

**Old Colony Planning Council  
Minutes of the Meeting  
February 22, 2017**

The five hundred and thirty fourth meeting of the Old Colony Planning Council was held on Wednesday, February 22, 2017 at the Council offices located at 70 School Street, Brockton, MA

**OCPC Delegates/Alternates Present**

Frank Staffier	Avon
Sandra Wright	Bridgewater
Robert Moran Jr.	Brockton
Richard O’Flaherty	East Bridgewater
Jeanmarie Joyce	Easton
Daniel Trabucco	Pembroke
Lee Hartmann	Plymouth
Robert Kuver	Stoughton
Forrest Lindwall	Stoughton Alternate
Eldon F. Moreira	West Bridgewater
Fred Gilmetti	Whitman

**Communities Not Represented**

Abington
Duxbury
Halifax
Hanover
Hanson
Kingston
Plympton
Delegate At Large

**Others Present**

Tom Hurley	Guyder - Hurley P.C.
Helen Tang	Guyder - Hurley P.C.
Pasquale Ciaramella	OCPC
Bruce Hughes	OCPC
Charles Kilmer	OCPC

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

**2. ROLL CALL OF MEMBERS:** Council President Staffier read the roll call.

**3. MINUTES OF THE JANUARY 25, 2017 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. Robert Kuver. So voted.

**4. FINANCIAL REPORTS FOR NOVEMBER 2016 AND JANUARY 2017:** Council Executive Director Mr. Pasquale Ciaramella presented the November 2016 financial report. After discussion, Mr. Eldon Moreira moved to accept the November 2016 Financial Report as prepared, seconded by Ms. Sandra Wright. So voted. Mr. Ciaramella presented the January 2017 Financial Report. After discussion, Mr. Robert Moran Jr. moved to accept the January 2017 financial report as prepared, seconded by Ms. Sandra Wight. So voted.

**5. STAFF REPORT: *Economic Development:*** Mr. Ciaramella said staff is working on the EDA work plan and the 2017 application. Work has begun on the 2017 CEDS report. 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 2017. AAA staff is also completing work on compiling the needs assessment surveys. To date we have received over 1,400 paper surveys. Transportation: We completed the Route 28 Traffic Study and are working on: Route 123 Traffic Study in Brockton and Abington; Route 53 Corridor Study in Hanover, Pembroke, Duxbury and Kingston; 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 continues to provide Technical Assistance to our member communities and is working on numerous projects. Staff hosted the February MPO meeting. The February JTC meeting was cancelled due to snow. Comprehensive Planning: Staff completed the twelve 2016 District Local Technical Assistance (DLTA) Projects. Funding has been received for DLTA projects for 2017. A letter was sent to communities asking for projects. Proposals were received for 12 projects. Community Septic Management: Staff is continuing with the septic loan program. Communities in this program are Avon, Cohasset, Hanson, Kingston and Stoughton.

A list of Upcoming Meetings/Events for February and March 2017 was included in the meeting packet.

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

### **Industrial Revenue Bond (Information only)**

*i. Hanover - Mass Housing Project* - The purpose of the project is to provide construction, bridge and permanent financing for the acquisition and adaptive reuse of an existing property to create 37 dwelling units. Total development costs are estimated at \$15,000,000 of which \$2,975,000 is proposed to be financed by MassHousing. The project is located at 369 Washington Street in Hanover, MA

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

*i. Plympton – EEA #15639 – North Carver Development and Urban Renewal Plan* - The North Carver Development and Urban Renewal Plan focuses on a 301.4-acre site in the northwestern corner of Carver. The Site is within the approximate rectangular area formed by the municipal boundary with the Town of Middleborough to the west, the Town of Plympton to the north, Route 58 to the east, and route 44 to the south. Most of the site is blighted and underutilized, and includes a large parcel (127 acres) that is a depleted sand and gravel operation. The URP outlines the Town's vision to capitalize on the strategic location of this particular area of North Carver for long-term economic development purposes. The town envisions the private development of the area for modern, attractive and sustainable facilities for warehousing and distribution, light manufacturing and office uses, as well as future commercial and retail development. A conceptual development presented to the public as part of the URP process showed up to 1.85 million square feet of new buildings and an estimated 50+ additional acres of new parking and new roadways. Initial estimates are that the new development will generate up to 3,000+ additional vehicle round-trips and 2,400+ new parking spaces.

## **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, 12 projects 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, assistance with Affirmatively Furthering Fair Housing (AFFH) Plan and Wastewater Permit. Easton: Create a Site Finder. Pembroke: Economic Development assistance. Plympton: Housing Production Plan and Exploration of Shared Services. Stoughton: Highest and best use of Industrial Park. Regional: Municipal Aggregation. Technical Assistance: Contingency/Unanticipated Projects. Non DLTA Projects: Brockton: Campello Visioning Plan. Brockton: Complete Streets Prioritization Plan.

## **8. NEW BUSINESS:**

**A. REVIEW AND ACCEPTANCE OF OLD COLONY PLANNING COUNCIL ANNUAL AUDIT REPORT:** Mr. Tom Hurly and Ms. Helen Tang of Guyder Hurley, P.C. presented on the OCPC Annual Audit (Consolidated Financial Statements) June 30, 2016 and 2015. They went through the report section by section. They said OCPC is compliant in all accounting standards. Mr. Moran said they need to include Hanover in the list of OCPC member communities on page 6. That correction will be made. Mr. Richard O'Flaherty moved to accept as amended, seconded by Mr. Lee Hartmann. So voted.

**B. REVIEW AND CONSIDERATION OF THE ANNUAL WORK PROGRAM AND BUDGET FOR THE OLD COLONY PLANNING COUNCIL ECONOMIC DEVELOPMENT DISTRICT FOR 2017-2018:** Mr. Bruce Hughes, OCPC Economic Development/Community Planner presented the Scope of Work program and the Budget. After discussion, Mr. Lee Hartmann asked that assistance for the decommissioning of the Pilgrim Nuclear Power Plant in Plymouth be included in the work plan. Mr. Lee Hartmann moved to approve, as amended seconded by Ms. Sandra Wright. So voted.

**C. REVIEW AND CONSIDERATION OF OLD COLONY PLANNING COUNCIL RESOLUTION NUMBER 223 ADOPTING AN ANNUAL WORK PROGRAM AND BUDGET FOR THE ECONOMIC DEVELOPMENT DISTRICT AND AUTHORIZING THE FILING OF A GRANT APPLICATION TO THE ECONOMIC DEVELOPMENT ADMINISTRATION OF THE UNITED STATES DEPARTMENT OF COMMERCE:** Mr. Hughes presented the Council Resolution Number 223 adopting the Work Program and Budget for the economic development district and authorizing the filing of an EDA grant application. Mr. Richard O'Flaherty moved to approve, seconded by Ms. Sandra Wright. So voted.

**D. REVIEW AND CONSIDERATION OF OLD COLONY PUBLIC PARTICIPATION PLAN:** Mr. Charles Kilmer, Assistant Director/Transportation Program Manager presented an overview of the Old Colony Public Participation Plan. This is a staff guide to conducting public outreach. The Joint Transportation Committee currently meets on the second

Thursday of the month. To align the JTC Meetings with the 21-day public comment period the meeting dates for the JTC are proposed to be changed to the first Thursday of the month. This change will be considered by the JTC in March 2017. Mr. Lee Hartmann moved to approve the Public Participation Plan, commending the good job done by staff on this report, seconded by Mr. Richard O'Flaherty. So voted.

## **9. COMMUNITY CONCERNS:**

There were none.

## **10. OTHER BUSINESS:**

**A. OCPC 50<sup>th</sup> Anniversary Subcommittee:** Mr. Ciaramella said there is one confirmed speaker for the celebration dinner. They are seeking a national speaker. The location of the dinner will be the 1620 Hotel in Plymouth. The date will be Thursday, May 18, 2017. Past OCPC Delegates and Alternates and former employees will be invited to attend. Mr. Robert Moran Jr. asked delegates to bring 3 old photos of the Council and of their communities 50 years ago for the video to the March 2017 Council meeting.

**B. OCPC/MAPC Joint Letter on MPOs:** Mr. Ciaramella said a joint letter from OVCPC and MAPC will be sent out to Duxbury, Hanover, Pembroke and Stoughton, telling them that the Federal Highway Administration and the Federal Transit Administration recently notified MAPC and OCPC that, while the Commonwealth allows a municipality to be a member of two RPAs, federal regulations prohibit a municipality from being a member of more than one MPO. The Town may continue to be members of both OCPC and MAPC for regional comprehensive planning purposes, but can only seek federal transportation funding and planning resources from a single MPO. The towns must identify the MPO to which it wishes to belong for the federally required regional transportation planning processes. After discussion, Mr. Lee Hartmann moved that this letter be sent to the communities, seconded by Ms. Sandra Wright. So voted.

## **11. VISITORS COMMENTS/QUESTIONS:**

There were none.

## **12. ADJOURNMENT:**

There being no further business the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Fred Gilmetti  
Secretary

## **List of Documents for February 22, 2017 OCPC Council Meeting**

- Agenda for the February 22, 2017 OCPC Council Meeting
- January 25, 2017 OCPC Council Meeting Minutes
- OCPC Financial statements for December and January, 2017
- January/February 2017 Up-Coming Events
- November 2016 and January 2017 OCPC Financial reports
- Old Colony MPO Public Participation Plan
- OCPC EDD 12 Month Work Plan and Budget
- OCPC Consolidated Financial Statements
- Letter from Mass Housing regarding Kennedy Building Apartments, Hanover
- Joint letter from MAPC and OCPC regarding MPO status of 4 communities