



# TOWN OF BRIDGEWATER, MASSACHUSETTS MASTER PLAN COMMITTEE

## FINAL MINUTES: Nov. 9, 2017

**Members Present** / Tom Hall / Carlton D. Hunt **TBD**

**Guests:** Pete Colombotos, Town Councilor, Dist. 5.

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 studies completed since 2014 presented that address downtown revitalization. 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 and multiple subtasks and deliverables under each of the major tasks. The four subtasks were completed or in progress. These are: 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 2017), 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”. The grant is under review by the DOTCS office. The Chair noted the CED has initiated evaluation of a potential grant to develop consistent branding for down town.
- ii. Parking Fee – Councilor Colombotos conveyed that an ordinance to establish a downtown parking fee is under considerations by his Town Council Committee.
- iii. Formation of downtown revitalization implementation committee – The committee moved and voted (2, 2) to recommend that the Town Manager form a Downtown Revitalization Committee consisting of up to seven members to advise him on revitalization issues.

#### 2)

- a. OSRP - The process of acquiring an area for Styles and Hart Parkland parking is in process. (See above. Parkland Assessment.) The Planning Board Chair reminded the participants that a developer has indicated they will assist with clearing and site work at the Jenny Lind park as part of a subdivision development. Potential conditioning of Duxborrow 40B to include a parkland playground for public access was also noted.
- b. Housing Production Plan Completion – Lisa Sullivan has the lead on completing the plan.
- c. Downtown revitalization strategy and progress.
  - i. Parking fees to fuel downtown improvements – Town Manager has the lead on this activity; the activity is under consideration by the Town Council.
  - ii. Funding for pedestrian improvement – Town Manager has the lead on this activity
  - iii. Formal group to support downtown revitalization planning – Town continues to find it difficult to engage business on downtown revitalization; Town Manager indicated recent



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accidents in the common has highlighted the urgency of better traffic patterns in the downtown. He indicated that discussions of public safety leaders suggest that a group of interested individuals be formed to look at the Cecil Group downtown revitalization report concepts and possibly other options. MPC Chair will contact the Police Chief to discuss his thoughts. MPC Chair would like to bring in DOT to discuss the barriers and opportunities for revamping traffic flow in the downtown.

- iv. Workplan for moving forward – MPC Chair committed to drafting a workplan for addressing the Cecil Group recommendations regarding downtown redevelopment.
- d. 40B actions – ZBA review of the Duxborrow proposal for 40B development off Curve Street is restarting due to MGL requirement that all ZBA members be present at all hearings (New ZBA members have not heard arguments which reset the process). Concerns over conditioning the project were made, specifically as to mitigation measures. Discussion led to a suggestion that the Town Manager submit a letter to the ZBA highlighting eligibility concerns and providing mitigation funds.

No further discussion or actions being identified the meeting was adjourned at 5:30 PM. The next meeting is scheduled for November 9, 2017 @ 4PM, Room 201B, Academy Building.

### **Signed electronically**

Submitted by Carlton D. Hunt, Ph.D.

MPC Chair