

# Old Colony Planning Council March 31, 2021

7:00 pm

Via ZOOM Conferencing

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Meeting ID: 821 1220 0362 Passcode: 113401

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## Agenda

Agenda for Meeting No. 577  
March 31, 2021

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.*

1. Call to Order, 7:00 PM Christine M. Joy, President \* **accessibility statement**
2. Roll Call of Members Sandra Wright, Secretary
3. Minutes of February 24, 2021 meeting Sandra Wright, Secretary
4. Financial Report for February 2021 Douglas Sylvestre/Brenda Robinson
5. Staff Report Mary Waldron, Executive Director
6. Regional Clearinghouse Reviews
  - Industrial Revenue Bonds  
None
  - Environmental Notifications  
EEA #16332 – Old Pine Drive Well Development (Hanson)  
EEA #16346 – Release of House Lot from Agricultural Preservation Restriction (APR) (Doten Road) - Plymouth  
EEA #16268 – Proposed Duxbury Beach Nature-Based Storm Damage Protection Project (Duxbury)  
EEA #16325 – Red Mill Road Water Treatment Plant (Easton)  
EEA #16328 – Downtown/Trout Brook Redevelopment Plan (Brockton)
7. Old Business
  - A. Status on the Retirement legislation.
8. New Business
  - A. Presentation by Rockland Trust – OPEB account.
  - B. Highlight of an OCPC Community: PEMBROKE \* *each Council meeting we will highlight a community*
  - C. Charlie Kilmer's 25 years of service to OCPC
9. Suggestions for future meetings Agenda items
10. Adjournment

**Upcoming Meetings** April 28, 2021

## Attachments

**Environmental Notifications (ENF's):** Compiled by Kyle Mowatt

### **EEA #16332 – Old Pine Drive Well Development (Hanson)**

The Town of Hanson proposes to construct a new water supply source for its residents and businesses. The Town's existing four wells have a MassDEP-approved yield of 1.364 million gallons per day, but normally cannot produce that much, especially in drier seasons. During times when additional water supply is needed, the Town purchases water from the City of Brockton's water system. Construction of a new in-town water supply source will allow Hanson to be independent of Brockton for its water demands, will provide consistent water quality to the Hanson customers, and will allow Hanson to better balance its withdrawals with respect to the town basins in which Hanson lies.

### **EEA #16346 – Release of House Lot from Agricultural Preservation Restriction (APR) (Doten Road) - Plymouth**

This ENF is submitted in connection with the creation of a house lot on the southerly side of Doten Road in Plymouth, its release from a 1984 APR and the Amendment and confirmation of that APR as it affects the remaining land subject to it. The purpose of this project is succession planning. The proposed house lot will be used as a single-family residence and barn. The remaining APR acreage will be farmed.

## CERTIFICATES

### **EEA #16268 – Proposed Duxbury Beach Nature-Based Storm Damage Protection Project (Duxbury)**

The proposed project includes 4 key components:

1. Oceanside beach and dune nourishment
2. Bayside erosion control
3. Flood vulnerability reductions along roadway
4. Powder Point Bridge abutment area erosion control

The certificate states that this project adequately and properly complies with MEPA.

### **EEA #16325 – Red Mill Road Water Treatment Plant (Easton)**

The site selected for the proposed water treatment plan (WTP) is an undeveloped, wooded area located at 12 Red Mill Road, Easton, MA. The project consists of the construction of a WTP, including utility work near Well Station 3 and a new generator at Well Station 5; a residual management lagoon system; and minor modifications to interior piping at Well Stations 3, 5, and 7.

The Certificate states that this project does not require an Environmental Impact Report (EIR).

### **EEA #16328 – Downtown/Trout Brook Redevelopment Plan (Brockton)**

The boundary of the redevelopment area includes the CSX property, which is a former railyard for freight rail, and surrounding properties. The area is bisected by Trout Brook. This redevelopment area is directly adjacent to Downtown Brockton and is generally located between the MBTA Commuter Rail Tracks on the west and Parker Street on the east.

Potential Build-out from this plan:

- Residential Apartments: 250-300 units (Monthly Rent: \$1,350-\$1,900/month)
- Single-Family Detached Houses: 31 lots
- Commercial Flex: ~185,000 SF
- Retail/Office Ground Floor: ~14,000 SF
- Public Safety Building or Commercial Flex: ~63,000 SF

The Certificate states that this project does not require an Environmental Impact Report (EIR).

### **EEA #16324 – MBTA Service Level Reduction (Statewide)**

Challenged by unprecedentedly low ridership due to the COVID-19 pandemic, the MBTA is facing a historic moment. Despite this significant drop in ridership, the MBTA has continued to run service at pre-pandemic levels, even though it does not match current demand. In order to protect essential service for those who depend upon it, the MBTA needs to reduce service where there are fewer riders. The goal of these changes is to preserve access to these transit-critical customers. The MBTA's plan to readjust service levels to current COVID era ridership is an overall program that the MBTA refers to as Forging Ahead. The Certificate states that this project does not require an Environmental Impact Report (EIR).

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