



TOWN OF BRIDGEWATER, MASSACHUSETTS MASTER PLAN COMMITTEE

DRAFT MINUTES: AUGUST 24, 2017

Members Present: ✓ Tom Hall ✓ Carlton D. Hunt ☐ TBD

Guests: Anthony Herbert, Intern developing a parks implementation plan. Keven Mandiville, OSP Committee.

The postponed August 17 MPC meeting was called to order at 4:10 PM PM August 24, 2017 in Academy Building Rm 201A.

The July 10, 2017 minutes were approved with no changes. Motion passed (2,0)

Old Business

Community and Economic Development Update:

- A. Anthony Herbert provided a working draft of the parks plan he is developing for the Town that is based on the recent Open Space and Recreation Plan (OSRP). In summary:
 - a. The meeting with the MPC and OSC members is one of several discussions he has had with Town staff and volunteers.
 - b. The plan's focus is on actions that can improve the six parks identified in the OSRP.
 - c. The MPC made several suggestions for improving the plan.
 - d. Anthony agreed to provide the draft report for comment and include a MPC representative in the briefing to the Town Manager.
 - e. The report will be finalized within the next two weeks.
- B. Lisa Sullivan provided written input on the Housing Production Plan. Specifically: "All edits have been sent to OCPC. As you know, the HPP is in the hands of a new planner and he is checking all the data for consistency before he adds his name to it. I expect that we will be receiving a final draft next week for editing and comment."
- C. Downtown revitalization strategy and progress: Lisa Sullivan provided the following: "Howard Stein Hudson submitted the complete streets prioritization plan and pedestrian safety plan this week."
- D. Upcoming Ordinances
 - a. Sign ordinance: No update
 - b. Inclusive zoning: The chair passed out a document he developed that compares the Town's working draft to Raynham's and Framingham's inclusive zoning (attached). Comments will be received at the next meeting.
- E. Claremont Development and Zoning: No update

New Business The Chairman provided the committee with a working draft of a Master Licensing agreement provided by Mike Stanley, CEO of Transit X. The Chair conveyed that he has worked with Transit X to develop a financial model for payment to the Town (or private land owners) for use of air rights. Transix will provide the MPC with a final draft proposal for the master licensing submission for MPC consideration by our next meeting. The CEO has requested the Town's Attorney review the documents in advance of any submission to the Town and has requested some basic information regarding the total area of commercial property in Bridgewater and total commercial tax review to customize his air rights model. The Chair was agreed to speak with the Town Manager and Assessor's Office regarding these requests.

No further discussion or actions being identified the meeting was adjourned at 5:50 PM. The next meeting is scheduled for September 14, 2017 @ 4PM, Room 201A, Academy Building.

Submitted by Carlton D. Hunt, Ph.D.

MPC Chair



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Inclusionary zoning
comparison cdh.pdf