



**OLD COLONY  
PLANNING COUNCIL**

# Old Colony Planning Council January 26, 2022 6pm

Via ZOOM Conferencing or In Person

<https://zoom.us/join>

Meeting ID: 832 2140 2258 Passcode: 168176

Call in - 1 786 635 1003

Meeting ID: 832 2140 2258 Passcode: 168176

## Agenda

Agenda for Meeting No. 584  
January 26, 2022

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, 6:00 PM   | Christine M. Joy, President * accessibility statement |
| 2. Roll Call of Members   | Sandra Wright, Secretary                              |
| 3. Minutes of October 27, 2021 meeting  | Sandra Wright, Secretary                              |
| 4. Financials October and November/December 2021  | Douglas Sylvestre/Brenda Robinson                     |
| 5. Staff Report   | Mary Waldron, Executive Director                      |
| 6. Regional Clearinghouse   |   |
| 7. Election of one community with population greater than 15,000 to serve as a Signatory Member on the Old Colony Metropolitan Planning Organization (MPO). |   |
| 8. Status on the Retirement legislation. Mary Waldron   |   |
| 9. Draft FY 2021 Audit Report. MARCUMM LLC  |   |
| 10. Draft Financial Policy/OPEB Account Management.   |   |
| 11. Officers of OCPC.   |   |
| 12. Suggestions for future meetings Agenda items.   |   |
| 13. Adjournment. (Council delegate or alternate sitting in for the delegate to make the motion)   |   |

TOWN CLERK  
2022 JAN 21 AM 10:17  
DUXBURY, MASS.

### Upcoming Meetings:

Finance – Tuesday, Feb 22 @ 5:45pm  
Council – Wednesday, Feb 23 @ 6:00pm

# Announcements

## Environmental Notifications

### New Projects:

#### ENF: EEA # 16478 - 850 Bedford Street – Bridgewater

The Project proposes to develop the Site for warehouse/industrial use. The project will consist of:

- A 219,000 sf. Warehouse/industrial facility w/ single-load access for trucks
- Approximately 224 standard parking spaces at 3 sides of the building
- Truck loading and parking area for approximately 50 trucks to manage queues
- Associated 30-ft drive aisles for truck access and circulation
- Associated stormwater features
- And all associated utilities

### Certificates:

#### EEA # 16478 - 850 Bedford Street – Bridgewater

The Certificate states that this project **Does Not** require an Environmental Impact Report.

#### EEA #16447 – Greystone Village – Kingston

The certificate states that this project **Does Not** require an Environmental Impact Report.

The project will result in a construction period of 4-5 years once started. Early impacts will be primarily from the demolition of structures and removal of impervious surfaces within the existing developed front portion of the property and then from activities such as roadway and drainage construction. Subsequent impacts will be the construction of the 24 single family homes proposed for the site. The area of disturbance is 40% of the total geographic project land area. Stormwater is managed to ensure no post-development increase in run-off. The site is served by public water and is located on an arterial street. No upgrade of public infrastructure is necessitated by the project build-out. Sanitary Wastewater is to be treated by individual private septic systems on each lot in conformance with the State and Local sanitary codes.

It should be noted that the project will remove a commercial manufacturing facility (Kingston Trailers), a commercial space (Martial Arts) as well as an existing house, with the associated impervious areas for driveways, parking, loading, etc. While there will be a short-term impact during the demolition phase (dust and debris removal from the property), there will be a positive long-term impact with the reduction of traffic, noise, etc. associated with the current use. The anticipated footprint of the proposed 24 houses (30,780 SF) will be about 19% less than the footprint of the existing structures to be removed (38,192 SF).

#### EEA #16383 – Lincoln Park – West Bridgewater

The certificate states that this project adequately and properly complies with MEPA.

The proposed project is centered around the development of a 350,000 sf warehouse with other areas of the site, potentially being used for a 100,000 sf warehouse or expanded trailer parking area. The northern most corner of the property would be used in conjunction with a portion of the existing Lincoln Street layout for a 13,000 sf retail venue on roughly 1.5 acres of land.

Development of the project is predicated on the relocation of Lincoln Street to align with Crescent Street and other improvements to West Center Street (Route 106) that are proposed as part of the project. Access to the proposed project would be provided through four driveways, one on West Center Street (Route 106) and three on Lincoln Street. The proposed improvements at the intersection of West Center Street (Route 106) and Lincoln Street/Crescent Street would improve existing traffic conditions and offset any traffic impact of the proposed project. Aligning Lincoln Street with Crescent Street and placing those approaches under traffic signal control would improve the safety of the two offset unsignalized intersection approaches. Providing additional capacity along West Center Street (Route 106) would improve

the organization and flow of vehicles traveling to and from the Route 24 interchange. These proposed improvements represent a significant investment in the Town of West Bridgewater.

The project site has been designed to serve the needs of the development and the region and will be constructed in phases so as to ensure that the size of the project continues to be appropriate for the site needs in the future. The initial build program of 350,000 sf of warehouse would serve the immediate needs of the area. An appropriate amount of parking (528 spaces) and impervious area would accompany this portion of the development and allow for the eventual end user to operate efficiently. At an appropriate time, the potential for an additional 100,000 sf of warehouse and/or up to 13,000 sf of retail could also be constructed on the site and as such are included in this project review. The parking and impervious areas that would accompany the additional elements of the project would be designed to minimize environmental disturbance while meeting the needs of the specific development.

**EEA #16457 - Swanberg Property Wellfield - Pembroke**

The Certificate states that this project **Does Not** require an Environmental Impact Report (EIR)

The Town of Pembroke is proposing to install a new groundwater production wellfield and associated water main connection. The proposed wellfield is expected to augment the Town's existing active water supply sources and assist with meeting future water supply demands. It should be noted that the Swanberg Property Wellfield is an additional redundant withdrawal point within the same aquifer as other production wells operated by the town, and not a request to increase the approved withdrawal capacity of the Town.

**Public Notice**

**Herring Run Culvert (Pembroke)**

Notice is given of a 401 Water Quality Certification application for the Herring Run Culvert Replacement project by the Town of Pembroke Public Works Department. The project will take place within a portion of Herring Brook and the access road to the Herring Run Historical Park at 211 Barker Street and will include replacement of the Herring Run culvert and its associated structures

**Mass DEP – Notice of Combined Chapter 91 Waterways License/Permit and 401 Water Quality Certification (Hanover)**

Public notice is hereby given of the Combined Chapter 91 Waterways License/Permit and 401 Water Quality Certification Application by the Fireworks Site Joint Defense Group to conduct improvement dredging of approximately 4.5 acres of contaminated river bottom sediment approximately 3 feet in depth and to backfill the dredge footprint with an equivalent amount of clean fill materials involving the installation and maintenance of a sheet pile cofferdam. The proposed project has been determined to be a Water-Dependent Use.

**Attachments**

Old Colony Planning Council fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. The Old Colony Planning Council operates without regard to race, color, or national origin (including limited English proficiency), age, sex, disability, ancestry, ethnicity, gender, gender identity or expression, sexual orientation, religion, creed, veteran's status, or background. Any person who believes that they or any specific class of persons to be subject to discrimination prohibited by Title

VI may by themselves or by a representative file a written complaint with the Old Colony Planning Council. Complaints are to be filed no later than 180 days from the date of the alleged discrimination. This meeting is accessible to people with disabilities and those with limited English proficiency. Accessibility accommodations and language services will be provided free of charge, upon request, as available. Please contact Mary Waldron at 508-583-1833 Extension 202 for more information.

- If this information is needed in another language, please contact Mary Waldron at 508-583-1833 Extension 202.
- Se esta informação é necessária em outro idioma, entre em contato com Mary Waldron em 508-583-1833 Ramal 202.
- Si se necesita esta información en otro idioma, por favor póngase en contacto con Mary Waldron al 508-583-1833 extensión 202.
- Si yo bezwen enfòmasyon sa a nan yon lòt lang, tanpri kontakte Mary Waldron nan 508-583-1833 Ekstansyon 202.