Old Colony Planning Council  
Minutes of the Meeting  
December 4, 2019

The five hundred and sixty second meeting of the Old Colony Planning Council was held on Wednesday, December 4, 2019 at the Council offices located at 70 School Street, Brockton, MA

**OCPC Delegates/Alternates Present**  
David Klein  
Frank Staffier  
Sandra Wright  
Robert Moran Jr.  
Preston Huckabee  
Jeanmarie Joyce  
Rob Downey  
Lee Hartmann  
Christine Joy  
Fred Gilmetti  
Daniel Salvucci

**Communities Not Represented**  
Abington  
Avon  
Bridgewater  
Brockton  
Brockton Alternate  
Easton  
Kingston  
Plymouth  
Plympton  
Whitman  
Whitman Alternate

**Others Present**  
Mary Waldron  
Pasquale Ciaramella  
Bruce Hughes  
Laurie Muncy  
OCPC

1. **CALL TO ORDER:** Council President Ms. Christine Joy called the meeting to order at 7:00 P.M.

2. **ROLL CALL OF MEMBERS:** Council Secretary Ms. Sandra Wright read the roll call.

3. **MINUTES OF THE OCTOBER 30, 2019 MEETING:** Council President Joy asked if there were any additions or corrections to the meeting minutes as prepared. Mr. Lee Hartmann moved to accept the minutes as prepared, seconded by Mr. Frank Staffier. So voted.

4. **FINANCIAL REPORTS FOR OCTOBER 2019:** Council Executive Director Emeritus Mr. Pasquale Ciaramella presented the October, 2019 Financial Report. After discussion, Mr. Frank Staffier moved to accept the October 2019 financial report, seconded by Ms. Jeanmarie Joyce. So voted.

5. **STAFF REPORT: Economic Development:** Mr. Ciaramella said staff is working on the EDA work plan. Staff is also working with the Town of Kingston on a possible public works projects for US EDA funding. Kingston received a $3 million MassWorks Grant. The next CEDS Committee meeting is scheduled for Monday, January 7, 2020 at noon. **Area Agency on Aging:** Staff is continuing work on the Area Agency on Aging (AAA) and the Ombudsman Programs for FFY 2020. **Transportation:** Staff are working on Brockton: Main Street Corridor Study, Hanover:
Route 139 Corridor Study, technical studies for BAT, and OCPC’s 2019 Traffic Counting Program. Staff continues to provide Technical Assistance to our member communities and is working on numerous projects. Staff hosted the November MPO and JTC meetings. Comprehensive Planning: Staff is working on completing the 2019 DLTA projects. Community Septic Management: Staff is continuing with the septic loan program. Communities in this program are Avon, Cohasset, Hanson, Kingston and Stoughton.

A list of Upcoming Meetings/Events for December 2019 and January 2020 was included in the meeting packet.

6. REGIONAL CLEARINGHOUSE REVIEWS:

**Industrial Revenue Bond (Information only)**

None

**Environmental Notifications (Information only)**

Council Economic Development/Community Planner Bruce Hughes presented on the following environmental notification:

i. **FEA # - 16032 - Hanover Crossing (Hanover) (EIR)** - The Hanover Mall was built in the late 1960s and early 1970s and is located on an approximately 106.4-acre parcel on Washington Street (Route 53) in Hanover and Norwell. The Mall also includes an approximately 5.6-acre secondary parcel located south of the main mall property. Third Herring Brook runs through the property and generally defines the Town boundary. The property consists of an aging enclosed mall with outparcel developments containing approximately 833,781 s.f. of commercial space and approximately 3,509 parking spaces. Access to the property is through four driveways on Washington Street and two on Mill Street. The property is located within the town's Planned Shopping Center Zoning District.

The proposed project entails the removal of the majority of the existing enclosed mall and the construction of a new mixed-use lifestyle center consisting of approximately 506,035 s.f. of retail, an approximately 92,500 s.f. grocery store, and a 297 multi-family residential units in four four-story buildings with total parking of 3,700 spaces. The project is expected to generate an additional 3,032 vehicle trips per day. The development will utilize the existing driveways. New infrastructure including water, sewer, and stormwater will be constructed to service the new development. An existing wastewater treatment plant will be relocated and upgraded to service the project.

The Project will use of all feasible means to avoid potential environmental impacts. Those means include: constructing only the minimum parking necessary, construction of an extensive stormwater system to avoid impacts to adjacent resource areas; implementing traffic related mitigation including TDM measures and new signal timing to avoid "Transportation" impacts; creating pedestrian friendly environment; replacement of existing aging water infrastructure and fixtures with a modern water system; the implementation of a GHG
reduction program to ensure compliance with the GHG policy, replacement of an aging wastewater treatment facility with a new state of the art facility that will be located further from Third Herring Brook and cooperating in the removal of Peterson Pond dam located on the property.

The project will be constructed in phases. Phase 1 will involve the construction of the new wastewater treatment facility that will replace the existing 1970s era system. The relocation will allow the remainder of the site to be developed. Phase 2 will entail the remaining project including the residential and commercial components of the project will be built at the same time.

**ii. EEA # - 14139 T-Wharf Reconstruction (Plymouth) (NPC)** - The T-wharf reconstruction project considered during the previous review of EOEEA #14139 included the construction of approximately 18,360 square feet of pile-supported pier, the dredging of approximately 56,500 square feet of harbor sediments, and the installation of approximately 4,160 square feet of pile-held, timber floats, all within an area of Plymouth Harbor encompassing approximately 66,000 square feet of watershed.

**Project Change:**
The proposed project change consists of the reconstruction of the existing municipal boat ramp off Water Street as an interim phase of the T-wharf reconstruction project. Upon completion of the T-wharf reconstruction project, the boat ramp will be incorporated into a pile-supported pier structure, with the upper half of the ramp serving as a vehicular access way to the pier and the lower half being subsumed within the structure of the pier. In addition to the reconstruction of the boat ramp, the proponent intends to establish a Zone of Reconfiguration within the area of T-wharf dredging to facilitate the siting and reconfiguration of both existing and 'yet to be installed' floats in response to future needs, and increase the total area of floats within the Zone from the 4,160 square feet previously considered under EOEEA #14139 to a total area of 5,000 square feet.

The reconstructed boat ramp will be finished with a 1.5% steeper slope that the existing ramp and will extend 15 feet further seaward from the existing toe. The ramp reconstruction will include the installation of a trench drain across the top edge to collect runoff from the adjacent parking lot and convey it to an oil and water separator for pretreatment prior to discharge to the harbor. A silt curtain will be deployed and maintained immediately offshore of the ramp throughout the period of construction to prevent the release of suspended sediments outside of the work area.

7. OLD BUSINESS

**A. REPORT AND UPDATE ON THE 2018 DISTRICT LOCAL TECHNICAL ASSISTANCE (DLTA) PROGRAM** Ms. Laurie Muney, OCPC Principal Comprehensive Planner presented on progress to date on each of the following projects:

- Abington: Housing Production Plan
- Avon: John J. DeMarco Park
- Avon: Housing Production Plan
• Brockton: C. 43D Expedited Permitting
• Halifax: Housing Production Plan
• Hanson: Wellhead Protection and Water Resources Mapping
• Pembroke: Review Zoning Bylaws to increase housing supply
• Pembroke: Work on ADA Transition Plan under the Open Space and Recreation Plan
• Plympton: Updated Zoning Map
• Stoughton: Housing Production Plan
• Whitman: Housing Production Plan
• Regional: Rural Policy Plan
• Regional: Entergy Working Group

A handout of Ms. Muncy’s power point presentation was included in the meeting packet.

8. NEW BUSINESS

A. PRESENTATION ON BRIDGE MANAGEMENT, TOPICS WILL INCLUDE: PLANNING, INSPECTION, PERMITTING, DESIGN, CONSTRUCTION, OPERATION/MAINTENANCE AND LOCAL RESPONSIBILITIES. Mr. Preston A. Huckabee, Chief Engineer, Gill Engineering, and OCPC Brockton Alternate presented. This presentation covered the following items: What is a Bridge, Bridge Statistics, Bridge Types, Components of a Bridge, Owners and Regulators, Bridge Inspection, Deficient Bridges, Cost to replace a bridge, and MassDOT Small Bridge Program. The presentation provided what each of these items included and gave examples of them. A handout of Mr. Huckabee’s power point presentation was included in the meeting packet.

B. UPDATE OLD COLONY METROPOLITAN PLANNING ORGANIZATION (MPO) (OCMPO) CERTIFICATION REVIEW, Mr. Pasquale Ciaramella, OCPC Executive Director Emeritus informed the Council that every four years the Federal Highway Administration (FHA) and the Federal Transit Administration (FTA) reviews the Metropolitan Planning Organizations (MPO)s to certify that they are carrying out their transportation planning process. The OCMPO recently had their four-year review. Milestones: September 2019: We received notice of certificate review. October: We responded to FTA and FWA in advance of the review. October 15, 2019 MPO meeting: There was a chance for public participation in the review. November 6, 2019: There was an all-day on site review of OCMPO transportation planning practices by FTA and FWA. December 2019: FHA and FTA will provide the OCMPO with a draft report for review. January 2020: FTA and FWA will prepare a final report for the OCMPO.

C. REVIEW AND CONSIDERATION OF THE RECOMMENDATIONS OF THE PERSONNEL COMMITTEE CONCERNING STAFF SALARIES: Mr. Robert Moran, Jr., from the Personnel Committee presenting in place of Mr. Eldon Moreira, Chairman, Personnel Committee who could not attend tonight’s meeting. Mr. Moran presented the recommendations of the Personnel Committee concerning staff salaries for 2020. He said the Executive Director Emeritus presented the personnel Committee with the Salary recommendations for calendar year 2020. He provided the committee the 2019 Personnel
evaluation forms, Salary Step Increase sheet, APA’s 2018 salary comparison, and the salary recommendation for 2020. These Recommendations were developed with the input from the Fiscal Officer, Assistant Director/Transportation Program Manager, AAA Administrator, and the Comprehensive Planner. The Executive Director Emeritus informed the Personnel Committee that the overall increase to the budget for the upcoming year is 2.45%. He also stated that the Council has sufficient funds in the budget to cover these adjustments. After an in-depth discussion, the Personnel Committee voted to approve, the pay raises as recommended by the Executive Director and include the longevity increases effective January 1, 2020.

On behalf of the Personnel Committee, we would appreciate if you would give this salary recommendation every consideration for adoption acting upon the unanimous recommendation of the Personnel Committee. After discussion, Mr. David Klein moved to approve the recommendations of the personnel committee, seconded by Mr. Lee Hartmann. So voted.

9. COMMUNITY CONCERNS:

There were none.

10. OTHER BUSINESS:

A. OCPC ROM FINANCIAL STATEMENT JULY 2019 TO JUNE 2020: This statement was included in the meeting packet. Information only, no Council action required.

B. NEXT OCPC COUNCIL MEETING: Council President Joy said that due to the Christmas holiday there will be no December 2019 Council meeting. She wished everyone a happy holiday season. Our next Council meeting will be January 29, 2020.

11. VISITORS COMMENTS/QUESTIONS:

There were none.

12. ADJOURNMENT:
There being no further business the meeting was adjourned at 8:15 P.M.

Respectfully submitted,

Sandra Wright
Secretary

List of Documents for December 4, 2019 OCPC Council Meeting
- Agenda for the December 4, 2019 OCPC Council Meeting
- October 30, 2019 OCPC Council Meeting Minutes