**Meeting Summary**

Date: Thursday, February 14, 2019

Location: Medfield Public Safety Building, 112 North Street, Medfield 02052

Attendees: Paige Duncan, Foxborough

Laura Smead, Canton

Susy Affleck-Childs, Medway

Bryan Taberner, Franklin

Lou Gitto, and Robin Muksian, Stoughton

Moe Handel, Needham

Sarah Raposa, Medfield

Taber Keally, Braintree

Rich McCarthy, Norfolk

Rachel Benson, Wrentham

Elaine Lazarus, Hopkinton

Tom O’Rourke, Neponset Valley Chamber of Commerce

Laurie Zivkovich, Karina Milchman, and March Draisen, MAPC

Recorded by: Kasia Hart, SWAP Coordinator

**Community Exchange**

* Redevelopment of the state hospital ongoing in **Medfield**
* **Norwood** working on downtown rezoning, which includes exploring higher density housing options
* **Milton** is working on renovation at Lower Mills and the waterfront in town
* A B1 zoning study in happening **Norfolk**, along with some stormwater and sewer considerations for the downtown
* **Wrentham** is continuing with the Route 1 rezoning study and exploring economic development partnerships with Plainville (Plainridge Casino) and Foxborough (Gillette Stadium)
* A citizens’ petition to limit the number of building permits issued is circulating in **Hopkinton**
* The commuter rail pilot is beginning soon in **Foxborough**. Additionally, the Foxborough Common Business Collaborative has a lot of exciting initiatives underway
* **Canton** is in the middle of a master plan update and is beginning a TOD project with MAPC
* The Oak Grove Urban Renewal plan and form-based code is under development in **Medway**. The Town also is reviewing a special permit for a marijuana cultivation facility
* **Franklin** has several commercial solar projects underway. Additionally, a marijuana cultivation facility was recently approved, as was the Town’s cultural district
* There is a lot of downtown redevelopment happening in **Stoughton**, with more 55+ housing desired in the downtown
* The Planning Board in **Needham** received a proposal for a development near the commuter rail station. The Town also has an ADU proposal.

**Living Little Phase 2 Discussion with Marc Draisen**

Following a lively community exchange, the group discussed the second phase of the Living Little project, which would involve a series of steps to advance facilitation of Living Little housing types in SWAP and TRIC communities. Medfield, Medway, and Foxborough submitted a TAP proposal for a second phase of the project, and Marc wanted to visit the subregions to hear more about how a second phase of the project could advance housing production. Below is a summary of key points heard during the discussion:

* Advancing housing production a key factor in deciding how to fund/structure a second phase of work, and understanding new zoning bylaws and/or projects that could advance these small housing types is helpful
* Phase 2 could serve as a way for selling this concept to residents and other stakeholders in the towns. Density can help make the numbers work with respect to land use.
* Have heard a fear of density at Town Meetings, evokes a fear of change/fear of the unknown
* Visuals are particularly effective when working to convince the towns of new ideas, as are connections to local developers that have worked on this kind of housing and demonstrating market demand
* Detached ADUs (DADUs) can serve as an alternative for communities that have seen a wave of more traditional condo development
* State Board of Building Regulations and Standards also looking at small housing typologies
* In Norfolk’s R2 and R3 districts, which are adjacent to Town Center, there may be some opportunity for small housing types
* Milton had explored more density previously, and the project was ultimately shot down due to opposition from abutters. A project like Living Little could have helped make a difference
  + Education around small housing types desired outcome as part of this work
* Foxborough: a lot of the concerns about more housing development come from worries about traffic

As a next step, Karina will take another look at the Living Little Phase 2 proposal, and share it back to the project partners for further discussion. If you are interested in becoming a project partner for Phase 2, or have any other questions about this project, please contact Karina Milchman, Chief of Housing and Neighborhood Development, at [kmilchman@mapc.org](mailto:kmilchman@mapc.org).

**Update from MAPC**

* Don’t worry if you missed the Community Listening Session in Norwood—we have three more events left! They are in Framingham on Thursday 2/28, Boston 3/6, and Norwell on 3/21. To learn more and to RSVP for any of these sessions, you can visit our MetroCommon website [here](https://metrocommon.mapc.org/events).

**Next Meeting**

SWAP will reconvene on **Thursday, March 19, 2018** at Norfolk Town Hall (room 124) from 9:30am-11:00 am to discuss climate resiliency. Anne Herbst, MAPC Senior Environmental Planner, will present on local research she has done about existing climate bylaws in the region, and the Greater Boston Research Advisory Group (which includes UMass Boston and the Urban Harbors Institute), are looking for the subregions’ feedback on work they are doing to expand climate change projections from Boston to the MAPC region.

Respectfully submitted as draft

Kasia Hart

Transportation Policy and Planning Specialist and SWAP Coordinator