

**Old Colony Planning Council  
Minutes of the Meeting  
January 25, 2017**

The five hundred and thirty third meeting of the Old Colony Planning Council was held on Wednesday, January 25, 2017 at the Council offices located at 70 School Street, Brockton, MA

**OCPC Delegates/Alternates Present**

Frank Staffier	Avon
David Klein	Abington
Robert Moran Jr.	Brockton
Preston Huckabee	Brockton Alternate
Richard O’Flaherty	East Bridgewater
Jeanmarie Joyce	Easton
Robert Overholtzer	Hanson
Christine Joy	Plympton
Robert Kuver	Stoughton
Eldon F. Moreira	West Bridgewater
Fred Gilmetti	Whitman

**Communities Not Represented**

Duxbury  
Halifax  
Hanover  
Kingston  
Pembroke  
Plymouth  
Delegate At Large

**Others Present**

Pasquale Ciaramella	OCPC
Eric Arbeene	OCPC
Bruce Hughes	OCPC

**1. CALL TO ORDER:** Council President Frank Staffier called the meeting to order at 7:00 PM.

**2. ROLL CALL OF MEMBERS:** Council Treasurer Christine Joy read the roll call.

**3. MINUTES OF THE NOVEMBER 30, 2016 MEETING:** Council President Staffier asked if there were any additions or corrections to the meeting minutes as prepared. Mr. Eldon Moreira moved to accept the minutes as prepared, seconded by Mr. Richard O’Flaherty. So voted. Ms. Christine Joy abstained.

**4. FINANCIAL REPORTS FOR NOVEMBER AND DECEMBER 2016:** Council Executive Director Mr. Pasquale Ciaramella said more information is needed to present the November 2016 financial report. He will present it at the February 2017 Council meeting. He presented the December 2016 Financial Report. After discussion, Mr. Richard O’Flaherty moved to accept the December 2016 financial report as prepared, seconded by Ms. Jeanmarie Joyce. So voted.

**5. STAFF REPORT: *Economic Development:*** Mr. Ciaramella said staff is working on the EDA work plan. Work has begun on the 2017 CEDS report. A CEDS committee meeting was held on January 9, 2017. Guest speaker Attorney Jody Lehrer spoke on the implications of the passing of State Ballot Question 4. As of December 15, 2016, the recreational use of marijuana and the ability to grow your own at home will be legal. In just over a year from that date, the state is supposed to have regulations in place for the sale of recreational marijuana. Attorney Lehrer discussed this

topic and gave insights on how our communities might deal with this issue. This meeting was well attended. Officials from non-district communities attended as well. The next CEDS Committee meeting is scheduled for Monday, March 6, 2017 at noon. Area Agency on Aging: Staff is continuing work on the Area Agency on aging (AAA) and the Ombudsman Programs for FFY 2016. AAA staff is also working on compiling the needs assessment surveys. To date we have received over 1,100 paper surveys. Electronic surveys were also received. Transportation: We completed the Route 28 Traffic Study and are working on: Route 123 Traffic Study in Brockton and Abington, Bicycle and Pedestrian Connectivity Study, refinement of the BAT Comprehensive Regional Transit Plan, Traffic Counting Program, and the South Coast Rail Technical Assistance Projects. Staff also continues to provide Technical Assistance to our member communities and is working on numerous projects. Staff hosted the December 2016 and January 2017 JTC and MPO meetings. Comprehensive Planning: Staff completed the 2016 District Local Technical Assistance (DLTA) Projects. Funding has been received for DLTA projects for 2017. A letter was sent to communities asking for new 2017 DLTA Projects. Community Septic Management: Staff is continuing with the septic loan program. Communities in this program are Avon, Cohasset, Hanson, Kingston and Stoughton.

The Council did not receive the GIS Energy and Efficiency Grant it applied for in the Fall. The Council is working on another grant application for approximately \$180,000 to provide \$30,000 each worth of GIS services to six communities.

OCPC Economic Development/Community Planner Bruce Hughes has been elected President of the Board of Directors of the Northeastern Economic Developers Association (NEDA) for 2017.

The Meeting packet also included the 2016 Annual OCPC Town Report to OCPC Communities and the list of Upcoming Meetings/Events for January/February 2017.

## **6. REGIONAL CLEARINGHOUSE REVIEWS:**

### **Industrial Revenue Bond (Council Action Required)**

None

### **Environmental Notifications (Information only)**

**i. Plymouth – EEA #15341 – Improvements to Stephens Field (ENF)** - The Improvements to Stephens Field Project occurs in a densely developed area of Plymouth. The existing site consists of a basketball court, softball field, tennis courts, a playground and parking area. The proposed project consists of the construction of new recreational facilities, including a new softball field, tennis courts, basketball court, and playground. Landscaping improvements, including landscaping plantings, handicapped-accessible footpaths, picnic areas, bridges and seating; construction of new parking areas, sidewalks, and improvements to vehicular circulation; stabilizing the shoreline by providing a vegetated slope reinforced by an erosion control blanket; minor improvements to the existing informal boat launch area; drainage improvements via the installation of tree box filters; and utility upgrades.

The project also includes elements of resiliency planning by raising the elevation approximately 3' across the site to a finish grade at or above Elevation 11, NAVD. Raising the site will limit the flooding from the east and will provide a buffer from flooding due to higher sea levels without directing floodwaters to neighboring properties

**ii. Plymouth - EEA#15556-Taylor Avenue Improvements Project (ENF)** – The proposed project includes the reconstruction of Taylor Avenue from its intersection with White Horse Road south to Manomet Point Road, for a distance of approximately one mile. The project also includes the replacement of the existing, structurally deficient Taylor Avenue Bridge over Beaver Dam Brook (MassDOT Bridge No. P-13-010). Upon completion of the proposed project, Taylor Avenue will feature two 10 foot-wide travel lanes with a 2-to 3-foot wide shoulder in each direction, an American with Disabilities Act (ADA)-compliant concrete sidewalk with vertical granite curb along the landside of the roadway throughout the project corridor, construction of an asphalt berm along a majority of the oceanside of the roadway, provisions for a formalized, on-street 7-foot wide parking lane on the same side of the roadway as the proposed sidewalk where right-of-way allows, pedestrian access ramps, wheelchair landings, news signs and pavement markings, and drainage system improvements. These improvements avoid impacts to the most sensitive coastal dune resource areas at the Town Barrier Beach and minimize impacts to other altered wetland resource areas.

**iii. Plymouth – EEA # 15542- Commerce Way Plaza (DEIR)** – The proposed project is the development of the 6.4 acre former MassDOT Park and Ride surface parking lot located on the east side of Commerce Way, just south of the Route 44/Commerce Way interchange in Plymouth. The former 522-space parking lot is located in a heavily developed commercial zone, opposite the Colony Place Shopping Center on the west side of Commerce Way and south of commercial/industrial development that is accessed via Industrial Park Road. The proponent is proposing the construction of a four story, 72,000 square foot, 165-room hotel; and three restaurants, each of which will be one story and approximately 4,900 square feet. Two of the restaurants will feature drive through service. In total, the site will feature 285 parking spaces, generate 6,300 new daily trips, and consume 32,340 gallons of water per day.

## **7. OLD BUSINESS**

**A. REPORT AND UPDATE ON THE 2017 DISTRICT LOCAL TECHNICAL ASSISTANCE (DLTA) PROGRAM:** Mr. Ciaramella said the Council applied for and received funding for the DLTA program for 2017. Notice of 2017 DLTA funding was sent to OCPC communities. The letter was included in the meeting packet. To date, 10 proposals have been received. Abington: Help with planning a new access road to the new school, town hall and library and help with Abington's Green Community Application. City of Brockton: Prepare a Housing Strategic Plan. Easton: Create a Site Finder. Pembroke: Technical assistance with Priority Development and Priority Preservation and 43D areas. Plympton: Affordable Housing Plan and regionalization of service with Halifax, Hanson and the non-district community of Carver. Stoughton: Sewer extension to Campanelli Industrial Park on Route 27 and best uses for that industrial park. Regional: Municipal Aggregation and Plymouth Nuclear Plant Decommissioning.

## **8. NEW BUSINESS:**

- A. PRESENTATION – ROUTE 28/CAMPELLO ECONOMIC DEVELOPMENT STUDY:** Mr. Eric Arbeene, OCPC Senior Community Planner presented. This study was completed in cooperation with the City of Brockton and the Town of West Bridgewater. It focuses on the existing economic activity on Route 28 at the Brockton/West Bridgewater town line area. Conclusions of the study are: The exodus of business from the study area is alarming. Changes need to be made to reinvigorate this once thriving commercial area, although redevelopment opportunities should be mindful of the area’s existing conditions, including periodic flooding of the Kmart Plaza, lack of adequate drainage in the study area, distance from highway, and the area’s lack of visibility, and ever-decreasing presence of critical retail mass.
- B. STOUGHTON SITE FINDER THE CREATION OF A CURRENT INVENTORY OF COMMERCIAL AND INDUSTRIAL SPACE DATABASE:** Mr. Bruce Hughes, OCPC Economic Development/Community Planner presented. This Study assisted the Town of Stoughton in the development of a Site Finder. The Site Finder provides economic development in Stoughton by allowing businesses interested in locating in Stoughton find sites there and help commercial brokers’ market sites in Stoughton. Mr. Hughes went through the steps in creating the site finder and list of properties. It went on line in November 2016. It can be accessed at: [www.stoughton.org/economicdevelopment/pages/stoughton-sitefinder](http://www.stoughton.org/economicdevelopment/pages/stoughton-sitefinder).
- C. APPOINTING A REPRESENTATIVE TO THE NUCLEAR DECOMMISSIONING CITIZEN ADVISORY PANEL:** Mr. Ciaramella referenced a letter included in the meeting packet from Nicholas A. Butts, Program Coordinator, Boards and Commissions, Office of the Governor, Commonwealth of MA. Mr. Butts said in his letter that according to statute, one member of the panel shall be a representative from OCPC. After discussion, Mr. Richard O’Flaherty moved to appoint the Mr. Pasquale Ciaramella, Executive Director as the OCPC Representative seconded by Mr. Robert Overholtzer. So voted. Mr. Robert Moran Jr. abstained.

## **9. COMMUNITY CONCERNS:**

There were none.

## **10. OTHER BUSINESS:**

- A. OCPC 50<sup>th</sup> Anniversary Subcommittee:** Mr. Ciaramella said the committee met before tonight’s meeting. They confirmed speakers for the celebration dinner including Kyle Corkum of Union Point and a national speaker. The location of the dinner will be the 1620 Hotel in Plymouth. Past OCPC Delegates, Alternates, and former employees will all be invited to attend. The Council will seek to employ a college intern to create a video of the history of OCPC for this event. Mr. Robert Moran Jr. asked if anyone has any old photos of the Council and of their communities 50 years ago for the video, they would be appreciated. Council President Staffier thanked Committee members Mr. Robert Moran Jr., Mr. Fred Gilmetti and Ms. Jeanmarie Joyce for their work on the committee

**B. OCPC CEDS Committee Meeting Comments:** Mr. Richard O’Flaherty asked if at the January 9, 2017 CEDS Committee meeting if there was any feedback from the attendees on the presentation. Mr. Ciaramella said Ms. Lehrer’s presentation was advisory and informative and was well received by those in attendance, which included attendees from outside of our district.

**11. VISITORS COMMENTS/QUESTIONS:**

There were none.

**12. ADJOURNMENT:**

There being no further business the meeting was adjourned at 8:10 PM.

Respectfully submitted,

Fred Gilmetti  
Secretary

**List of Documents for January 25, 2017 OCPC Council Meeting**

- Agenda for the January 25, 2017 OCPC Council Meeting
- November 30, 2016 OCPC Council Meeting Minutes
- January/February 2017 Up-Coming Events
- December 2016 OCPC Financial report
- Notice of 2017 DLTA Funding
- Letter about Nuclear Decommissioning Citizens Advisory Panel
- Route 28/Campello Study printed power point presentation
- Information of the Stoughton Site Finder
- Copy of OCPC Annual Report to OCPC Communities