

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: June 27, 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. 548
June 27, 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
2. Roll Call of Members
3. Minutes of April 25, 2018 Meeting
4. Financial Report for April and May 2018
5. Staff Report
6. Regional Clearinghouse Reviews

Mr. Frank P. Staffier, President
Mr. Fred Gilmetti, Secretary
Mr. Fred Gilmetti, Secretary
Ms. Christine Joy, Treasurer
Mr. Pat Ciaramella, Executive Director

Industrial Revenue Bonds

None

Environmental Notifications

See Attachments

7. Old Business

- A. **Presentation – Old Colony Planning Council (OCPC) - Route 106 Corridor Study.** The Route 106 Corridor Study was included in the Old Colony UPWP to identify, quantify, study in depth, the Route 106 corridor in West Bridgewater (partially from Route 28 east), East Bridgewater, Halifax, Plympton, and Kingston. The study area is approximately 16 miles. The results of the study will be used to develop short-term and long-term projects. The study focuses on traffic volumes and congestion, vehicle and non-motorized (pedestrian and bicycle) safety, the built environment (pavement, sidewalks, markings, signage and traffic control devices), as well as the changing land use and the potential impacts on traffic and transportation. Ray Guarino, Senior Transportation Planner

New Business

- A. Review and consideration of Old Colony Planning Council Resolution Number 227 Adopting a Revised Operating Budget for Fiscal Year 2018. Pat Ciaramella, Executive Director.
- B. Review and consideration of Old Colony Planning Council Resolution Number 228 Adopting an Operating Budget for Fiscal Year 2019. Pat Ciaramella, Executive Director.
- C. Report and update on the Commonwealth of Massachusetts State Board of Retirement regarding reimbursements for the unfunded portion of pensions paid to OCPC present and future retirees. Pat Ciaramella, Executive Director.

8. Community Concerns

9. Other Business

10. Visitors Comments/Questions

11. Adjournment

*FUTURE MEETINGS: August 29, 2018, September 26, 2018, and October 31, 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)

1. EEA # 15846 - Chestnut Street/ North Quincy Street Intersection Improvements (Abington and Brockton) (ENF) - MassDOT, in conjunction with the Town of Abington and the City of Brockton (Abington and Brockton), propose to reconstruct the intersection of Chestnut Street and Boundary Avenue (east and west of intersection, respectively) and North, Quincy Street (north and south of intersection) as a roundabout instead of the existing two-way stop. The intersection has been the site of many vehicle accidents, with a crash rate three (3) times the MassDOT District 5 average and multiple recent fatalities. The purpose of the project is to improve safety and pedestrian crossings at the Intersection while providing multi-modal transportation infrastructure that serves pedestrians, bicyclists and motorists.

The intersection will be reconstructed as a roundabout with a center island, requiring roadway widening to accommodate the expansion of the intersection and the construction of new sidewalks. The limits of work on North Quincy Street are from approximately 300 ft. south of the intersection to approximately 300 ft. north of the intersection, and the limits of work on Boundary Avenue are from approximately 300 ft. west of the intersection and Chestnut Street from approximately 450 ft. east of the intersection. The total length of the project is approximately 1,350 ft.

2. EEA # 15850 - Dune Restoration between Crossovers 1 and 2 at Duxbury Beach (Duxbury) (ENF) - The Duxbury Beach Reservation, Inc., with advice from with the Woods Hole Group, proposes to design, permit and construct a dune re-nourishment and restoration project between the first and second crossovers on Duxbury Beach. The proposed restoration area, approximately 3,600 feet long, is one of the narrowest sections of Duxbury Beach, which is undergoing increased erosion. This area experienced numerous wash-overs during the January and March 2018 severe winter storms that caused extensive damage to the dune structure and adjacent dirt access roadway. Based on wave modeling and sediment transport studies performed by Woods Hole Group as part of their 2016 "Coastal Process Study and Resiliency Recommendations for Duxbury Beach and Bay" report funded under a previous CZM Coastal Resilience Grant, this area experiences increased wave energy during both normal conditions and storm events. The proposed project will provide erosion control, buffer storm surge and protect critical habitat for wildlife.

3. EEA # 15854 - Previte's Marketplace Retail Development (Hanover) (ENF) - Previte's Hanover, LLC (the "Proponent"), proposes the construction of a mixed-use development of up to approximately 25,290 square feet (SF), consisting of a new Previte's Marketplace and general retail space (the "Project") on an approximately 3.45-acre site located on Columbia Road (Route 53/139) and Broadway in Hanover, Massachusetts (the "Site", or "Project Site"). The Project Site defined herein is located on an approximately 3.45-acre Site. The Project includes the construction of an approximately 25,290 square foot (SF) building consisting of a Previte's Marketplace, with a 111-seat restaurant, and general retail space. The Proponent proposes to retain and incorporate the most significant structure of the Sylvester Company lumberyard, the two-story portion of the wooden commercial/industrial structure, and proposes to feature the commercial/industrial structure as the signature focal point of the proposed development, in consultation with the Hanover Historical Commission. The Project will include construction of a new stormwater management

system, new landscaping, and 170 new surface vehicle parking spaces. Access to the Site will be provided by three driveways; one full access driveway and one right-in/right-out driveway along Columbia Road and one full access driveway along Broadway.

4. EEA # 14346 - South Coast Rail Project (FSEIR) - The Massachusetts Department of Transportation (Mass DOT) has submitted the Final Supplemental Environmental Impact Report (FSEIR) for Phase 1 of the South Coast Rail Project. MassDOT is proceeding with design and permitting of the Stoughton Straight Electric Alternative, (the "Full Build Project") already reviewed under the Massachusetts Environmental Policy Act (MEPA), while also proposing to adopt a phased approach to provide service to the South Coast region beginning more than eight years earlier than would otherwise be possible with the Full Build Project alone. In accordance with the Certificate on the Draft Supplemental Environmental Impact Report (DSEIR) issued by the Secretary of the Executive Office of Energy and Environmental Affairs on March 23, 2018, the FSEIR includes a Response to Comments and updated Draft Section 61 Findings.

Phase 1 of South Coast Rail will provide commuter rail service by extending service from the Middleborough/Lakeville Line to New Bedford, Fall River, and Taunton using existing active freight rail corridors. As proposed for the Full Build Project, and analyzed in the South Coast Rail FEIS/FEIR, service will be provided on the Southern Triangle, which connects Fall River and New Bedford to Cotley Junction in Taunton. The new primary element to be included in Phase 1 is the use of the existing Middleborough Secondary freight line to connect Taunton to the Middleborough Main Line.

5. EEA # 4959 - Lakeshore Center (Bridgewater) (NPC) - Claremont Lakeside Bridgewater, LLC is proposing a material change in project scope, which consists of an assisted living residential complex (40,000 s.f. and 244 parking spaces), an apartment complex (300 units and 540 parking spaces), a 5-story office building (20,000 s.f. and 405 parking spaces), two retail buildings (65,500 s.f. total and 507 parking spaces), and a warehouse (92,000 s.f. and 330 parking spaces) at 1 Lakeshore Center in Bridgewater. This scope expansion would complete a full buildout of the subject parcel that has been the subject of several past MEPA filings for a hotel, office buildings, and industrial uses.

The proposed apartment complex will consist of two buildings (one 200-unit building, and one 100-unit building) and will be classified under Massachusetts General Law Chapter 40B. The units will include an outdoor swimming pool and a fitness center. The proposed 5-story buildings will consist of a mix of studio, one, two, and three bedroom units. The parking will include 540 parking spaces outside and 60 spaces provided in garages.

The expansion is expected to result in approximately 2,888 new daily trips (1,444 entering and 1,444 exiting). Vehicles are primarily expected to travel to and from Route 24 to access the site.

In order to offset the increase in vehicle trips associated with the proposed project, minor improvements are proposed at select locations. At Lakeshore Center Drive, the northbound approach to the intersection with Pleasant Street (Route 104) would be restriped as two lanes, one left-turn lane, and one right-turn lane. At the Route 24 Southbound Ramps, minor signal timing adjustments are proposed to be implemented.