

# Old Colony Planning Council June 30, 2021

## ANNUAL MEETING

7:00 pm

Via ZOOM Conferencing or in person

<https://zoom.us/join>

Meeting ID: 821 1220 0362 Passcode: 113401

Call in - 1 267 831 0333

Meeting ID: 821 1220 0362 Passcode: 113401

### Agenda

Agenda for Meeting No. 580  
June 30 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 April 28, 2021 meeting

Sandra Wright, Secretary

4. Financial Report for April 2021

Douglas Sylvestre/Brenda Robinson

5. Staff Report

Mary Waldron, Executive Director

6. Regional Clearinghouse Reviews

Industrial Revenue Bonds None

Environmental Notifications

EEA #16373 – Aldana Road, Land Swap (Halifax)

EEA #16383 – Lincoln Park (West Bridgewater)

EEA #16364 – Jenny Pond Dredging Project Plymouth

7. **Personnel Handbook**, Steven Santeusano, Chair Report of the Personnel Committee.

**Action Required**

8. **The Future of OCPC Council meetings** – Governor’s Emergency Executive Orders extended to April 2022.

9. **FY22 proposed budget**. Doug Sylvestre, Chair Finance-Audit Committee with Brenda Robinson, Fiscal Manager

**Action Required**

10. **Public Participation Plan Presentation**. Ray Guarino, Principal Transportation Planner

11. A year in review – Annual Report to Council

12. Troy E. Garron, Lifetime Achievement Award

13. Status on the **Retirement legislation**.

14. Suggestions for future meetings Agenda items:

- Proposal to move 7pm Council meetings to 6 pm

15. Adjournment

**Upcoming Meetings** July 28, 2021

## Attachments

### **EEA #16373 – Aldana Road, Land Swap (Halifax)**

The “sliver” (so-called, owned by DFG) is 39,120 sq. ft (0.898 acres) and runs along the south side of Aldana Rd. for a distance of 2,546+/- ft, with an average width of 15 ft. (Plan Bk 43 Pg 56). The “sliver” lies along the toe of the slope of Aldana Rd. The surface of Aldana Rd. is several feet higher than the adjacent wetland. The “sliver” is wetland but has negligible habitat value because of its long, very narrow configuration.

The Town of Halifax desires to acquire the “sliver” in order to create a safer layout at the location of a pronounced sharp curve in Aldana Rd., a gravel surfaced public way. This sharp curve is shown on Plan Bk 43 Pg 56.

The Town of Halifax is aware that wetlands along the toe of the slope of the south side of Aldana Rd may be impacted if the Town proceeds with any changes in the layout of Aldana Rd (i.e., roadway improvements). Currently the Town has no proposal for any such changes or improvements, no plans have been prepared, no funds have been approved, and the Town does not anticipate generating any such proposal within the next 5 years. The Town understands that if or when the Town decides to make any changes to the layout of Aldana Rd and if those changes involve wetland impacts, the Town may need to submit an ENF to MEPA, as well as obtain any other required permits, regarding wetland impacts.

### **EEA #16383 – Lincoln Park – West Bridgewater**

The proposed project is centered around the development of a 350,000 sf warehouse with other areas of the site, potentially being used for a 100,000 sf warehouse or expanded trailer parking area. The northern most corner of the property would be used in conjunction with a portion of the existing Lincoln Street layout for a 13,000 sf retail venue on roughly 1.5 acres of land.

Development of the project is predicated on the relocation of Lincoln Street to align with Crescent Street and other improvements to West Center Street (Route 106) that are proposed as part of the project. Access to the proposed project would be provided through four driveways, one on West Center Street (Route 106) and three on Lincoln Street. The proposed improvements at the intersection of West Center Street (Route 106) and Lincoln Street/Crescent Street would improve existing traffic conditions and offset any traffic impact of the proposed project. Aligning Lincoln Street with Crescent Street and placing those approaches under traffic signal control would improve the safety of the two offset unsignalized intersection approaches. Providing additional capacity along West Center Street (Route 106) would improve the organization and flow of vehicles traveling to and from the Route 24 interchange. These proposed improvements represent a significant investment in the Town of West Bridgewater.

The project site has been designed to serve the needs of the development and the region and will be constructed in phases so as to ensure that the size of the project continues to be appropriate for the site needs in the future. The initial build program of 350,000 sf of warehouse would serve the immediate needs of the area. An appropriate amount of parking (528 spaces) and impervious area would accompany this portion of the development and allow for the eventual end user to operate efficiently. At an appropriate time, the potential for an additional 100,000 sf of warehouse and/or up to 13,000 sf of retail could also be constructed on the site and as such are included in this project review. The parking and impervious areas that would accompany the additional elements of the project would be designed to minimize environmental disturbance while meeting the needs of the specific development.

### **Certificates**

#### **EEA #16364 – Jenney Pond Dredging Project (Plymouth)**

The Town of Plymouth seeks to perform sediment dredging of Jenney Pond (the “pond”), the upstream impoundment to the Jenney (Arms House) Pond Dam (No. MA00907). The town also seeks to replace the existing pedestrian footbridge (Town Brook Park footbridge) over the pond. Jenney Pond is a 4.5-acre impoundment fed by Town Brook that is upstream (south) of

Jenney Grist Mill, off of Spring Lane in central Plymouth, Massachusetts. The pond can be visually and practically divided by the Town Brook Park footbridge into a northern section and a southern section. The section north of the footbridge receives the bulk of the sediment deposition, as this is where Town Brook enters the impoundment and flows downstream in a northerly direction towards the dam. This section is approximately one acre in area. The section south of the footbridge is approximately 3.5 acres in areas and does not appear to receive significant sediment deposition from Town Brook.

The primary goals of the Jenney Pond dredging project are to improve water quality and fish habitat in the pond by removing an estimated 6,350 cubic yards of sediment within the northern section of the pond and installing fish habitat features including boulder piles, woody debris, and rootwads. Additionally, the existing pedestrian bridge over the pond will be removed and replaced with a new bridge in-kind.

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

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- If this information is needed in another language, please contact Mary Waldron at 508-583-1833 Extension 202.
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- Si yo bezwen enfòmasyon sa a nan yon lòt lang, tanpri kontakte Mary Waldron nan 508-583-1833 Ekstansyon 202.