

Old Colony Planning Council

Agenda

Please note: Special meeting time 5:00 PM

**Agenda for Meeting No. 556
April 24, 2019**

**Old Colony Planning Council
70 School Street, Brockton, MA 02301**

The listings of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

1. Call to Order, 5:00 PM

2. Roll Call of Members

3. Minutes of March 27, 2019 Meeting

4. Financial Report for March 2019

5. Regional Clearinghouse Reviews

Mr. Frank P. Staffier, President

Mr. Fred Gilmetti, Secretary

Mr. Fred Gilmetti, Secretary

Ms. Christine Joy, Treasurer

Industrial Revenue Bonds

None

Environmental Notifications

See Attachments

6. Old Business

7. New Business

- A.** Review and consideration of the Draft FFY 2019-2023 Transportation Improvement Program Amendment 2. Charles Kilmer, Assistant Director/ Transportation Program Manager.
- B.** Review and consideration of the Draft FFY 2020-2024 Transportation Improvement Program. Charles Kilmer, Assistant Director/ Transportation Program Manager.
- C.** Review and consideration of Old Colony Planning Council Resolution Number 230 Adopting a Revised Operating Budget for Fiscal Year 2019. Pat Ciaramella, Executive Director.
- D.** Report of the Nominating Committee for OCPC Officers for the year 2019-2020. Nominating Committee (Chair, Mr. John G. Mather, Mr. Robert G. Moran, Jr., and Mr. Eldon Moreira).
- E.** Election of Officers for the Year 2019-2020.

8. Community Concerns

9. Other Business

10. Visitors Comments/Questions

11. Adjournment

*FUTURE MEETINGS: Annual Meeting - May 9, 2019, June 26, 2019, and August 28, 2019
(Executive Committee Meeting would be convened in the absence of a Council quorum)*

Attachments

Industrial Revenue Bonds (Information only)

None

Environmental Notifications (Information only)

i. EEA # 11924 – The Oasis at Plymouth (Plymouth) (NPC) - The proposed project is located at the end of Home Depot Drive (Off of Long Pond Road) in Plymouth. In September 2014, the Secretary's certificate accounted for a Notice of Project change (NPC) to include a 396,000 sf. (gross building area) of destination retail for a factory outlet mall. The certificate also includes the construction of an on-site multi-story parking garage and infrastructure supporting approximately 1,995 parking spaces. The 2014 certificate is reflective of the historical 1999 ENF, SEIR, a 2000 NPC, 2010 NPC, and a supplemental EIR in 2011. The time line of MEPA permitting focused on a retail shopping center and restaurant services. MassDOT issued a Section 61 findings report for off-site improvements in support of the project.

The application under the current NPC is to remove the factory outlet mall (and supporting infrastructure) components in their entirety and replace them with a 320-unit residential development to be constructed within six (6) residential buildings. A central clubhouse, amenity parking garages, and maintenance space shall also be provided. While the gross square footage of the development at 548,448 square feet is larger than the 2014 certificate at 396,000 square feet, it is due to the four (4) story nature of each structure. The residential development density is less than proposed under the previous certificate. Six hundred forty-nine (649) parking spaces are proposed with 100 spaces located within 13 freestanding garage structures. The project as currently proposed lessens the anticipated traffic on the roadway corridor. The combination of the existing site traffic plus the proposed expansion traffic shows that the total daily traffic generation will be 6,230 less trips than the currently MEPA approved project on a weekday daily basis and 13,270 less trips on a Saturday daily basis.

The mitigation measures proposed exceed those permitted under the previous NPC and are an accommodation to address local traffic concerns based on discussions with the Town administration. To mitigate the project's traffic impacts, the same geometric and traffic control improvements will be implemented along Long Pond Road as were proposed for the factory outlet center. The project application includes a roadway widening of the private road of Home Depot Drive to allow for additional queuing and turn lanes. The southbound off ramps at Exit 5 off MassDOT Route 3 is being widened to provide dedicated turn lanes. An exit ramp signal is proposed with pedestrian accommodations and refuge areas.

In addition, several transportation demand management strategies will be implemented to reduce the volume of traffic generated by the project. The proposed project is implementing a traffic management program to lessen the required vehicle trips as part of this project. Proximity to bus routes, park and ride facilities, carpool programs, and commuter rail stations allow for additional forms of travel. With the implementation of these measures, the impacts of the project on Long Pond Road and its major intersections will be minimized with minimal changes in delay and level of service predicted over the No-Build conditions.

A draft Section 61 finding supersedes the Section 61 issued on January 22, 2015. The Findings specifically outline traffic mitigation measures for the Home Depot Drive, Long Pond Road, and Route 3 Southbound interchanges affected by this project.