

Old Colony Planning Council

Frank P. Staffier
President

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Brockton, MA 02301-4097



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PLEASE POST

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: September 26, 2018
TIME: 7:00 PM
PLACE: Old Colony Planning Council
70 School Street
Brockton, MA 02301

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank P. Staffier".

Frank P. Staffier, President

Old Colony Planning Council

Agenda

Agenda for Meeting No. 550
September 26, 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 August 29, 2018 Meeting
4. Financial Report for August 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. Report and update on the 2018 District Local Technical Assistance (DLTA) Program. Laurie Muncy, Principal Comprehensive Planner

8. New Business

- A. **Presentation – Tax Program Available For Seniors In Massachusetts.** Summaries for each of the following Senior Tax Programs will be presented: Circuit Breaker, Senior Tax Worker, Tax Deferral and Means Tested reductions for those in the greatest of needs. David P. Klein, Director, Carlisle Council on Aging/ Abington Council Delegate.
- B. **Presentation – Pembroke Housing Production Plan.** The Pembroke Plan includes a comprehensive housing needs assessment and details housing production goals and strategies aimed at meeting these needs over the next five years. A summary of the Pembroke Plan and key goals and Strategies will be presented. Lisa Sullivan, Senior Planner
- C. FFY 2019 AAA Area Plan Update & summary of FFY 2019 Title III funded programs. Patrick R. Hamilton, AAA Administrator

9. Community Concerns

10. Other Business

11. Visitors Comments/Questions

12. Adjournment

*FUTURE MEETINGS: October 31, 2018, November 28, 2018 and January 30, 2019
(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. EEA # 4959 - Lakeshore Center (Bridgewater) (SEIR) - Claremont Lakeside Bridgewater, LLC is proposing a material change in project scope, which consists of an assisted living residential complex (40,000 sf. and 244 parking spaces), an apartment complex (300 units and 540 parking spaces), a 5-story office building (20,000 sf. and 405 parking spaces), two retail buildings (65,500 sf. total and 507 parking spaces), and a warehouse (92,000 sf. 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.

ii. EEA # 15902 - Elm Street Dam Removal (Kingston) (ENF) - The Jones River, located in Kingston, is a low gradient river typical of many of the coastal systems in southeastern Massachusetts. The river is the largest drainage to Cape Cod Bay. Like many New England rivers, the Jones River has been altered by the placement of numerous in stream structures including water intakes, roadway crossings, and dams. Further, the stream's hydrology has been altered through water diversions into and out of the river to support historic mill operations, drinking water supplies, and cranberry production. This has negatively impacted aquatic habitat, including fish migration in the river.

The Elm Street Dam (Massachusetts Dam ID. No. 7-12-145-05, National Dam ID. No. MA00395) is located at the head-of-tide on the Jones River. The dam is classified in accordance with Massachusetts Department of Conservation and Recreation (OCR) Office of Dam Safety (ODS) regulations as a "Small" Size, "Significant" (Class II) Hazard Potential Structure. Based on the most recent required Phase I survey (2015) the dam is in "Fair" condition (Amory Engineers, 2015).

The present spillway and associated structures were built in 1920 by the Town of Kingston to drive a mechanical pump, to provide lift to the town's water supply. This use of the dam was discontinued in the 1950s when the town developed new wells, and a more complex delivery pumped by the electrical grid. Since the 1950s, the dam has served no municipal purpose. The Town of Kingston (dam owner) currently uses the old mill/pump house for the offices of the town's Water Department. The former mill buildings on the other side of the river are privately owned and are used as a function hall and office space.