

Old Colony Planning Council

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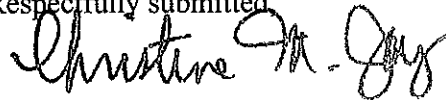
NOTICE OF MEETING

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: December 4, 2019
TIME: 7:00 PM
PLACE: Old Colony Planning Council
70 School Street
Brockton, MA 02301

Respectfully submitted



Christine M. Joy, President

Old Colony Planning Council

Agenda

Agenda for Meeting No. 562
December 4, 2019

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 October 30, 2019 Meeting
4. Financial Report for October 2019
5. Staff Report
6. Regional Clearinghouse Reviews

Ms. Christine M. Joy, President
Ms. Sandra M. Wright, Secretary
Ms. Sandra M. Wright, Secretary
Mr. David Klein, Treasurer
Mr. Pat Ciaramella, Executive Director Emeritus

Industrial Revenue Bonds

None

Environmental Notifications

See Attachments

7. Old Business

- A. Report and update on the 2019 District Local Technical Assistance (DLTA) Program.
Laurie Muncy, Principal Comprehensive Planner.

8. New Business

- A. ***Presentation on Bridge Management, Topics will include:*** Planning, Inspection, Permitting, Design, Construction, Operation/ Maintenance and Local Responsibilities. Preston A. Huckabee, Chief Engineer, Gill Engineering, and OCPC Brockton Alternate Delegate
- B. Update Old Colony Metropolitan Planning Organization (MPO) Certification Review. Pat Ciaramella Executive Director Emeritus
- C. Review and consideration of the recommendations of the Personnel Committee concerning staff salaries. Mr. Eldon Moreira, Chairman, Personnel Committee.

9. Community Concerns

10. Other Business

11. Visitors Comments/Questions

12. Adjournment

*FUTURE MEETINGS: January 29, 2020, February 26, 2020 and March 25, 2020
(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 # - 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 watersheet.

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 than 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 outshore of the ramp throughout the period of construction to prevent the release of suspended sediments outside of the work area.