



TOWN OF BRIDGEWATER, MASSACHUSETTS
MASTER PLAN COMMITTEE
FINAL MINUTES: Nov. 9, 2017

Members Present ✓ Tom Hall ✓ Carlton D. Hunt TBD

Guest: Pete Colombotos, Dist. 5 Town Councilor

The November 9, 2017 MPC meeting was called to order at 3:10 PM in Academy Building Rm201B.

The 9/14/2017 minutes were approved with no changes. Motion passed (2,0)

There were no public comments.

Notes from the 10/7/2017 were recognized.

New Business

1) Downtown Revitalization

- i. Workplan – The Chair indicated he had reviewed three relevant studies since 2014 that address revitalization. He reported he has developed a draft Workplan based on these reports. The workplan consists of four major Tasks: 1) Zoning, 2) Branding and Marketing, 3) Parking and Circulation, and 4) Town Wide Build Out Analysis with multiple subtasks and deliverables under each of these. Four subtasks have been completed or in progress: CBD rezoning completed in 2016, an Area of Concentrated Development Eligibility Study Report and receipt of State comments (note this effort was abandoned by the Town in March of 2016), a market assessment for and traffic study of the downtown area, and a complete streets study leading to application of a Complete Streets Grant for a “Central Square – Reconstruction Project”. This grant is under review by the DOT-CS office. The Chair noted the CED has initiated evaluation of a potential grant to develop consistent branding for the Town.
- ii. Parking Fee – Councilor Colombotos conveyed that an ordinance to establish a downtown parking fee is under considerations by the Town Council.
- iii. Formation of downtown revitalization implementation committee – The committee moved and voted (2, 0) to recommend that the Town Manager form a Downtown Revitalization Committee consisting of up to seven members to advise him on revitalization implementation. The committee suggested that the appointees be drawn from a cross section of individuals knowledgeable with public safety, traffic, street design, business development, marketing, landscaping, and redevelopment. Inclusion of a BSU planner was suggested.

2) Zoning.

- i. The Chair noted that he had revised the inclusionary zoning ordinance drafted by Andrew DeIonno and submitted it to the Town Manager for further action. The Town Manager is having Mr. DeIonno make further revisions via a consulting agreement.
- ii. The subdivision ordinance revision is in final editing under the consulting agreement with Mr. DeIonno.

3) Housing Production Plan Completion – The plan is complete and under review by Town Manager prior to submitting it to Town Council for acceptance.



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DRAFT MINUTES: Nov. 9, 2017

4) Ordinances – No discussion

5) Dam Safety

i. High Street Dam: The Chair reported he had contacted the State's Project Manager regarding the expected public presentation. She reported that their consultant is still working on the report and the presentation has been pushed into December.

ii. Carver's Pond: No report.

6) Status of hiring a Planner – No information provided

No further discussion or actions being identified the meeting was adjourned at 4:20 PM. The next meeting is scheduled for December 14, 2017 @ 4PM, Room 201B, Academy Building.

Signed electronically

Carlton D. Hunt, Ph.D.

MPC Chair