



www.mass.gov/southcoastrail

South Coast Rail - Phase 1 Middleborough Community Meeting

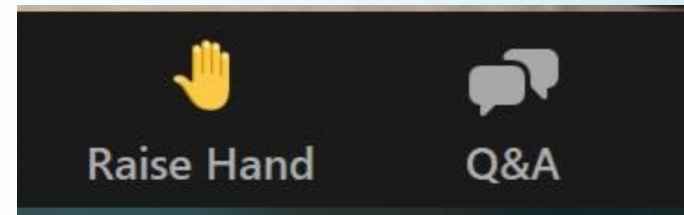
January 27, 2021



Massachusetts Bay
Transportation Authority

Q+A after the Presentation

- Please share only one question or comment at a time.
- Use the **Q&A** button to submit a typed question or comment.
- Press the **RAISE HAND** button to share your question or comment verbally. Wait for the moderator to recognize you and unmute you before speaking.



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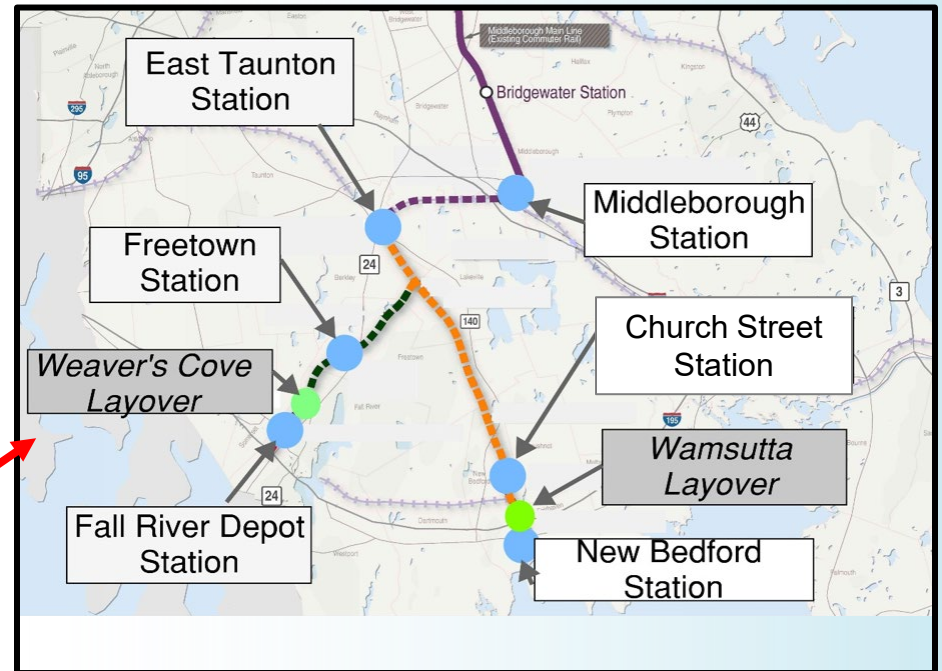
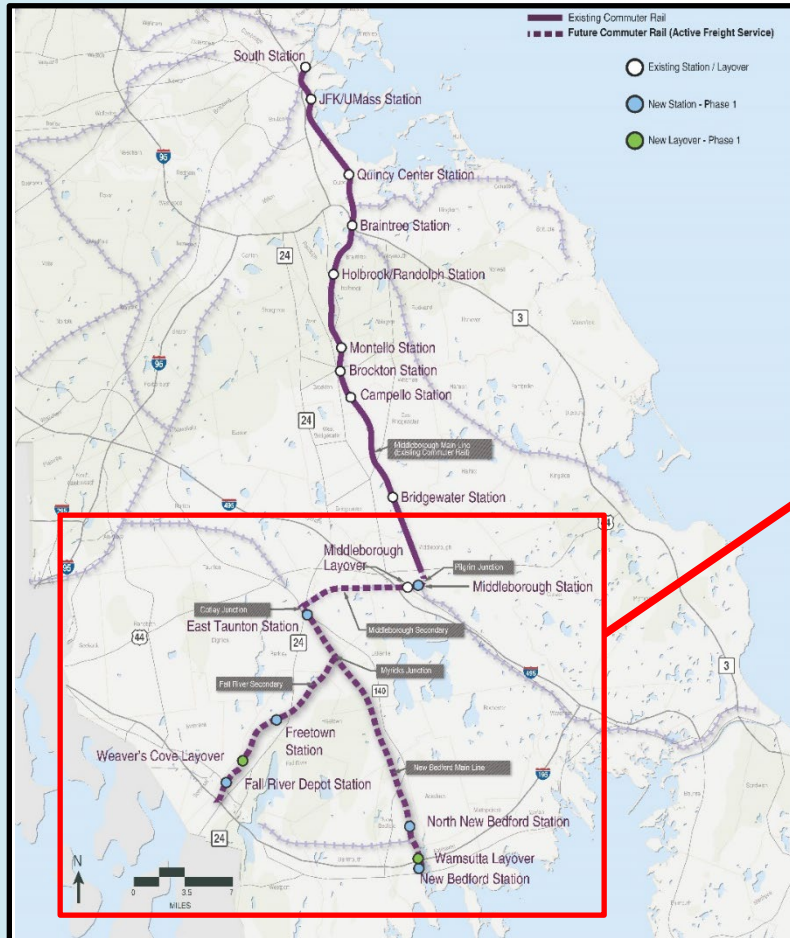
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Overview: Project Update

- Phase 1 service is planned for the end of 2023; it is fully funded in the FY21-FY25 Capital Investment Plan
- The MBTA awarded the **Fall River Line** construction package to Skanska DW White JV for nearly \$159M
- **New Bedford Main Line/Middleborough Secondary and Systems** contract was awarded to the Joint Venture of South Coast Rail Constructors for \$403.5 million (Middlesex Corporation and Tutor Perini)
- Construction is underway on both lines



Phase 1 Service: Fall River and New Bedford Lines



New Bedford Main Line/Middleborough Secondary & Systems – Contract Elements

- 27 miles of track
- 4 New Stations:
Middleborough Station,
East Taunton Station,
Church Street Station,
New Bedford Station
- 1 Layover, Wamsutta
- 18 Grade Crossings
- 11 Culverts
- The program's systems
and infrastructure



Middleborough Station Rendering

First Visible Steps in Construction

- Tree clearing and survey along the right-of-way for construction and operation
- Work along the right-of-way, including moving soils, environmental protection, site preparation
- Delivery of turnouts and supplies at Middleborough layover
- Typical hours of construction: 7 am – 3:30 pm
- All contractors must comply with health and safety regulations regarding COVID-19



Environmental Protection during Construction

- Erosion controls installed per permits and regularly inspected by the contractor, MBTA and DEP (as well as local conservation commission)
- Protection fencing installed in sensitive species and cultural resource areas
- Weekly SWPPP inspections (and after significant rain events) to ensure BMPs are adequate and in good working order, and areas are stabilized
- Culvert replacements have approved bypass plans and dewatering set-ups
- RAM plans in place for work at known hazardous materials sites
- Training for Conservation Commission members to inspect permitted areas

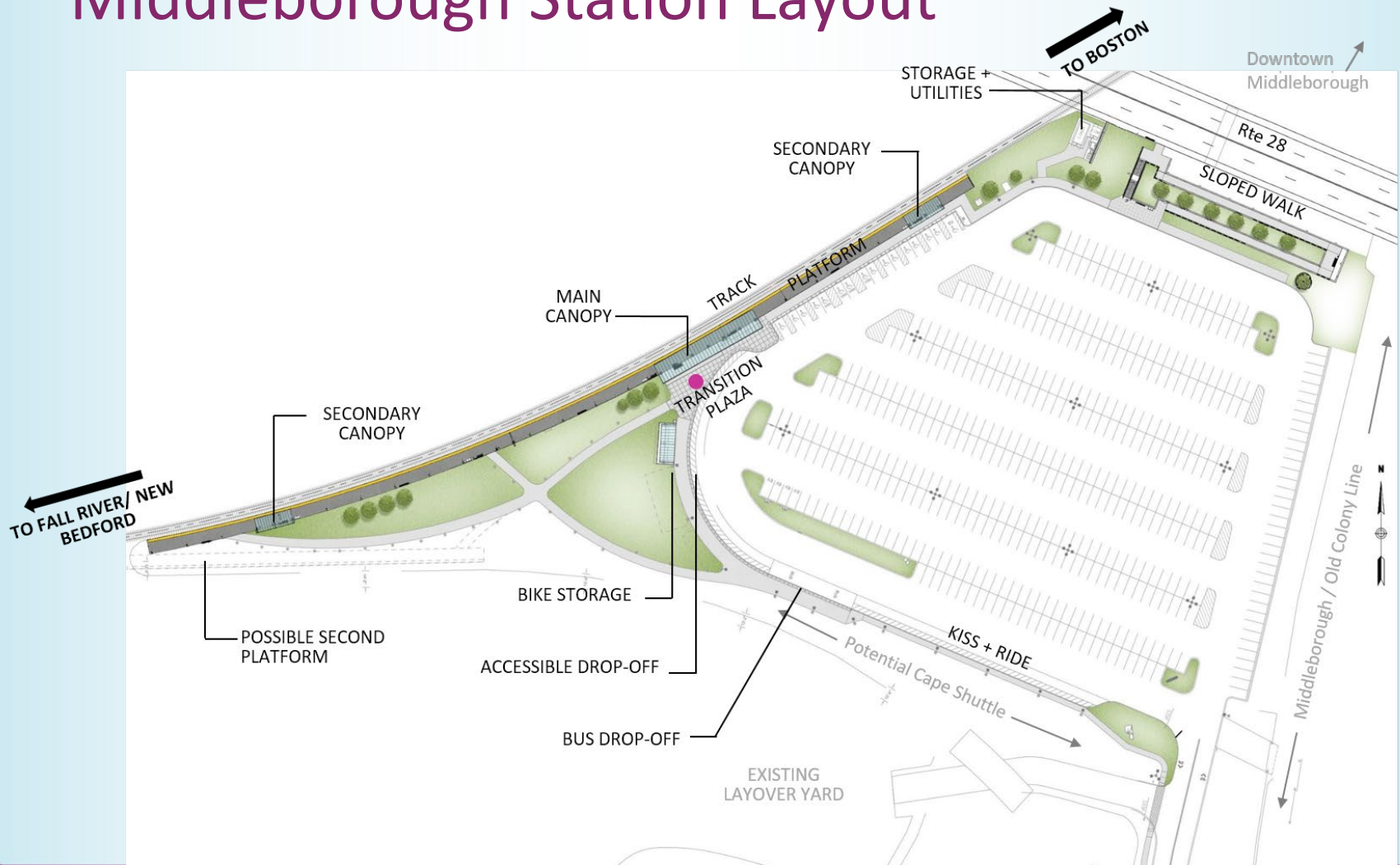
What More to Expect during Construction

- Preparation of station and layover sites
- Some pile driving required for linear walls
- Pre-construction pest and rodent management is required of all contractors
- Dust control and management are required and monitored using water trucks and applications of hydroseed and stabilizers
- Grade Crossings typically include overnight work, but Middleborough only has one within the station area (24 hours a day over a weekend)

Middleborough Station Rendering



Middleborough Station Layout



Middleborough Station Information

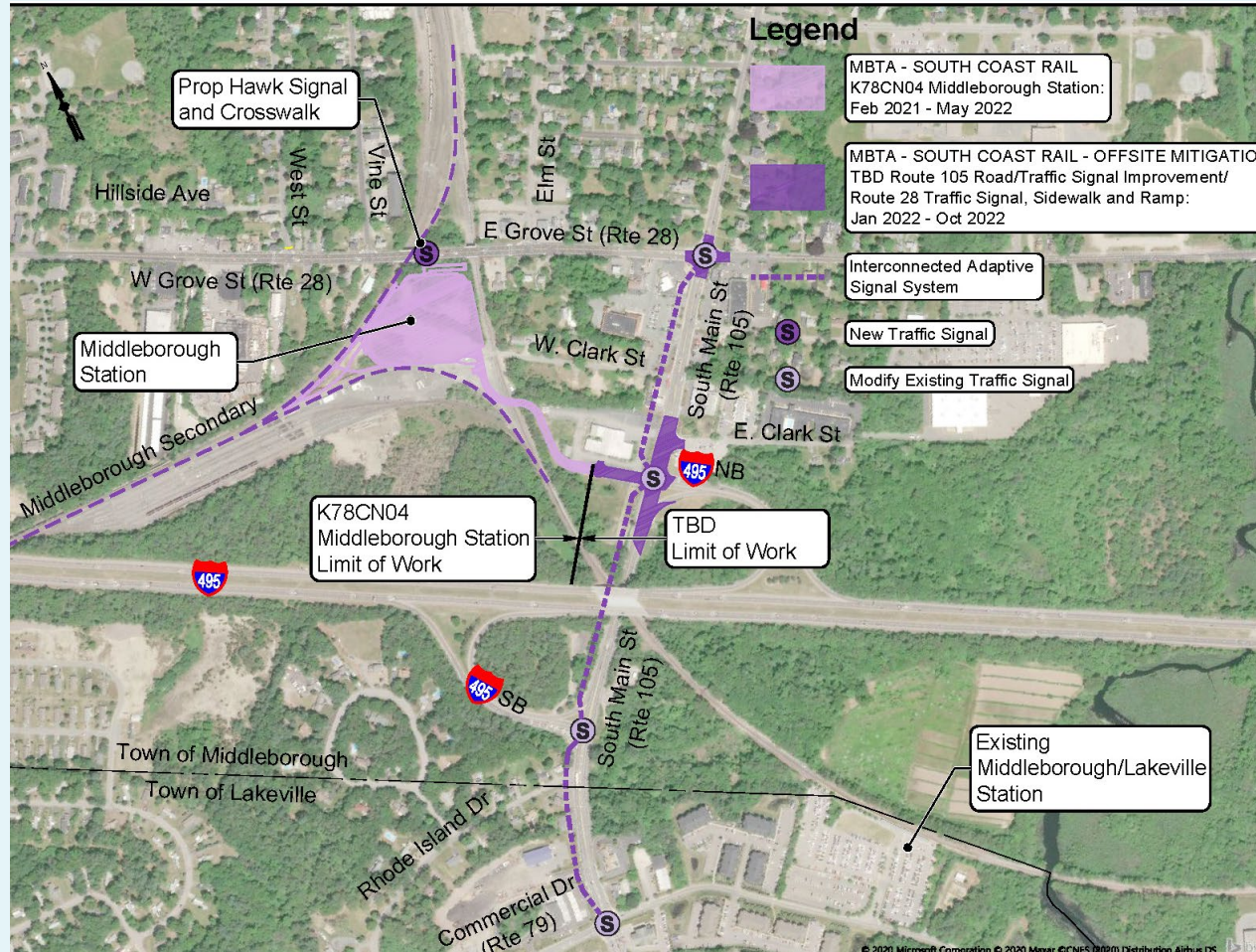
- Driveway entrance from Route 105 (South Main Street)
- Parking for 500 vehicles, EV and Accessible parking spots
- Accessible and bus drop-off
- Bicycle storage
- Accessible ramp to new pedestrian crossing on Route 28



Station Related Traffic Improvements

- Adaptive Traffic Control System will coordinate signals at four key intersections along Route 105
- New signage and striping at intersection of Route 28 and Route 105
- New pedestrian access improvements: a signal beacon to help pedestrians safely cross busy streets

Station Related Traffic Improvements



Sample Hawk Pedestrian Crossing System



SCR Middleborough Projects

- Meetings of the Middleborough Stakeholder Group to coordinate planning with MassDOT and the MBTA began in July 2019
- Funded a peer review study of traffic and water protection zone issues
- Updated traffic study information



MassDOT/MBTA Investments in Middleborough

- FY15: \$8,000 for an Open Space and Recreation Plan (TA program)
- \$1.3 million funding to improve operations of the Rotary
- Visioning sessions with the Planning Board during SCR planning/design
- Ongoing: Technical Assistance funding of \$30k for a zoning update (Chapter 40R) managed by SRPEDD

Middleborough and Sample Construction



Top – clearing and grubbing along the right-of-way

Right - Site clearing at Middleborough Station



Construction Photos



Installing erosion protection (example)



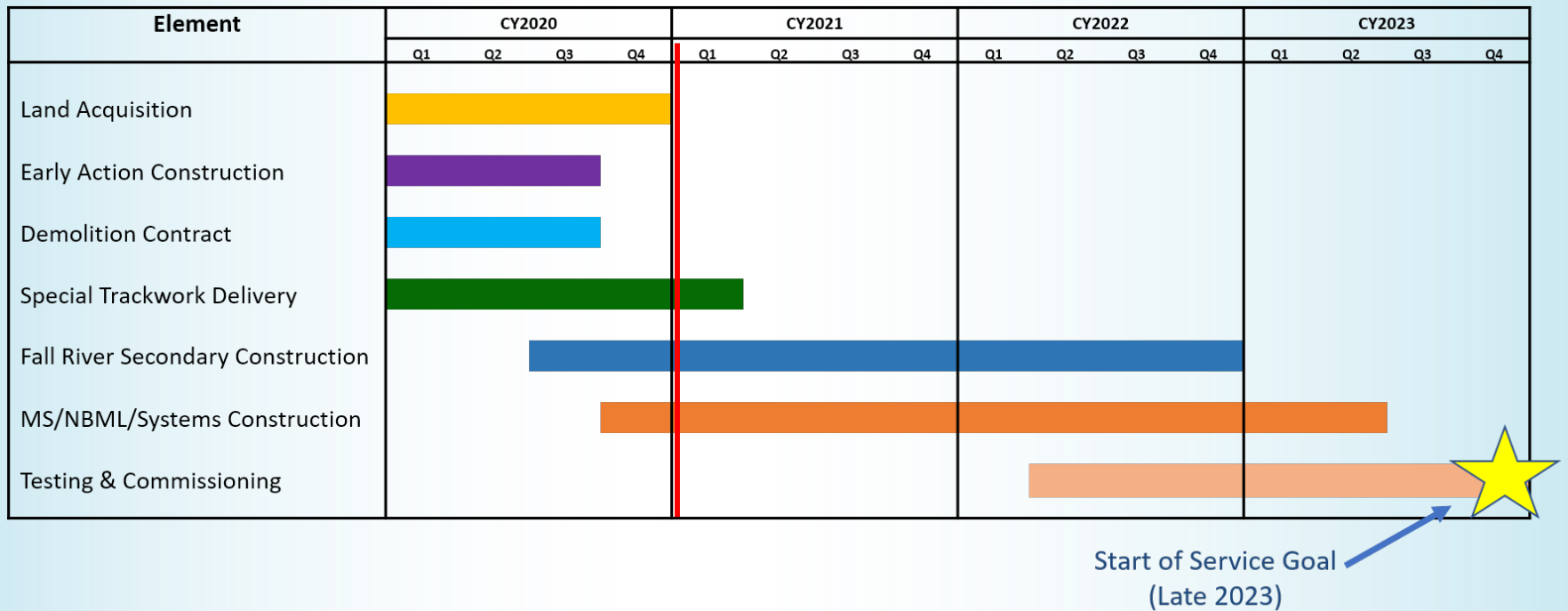
Site clearing, Middleborough Station

Construction Photos



*Offloading 1600-foot
lengths of rail
(Freetown)*

Phase 1 Construction Schedule



Weekly Construction Updates – Sign up!



You are subscribed to the South Coast Rail Project from the MBTA and Massachusetts Department of Transportation.

Construction Updates for January 19

Work on Middleborough Secondary and New Bedford Main Line

Tree Clearing Activities from Middleborough to Taunton

This week and next, the contractor continues with tree clearing and erosion control work at the new Middleborough Station and East Taunton Station sites including along the railroad right-of-way between the two sites.

The contractor also continues with equipment mobilization and survey work along the railroad right-of-way from Middleborough to New Bedford.

- **Location of Work:**
 - New Middleborough Station site, 161 South Main Street, Middleborough
 - East Taunton Station site, 1141 County Street, Taunton
 - Middleborough Secondary and New Bedford Main Line right-of-way (see map at www.mbta.com/projects/south-coast-rail)
- **Dates/Hours of Work:**
 - Current week: Monday, January 18 through Friday, January 22, 7:00 AM to 3:30 PM
 - Next week: Monday, January 25 through Friday, January 29, 7:00 AM to 3:30 PM

Update *from the*
**Southeastern Regional
Planning & Economic
Development District
(SRPEDD)**

Planning Around the Rail – Chapter 40R Zoning

Funded by: Community Compact Cabinet (CCC)

INTRODUCTION

The “Smart Growth Zoning and Housing Production Act” (2004) otherwise known as “Chapter 40R”, provides incentives to communities that create zoning districts that encourage compact, mixed-use developments with an affordability component and are typically located near public transportation or town centers.

BENEFITS

Chapter 40R designation provides the following incentives to the community:

- Zoning incentive payment between \$10,000 - \$600,000
- Density bonus of \$3,000 per unit upon issuance of building permit

CHARACTERISTICS

Typical Chapter 40R developments have the following characteristics:

- Allow higher-density “as-of-right” housing
- 8-20 or more Units per Acre (UPA)
- 20% of housing units must be affordable, although 25% is recommended
- Development of design guidelines

TRANSIT ORIENTED DEVELOPMENT (TOD)

Traditional TOD zoning achieves many of the same goals as 40R (higher density housing, pedestrian friendly, mix of uses); however, there may not be required affordability component and there are no state financial incentives.

John Glass Square Sub-District



Middleborough Sub-District



Planning Around the Rail – Chapter 40R Zoning

Funded by: Community Compact Cabinet (CCC)

OVERLAY DISTRICT

Chapter 40R is an Overlay District, which means a Chapter 40R district would “lay” on top of existing zoning districts. It allows uses either under the base/existing zoning district **OR** under the Chapter 40R district, giving property owners an additional option on how they can use their property.

ALLOWED USES: JOHN GLASS SQUARE SUB-DISTRICT

Chapter 40R District

- Higher Density Housing (8 units per acre)
- Non-Residential Uses (Retail, Restaurants, Office, Service, Institutional)

----- **OR** -----

Residence B (RB) District

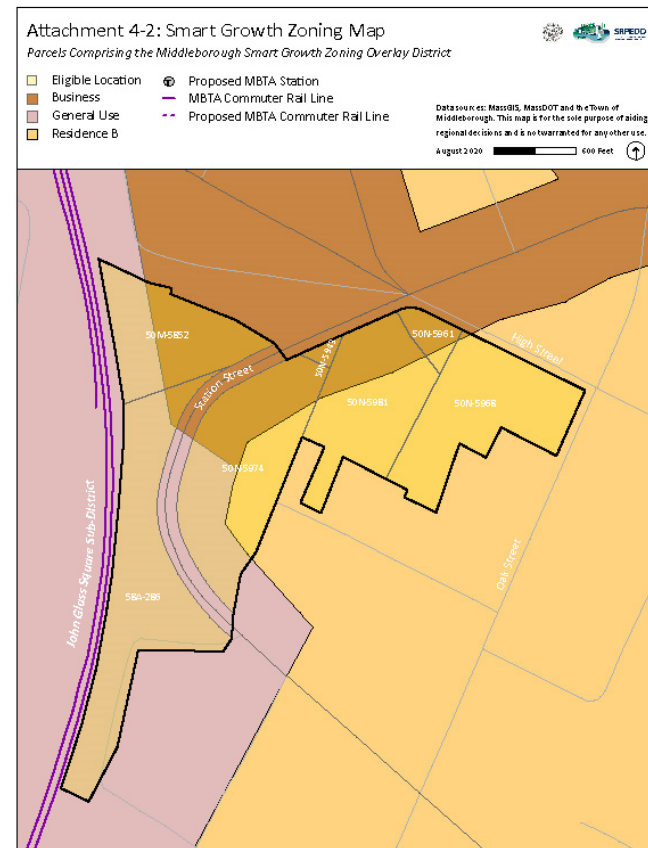
- Single Family Residential (20,000 s.f. min. lot size)
- Conversion of Single Family to up to Three Family (*Special Permit*)
- Adult Mobile Home Park (*Special Permit*)

General Use (GU) District

- Most Residential Uses (*majority by Special Permit*)
- Most Non-Residential Uses
 - Hotel/Motel, Funeral Home, Fast Food Restaurant, Medical Clinic, Bank, Movie Theater, Hospital, Motor Vehicle Sales/Repair, Manufacturing, Distribution Facility, Contractor Yard

Business District (B) District

- Limited Residential (by Special Permit)
- Similar Non-Residential Uses as GU District
 - Not allowed: Hotel/Motel, Motor Vehicle Body Repair/Light Service, Outdoor Commercial Recreation



Planning Around the Rail – Chapter 40R Zoning

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ALLOWED USES: MIDDLEBOROUGH STATION SUB-DISTRICT

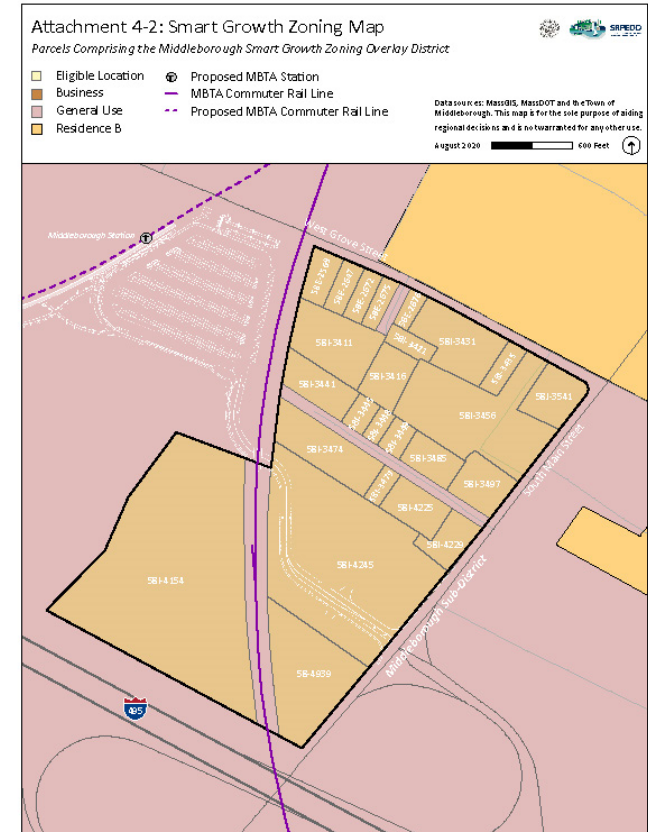
Chapter 40R District

- Higher Density Housing (20 units per acre)
- Non-Residential Uses (Retail, Restaurants, Office, Service, Institutional)

----- OR -----

General Use (GU) District

- Most Residential Uses (*majority by Special Permit*)
- Most Non-Residential Uses
 - Hotel/Motel, Funeral Home, Fast Food Restaurant, Medical Clinic, Bank, Movie Theater, Hospital, Motor Vehicle Sales/Repair, Manufacturing, Distribution Facility, Contractor Yard



Planning Around the Rail – Chapter 40R Zoning

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OTHER CONSIDERATIONS

Impact to Schools

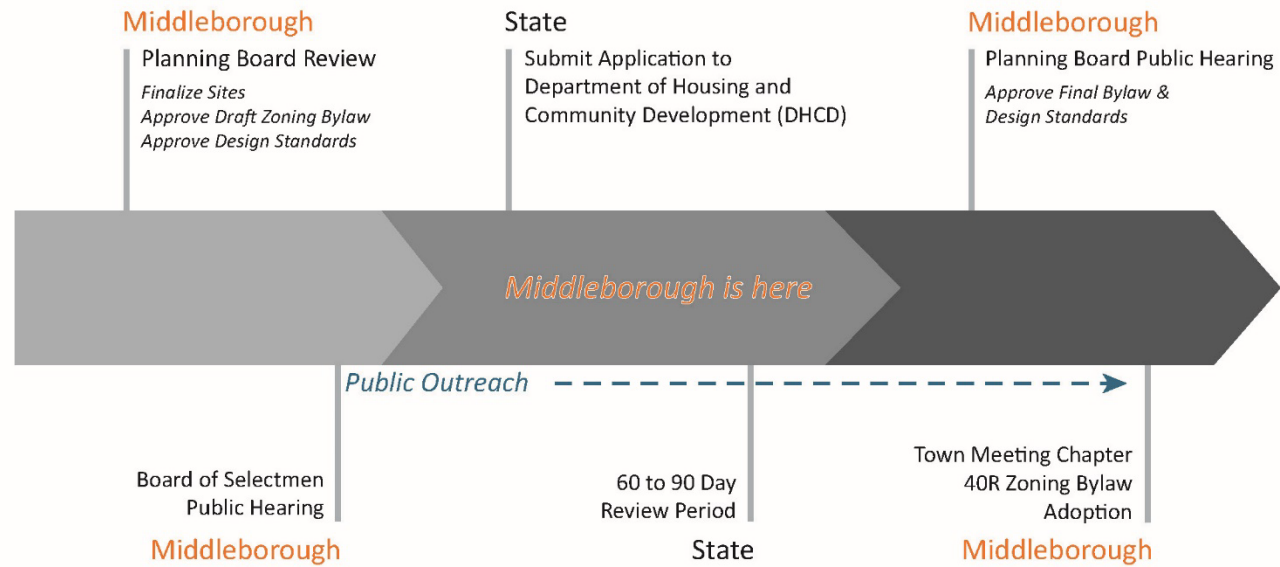
- May result in an increase of school-aged children
- Additional state funding is available through the Chapter 40S Program, which reimburses communities for the additional costs of educating new school-aged children in 40R districts.

Municipal Water & Sewer Infrastructure

- Water Capacity and Infrastructure Issues
- Sewer Capacity, Infrastructure, and Administrative Issues

PROCESS/TIMELINE

A community must submit an application to DHCD, hold a public hearing, and ultimately pass the new zoning at Town Meeting.



Planning Around the Rail – General Use Historic

Funded by: South Coast Rail Technical Assistance

ZONING DISTRICT CHANGE

Change the existing Residence B (RB) district to General Use Historic (GUH) to allow commercial development that protects the surrounding historic characteristics.

Residence B

- Single Family Residential (20,000 s.f. min. lot size)
- Conversion of Single Family to up to Three Family (*Special Permit*)
- Adult Mobile Home Park (*Special Permit*)
- Retreat Lot (*Special Permit*)

General Use Historic

- Similar to General Use but exact uses are still to be determined

SITE PLAN REVIEW

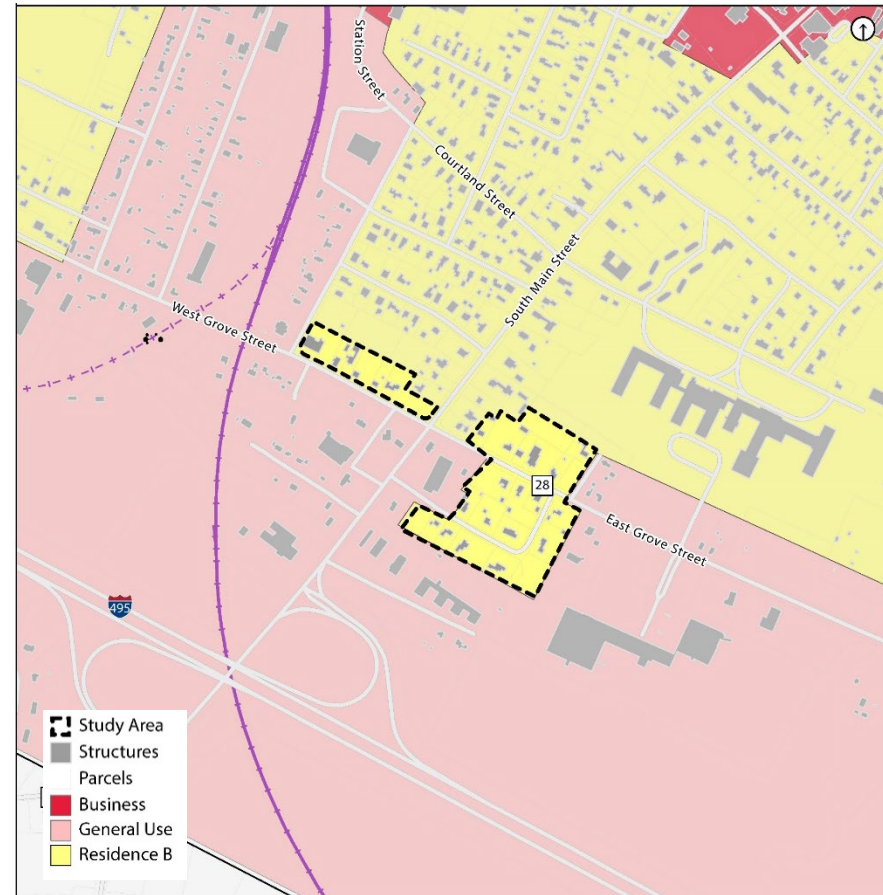
Site Plan Review is a specific zoning element that allows for more community review and control over “as-of-right”, non-residential developments.

Current Condition (Applicability & Location)

- Non-residential properties/proposals
- Business Zoning District only (mostly Downtown Middleborough)

Proposal (Applicability & Location)

- Specifics are still to be determined
- All Zoning Districts



The Hotline and Stakeholder Briefings

- **To report a construction-related issue on the South Coast Rail project, the hotline is available at 774-762-7000.** The hotline will be answered Monday-Friday, between 7:00 AM and 3:30 PM (except holidays). All voicemails left outside of these hours will be received on the following 7:00 AM to 3:30 PM weekday shift. We will respond to all complaints.
- The SCR team is available to meet with residents, businesses and elected officials during construction to discuss issues and update stakeholders.

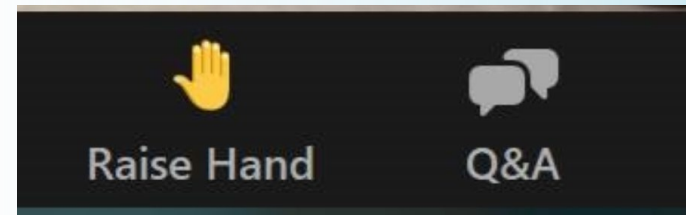
How to Follow SCR

- Visit the project website and sign up for updates and construction information:
www.mass.gov/southcoastrail
- Participate in a virtual public meeting taking place in SCR communities
- Send us comments at
SouthCoastRail@dot.state.ma.us
- Construction hotline:
774-762-7000



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