OLD COLONY PLANNING COUNCIL

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NOTICE OF MEETING

You are respectfully requested to publicly post this notice and agenda of a meeting of the Old Colony Planning Council in accordance with the Law Regulating Meetings of Governmental Bodies, Chapter 397 of the Acts of 1976, Section 23 B. Said notice should be posted in the Clerk's Office or on the principal official bulletin board of the municipality.

MEETING OF THE OLD COLONY PLANNING COUNCIL

DATE: January 31, 2018

TIME: 7:00 PM

PLACE: Old Colony Planning Council
70 School Street
Brockton, MA 02301

Respectfully submitted,

Frank P. Staffier, President

Old Colony Planning Council
Agenda

Agenda for Meeting No. 543
January 31, 2018

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 — **Mr. Frank P. Staffier, President**
2. Roll Call of Members — **Mr. Fred Gilmetti, Secretary**
3. Minutes of November 29, 2017 Meeting — **Mr. Fred Gilmetti, Secretary**
4. Financial Report for Nov. and Dec. 2017 — **Ms. Christine Joy, Treasurer**
5. Staff Report — **Pat Ciaramella, Executive Director**
6. Regional Clearinghouse Reviews

Industrial Revenue Bonds
None
Environmental Notifications
See Attachments

7. Old Business

A. Report and update on the 2018 District Local Technical Assistance (DLTA) Program. Pat Ciaramella, Executive Director.

8. New Business

A. ***Presentation – Housing Choice Initiatives.*** the Baker-Polito Administration 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. ***Chris Kluchman***, FAICP, Housing Choice Program Director.

B. Review and acceptance of Old Colony Planning Council Annual Audit Report. Tom Hurley and Helen Tang, Guyder Hurley, P.C.

9. Community Concerns

10. Other Business

11. Visitors Comments/Questions

12. Adjournment

FUTURE MEETINGS: February 28, 2018, March 28, 2018, and April 25, 2018
(Executive Committee Meeting would be convened in the absence of a Council quorum)

Attachments

Industrial Revenue Bonds (Council Action)

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 and reconfigured roadway are the latest uses to be proposed for the 163.87-acre site. After the existing 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 be taken to avoid or minimize adverse impacts and to mitigate unavoidable impacts.