



### **MAGIC Annual Meeting**

Thursday, June 2, 2016; 2:30 – 4:30 pm

Acton Town Hall, Faulkner Room

472 Main Street, Acton, MA 01720

## **AGENDA**

- 2:30 pm Welcome and Introductions (**5 minutes**)  
*Keith Bergman, Littleton Town Administrator, MAGIC Chairman*
- 2:35 pm Election of MAGIC Officers (**10 minutes**)  
*Richard Canale, MAGIC Executive Officers Nominating Committee*
- Report of the Nominating Committee
  - Additional Nominations
  - Vote
- 2:45 pm Discussion and Adoption of MAGIC FY 2017 Work Plan (**20 minutes**)  
*MAGIC Representatives*
- 3:10 pm Expanded Community Exchange (**65 minutes**)  
*MAGIC Representatives*
- This extended community exchange will serve as a forum for MAGIC town representatives to speak about one major recent achievement or challenge their town has had.
- 4:15 pm Partner Organization Exchange (**15 minutes**)
- MAGIC partner organizations will be invited to share one achievement or challenge.
- 4:30 pm Meeting Adjourn

#### *Upcoming Events:*

**Tentative:** MAGIC Meeting: Thursday, July 7, 2016, 2:30 – 4:30 pm in Concord

~ Summer Recess ~

MAGIC Meeting: Thursday, September 8, 2016, 2:30 – 4:30 pm in Concord

C/o Metropolitan Area Planning Council  
Heidi Stucker, MAGIC Subregional Coordinator  
60 Temple Pl., Boston, MA 02111



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## NOTES

### Welcomes:

Appreciations offered to three retiring MAGIC town employees: Karen Kelleher, Stow; Jody Kablack, Sudbury; Glenn Barbor, Bedford

Welcomes extended to newly appointed MAGIC Officers: Steve Ng, Concord; Maren Toohill, Littleton; Chris DaSilva, Maynard

### Elections:

Nominating Committee head, Richard Canale reported on nominations for the Chairperson and two Vice-Chair positions. Keith Bergman served as Chair, and Franny Osman and Les Fox served as Vice-Chairs in FY 2016. FY 2017 nominations included Jennifer Burney of Lincoln for Chairperson and Les Fox and Franny Osman for Vice-Chairs. Additional nominations from the floor were invited, though none were made. All MAGIC representatives voted unanimously in favor of Jennifer, Franny and Les.

Keith Bergman's 5-year service as Chairperson to MAGIC was celebrated. Beginning in FY 2017 Keith assumes the role of MAPC President.

### Discussion and Adoption of MAGIC FY 2017 Work Plan

The group discussed priority projects in the draft work plan, including

Climate Change Mitigation and Adaptation: Phase II: Description of project distributed and described.

Chapter 61 61A, 61B Lands, Right of First Refusal: Don Hawkes proposes that Stow and Boxborough work together to share their approaches and best practices.

Smart Growth Projects: Discussion that if [Bill S.2144](#) passes, the projects under this category would need to be revised. Several also discussed the need to advocate a particular position on Bill S.2144.

Motion to vote on the FY 2017 Work Plan with the amendment that the Smart Growth Projects will be mindful of changes in the Massachusetts law. Unanimous vote in favor of the adoption of the FY 2017 Work Plan.

### Expanded Community Exchange:

### Partner Organization Exchange:

### Lincoln: Demolition Impact to Communities:

C/o Metropolitan Area Planning Council  
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Lincoln presents challenge of historically characteristic homes being demolished, and uncharacteristically large homes being built in their stead. Exchange between Lexington, Stow, Concord, Acton about their experiences and best practices. Discussion included establishing neighborhood conservation districts (Lexington), demolition review bylaw (Concord), and importance of this for Stow's Gleason Mill. **General interest in having more discussion about this and sharing best practices at a future meeting.**

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#### **Maynard: Addressing Blight Locally**

Maynard describes increased investment in the community and particularly in a Maynard mill. Describes a need to ensure a continued and preserved aesthetic, and believing this to be challenging as investment and development comes into Maynard. On the town's part there is only selective and reactive (not proactive) code enforcement. Exchange between Hudson, Maynard, Lincoln, including possibility of a DHCD Business Improvement District (Hudson), Façade improvements, splash parks, and other revitalization efforts (Lincoln), CDBG funding for park improvements (Maynard). **Suggestion to have a future meeting focus on the downtown village improvements, and Hudson as a good example.**

#### **Hudson: Downtown Planning, Design, Placemaking, Zoning:**

Hudson describes positive changes in downtown. Changes are supported by their master plan, and the town is focusing on zoning changes to allow for mixed Commercial and Residential uses. Newly permitted uses include residential by right, and bed and breakfasts; truck terminals are newly prohibited uses. These changes are setting the stage for complete modernization of their zoning code, a process anticipated to take 2-3 years.

Secondly, Hudson reports on a placemaking process focused on the route 62-85-Main Street rotary, and iconic rotary. Recently the DPW cut down a tree at the center of the rotary, causing strong public response. \$500,000 is earmarked for the rotary, and the town is kicking off a placemaking process that will knit the downtown together, and will incorporate complete streets policies. Invitation to come to the Community Festival to kick off this event. Saturday, June 11<sup>th</sup>, 9am-3:30pm, South Street, Downtown Hudson [Flyer](#)

#### **Boxborough: Affordable Housing:**

Boxborough reports on two projects. After a 5 year permitting process, the town started work in Fall 2015 on a large scale 40B housing project, with 224 units. This is a significant project in that it's large-scale. Secondly, the town has \$1.2M from a settlement on a 48-unit 40B housing development built in 2004. The money is seeding an affordable housing trust, and Boxborough is looking for useful application of these funds. Considering condo buy-down program. The town also purchased 15 acres and is going through an RFP process consistent with 30B procurement regulations. This process is proving to be difficult. The town hopes to restart the RFP process by 2017.

#### **Littleton: Blended Community Preservation Act:**

Littleton describes the CPA, where property tax surcharge funds can be used for historic, open space, community housing, and recreational purposes. Littleton was the first to do a blended CPA where it contributed additional municipal revenue to the property tax surcharge, which then increased the amount of state matching funds. Littleton is using these funds for projects they would



have otherwise done, and recommends that other towns considering a blended CPA do the same and not allocate funds to new projects. **More information** [LINK](#)

**Concord: West Concord Junction Cultural District & The Housing Hero**

Concord discussed affordable housing achievement. It received the Housing Hero award. Town also passed a planned residential bylaw that includes a density bonus provision, and requires diversity of 1, 2, and 3 family housing (opposed to varying square footage – what used to be contributing to housing diversity). Town also amended a Floor Area Ratio bylaw on 10K and 20K square foot residential lots. Through this they're hoping to curb small house demolition, and replacement by larger houses.

Secondly, Mass Cultural Council named West Concord Junction a Cultural District, one of few in the state. The town is working on branding and wayfinding program.

**Acton: Kelley's Corner**

Acton master plan identified an interest in developing a downtown, and identified Kelley's Corner as the location. At town meeting, proposal included zoning bylaw changes to increase Floor Area Ratio to increase density. This would have allowed for taller buildings. This did not pass at Town meeting, though they did vote on infrastructure changes. Some thought the changes would discourage affordable housing, others did not want residential units in Kelley's Corner. There may be other reasons for the negative vote on the proposed changes.

**Lexington: Zoning changes, housing.**

Lexington discusses issues with housing teardowns as of late. At town meeting, proposal to reduce height limits from 40 to 36 feet was voted against. Reasons for this had to do with this reducing the resale value of property for owners dependent on the sales for their 'nest egg'. Argument against this reasoning: found that property owners would make about as much if they fix up and sell their homes, as they would if they sold to a developer interested in demolition. Town passed a conservation district, where there is a sliding scale for height depending on how close you are to the curb (smaller house if closer to the curb; taller house allowed if further from the curb). Comments as well on a bylaw passed that allows government owned property as government civic district.

**Stow: Combined fire station/ community center**

Stow describes breaking ground on a combined fire station and community center last year. It will additionally house a commercial kitchen, large meeting hall for 200 people, a food pantry, and the town nurse. There is only one comparable example of this type of facility in New England. The project is under budget at \$9.2M. **Invitation to visit Late Fall.**

**Partner Organization updates:**

**495/MetroWest Partnership:** Invites MAGIC to two meetings. One on Community Compact Initiative, and the other on the Envision Rating System. <http://www.495partnership.org/>

**Crosstown Connect:** Welcomed a new business member: Potpourri of Littleton. They are in the process of finalizing a vehicle sharing agreement in Acton, Boxborough, Littleton, Maynard. Launch date in July.