

**Old Colony Planning Council  
Minutes of the Meeting  
August 29, 2018**

The five hundred and forty ninth meeting of the Old Colony Planning Council was held on Wednesday, August 29, 2018 at the Council offices located at 70 School Street, Brockton, MA

**OCPC Delegates/Alternates Present**

|                          |                  |
|--------------------------|------------------|
| David Klein              | Abington         |
| Robert Moran Jr.         | Brockton         |
| Jeanmarie Joyce          | Easton           |
| Laura Fitzgerald-Kemmett | Hanson           |
| Robert Downey            | Kingston         |
| Mr. Lee Hartmann         | Plymouth         |
| Christine Joy            | Plympton         |
| Mr. Robert Kuver         | Stoughton        |
| Eldon F. Moreira         | West Bridgewater |
| Fred Gilmetti            | Whitman          |

**Communities Not Represented**

Avon  
Bridgewater  
Duxbury  
East Bridgewater  
Halifax  
Hanover  
Pembroke  
Delegate at Large

**Others Present**

|                     |      |
|---------------------|------|
| Pasquale Ciaramella | OCPC |
| Bruce Hughes        | OCPC |
| Laurie Muncy        | OCPC |
| Lisa Sullivan       | OCPC |

**1. CALL TO ORDER:** Council Secretary Mr. Fred Gilmetti called the meeting to order at 7:00 P.M. in the absence of Council President Frank Staffier.

**2. ROLL CALL OF MEMBERS:** Treasurer Christine Joy read the roll call. Council Secretary Gilmetti welcomed Ms. Laura Fitzgerald-Kemmett, the new Delegate from the Town of Hanson. Ms. Fitzgerald-Kemmett serves as a Hanson Selectmen. He also noted that President Frank Staffier was absent as he was with his wife who had surgery today. He wished Mrs. Staffier a speedy recovery.

**3. MINUTES OF THE JUNE 27, 2018 MEETING:** Council Secretary Gilmetti 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. Lee Hartmann. So voted. Ms. Fitzgerald-Kemmett abstained.

**4. FINANCIAL REPORTS FOR JUNE AND JULY:** Council Executive Director Mr. Pasquale Ciaramella presented the June 2018 Financial Report. After discussion, Mr. Lee Hartmann moved to accept the June 2018 financial report as prepared, seconded by Ms. Christine Joy. So voted. After discussion, M. Lee Hartmann moved to accept the July 2018 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. The draft 2018 CEDS report has been completed. It has been submitted to US EDA. Staff is working with the City of Brockton and the Town of Plymouth on possible public works projects for US EDA funding. The next CEDS Committee meeting is scheduled for Monday, September 10, 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. Staff has filed a FTA 5210 application asking for \$30,000 from MassDOT to help fund volunteer transportation. Transportation: Staff are working on: Route 106 Traffic Study in West

Bridgewater, East Bridgewater, Halifax, Plympton and Kingston; Route 53 Corridor Study in Hanover, Pembroke, Duxbury and Kingston; 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 the July and August MPO meetings. Comprehensive Planning: Staff is working on 10 DLTA projects in 2018. 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 August, September and October 2018 was included in the meeting packet.

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

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

*None*

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

Council Economic Development/Community Planner Bruce Hughes presented on the following environmental notifications:

**1. EEA # 15892 - Plymouth Long Beach Cottage Demolition (Plymouth)** - The proposed project includes the demolition of the existing single-family cottage, and repurposing the disturbed area, including the footprint of the cottage and existing driveway for public parking.

The project property is located at 354 Ryder Way, Plymouth, Massachusetts (Assessors Lot 37A-0-2), on Plymouth Long Beach, a 2.8-mile long barrier beach that extends from Warren Avenue in a northwesterly direction, separating Plymouth Harbor from the Atlantic Ocean in Cape Cod Bay. The property is currently owned by the Town of Plymouth, and was recently returned to Town management after being leased to several individuals over the past decades. The property consists of one single-family cottage on 0.519 acres of land, and its associated deck, and pervious earthen driveway. Following demolition of the cottage, the previously disturbed areas on the property, will be repurposed for public parking.

**2. EEA # 15639 - North Carver Development (Carver)** - The Route 44 Redevelopment, LLC, Draft Environmental Impact Report (DEIR) for the North Carver Development has been prepared in accordance with the Secretary's Certificate on the Environmental Notification Form (ENF) for EEA No. 15639, issued March 17, 2017.

The project is part of the implementation of the North Carver Urban Redevelopment Plan (NCURP). The NCURP was approved by the Department of Housing and Community Development after the issuance of the Secretary's Draft Record of Decision on March 17, 2017.

The Project is located on approximately 282.3 acres in the northwest corner of the Town of Carver adjacent to the municipal boundaries of the Towns of Plympton and Middleborough. The Project involves the construction of approximately 1.77 million square feet of new warehouse/distribution facilities with ancillary office uses, provides approximately 1,883 parking spaces, and provide paved access roads. The Project is estimated to generate approximately 8,398 weekday trips, approximately 770 new trips during the weekday morning peak hours and 735 new trips during the weekday evening peak hours. To support the program, new utility infrastructure, a new sewage treatment facility and a new stormwater management system will be constructed. The Project Site will be accessed from a re-

configured intersection of Montello Street and Route 58 and a new configuration for Montello Street. Facility construction is expected to begin in 2020.

Operational deficiencies already exist at some study area intersections, including the intersections of Route 58 with the Route 44 Westbound and Eastbound ramps, without the addition of any project trips.

Mitigation is proposed at three intersections, Route 58 with Montello Street (relocating the Site access), the Route 44 Westbound ramps, and Route 44 Eastbound ramps. The measures address existing deficiencies as well as Project related impacts and incorporate pedestrian and bicycle accommodations where appropriate. The mitigation will be implemented in phases based on occupancy and trip generation.

The Proponent will implement Transportation Demand Management (TDM) measures including providing an on-Site and dedicated Transportation Management Coordinator; installing conduit in support of potential future electric vehicle charging stations; providing an on-Site ATM machine, cafeteria, and mail drop boxes for employees and customers; surveying and evaluating employee transportation needs, and supporting a carpool and ride-matching coordination program through the promotion of NuRide or other MassRIDE initiatives; designating preferential low emissions vehicle only spaces within general and employee parking areas; providing employees with a guaranteed ride home; and using direct deposit for employee paychecks.

The Proponent will complete an annual Transportation Monitoring Plan (TMP) to begin six months after full occupancy of the Project and extend for a period of five years, and will provide the data collected as part of the TMP to MassDOT and MassDEP. The TMP will include ATR and TMCs counts at specific locations.

**3. EEA # 15883- Ricketts Pond Business Park (Carver and Plympton)** - The project site has frontage on Spring Street and consists of approximately 20.33 acres in Carver and 23.37 acres in Plympton. The site is bordered by Route 44 to north and west, Spring Street to the south, and Ricketts Pond to the east. Ricketts Pond Business Park is proposed as a 4-lot subdivision comprised of mixed-use office/storage buildings as well as self-storage buildings. The gross square footage of the structures totals 114,318 sf. The project will be permitted in accordance with all applicable local and state regulations. The project consists of the construction of a roadway totaling approximately 1,120 linear feet to provide access to the proposed buildings and infrastructure. A single building will be located directly off Spring Street, and a driveway approximate 350 ft. in length will connect the proposed 1,120 ft. roadway to the storage building on the Plympton lot. The lots proposed under this development range in size from 129,250 sf. to 1,081,238 sf. The lot frontage ranges from approximately 225 feet to 1,118 feet with an average of approximately 577 feet. A 65 foot no impervious buffer from the limit of bordering vegetated wetland for Ricketts Pond is located along the eastern boundary of the property in accordance with the Carver Wetlands Protection Bylaw. In addition, approximately 33.75 acres have been designated as open space.

The Site is located on Spring Street in Carver, and adjacent to State Route 44. Trips generated by the project (608 vehicle trips per day) will have a negligible impact on existing traffic operations on Spring Street and Route 44. The Site will include 144 parking spaces sidewalks are located along the north side of Spring Street and will be maintained throughout the duration of the project. All roadways on Site will be designed in accordance with AASHTO Standards and Carver Subdivision Rules and Regulations.

Spring Street is a public way in Carver and runs from its intersection with High Street in a northerly direction to beyond the Plympton-Carver town line. The roadway pavement is approximately 44 ft.

wide in the vicinity of the project with two travel lanes, vertical granite curbing and a 6 ft. bituminous concrete sidewalk on the northern side of the street. The proposed access drive on Spring Street is located approximately 400 ft. northwest of the intersection of Spring Street and Spring Street Extension and approximately 750 ft. southeast of Route 44 on/off-ramps.

Several different commercial, retail, and agricultural uses are permitted within the Spring Street Innovation Zoning District under the Carver Zoning By-Law. The dimensional requirements are a minimum lot area of 60,000 s.f. with 175 ft. of frontage. Residential uses including detached single-family dwellings, conservation subdivision, duplex and two family dwellings, and townhouse development are not allowed in the Spring Street Innovation Zoning District. The proposed use is the most effective use of land with respect to economic development and minimizing damage to the environment. Carver's Spring Street Innovation District has a maximum building coverage requirement of 25%, the project proposes 6% building coverage.

It is anticipated that the project will be constructed in phases. The first phase will involve the construction of the lot and building located off Spring Street. The following phase will include the construction of the 1,120 ft. roadway and infrastructure. The subsequent phase will conclude the construction of the light industrial buildings

**4. 15870 Plymouth Light Station Revetment (Plymouth)** - The project site is known as the Plymouth Light Station and is located at the tip of Gurnet Point, in Plymouth, Massachusetts. The site is located at the north end of Cape Cod Bay. The historic Plymouth Light Station is located on the upland side of the project site, which is owned by the United States Government and managed by Project Gurnet and Bug Lights, Inc. The site has been listed on the National Register of Historic Places, as Plymouth Light Station, since March 1977.

The purpose of the currently proposed project is to limit the amount of future erosion along the coastal bank and to protect pre-1978 buildings and structures. The proposed armor stone revetment will extend approximately 720 linear feet along the coastal bank. The crest of the revetment is proposed to be located at elevation +27.8 feet NAVD88, in order to minimize overtopping of the revetment by storm surge and waves that would further erode the bank. The top of the coastal bank is approximately at elevation +50 feet NAVD88 (+/-5 feet). The toe of the proposed revetment would be located near the Mean Higher High Water (MHHW) line (elevation +4.8 feet NAVD88). Note that significant efforts have been made to minimize any encroachment seaward of the MHHW line, while maintaining design integrity and long-term resiliency. The revetment has been designed to withstand the 100-year return period storm, and to have a 50-year design service life. Additionally, the design takes into account the projected 50-year sea level rise.

In accordance with the Town of Plymouth regulations, the proposed project will include a one-time sand replenishment. This replenishment will consist of placing beach-compatible sediment at the toe of the proposed revetment, in order to mitigate potential loss of sediment supply to the coastal system, as a result of the proposed armoring of the coastal bank.

In order to limit runoff as a potential contributing factor to the erosion of the coastal bank, selective treatment at the top of the bank, using native vegetation and regrading of soil is proposed. A vegetative buffer of native plants is proposed to be planted, as needed, to supplement the existing top of bank vegetation. In addition, where feasible, for example between the historic earthwork structures, the upland will be regraded to direct runoff inland and away from the coastal bank.

## **7. OLD BUSINESS**

- A. PRESENTATION ON UTILITY RELOCATIONS DURING ROADWAY PROJECTS.** Mr. Robert G. Moran Jr., Manager, Community and Customer Management, National Grid and Brockton OCPC Delegate presenting. Examples of utility transfers during roadway reconstruction were presented. In addition, some guidance was provided regarding common misunderstandings of the utility relocation process. An overview of the process was given. The number of entities/stakeholders involved in a roadway project was discussed. The Relocation process of utility poles was discussed including Investment or emergency repair, Infrastructure upgrade, Economic development, Transfer from the top and NJUNS (National Joint Utility Notification System). Road Projects involve Multiple Parties and Extensive Coordination. Final thoughts on relocations: It is a complex process: each location has unique elements and constraints. Multiple parties are involved. Verizon removes old poles. NJUNS access is critical.

## **8. NEW BUSINESS**

- A. OLD COLONY PLANNING COUNCIL (OCPC) REGIONAL POLICY PLAN:** Ms. Lisa Sullivan, Senior Planner and Ms. Laurie Muncy, Principal Comprehensive Planner presenting. This Regional Policy Plan builds upon, and carries forward, the smart growth principles outlined within previous plans. In addition to the strengths of these policies, this plan serves as a foundation for how our region will grow and invest in infrastructure that provides more choices, strengthens the economy, promotes a healthy environment and supports thriving, livable communities. Included in the meeting packet was a hand out listing these recommendations including an overview of the following topics:

- Regional Vision
- Principals of the Regional Plan
- Key Strategies of the Regional Plan
- The Importance of Planning
- Smart Growth
- Manage Finite Water Resources
- Transportation Choice
- Access
- Mobility and Transportation
- Land Use Policies
- Public Health and quality of Life
- Sustainability
- What Makes a Sustainable Place
- Healthy Communities That are Vibrant
- Connected and Green
- Shared Mobility Principles For Livable Centers
- Planning For Prosperity
- Leading The Way To Sustainability
- 21<sup>st</sup> Century Mobility
- Multi-Modal Transportation
- Sustainable Transportation
- Comprehensive Plans
- Orderly And Efficient Land Use Policy
- Public Facilities And Services
- Natural Resource Protection
- Hazard Mitigation And Climate Resiliency
- Hazard Mitigation And Climate Adaption

- Coastal Resilience
- A Climate Smart Region
- Economic Competitiveness
- Workforce Development
- Housing Affordability And Choice
- Educate And Inform, and
- A Region For All Ages and Social Equity And Environmental Justice

Ms. Sullivan and Ms. Muncy said OCPC staff is reviewing the document. It will be distributed for public comment. Mr. Ciaramella asked the Council Delegates for comments. Mr. Lee Hartmann praised the work done on the document to date. He suggested the following items be included: Street Scope, Job Retention as well as Job Creation and Right to Farm. Mr. David Klein asked that considerations for seniors who wish to continue to live in their homes (Aging in Place) be included. He mentioned a Massachusetts program that allows cash-strapped homeowners over the age of 65 to defer paying property taxes. Massachusetts has 310 municipalities that offer the deferrals. For more information on the OCPC Regional Policy Plan please contact Ms. Laurie Muncy, Principal Comprehensive Planner, [lmuncy@ocpcrpa.org](mailto:lmuncy@ocpcrpa.org) or Ms. Lisa Sullivan, Senior Planner, [lsullivan@ocpcrpa.org](mailto:lsullivan@ocpcrpa.org).

**B. REPORT AND UPDATE ON THE MPO MEETING OCPC:** Executive Director Mr. Pasquale Ciaramella, presenting. He said the following action items were discussed and voted on at the August 21, 2018 Old Colony Metropolitan Planning Organization (MPO) Meeting:

- FFY 2018 Old Colony Unified Work Program (UPWP) Budget Reallocation, Review and Potential Approval. It was voted to approve this item.
- Old Colony MPO Continuing, Cooperative, and Comprehensive (3C) Memorandum of Understanding (MOU) Update. Review and Potential Endorsement. It was voted to endorse this item.
- 2016 Old Colony Regional Transportation Plan (RTP) Amendment 1. Public Comments and Potential Endorsement. Comments were received and it was voted to endorse the proposed amendments.

Other topic of discussion at the MPO included: Performance Based Planning and Brockton Area Transit (BAT) Proposed Transit State of Good Repair Targets and FFY 2018-2022 Old Colony Transportation Improvement Program (TIP) Adjustments and/or Amendments.

**9. COMMUNITY CONCERNS:**

There were none.

**10. OTHER BUSINESS:**

**A. TOWN OF HANOVER NEW OCPC DELEGATE:** Mr. Ciaramella said the Town of Hanover Board of Selectmen has appointed Hanover Town Planner Michaela Shoemaker as Delegate to OCPC from the Town of Hanover.

**11. VISITORS COMMENTS/QUESTIONS:**

There were none.

## **12. ADJOURNMENT:**

There being no further business the meeting was adjourned at 8:35 PM.

Respectfully submitted,

Fred Gilmetti  
Secretary

### **List of Documents for August 29, 2018 OCPC Council Meeting**

- Agenda for the June 27, 2018 OCPC Council Meeting
- June 27, 2018 OCPC Council Meeting Minutes
- OCPC Financial statements June and July, 2018
- August, September, October Upcoming Events
- OCPC Regional Policy Plan presentation hand out
- Road Projects and Utility Relocations presentation handout
- Memorandum of Understanding Relating to the Comprehensive, Continuing, and Cooperative Transportation Planning Process for the Old Colony Metropolitan Planning Organization