

## MWRC Minutes

Thursday, March 28, 2024  
8:00-9:30 am  
Via Zoom

### Attendees

Ashland: Yolanda Greaves, Amanda Hayes, Alvaro Esparza  
Framingham: Simon Alexandrovich  
Holliston: Barbara Peatie  
Natick: Amanda Loomis, Morgan Griffiths  
Marlborough: Katie Robey  
Southborough: Sam Stivers, Bill Cundiff, Meme Luttrell  
Sherborn: Marian Neutra, Heidi Doyle, Addie Mae Weiss  
Wayland: Mary Antes  
Wellesley: Colette Aufranc, Eric Arbeene  
Weston: Imai Aiu  
Associate Members: Elissa Laundre MassAudubon  
MAPC Coordinators: Camille Jonlin, Travis Pollack  
MAPC Staff: Sasha Parodi, Eric Hove, Avanti Krovi, Courtney Lewis

### Welcome & Roll Call

- Call to order at 8:05 ; quorum reached

### MWRC Co-Coordinator Funding Request & Voting; MAPC Staff

- Travis: As the co-coordinators have re-started the work with MWRC, they have done a lot, met with all of the communities 1-1 to discuss your thoughts on the Collaborative, attended various functions in person, going to redesign the website; \$10,000 funding request would help complete the workplan (underway), coordinate legislative breakfast and other meetings; Don't anticipate we'd need to request funds every year
- Yolanda: the co-coordinators helped us add Sherborn, helped us pass bylaw changes; we have the money and it'll help us do the work we're doing
- Colette question: this is from the existing balance of MWRC Special Assessment; our group has gotten quite big and great participation, so the work shows!
- Marian: supportive, and it'd be helpful to know what the funds go toward – is there a time during the year when we decide how to use our Special Assessment funds
- Yolanda: we've been working on project with David Loutzenheiser for trails effort; Camille and Travis are doing more detailed work
- Vote: Imai Aiu first motion; Colette Aufranc second motion; voted, approved

### I-90 Corridor Development and Climate Resiliency Plan Share; Eric Hove, Avanti Krovi, Courtney Lewis

- Courtney Lewis, Avanti Krovi, and Eric Hove are the project team at MAPC

- 44 • Working with Ashland, Framingham, Natick, Watertown, Wellesley – this project occurred about  
45 10 years ago, and now diving back in to multi-municipal planning at local, regional, and state  
46 level
- 47 • All the communities have many existing plans; this project will build on that and look at areas for  
48 priority development, with a climate lens, and provide direction to the state for public investment
- 49 • Looking for synergies across municipalities for priority development or protecting resources, and  
50 connecting resources to those sites; Priority Development Areas have development potential for  
51 housing or economic growth, while Priority Preservation Areas have natural and cultural resources,  
52 like water or historic resources, environmental or recreational services, that are important locally or  
53 regionally; also connections between these like rail trails
- 54 • Suitability Analysis approach: looking at an equity and sustainability overlay including  
55 Environmental Justice areas, climate vulnerability; more
- 56 • Engagement Process: individual meetings with municipalities, collective forum, interactive mapping,  
57 CBO roundtables, state agency review... Need help connecting with Community-Based  
58 Organizations, providing feedback on drafts
- 59 • Looking at areas with EJ populations to target and gather feedback
- 60 • Project will run through spring 2025
- 61 • Outcomes: suitability analyses published, identify PDAs and PPAs, inform statewide priorities for  
62 investment and assistance
- 63 • Imai: how do we account for 3A zoning? Eric: developed this project originally to help identify 3A  
64 locations, but also looking at commercial and industrial assets, as well as environmental  
65 vulnerability factors
- 66 • Marian: lots of preservation and environmental assets in Sherborn; at state level, what kind of  
67 weight do MAPC recommendations have? Eric: lots of funding from EEA planning assistance grants  
68 with MAPC TAP support; the weight will depend on how seriously the state is about supporting this  
69 type of effort, and at EEA, lots of support for regional planning; this is consensus planning on  
70 locations for support and climate resiliency, unlike 3A which is a mandate
- 71 • Colette: In Wellesley close to EJ communities in Newton (no longer part of project), there is a  
72 sustainability plan that could be helpful; Wellesley developing a strategic housing plan once they  
73 get through Town Meeting and 3A vote; Wellesley working on a Land Preservation Plan and these  
74 plans need to talk to each other
- 75 • Eric Arbeene: in Wellesley, they don't do public outreach in the summer because no one around -  
76 recommendation for project team
- 77 • Yolanda: working on comprehensive plan in Ashland, and DEI public engagement project too; also  
78 in Ashland, people aren't as engaged in July and August because school out
- 79 • Yolanda: is there an expectation to reach out beyond the five communities? Eric Hove: we'd love to  
80 do more, but first, want to get the state re-activated (bottom-up planning), would love to do more  
81 communities in the future if possible!

## 82 **MWRC Bylaw Review Subcommittee; Yolanda Greaves**

- 83 • Set up a bylaw subcommittee with one meeting to identify what needs to be changed, and a  
84 second meeting to determine how we want to change them, since we didn't revise all needed  
85 changes last fall; e.g. supposed to change chairs frequently and vote for a chair annually –  
86 Yolanda is happy to continue but has been on Select Board 12 years

- Who would like to join a bylaw subcommittee? Katie, Colette, Amanda Loomis, Yolanda – Camille or Travis will reach out to coordinate

#### **Legislative Breakfast Update; MAPC Staff**

- Legislators have not confirmed April 12, due to work that's going on but also other Legislative Breakfasts have been planned
- Moving to June 14, Friday, it can be a year-end celebration as well
- Marlborough library is a great location
- We will plan for April 25 meeting

#### **Community Share; All**

- Southborough: tried to pass 3A at spring Town Meeting but discovered that the consultants had provided a non-compliant model so will try again in fall; issue is only with the zone around the T station
- Sherborn: tried to bring 3A to spring Town Meeting but also had some snafus, including concern about Milton, so trying to do more community outreach to get people on board; trying to approve large ground-mounted solar; also this Town Meeting, trying to adjust affordable housing bylaws to trigger Inclusionary Zoning (originally 2020 adoption) from 2 units at 15% to 6 units at 10% so that developers feel it's more financially viable, so that developers go for that rather than 40B route; similar issue for 3A in that the legislature changed the regulations so they have to re-start with technical assistance
- Wayland: Town Meeting preparations now, will include 3A and there isn't much opposition except for a condominium development which may become the 25 acre parcel; had an exciting groundbreaking for Community Center and COA facility that has been in planning for 15 years; first Town Manager's contract has been renewed and has good reviews; a consultant has been looking at how to use the former uncapped dump including a place to park school buses instead of at town building or provide laydown area for DPW; for affordable housing, two areas needed are senior housing and starter homes since most homes for sale right now are close to \$1 million
- Wellesley: Hired new CFO and Town Accountant. Finished 3 nights of annual Town Meeting and halfway through; established budget for stormwater management fund; budget passed including for a Transportation and Mobility Manager to professionalize that work; submitted 3A compliance plan for pre-adoption review in December 22 and received it back from EOHLC 2 days before annual Town Meeting and had 9 points of feedback... had meeting with EOHLC to resolve them, still moving forward with compliance plan. A source of confusion is that Wellesley isn't doing a zoning overlay to comply and instead is using existing zoning which is unique... will need to go back for Special Town Meeting because of 40R technical complication on combined maximum height to finalize 3A; Chamber of Commerce has been a challenge as it continues to criticize Wellesley's approach to compliance.
- Weston: looking for additional funds for Route 30 project and shared use path that goes with it, which is an important network piece to connect Newton, Natick, Wayland... abutters are resistant but hopefully Town Meeting will support it; hopefully signing on consultant for Comprehensive Plan soon, potentially Judy Barrett... included a DEI component to the plan and some people concerned about the politicization of it even though it's a value
  - Ashland has a DEI task force; Wellesley tackling it too; could help each other know what is at the core of our processes; Sherborn thinking about DEI too in terms of Sherborn abutting the most distressed part of Framingham and it's like night and day

- 131                   ○ Elissa offered Mass Audubon's Broadmoor Wildlife Sanctuary Nature center in Natick for  
132                   an in-person discussion of DEI... Mass Audubon is doing a lot with DEIJA and has a VP  
133                   position for DEI
- 134                   • Ashland: finishing up a couple zones for 3A, hoping that it goes forward at Spring Town Meeting  
135                   in May, generally have good support for the approach; Boston Marathon upcoming; getting a  
136                   drive-through Starbucks in Ashland
- 137                   • Framingham: budgeting discussions underway, transportation submission to Select Board;  
138                   construction starting on Union Avenue, there will be traffic delays but not as much as last year; life  
139                   sciences workforce development conference in Framingham at Village Hall on Thursday, April 11 –  
140                   contact Rick McKenna for information
- 141                   • Holliston: May Town Meeting prep, there was a survey to the public for 3A and there was an open  
142                   meeting last week to discuss the Housing Production Plan
- 143                   • Natick: Gearing up for end of April Town Meeting, prepping for MBTA compliance, this will be in  
144                   West Natick commuter rail area and potentially Natick Center, also near Route 9 and 27  
145                   intersections for 25% area; getting ready for Golden Triangle study; lots of development projects  
146                   in Natick Center with mixed use and lab space; transportation projects including a MassDOT  
147                   project at Route 9 and 27 with a diverging diamond interchange, a study about mobility and  
148                   accessibility in Natick Center and Main street, and a potential comprehensive bike ped plan
- 149                   • Marlborough: submitted 3A to state for pre-review in early March, now in 90 day waiting period;  
150                   submitting zoning changes near Sullivan Pond Mall to revitalize it

151   **Other Business Not Known at Time of Posting**

- 152                   • State House Day with 495 Partnership April 24 11am-1pm at the State House
- 153                   • Mass Audubon: A program to ban anti coagulant rodenticides – Lexington, Waltham and others  
154                   have signed on. [www.massaudubon.org/rescueraptors](http://www.massaudubon.org/rescueraptors)
- 155                   • Invoices will be sent to communities next week for MWRC Special Assessment for projects

156   Eric Arbeene motion to adjourn, Katie Robey second; meeting adjourned 9:30am

157

158   Attachments:

159   I-90 Project Presentation

160   MWRC Co-coordinator Funding Request Approved

161

162   *Minutes compiled by Camille Jonlin, MAPC*

163   *Minutes amended and approved April 25, 2024*

# I-90 Corridor Development and Resiliency Plan

**MetroWest Regional Collaborative**

**March 28, 2024**



- Introductions
- Project Overview
- Project Timeline and Outcomes
- Thank You & Next Steps

## Metropolitan Area Planning Council (MAPC)

**Eric Hove**

*Director of Strategic Initiatives*

**Courtney Lewis**

*Senior Regional Land Use Planner*

**Avanti Krovi**

*Senior Regional Land Use Planner*

# Municipalities



- Ashland
- Framingham
- Natick
- Watertown
- Wellesley



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# Project Goal and Process



The overall goal of this multi-municipal regional planning project is to **gain support from the Healey Administration in prioritizing state investments and providing technical assistance to the locations identified as state priority areas.**

Build on established community-based priorities  
and strategies along the I-90 corridor



Integrate those priorities  
into regional and state  
development  
and preservation priorities



Provide a direction for public investments  
that prepare these sites for  
climate change, while  
supporting development in  
advantageous locations

- **Help us identify Community-Based Organizations (CBOs) to partner with**
- **Provide ground-truthing and feedback on draft regional PDAs/PPAs**
- **Help identify and review recommendations for PDAs/PPA's**

# What are PDAs and PPAs?



## Priority Development Areas (PDAs)

- Areas that have development or redevelopment potential for **housing** and **economic growth** and meet local and regional needs due to either their size, location, or other attributes that would help to achieve **regional** and **state goals**.

## Priority Preservation Areas (PPAs)

- Are important areas that should be protected because they contain significant **natural** or **cultural resources**, such as endangered species **habitats**, **water resources**, **forested** and **agricultural** land, and **climate resilient landscapes**. These areas typically extend across multiple communities.

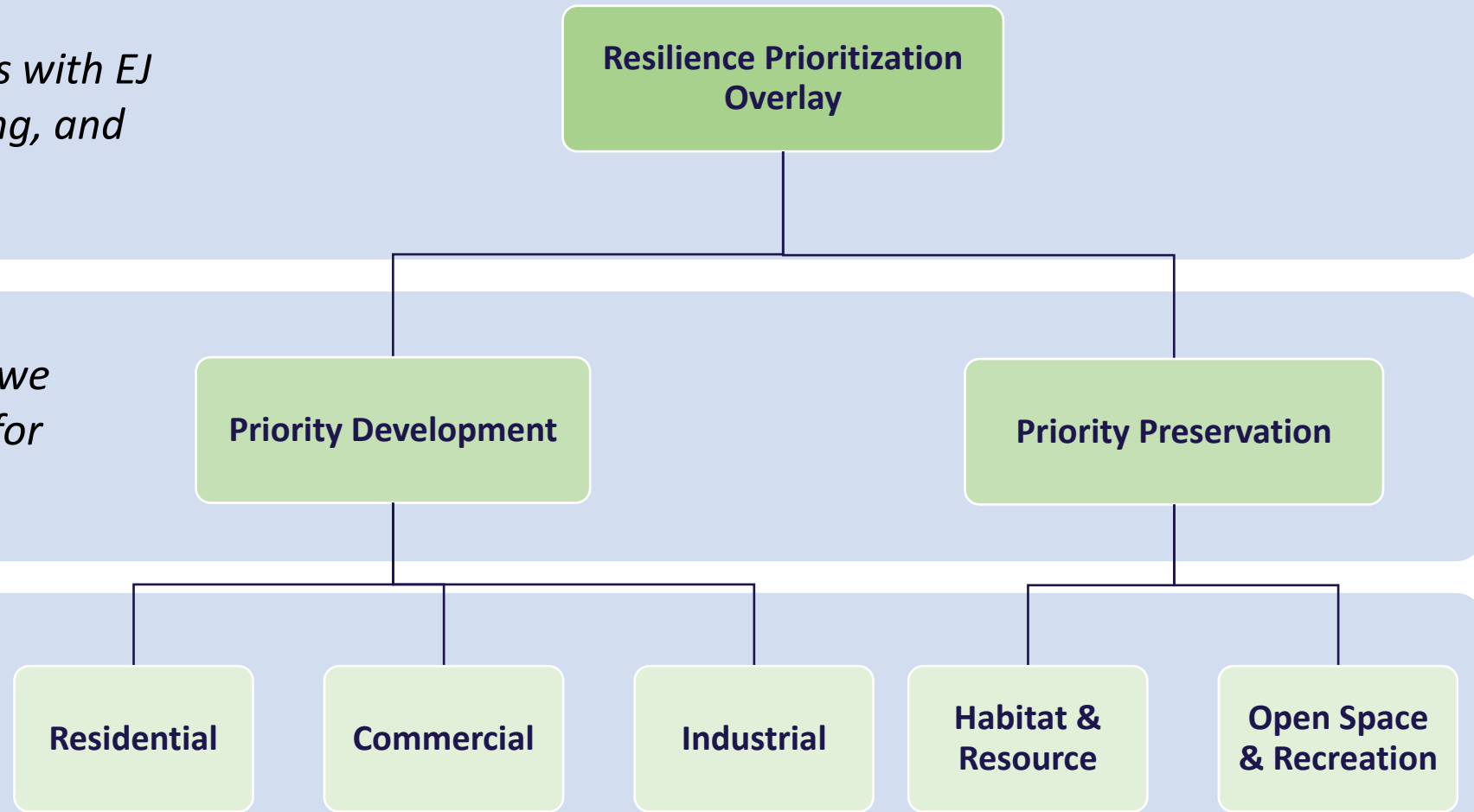
# Suitability Analysis



**Overlay:** *We consider block groups with EJ populations, extreme heat, flooding, and climate vulnerability*

**Priorities:** *Using overlay analysis, we determine whether area is suited for development or preservation*

**Categories:** *We further categorize development or preservation areas to inform recommendations*



# Project Engagement



***6 Individual Meetings to discuss local priorities***



***2 Regional Forums to discuss regional feedback***



***Interactive Mapping to solicit and gather feedback***



***3 CBO Roundtables for community-led engagement***

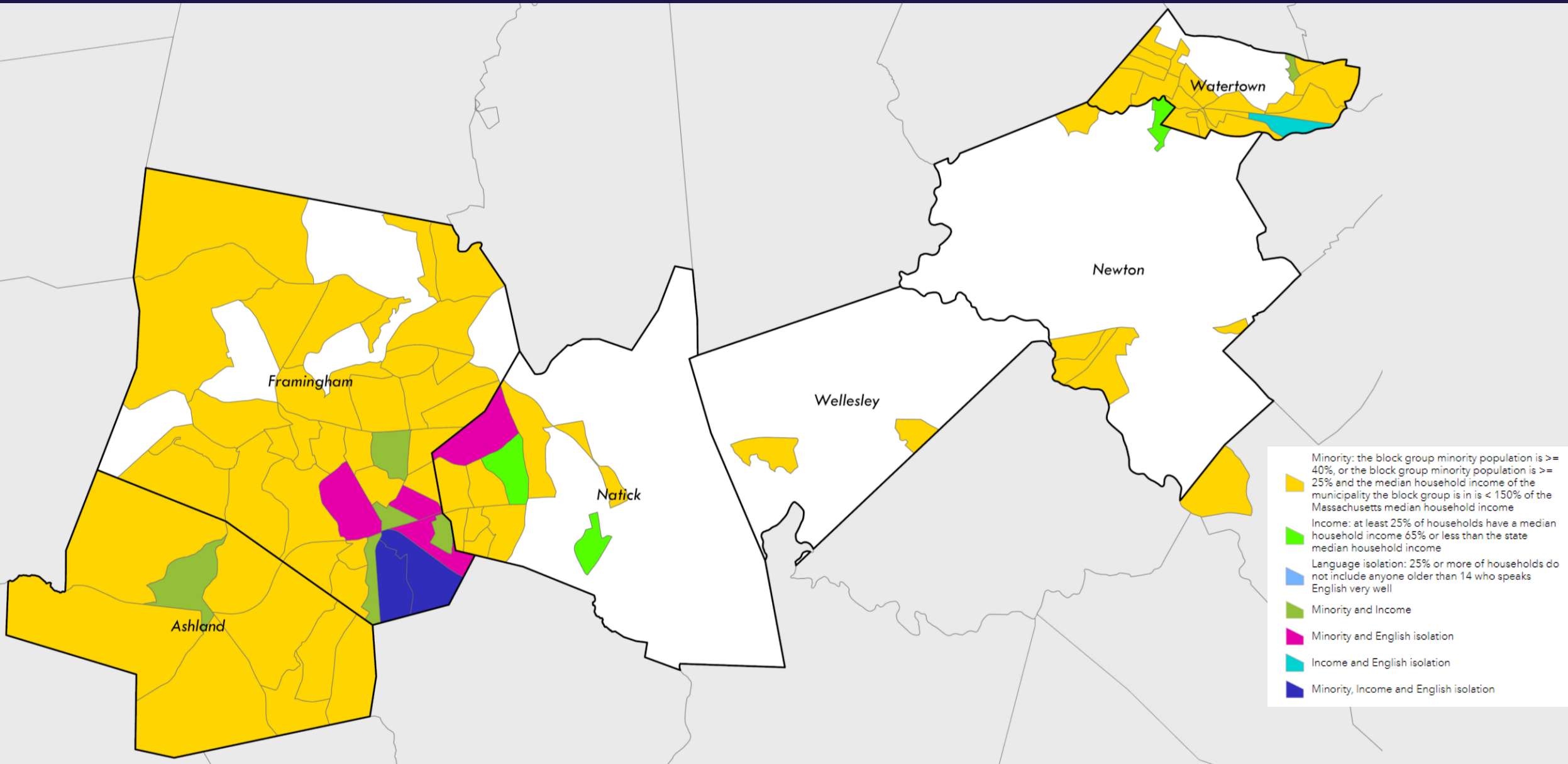


***State Agency Review with key departments***



***Final Presentation of priorities and plan***

# Environmental Justice Population



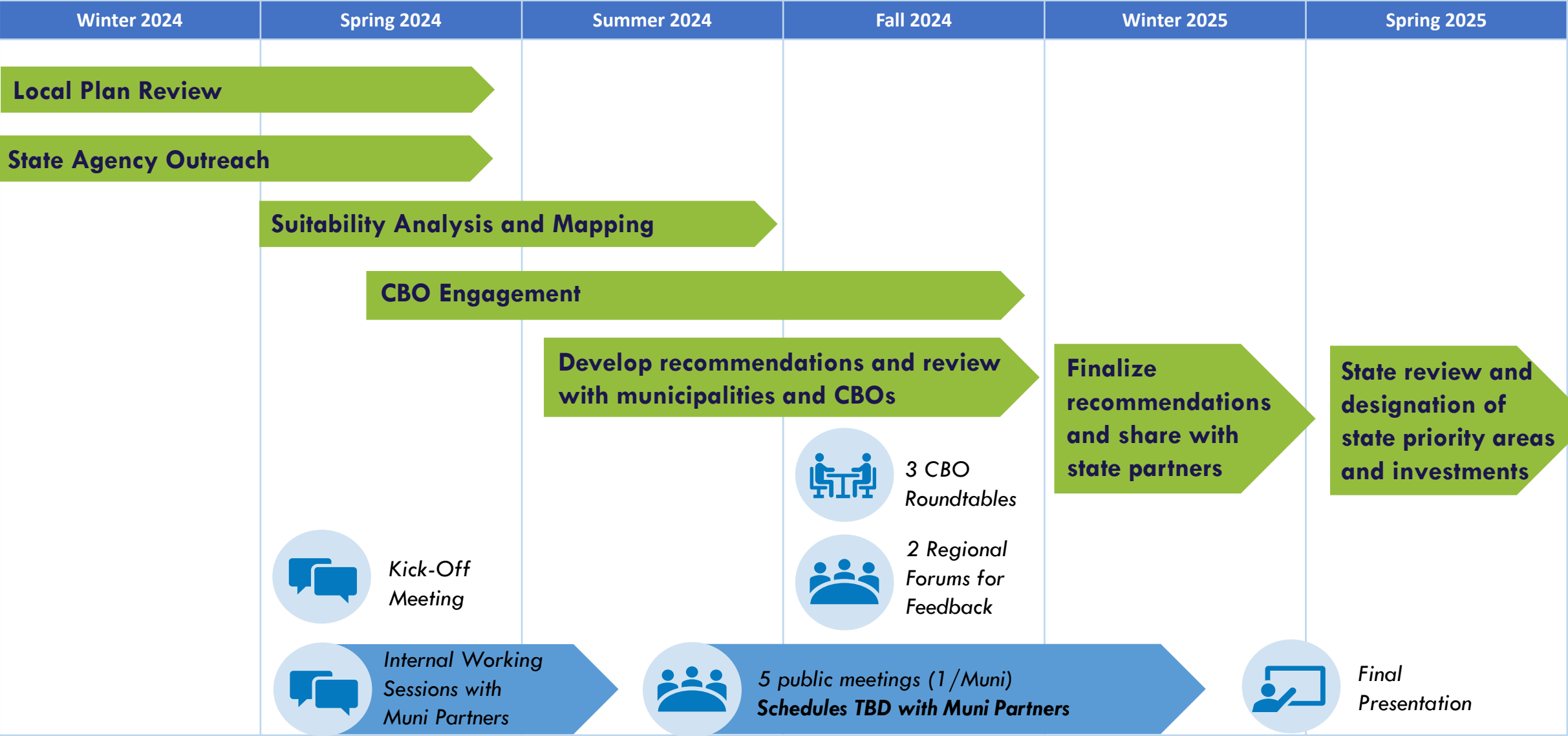
# Agenda



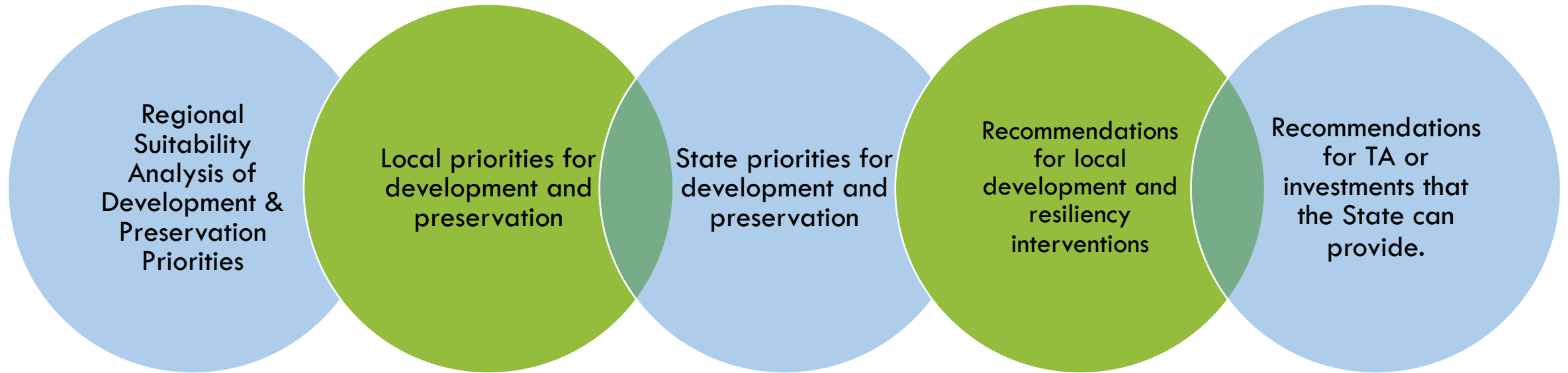
- Introductions
- Project Overview
- Project Timeline and Outcomes
- Next Steps & Thank You



# Project Timeline



# Anticipated Outcomes



# Stay in Touch



- Eric: [ehove@mapc.org](mailto:ehove@mapc.org)
- Courtney: [clewis@mapc.org](mailto:clewis@mapc.org)
- Avanti: [akrovi@mapc.org](mailto:akrovi@mapc.org)



**Questions?**  
**Ideas?**

**Thank you!**



## **FY24 MetroWest Regional Collaborative Special Assessment Projects for Consideration**

As of March 13, 2024, MWRC has \$21,454 of unallocated special assessment funding from previous fiscal years and FY24. Annually, the Collaborative collects approximately \$38,000 from member communities through a per population charge.

If the project below is adopted as proposed, the Collaborative would have \$11,454 in unallocated funds from past years to carry forward.

### **MWRC Co-Coordinator Staffing Supplement**

**Request Summary:** With the extra efforts to “restart” the Collaborative activities post-pandemic with two co-coordinators, MAPC requests \$10,000 in special assessment funds to supplement the MWRC co-coordinator efforts. These additional funds will help the co-coordinators with planned activities in the remainder of FY24, including the April Legislative Breakfast, adoption of the FY25 Workplan in May and June, a refresh of the MWRC webpage, and a sustainability directors meeting. We anticipate that future years will not require this level of additional funding.

MWRC Request	\$10,000
Other funding secured	MAPC state subregional assessment funds and Unified Planning Work Plan subregion funds
Communities Committed (100% MWRC members)	All MetroWest Regional Collaborative Communities

In 2023, MAPC revised the subregion coordination program by bringing on a new subregional program manager and selecting several new subregional coordinators for the eight subregions. This program reboot included assigning two MAPC staff co-coordinators (Camille Jonlin and Travis Pollack) for the MetroWest Regional Collaborative. Typically, most subregions are assigned one coordinator. MAPC assigned two coordinators for MetroWest for FY24 and FY25 because the MetroWest subregion historically has had more activity than other subregions, including workshops with municipal staff and stakeholders in addition to the 10 Collaborative meetings each year. The Collaborative also sponsors projects and studies through the MWRC special assessment funds. The MWRC co-coordinators provide financial management and content oversight of these special assessment funds and the programs they support. (It should be noted that, when the MetroWest subregion was first established, MAPC and the Collaborative financed full-time staff dedicated to the subregion.)

MAPC staff funding for all the subregions is from state and federal sources approved at the MAPC level. The MWRC co-coordinators have made an effort to divide responsibilities to avoid doubling the staff time charged to the MAPC subregional coordinator budget for FY24. Aside from the Collaborative and MAPC internal meetings, coordinator efforts for this year included meeting one-on-one with Collaborative members and municipal staff to better understand how the Collaborative can be more effective, revising the MWRC bylaws (last revised in 2010), adding Sherborn as an official member of the MWRC, creating a better internal fiscal accounting



system for special assessment funds, developing a FY25 Workplan (last Workplan adopted by the Collaborative was in June 2020), and developing five new MWRC projects for FY24 (school bus electrification, equitable climate readiness, trail creative placemaking, MW Landline/trails planning assistance, and housing data).

We believe these efforts have paid off as seen through the robust participation in Collaborative meetings, successful MW Trails Workshop in Framingham and Creative Placemaking Workshop in Holliston, and various ways Collaborative members have shared ideas on meeting the requirements of the MBTA Communities Act.

Given the extra efforts to “restart” the Collaborative activities post-pandemic, MAPC requests \$10,000 in special assessment funds to supplement the MWRC co-coordinator efforts for the remainder of FY24. These additional funds will help the co-coordinators with planned activities in the remainder of FY24, including the April Legislative Breakfast, adoption of the FY25 Workplan in May and June, a refresh of the MWRC webpage, and a sustainability directors meeting. We expect that future years will not require this level of additional funding, given the revamped processes that the co-coordinators have completed this year.