

**Old Colony Planning Council  
Agenda**

**Agenda for Meeting No. 559  
August 28, 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.*

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| <b>1. Call to Order, 7:00 PM</b>                  | <b>Ms. Christine M. Joy, President</b>        |
| <b>2. Roll Call of Members</b>                    | <b>Ms. Sandra M. Wright, Secretary</b>        |
| <b>3. Minutes of June 26, 2019 Meeting</b>        | <b>Ms. Sandra M. Wright, Secretary</b>        |
| <b>4. Financial Report for June and July 2019</b> | <b>Mr. David Klein, Treasurer</b>             |
| <b>5. Staff Report</b>                            | <b>Mr. Pat Ciaramella, Executive Director</b> |
| <b>6. Regional Clearinghouse Reviews</b>          |   |

**Industrial Revenue Bonds**

None

**Environmental Notifications**

See Attachments

**7. Old Business**

- A.** Report and update on the 2019 District Local Technical Assistance (DLTA) Program. Laurie Muncy, Principal Comprehensive Planner.

**8. New Business**

- A. *Presentation – South Coast Rail - Phase I - Update*** - The South Coast Rail project will restore commuter rail service between Boston and southeastern Massachusetts. Taunton, Fall River and New Bedford are the only major cities within 50 miles of Boston that do not currently have commuter rail access to Boston. South Coast Rail will reconnect this region to jobs and generate economic development. *Jean C. Fox, Project Manager, South Coast Rail, MassDOT.*
- B.** Review and consideration of the FFY 2020 Title III funding recommendations. Patrick Hamilton, AAA Administrator.
- C.** Regional Economic Diversification Summit (REDS). Bruce Hughes, Economic Development/Community Planner.

**9. Community Concerns**

**10. Other Business**

**11. Visitors Comments/Questions**

**12. Adjournment**

*FUTURE MEETINGS: September 25, 2019, October 30, 2019, December 4, 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 # 16079 - Cumberland Farms (Hanover) (ENF)** - The property is situated on the east side of Washington Street (Route 53) to the north of the Route 3 NB Entrance/Exit, in Hanover. The property is currently occupied by a Friendly's Restaurant, a previously occupied Midas Auto Service Center and associated parking. Along the property's frontage on Washington Street, four lanes of traffic are provided for northbound and southbound traffic. A left turn only lane is also provided in the southbound direction, preceding an existing traffic signal at the intersection of Washington Street and the Route 3 Northbound off-ramp, south of the site.

The proposed development includes the razing of the existing buildings on-site and the construction of a new 4,384 square foot convenience store building and self-service gas station with six gasoline pumps (twelve fueling positions), associated driveways, parking areas, landscaping, and utilities. A total of 27 parking spaces will be provided. Vehicle trips per day are projected to be 2,766. Access to the development is proposed to be provided by two full access driveways located on Washington Street.

The proposed project is not shown to have a significant impact on the transportation operations of the adjacent roadways and study area intersections. An assessment of the proposed project as it relates to transportation is documented in a traffic impact study prepared by McMahon Associates. The project and the associated site access have been designed to be consistent with municipal, regional, state, and federal plans and policies related to traffic, transit, pedestrian and bicycle transportation facilities and services. Sidewalks are provided along each side of Washington Street adjacent to the project site.

The proposed project also includes the installation of a new stormwater management system designed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Standards. The proposed stormwater management system consists of deep-sump hooded catch basins that collect stormwater runoff from the site's impervious surfaces and discharge flows into a proprietary continuous deflective separation (CDS) oil water separator.

**ii. EEA # 16067 - Upland Road Solar Facility (Plympton) (ENF)** - The proponent is seeking to construct a five Mega Watt ground mounted solar array at 61 Upland Road in Plympton. The site is a 202 acre parcel (206 acres including the existing access road), of which 132 acres is disturbed, mostly by active cranberry bogs and ancillary areas (sand mine and roadways), the remaining 70 acres is forested upland and wetland. Work within the forested area includes tree removal and grubbing, grading of site will include a larger area, with most of the site flat and no grading required.

The proposed project will impact approximately 20.0 acres of this 202 acre site, of this 20.0 acres 5.3 will be to areas currently undisturbed (forested upland) and 17.1 acres will be within a portion of the active sand pit and within a cranberry bog that was being constructed but never completed. An additional 2.4 acres of tree clearing will occur outside of the solar array for a shadow buffer, for a total of 22.4 acres. This project is also within MassWildlife Natural Heritage & Endangered Species Program (NHESP) priority habitat for rare species (PH 718) and the proponent has been actively discussing this project with MA NHESP (File No. 17-36769) and a Take of rare species habitat (for the eastern box turtle) was determined by NHESP. The MEPA ENF trigger includes Priority Habitat impacts greater than 2 acres that result in a Take. Wetland impacts are limited to Isolated Vegetated Wetlands and will be 100 SF.

**iii. EEA # 16077 - Harju Solar Array (Plympton) (ENF)** - The Property is identified as two adjacent parcels, both of which are owned by Harju Bros Cranberries, Inc. The Property is generally bounded by Lake Street to the north, the Plympton/Kingston Town line to the east, and wooded uplands and wetlands to the south and west. For context, the surrounding land in this area can be characterized as rural residential in nature. The Harju cranberry bogs were constructed in the 1930s and 1940s and the agricultural reservoir was constructed between 1958 and 1964 to support the cranberry operation. The reservoir, created solely for the cranberry operation, is largely in the same layout and

orientation as it was when constructed over 55 years ago and it has been used consistently as a water supply and tail water recovery for the bogs.

The Project includes a ±12 acre conventional ground mounted solar facility located in wooded uplands, as well as a ±9 acre floating solar facility on the agricultural reservoir located adjacent to existing cranberry bogs. The Proponent also proposes to install an aerator in the agricultural reservoir to introduce oxygen into the water, enabling circulation. Improved aeration and circulation of the pond is anticipated to result in a reduction of the floating plant duckweed, which often blocks sunlight over the surface of the pond for portions of the summer. This aeration is expected to result in a net improvement to resource areas by reducing aggressive plant species and nutrient accumulation.