

**Old Colony Planning Council
Minutes of the Meeting
January 31, 2018**

The five hundred and forty third meeting of the Old Colony Planning Council was held on Wednesday, January 31, 2018 at the Council offices located at 70 School Street, Brockton, MA

OCPC Delegates/Alternates Present

Frank Staffier	Avon
David Klein	Abington
Sandra Wright	Bridgewater
Robert Moran, Jr.	Brockton
Preston Huckabee	Brockton Alternate
Robert Overholtzer	Hanson
Lee Hartmann	Plymouth
Christine Joy	Plympton
Robert Kuver	Stoughton
Eldon F. Moreira	West Bridgewater
Fred Gilmetti	Whitman

Communities Not Represented

Duxbury
East Bridgewater
Easton
Halifax
Hanover
Kingston
Pembroke
Delegate at Large

Others Present

Chris Kluchman	MA DHCD
Tom Hurley	Guyder Hurley P.C.
Helen Tang	Guyder Hurley P.C.
Ulisses Varela	Brockton
Pasquale Ciaramella	OCPC
Bruce Hughes	OCPC
Laurie Muncy	OCPC
Lisa Sullivan	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 29, 2017 MEETING:** Council President Staffier asked if there were any additions or corrections to the meeting minutes as prepared. Mr. Robert Moran Jr. moved to accept the minutes as prepared, seconded by Mr. Lee Hartmann. So voted.
- 4. FINANCIAL REPORTS NOVEMBER AND DECEMBER 2017:** Council Executive Director Mr. Pasquale Ciaramella presented the November, 2017 Financial Report. After discussion, Mr. David Klein moved to accept the November, 2017 financial report as prepared, seconded by Ms. Sandra Wright. So voted. Mr. Ciaramella presented the December, 2017 Financial Report. After discussion, Mr. Robert Moran Jr. moved to accept the December 2017 financial report as prepared, seconded by Mr. David Klein. So voted.

5. STAFF REPORT: *Economic Development:* Mr. Ciaramella said staff is working on the EDA work plan. There was a CEDS Committee meeting on January 8, 2018. The next CEDS Committee meeting will be held on February 12, 2018 at noon. *Area Agency on Aging:* Staff is continuing work on the Area Agency on Aging (AAA) and the Ombudsman Programs for FFY 2018. *Transportation:* Staff is continuing work on: Route 123 Traffic Study in Brockton and Abington, Route 53 Corridor Study (Hanover, Pembroke, Duxbury and Kingston), Route 106 Corridor Study (West Bridgewater, East Bridgewater, Halifax, Plympton, and Kingston), Pavement Management Program, technical studies for BAT, and OCPC's 2018 Traffic Counting Program. Staff continues to provide Technical Assistance to our member communities and is working on numerous projects. Staff hosted JTC and MPO meetings in December and a MPO meeting in January. There will be a JTC meeting on February 1, 2018. *Comprehensive Planning:* Staff finished work on the 2017 DLTA projects. Funding has been secured for the DLTA program for 2018 and communities are being asked to submit 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 January, February and March 2018 was included in the meeting packet.

6. REGIONAL CLEARINGHOUSE REVIEWS:

Industrial Revenue Bond (Information only)

None

Environmental Notifications (Information only)

i. Bridgewater - EEA #4959 – Lakeshore Center (NPC) - The Project Change includes the addition of a four (4) story office building and a reconfigured roadway on the Property. The Notice of Project Change is intended to address the Secretary's Certificate on the Supplemental FEIR and Notice of Project Change dated September 13, 2013. A Notice of Project Change (NPC) is required by the 2013 Secretary's Certificate because the office building was constructed in 1998, considerable time lapsed due to the absence of market and environmental concerns. In 2013, the Secretary's Certificate approved 289 rental-housing units and a 96-room hotel. While the 2013 SFEIR/NPC filing focused on the impacts of the hotel and the housing and other impacts to the Property, the Secretary stated that future development would require an NPC. Claremont has worked extensively with the Town of Bridgewater over the past several years planning the proposed mixed-use development for the Property. Bridgewater town meeting rezoned the parcel during the extensive planning stages specifically approving the type of mixed-use project proposed by Claremont. The Project as described above represents the alternative that is preferred both by Claremont and by the Town of Bridgewater. Claremont Lakeside Bridgewater, LLC is proposing to develop a new office building, reconfigure the approved roadway and to construct parking areas on "Lot 3" of the modified Lakeshore Center subdivision. The proposed project will consist of a 57,500 S.F. four story office

building (16,250 S.F. footprint) and associated parking areas totaling approximately 108,850 S.F. of impervious coverage. The Project is a mix of both new development and redevelopment of a portion of the existing office-building parking lot. The Central Site contains about 57.25 acres of upland area, and previously a bank, a freestanding restaurant, and three retail uses were considered south of the existing office building and proposed hotel but there is no present market for retail. In the final analysis, full development of the Central Site is different than depicted in 2010 or 2013 as attracting retailers/businesses to Lakeshore Center has been impossible. As discussed and agreed with MEPA at a May 2012 meeting on the Project, once a firm development program materialized for the southern portion of the Central Site this Notice of Project Change was filed. All practical means and measures have been taken to avoid or minimize adverse impacts and to mitigate unavoidable impacts.

7. OLD BUSINESS

- A. UPDATE ON 2018 DISTRICT LOCAL TECHNICAL ASSISTANCE (DLTA) PROGRAM.** Mr. Ciaramella said staff has completed work on all of the 2017 DLTA projects. Mr. Ciaramella also noted that the Council received the 2018 DLTA Contract. A notice requesting 2018 DLTA projects was sent to OCPC communities. Included in the meeting packet was a Description of the DLTA Program, Priority Funding Areas for Technical Assistance, Application Deadline, Instructions, Description of Eligible Projects, Community Compact Best Practices and the Old Colony Planning Council 2018 District Local Technical Assistance Project Request Form.

8. NEW BUSINESS:

- A. PRESENTATION – HOUSING CHOICE INITIATIVES.** Ms. Chris Kluchman, FAICP, Housing Choice Program Director, Commonwealth of MA Department of Housing and Community Development presented. The Baker-Polito Administration has announced a new Housing Choice Initiative to provide municipalities with tools and incentives to facilitate the creation of 135,000 new units across the Commonwealth by the year 2025. With a Housing Choice designation, communities that are producing new housing units and have adopted best practices to promote sustainable residential development, use land efficiently, protect natural resources, and conserve energy will be eligible for new exclusive access to a new capital grant program and priority access to many state grant and capital funding programs. Technical assistance is available to help municipalities reach housing production goals and pursue a Housing Choice designation. Housing Choice designation provides (1) Exclusive admission to new Housing Choice Capital Grants, Housing Choice Communities will be eligible to apply for a major new competitive grant program and (2) Bonus Points for many Commonwealth grant and capital funding programs such as MassWorks, Complete Streets, MassDOT capital projects, and LAND and PARC grants. Recognizing that small towns face different challenges, the Housing Choice Initiative will set aside funding for a competitive capital grant program exclusively for rural towns with populations under 7,000 as of July 2016 US Census Population estimates. \$1 Million in capital grant monies is expected to be available in the first year and to grow thereafter. Small towns can also apply for Housing Choice Designation. The online application contains detailed information about the criteria

for designation and submittal requirements. The application period will close on April 30, 2018 at 3:00 PM. For more information about the program, please visit <https://www.mass.gov/housingchoice>.

B. REVIEW AND ACCEPTANCE OF OLD COLONY PLANNING COUNCIL ANNUAL AUDIT REPORT. Mr. Tom Hurley and Ms. Helen Tang of Gurder Hurley, P.C. presented on the Old Colony Planning Council Annual Audit/Financial Statements June 30, 2017 and 2016. They went through the report section by section. They said OCPC is compliant in all accounting standards. After discussion, Mr. Lee Hartmann moved to accept, seconded by Ms. Sandra Wright. So voted.

9. COMMUNITY CONCERNS:

There were none.

10. OTHER BUSINESS:

A. WELCOME TO NEW OCPC STAFF. Mr. Ciaramella introduced Ms. Laurie Muncy, Principal Comprehensive Planner and Ms. Lisa Sullivan, Senior Planner who have recently joined the OCPC staff. Mr. Ciaramella said OCPC staff now also includes Ms. Denise Silva, Fiscal Officer.

11. VISITORS COMMENTS/QUESTIONS:

A. Mr. Ulisses Varela, a Brockton resident said he attended tonight's meeting because he is interested in the work OCPC does including transportation planning and traffic congestion management.

12. ADJOURNMENT:

There being no further business the meeting was adjourned at 8:40 PM.

Respectfully submitted,

Fred Gilmetti
Secretary

List of Documents for January 31, 2018 OCPC Council Meeting

- Agenda for the January 31, 2018 OCPC Council Meeting
- November 29, 2017 OCPC Council Meeting Minutes
- Financial Reports for November and December 2017
- OCPC Upcoming Events, January, February and March 2018.
- Environmental Notifications: Bridgewater Lakeshore Center
- Notice of 2018 District Local Technical Assistance (DLTA) Funding

- OCPC Financial statements June 30, 2017 and 2016
- Annual Report of the Old Colony Planning Council for annual community reports
- Housing Choice Initiative power point
- Housing Choice Initiative Small Town Program
- Flyer on two ways to get Housing Choice Designation
- Flyer on Planning for Housing Production Grant Program