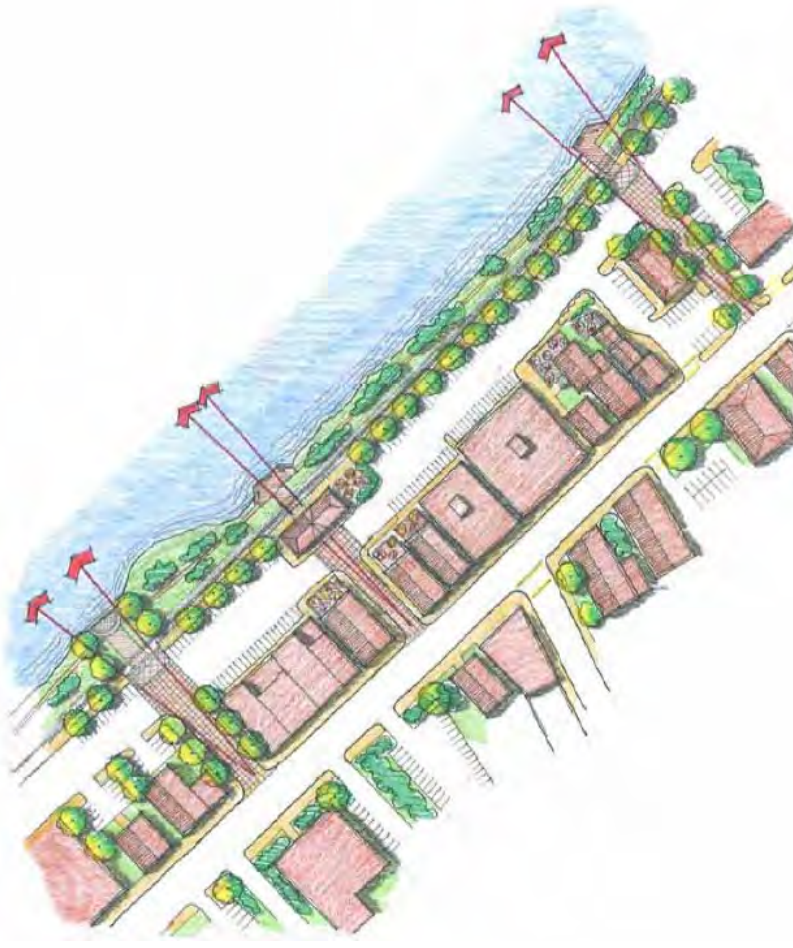
# Wareham Village: Visions

## Wareham Preservation Plan



# Wareham Village: Visions

## Wareham Village Strategy

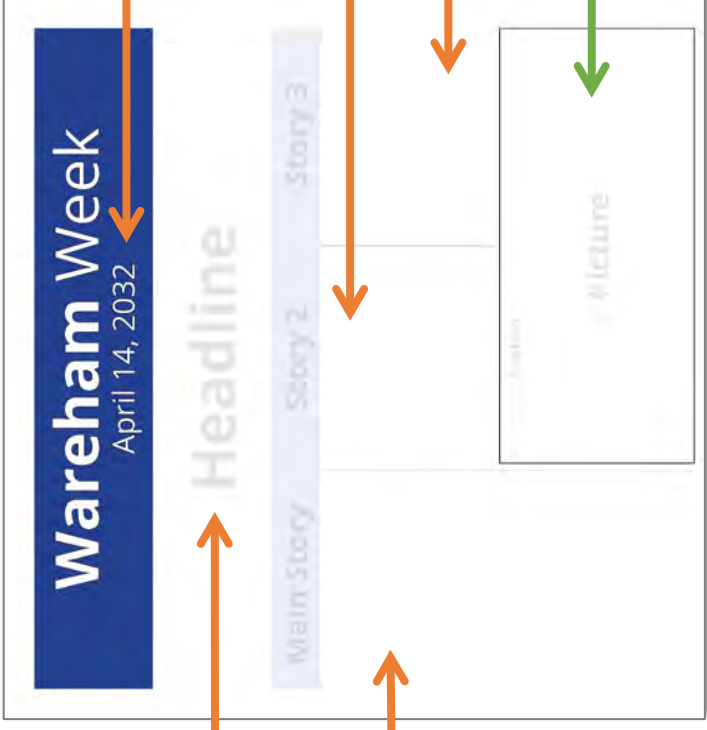


# Breakout 1: Headlines

Write a headline that will be relevant in ten years and the opening sentence for up to three stories.

Accomplishment

Event?



Ten years!

New business?

Fun fact?

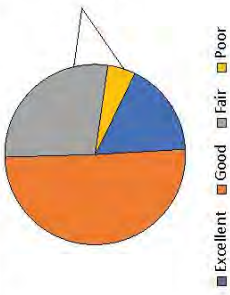
What do you see?

Draw a picture and create a caption that captures something about the Village ten years from now.

# Wareham Village: Data

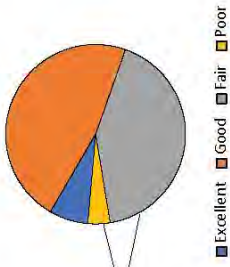
## Slum and Blight Survey

Overall Property Conditions

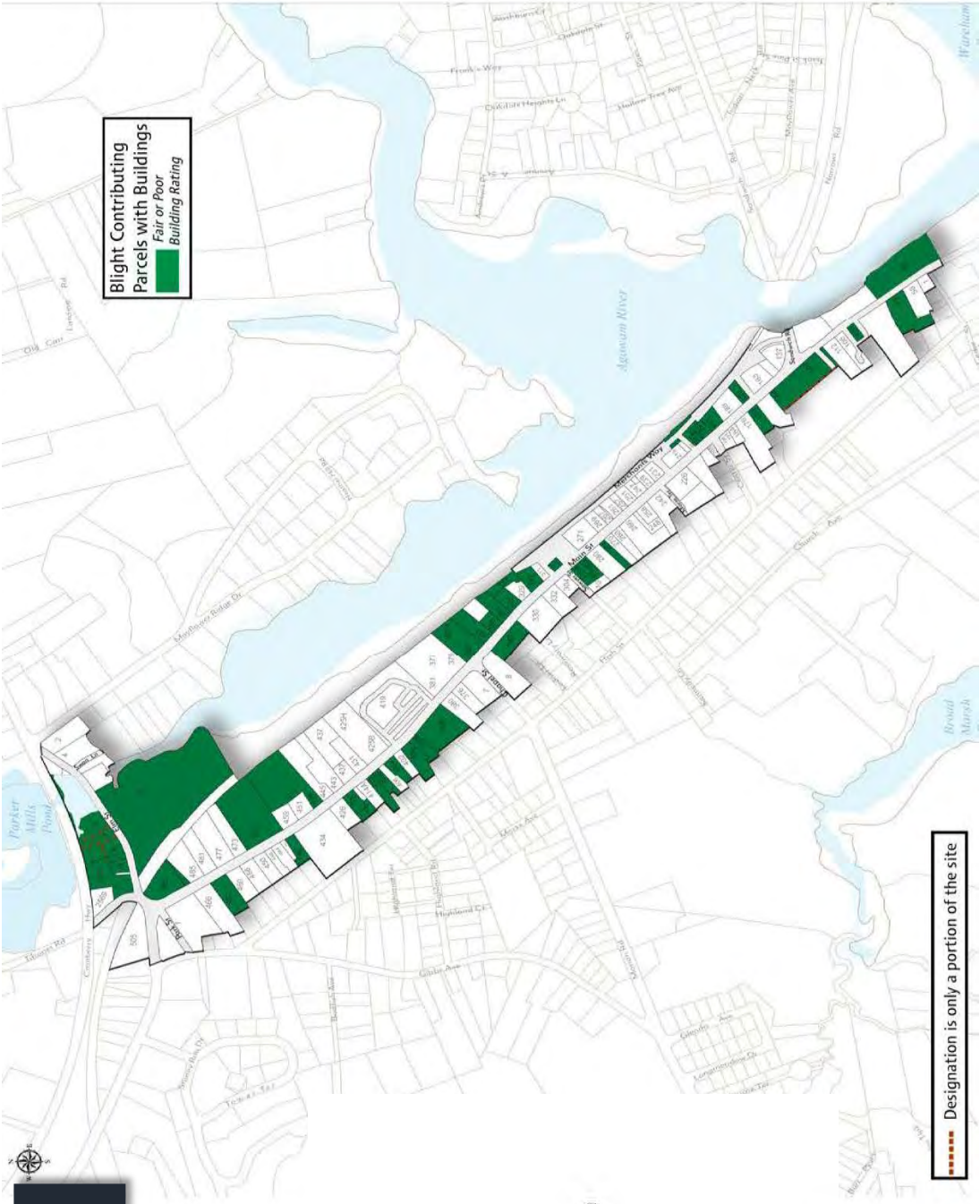


33% of Wareham Village's properties contribute to Slum and Blight conditions

Overall Infrastructure Condition



46% of Wareham Village's infrastructure contribute to Slum and Blight conditions





# Wareham Village: Data

## Parking Study



**Availability on Main Street**

**Availability on Merchant's Way**

# Wareham Village: Data

## Flood Vulnerability Assessment and Adaptation Planning



Woods Hole Group, Inc. • A CLS Company

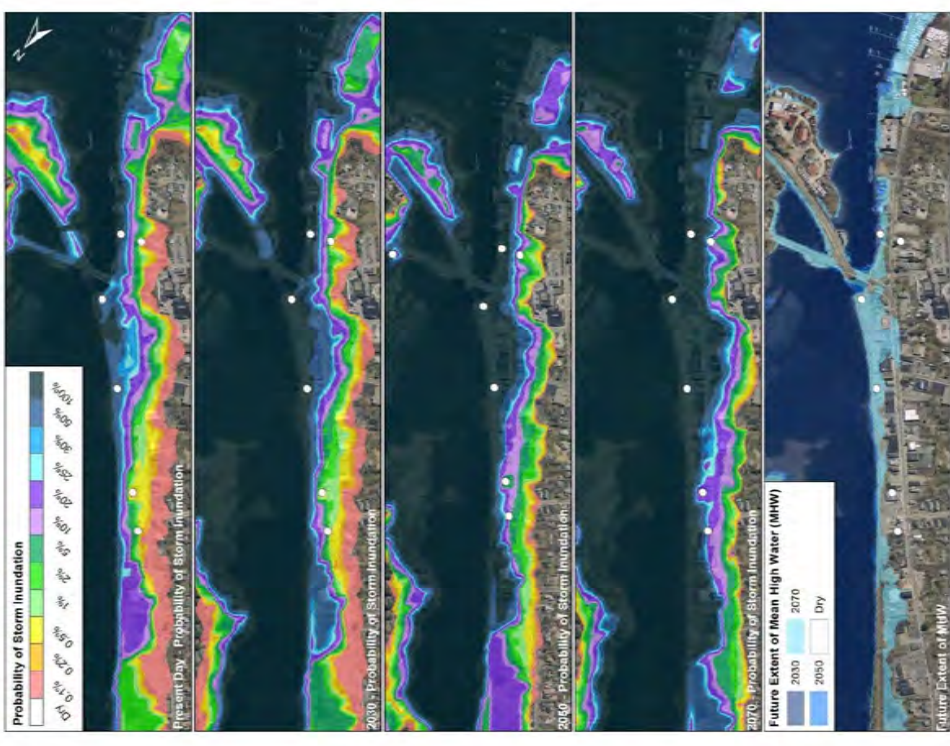


Figure 4-27. Probability of inundation for the Main Street/Narrows area. (White dots indicate municipally-owned assets that were evaluated as part of this study.)

Climate Change Flood Vulnerability Assessment 77  
 December 2019  
 2018-0078

See Proprietary Note on Title Page

# Wareham Village: Data

## Flood Vulnerability Assessment and Adaptation Planning



# Wareham Village: Current Conditions



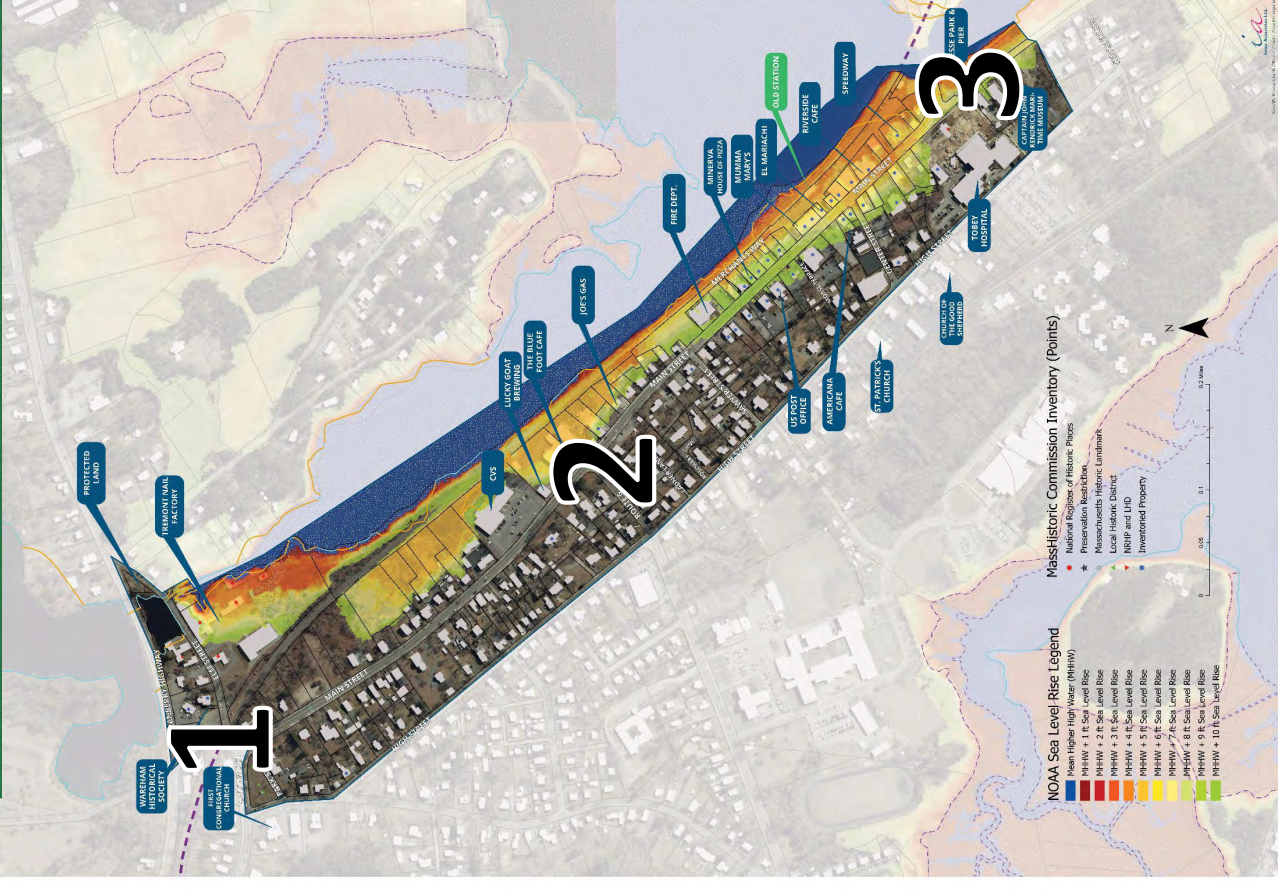
# Assets and Opportunities

- What is here now that should stay?
- What is here now that should change?
- What should be here?
- What should not be here?
- What does it feel like to enter the Village from:
  - (1) Park Street and Elm Street
  - (2) Route 6
  - (3) Route 6/Sandwich Road
- What does it feel like to approach the water from the Village?
- What does it feel like to approach the Village from the water?
- What does it feel like to take the train to/from the Village?



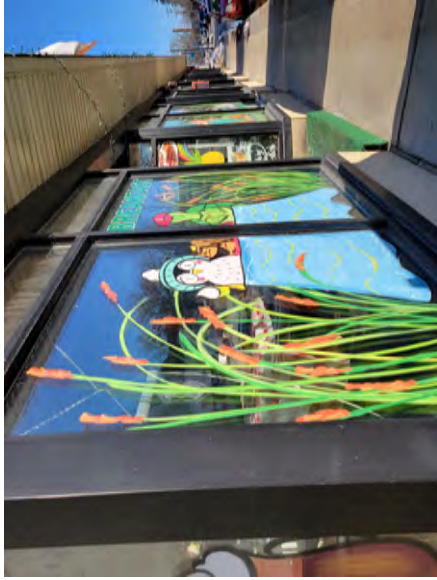
## Wareham Village Redevelopment Plan

PUBLIC MEETING  
APRIL 14, 2022  
MAPPING EXERCISE



# Next Steps

- Stakeholder interviews
- Draft characteristics and eligibility chapters
- Summer public engagement?



Main Street, Post Office and Makepeace Building, Wareham, Cape Cod, Mass.

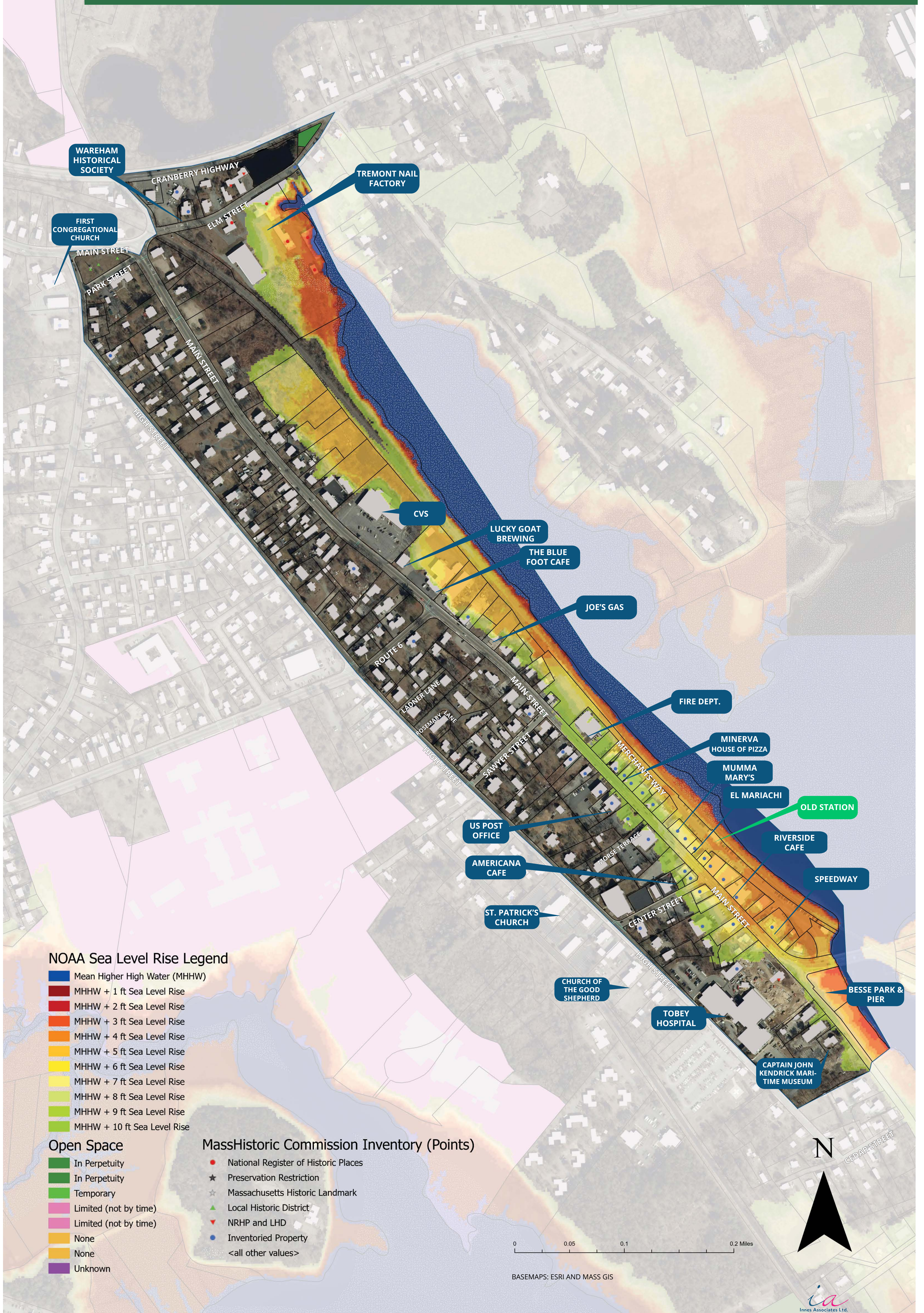


**Thank you!**



# Wareham Village Redevelopment Plan

PUBLIC MEETING  
APRIL 14, 2022  
MAPPING EXERCISE





# Wareham Week

April 14, 2032

## Headline

Main Story

Story 2

Story 3

Caption

Picture

# Wareham Week

April 14, 2032

## Headline

Main Story

Story 2

Story 3

Caption

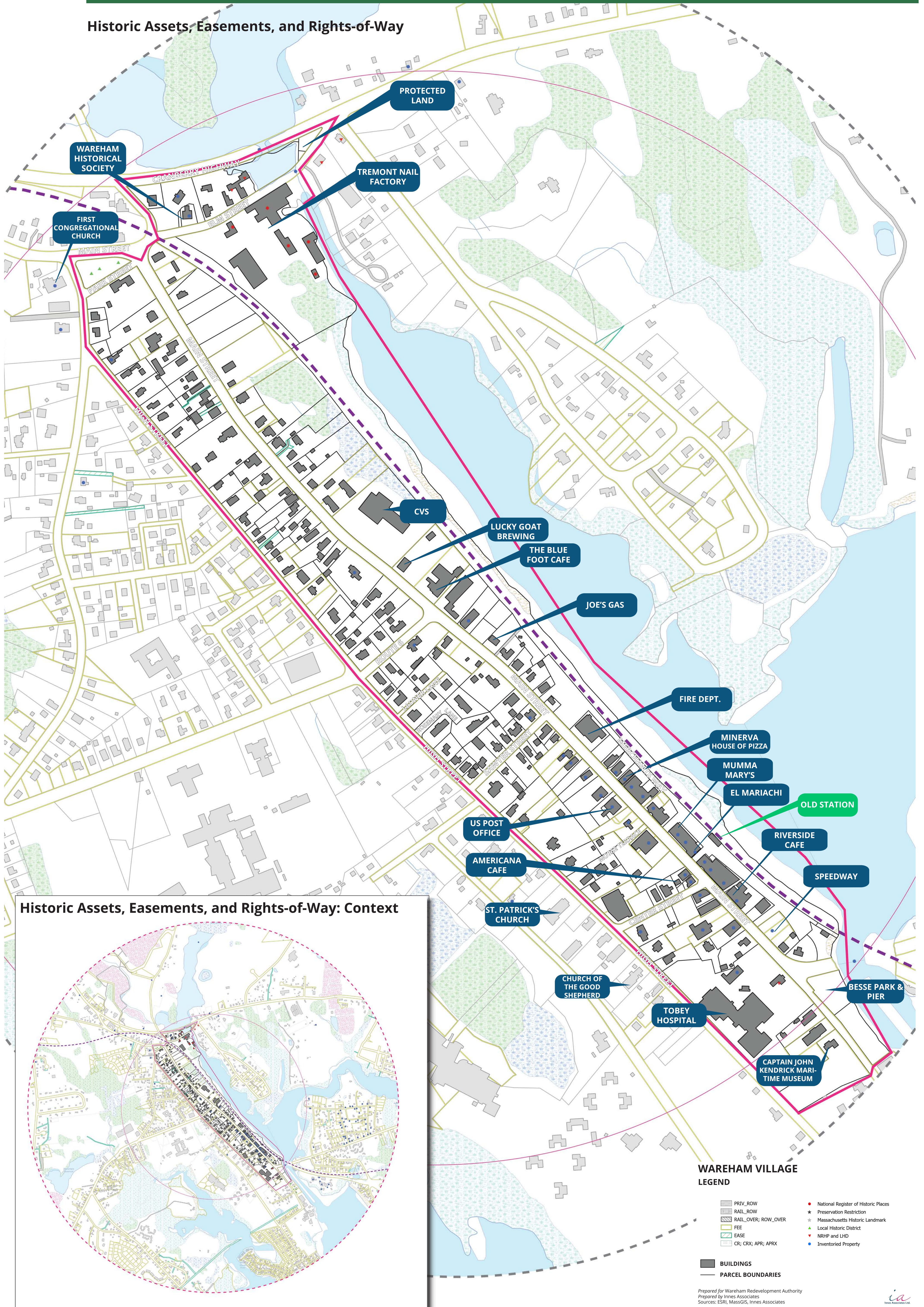
Picture



# Wareham Village Redevelopment Plan

CAG MEETING  
JUNE 22, 2022  
BOARDS FOR DISCUSSION

## Historic Assets, Easements, and Rights-of-Way



## Historic Assets, Easements, and Rights-of-Way: Context

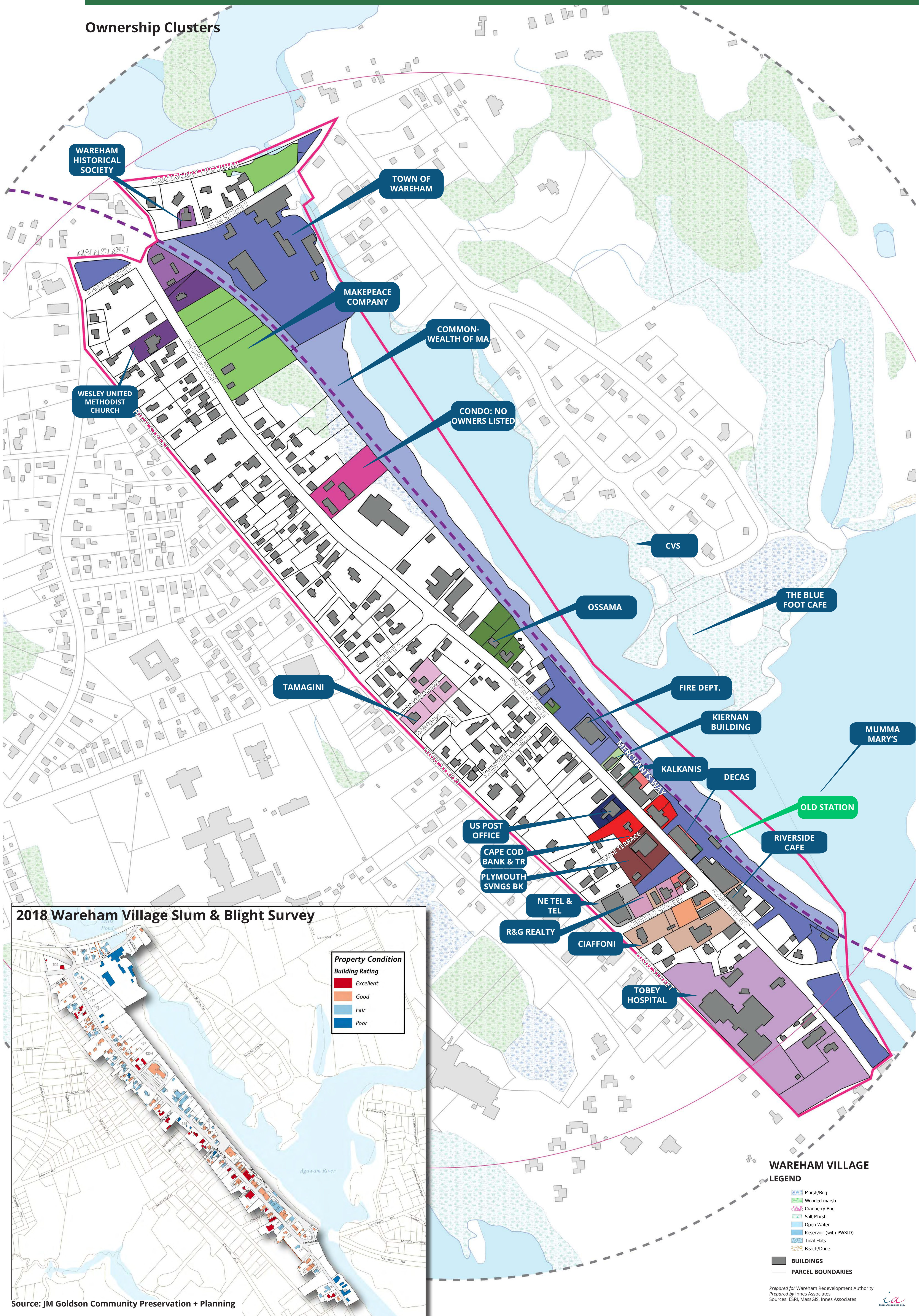




# Wareham Village Redevelopment Plan

CAG MEETING  
JUNE 22, 2022  
BOARDS FOR DISCUSSION

## Ownership Clusters





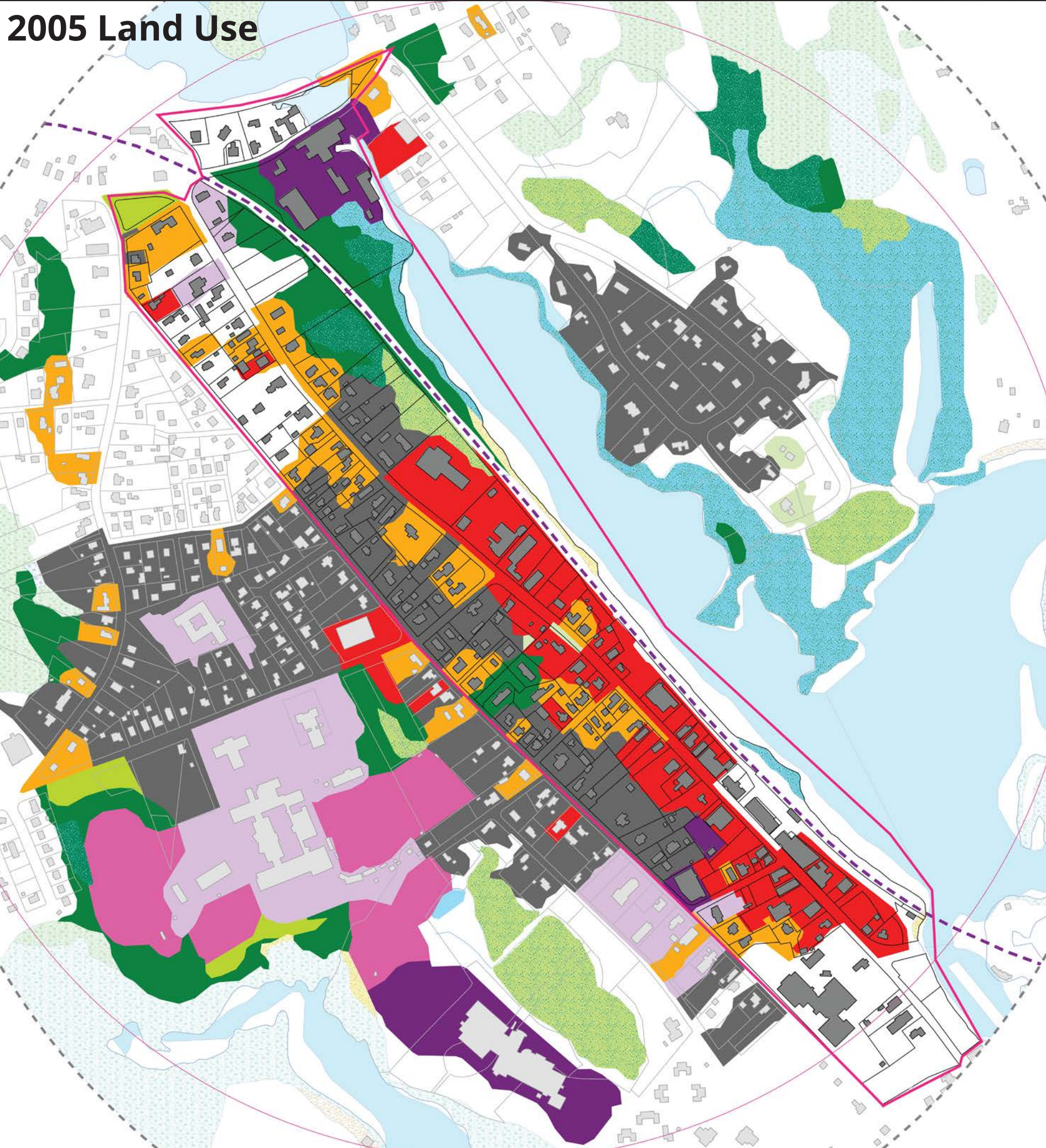
# Wareham Village Redevelopment Plan

CAG MEETING  
JUNE 22, 2022  
BOARDS FOR DISCUSSION

2016 Land Use



2005 Land Use



### WAREHAM VILLAGE LEGEND

- Residential - Single Family
- Residential - Multi-Family
- Residential - Other
- Commercial
- Industrial
- Mixed Use - Primarily Residential
- Mixed Use - Primarily Commercial
- Mixed Use - Other
- Other Impervious
- Right-of-way
- Cultivated
- Pasture/Hay
- Developed Open Space
- Deciduous Forest
- Evergreen Forest
- Grassland
- Scrub/Shrub
- Bare Land
- Forested Wetland
- Non-forested Wetland
- Saltwater Wetland
- Water
- Unconsolidated Shore
- Aquatic Bed

**BUILDINGS**  
**PARCEL BOUNDARIES**

Prepared for Wareham Redevelopment Authority  
Prepared by Innes Associates  
Sources: ESRI, MassGIS, Innes Associates

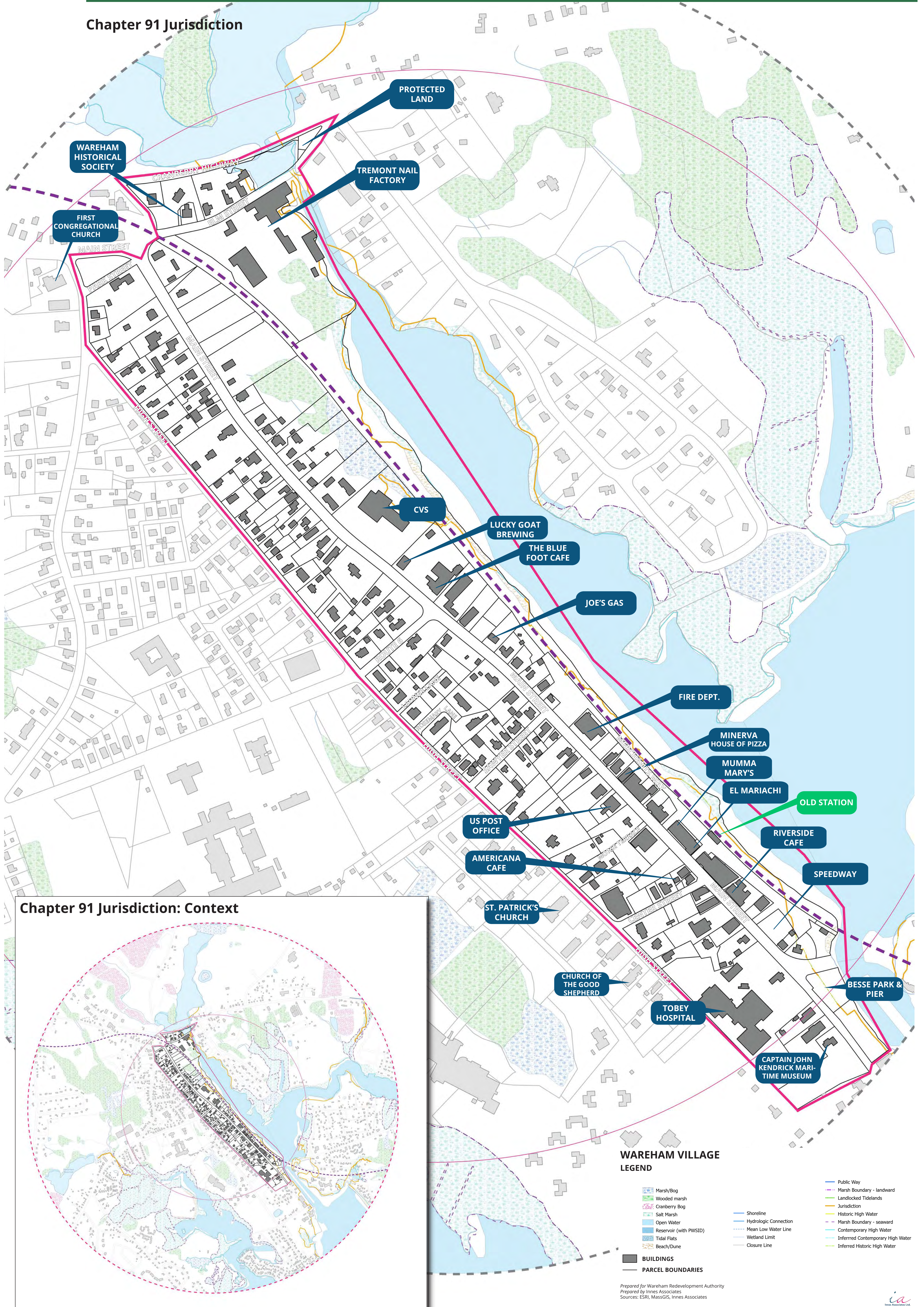




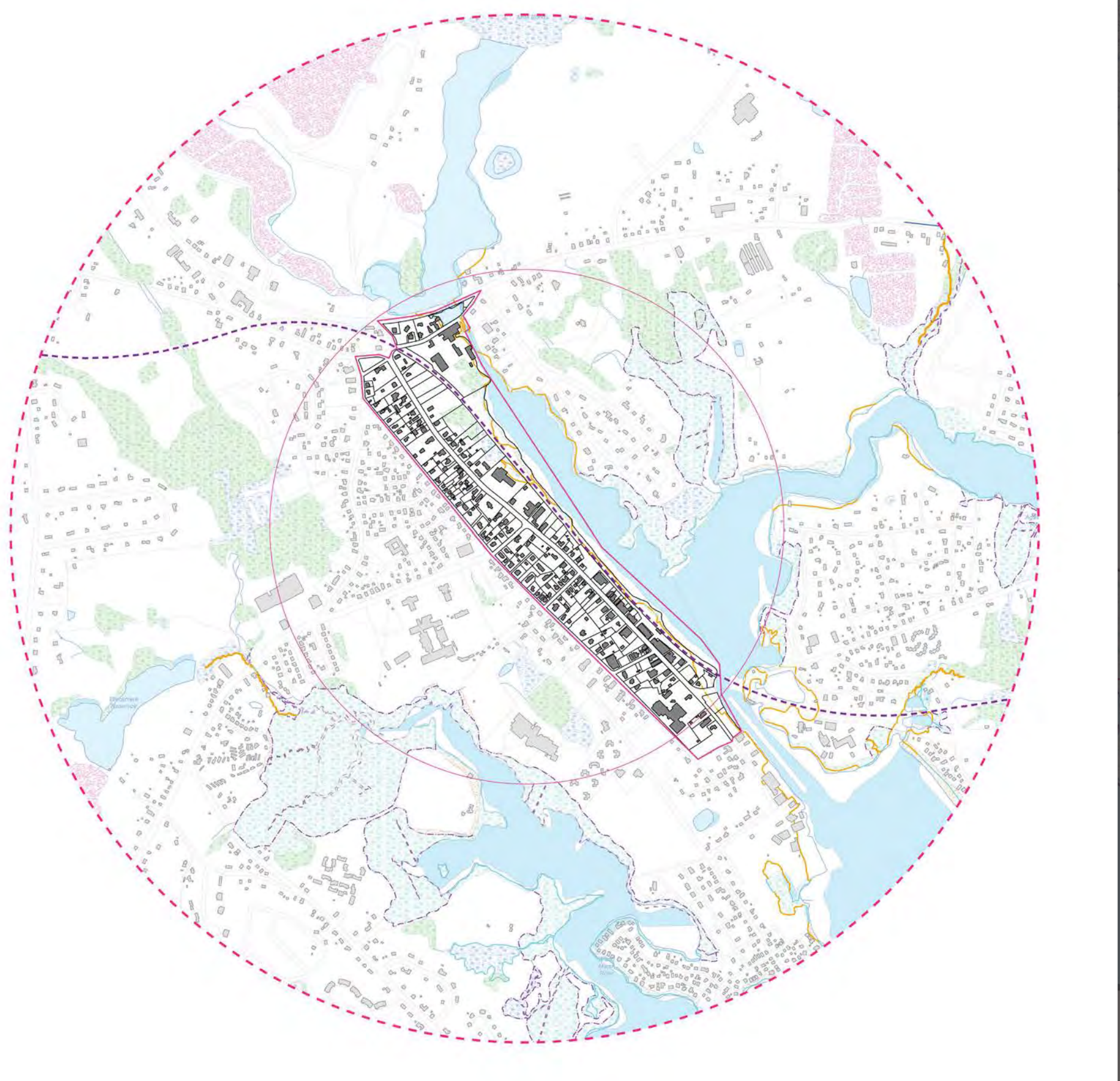
# Wareham Village Redevelopment Plan

CAG MEETING  
JUNE 22, 2022  
BOARDS FOR DISCUSSION

## Chapter 91 Jurisdiction



## Chapter 91 Jurisdiction: Context



### WAREHAM VILLAGE LEGEND

- Marsh/Bog
- Wooded marsh
- Cranberry Bog
- Salt Marsh
- Open Water
- Reservoir (with PWSID)
- Tidal Flats
- Beach/Dune
- Public Way
- Marsh Boundary - landward
- Landlocked Tidelands
- Jurisdiction
- Historic High Water
- Marsh Boundary - seaward
- Contemporary High Water
- Inferred Contemporary High Water
- Inferred Historic High Water
- Shoreline
- Hydrologic Connection
- Mean Low Water Line
- Wetland Limit
- Closure Line
- BUILDINGS
- PARCEL BOUNDARIES

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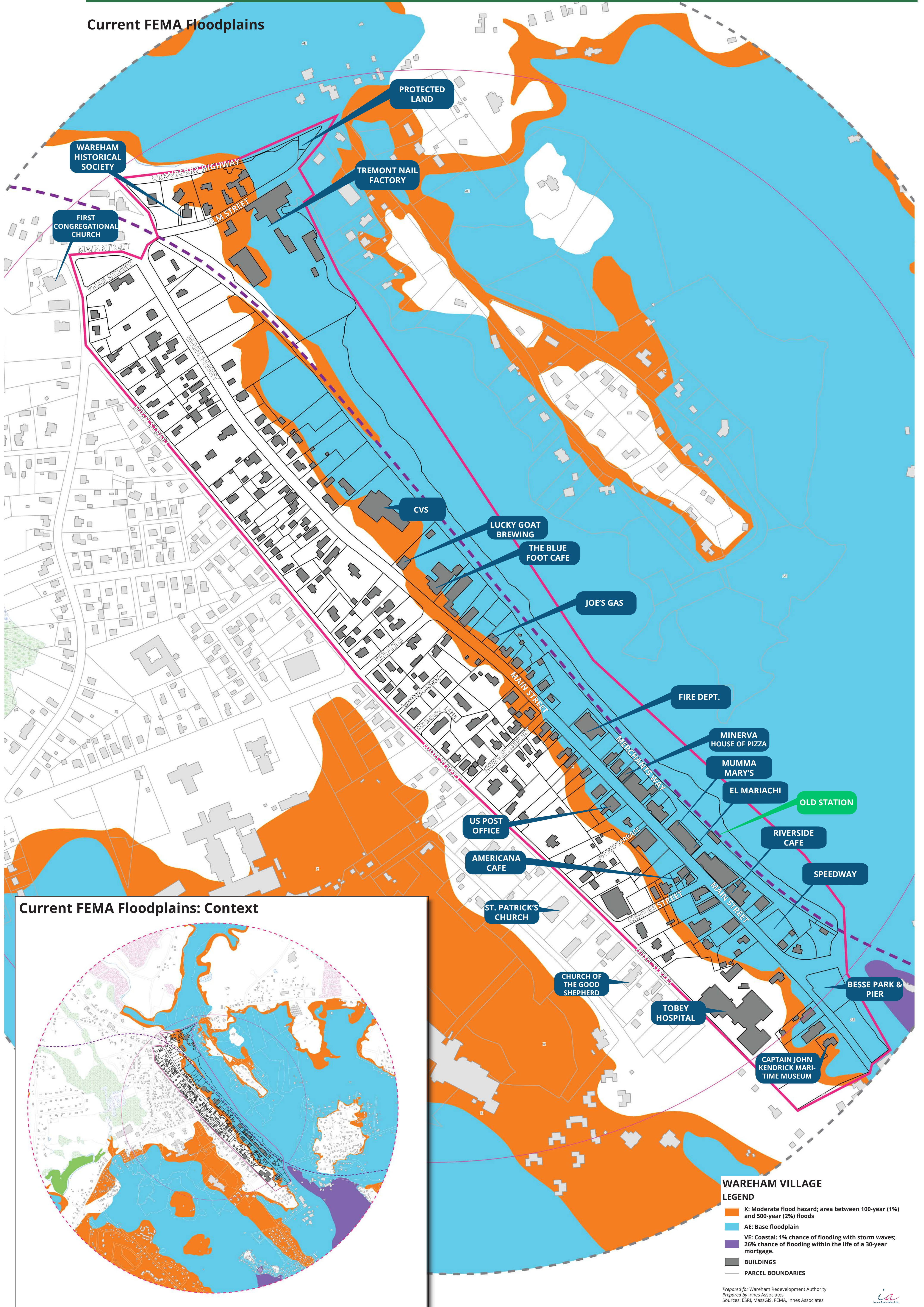




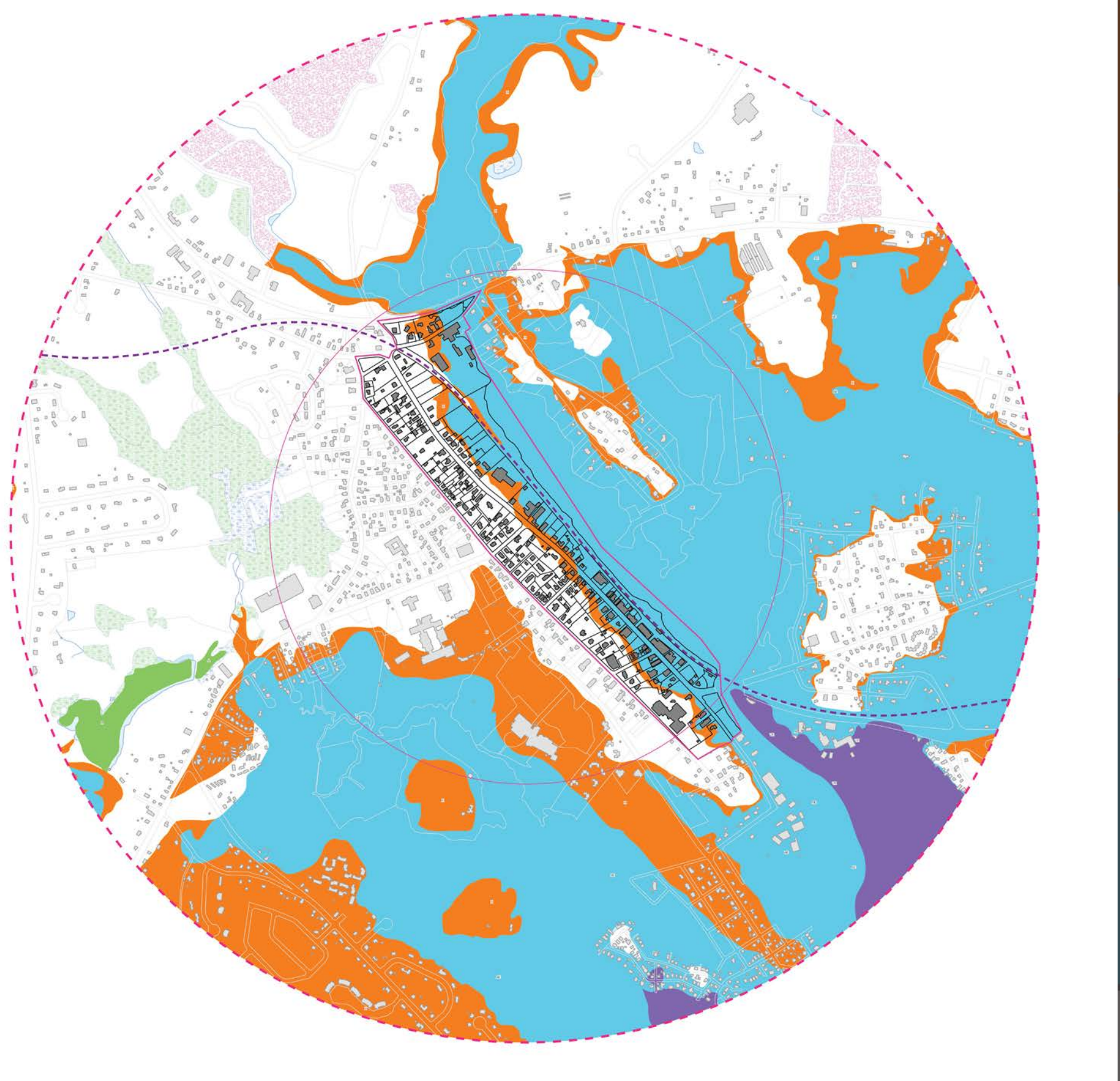
# Wareham Village Redevelopment Plan

CAG MEETING  
JUNE 22, 2022  
BOARDS FOR DISCUSSION

## Current FEMA Floodplains



## Current FEMA Floodplains: Context



### WAREHAM VILLAGE LEGEND

- X: Moderate flood hazard; area between 100-year (1%) and 500-year (2%) floods
- : AE: Base floodplain
- : VE: Coastal: 1% chance of flooding with storm waves; 26% chance of flooding within the life of a 30-year mortgage.
- : BUILDINGS
- : PARCEL BOUNDARIES

Prepared for Wareham Redevelopment Authority  
Prepared by Innes Associates  
Sources: ESRI, MassGIS, FEMA, Innes Associates

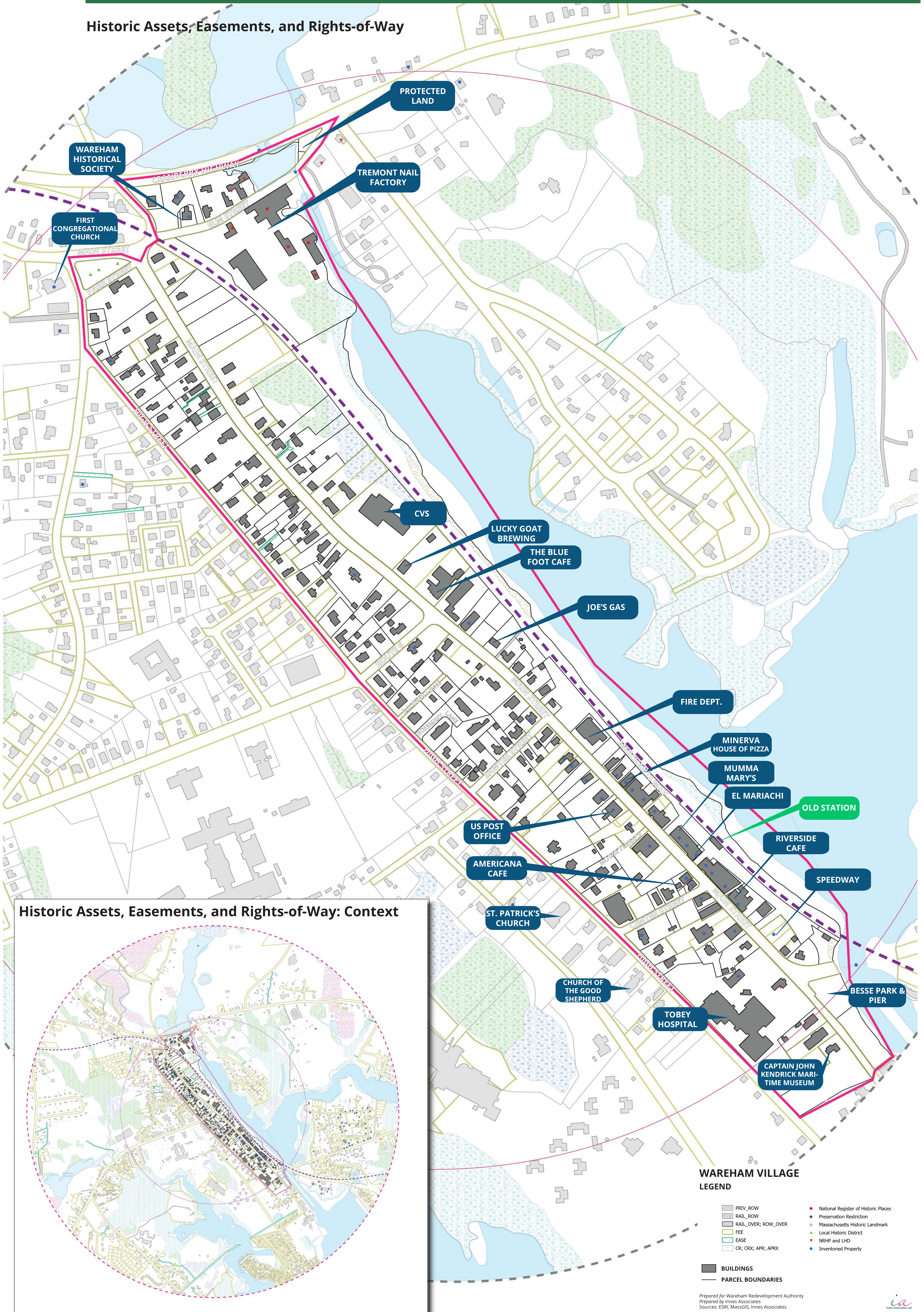




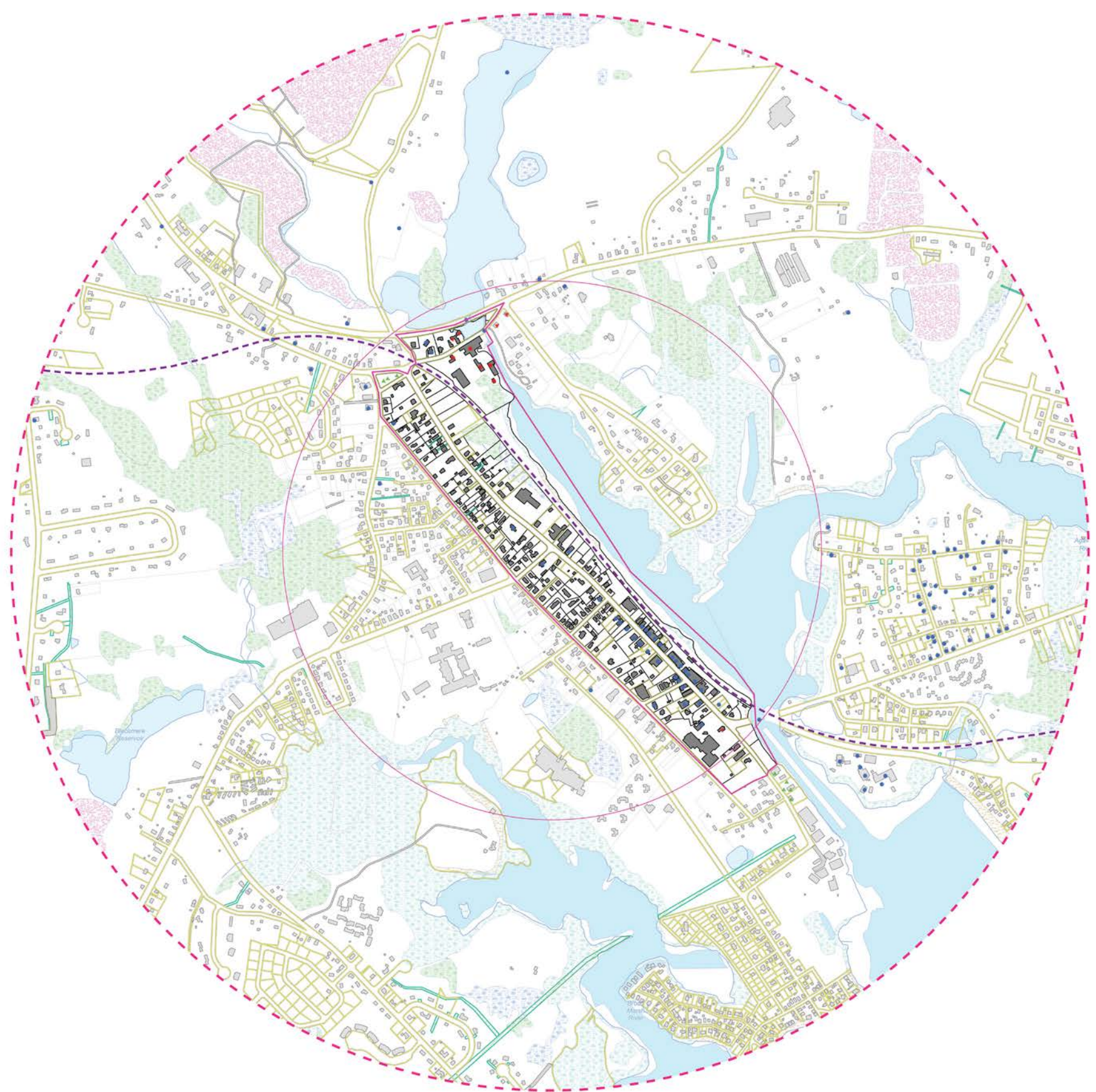
# Wareham Village Redevelopment Plan

WAREHAM VILLAGE  
CELEBRATION!  
AUGUST 4 + 6, 2022

## Historic Assets, Easements, and Rights-of-Way



## Historic Assets, Easements, and Rights-of-Way: Context

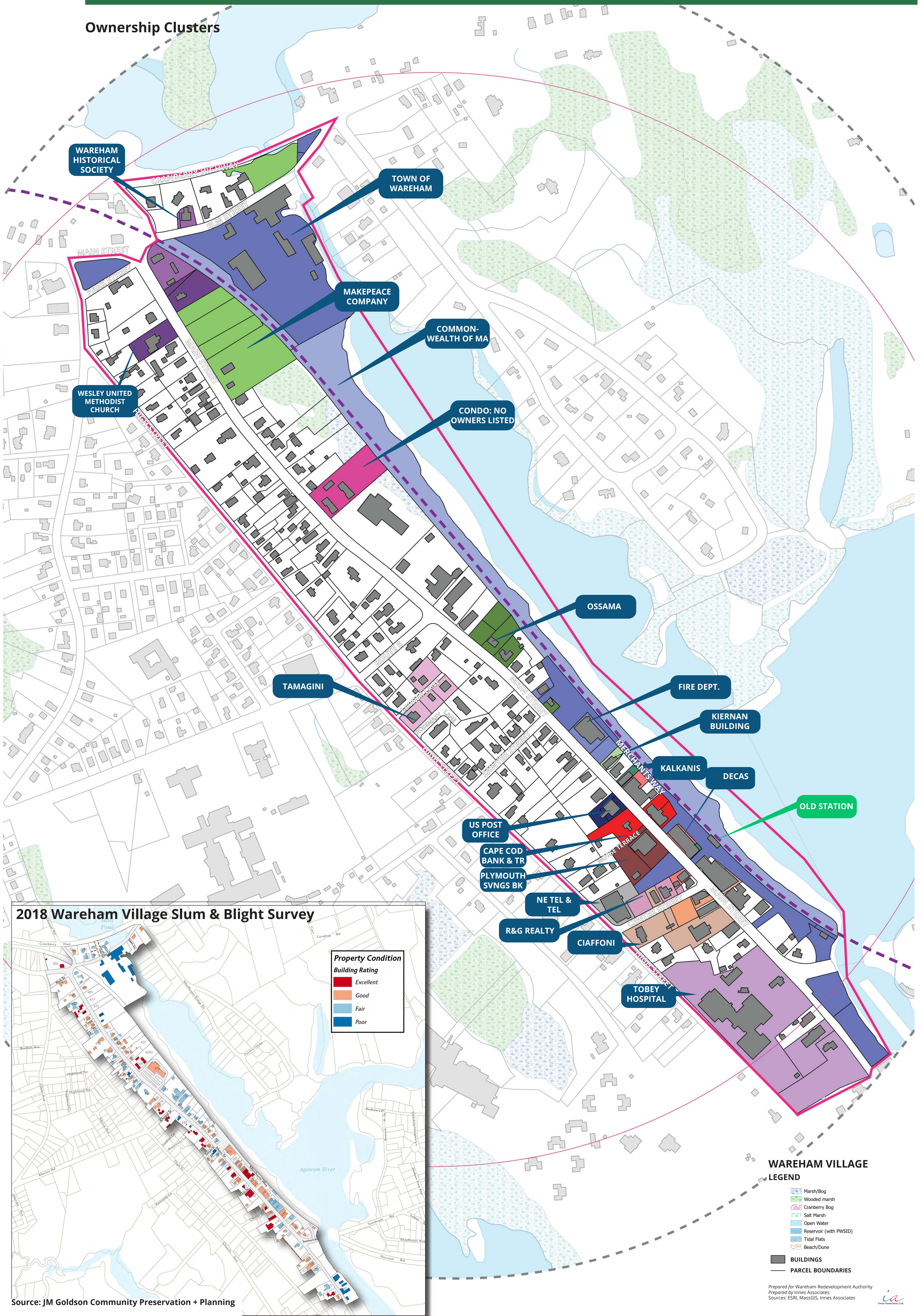




# Wareham Village Redevelopment Plan

WAREHAM VILLAGE  
CELEBRATION!  
AUGUST 4 + 6, 2022

## Ownership Clusters



Source: JM Goldson Community Preservation + Planning

Prepared for Wareham Redevelopment Authority  
Prepared by Innes Associates  
Sources: ESRI, MassGIS, Innes Associates







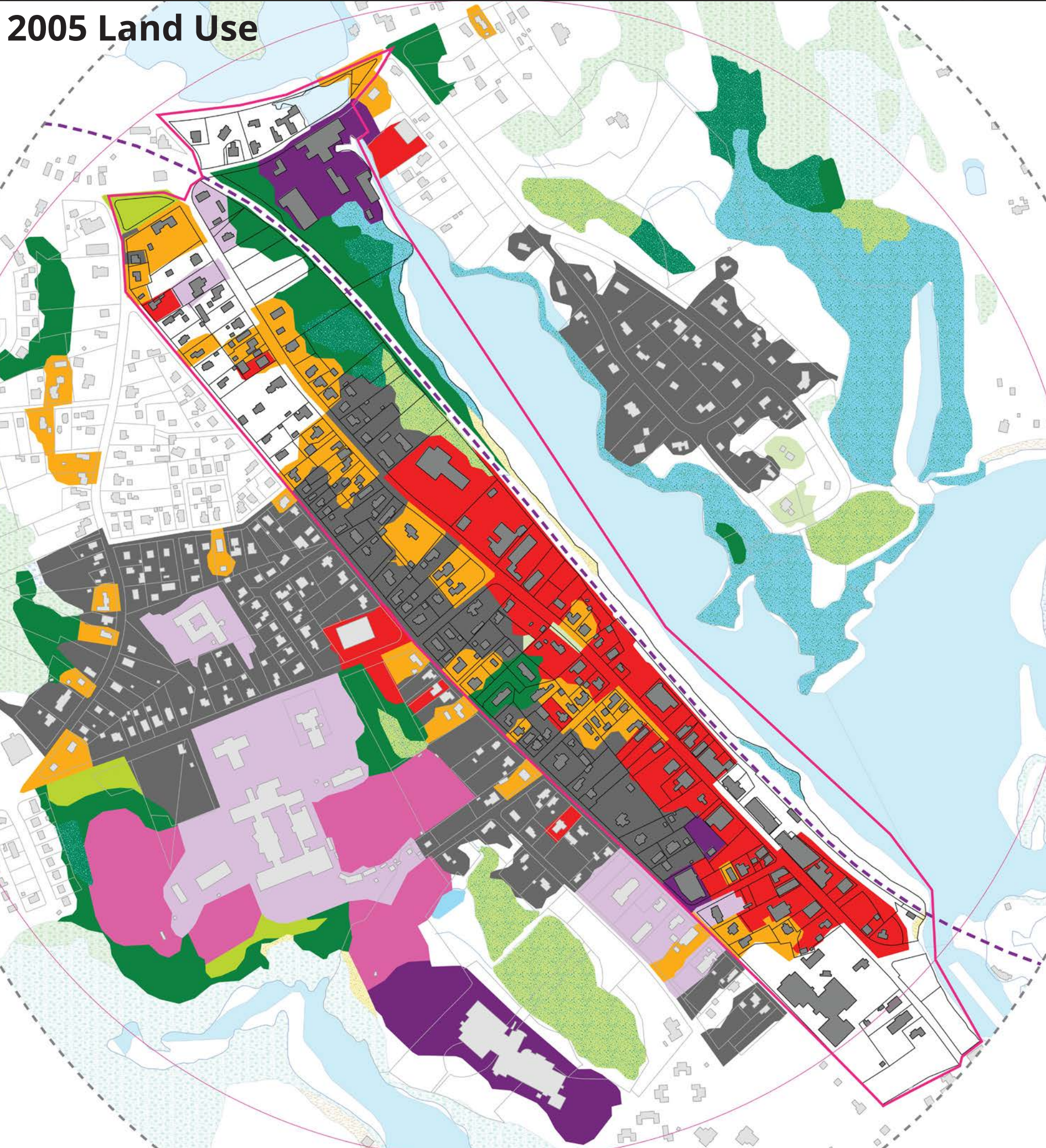
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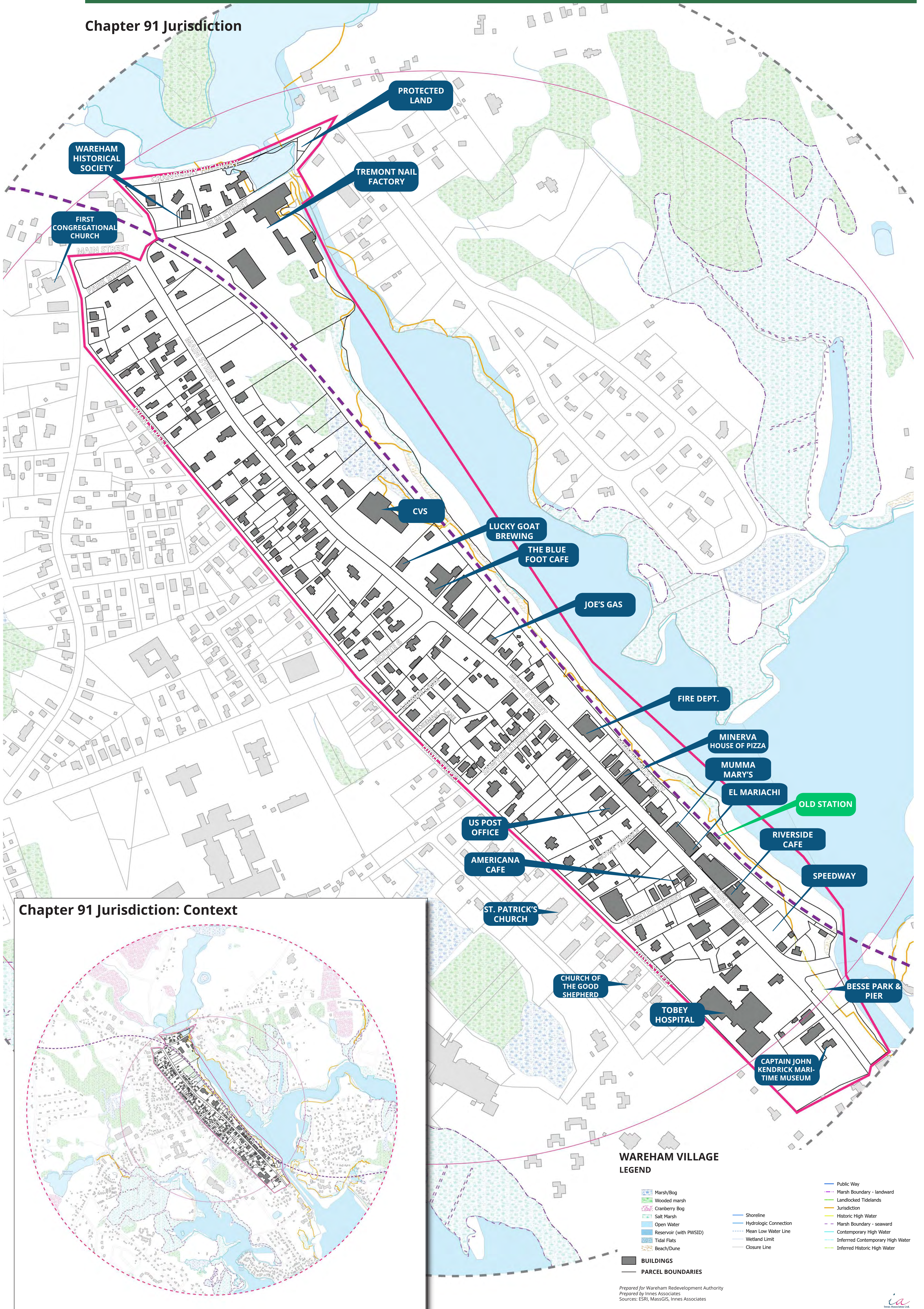




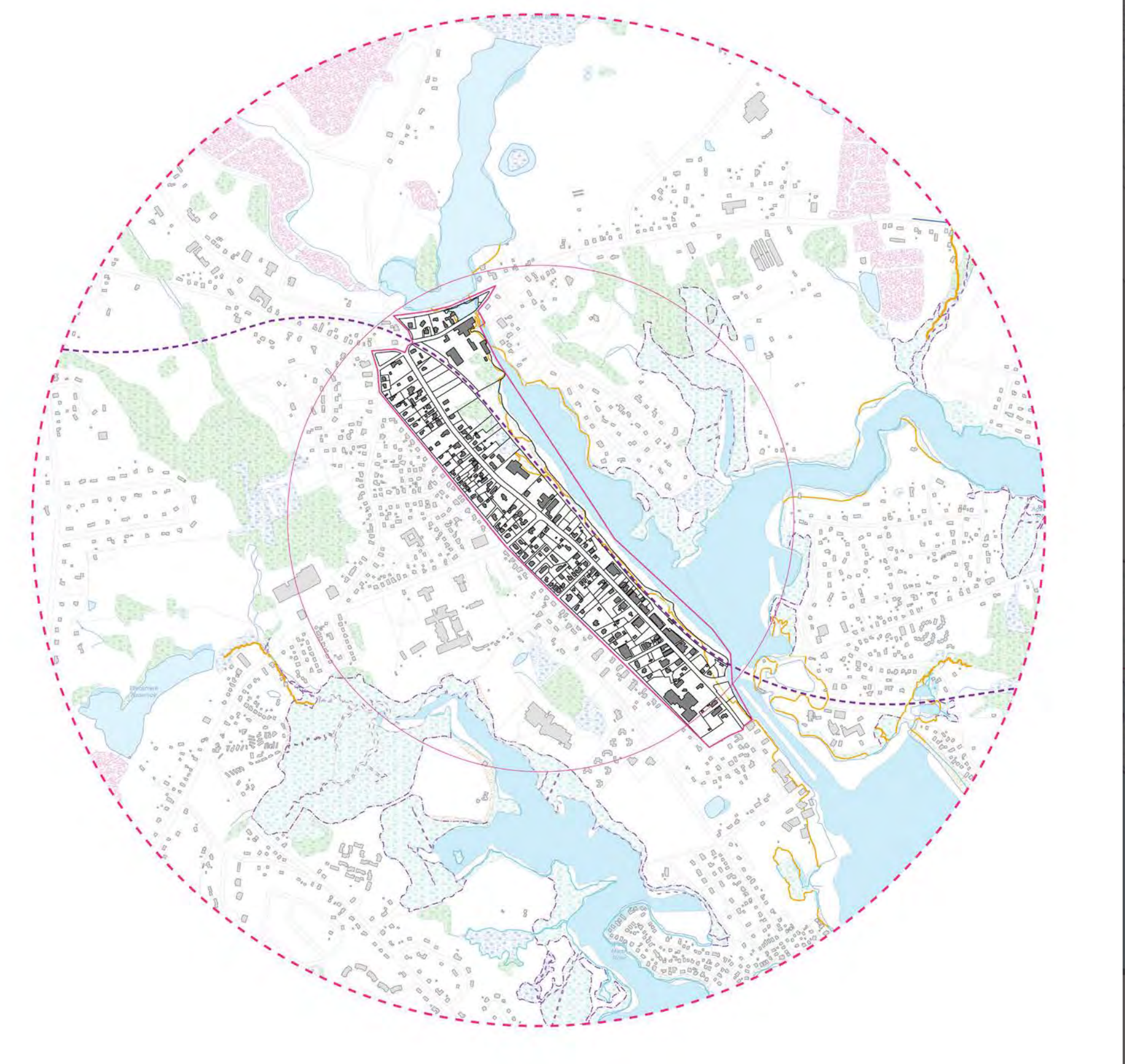
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AUGUST 4 + 6, 2022

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## Chapter 91 Jurisdiction: Context



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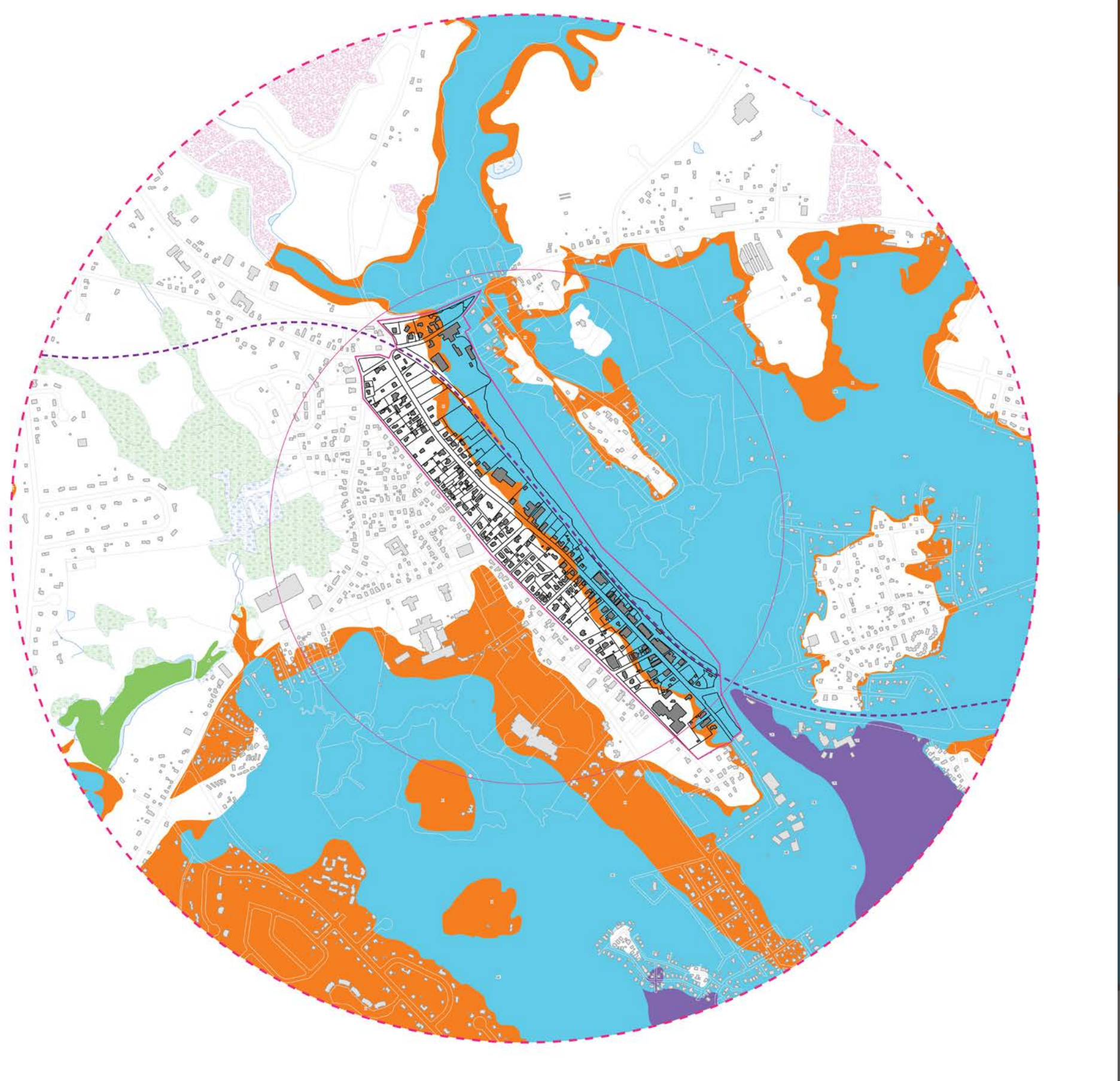
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WAREHAM VILLAGE  
CELEBRATION!  
AUGUST 4 + 6, 2022

## Current FEMA Floodplains



## Current FEMA Floodplains: Context



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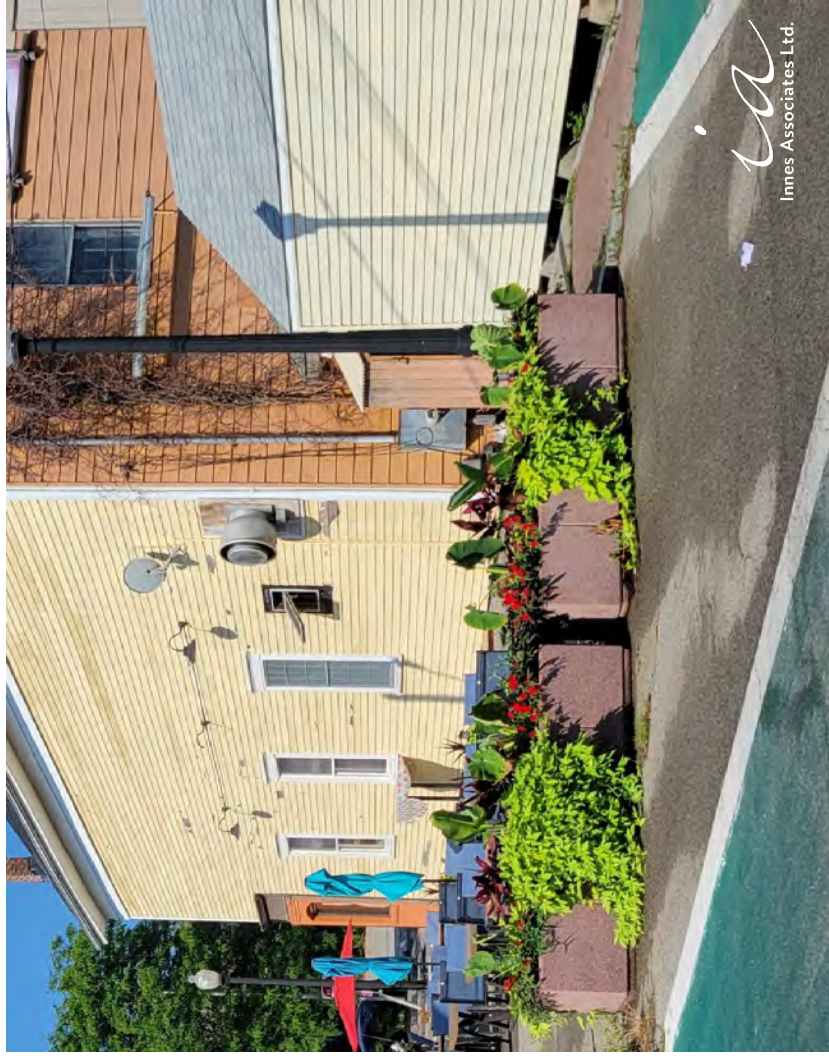


# Wareham Village Redevelopment Plan

September 1, 2022



Wareham Village Redevelopment Plan



# Agenda

1. Progress Update
2. Survey Results
3. Public Meeting Results
4. Discussion
5. Next Steps



Emily Keys Innes, AICP, LEED AP ND  
Principal

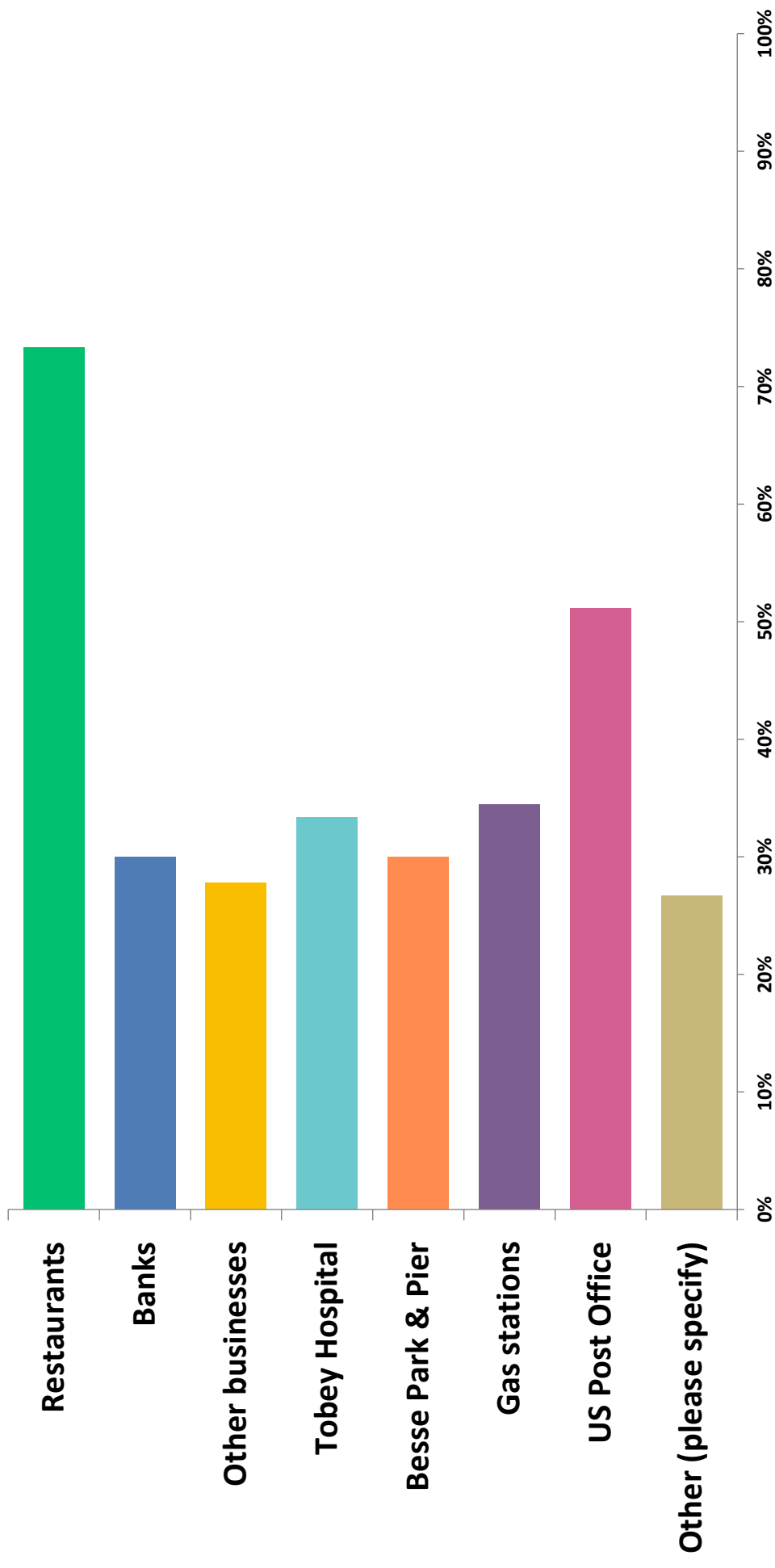
Source of cover image: Digital Commonwealth; <https://ark.digitalcommonwealth.org/ark:/50959/5q47s7525>

## ONLINE SURVEY RESULTS

- Survey closed August 22
- 90 responses
- Questions about options were similar to those presented at the Wareham Village Celebrations on August 4 and 6.
- Respondents were generally receptive to options for both Merchant's Way and Main Street.
- Some people were receptive to learning more about different options.
- While response was good, the survey did not reach a wide demographic and important communities did not participate.
- Still working through the written comments!

# Q1: Why do you go to Wareham Village? Choose all that apply.

■ Answered: 90 Skipped: 0



## Q1: Why do you go to Wareham Village? Choose all that apply.

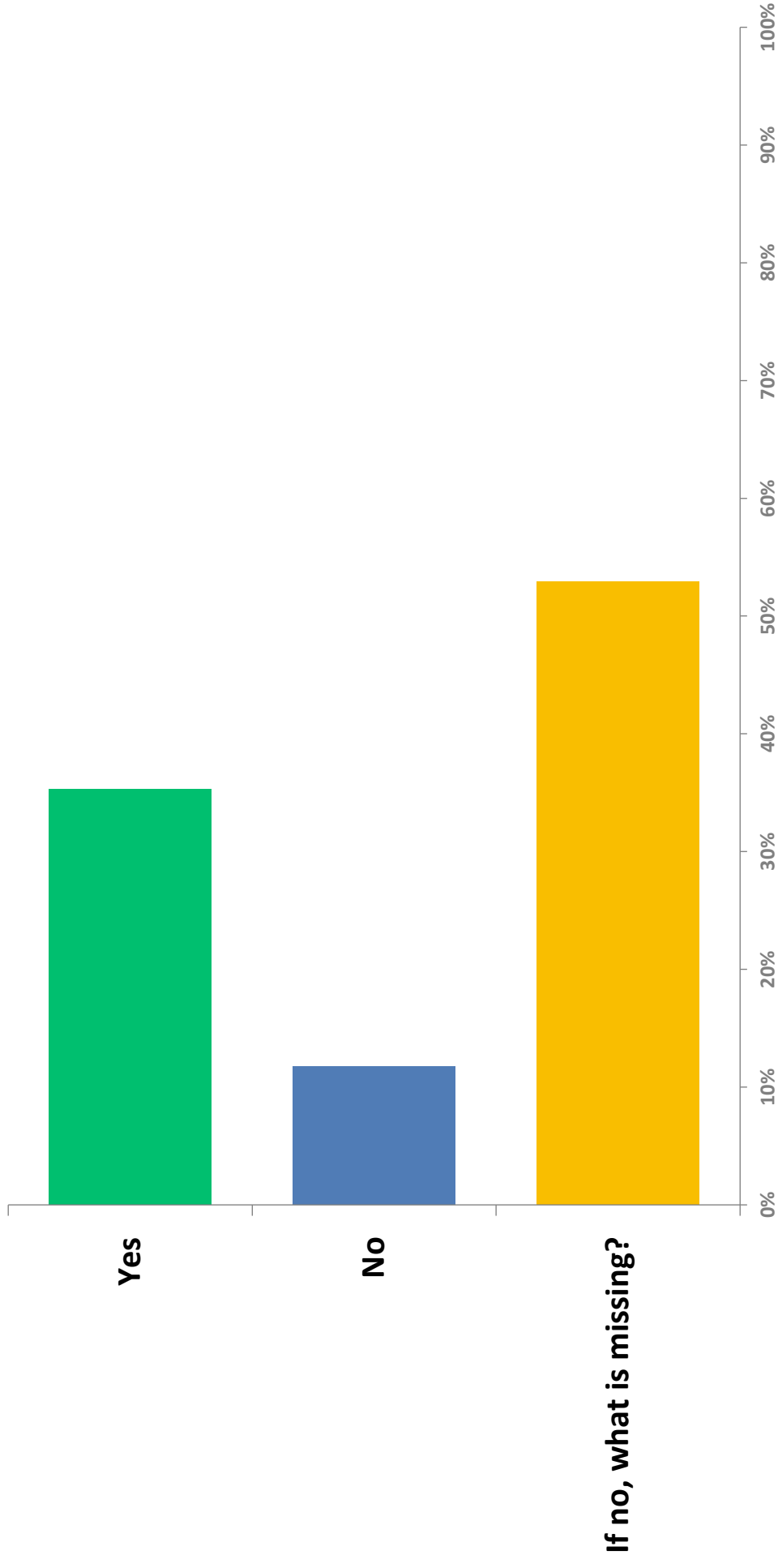
- Answered: 90 Skipped: 0

ANSWER CHOICES	RESPONSES
Restaurants	73.33% 66
Banks	30.0% 27
Other businesses	27.78% 25
Tobey Hospital	33.33% 30
Besse Park & Pier	30.0% 27
Gas stations	34.44% 31
US Post Office	51.11% 46
Other (please specify)	26.67% 24
<b>TOTAL</b>	<b>276</b>



### Q3: Do you think Wareham Village is family-friendly now?

■ Answered: 85 Skipped: 5



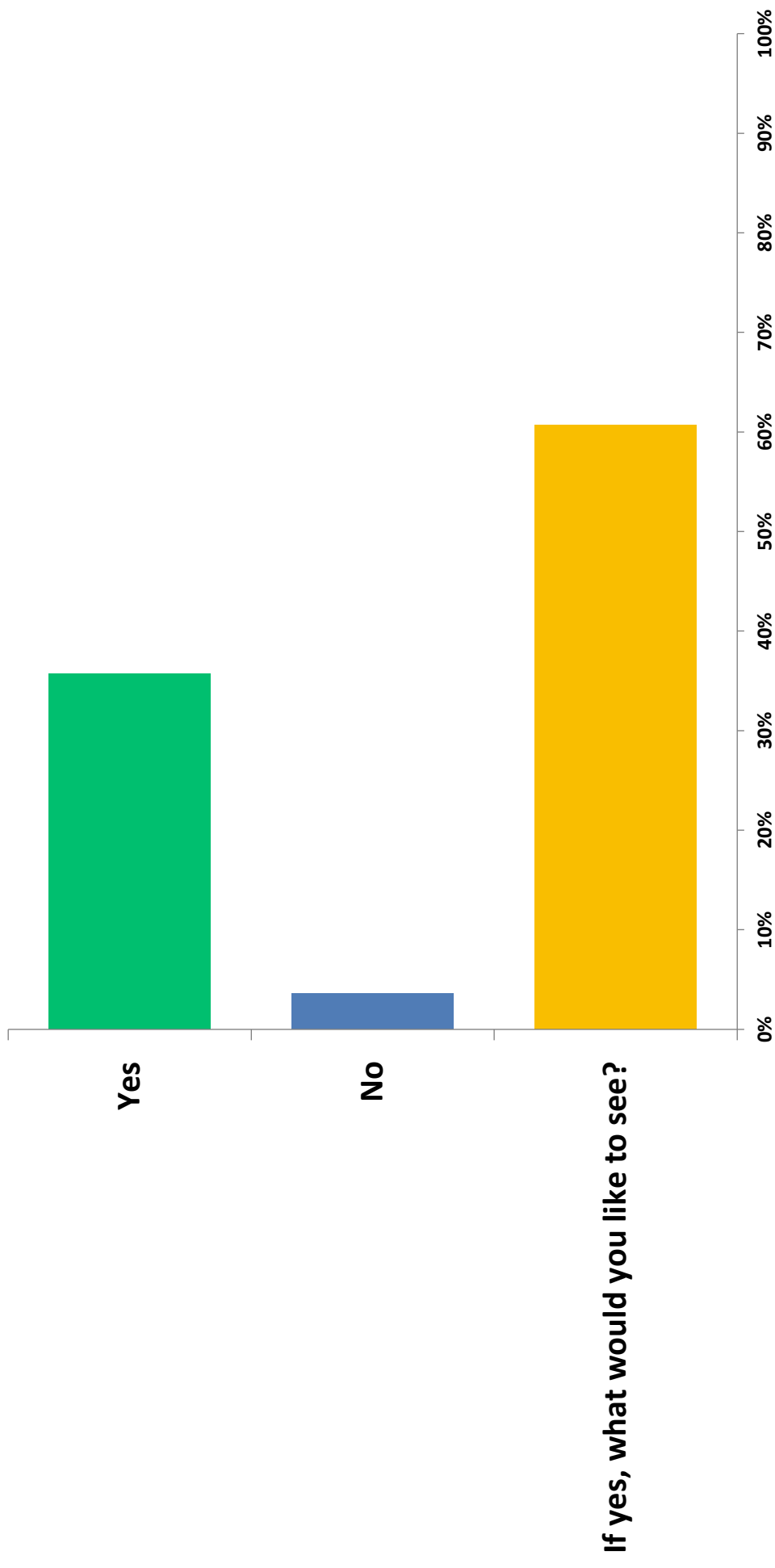
### Q3: Do you think Wareham Village is family-friendly now?

- Answered: 85 Skipped: 5

ANSWER CHOICES	RESPONSES
Yes	35.29% 30
No	11.76% 10
If no, what is missing?	52.94% 45
<b>TOTAL</b>	<b>85</b>

## Q4: Should Wareham Village be family-friendly?

- Answered: 84 Skipped: 6



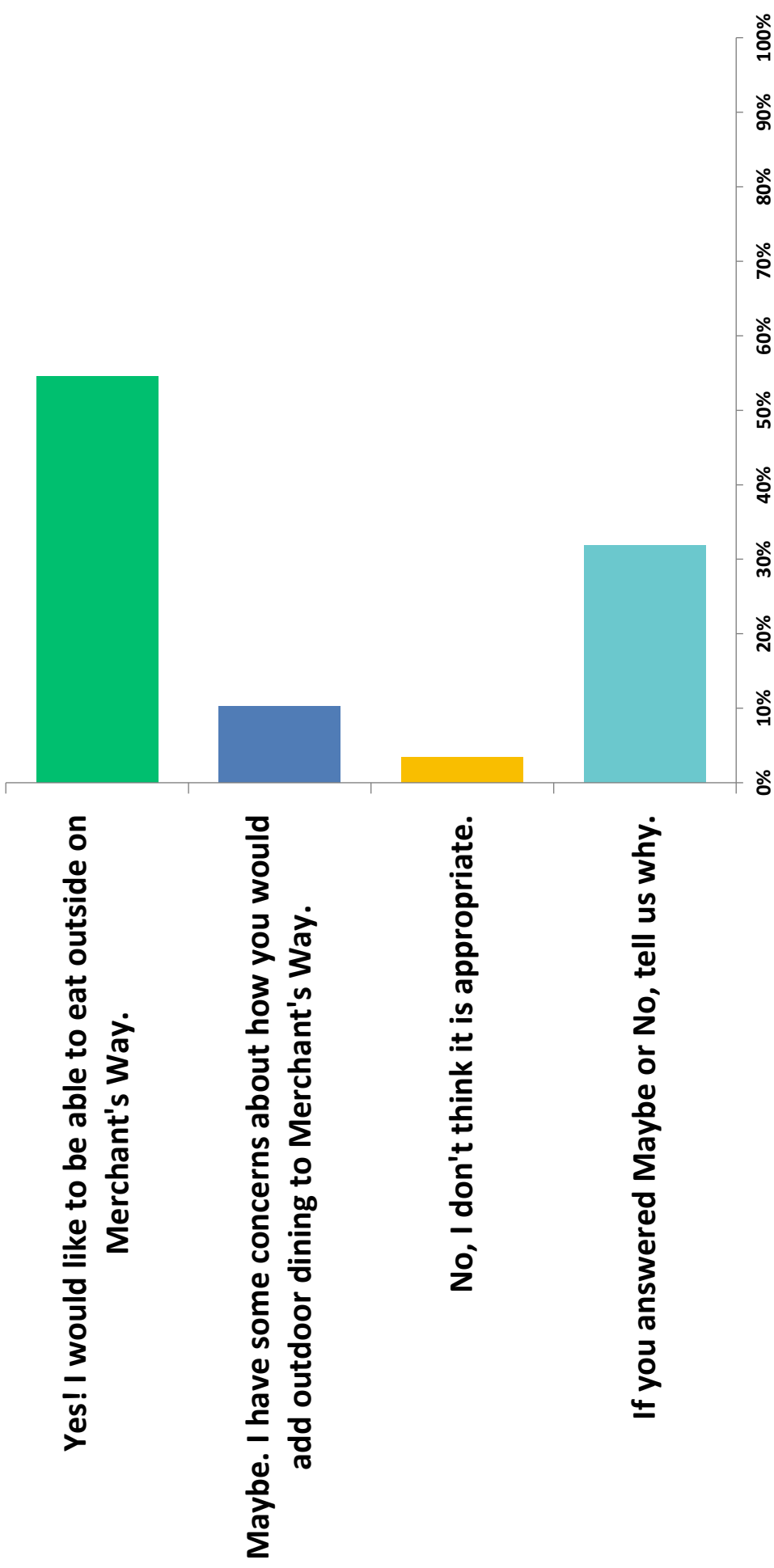
## Q4: Should Wareham Village be family-friendly?

- Answered: 84 Skipped: 6

ANSWER CHOICES	RESPONSES
Yes	30 35.71%
No	3 3.57%
If yes, what would you like to see?	51 60.71%
<b>TOTAL</b>	<b>84</b>

## Q8: Outdoor Dining is a popular way to create activity in a downtown. Do you think outdoor dining is appropriate for Merchant's Way?

- Answered: 88 Skipped: 2



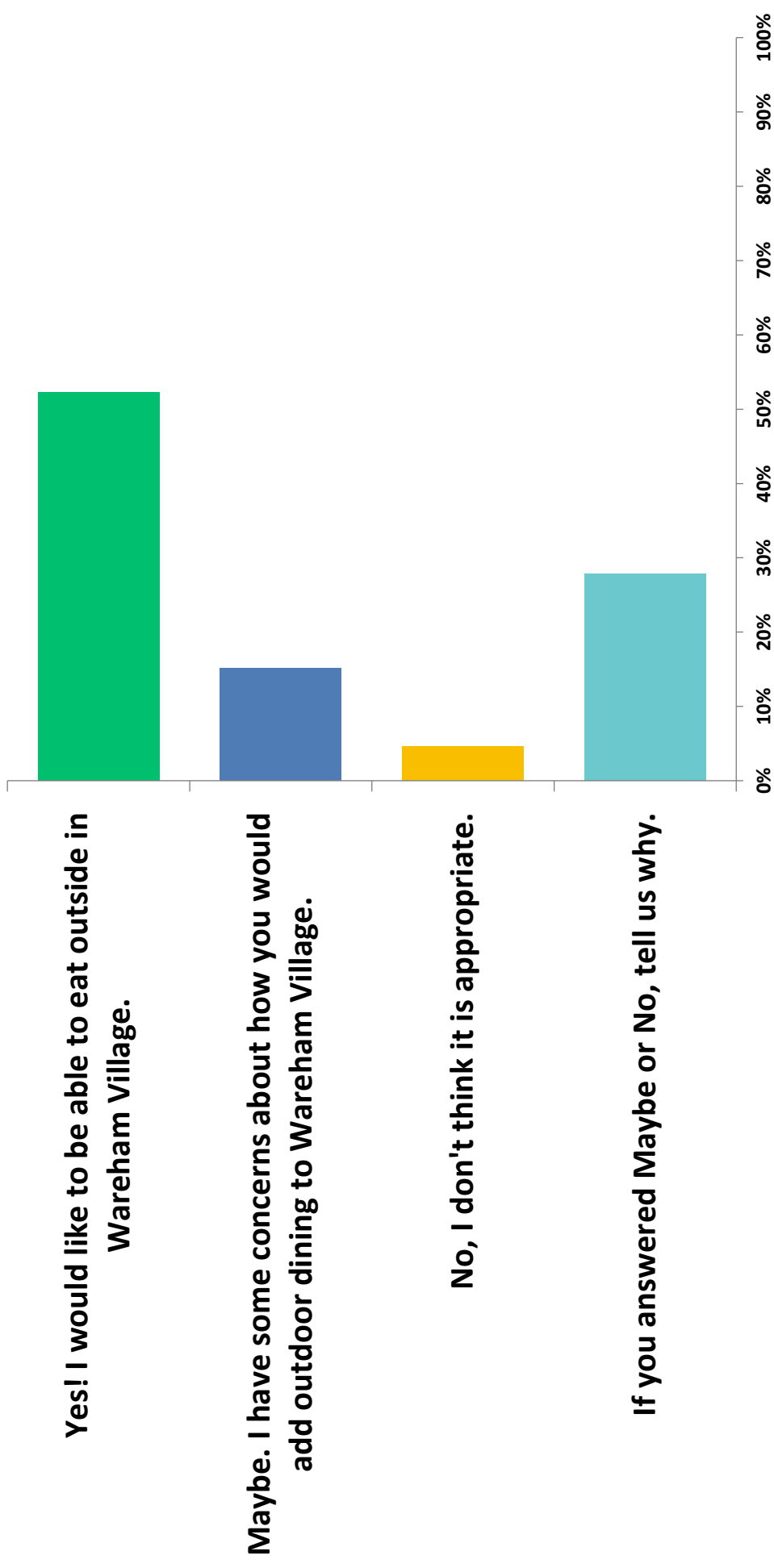
## Q8: Outdoor Dining is a popular way to create activity in a downtown. Do you think outdoor dining is appropriate for Merchant's Way?

- Answered: 88 Skipped: 2

ANSWER CHOICES	RESPONSES
Yes! I would like to be able to eat outside on Merchant's Way.	54.55% 48
Maybe. I have some concerns about how you would add outdoor dining to Merchant's Way.	10.23% 9
No, I don't think it is appropriate.	3.41% 3
If you answered Maybe or No, tell us why.	31.82% 28
<b>TOTAL</b>	<b>88</b>

## Q9: Do you think outdoor dining is appropriate for Main Street in Wareham Village?

- Answered: 86 Skipped: 4



## Q9: Do you think outdoor dining is appropriate for Main Street in Wareham Village?

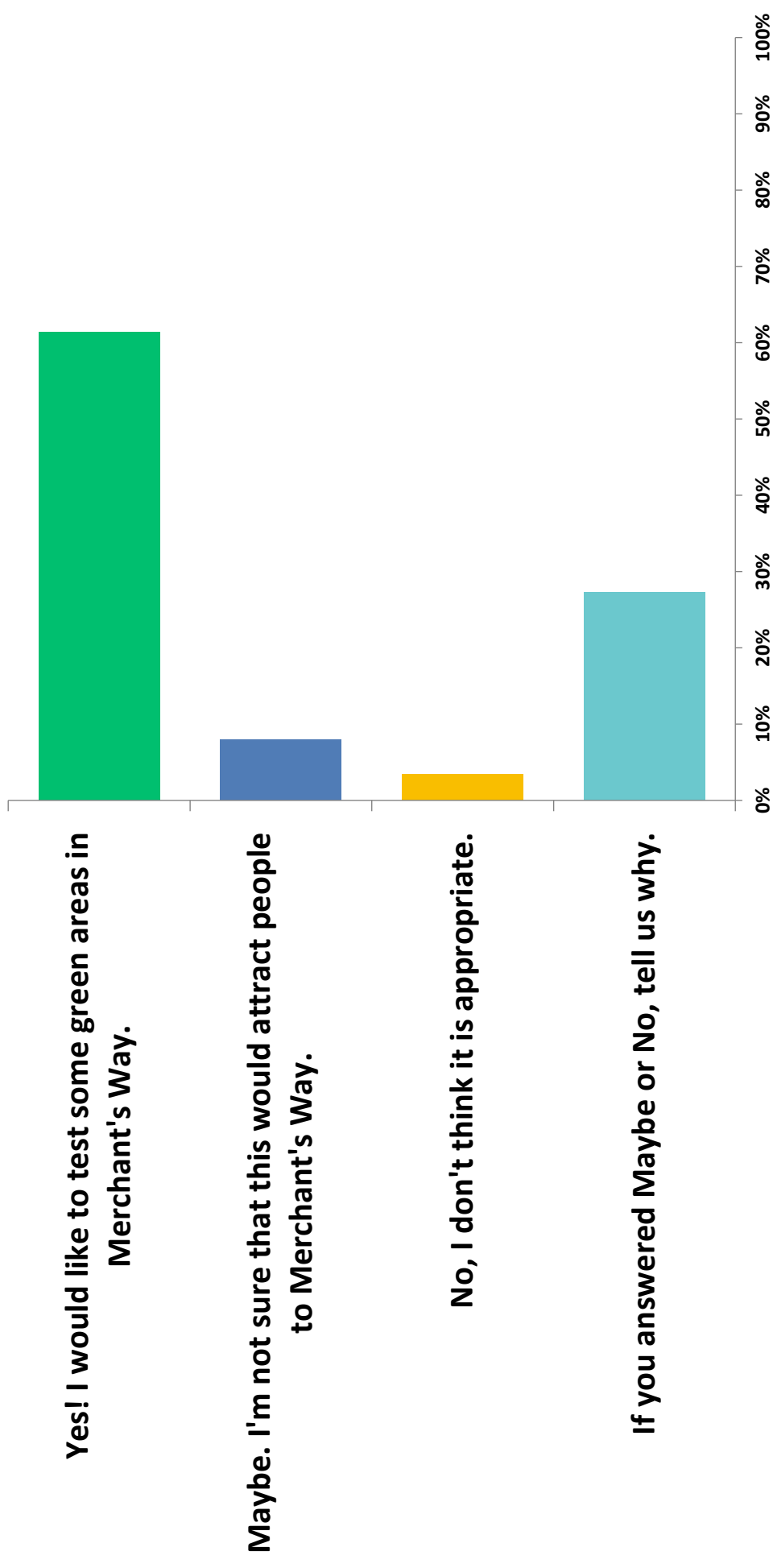
- Answered: 86 Skipped: 4

ANSWER CHOICES	RESPONSES
Yes! I would like to be able to eat outside in Wareham Village.	52.33% 45
Maybe. I have some concerns about how you would add outdoor dining to Wareham Village.	15.12% 13
No, I don't think it is appropriate.	4.65% 4
If you answered Maybe or No, tell us why.	27.91% 24
<b>TOTAL</b>	<b>86</b>



# Q10: Pop-up green space is a great way to transform large areas of pavement or asphalt in the short-term. Do you think temporary green space and seating are appropriate for Merchant's Way?

- Answered: 88 Skipped: 2



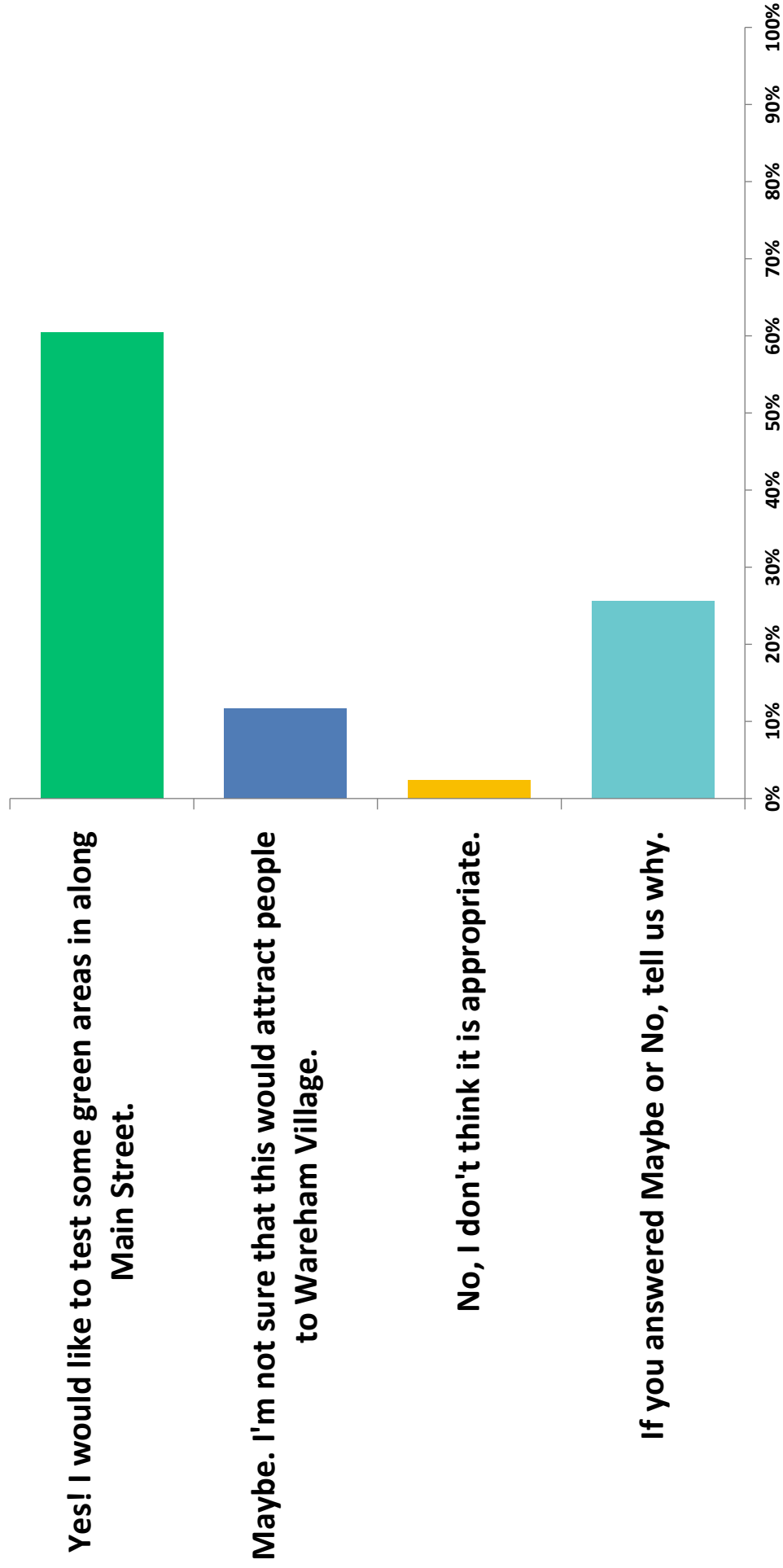
## Q10: Pop-up green space is a great way to transform large areas of pavement or asphalt in the short-term. Do you think temporary green space and seating are appropriate for Merchant's Way?

- Answered: 88 Skipped: 2

ANSWER CHOICES	RESPONSES
Yes! I would like to test some green areas in Merchant's Way.	61.36% 54
Maybe. I'm not sure that this would attract people to Merchant's Way.	7.95% 7
No, I don't think it is appropriate.	3.41% 3
If you answered Maybe or No, tell us why.	27.27% 24
<b>TOTAL</b>	<b>88</b>

# Q11: Do you think temporary green space and seating are appropriate for Main Street?

- Answered: 86 Skipped: 4



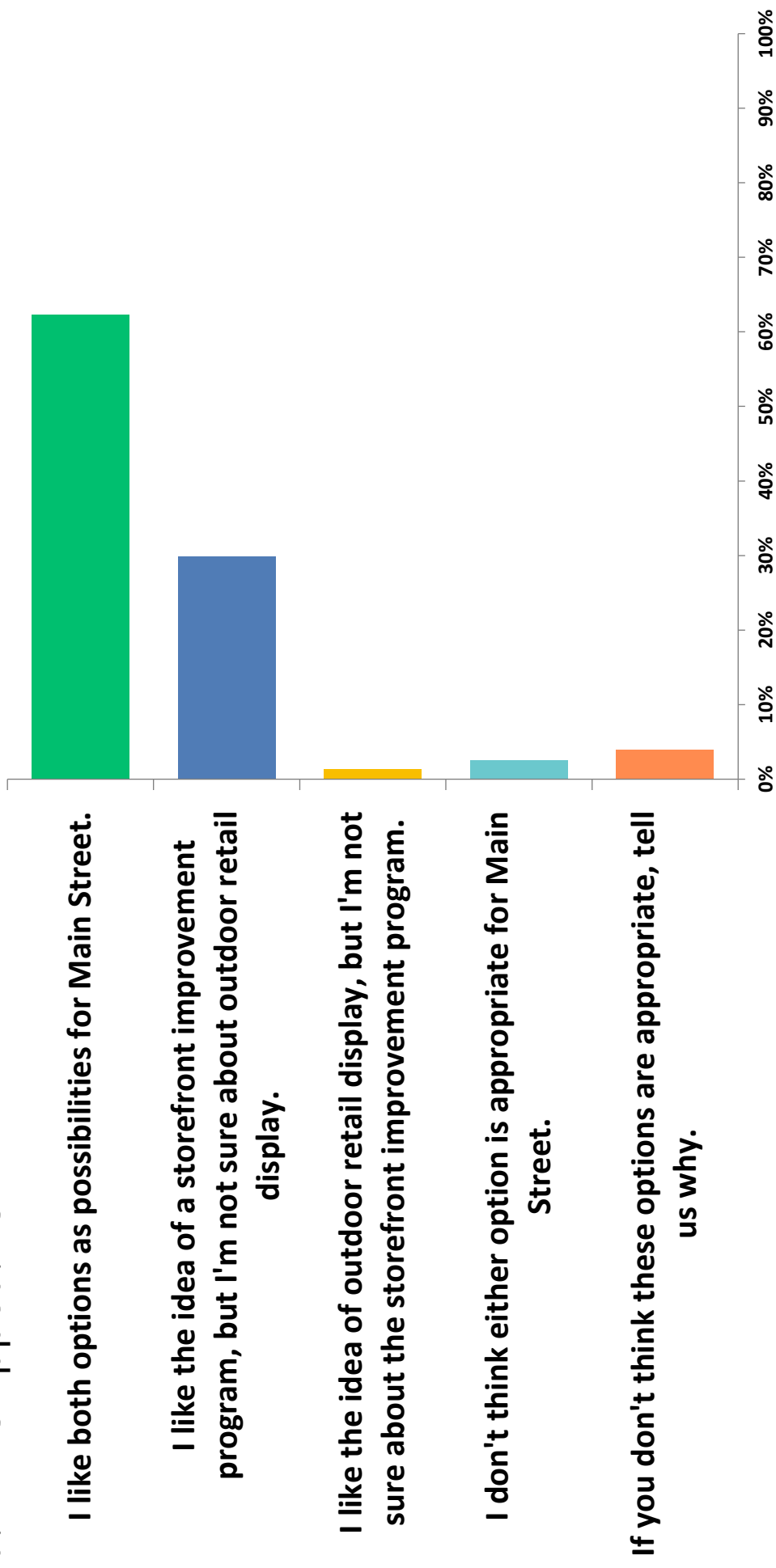
## Q11: Do you think temporary green space and seating are appropriate for Main Street?

- Answered: 86 Skipped: 4

ANSWER CHOICES	RESPONSES
Yes! I would like to test some green areas in along Main Street.	60.47% 52
Maybe. I'm not sure that this would attract people to Wareham Village.	11.63% 10
No, I don't think it is appropriate.	2.33% 2
If you answered Maybe or No, tell us why.	25.58% 22
<b>TOTAL</b>	<b>86</b>

**Q14: Storefront improvement programs provide assistance to small business owners to improve their storefronts and facades, increasing the attractiveness of an area to customers and visitors. Outdoor retail display became more popular during the pandemic as a strategy to attract customers.**

■ Answered: 77 Skipped: 13

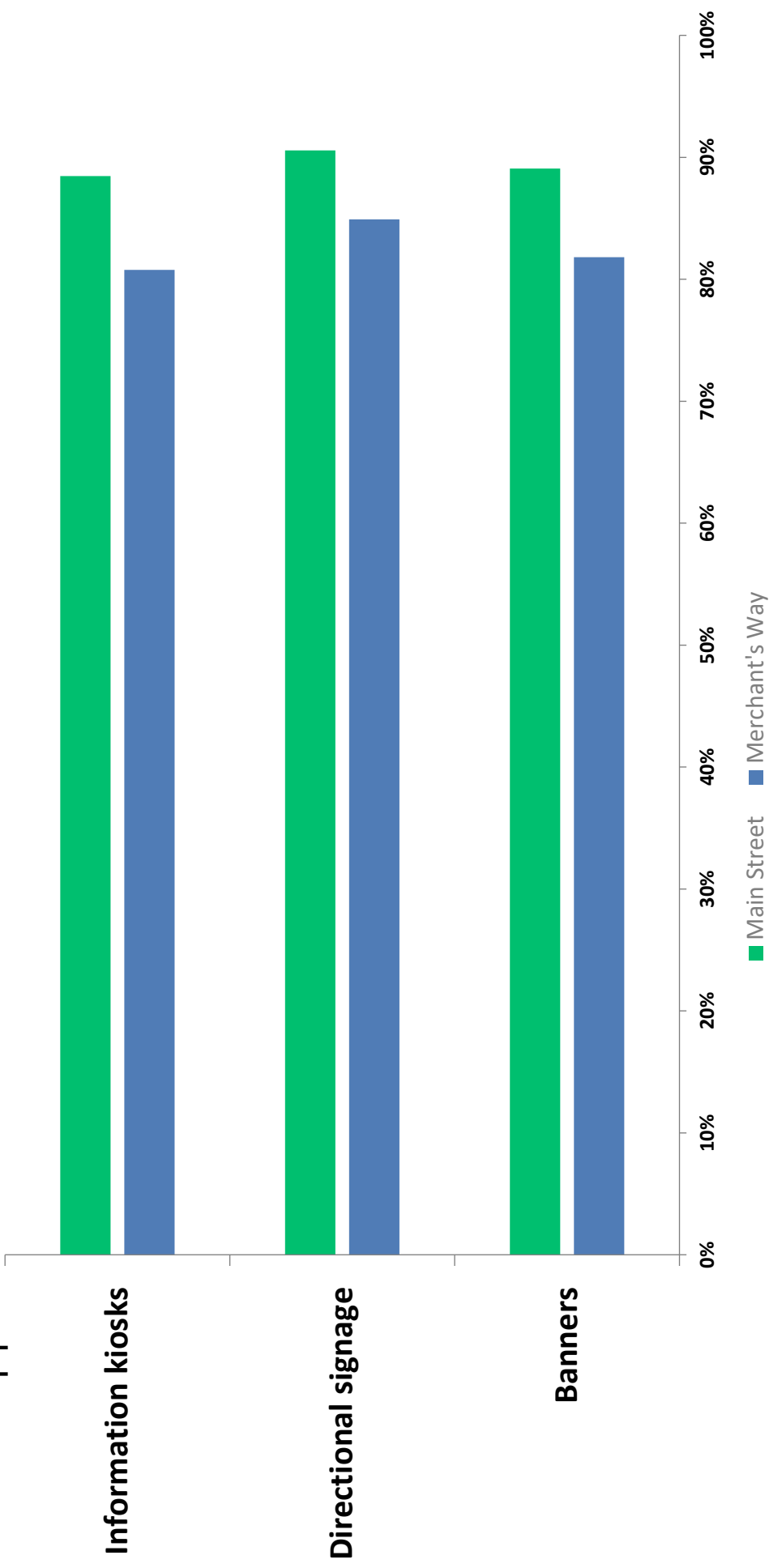


**Q14: Storefront improvement programs provide assistance to small business owners to improve their storefronts and facades, increasing the attractiveness of an area to customers and visitors. Outdoor retail display became more popular during the pandemic as a strategy to attract customers.** Skipped: 13

ANSWER CHOICES	RESPONSES	
I like both options as possibilities for Main Street.	62.34%	48
I like the idea of a storefront improvement program, but I'm not sure about outdoor retail display.	29.87%	23
I like the idea of outdoor retail display, but I'm not sure about the storefront improvement program.	1.30%	1
I don't think either option is appropriate for Main Street.	2.60%	2
If you don't think these options are appropriate, tell us why.	3.90%	3
<b>TOTAL</b>		<b>77</b>

**Q15: Wayfinding can include directional signs and kiosks. Banners can showcase local history, events, or businesses while indicating to visitors that they have entered a place that is special. Do you think these strategies would be appropriate for Merchant's Way and Wareham Village? If so, check the boxes that apply. If not, tell us why in the comments.**

■ Answered: 66 Skipped: 24



**Q15: Wayfinding can include directional signs and kiosks. Banners can showcase local history, events, or businesses while indicating to visitors that they have entered a place that is special. Do you think these strategies would be appropriate for Merchant's Way and Wareham Village? If so, check the boxes that apply. If not, tell us why in the comments.**

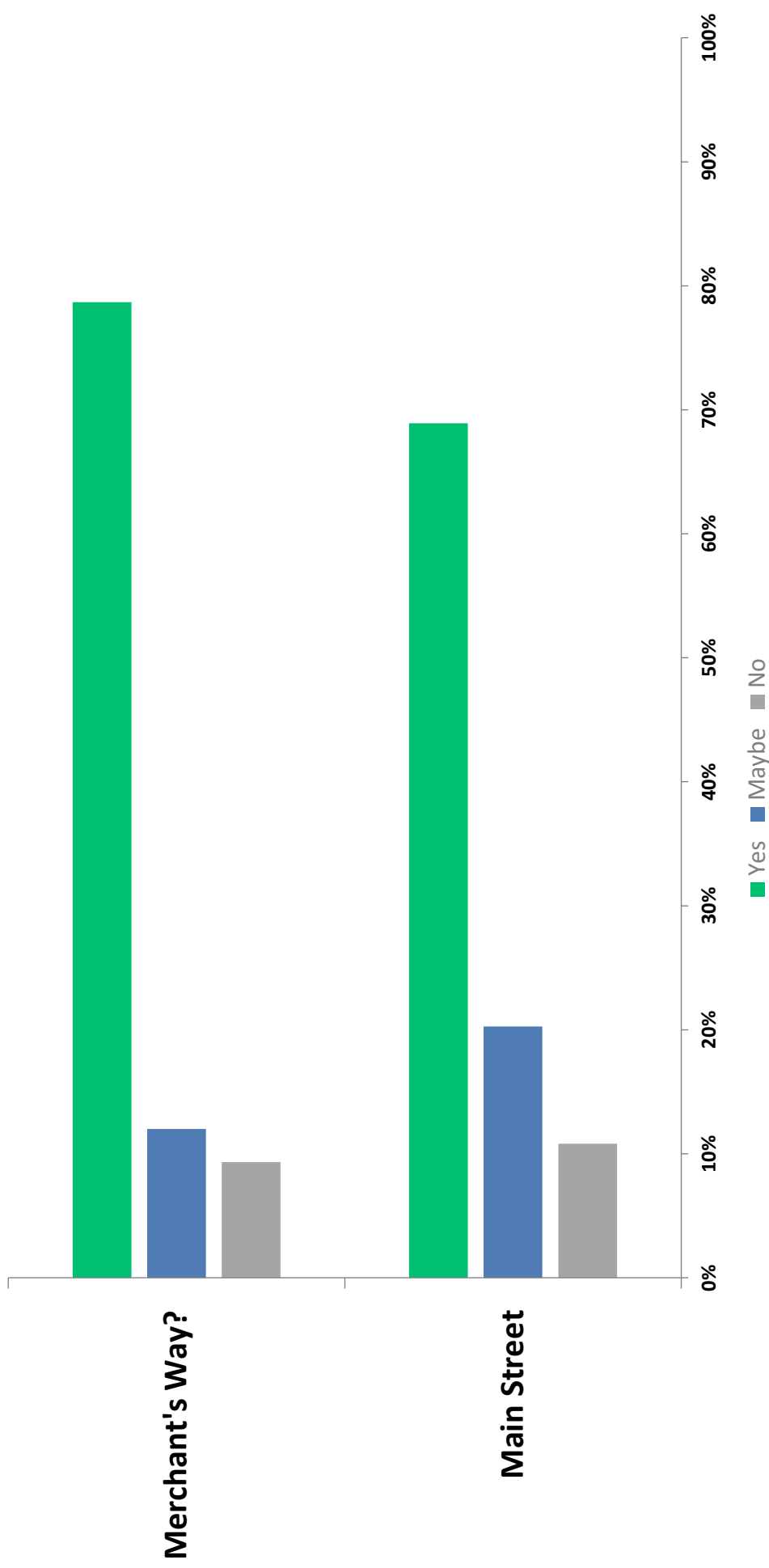
- Answered: 66 Skipped: 24

	MAIN STREET	MERCHANT'S WAY	TOTAL	WEIGHTED AVERAGE
Information kiosks	88.46% 46	80.77% 42	52	1
Directional signage	90.57% 48	84.91% 45	53	1
Banners	89.09% 49	81.82% 45	55	1



# Q16: Public art can be a great way to add some color to an area and reflect the history, culture, and values of a community. Do you think that public art would be appropriate for...

- Answered: 75 Skipped: 15



**Q16: Public art can be a great way to add some color to an area and reflect the history, culture, and values of a community. Do you think that public art would be appropriate for...**

- Answered: 75 Skipped: 15

	YES	MAYBE	NO	TOTAL	WEIGHTED AVERAGE
Merchant's Way?	78.67% 59	12.00% 9	9.33% 7	75	1.31
Main Street	68.92% 51	20.27% 15	10.81% 8	74	1.42

**Q17: Murals are a part of public art, and are popular in many communities. Most people think of wall murals, but ground murals can be effective ways of indicating paths or just adding color to a downtown in a different way. A ground mural could be a short-term test of a future riverside path on Merchant's Way. Tell us what you think! (Choose all that apply.)**

- Answered: 74 Skipped: 16

**I'm interested in wall murals on some of the blank facades on Merchant's Way.**

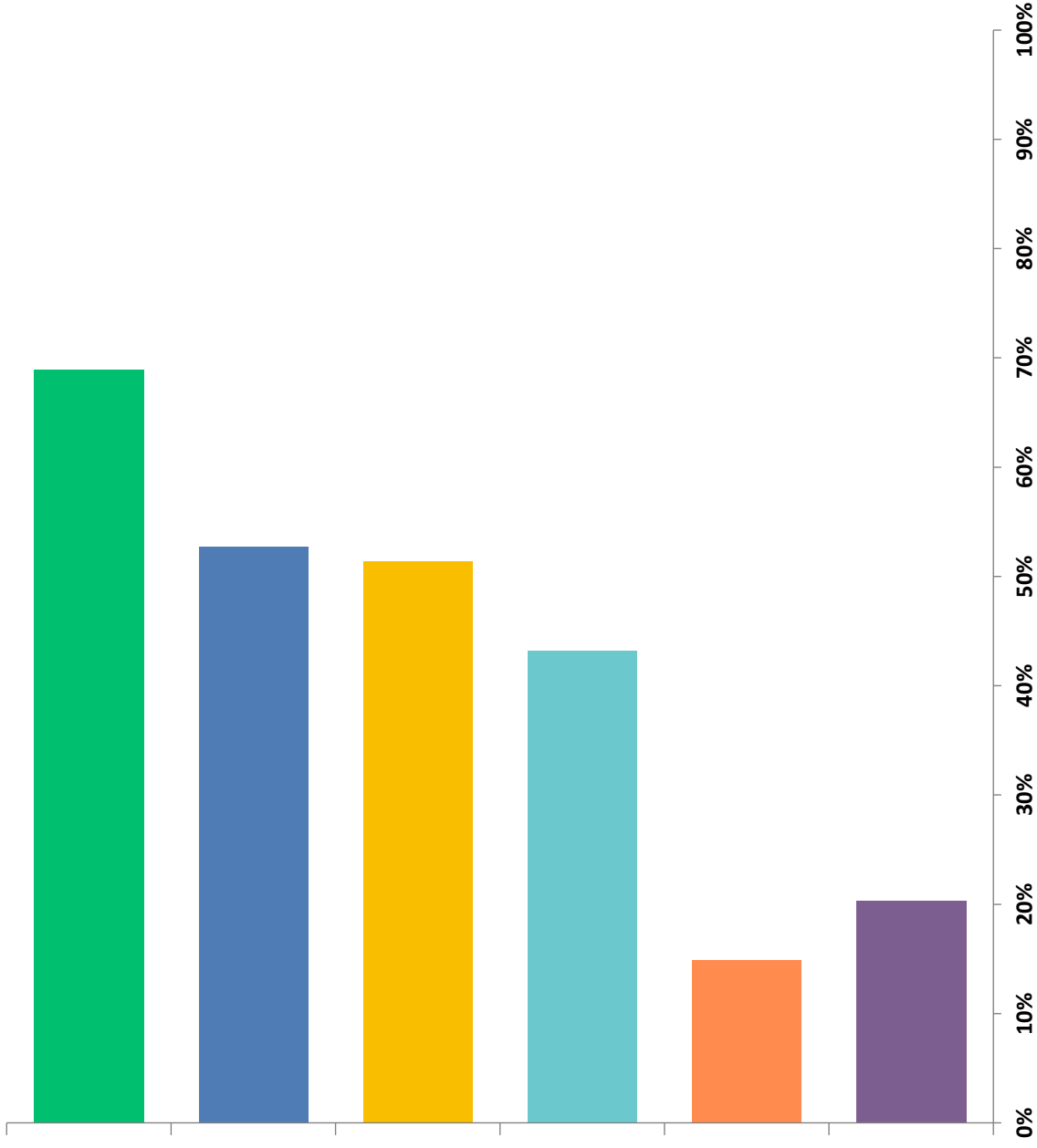
**I'm interested in using a ground mural to indicate a riverside walk on Merchant's Way.**

**I'm interested in wall murals on the sides of buildings to connect Main Street and Merchant's Way.**

**I'm interested in ground murals in the alleys/driveways that connect Main Street and Merchant's Way.**

**I'm not interested in any of these options.**

**If you have other options or want to tell us your concerns, let us know here.**



**Q17: Murals are a part of public art, and are popular in many communities. Most people think of wall murals, but ground murals can be effective ways of indicating paths or just adding color to a downtown in a different way. A ground mural could be a short-term test of a future riverside path on Merchant's Way. Tell us what you think! (Choose all that apply.)**

- Answered: 74 Skipped: 16

ANSWER CHOICES	RESPONSES
I'm interested in wall murals on some of the blank facades on Merchant's Way.	68.92% 51
I'm interested in using a ground mural to indicate a riverside walk on Merchant's Way.	52.70% 39
I'm interested in wall murals on the sides of buildings to connect Main Street and Merchant's Way.	51.35% 38
I'm interested in ground murals in the alleys/driveways that connect Main Street and Merchant's Way.	43.24% 32
I'm not interested in any of these options.	14.86% 11
If you have other options or want to tell us your concerns, let us know here.	20.27% 15
<b>TOTAL</b>	<b>186</b>

**Q18: The Wankinco and Wareham Rivers are a wonderful resource, and people at the first meeting for this project have said how much they value the views. Some hope to add the possibility of getting closer to the water and others raised concerns about sea level rise. The two images above show different ways to communicate issues about climate resiliency, but signs could be used to showcase the history of Merchant's Way or environmental information about the river. Tell us what you think! (Check all that apply.)**

- Answered: 77   Skipped: 13

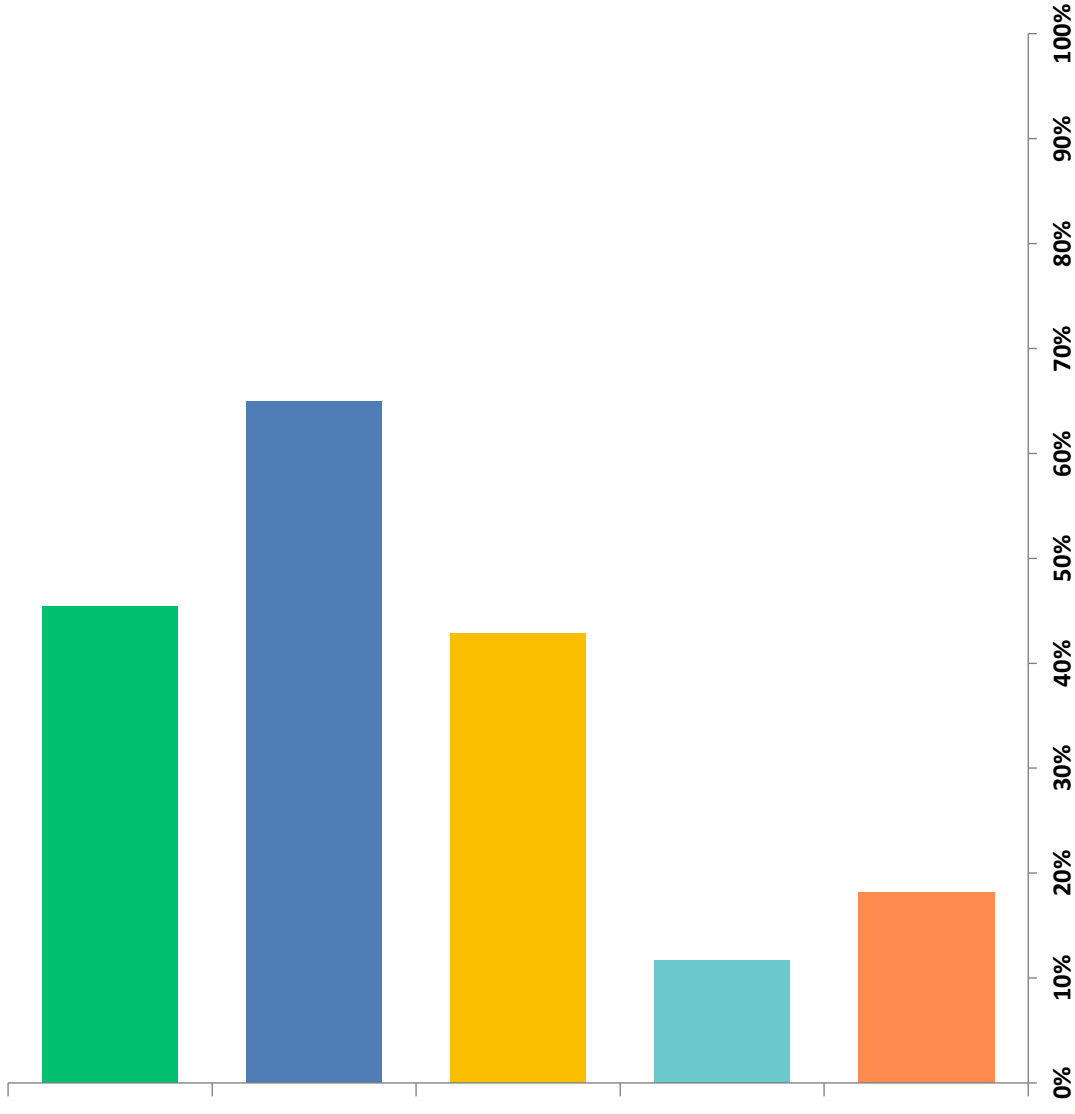
**I'm interested in signage (left) or public art (right) that communicates information about sea level rise and resiliency.**

**I'm interested in signage that presents the history of Merchant's Way and Wareham Village.**

**I'm interested in signage that provides information about the environmental resources in this area.**

**I don't think that informational signage is appropriate here.**

**If you'd like to provide additional information about your answer, please do so here.**



**Q18: The Wankinco and Wareham Rivers are a wonderful resource, and people at the first meeting for this project have said how much they value the views. Some hope to add the possibility of getting closer to the water and others raised concerns about sea level rise. The two images above show different ways to communicate issues about climate resiliency, but signs could be used to showcase the history of Merchant's Way or environmental information about the river. Tell us what you think! (Check all that apply.)**

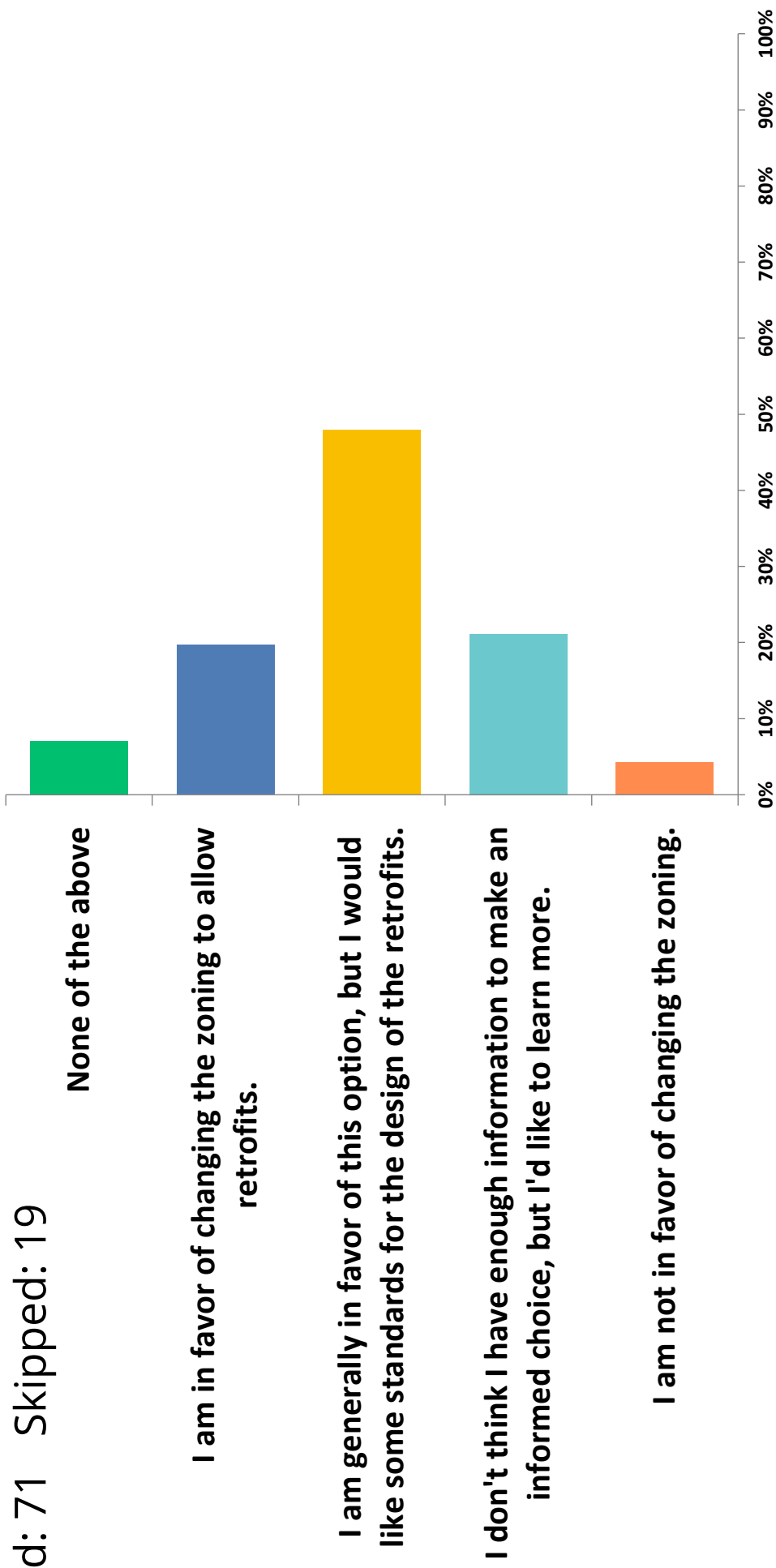
- Answered: 77 Skipped: 13

ANSWER CHOICES	RESPONSES
I'm interested in signage (left) or public art (right) that communicates information about sea level rise and resiliency.	45.45% 35
I'm interested in signage that presents the history of Merchant's Way and Wareham Village.	64.94% 50
I'm interested in signage that provides information about the environmental resources in this area.	42.86% 33
I don't think that informational signage is appropriate here.	11.69% 9
If you'd like to provide additional information about your answer, please do so here.	18.18% 14
<b>TOTAL</b>	<b>141</b>



**Q21: Retrofitting buildings for future flooding typically means changing the use on the first floor to parking or storage. Although not shown in these diagrams, it can also mean moving utility connections, such as electrical panels, to upper floors. What do you think about modifying the zoning to allow property owners to more easily retrofit existing buildings to prevent flood damage?**

■ Answered: 71 Skipped: 19



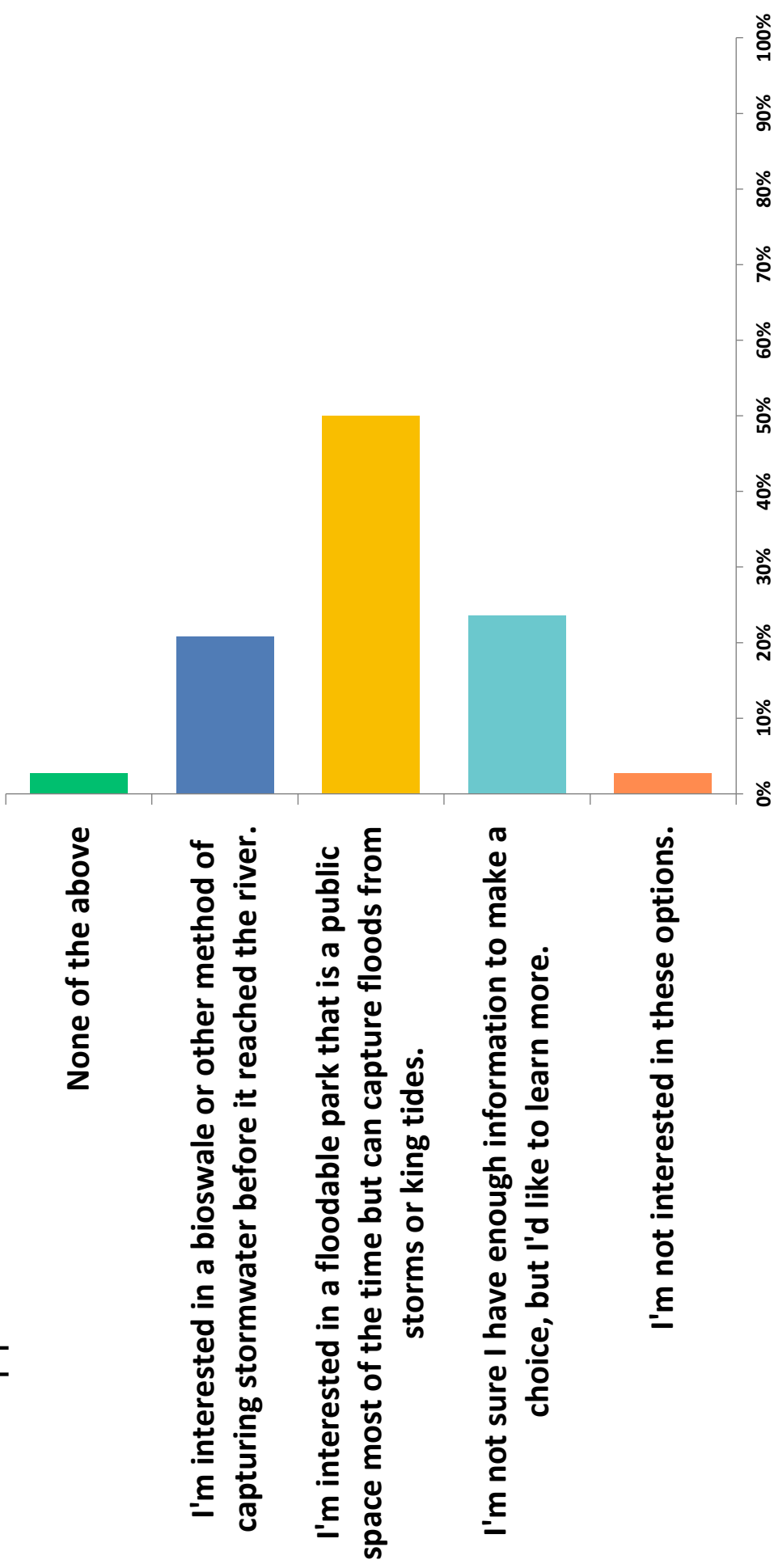
**Q21: Retrofitting buildings for future flooding typically means changing the use on the first floor to parking or storage. Although not shown in these diagrams, it can also mean moving utility connections, such as electrical panels, to upper floors. What do you think about modifying the zoning to allow property owners to more easily retrofit existing buildings to prevent flood damage?**

- Answered: 71 Skipped: 19

ANSWER CHOICES	RESPONSES
None of the above	7.04% 5
I am in favor of changing the zoning to allow retrofits.	19.72% 14
I am generally in favor of this option, but I would like some standards for the design of the retrofits.	47.89% 34
I don't think I have enough information to make an informed choice, but I'd like to learn more.	21.13% 15
I am not in favor of changing the zoning.	4.23% 3
<b>TOTAL</b>	<b>71</b>

**Q23: Another option during this period is to create floodable green spaces that can act as sponges for the floodwaters. These are bioswales (left) that capture water and allow it to sink into the ground or floodable parks (right) with plants and materials resistant to salt water. What do you think? Choose all that apply.**

- Answered: 72 Skipped: 18



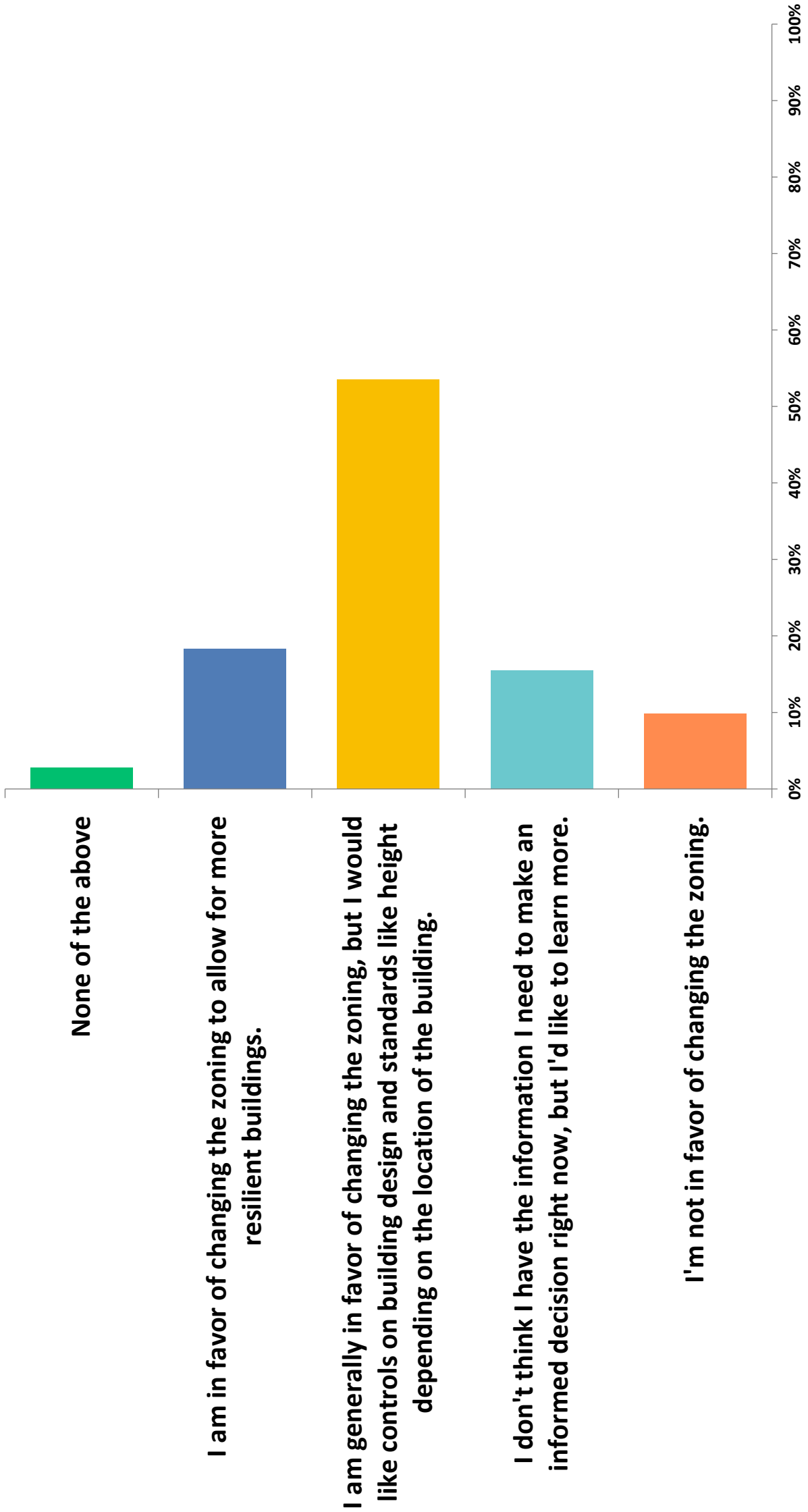
**Q23: Another option during this period is to create floodable green spaces that can act as sponges for the floodwaters. These are bioswales (left) that capture water and allow it to sink into the ground or floodable parks (right) with plants and materials resistant to salt water. What do you think? Choose all that apply.**

- Answered: 72 Skipped: 18

ANSWER CHOICES	RESPONSES
None of the above	2.78% 2
I'm interested in a bioswale or other method of capturing stormwater before it reached the river.	20.83% 15
I'm interested in a floodable park that is a public space most of the time but can capture floods from storms or king tides.	50.0% 36
I'm not sure I have enough information to make a choice, but I'd like to learn more.	23.61% 17
I'm not interested in these options.	2.78% 2
<b>TOTAL</b>	<b>72</b>

**Q25: New buildings would be designed to allow floodable uses on the ground floor with retail, office, or residential on the upper floors. Active uses such as temporary dining space, retail kiosks, or other activities could also be on the ground floor but with the caveat that furniture would need to be moved in advance of storms. This type of development can be more expensive, and the height and setback changes in the zoning would need to change to accommodate this type of development. Tell us what you think!**

- Answered: 71 Skipped: 19



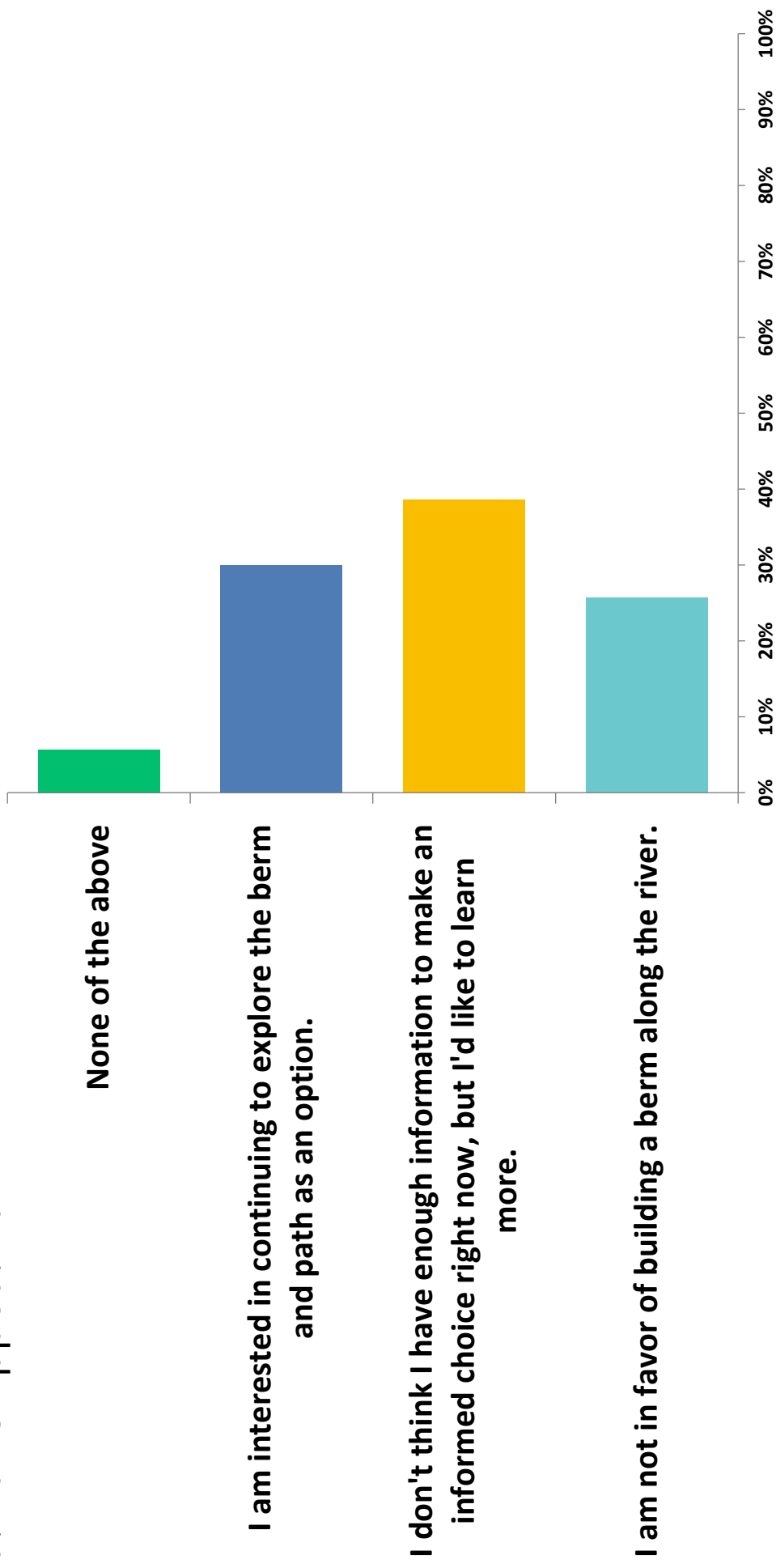
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- Answered: 71 Skipped: 19

ANSWER CHOICES	RESPONSES
None of the above	2.82% 2
I am in favor of changing the zoning to allow for more resilient buildings.	18.31% 13
I am generally in favor of changing the zoning, but I would like controls on building design and standards like height depending on the location of the building.	53.52% 38
I don't think I have the information I need to make an informed decision right now, but I'd like to learn more.	15.49% 11
I'm not in favor of changing the zoning.	9.86% 7
<b>TOTAL</b>	<b>71</b>

**Q27: Another long-term option would be to build a coastal berm to protect the rail line and the buildings on Merchant's Way/Main Street. The berm would likely block the view of the water from Main Street or Merchant's Way, but with a bridge, a coastal path on top of the berm could be possible. The berm would be a major piece of infrastructure and expensive to build.**

■ Answered: 70 Skipped: 20





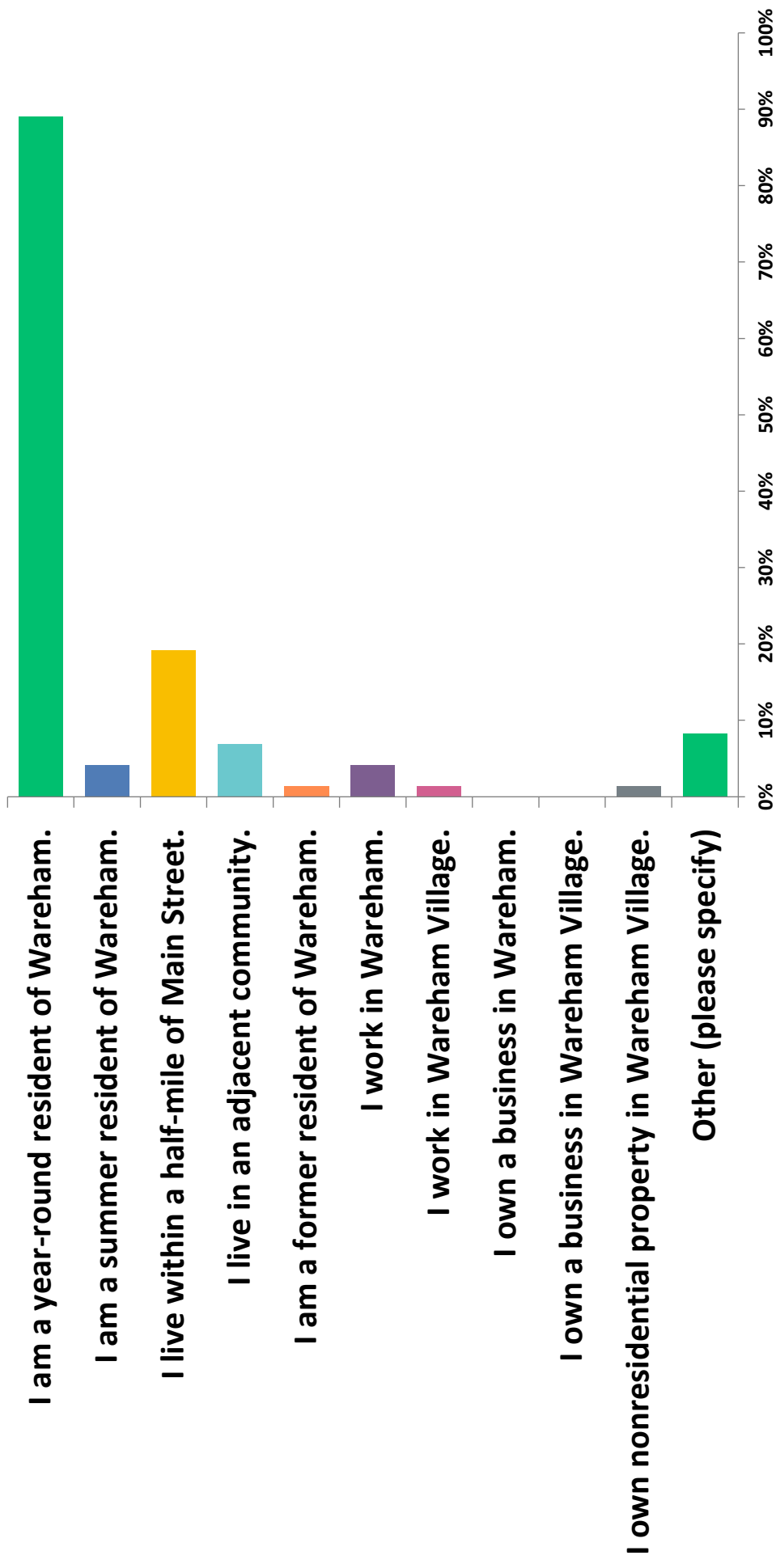
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- Answered: 70 Skipped: 20

ANSWER CHOICES	RESPONSES
None of the above	5.71% 4
I am interested in continuing to explore the berm and path as an option.	30.0% 21
I don't think I have enough information to make an informed choice right now, but I'd like to learn more.	38.57% 27
I am not in favor of building a berm along the river.	25.71% 18
<b>TOTAL</b>	<b>70</b>

## Q29: What is your relationship to the Town of Wareham? Choose all that apply.

■ Answered: 73 Skipped: 17



## Q29: What is your relationship to the Town of Wareham? Choose all that apply.

- Answered: 73 Skipped: 17

ANSWER CHOICES	RESPONSES
I am a year-round resident of Wareham.	89.04% 65
I am a summer resident of Wareham.	4.11% 3
I live within a half-mile of Main Street.	19.18% 14
I live in an adjacent community.	6.85% 5
I am a former resident of Wareham.	1.37% 1
I work in Wareham.	4.11% 3
I work in Wareham Village.	1.37% 1
I own a business in Wareham.	0% 0
I own a business in Wareham Village.	0% 0
I own nonresidential property in Wareham Village.	1.37% 1
Other (please specify)	8.22% 6
<b>TOTAL</b>	<b>99</b>

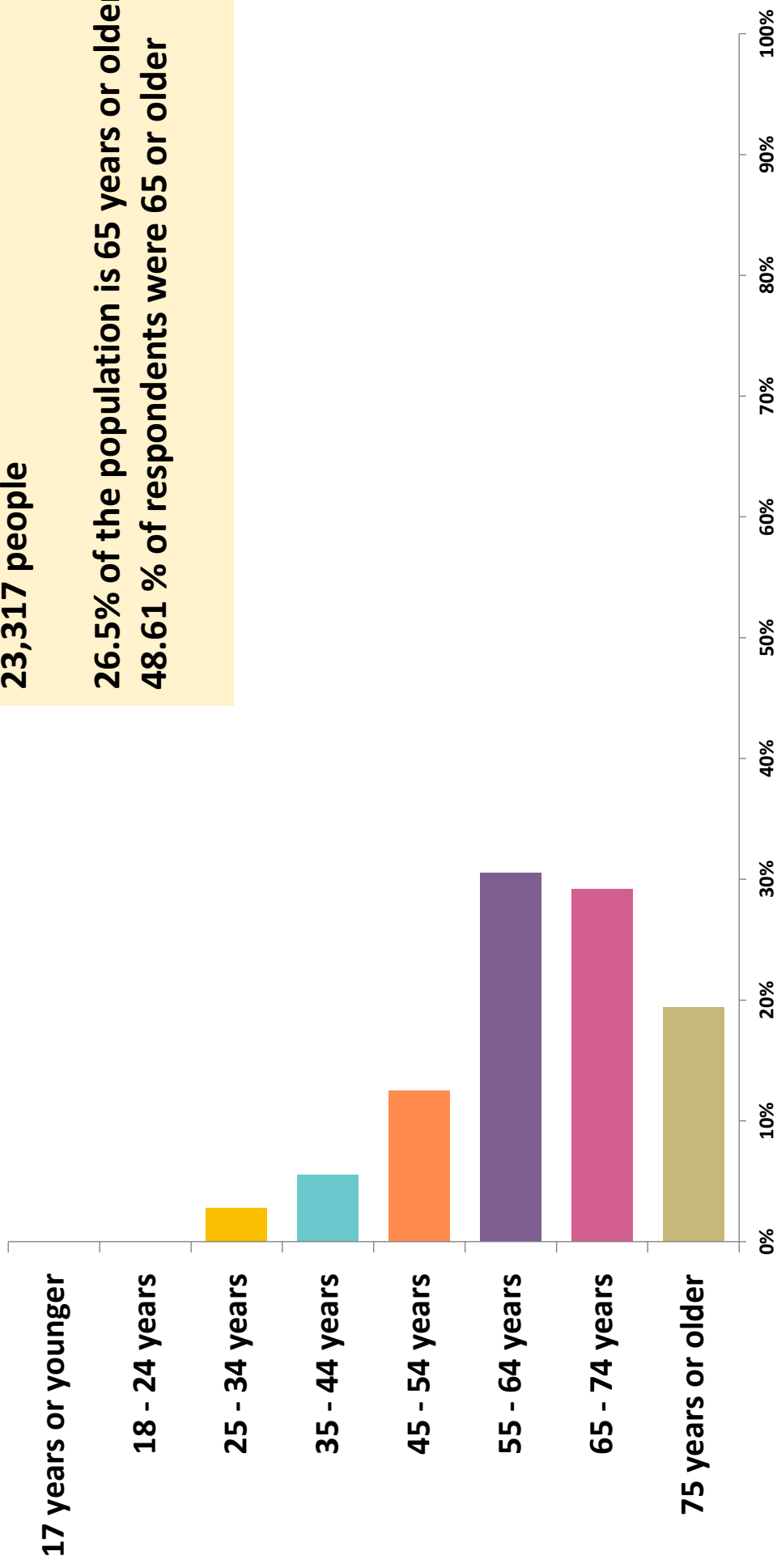
## Q31: What is your age?

- Answered: 72 Skipped: 18

### 2021 Population Estimates (U.S. Census)

23,317 people

26.5% of the population is 65 years or older  
48.61% of respondents were 65 or older



## Q31: What is your age?

- Answered: 72 Skipped: 18

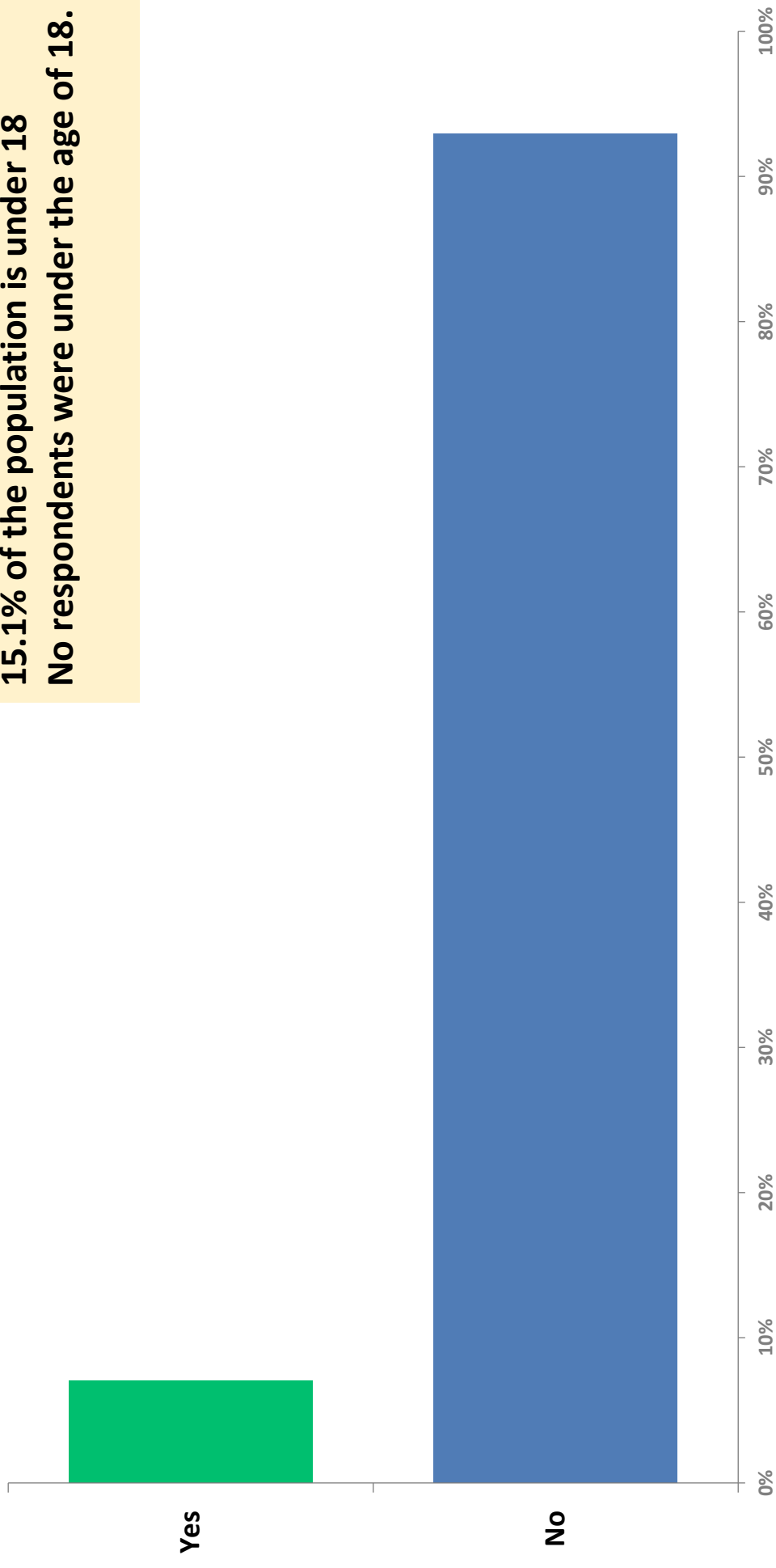
ANSWER CHOICES	RESPONSES
17 years or younger	0 0%
18 - 24 years	0 0%
25 - 34 years	2 2.78%
35 - 44 years	4 5.56%
45 - 54 years	9 12.50%
55 - 64 years	22 30.56%
65 - 74 years	21 29.17%
75 years or older	14 19.44%
<b>TOTAL</b>	<b>72</b>

## Q32: Do you have any children under 18?

- Answered: 71 Skipped: 19

2021 Population Estimates (U.S. Census)

15.1% of the population is under 18  
No respondents were under the age of 18.



## Q32: Do you have any children under 18?

- Answered: 71 Skipped: 19

ANSWER CHOICES	RESPONSES
Yes	5 7.04%
No	66 92.96%
<b>TOTAL</b>	<b>71</b>

# Q33: What is your racial or ethnic identity? (Select all that apply.)

■ Answered: 69 Skipped: 21

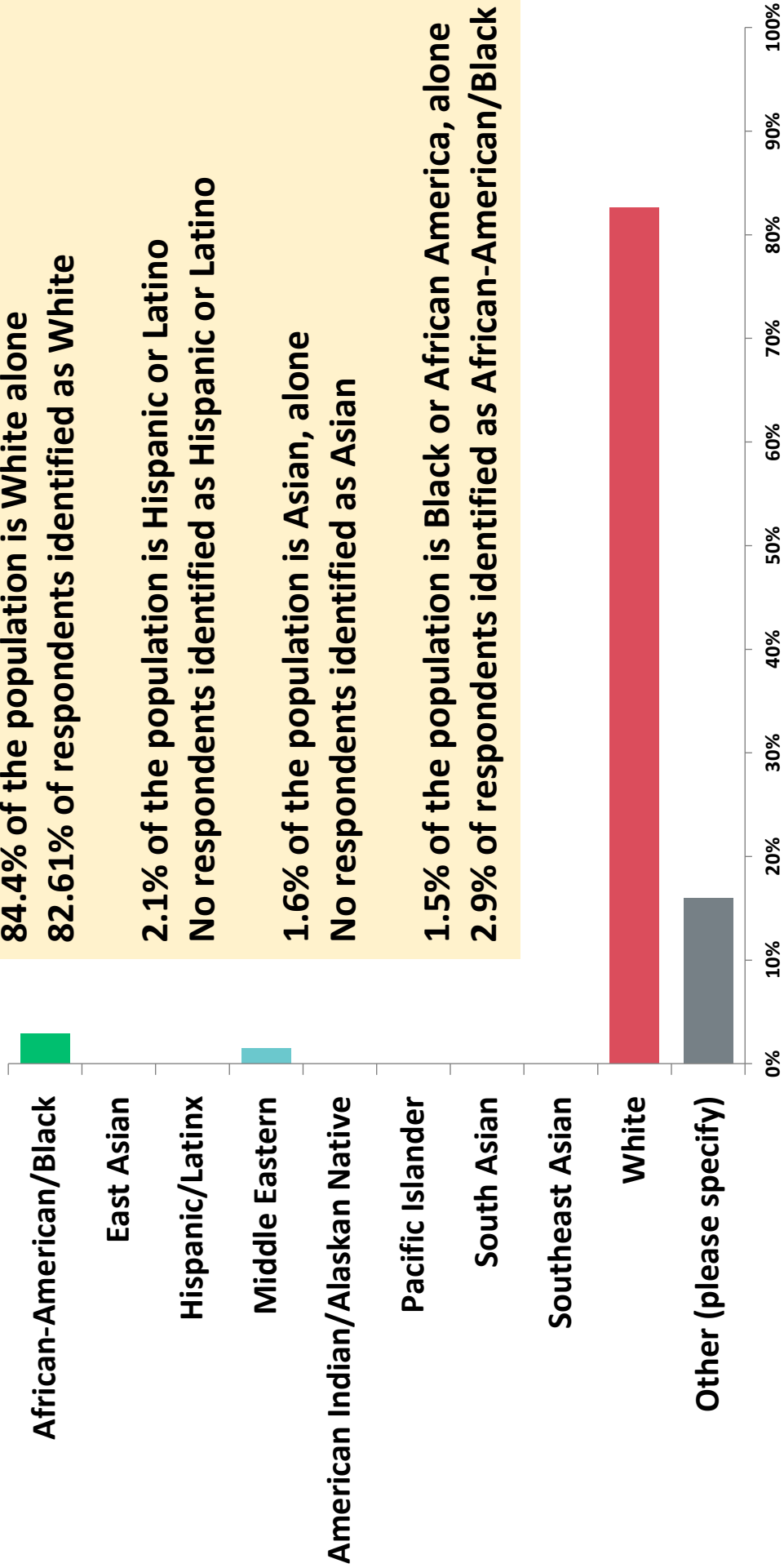
**2021 Population Estimates (U.S. Census)**

**84.4% of the population is White alone**  
**82.61% of respondents identified as White**

**2.1% of the population is Hispanic or Latino**  
**No respondents identified as Hispanic or Latino**

**1.6% of the population is Asian, alone**  
**No respondents identified as Asian**

**1.5% of the population is Black or African America, alone**  
**2.9% of respondents identified as African-American/Black**





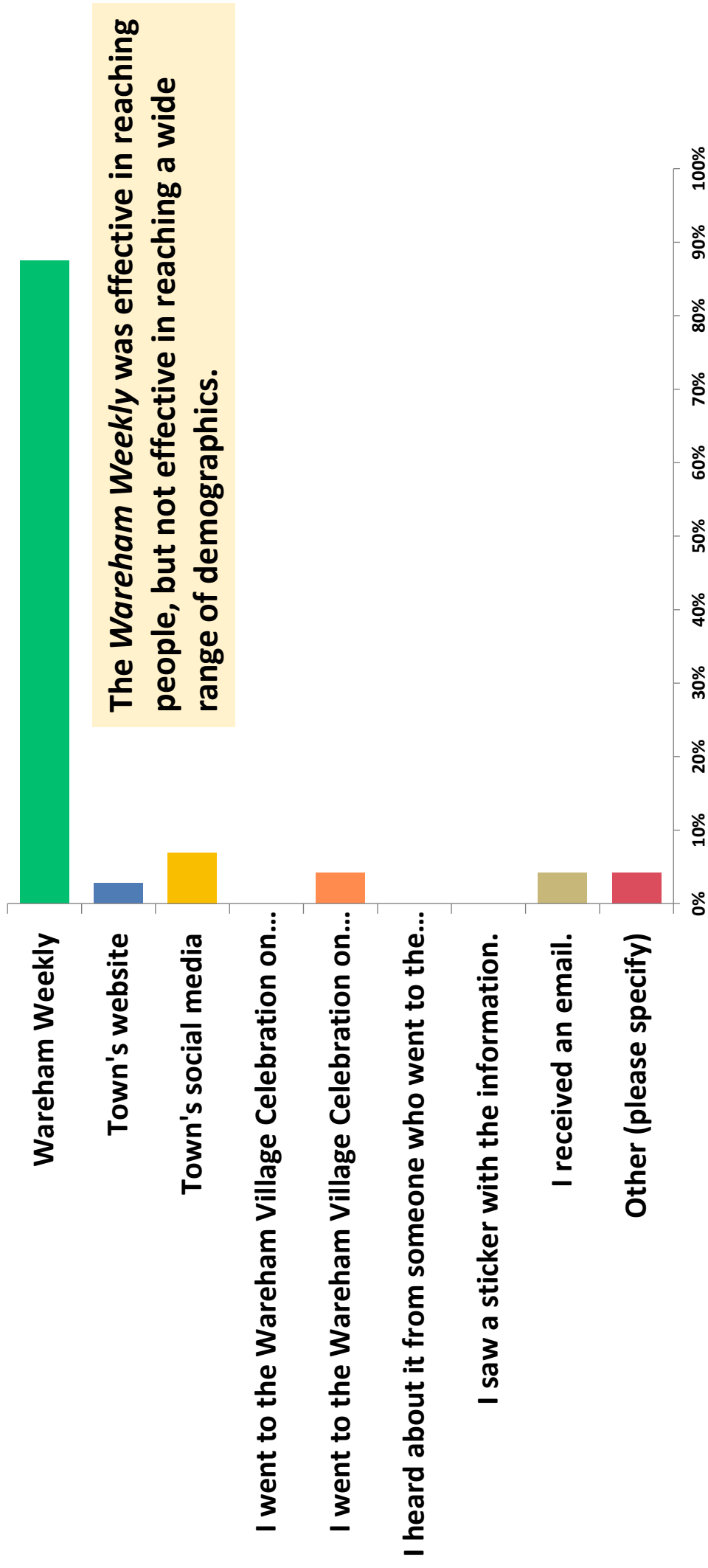
### Q33: What is your racial or ethnic identity? (Select all that apply.)

- Answered: 69 Skipped: 21

ANSWER CHOICES	RESPONSES
African-American/Black	2.90% 2
East Asian	0% 0
Hispanic/Latinx	0% 0
Middle Eastern	1.45% 1
American Indian/Alaskan Native	0% 0
Pacific Islander	0% 0
South Asian	0% 0
Southeast Asian	0% 0
White	82.61% 57
Other (please specify)	15.94% 11
<b>TOTAL</b>	<b>71</b>

## Q34: How did you hear about this survey?

- Answered: 72 Skipped: 18



## Q34: How did you hear about this survey?

- Answered: 72 Skipped: 18

ANSWER CHOICES	RESPONSES
Wareham Weekly	87.50% 63
Town's website	2.78% 2
Town's social media	6.94% 5
I went to the Wareham Village Celebration on August 4.	0% 0
I went to the Wareham Village Celebration on August 6.	4.17% 3
I heard about it from someone who went to the Wareham Village Celebration.	0% 0
I saw a sticker with the information.	0% 0
I received an email.	4.17% 3
Other (please specify)	4.17% 3
<b>TOTAL</b>	<b>79</b>

## AUGUST 4 AND 6: WAREHAM VILLAGE CELEBRATION



# Join us!

Discuss visions for Merchant's Way  
+ Wareham Village.  
Stop by local business and show  
your support!  
**ALL AGES WELCOME!** Special activities  
for kids.

## WAREHAM VILLAGE CELEBRATION

**AUGUST 4, 6 - 8 PM**  
**AUGUST 6, 9AM - 12PM**

Old Rail Depot  
Merchant's Way  
Wareham Village

Sponsored by the Wareham  
Redevelopment Authority

# Merchant's Way: Today

What would you like to see? Use the Stickers with the different icons to share your thoughts.

Add additional thoughts with post-it notes. Write your thought, put the corresponding number from the Dot, and place it on the map!





## MERCHANT'S WAY: TODAY - COMMENTS

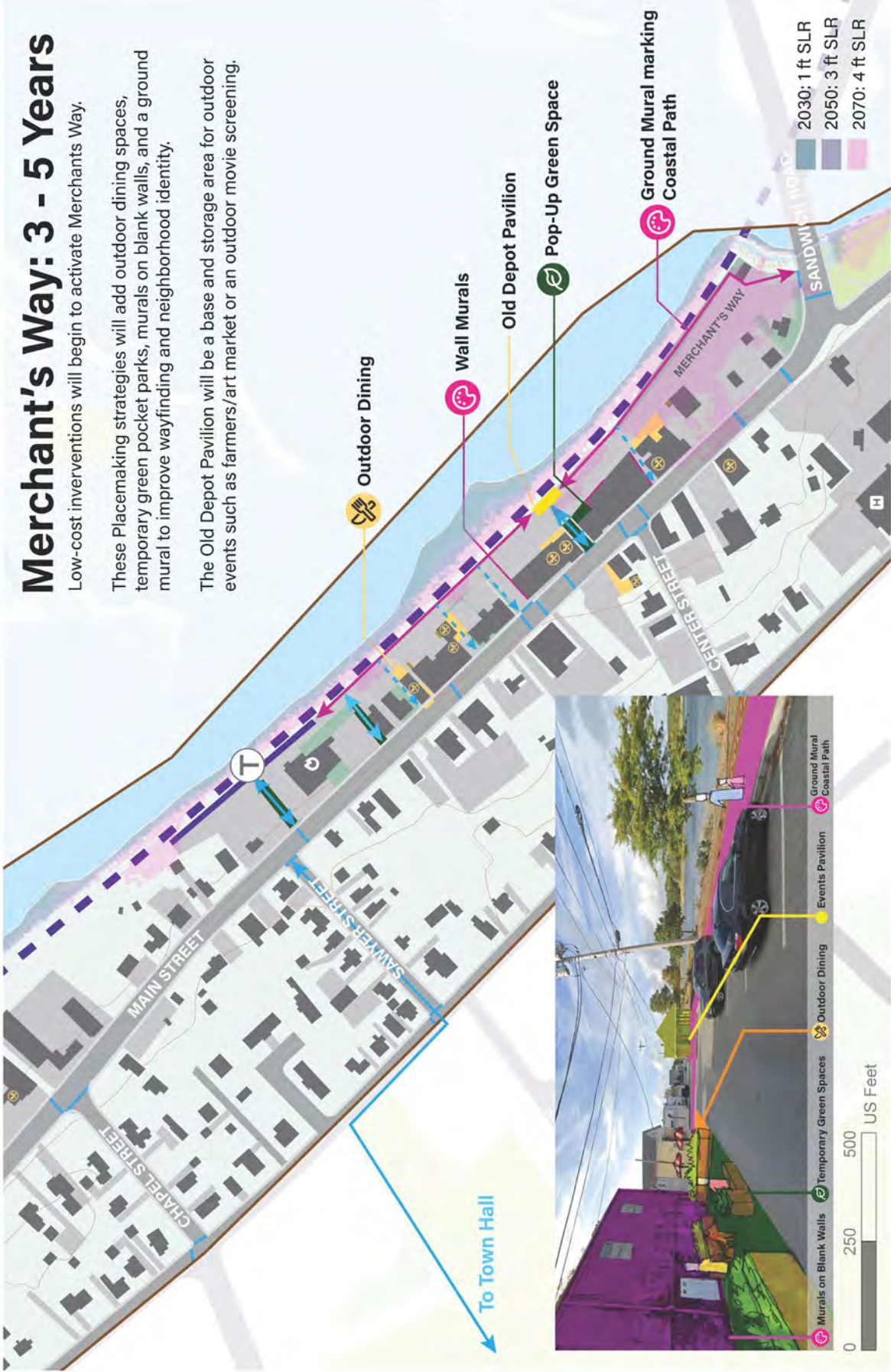
- 1 Tear down!
- 2 Every B/D – solar panels – heat pumps – no fossil fuels. New Bldg – make it right – retrofit older
- 3 Bury the utilities! Everywhere. If work is done on Main Street – there too!
- 4 Big wall mural on building
- 5 Start sea wall construction now!
- 6 Apartments over stores. Add more greenery.
- 7 Parking under Bldgs. No food problem! Build high – 3 stories above parking MAX! Or raise old ones and all new blgs.
- 8 Use old station - coffee, newspaper, waiting out of the weather!
- 9 Rooftop dining. Pop-up/food truck dining at the depot.
- 10 Murals and paint go a long way.
- 11 Has anyone talked to the railroad? It is going to be underwater first

# Merchant's Way: 3 - 5 Years

Low-cost interventions will begin to activate Merchant's Way.

These Placemaking strategies will add outdoor dining spaces, temporary green pocket parks, murals on blank walls, and a ground mural to improve wayfinding and neighborhood identity.

The Old Depot Pavilion will be a base and storage area for outdoor events such as farmers/art market or an outdoor movie screening.



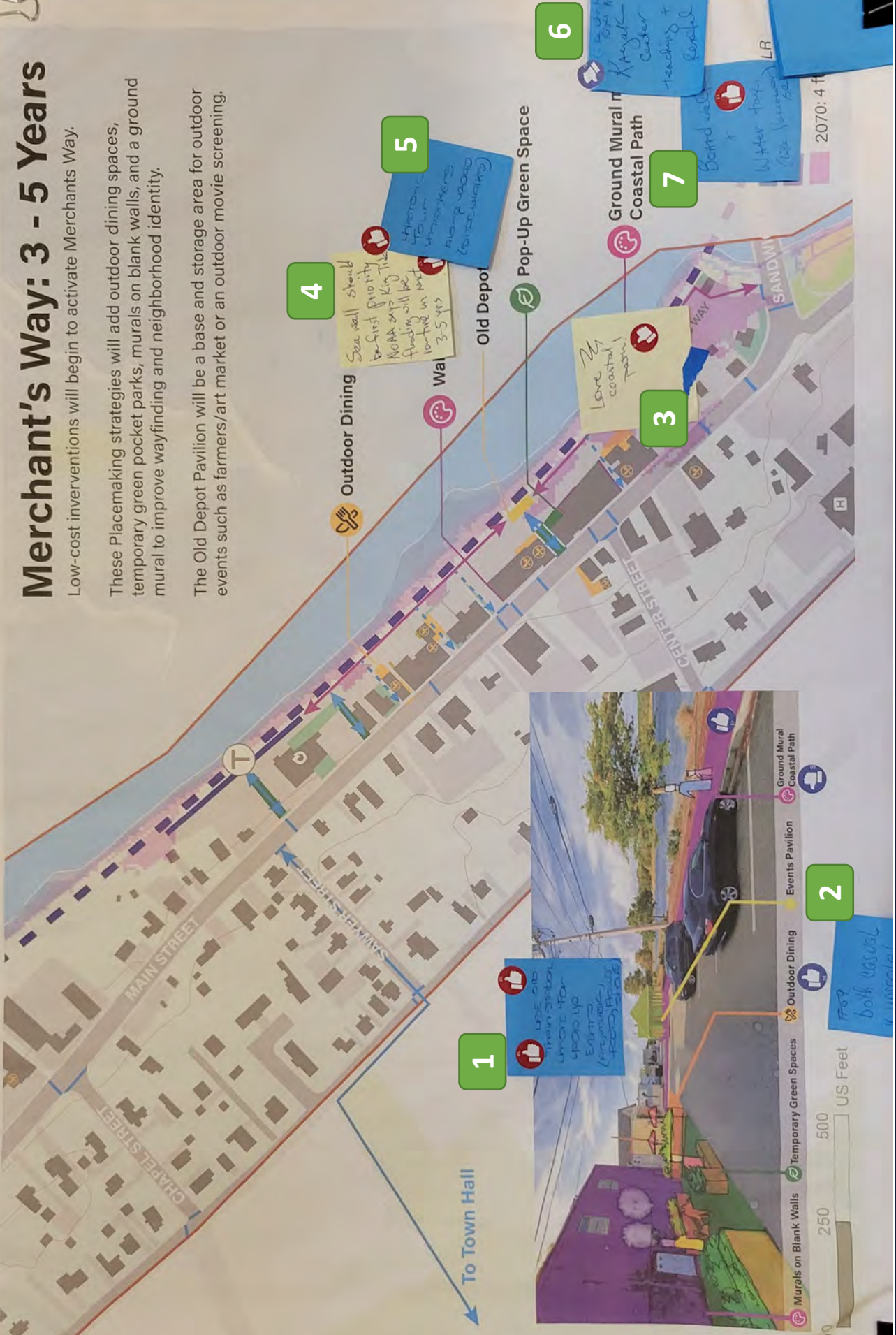


# Merchant's Way: 3 - 5 Years

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## MERCHANT'S WAY: 3-5 YEARS - COMMENTS

- 1 Use old train station more for pop up events (art, music, food, flower shows)
- 2 #59 – both casual and upscale
- 3 Love coastal path!
- 4 Sea wall should be first priority. NOAA says King tide flooding will be routine next 3-5 years.
- 5 Historic tour markers along road (sidewalks)
- 6 Kayak center teaching and rental (like Charles River, Newton)
- 7 Boardwalk and water taxi (like Vancouver, BC)

# Merchant's Way: 5 - 10 Years

Some older buildings may be redeveloped. Any new buildings will be required to have floodable ground floors, including parking or flexible retail spaces. These retail spaces may include restaurants or maritime-related businesses

Parking spaces along the rail will be replaced with coastal vegetation and bioswales since new parking will be created below buildings.

The pavilion could be upgraded to be a visitor's center, potentially complete with bathrooms and a BID office.

Bioswales

Outdoor Dining

Murals on Blank Walls

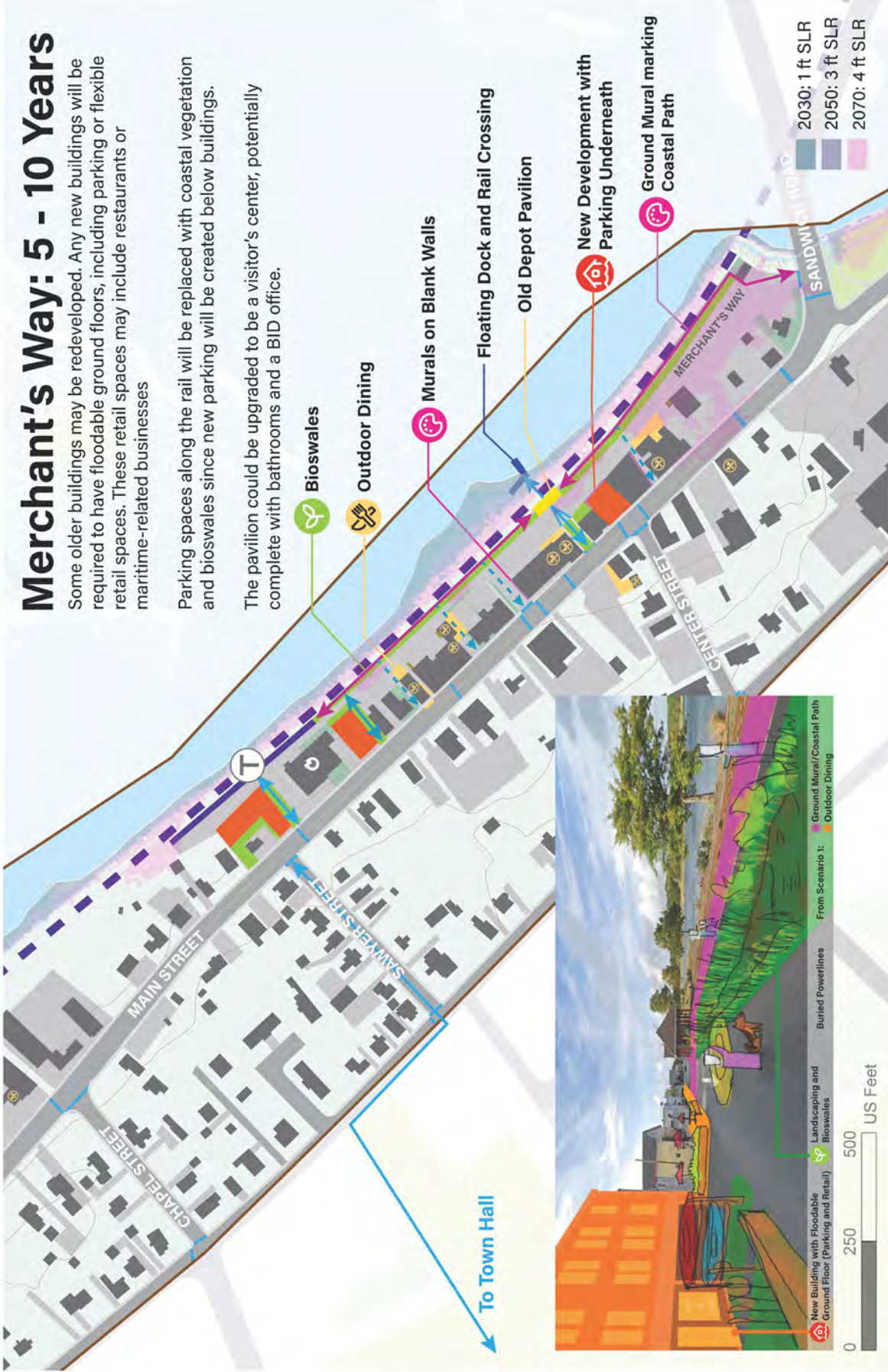
Floating Dock and Rail Crossing

Old Depot Pavilion

New Development with Parking Underneath

Ground Mural marking Coastal Path

2030: 1 ft SLR  
2050: 3 ft SLR  
2070: 4 ft SLR



New Building with Floodable Ground Floor (Parking and Retail)  
Landscaping and Bioswales  
Buried Powerlines  
From Scenario 1:  
Ground Mural/Coastal Path  
Outdoor Dining

# Merchant's Way: 5 - 10 Years

Some older buildings may be redeveloped. Any new buildings will be required to have floodable ground floors, including parking or flexible retail spaces. These retail spaces may include restaurants or maritime-related businesses

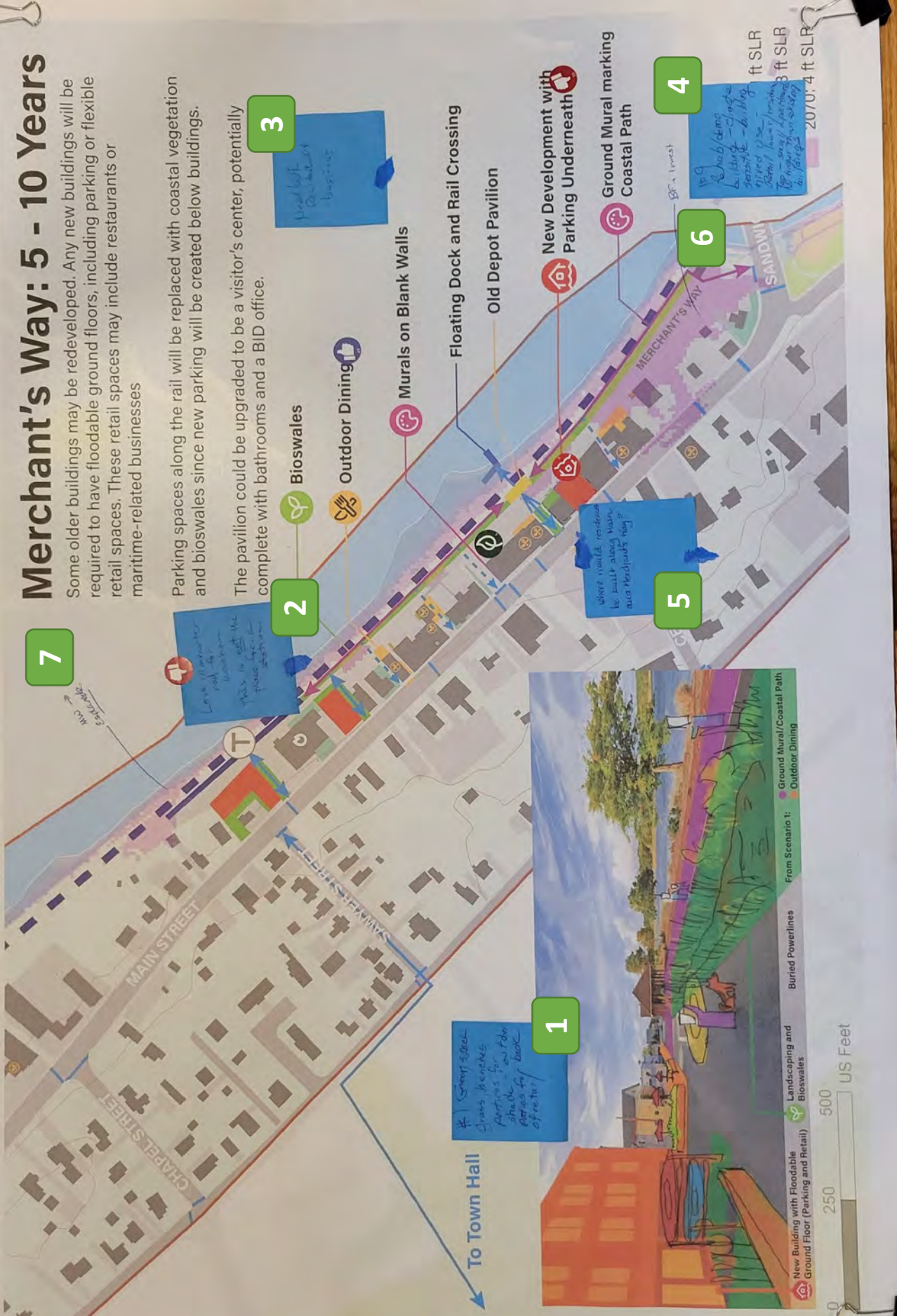
Parking spaces along the rail will be replaced with coastal vegetation and bioswales since new parking will be created below buildings.

The pavilion could be upgraded to be a visitor's center, potentially complete with bathrooms and a BID office.

Handwritten note: "Hand built rail station business"

Handwritten note: "where coastal residence to build along main area Merchant's Way?"

Handwritten note: "New building with parking underneath", "Ground Mural marking Coastal Path", "2070: 4 ft SLR", "2070: 3 ft SLR", "2070: 2 ft SLR"



7

2

3

5

6

4

To Town Hall

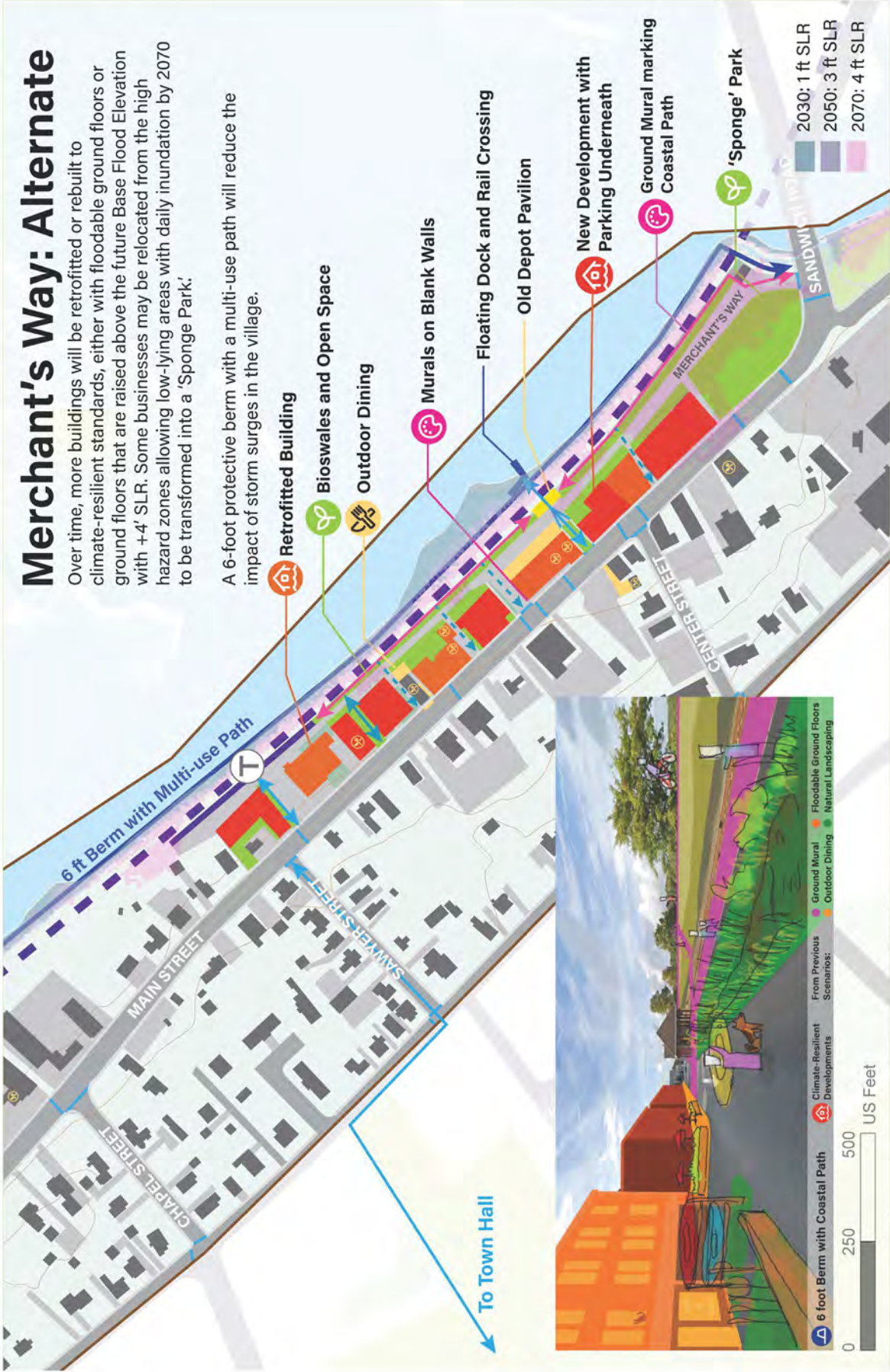
## MERCHANT'S WAY: 3-5 YEARS - COMMENTS

- 1 #1 Green space, grass, benches, porticos for shade –outdoor patios for back of retail
- 2 Love commuter rail for Wareham. This is not the place for a station.
- 3 Need both residential and business.
- 4 #9 – Rehab/demo building – climate sensitive – building mixed use. Retail lower /residential top – small apartments. No higher than existing buildings
- 5 Where would residences be built along Main and Merchant's Way?
- 6 BF + lowest
- 7 MW - esplanade

# Merchant's Way: Alternate

Over time, more buildings will be retrofitted or rebuilt to climate-resilient standards, either with floodable ground floors or ground floors that are raised above the future Base Flood Elevation with +4' SLR. Some businesses may be relocated from the high hazard zones allowing low-lying areas with daily inundation by 2070 to be transformed into a 'Sponge Park'.

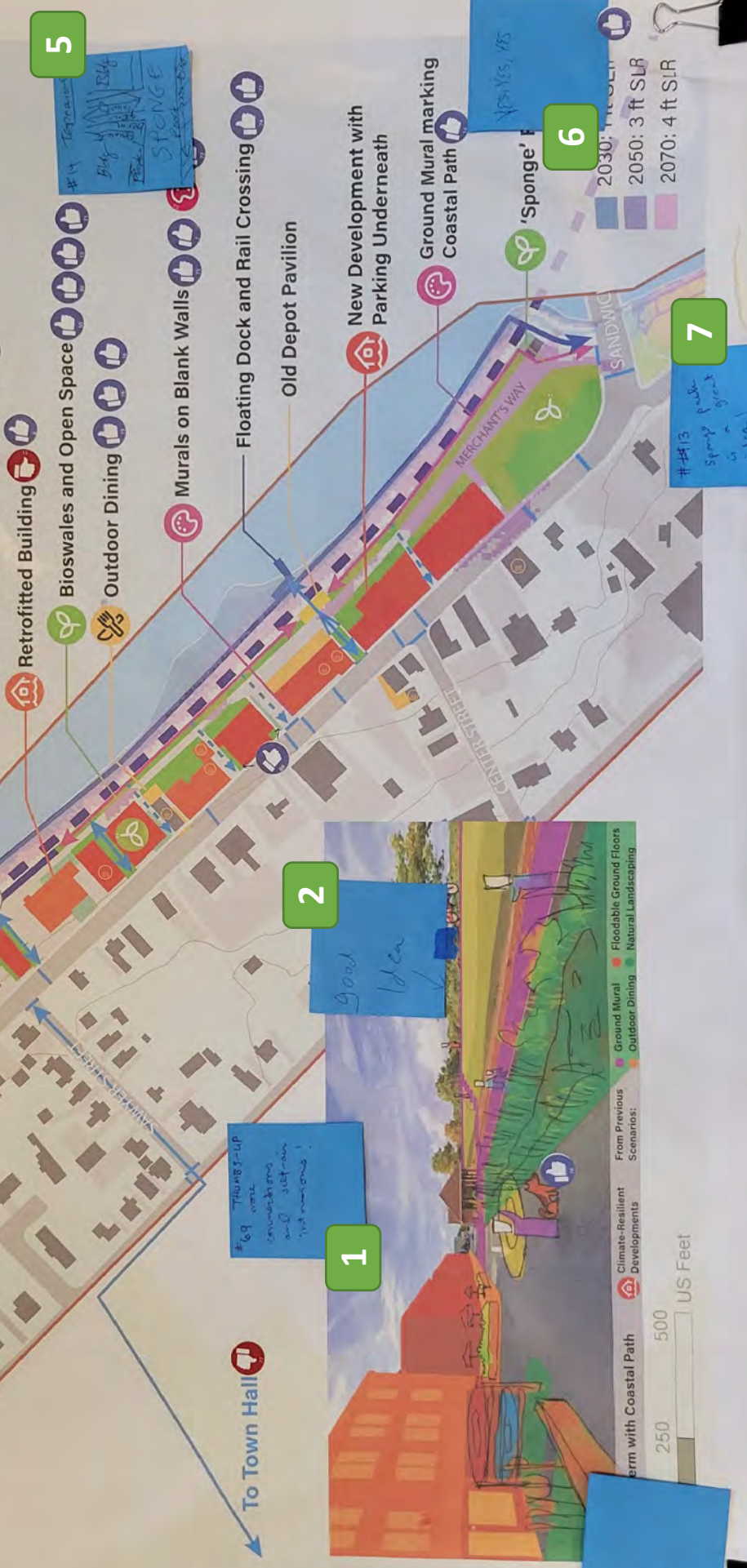
A 6-foot protective berm with a multi-use path will reduce the impact of storm surges in the village.



# Merchant's Way: Alternate

Over time, more buildings will be retrofitted or rebuilt to climate-resilient standards, either with floodable ground floors or ground floors that are raised above the future Base Flood Elevation with +4' SLR. Some businesses may be relocated from the high hazard zones allowing low-lying areas with daily inundation by 2070 to be transformed into a 'Sponge Park'.

A 6-foot protective berm with a multi-use path will reduce the impact of storm surges in the village.



## MERCHANT'S WAY: 3-5 YEARS - COMMENTS

- 1 #69 – THUMBS UP – more connections and salt-air intrusions
- 2 Good idea (arrow)
- 3 Double-check rail trail connection
- 4 #51 Retrofitting buildings are only a good idea if the seawall is built, otherwise irresponsible and wasteful
- 5 #14 Diagram of suggestion showing relationship of buildings, berms, and sponge park
- 6 Yes, Yes, Yes
- 7 #13 sponge park is a great idea!



## NEXT STEPS

- Draft document for review towards end of September
- Possible car show/public outreach in October
- Public meeting in November to discuss recommendations
- Revised draft and municipal approval process post-meeting

WRA  
Planning Board  
Board of  
Selectmen

DHCD

MEPA

# URBAN RENEWAL 101

Urban renewal plans have a long history as tools for the redevelopment of property and the revitalization of distressed areas, including downtowns that are declining in terms of activity and economic vitality. Most people view the early decades of that history as negative. However, in Massachusetts, guidelines for the preparation of urban renewal plans require public engagement that was missing from earlier efforts. Recent upgrades to the MEPA process include a higher standard of public engagement for areas that have Environmental Justice populations.

## ① Chapter 121B and 760 CMR 12.00

The enabling legislation for urban renewal plans in Massachusetts is Chapter 121B. The Massachusetts Department of Housing and Community Development (DHCD) has an active role in urban renewal plans. DHCD is responsible for setting the requirements for creating an urban renewal plan, 760 CMR 12.00.

## ② Municipal Planning Process

The municipal planning process can begin with the components that are similar to any planning process, such as understanding the existing conditions and establishing a vision for the area. At about the middle of the process, the planning efforts transition to the components of an urban renewal plan as defined in the enabling legislation and 760 CMR 12.00. These components are described on the next page.

Key areas to consider are the following:

- The goals for the area and the objectives of the plan.
- Properties to acquire and the reason for doing so.
- Redevelopment actions: clearance, rehabilitation, and new construction.
- Regulatory controls.
- Supporting public infrastructure.
- Properties to be disposed of and the reasons for doing so.

A financial plan is a key component of the urban renewal plan.

After the planning process is complete, a draft urban renewal plan pulls together the different components with the required maps and information.

## ③ Municipal Review Process

The municipal review process has four important components:

- The Wareham Redevelopment Authority declares that the area is a decadent area.
- The Wareham Planning Board declares that the plan is consistent with the Town's master plan.
- Either the WRA's solicitor or Town Counsel confirms that the plan was adopted in accordance with Chapter 121B and is in compliance with applicable laws and regulations.
- The Wareham Board of Selectmen holds a public hearing on the plan and votes to approve the plan and send it to DHCD for its approval. The Massachusetts Historical Commission must be notified of the public hearing in advance.

## ④ DHCD Review

DHCD approves the urban renewal plan after it is submitted by the municipality. DHCD will review a draft prior to the start of the municipal approval process, which may shorten the department's formal review.

## ⑤ MEPA Review

An urban renewal plan is a threshold for MEPA review. MEPA has recently changed their requirements to a submission of an expanded Environmental Notification Form and a Proposed Environmental Impact Report. The new regulations also require additional public outreach to Environmental Justice Populations and specific consideration of climate change.

Generally, the DHCD and MEPA processes run concurrently, but the MEPA process will likely take longer. DHCD will issue its approval conditional upon MEPA review; the plan is not active until the MEPA process is complete as it must receive full DHCD approval before the municipality can take significant action under the plan.

## ⑥ Implementation

However, the Town can begin to implement recommendations, such as zoning changes, that are part of the plan but do not require DHCD approval. Applying for grants for public infrastructure design and improvements can also begin. Acquisition of land, particularly by eminent domain, will need to wait until the MEPA approval is received.

# COMPONENTS OF AN URBAN RENEWAL PLAN

## Definition of a Decadent Area

The following definition is from the Definitions in Chapter 121B and is most relevant to the conditions in Wareham Village.

*An area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for nonpayment of taxes or upon foreclosure of mortgages, or because buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced, or because of a substantial change in business or economic conditions, or because of inadequate light, air, or open space, or because of excessive land coverage or because diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination of the foregoing conditions.*

## Format of the Urban Renewal Plan

The format is defined by 760 CMR 12.00 and consists of the following components:

- **Executive Summary.** A summary of the purpose, goals, and objectives of the plan.
- **Characteristics.** A series of required maps.
- **Eligibility.** The factors that lead to the finding that this is a blighted open area, a decadent area, or a substandard area. The definitions of these areas are in Chapter 121B. This section must also provide the justification for clearance, spot clearance, or rehabilitation.
- **Objectives.** A more expansive discussion of the objectives of the plan, including the proposed redevelopment projects, an estimate of jobs to be created, and an regulatory or land use controls, including proposed zoning changes and design guidelines. If housing is a significant part of the plan, then housing units for people with low or moderate incomes must also be included.

- **Acquisitions.** A list of the parcels to be acquired with the reasons for the acquisitions.
- **Relocation Plan.** This section must conform to the requirements of federal law and M.G.L. c.79A.
- **Site Preparation.** Any improvements that must be done to prepare the site(s) for redevelopment.
- **Public Improvements.** Planned public improvements for the area and how such improvements will help achieve the objectives.
- **Disposition.** How each parcel will be disposed of and any known redevelopers.
- **Redeveloper's Obligations.** Requirements of the redevelopers. These requirements would often be included in a Land Disposition Agreement between the WRA and the redeveloper.
- **Time Frame.** The timelines for redevelopment and the end date of the urban renewal plan (generally twenty years).
- **Financial Plan.** A proforma budget with cost estimates for the above.
- **Citizen Participation.** A report on participation during the planning process and how the public will continue to participate during the implementation phase.
- **Requisite Municipal Approvals.** The approval process listed on the previous page and the record of the votes taken.
- **Massachusetts Environmental Policy Act (MEPA).** The status of the plan with respect to MEPA review and any projects within the area that are currently under MEPA review.
- **Plan Changes.** The process for any future changes to the plan, either major or minor.

Note that 760 CMR 12.00 also states the requirements for implementation, with respect to the process for land acquisition and disposition.

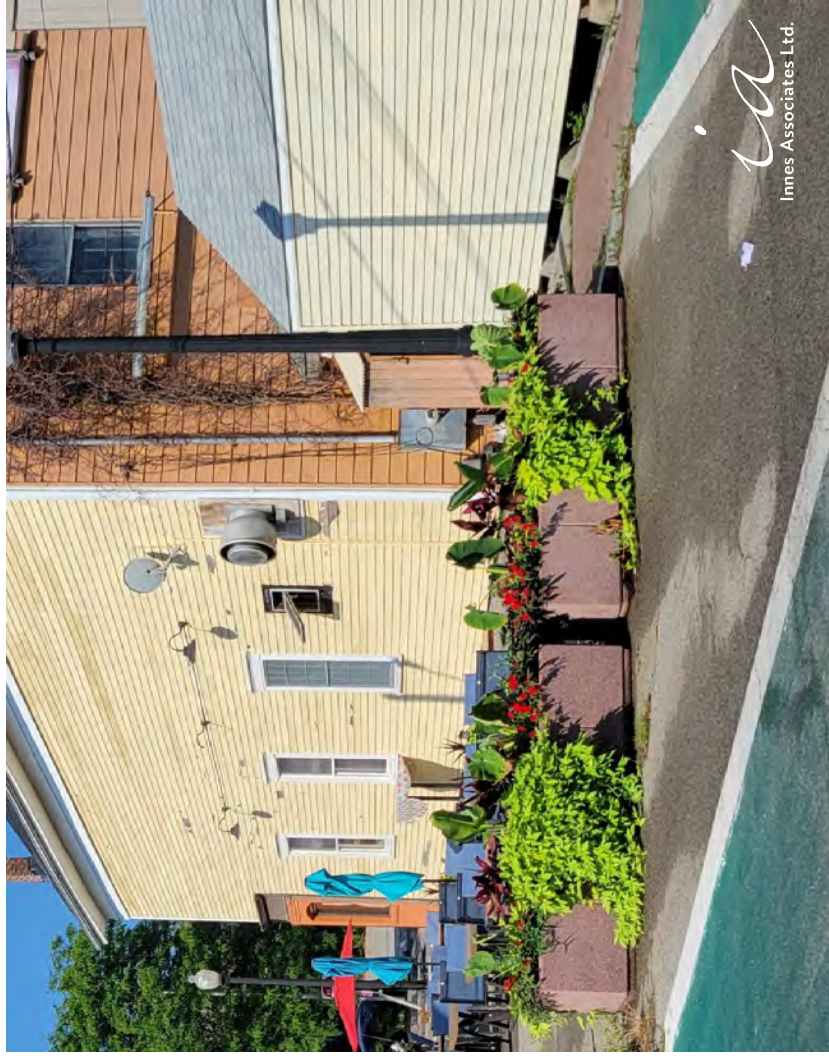


# **Downtown Redevelopment Plan Wareham Village Urban Renewal Plan**

## **Planning Board and WRA Charrette September 28, 2022**



Wareham Village Redevelopment Plan



# Agenda

1. Urban Renewal Plans
2. Focus of this Charrette
  - Planning Board Responsibilities with respect to an Urban Renewal Plan
  - Characteristics of the Area
  - Eligibility as an Urban Renewal Area
  - Objectives
  - Acquisitions
  - Zoning and Design Guidelines
  - Public Infrastructure
3. Next Steps



Emily Keys Innes, AICP, LEED AP ND  
Principal

Source of cover image: Digital Commonwealth; <https://ark.digitalcommonwealth.org/ark:/50959/5q47s7525>

# PLANNING BOARD ACTIONS: CONSISTENCY WITH THE MASTER PLAN

## Housing

- Improve the quality, choice, and condition of housing particularly for seniors and smaller households.
- Understand barriers to affordable housing such as limited water and sewer service, large lot sizes, and lack of incentives.
- Support improvement and maintenance of Wareham Housing Authority and promote housing on town-owned land.
- Pursue tax-title property for development of affordable housing options.

## Economic Development

- Encourage economic vitality in existing business areas while limiting commercial sprawl.
- Review zoning and regulations for consistency with economic development objectives.
- Promote job training and business incubation.
- Utilize programs such as expedited permitting and tax incentives to encourage attractive, appropriate, and well-located commercial growth.

## Open Space and Recreation

- Protect watersheds, wetlands, salt marshes, rivers, bays, and ponds, to improve recreational access to natural water resources, and to provide habitat for plants, wildlife, fish, and marine life.
- Enhance the public's opportunities to enjoy open space and recreational facilities.
- Recognize the need to preserve, protect, and enhance the natural resources for current and future use for residents and visitors.

## **Land Use Goal 1**

### **Focus redevelopment and improvements to Wareham Village and Onset Village.**

- **Strategy 1:** Invest the Town's Community Development Block Grant (CDBG) resources and other nonprogram redevelopment funds in infrastructure that improves the Villages' appearance and that leads to private investments.
- **Strategy 2:** Implement recommendations of the Town's Vacant and Underutilized Property Survey to improve the maintenance and appearance of "eyesore" properties.
- **Strategy 3:** Explore the legal authority for zoning techniques that allow the town to control derelict commercial properties.
- **Strategy 4:** Consider relocating land intensive municipal activities away from Downtown.
- **Strategy 5:** Promote Tremont Nail Stabilization and Redevelopment.
- **Strategy 6:** Utilize the "Reinvestment Toolbox" – Public-Private Partnerships (PPPs), District Improvement Financing (DIF), and Tax Increment Financing (TIF) to achieve betterment goals in the Villages.

## PLANNING BOARD ACTIONS: CONSISTENCY WITH THE MASTER PLAN

### Land Use Goal 3

#### Implement the Future Land Use Map.

- **Strategy 3:** Create Design Guidelines for commercial development in certain areas.

### Economic Development Goal 2:

#### Improve and streamline the town government's interactions with Wareham's existing businesses and institutions.

- **Strategy 2:** Work with Tobey Hospital and other local businesses to reinvigorate Wareham Village.



## CHARACTERISTICS: ABOUT THE AREA

### Required Maps

- Boundaries of the project area;
- Existing property lines and the footprint of buildings, existing **and proposed**;
- Existing uses, and the current zoning;
- **Proposed land uses, public improvements and other activities**;
- All thoroughfares, public rights of way and easements, existing **and proposed**;
- **Parcels to be acquired**;
- Lots to be created for disposition;
- Buildings to be demolished;
- Buildings to be rehabilitated;
- Buildings to be constructed.

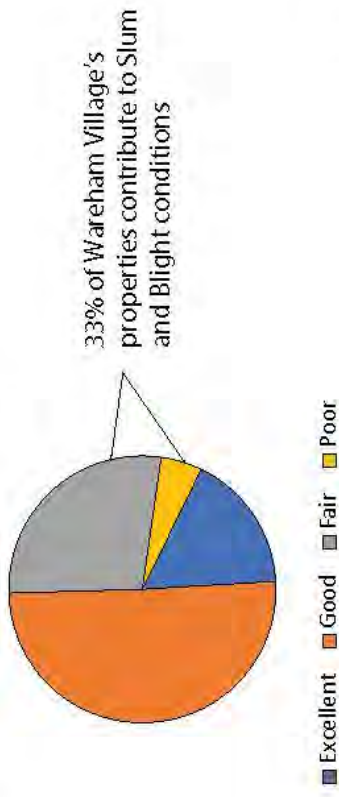
## **ELIGIBILITY: DEFINITION OF A DECADENT AREA**

An area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the **existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for nonpayment of taxes or upon foreclosure of mortgages, or because buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced, or because of a substantial change in business or economic conditions, or because of inadequate light, air, or open space, or because of excessive land coverage or because diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination** of the foregoing conditions.

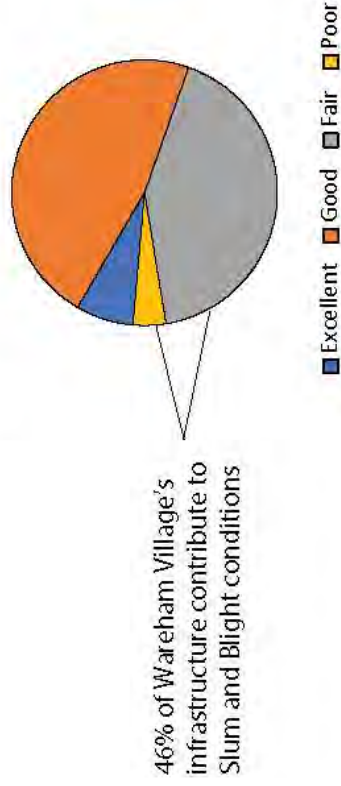
## CURRENT CONDITIONS: 2018 SLUM AND BLIGHT INVENTORY (JM GOLDSON)

**Deteriorating Area: Existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair.**

Overall Property Conditions



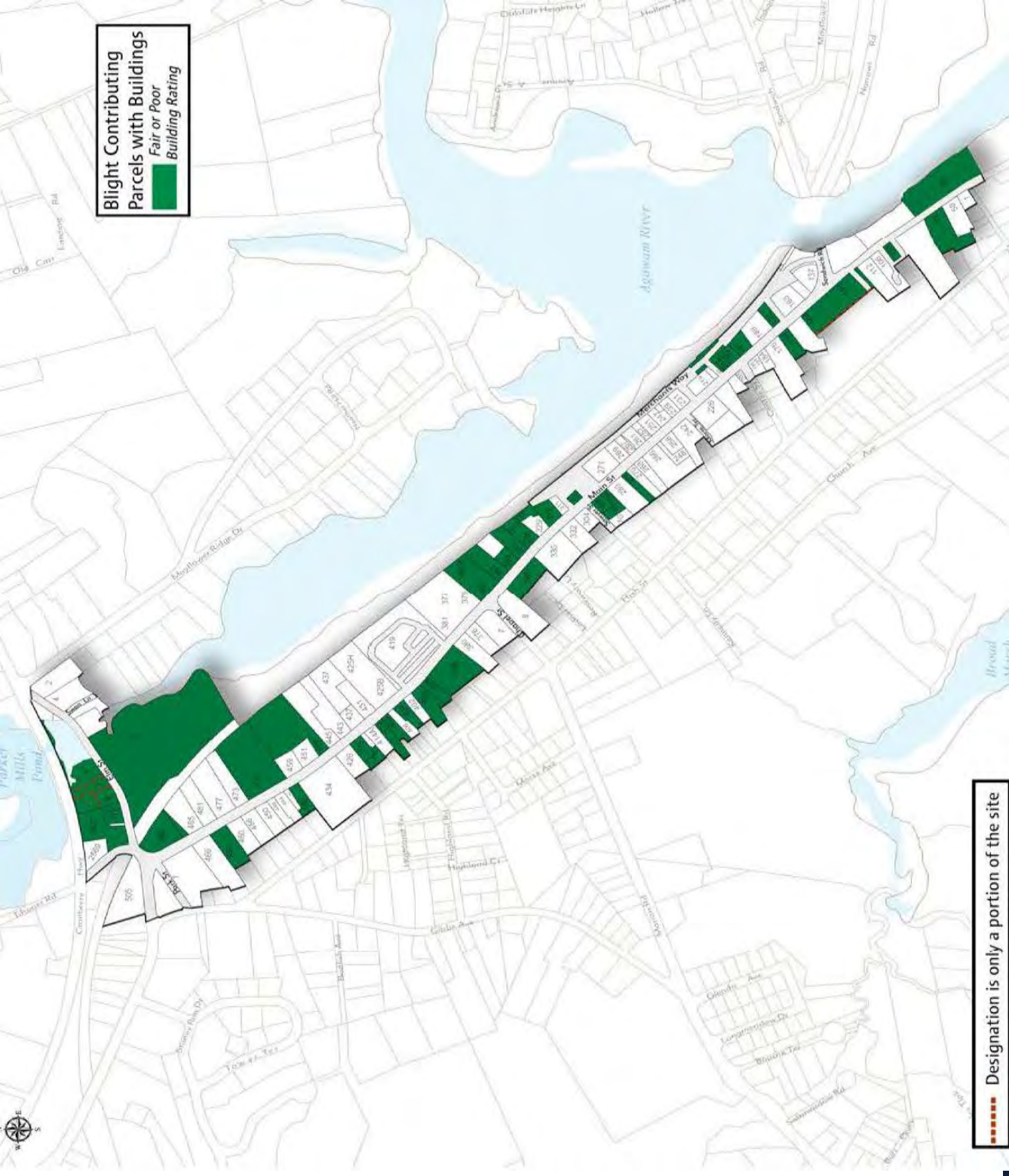
Overall Infrastructure Condition



# CURRENT CONDITIONS: 2018 SLUM AND BLIGHT INVENTORY (JM GOLDSON)

## Contributing Buildings to Slum and Blight Designation.

Buildings in green are listed  
as fair or poor in the 2018  
Slum and Blight Inventory.



## **FUTURE CONDITIONS: SEA LEVEL RISE**

**Deteriorating Area: Existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair.**

Trustees of Reservations: State of the Coast Report for Buzzards Bay and Narragansett Bay South Coast Region

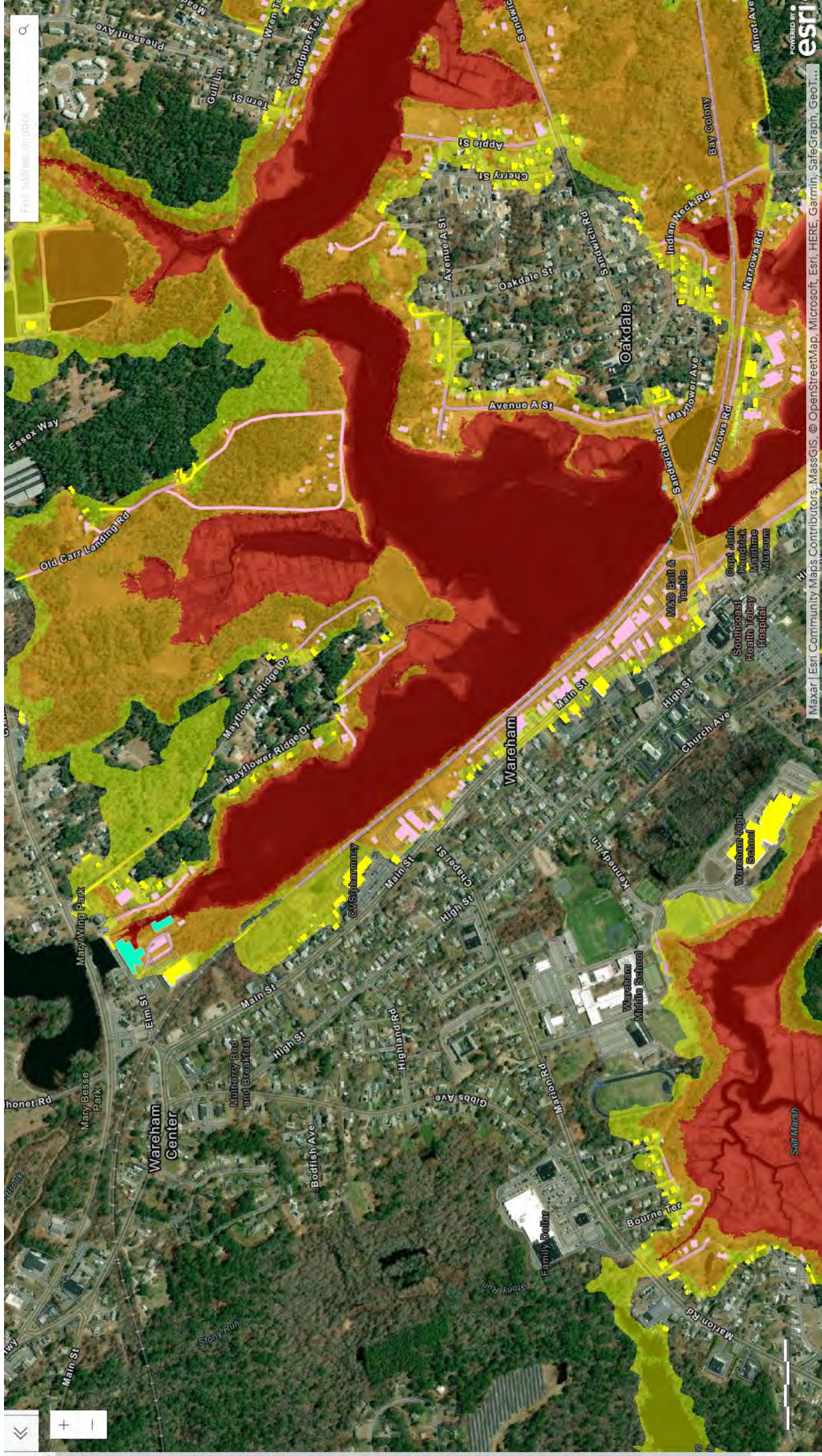
<https://www.onthecoast.thetrustees.org/about-22>

# SEA LEVEL RISE: CURRENT RISK

- Legend
- Year 2030 Buildings Flooded at Ground-Level
- Year 2030 Roads Flooded at Ground-Level
- Year 2050 Buildings Flooded at Ground-Level
- Year 2050 Roads Flooded at Ground-Level
- Year 2070 Buildings Flooded at Ground-Level
- Year 2070 Roads Flooded at Ground-Level
- Currently Flooded Daily
  - Present\_MHHW\_SouthCoast.tif
  - 0
- Current Flood Risk
  - Flooded in 10 Year Storm Event
  - 0
  - Flooded in 100 Year Storm Event
  - 0
- 2030 Projected Flooding
- 2050 Projected Flooding
- 2070 Projected Flooding



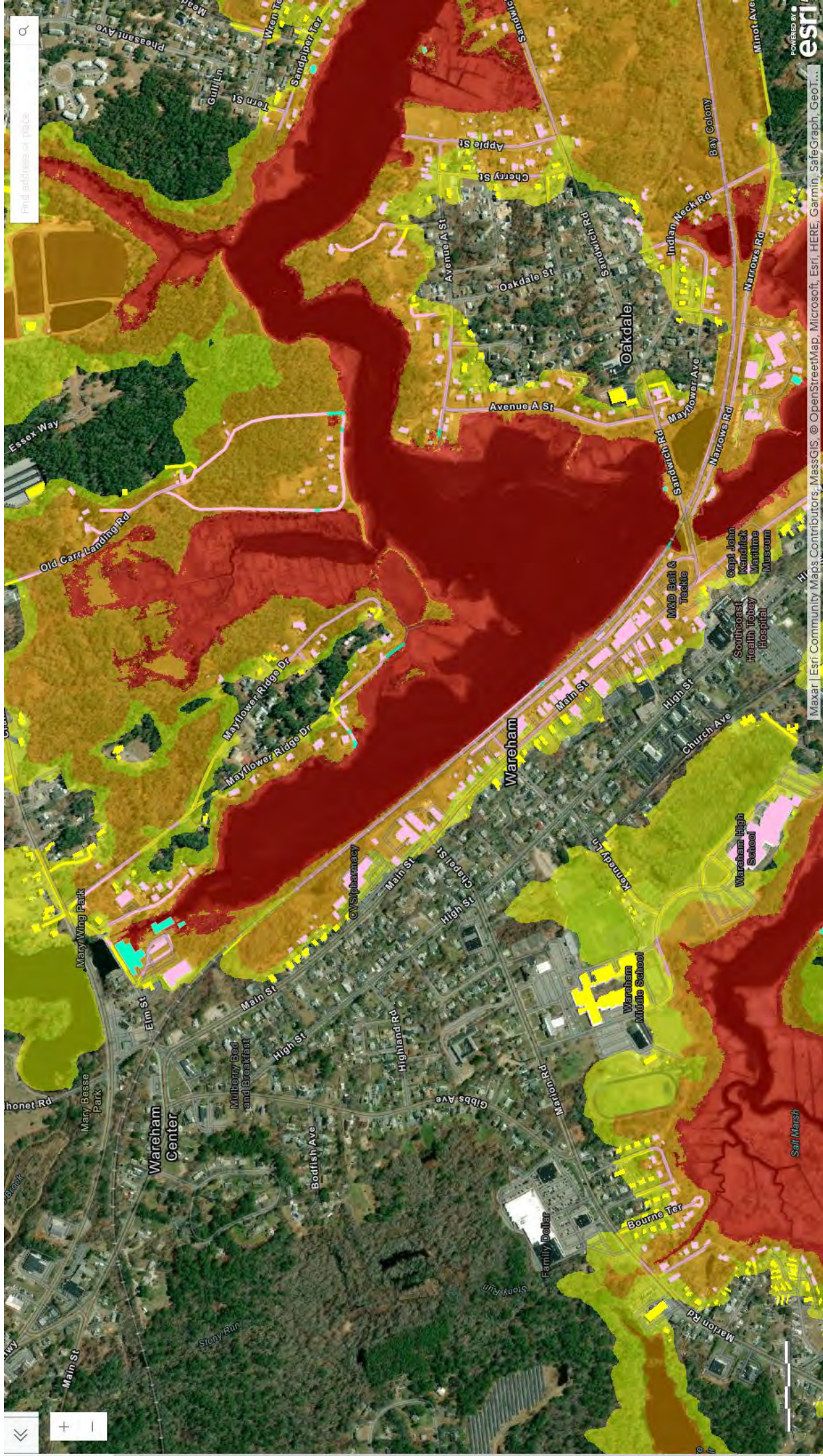
# SEA LEVEL RISE: PROJECTIONS FOR 2030



**Legend**

- Year 2030 Buildings Flooded at Ground-Level
- Flooded Daily
- 10 Year Storm Event
- 100 Year Storm Event
- Year 2030 Roads Flooded at Ground-Level
- Flooded Daily
- 10 Year Storm Event
- 100 Year Storm Event
- Year 2050 Buildings Flooded at Ground-Level
- Year 2050 Roads Flooded at Ground-Level
- Year 2070 Buildings Flooded at Ground-Level
- Year 2070 Roads Flooded at Ground-Level
- Currently Flooded Daily
- Current Flood Risk
- 2030 Projected Flooding
- 2030 Projected Flooding Flooded Daily
- 0
- Flooded in 10 Year Storm Event
- 0
- Flooded in 100 Year Storm Event
- 0

# SEA LEVEL RISE: PROJECTIONS FOR 2050

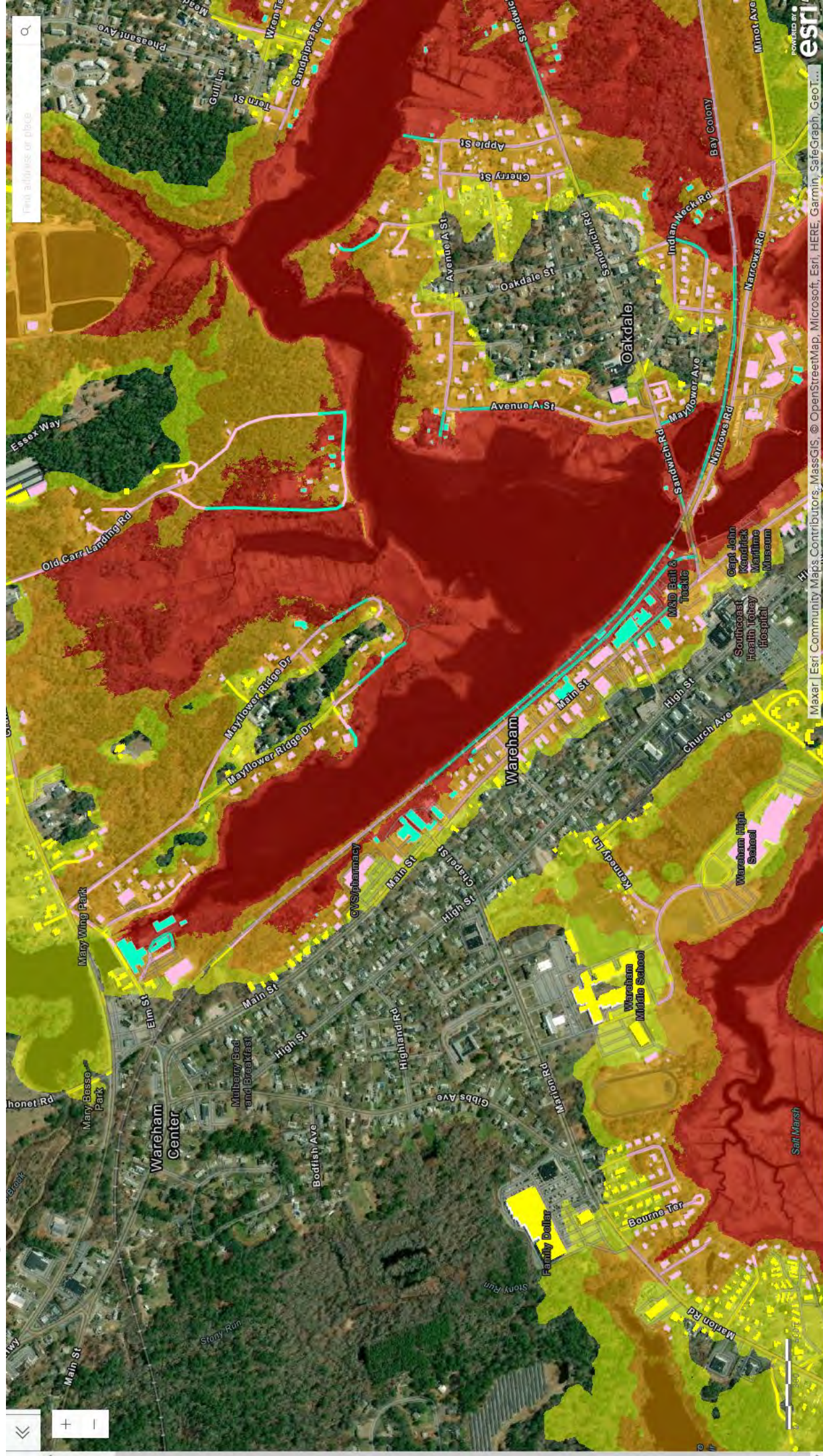


**Legend**

- Year 2030 Roads Flooded at Ground-Level
- Year 2050 Buildings Flooded at Ground-Level
  - Flooded Daily
  - 10 Year Storm Event
  - 100 Year Storm Event
- Year 2050 Roads Flooded at Ground-Level
  - Flooded Daily
  - 10 Year Storm Event
  - 100 Year Storm Event
- Year 2070 Buildings Flooded at Ground-Level
- Year 2070 Roads Flooded at Ground-Level
- Currently Flooded Daily
- Current Flood Risk
- 2030 Projected Flooding
- 2050 Projected Flooding
  - 2050 Projected Flooding Flooded Daily
  - 1 Flooded in 10 Year Storm Event
  - 1 Flooded in 100 Year Storm Event
- 2070 Projected Flooding



# SEA LEVEL RISE: PROJECTIONS FOR 2070



Year 2030 Roads Flooded at Ground-Level  
 Year 2050 Buildings Flooded at Ground-Level  
 Year 2050 Roads Flooded at Ground-Level  
 Year 2070 Buildings Flooded at Ground-Level

Flooded Daily  
 10 Year Storm Event  
 100 Year Storm Event

Year 2070 Roads Flooded at Ground-Level  
 Flooded Daily  
 10 Year Storm Event  
 100 Year Storm Event

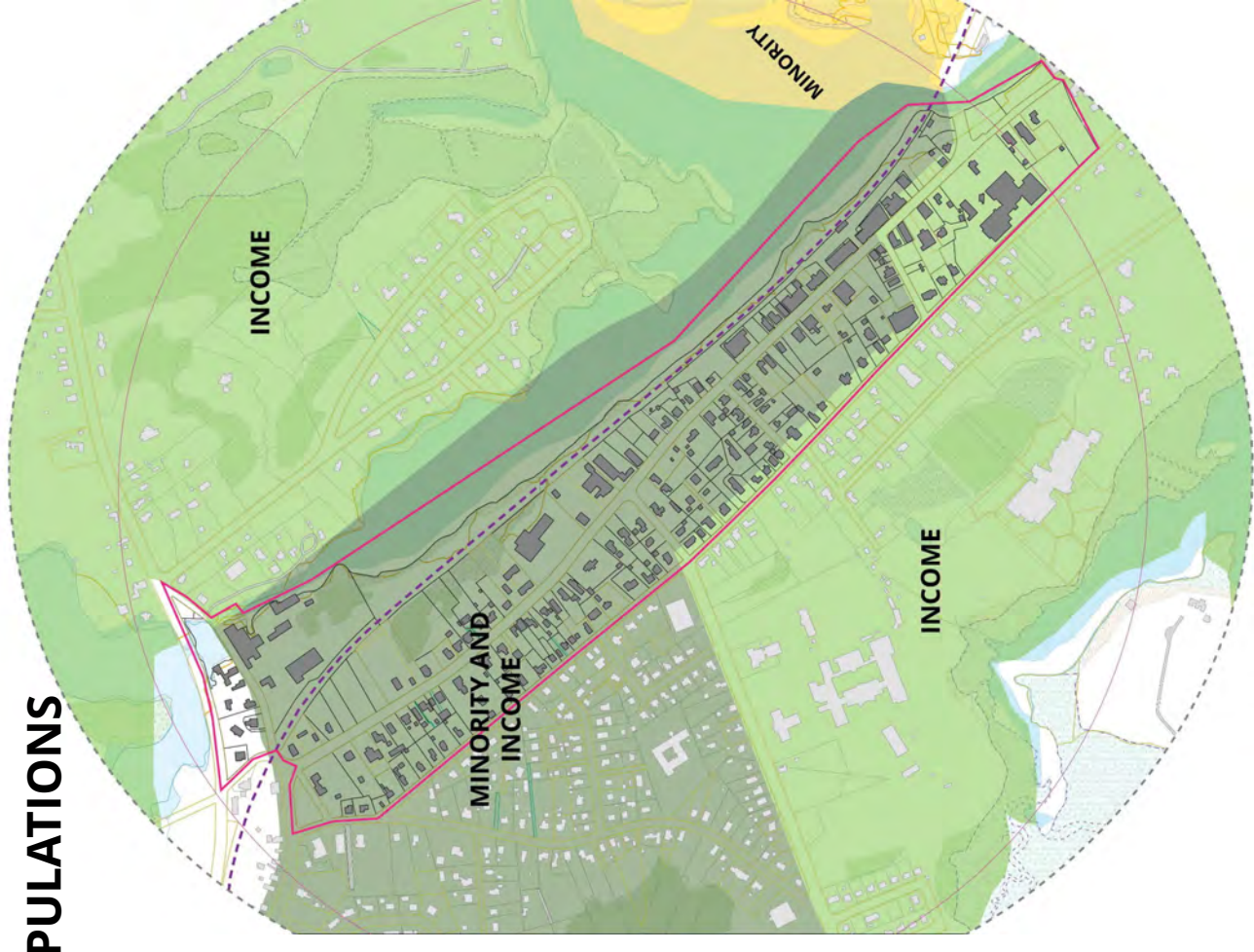
Currently Flooded Daily  
 Current Flood Risk  
 2030 Projected Flooding  
 2050 Projected Flooding  
 2070 Projected Flooding

2070 Projected Flooding Flooded Daily  
 0  
 Flooded in 10 Year Storm Event  
 0  
 Flooded in 100 Year Storm Event  
 0

## CURRENT CONDITIONS: 2020 ENVIRONMENTAL JUSTICE POPULATIONS

**Deteriorating Area: Substantial change in business or economic conditions.**

The planning process needs to address the impact of objectives on vulnerable populations.



## CURRENT CONDITIONS: LAND USE

### **Deteriorating Area: Excessive land coverage.**

Impervious surface along Merchant's Way contributes to the heat island effect, increases non-point source pollution of surface water and the vulnerability of the area to storm surges and more frequent daily flooding.

Lack of a clear traffic pattern contributes to more conflict between vehicles and pedestrians along Merchant's Way.



## CURRENT CONDITIONS: LAND USE

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Lack of a clear traffic pattern contributes to more conflict between vehicles and pedestrians along Merchant's Way.



## OBJECTIVES: WHAT WILL THIS PLAN ACHIEVE?

1. Reduce liabilities from increasing intensity of storm events and sea-level rise.
2. Create an expansive link between the natural coastline and the manmade environments.
3. Acquire properties that have an insurmountable threshold for private investment and reposition them.
4. Invest in infrastructure that supports an active town center.
5. Add lots of beautiful public spaces for leisure and relaxation that also mitigate coastal storm surges.
6. Build to market demands under high quality design guidelines.

Public/Private:  
Regulatory Controls and  
Redeveloper's Obligations

WRA: Acquisitions and  
Dispositions

Town of Wareham: Public  
Infrastructure

Public/Private:  
Regulatory Controls and  
Redeveloper's Obligations

## **ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?**

### **Proposed Conditions for Acquisition**

Properties will be acquired by eminent domain or friendly taking. Properties may also be acquired by the Town through the tax title process with the properties then transferred to the WRA.

Purposes of acquisition will be to meet the goals and make the property worthy of private capital investment, or use as public open space or parking, or to meet some other infrastructure requirements.

As required by 760 CMR 12.02(6), the plan will include the required relocation steps if a property is acquired with an existing business as a tenant. Those steps are based on federal law and M.G.L. c. 79A.

# ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?

## Proposed Acquisitions for Discussion

PROPERTY	ADDRESS	REASON	PURPOSE
Hairdresser and Former Bait Shop	137 and 149 Main Street	Potential significant and recurrent loss property.	Provide an open space gateway to the area and enhance parking to support businesses.
Cornwall Building	195 and 203 Main Street	Derelict building; owner non-responsive.	Pedestrian link between waterfront and Main Street. Enhance parking.
Former Dry Cleaner	247 Main Street	Contaminated site.	Use brownfields grants to remediate site and dispose of to developer.
Sam's Gas Station (next to platform)	397 Main Street	Contaminated site?	Clear to provide mixed-use development with residential, retail, and commuter parking.

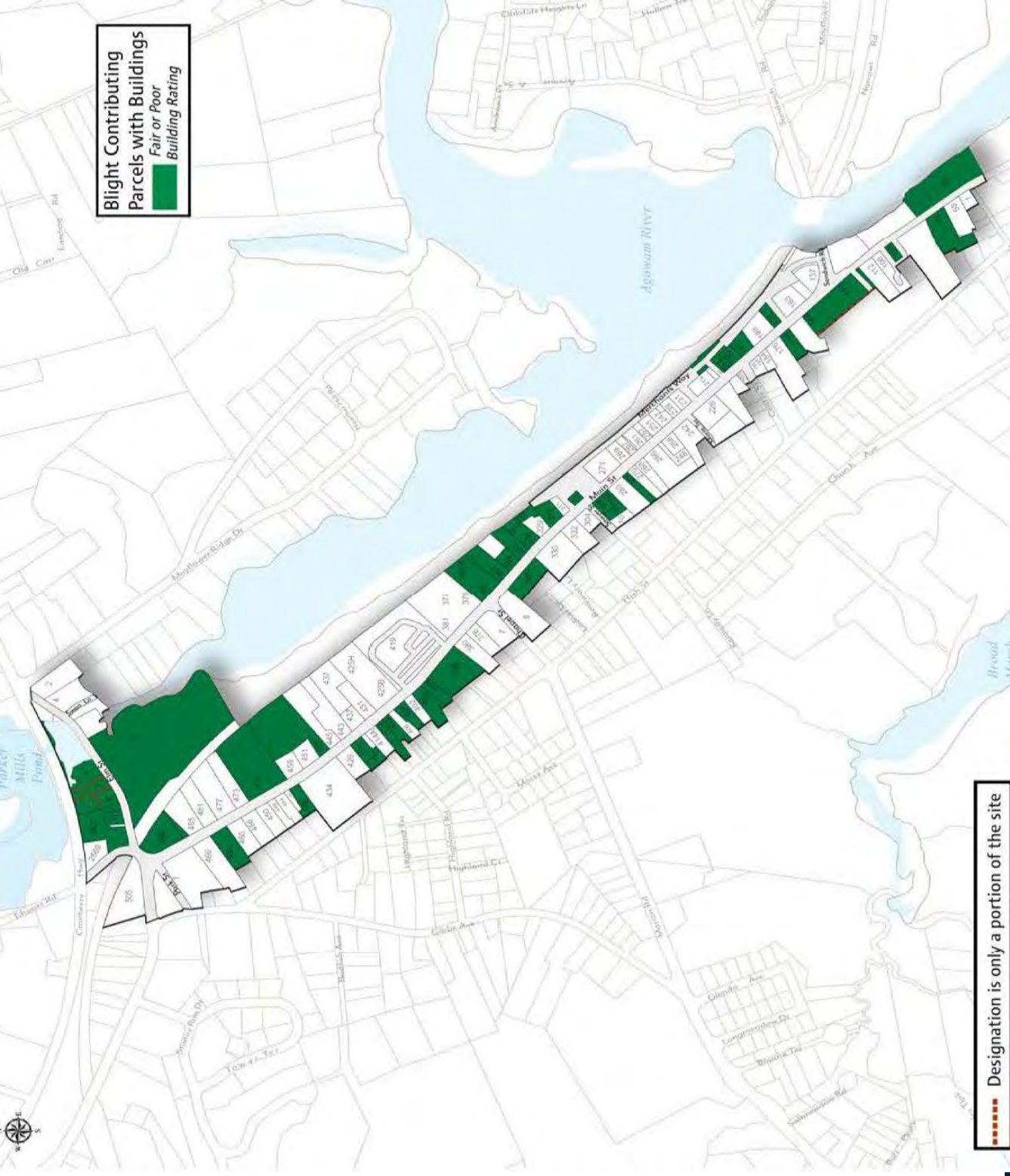
# OTHER POTENTIAL ACQUISITIONS

## Other Possibilities

Additional contributing buildings?

Tax title buildings?

Town-owned buildings?





## **REGULATORY AND DESIGN GUIDELINES: WHAT ARE THE ALLOWABLE USES? HOW WILL THEY BE ENCOURAGED? HOW WILL THEY BE CONTROLLED?**

### **Potential Changes**

- Allow multifamily and mixed use as of right.
- Allow other downtown-related uses as of right, including newer uses such as new forms of light industrial combined with retail operations.
- Consider the impact of the new MBTA Communities Multifamily zoning on the area and how Wareham Village could contribute.
- Increase height on the eastern side to allow for resilient development practices.
- Increase height to allow development on small lots and to obtain water views on the western side of the village.
- Control design with development standards and design guidelines.
- Set requirements for high quality projects and ensure the approval process enforces those requirements.

## **PUBLIC INFRASTRUCTURE: WHAT IS THE PUBLIC CONTRIBUTION TO THE REDEVELOPMENT OF THE AREA?**

### **Public Amenities**

- Work with MassDOT/MBTA to identify an area to build pedestrian access across the rail tracks
- Build facilities for public access including boardwalk and pier for kayaking, fishing, and passive recreation.
- Build a boardwalk to connect to the Tremont Nail Factory, the waterfront development at the former Greer's Lumber, and the boatyard across the river.

### **Public Infrastructure**

- Investigate options for a barrier (hard or nature-based) to respond to sea-level rise. Combine it with pedestrian passage across the RR track and access to the waterfront.
- Evaluate future parking demand and options for structured parking adjacent to existing train station to support businesses, commuters, and new residential development.

## **OTHER ACTIONS: WHAT ELSE WILL SUPPORT THE OBJECTIVES OF THIS PLAN?**

### **Potential Actions**

- Incorporate requirements for desired quality of development, including creating or contributing to public amenities, into the Redeveloper’s Obligations within the URP and incorporate those requirements into the Land Disposition Agreements (LDA) with redevelopers of properties acquired by the WRA. Develop a sample contract for the LDA.
- Set a specific process for developers in the urban renewal area to go through local entitlement process more quickly to create an incentive for private investment.
- Draft agreement for selling air rights for construction over Merchant’s Way as addition to developer’s agreement.
- Complete State Harbor Management Plan to obtain allowances for coastline construction.
- Conduct a parking study that assumes use of the train platform for commuter rail and establish the projected needs for parking based on anticipated riders per day, new housing units, and an increase in economic activity.

## NEXT STEPS

- Draft document for review towards end of September
- Public meeting on November 14 to discuss recommendations
- Revised draft and municipal approval process post-meeting

WRA  
Planning Board  
Board of  
Selectmen

DHCD

MEPA

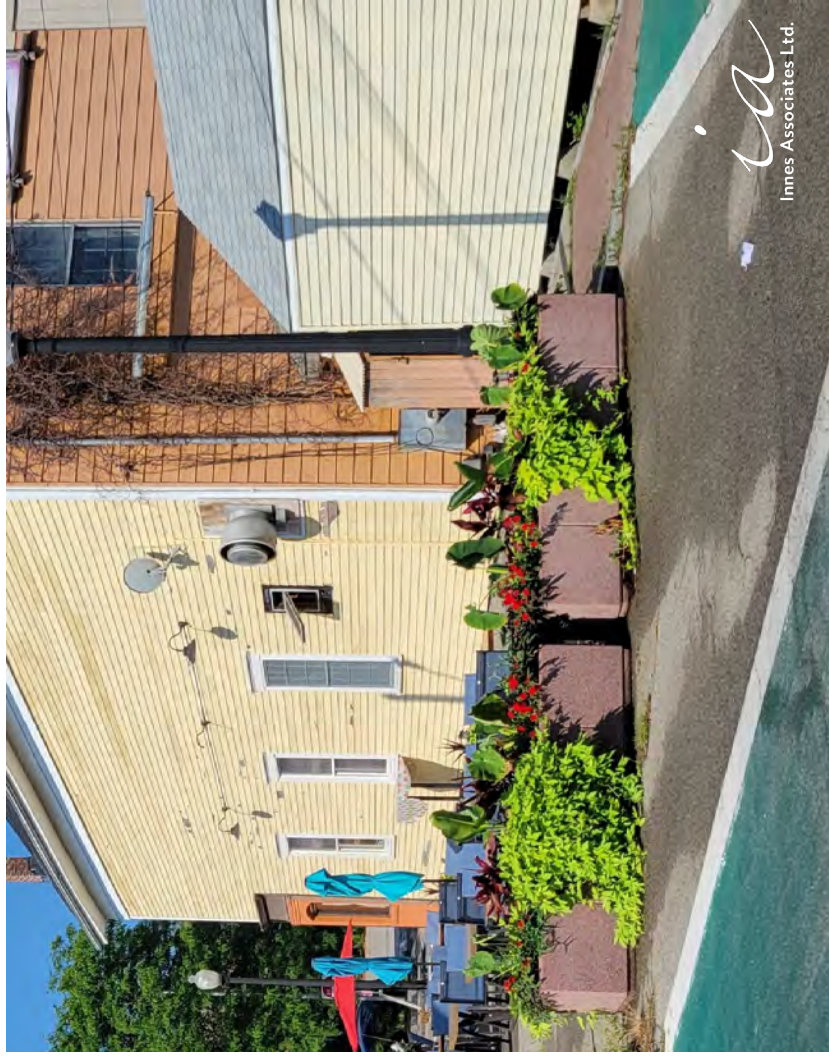


# Downtown Redevelopment Plan Wareham Village Urban Renewal Plan

## Public Meeting #3 December 1, 2022



Wareham Village Redevelopment Plan



# Agenda

1. Welcome
2. Presentation
  - Review of Process to Date
  - Conditions for an Urban Renewal Plan
  - Draft Objectives
  - Proposed Acquisitions
  - Draft Recommendations
  - Next Steps
3. Panel: Questions and Answers



Emily Keys Innes, AICP, LEED AP ND  
Principal

Source of cover image: Digital Commonwealth; <https://ark.digitalcommonwealth.org/ark:/50959/5q47s7525>

# review

# REVIEW

**Wareham Week**  
April 14, 2022

Ann Parbery, Dawn Hart, Jonathan Tipler, Brenda Ekstrom

## THE VISIONS BEEN REALIZED!

IT TAKES A VILLAGE TO RAISE A TOWN. THE BRAINS HAS

Wareham village business collaborate to host a waterfront festival. Will be full for 2022 & 2023.

Wareham School - 600000

Gov. Cuts Ribbon on Train Arrival

Kendall Perdon

**Wareham Week**  
April 14, 2022

## A TASTE OF WAREHAM

- 7 New Restaurants: Enjoy Location, Walkable Location
- Diversity of EATORIES
- Every rest. has specialties for a taste
- Progressive rest. needs
- Kyecking in for rest.
- Boating in for rest.
- Boardwalk from downtown to Piermont Rail
- Garden/Park Areas

Danny Warren

**Wareham Week**  
April 14, 2022

## MAIN ST. IS ON HIGH ST.

Main Story	Story 2	Story 3
WATER LEVELS RISE	RAISE MAIN ST OR RELOCATE?	

**Wareham Week**  
April 14, 2022

## WAREHAM VILLAGE IN TOP 5 WATERFRONT DINING EXPERIENCE

OCEAN SIDE DECKS + ROOF TOP! VIEWS!

WAREHAM GREAT PLACE TO ENJOY THE WATERFRONT FOR FAMILIES CONNECTION TO ENJOY CAFE + MARION THE WATERFRONT VIEWS!

# First Public Workshop: April 14, 2022



# REVIEW

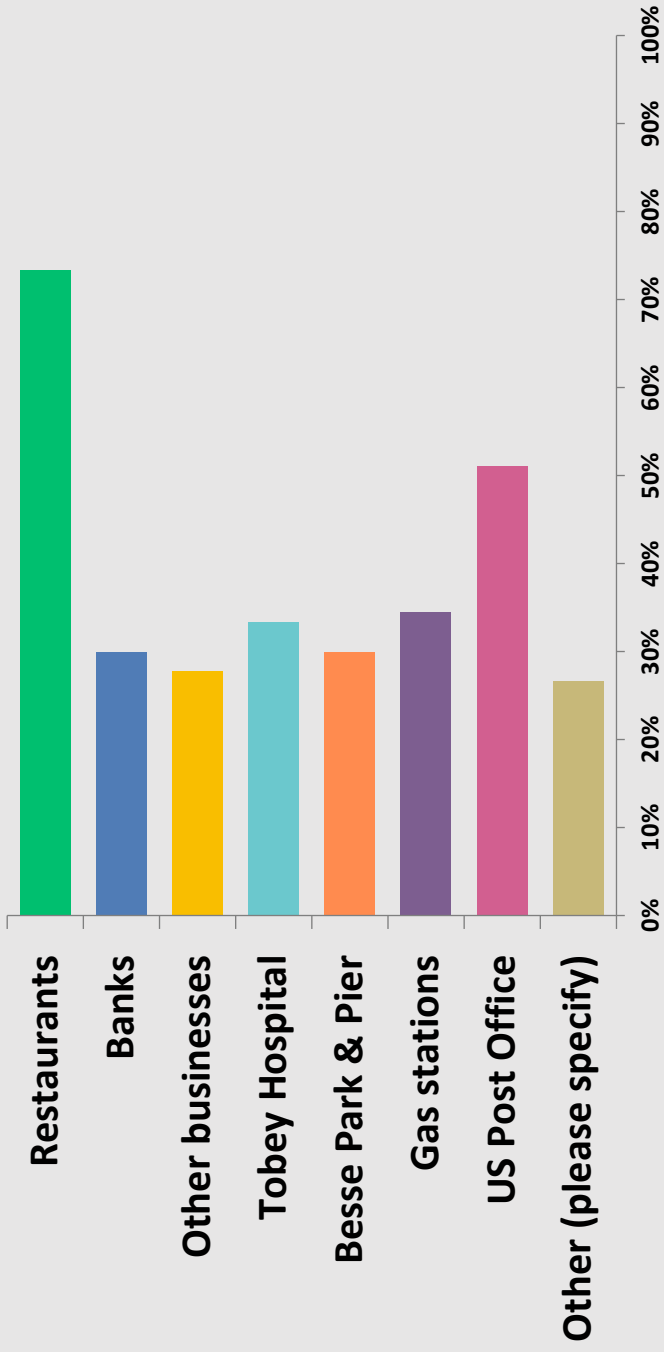


## Wareham Village Celebration: August 4 and 6, 2022

## REVIEW

Q1: Why do you go to Wareham Village? Choose all that apply.

Answered: 90 Skipped: 0

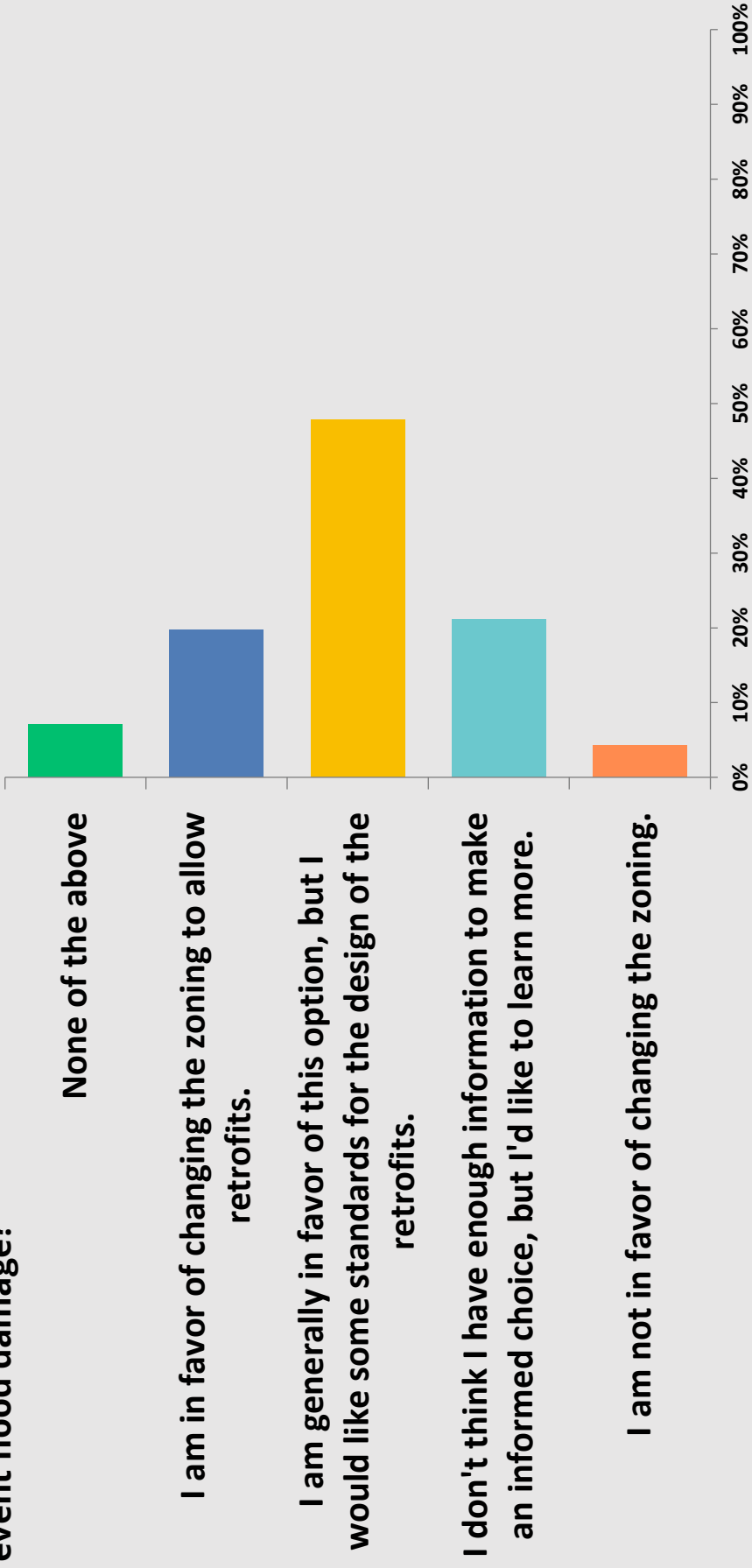


**Online Survey: Closed August 22, 2022; 90 responses**

## REVIEW

**Q21: Retrofitting buildings for future flooding typically means changing the use on the first floor to parking or storage. Although not shown in these diagrams, it can also mean moving utility connections, such as electrical panels, to upper floors. What do you think about modifying the zoning to allow property owners to more easily retrofit existing buildings to prevent flood damage?**

Answered: 71 Skipped: 19

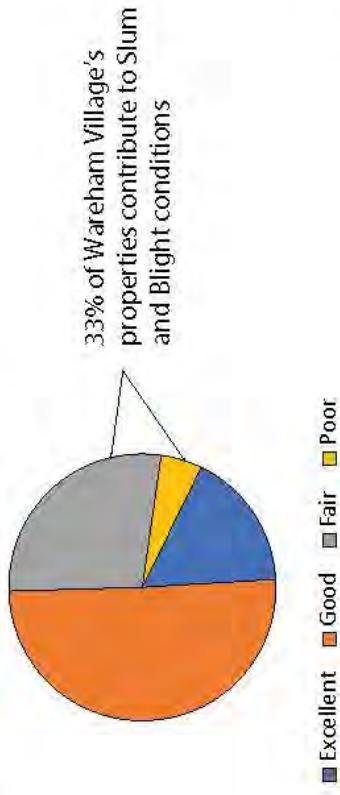


# conditions of blight

# CURRENT CONDITIONS: 2018 SLUM AND BLIGHT INVENTORY (JM GOLDSON)

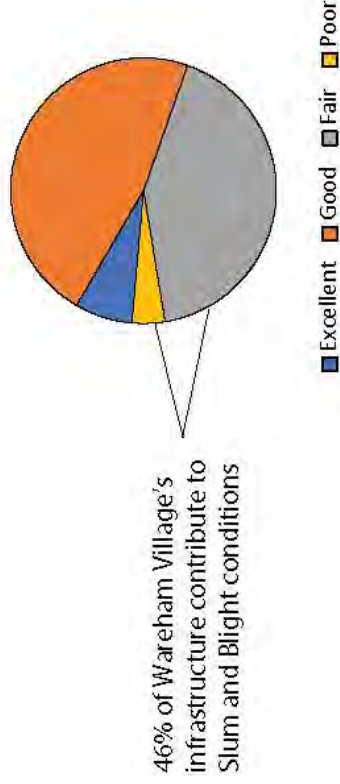
**Deteriorating Area: Existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair.**

Overall Property Conditions



**Note: This Slum & Blight Survey was completed in 2018; some property owners have upgraded their properties since then.**

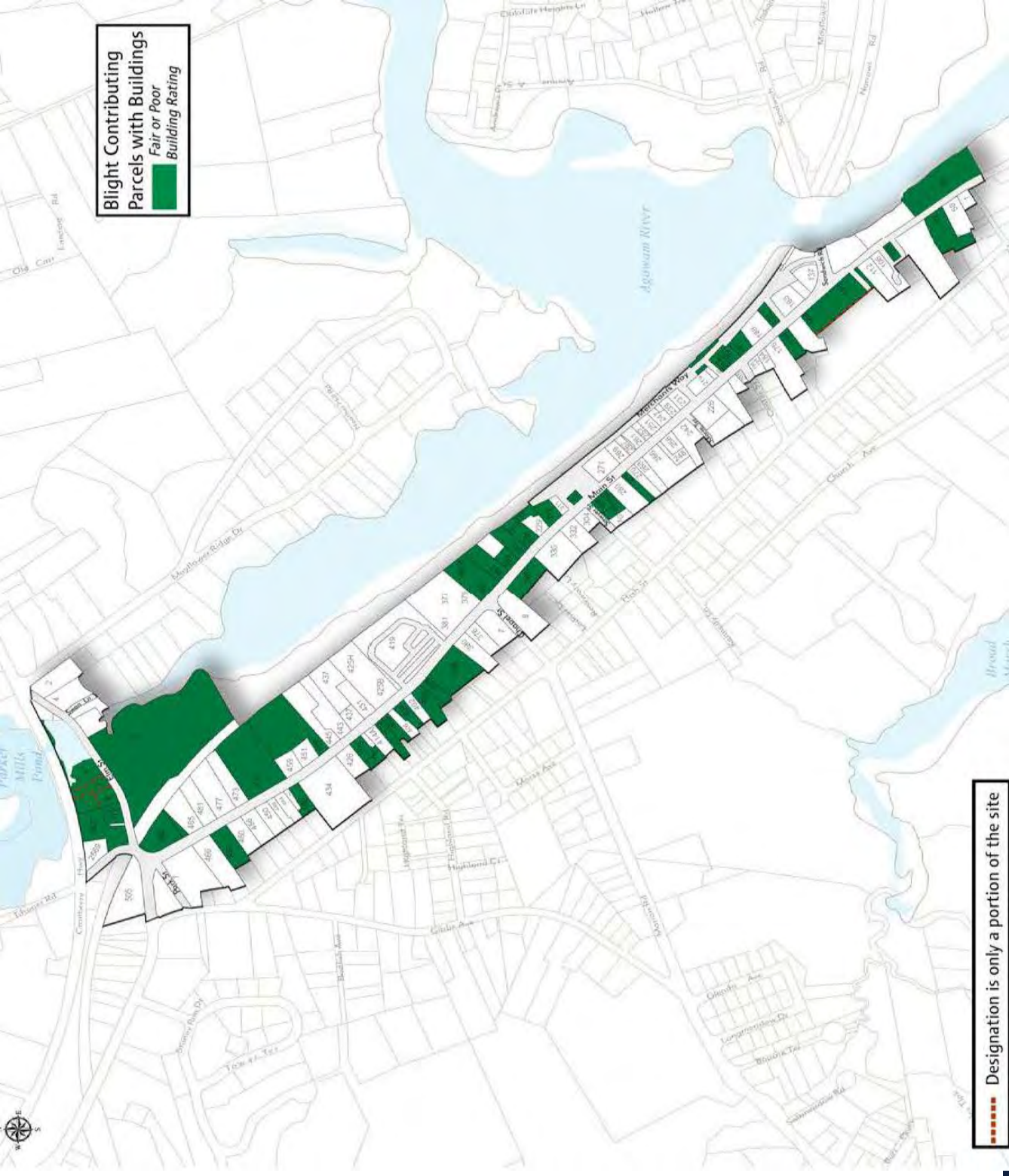
Overall Infrastructure Condition



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## Contributing Buildings to Slum and Blight Designation.

Buildings in green are listed  
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## **FUTURE CONDITIONS: SEA LEVEL RISE**

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<https://www.onthecoast.thetrustees.org/about-22>

# SEA LEVEL RISE: CURRENT RISK

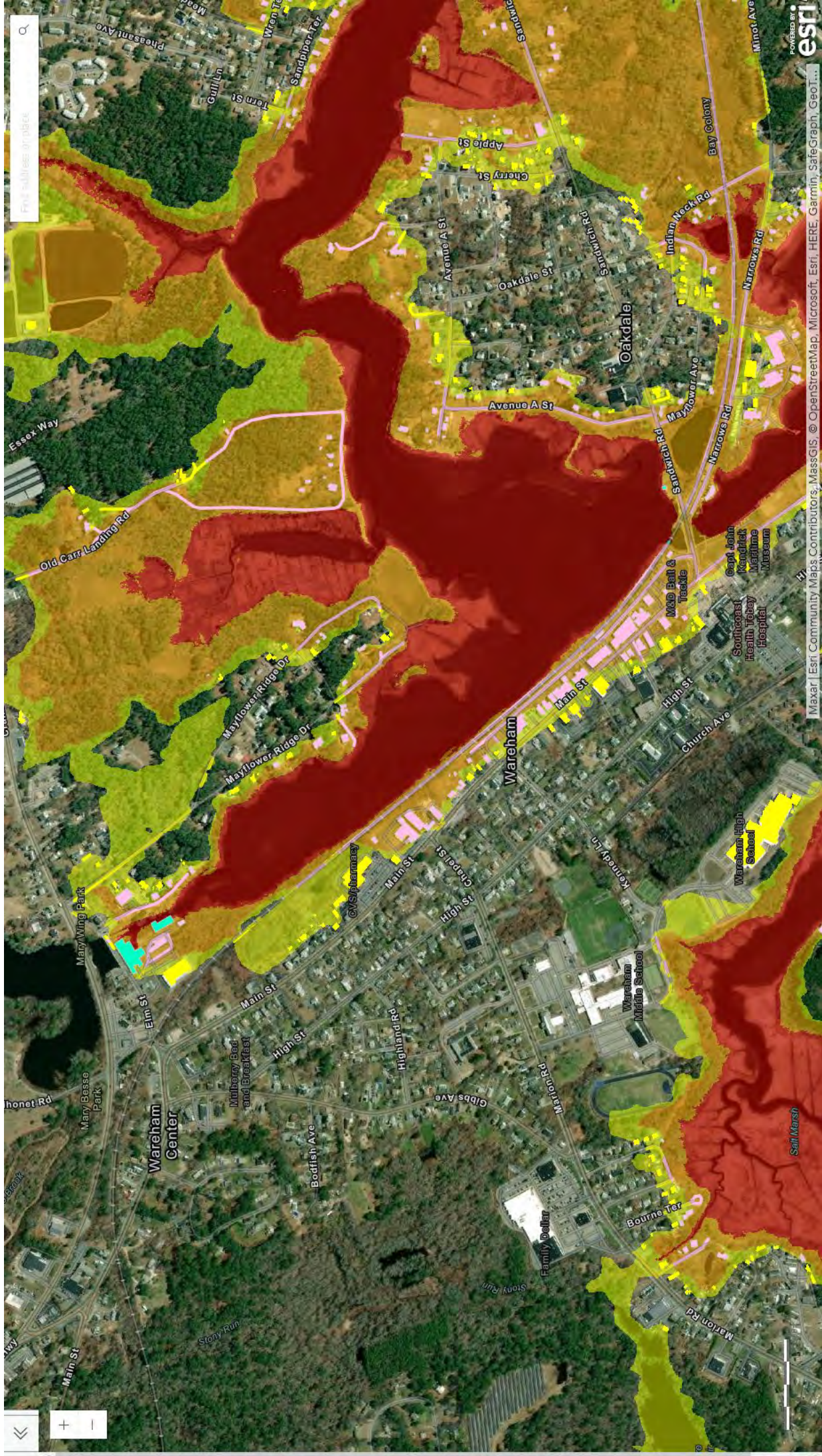


Legend

- Year 2030 Buildings Flooded at Ground-Level
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- Year 2050 Buildings Flooded at Ground-Level
- Year 2050 Roads Flooded at Ground-Level
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  - 0
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  - Flooded in 10 Year Storm Event
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- 2030 Projected Flooding
- 2050 Projected Flooding
- 2070 Projected Flooding



# SEA LEVEL RISE: PROJECTIONS FOR 2030



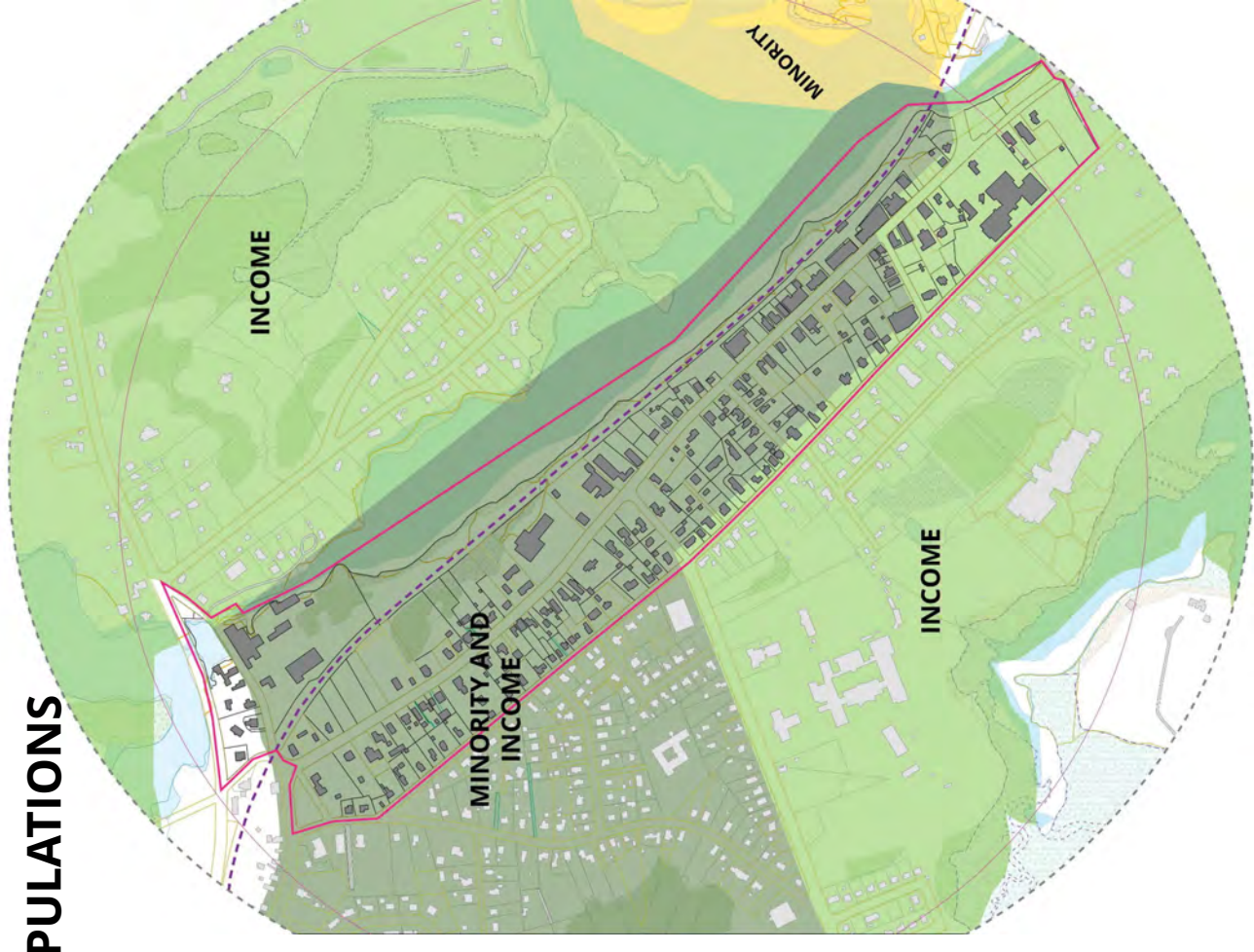
**Legend**

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## CURRENT CONDITIONS: 2020 ENVIRONMENTAL JUSTICE POPULATIONS

**Deteriorating Area: Substantial change in business or economic conditions.**

The planning process needs to address the impact of objectives on vulnerable populations.



## **CURRENT CONDITIONS: LAND USE**

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# draft objectives

## OBJECTIVES: WHAT WILL THIS PLAN ACHIEVE?

- **Invest in infrastructure that supports an active town center.**
- **Acquire properties that have an insurmountable threshold for private investment and reposition them.**
- **Build to market demands under high quality design guidelines.**
- **Create great public spaces that, over time, help address impacts from climate change.**
  - Create an expansive link between the natural coastline and the manmade environments.
  - Add lots of beautiful public spaces for leisure and relaxation that also mitigate coastal storm surges.
  - Reduce liabilities from increasing intensity of storm events and sea-level rise.

**Town of Wareham: Public Infrastructure**

**WRA: Acquisitions and Dispositions**

**Public/Private: Regulatory Controls and Redeveloper's Obligations**

**Public/Private: Regulatory Controls and Redeveloper's Obligations**

# **what Main Street could look like**

# FUTURE CONDITIONS: PUBLIC ACTIONS



- 1. Town-owned Land
- 2. Mid-term Acquisitions

- 3. Mid- to Long-term Acquisitions
- 4. Long- to Very Long-term Acquisitions



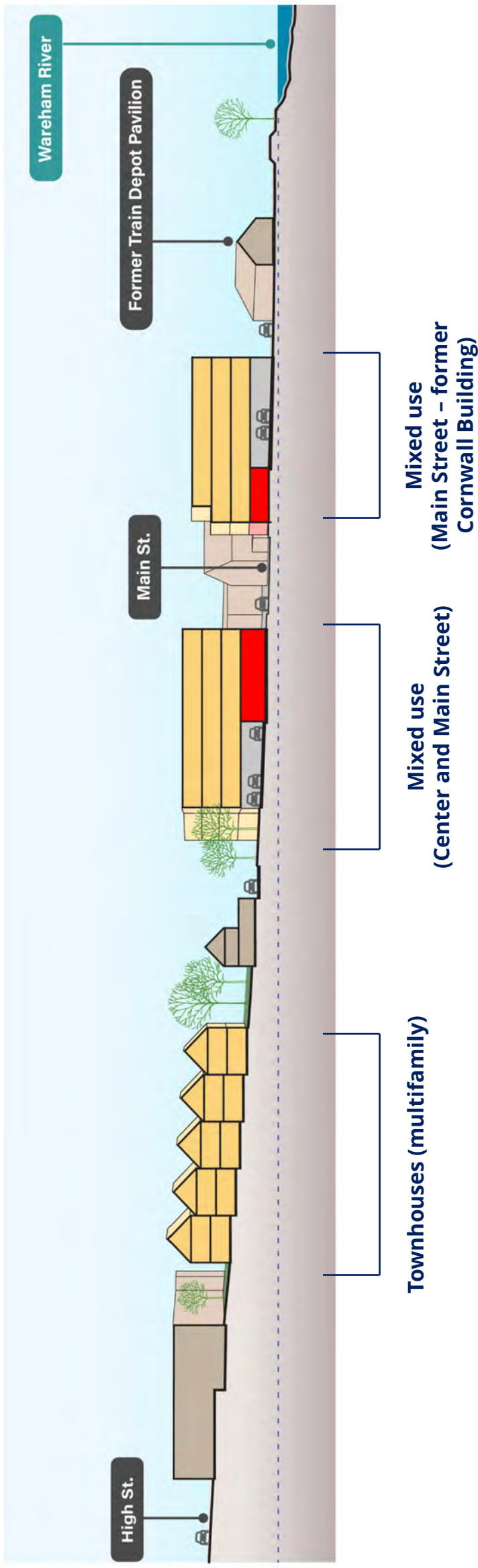
# FUTURE CONDITIONS: TWENTY-YEAR PLAN



- 5. Pedestrian/bicyclist path
- 6. Mixed-use development; green path to train
- 7. Private mixed-use development
- 8. Mixed-use development, green corridor to Depot
- 9. Sponge Park; water-oriented activities
- 10. Future expansion of Sponge Park.

# FUTURE CONDITIONS: SCENARIO 1

The illustration shown is a conceptual plan used to evaluate different scenarios as part of this presentation. It is not a proposed project.

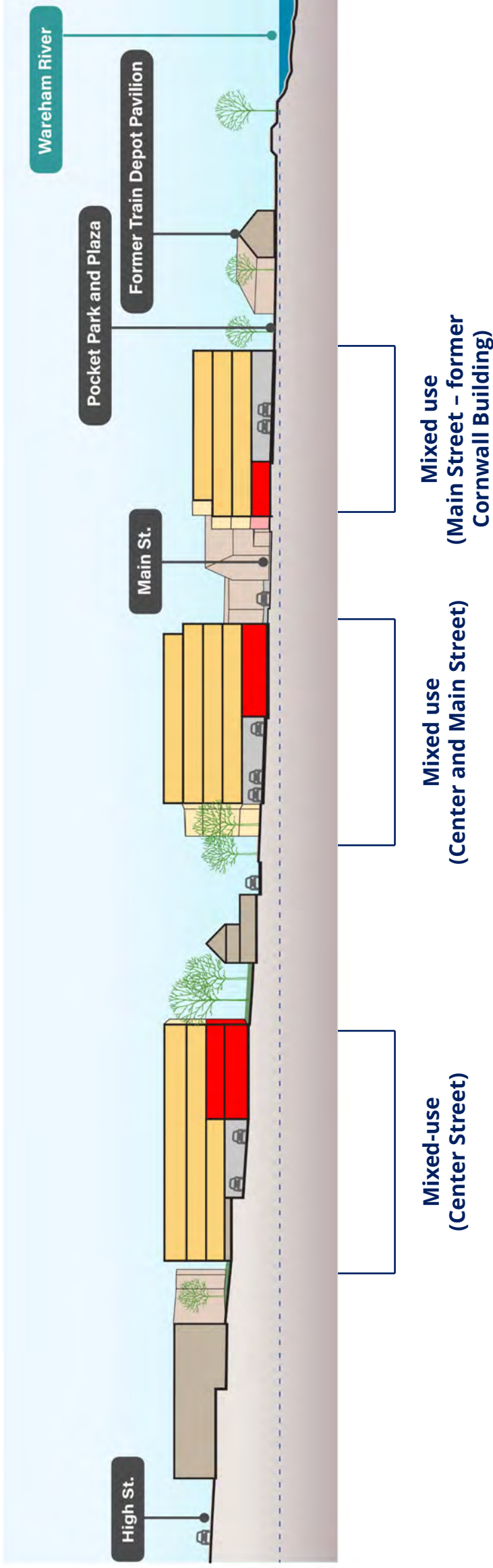


Different housing types provide options for Wareham's residents.

Topography allows parking to fit under the building; this is part of the resiliency strategy for Merchant's Way.

# FUTURE CONDITIONS: SCENARIO 2

The illustration shown is a conceptual plan used to evaluate different scenarios as part of this presentation. It is not a proposed project.



Over time, mixed-use buildings may move up Center Street, which is already a mixed-use street. This would allow businesses to move away from the water as the sea levels rise.

# PRECEDENTS

The illustration shown is used to illustrate different design concepts as part of this presentation. It is not a proposed project.



Village-scale multifamily townhouses; in a downtown setting, the parking would be to the rear.

# PRECEDENTS



Public plaza at corner helps mitigate height and provides space for sitting or outdoor dining.

Marblehead

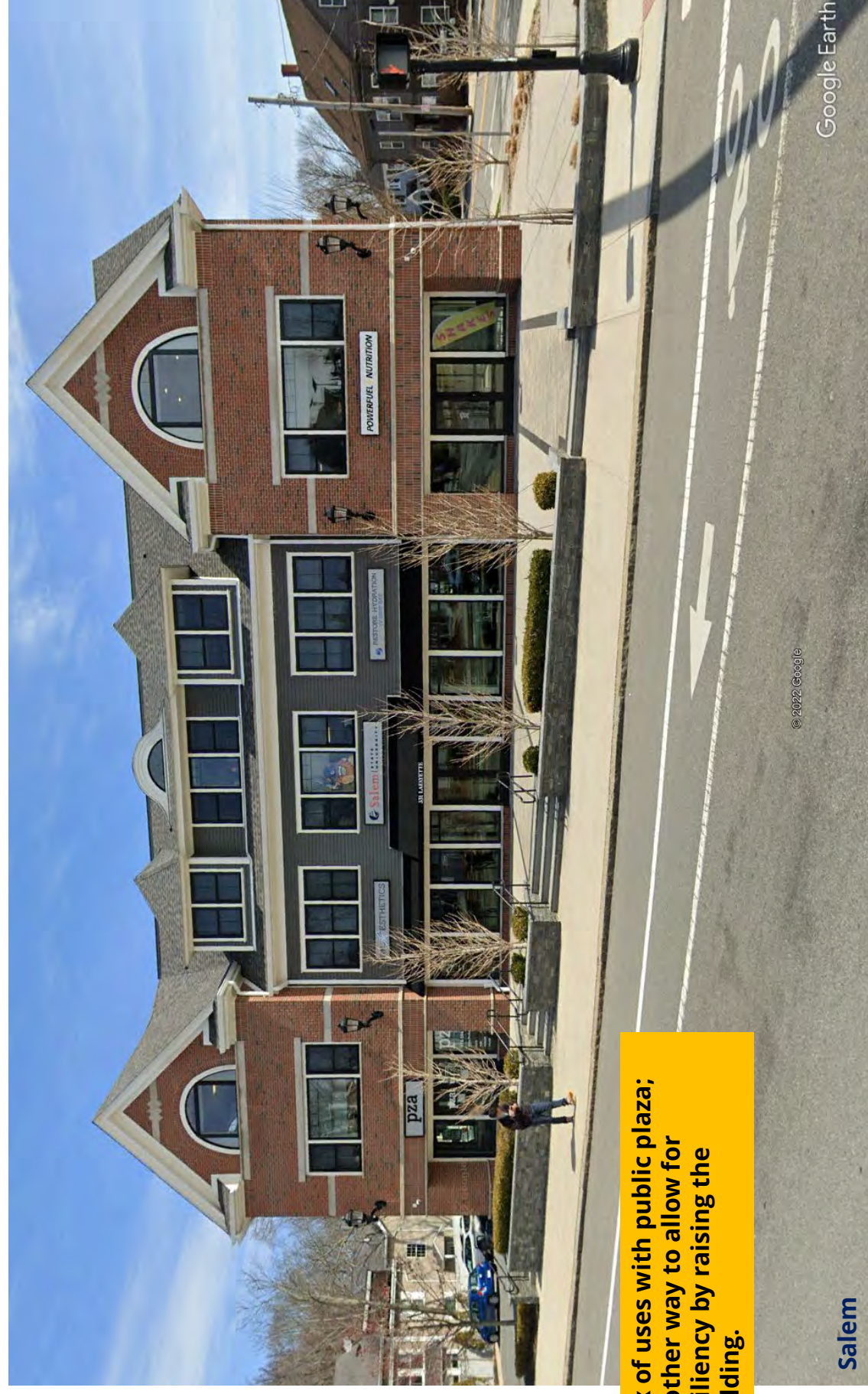
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# PRECEDENTS

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# PRECEDENTS



Mix of uses with public plaza; another way to allow for resiliency by raising the building.

Salem

© 2022 Google

Google Earth

The illustration shown is used to illustrate different design concepts as part of this presentation. It is not a proposed project.

# PRECEDENTS

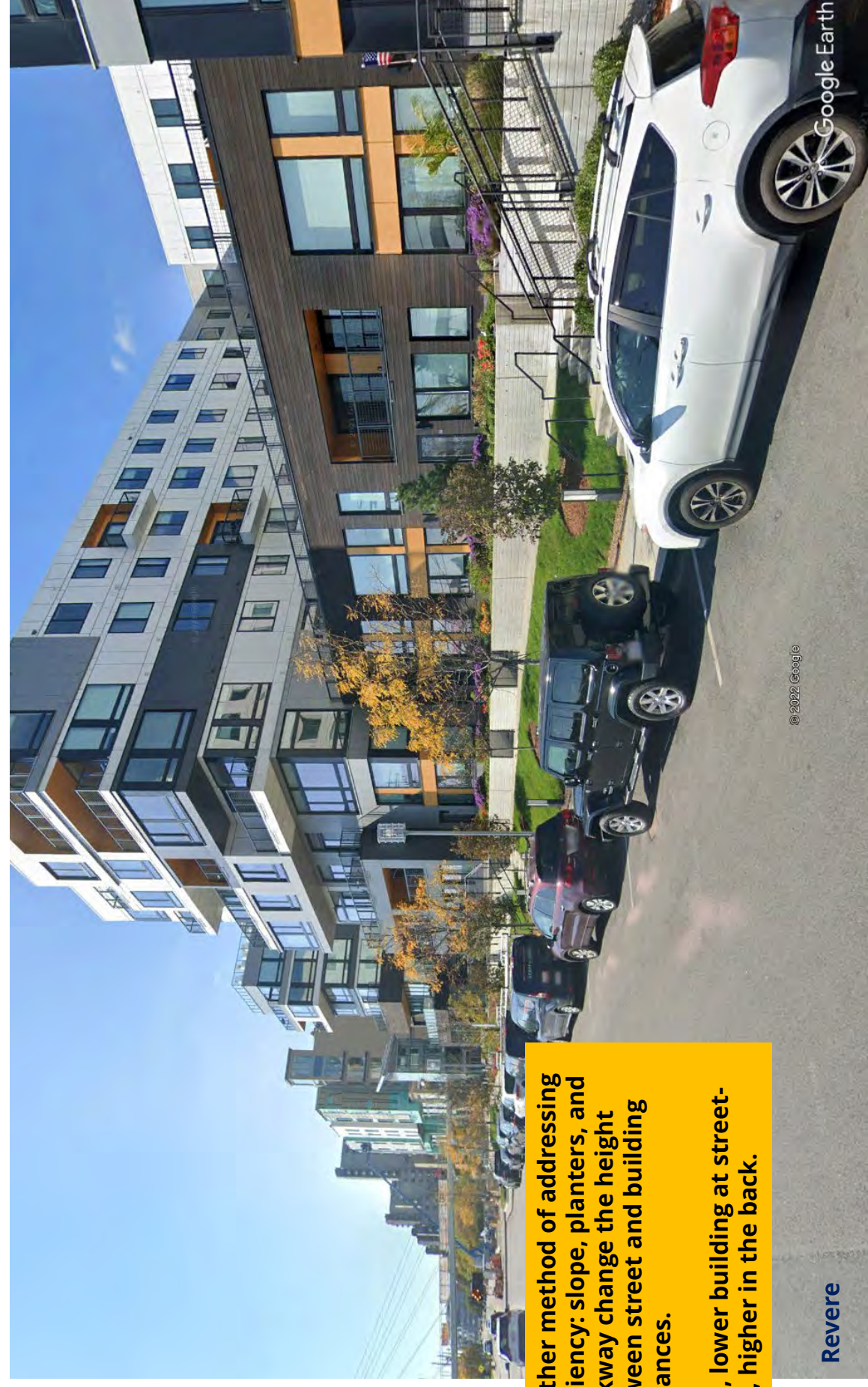


The illustration shown is used to illustrate different design concepts as part of this presentation. It is not a proposed project.

Single building; façade broken by variation in rooflines, window types, to reduce massing.



# PRECEDENTS



**Another method of addressing resiliency: slope, planters, and walkway change the height between street and building entrances.**

**Also, lower building at street-side, higher in the back.**

**Reverse**

**The illustration shown is used to illustrate different design concepts as part of this presentation. It is not a proposed project.**

# proposed actions

## **REGULATORY AND DESIGN GUIDELINES: WHAT ARE THE ALLOWABLE USES? HOW WILL THEY BE ENCOURAGED? HOW WILL THEY BE CONTROLLED?**

### **Potential Changes**

- Allow multifamily and mixed use as of right.
- Allow other downtown-related uses as of right, including newer uses such as new forms of light industrial combined with retail operations.
- Consider the impact of the new MBTA Communities Multifamily zoning on the area and how Wareham Village could contribute.
- Increase height on the eastern side to allow for resilient development practices.
- Increase height to allow development on small lots and to obtain water views on the western side of the village.
- Control design with development standards and design guidelines.
- Set requirements for high quality projects and ensure the approval process enforces those requirements.
- Reduce parking requirements to more contemporary standards for villages.

## UPDATES TO WAREHAM VILLAGE ZONE WV-1

- Proposed as a response to the Wareham Economic Development Plan (2019), the Wareham Master Plan (2020), and the Wareham Village ULI-TA Report (2020).
- Recommended mixed-use zoning, with residential as a key component and a mix of retail, office, cultural, entertainment, institutional, and certain types of light industrial.
- Outdoor space – public and private – is a critical component of mixed-use development.

Agricultural and Rural Uses	Current	WV-1R
Agricultural uses upon tracts less than 5 acres	Y	
Agricultural uses upon tracts of 5 acres or more	Y	N
Cider mill, ice house, temporary sawmill less 5 acres	N	
Cider mill, ice house, temporary sawmill more than 5 acres	Y	N
Horticulture on less than 5 acres	N	
<b>Animal – Related Uses</b>	<b>Current</b>	<b>WV-1R</b>
Animal kennels less than 5 acres	SPZ	N
Animal kennels more than 5 acres	Y	N
Riding stable less than 5 acres	N	
Riding stables more than 5 acres	Y	N
Piggeries, fur farms less than 5 acres	N	
Piggeries, fur farms more than 5 acres	Y	N
Veterinary hospital less than 5 acres	N	
Veterinary hospital more than 5 acres	Y	N
<b>Recreational Uses</b>	<b>Current</b>	<b>WV-1R</b>
Campgrounds	SPZ	N
Golf course or golf club	SPZ	N
Non-profit recreation	Y	
Health or athletic facility	N	Y
Tennis Club	SPZ	SPP
Youth camp	SPZ	N
<b>Residential uses</b>	<b>Current</b>	<b>WV-1R</b>
1- family detached dwelling	Y ‡	
2- family dwelling	Y ‡	
3 to 4 family dwelling in existing structure	SPZ	Y
3 to 4 family dwelling in new structure	SPZ	Y
5 + family dwelling in existing structures	SPZ	Y
5 + family dwelling in new structure	SPZ	Y

Sample of proposed changes, Town of Wareham

## UPDATES TO WAREHAM VILLAGE ZONE WV-1

- In addition to allowing residential use, the proposed zoning changes include an increase in height to 65 feet (to allow property owners to incorporate resiliency measures) and changes to other dimensional standards to promote a mixed-use village environment.
- Public action would create the open space needed to support this vision.

Density and Dimensional Regulations	Current	WV-1R
<b>Minimum Lot Area (square feet)</b>		
1-family or 2-family dwelling	7,500	5,000
<b>Other residential use:</b>		
First dwelling unit	10,000 *1	1,000
Each additional unit	2,000 *2,3	1,000
<b>Bed &amp; Breakfast</b>		
First unit	10,000 *1	10,000 *1
Each additional unit	2,000 *2,3	2,000 *2,3
Other nonresidential use	5,000	5,000
<b>Minimum Frontage (feet)</b>		
1-family dwelling or 2-family dwelling	75	75
Other residential use	75	50
Nonresidential use	75	50
<b>Minimum Front Setback (feet)</b>		
1-family dwelling or 2-family dwelling	*4	*4
Other residential use	*4	0
Nonresidential use	*4	0

Density and Dimensional Regulations	Current	WV-1R
<b>Minimum Side/Rear Setback (feet)</b>		
1-family dwelling or 2-family dwelling	10	10
Other residential use	10	10
Nonresidential use	10	10
<b>Maximum Height (feet)</b>		
1-family dwelling or 2-family dwelling	40	40
Other residential use	40	65
Nonresidential use	40	65
<b>Maximum Building Coverage (%)</b>		
1-family dwelling or 2-family dwelling	30	30
Other residential use	30	90
Nonresidential use	30	90
<b>Maximum Building Coverage (%)</b>		
1-family dwelling or 2-family dwelling	70	90
Other residential use	70	90
Nonresidential use	70	90

Sample of proposed changes, Town of Wareham

## PROPOSED ZONING CHANGES

### **MBTA Communities (Section 3A)**

Wareham is an adjacent community. To comply with the new law, and remain eligible for certain grants, Wareham should pass zoning that allows for a minimum multi-family unit capacity of 1,297 units within a minimum land area of 50 acres.

Including Wareham Village in the planning for compliance will allow for housing that can support the economic development and open space goals of this plan.

## **PUBLIC INFRASTRUCTURE: WHAT IS THE PUBLIC CONTRIBUTION TO THE REDEVELOPMENT OF THE AREA?**

### **Public Amenities**

- Work with MassDOT/MBTA to identify an area to build pedestrian access across the rail tracks
- Build facilities for public access including boardwalk and pier for kayaking, fishing, and passive recreation.
- Build a boardwalk to connect to the Tremont Nail Factory, the waterfront development at the former Greer's Lumber, and the boatyard across the river.

### **Public Infrastructure**

- Require utilities be placed underground as new development occurs.
- Add high-speed broadband (fiber optic network) to support medical office, commercial, and light industrial uses.
- Investigate options for a barrier (hard or nature-based) to respond to sea-level rise. Combine it with pedestrian passage across the RR track and access to the waterfront.
- Evaluate future parking demand and options for structured parking adjacent to existing train station to support businesses, commuters, and new residential development.

## **OTHER ACTIONS: WHAT ELSE WILL SUPPORT THE OBJECTIVES OF THIS PLAN?**

### **Potential Actions**

- Incorporate requirements for desired quality of development, including creating or contributing to public amenities, into the Redeveloper’s Obligations within the URP and incorporate those requirements into the Land Disposition Agreements (LDA) with redevelopers of properties acquired by the WRA. Develop a sample contract for the LDA.
- Set a specific process for developers in the urban renewal area to go through local entitlement process more quickly to create an incentive for private investment.
- Draft agreement for a long-term lease of air rights for construction over Merchant’s Way as addition to developer’s agreement.
- Complete State Harbor Management Plan to obtain allowances for coastline construction.
- Conduct a parking study that assumes use of the train platform for commuter rail and establish the projected needs for parking based on anticipated riders per day, new housing units, and an increase in economic activity.



# proposed acquisitions

## **ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?**

### **Proposed Conditions for Acquisition**

Properties will be acquired by eminent domain or friendly taking. Properties may also be acquired by the Town through the tax title process with the properties then transferred to the WRA.

Purposes of acquisition will be to meet the goals and make the property ready for private capital investment, or use as public open space or parking, or to meet some other infrastructure requirements.

As required by 760 CMR 12.02(6), the plan will include the required relocation steps if a property is acquired with an existing business as a tenant. Those steps are based on federal law and M.G.L. c. 79A.

# ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?

## Proposed Potential Acquisitions for Discussion: MID-TERM

**195 and 203 Main Street**

### Reason for Acquisition

Blighted building; owner of 195 non-responsive.

### Timeline for Acquisition

3-5 years

### Future Use

New mixed-use building.

Pedestrian link between waterfront and Main Street.  
Enhance parking.



# ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?

## Proposed Potential Acquisitions for Discussion: MID-TERM

<b>274 Main Street</b>
<b>Reason for Acquisition</b> Former drycleaner; probable contaminated site.
<b>Timeline for Acquisition</b> 3-5 years
<b>Future Use</b> Use brownfields grants to remediate site and dispose of site to developer for redevelopment.



# ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?

## Proposed Potential Acquisitions for Discussion: LONG-TERM

### 307 Main Street

#### Reason for Acquisition

Probable contaminated site and support for commuter rail.

#### Timeline for Acquisition

5-15 years; potentially tied to restoration of commuter rail

#### Future Use

Clear to provide mixed-use development with residential, retail, and commuter parking.



# ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?

## Proposed Potential Acquisitions for Discussion: LONG-TERM

### 137 and 149 Main Street

#### Reason for Acquisition

Potential significant and recurrent loss properties.

#### Timeline for Acquisition

10-20 years

#### Future Use

Include in proposed “sponge” park and add parking to support local businesses.



# ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?

## Proposed Potential Acquisitions for Discussion: VERY LONG-TERM

<b>169 Main Street</b>
<b>Reason for Acquisition</b> If affected by future repetitive loss.
<b>Timeline for Acquisition</b> 15-20 years
<b>Future Use</b> Include in second stage of sponge park if necessary to address flood conditions in 15-20 years.



# ACQUISITIONS: WHICH PROPERTIES WILL BE ACQUIRED AND FOR WHAT PURPOSES?

## Proposed Potential Acquisitions for Discussion: VERY LONG-TERM

**163 Main Street**

### **Reason for Acquisition**

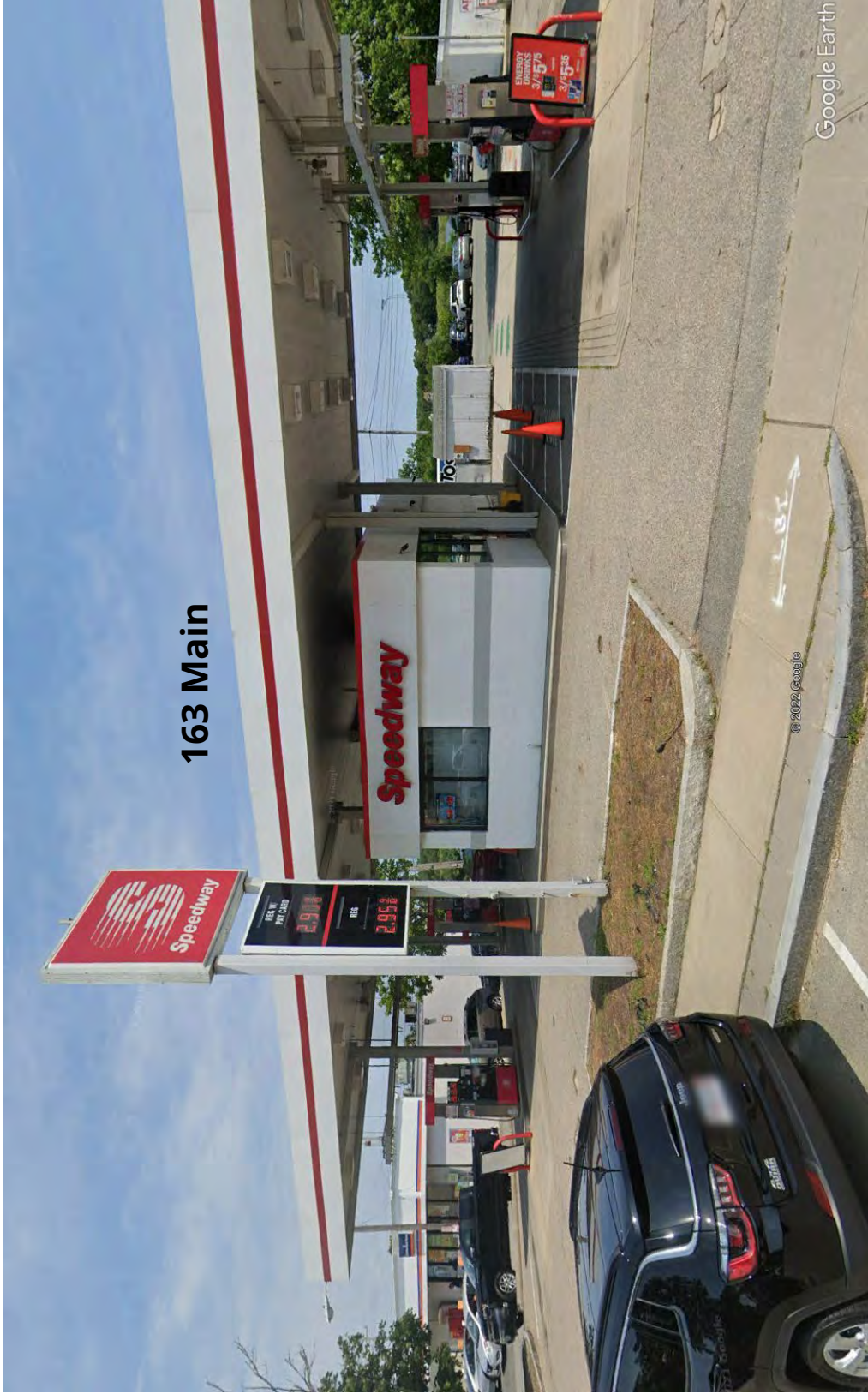
If affected by future repetitive loss.

### **Timeline for Acquisition**

15-20 years

### **Future Use**

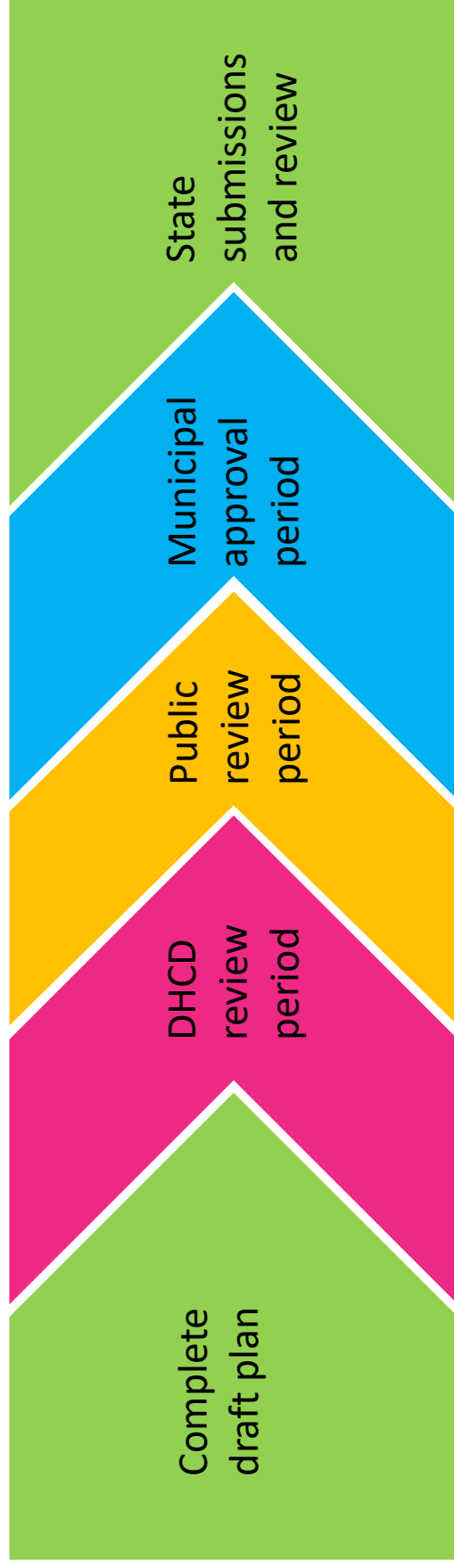
Include in second stage of sponge park if necessary to address flood conditions in 15-20 years.





# next steps

## NEXT STEPS





## Wareham Village Redevelopment Plan December 2023

Prepared for the Wareham Redevelopment Authority  
by Innes Associates Ltd.



# Appendix D: Funding Sources

Many of the actions in this plan are either directly related to addressing the impact of sea level rise and climate change or could be grouped with projects that address those issues. This will be important as the Town applies for grants; grouping complementary projects for grants related to sea level rise or climate change will help the Town accomplish multiple goals.

## WATER-DEPENDENT AND OTHER INFRASTRUCTURE RESOURCES

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### FEDERAL RESOURCES

Two recent programs may have implications for funding that could assist Wareham with some of the larger projects. The full extent of these programs is not yet known, so the Town should watch for specific funding announcements.

#### Infrastructure Investment and Jobs Act

This act will support many programs, including rebuilding and repairing roads and bridges and addressing the resiliency of infrastructure to climate change, including flooding.

#### Inflation Reduction Act

This act focuses on the clean energy economy, and may provide incentives for some of the recommendations for electrification in this plan.

#### U.S. Department of Transportation's Maritime Administration (MARAD)

USDO announced funding for its Port Infrastructure Development Program (PIDP) in early April. While the deadline for 2023 has passed, the Town should continue to monitor this program for more funding opportunities.

<sup>1</sup> Source: <https://www.nmma.org/press/article/24284#:~:text=States%20receiving%20BIG%20grants%20include,Wisconsin%2C%20and%20U.S.%20Virgin%20Islands.>

#### <https://maritime.dot.gov/PIDPgrants>

#### US Fish & Wildlife: Boating Infrastructure Grant (BIG) Program

This grant was announced in March 2023. Nineteen states, including Massachusetts, will receive funds to “construct, renovate and maintain marinas and other boating facilities for outdoor recreation.”<sup>1</sup>

#### <https://www.fws.gov/program/boating-infrastructure>

### MASSACHUSETTS RESOURCES

#### Seaport Economic Council Grant

This grant addresses economic growth in the maritime sector by providing funds for capital projects. More information can be found here: <https://www.mass.gov/seaport-economic-council-programs-and-grants>

#### CZM Coastal Resilience Grant Program

This program provides funds to address coastal flooding, erosion, and sea level rise. The StormSmart Coasts program provides funds for planning, design, permitting, construction, and monitoring. More information can be found here: <https://www.mass.gov/service-details/coastal-resilience-grant-program>

#### CZM Coastal Pollutant Remediation Grant Program

This program helps communities address nonpoint source pollution, including stormwater runoff from paved surfaces and the construction of pumpout facilities for commercial boats. More information can be found here: <https://www.mass.gov/service-details/coastal-pollutant-remediation-cpr-grant-program>

### EEA MVP Program Action Grant

These grants help communities implement infrastructure improvements to address the impacts of climate change. The program prefers those strategies that are nature-based. More information about the criteria to apply can be found here: <https://www.mass.gov/service-details/mvp-action-grant-eligibility-criteria>

### EEA Dam and Seawall Removal or Repair Program

This program helps fund repairs to dams and seawalls. More information can be found here: <https://www.mass.gov/dam-and-seawall-repair-or-removal-program>

### Hazard Mitigation Grant Program

The Commonwealth provides funding for hazard mitigation plans. More information can be found here: <https://www.mass.gov/hazard-mitigation-assistance-grant-programs>

Information on this page also includes the Flood Mitigation Assistance Grant; and the Pre-Disaster Mitigation Grant.

### MA DEP s319 and 604(b) Grant Programs

These address water quality, including non-point source pollution, management planning, and stormwater management. More information can be found here: <https://www.mass.gov/info-details/grants-financial-assistance-watersheds-water-quality>

### Massachusetts Boating Infrastructure Grant/ US Fish and Wildlife Sport fish Restoration Program

This grant funds facilities for transient recreational boats longer than 26 ft. More information can be found here: <https://www.mass.gov/service-details/boating-infrastructure-grant-funding-opportunities>

### Massachusetts Division of Marine Fisheries Marine Recreational Fisheries Development Fund

The fund can support improvements to recreational fishing. More information can be found here: <https://www.mass.gov/service-details/the-marine-recreational-fisheries-development-fund>

### MassWorks Infrastructure Program

Administered by the Executive Office of Housing and Economic Development (EOHED); this is a competitive grant program for public infrastructure projects and is part of the Community One Stop for Growth program (see below). Priority is given to those projects that support multi-family housing in walkable mixed-use districts; immediate job creation; and/or economic development in weak or distressed areas. MassWorks grants may be used for streetscape improvements, bridge repairs, and other such improvements. Municipalities must demonstrate that the application is consistent with the Commonwealth's Sustainability Principles and meets the programs investment goals. More information is available here: <https://www.mass.gov/service-details/massworks-infrastructure-grants>

### MassWorks Dredging Grant

First announced by the Baker-Polito administration for fiscal 2018 as part of the MassWorks Infrastructure Program and intended to support the blue economy by the saltwater dredging of public waterways. EEA and CZM will coordinate this program. More information is available here: <https://www.mass.gov/service-details/about-the-massdredge-program>

## PLANNING AND CULTURAL GRANTS

These grants may be useful for land-side planning and infrastructure to support private development.

### Community One Stop for Growth

In 2021, the Commonwealth of Massachusetts rolled the application process for ten grant programs into a single process. Programs that may be relevant to Wareham include the following:

- MassWorks (see above)
- Massachusetts Downtown Initiative
- Community Planning Grants
- Site Readiness
- Underutilized Properties

More information can be found here: <https://www.mass.gov/guides/community-one-stop-for-growth>

### Massachusetts Downtown Initiative (\$25,000)

The focus of this grant is downtown revitalization. The Technical Assistance program provides a consultant and funding for that consultant's work to communities who need help with specific problems. MDI also aids with the development of a Business improvement District, or BID. This grant is part of the Community One Stop for Growth program.

More information can be found here: <https://www.mass.gov/service-details/massachusetts-downtown-initiative-mdi>

### Community Planning Grants (\$25,000-\$75,000)

This is a new program and provides funding for planning projects at a larger scale than the MDI program. Project Recommendations for which this grant would be appropriate might include zoning changes, particularly those that support density, studies for development

within a 1/2-mile of a commuter rail station or a multi-town corridor that look at both density and multimodal connections, or other similar planning processes. This grant is part of the Community One Stop for Growth program.

More information can be found here: <https://www.mass.gov/how-to/community-planning-grant-program>

### District Local Technical Assistance Grant (DLTA)

Funds for this program are allocated to the regional planning agencies. These funds may be used for planning projects. Each Regional Planning Agency (RPA) has a different focus on how these funds may be used to meet the state's funding goals. All municipalities are eligible to apply directly to their RPA. The RPA will work with the municipality on the program; a separate consultant is not usually required. SRPEDD is Wareham's Regional Planning Agency. Information about SRPEDD can be found here: <https://srpedd.org/>

### Mass Cultural Council

Mass Cultural Council offers several grant programs that may be appropriate for the recommendations of this plan. More information can be found here: <http://www.masscultural-council.org/programs/programs.asp>



## Wareham Village Redevelopment Plan December 2023

*Prepared for the Wareham Redevelopment Authority  
by Innes Associates Ltd.*



# Appendix E: Zoning and Design Guidelines

## 4A.20. WAREHAM VILLAGE REINVESTMENT SUBDISTRICT: WV-1R

### 21 PURPOSES

With the overall goal to improve Wareham Village as a town center where one may 'live, work and play,' the purposes of the WV-1R, Reinvestment Subdistrict are to provide the use options, density and dimensional standards that will encourage private capital to be reinvested in the village. The Subdistrict is intended to improve the market potential for market-rate, mixed-use development which may be realized in this valuable waterfront location, while ensuring a high quality public and natural environment through compliance with the Subdistrict's performance standards and design guidelines.

### 22 ALLOWED USES

The uses and any mix of these uses as allowed or required by the Performance Standards and Design Guidelines for this district, shall be as listed in the WV-1R column in Table 320 and Table 330 of this Zoning By-Law.

### 23 DIMENSIONAL STANDARDS

For all development in the WV-1R Subdistrict, the dimensional standards in Table 622 shall apply.

Notwithstanding the above, Building Height may be increased according to the following section 10.3.1

10.3.1 Maximum Building Height may be increased from a maximum of 50 feet, up to a maximum of 65 feet with a Special Permit issued under the following criteria:

1. The increased building height may be permitted if the project includes the following public benefits:
  1. The building has a roof design different than a plain flat roof, such as a parapet detail.
  2. Roof mounted equipment is hidden from public view.
  3. The street side includes some portion with open public access or pocket park at the street level.
  4. The increased height of the building is stepped back from the street frontage.
  5. The project improves physical access to the waterfront.
2. The Planning Board shall be the Special Permit Granting Authority in this case, and shall consider:
  1. The design of the roof and structure as a whole
  2. Whether the open public access is functional for the intended purpose
  3. The Planning Board may decide that a Maximum Building Height is appropriate and acceptable at some measurement less than 65 feet based on the Board's findings regarding the benefits and design proposed.
3. This Special Permit may be heard concurrently with the Site Plan Review.

### 24 Parking Standards

For all development in the WV-1R Subdistrict, the parking standards found in Table 922 shall apply.

### 25 Site Plan Review

Notwithstanding the criteria for applying Site Plan Review under Section 1510 et seq. of this Zoning By-Law, development proposals for properties in the WV-1R, Reinvestment Subdistrict will be required to comply with a Site Plan Review under Article 15 of this Zoning By-Law as follows:



1. Any demolition, construction, redevelopment or improvement which alters or expands the existing floor area by more than 1,000 square feet, will be subject to Site Plan Review under this section.
2. The Planning Board will be the Site Plan Review Authority under this section.
3. In addition to the standards for Site Plan Review within this Zoning By-Law, the Performance Standards and Design Guidelines found in Section 733 are the criteria to apply in determining compliance with Site Plan Review under this Zoning By-Law.
4. The Site Plan Review Authority may use a '53G' account to hire consultants for the design review.

## 26 Performance Standards and Design Guidelines

The Performance Standards and Design Guidelines found in the Rules & Regulations of the Planning Board, on file with the Town Clerk, are the criteria to apply in determining compliance with Site Plan Review under this Zoning By-Law.

## 27 SEVERABILITY

If a Court of competent jurisdiction holds any provision of this By-Law to be invalid, the remainder of the By-Law shall not be affected thereby, and this invalidity shall not affect the validity of the remainder of the Town of Wareham Zoning By-Laws.

[April 2023, Town Meeting Art.S15]

PRINCIPAL USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CR	MAR	INS	IND	WV1R
<b>Agricultural and Rural Uses</b>																	
Agricultural uses upon tracts less than 5 acres	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Y	N	N	N
Agricultural uses upon tracts of 5 acres or more		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Cider mill, ice house, temporary sawmill less 5 acres	N	N	N	SPZ	SPZ	N	N	N	N	Y	N	N	N	N	N	N	N
Cider mill, ice house, temporary sawmill more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Horticulture on less than 5 acres	N	SPZ	N	SPZ	SPZ	N	N	N	N	N	Y	SPZ	SPZ	N	N	N	Y
<b>Animal – Related Uses</b>																	
Animal kennels less than 5 acres	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	SPZ	SPZ	SPZ	N
Animal kennels more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Riding stable less than 5 acres	SPZ	SPZ	N	SPZ	N	N	N	N	N	Y	N	N	SPZ	N	N	N	N
Riding stables more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Piggeries, fur farms less than 5 acres	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Piggeries, fur farms more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Veterinary hospital less than 5 acres	N	N	N	SPZ	SPZ	N	N	N	N	Y	SPZ	SPZ	N	N	SPZ	N	N
Veterinary hospital more than 5 acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
<b>Recreational Uses</b>																	
Campgrounds	N	SPZ	N	N	N	SPZ	N	N	N	Y	N	N	N	N	N	N	N
Golf course or golf club	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	Y	N	N	Y	N	N	N	N
Non-profit recreation	SPZ	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Health or athletic facility	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y
Tennis Club	SPZ	SPZ	SPZ	SPZ	N	SPZ	SPZ	N	N	Y	Y	Y	Y	N	N	Y	SPP
Youth camp	SPZ	N	N	SPZ	N	SPZ	SPZ	N	N	Y	N	N	N	N	N	N	N
<b>Residential uses</b>																	
1- family detached dwelling	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	N	N	N	Y ‡	Y ‡	N	Y
2- family dwelling	N	N	N	Y* ‡	Y ‡	Y ‡	Y ‡	Y ‡	Y ‡	SPZ	N	N	N	Y ‡	Y ‡	N	Y
3 to 4 family dwelling in existing structure	N	N	N	Y* ‡	SPP	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	Y ‡	N	Y
3 to 4 family dwelling in new structure	N	N	N	Y* ‡	SPP	SPZ	N	N	N	SPZ	N	N	N	Y ‡	Y ‡	N	Y
5 + family dwelling in existing structures	N	N	N	Y* ‡	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	Y ‡	N	Y
5 + family dwelling in new structure	N	N	N	Y* ‡	SPP	SPZ	N	N	N	SPZ	N	SPZ	N	N	Y ‡	N	Y
Apartments in mixed use building	N	N	N	N	N	SPR	N	N	N	N	Y	Y	N	N	N	N	Y
Manufactured home park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Cluster Development	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP	N	N	SPP	SPP	SPP	N	N
Seasonal conversion	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	SPZ	SPZ	N	N	SPP

PRINCIPAL USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND	WV1R
<b>Educational and Institutional Uses</b>																	
Municipal use	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Hospital, medical related facility	N	N	N	SPZ	Y	N	N	N	N	Y	Y	N	N	N	Y	N	Y
Nursing home, intermediate care center	SPZ	SPZ	SPZ	SPZ	N	Y	SPZ	N	Y	Y	SPZ	SPZ	N	N	Y	SPZ	Y
Day care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Educational use, non-exempt	SPZ	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y
Educational use, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Oceanographic and engineering research	N	N	N	N	N	Y	N	N	N	N	Y	Y	N	Y	N	SPZ	Y
Membership club					N					N	N	N				N	Y
Religious use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Other places of assembly	N	N	N	N	N	SPZ	N	SPZ	N	Y	SPZ	SPZ	N	N	N	N	SPP
Cemetery	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPZ	N	N	N	N	N	N	N
Medical Marijuana Treatment Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
Marijuana Establishments	N	N	N	N	N	N	N	N	N	SPZ*	N	N	N	N	SPZ	SPZ	N
<b>Commercial Uses</b>																	
Banks	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y	N	N	N	Y	Y
Offices	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y
Laboratory / research office											Y	Y					Y
Retail businesses	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	N	N	N	Y
Service establishments not involving manufacture on premise	N	N	N	N	N	Y	N	Y	N	N	Y	Y	N	N	N	Y	Y
Motor vehicle service	N	N	N	N	N	Y	N	Y	N	SPZ	SPZ	N	N	N	N	Y	N
Motor vehicle sales	N	N	N	N	N	Y	N	Y	N	SPZ	SPZ	SPZ	N	N	N	N	N



PRINCIPAL USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND	WV1R
<b>Marine Uses</b>																	
Marinas	N	N	N	N	N	Y	N	Y	N	N	N	N	N	Y	N	Y	Y
Retail sale of marine equipment and supplies (not including fish products or food)	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	N	Y	Y
<b>Utility</b>																	
Public utility	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	N	Y	Y	N	N	N	Y	N
Public utility structures for public utility use not including repair stations or outside storage of supplies	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	Y	Y	Y	SPZ	SPZ	SPZ	Y	SPP
Wireless communication facility, not exceeding 40 feet in height	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Wireless communication facility, exceeding 40 feet in height	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPP
Large ground-mounted solar energy	SPR	SPR	N	N	N	N	N	N	N	N	SPZ	SPZ	N	N	N	N	N
<b>Industrial Uses</b>																	
Manufacturing of products produced on premises the major portion of which are sold on premises from producer to consumer	N	N	N	N	N	N	N	N	N	SPZ	SPZ	SPZ	N	N	N	Y	Y
Light manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y
Manufacturing of marine vessels	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	N	Y	N
Industrial (except earth removal)	N	N	N	N	N	N	N	N	N	SPZ	N	N	N	N	N	SPZ	SPP
Gravel, loam, sand, stone, or earth removal	N*	SPZ	SPZ	SPZ	SPZ	N	N	N	N	SPZ	N	N	N	N	N	SPZ	N
Fish processing plants	N	N	N	N	N	N	N	N	N	SPZ	N	N	N	N	N	N	N
Storage facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Junkyards and salvage yards	N	N	N	N	SPZ	N	N	N	N	SPZ	N	N	N	N	N	N	N
Hazardous waste facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
Solid waste facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N
<b>Transportation Uses</b>																	
Aviation field	N	SPZ	N	SPZ	N	N	N	N	N	N	N	N	N	N	N	N	N
Public service or other passenger station	N	N	N	SPZ	N	N	N	N	N	Y	SPZ	SPZ	N	N	N	Y	SPP
Trucking and transportation terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	SPZ	SPP

**330 TABLE OF ACCESSORY USE REGULATIONS:**

ACCESSORY USE	R130	R60	R43	R30	MR30	WV1	WV2	OV1	OV2	CS	CG	CP	CNF	MAR	INS	IND	WV1R
<b>Agricultural and Rural Uses</b>																	
Farm stand or Roadside Stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
<b>Recreational Uses</b>																	
Food and Beverage services and accessory uses related to permitted recreational activities	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	Y	Y
Food and Beverage services and accessory uses related to permitted motels, hotels, and Conference centers	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y	N	N	Y	Y
<b>Residential Uses</b>																	
Accessory apartment	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	Y
Home occupation	SPZ	Y*	N	Y	Y*	Y	Y	Y	Y*	N	SPZ	SPZ	N	N	Y	N	Y
Home Office of profession or trade conducted by a resident of the premise	SPZ*	Y*	Y	Y*	Y*	Y	Y	Y	Y*	N	Y	Y	N	N	N	N	Y
Taking of boarders or lodgers	SPZ	Y	N	Y	Y	Y	Y	Y	Y*	N	N	N	N	N	N	N	Y
Storage Container for construction	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Storage Container, Accessory	SPZ	SPZ	N	N	N	N	N	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N
<b>Educational and Institutional Uses</b>																	
Accessory uses for scientific research, Scientific development, or related production activities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	Y	Y	SPZ	SPZ	SPZ	SPZ	SPP
<b>Commercial Uses</b>																	
Outdoor advertising	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
<b>Marine Uses</b>																	
Filling Stations for marine vessels	N	N	N	N	N	Y	N	N	N	N	N	N	N	SPZ	N	N	Y
Marine connected use	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y	Y	Y	Y
<b>Utilities</b>																	
Direct antenna 5 feet or more in diameter	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPP
Direct broadcast antenna under 5 feet in diameter	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y	Y
Wireless communications facility enclosed	N	N	N	N	N	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y	Y	Y
Wireless communications facility attached to existing structure not exceeding 40 feet in height	N	N	N	N	N	Y	Y	Y	Y	Y	SPZ	SPZ	Y	Y	Y	Y	Y
On-site Solar Energy	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

## 622 VILLAGE DISTRICTS

	OV1	OV2	WV1	WV2	WV-1R
<b>Lot Area</b> min, in square feet					
1-family dwelling	5,000	10,000	7,500	15,000	5,000
2-family dwelling	5,000	10,000	7,500	15,000	5,000
Other residential use					
First dwelling unit	5,000 5,000 B+B	10,000 10,000 B+B	10,000 10,000 B+B note 1	15,000 10,000 B+B	1,000 10,000 B+B note 1
Each additional unit	1,000 2,000 B+B	4,000 4,000 B+B	2,000 2,000 B+B notes 2 & 3	2,000 4,000 B+B	1,000 2,000 B+B Notes *2,3
Non-residential and Mixed use					
	5,000	15,000	5,000	15,000	5,000
<b>Frontage</b> min, in feet					
1-family dwelling	50	50	75	75	75
2-family dwelling	50	50	75	75	75
Other residential use	50	50	75	75	50
Non-residential and Mixed use					
	50	50	75	75	50
<b>Front Setback</b> min, in feet					
1-family dwelling	*4	*4	*4	*4	4
2-family dwelling	*4	*4	*4	*4	4
Other residential use	*4	*4	*4	*4	0
Non-residential and Mixed use					
	*4	*4	*4	*4	0
<b>Side/Rear Setback</b> min, in feet					
1-family dwelling	10	10	10	10	10
2-family dwelling	10	10	10	10	10
Other residential use	10	10	10	10	10
Non-residential and Mixed use					
	10	10	10	10	0
<b>Height</b> max, in feet					
1-family dwelling	35	35	40	35	40
2-family dwelling	35	35	40	35	40
Other residential use	35	35	40	35	50 notes <sup>5,6</sup> .
Non-residential and Mixed use					
	35	35	40	35	50 notes <sup>5,6</sup> .
<b>Building Coverage</b> max, by % of actual Lot Size					
1-family dwelling	30	20	30	20	30
2-family dwelling	30	20	30	20	30
Other residential use	30	-	30	20	90
Non-residential and Mixed use					
	30	-	30	20	90
<b>Impervious Surface Coverage</b> max, by % of actual Lot Size					
1-family dwelling	70	50	70	50	90
2-family dwelling	70	50	70	50	90
Other residential use	70	50	70	50	90
Non-residential and Mixed use					
	70	50	70	50	90

NA = use is Not Allowed  
B+B = Bed and Breakfast

**NOTES TO PREVIOUS TABLE**

1. 2,000 square feet if in an existing structure
2. 2,000 square feet for each additional unit up to 40 units and 7,500 square feet for each unit beyond 40
3. 1,000 square feet if an existing structure
4. The front setbacks in Village Districts shall be the average of the setbacks of five (5) residential structures on either side of the subject property.
5. As measured from the existing sidewalk surface on Main Street.
6. Height may be increased under Special Permit granted under the standards of Article 4A, section 10.3.1 of this bylaw.

**623 COMMERCIAL DISTRICTS**

	<b>CS</b>	<b>CG</b>	<b>CN</b>	<b>CP</b>
<b>Lot Area</b> min, in square feet				
1-family dwelling	30,000			
2-family dwelling	45,000			
Other residential use	20,000 note 4	-		
For 1 <sup>st</sup> Dwelling Unit: apartments + mixed use		5,000		
For additional Dwelling Units		1,000		
Non-residential use	30,000 note 1	-		
Non-residential use on septic		40,000		
Non-residential use on sewer		20,000		
<b>Frontage</b> min, in feet				
1-family dwelling	150			
2-family dwelling	200			
Other residential use	250			
Non-residential use	150	150		
<b>Front Setback</b> min, in feet, unless noted otherwise				
1-family dwelling	20			
2-family dwelling	20			
Other residential use	30			
Non-residential use	20 note 2	-		
Non-residential use, min, in feet		20		
Non-residential use, max, in feet		80		
<b>Side/Rear Setback</b> min, in feet				
1-family dwelling	10			
2-family dwelling	10			
Other residential use	20			
Non-residential use	10	15		
<b>Height</b> max, in feet				
1-family dwelling	40			
2-family dwelling	40			
Other residential use	40			
Non-residential use	40	42 note 3		
<b>Building Footprint</b> max, in square feet				
		30,000		
<b>Building Coverage</b> max, by % of actual Lot Size				





## Wareham Village Redevelopment Plan December 2023

Prepared for the Wareham Redevelopment Authority  
by Innes Associates Ltd.



# Appendix F: MEPA