



MAGIC July Meeting

Thursday, July 24, 2014; 3:00 – 5:00 pm

141 Keyes Road, Concord, MA

MINUTES

Welcome

Keith Bergman, Littleton Town Administrator, MAGIC Chairman

Community Exchange

MAGIC Representatives

Acton

- Considering a special fall town meeting to deal with zoning matters so that the usual Town Meeting can focus on financial matters, etc.
- CrossTown connect continuing.
- Acton received a grant to provide recycling bins in public areas.
- Acton-Boxborough regional school district began this summer.
- Regional transportation forum happening in September.
- Avalon has a project in Acton they would like to change to a 40B project so it wouldn't be an age restricted project (55+)

Bedford

- Coast Guard will sell old housing development on Pine Hill Road to town of Bedford; Town held a charrette and will seek a developer to build something along the lines of River Walk.
- Trying to extend the MinuteMan Bikeway over to Concord Road; trying to figure out how to route this extension. Some push back from surrounding neighborhood.

Bolton (updates via email)

- Clinton Savings Bank is going before ZBA next week to request variances and a special permit for their project at 562 Main Street. They plan to demolish the existing house and construct a bank.



- Bolton's Design Review Board (DRB) just completed their review of this project. Clinton Savings Bank is the first project formally reviewed by the DRB.
- Bolton Office Park is going before Planning Board next week to request a special permit to subdivide the property at 580 Main Street and develop an assisted living facility next to the office building.
- Planning Board received submission of a special permit application for a rooftop solar system to be installed on the Paragon building at 41 Main Street.
- Century Mill Estates, a 78 lot subdivision located off of Century Mill Road, has begun construction in all four phases of the development. Several wetland crossings are currently being constructed that require massive culverts and walls.
- Bolton Conservation Trust is working on a proposal for a town center at 715 Main Street.
- The "Salt Box" building at 626 Main Street is currently being renovated.

Boxborough

- July 1st Acton-Boxborough school district took over one of the elementary schools.
- Big road repaving project starting.
- Town Planner, Adam Duchesneau, officially designated as the Town's second MAGIC Rep.
- Town is moving forward with Housing Production Plan.
- Boxborough is working with MAPC on a scope for a Master Plan.
- Key Property development likely moving ahead.
- Applying for a MassWorks grant for sidewalk project.

Concord

- New residential development on Acton town line.
- New Marriot extended stay hotel on Baker Ave.
- Bruce Freeman Trail planning continues. 70% design in progress.
- Future planning around Hanscom going on and Concord trying to maintain an active voice.
- Battle Road Scenic Byway passes by Hanscom; Town should consider a policy more focused on economic development.

Lexington

- Undertaking a big renovation of Cary Hall.
- First redevelopment project in Lexington Center in 20 years – someone bought 2 buildings and will be tearing them down and building something much larger; Town concerned how project will interface with parking management plan.



- Privately funded shuttle will be run.
- Ground breaking for Route 2/I-95 interchange; should cause some traffic slow-downs during construction.
- Shire, Town's biggest tax payer, will be bought out; what effect will this have on its operation in Lexington?

Littleton

- Board of Selectmen updating their annual goals.
- Top goal is updating their Master Plan and will likely work with MAPC.
- "The Point" project is proceeding and will include a Hilton Homewood Suites hotel.
- 40B project by Avalon is still under construction – was subsidized by Mass Housing when it was all rental. The developer changed to part rental/part private ownership which may affect Mass Housing's role.
- There is a scenario being considered where the Kinder Morgan Tennessee Gas Pipeline Development would run from upstate NY along Route 2 and other state highways. There is now a consortium of potentially affected communities with Littleton involved as an unofficial observer. There is no official application yet, but worth keeping an eye on.

Maynard

- Maynard has a new Town Planner, Bill Nemser, AICP, LEED AP; Contact info:
 - Phone: (978) 897-1302
 - Email: bnemser@TownofMaynard.net
- 129 Parker Street development – an on-going subdivision project – was withdrawn the day before our meeting.
- Maynard recently formed an economic development committee.

Stow

- Working on design plans for Route 117 in Lower Village – at 25% design stage right now. Will try to get MassWorks funding.
- Town recently acquired some land and is thinking of ways to utilize.
- Looking to Selectmen to create an Economic Development Committee.
- Collings Foundation has a museum in Stow with World War II tanks, cars, and historical memorabilia – wants to build a large new building near a densely populated neighborhood. The neighbors are not in favor, worried about traffic. The foundation's big events draw a great deal of people to Stow and in October, coincides with apple picking season traffic, etc.



Sudbury

- Town center project going out to bid – will involve traffic and pedestrian improvements.
- Cecil group will be doing design analysis with route 20 corridor – sewer system could be an issue. Sudbury interested in regionalizing sewer with Marlboro.

495 MetroWest Partnership

- MassWorks funding cycle is coming up. If a town is in the MetroWest Partnership area, they can get a letter of support from the Partnership.
- Partnership released a document called “Strength in Numbers” earlier in the year with information such as employment numbers for their service area.
- Hudson joined the MetroWest RTA.

Adoption of the FY 2015 MAGIC Work Plan

Keith Bergman

- Asked for any feedback, edits, and changes.
- Suggestion that one of our meetings this year focus on regional housing issues and housing authority regionalization.
- Suggestion that perhaps we focus one meeting on new drinking and waste water infrastructure legislation.
- With an increase in the MAPC normal assessment likely happening, we should see if the MAGIC special assessment funds should be adjusted as well.
- Motion to adopt the work plan from Les Fox
 - Second from Richard Canale
 - All approve

Update on TIP Comment Letter for FFY 2015-2018

Richard Canale

- MPO staff does a compilation of all the letters. MAGIC's comments asking them to take a better look at cost inflation of existing projects was highlighted in this compilation as was our comment on the rail trails, etc.
- MPO is very constrained over these TIP years so no new projects were added.
- The Green Line extension to Medford has dominated a big part of their funding, squeezing out other projects



MAPC Strategic Plan

Group Discussion

MAPC Now

- **Of the many things that MAPC does, what things do you and those you work with value the most?**
 - Regional Discussions – MAPC gives towns the opportunity to discuss issues regionally. There is no State level planning guidance/support and so MAPC fills a void
 - Provides tools and technical assistance towns don't have themselves
- **What does MAPC do well?**
 - See below under “Communication Problems” where various great things MAPC does are listed, but in the context of “we don't get the word out” about them enough.
- **What does MAPC not do as well?**
 - Communication problems:
 - Disconnect between the work MAPC is doing and the town administrators in its member towns/cities. Planning board, Board of Selectmen, Town Administrators not always involved or understand what MAPC is doing
 - Differing timelines – One reason for this is that the MAPC projects tend to have long timelines whereas local officials have their eye more on the shorter term issues and needs
 - Some of these officials don't understand what MAPC is and does.
 - MAPC's message is not so widely understood
 - Maybe MAPC is not putting enough information in front of Selectmen
 - People don't understand outcomes from MAPC's work
 - Towns' appetite for regionalizing functions can be spotty – Towns are often set in their ways.
 - One thing that could help this situation is if MAGIC Reps better convey what they learn/gain from their experiences with MAPC



- People don't realize MAPC's advocacy role in terms of legislative change such as getting DLTA funding, etc. – Mass Municipal Associate (MMA) does a better job of letting people know what they are doing on the legislative front.
- MAPC has great staff that do great work but many towns aren't aware of it or don't know how to tap into this resource.
- Disconnect between MassDOT and MAPC that is detrimental to this region – for instance, they could have collaborated on Crosby's Corner and Commuter Rail double tracking projects in a way where those 2 projects didn't end up happening concurrently.

Looking to the Future:

- **What trends and issues do people anticipate affecting MAPC's work over the next 3-5 years?**
 - Housing
 - Climate Change/Resiliency
 - Transportation Planning
 - Economic Development
- **Given the future vision outlined in MetroFuture, what do you see as the top 2-3 priorities for the coming 5 years for MAPC? Why?**
 - A comment was made that the vision of MetroFuture is not well understood by the public
 - Tracking MetroFuture Implementation – A comment that the benchmarks and indicators are not being done and/or are not available in a way widely available to the public
- **Are there priority issues in MetroFuture that you see that are not being addressed by MAPC? What are these?**
 - Didn't get to this question.

Meeting Adjourn

Next Meeting: Thursday, September 4, 2014, 3:00 – 5:00 pm in Concord