



MAGIC Fiscal Year 2027 Work Plan

Effecting Positive Regional Change

July 1, 2026 - June 30, 2027

Draft Adopted: June 2026

The **Minuteman Advisory Group on Interlocal Coordination (MAGIC)** is a subregion of the Metropolitan Area Planning Council (MAPC), the regional planning agency for the 101 cities and towns in Metropolitan Boston. MAGIC is composed of representatives from thirteen municipalities: **Acton, Bedford, Bolton, Boxborough, Carlisle, Concord, Hudson, Lexington, Lincoln, Littleton, Maynard, Stow, and Sudbury.**

Purpose of the Work Plan

The purpose of this document is to establish goals and objectives for the MAGIC Subregion with regards to land use planning and municipal governance. This work plan will identify issues of subregional concern and priority, outline potential planning projects for the Subregion to undertake, identify available funding sources, propose meeting topics and a schedule for meetings and events, establish an outreach strategy to encourage membership diversity, and provide active direction on a yearly basis.

MAGIC Mission Statement

MAGIC promotes inter-municipal cooperation to address and solve common issues.

Goals

1. **Encourage Exchange:** Be an effective forum for the exchange of information and increase the knowledge of its participants.
2. **Promote MAPC Mission and Goals:** Promote smart growth and regional collaboration across the subregion in keeping with the goals of MAPC, the regional planning agency and parent organization of MAGIC, particularly in keeping with its current regional plan, MetroCommon 2050, which was adopted in 2022.
3. **Advance MAPC Strategic Priorities:** Help further MAPC's Five-year Strategic Plan with an emphasis on its five Strategic Priorities:
 - Advance the economic well-being, health, and safety of our region's residents.

- Accelerate the reduction of greenhouse gas emissions (GHG) to help achieve the Commonwealth's goal of net zero emissions by 2050 while improving the region's resilience to climate change.
- Encourage sustainable development and mobility with a focus on affordable homes, good jobs for low-income workers, a healthy environment, and non-auto transportation options throughout the region.
- Expand our region's commitment to support artists, advance the arts, and celebrate our region's diverse cultural heritage.
- Assist local governments to become more effective, efficient, and inclusive through capacity building, convening and collaboration, and community engagement.

Objectives

1. Garner greater participation from a wider group of people within our communities by offering additional and different programs targeted to relevant audiences.
2. Plan for dynamic workshops and training opportunities of interest to Subregional representatives.
3. Provide a forum to discuss potential development projects in the Subregion and the incorporation of smart growth, equity, and low impact development principles.
4. Improve and develop effective procedures and mechanisms for written decision-making in response to MEPA, TIP, developments of regional impact, legislative and other filings and comment letters.

Regional Projects and Topics of Interest

Regional Projects are listed below, followed by Topics of Interest. Topics of Interest list the collective interest areas of MAGIC that were generated and discussed June 2026 MAGIC meeting. Regional projects are longer-term initiatives that typically involve several or all MAGIC towns, engage MAPC staff as facilitators and technical assistance providers, and address a scope of work and objectives over a defined period of time.

Regional Project Funding

MAGIC's member towns make voluntary annual contributions to the MAGIC Special Assessment Fund, which is used to support regional projects and forums. Where applicable, current and requested allocations are listed below. Decisions on how to use the Special Assessment Funds for a given fiscal year may be made during the annual work planning meeting, or at other times during the year.

The estimated Special Assessment total for FY2027, calculated through a per population charge, will be approximately \$25,000.

Funding for regional projects may also be sought from the MAPC Technical Assistance Program (TAP), Boston Regional MPO transportation planning funds (Unified Planning Work Program), and other state grant or technical assistance programs.

Completed FY26 Projects and Proposed FY27 Activities

MAGIC Trails Connections

MAPC transportation team worked with municipalities in the MAGIC region to identify trails connections, highlight wayfinding opportunities, and host an in-person trails event in 2025. This project was meant connect with ongoing trails work in the MetroWest and North Suburban Planning Council Regions. In addition to MAGIC special assessment dollars, it was supplemented by UPWP funding. There is an opportunity to continue this work into the new fiscal year.

Municipal Affordable Housing Trust Coordination:

Between 2025 and 2026, MAPC hosted five convenings for the MAGIC subregion's Affordable Housing Trusts. These meetings featured lively discussions on topics such as CPA funding allocations, infrastructure challenges, successful AHT project examples, grant applications, SHI limitations, and strategies for garnering local support for affordable housing. Participants represented 15 communities and included AHT members and chairs, town planners, state representatives, and housing advocates. MAPC staff drafted a white paper summarizing key takeaways and insights from the convenings, with release planned for June 2026.

Projected

Work:

In 2027, MAPC plans to continue the convenings by applying for a One-Stop grant. The team also plans to lead a regional AHT project, the focus of which will be determined collaboratively by participating members. Additionally, MAPC seeks MAGIC funds to support summer and fall convenings, ensuring continuity and maintaining momentum while grant decisions are finalized.

Drinking Water Infrastructure:

This project provided convening space and structure for MAGIC communities to discuss drinking water infrastructure within their respective towns. The convenings created a learning environment for participants to share experiences, identify common challenges, and explore potential opportunities for improvement. Key topics included infrastructure capacity, development constraints, environmental impacts, PFAS and other contaminant concerns, and community perceptions of water and sewer investments. Through these discussions, participants developed a shared understanding of subregional drinking water infrastructure needs, demands, and potential strategies for addressing limitations and advancing improvements.

Projected

Work:

Building on the success of the water convenings, there is an identified potential to develop a FY27 initiative focused on wastewater infrastructure and to potentially convene a subregional group

meeting to foster discussion, collaboration, and consensus-building on water infrastructure issues. The project will continue to support subregional coordination and identify opportunities for joint planning, investment, and strategic problem-solving to strengthen the resilience and effectiveness of community water systems.

MAGIC Legislative Breakfast- \$1,000: Funding reserved to support MAGIC's annual Legislative Breakfast (venue and food).

Subregional Co-Coordiators Supplementary Funds: \$10,000

With the additional effort required to onboard and administratively coordinate MAGIC activities and meetings under Open Meeting Law requirements with two co-coordinators, MAPC is requesting \$10,000 in special assessment funds to support the MAGIC co-coordination effort.

These supplemental funds will support planned activities for the remainder of FY26, implementation of the FY27 workplan following its adoption in June, improvements to MAGIC communications, and efforts to streamline meeting planning and coordination processes for FY27.

Update, June 2026: The MAGIC voting members unanimously approved the funding request.

Topics of Interest

The following section presents topics and concepts of regional interest that have been generated by MAGIC representatives via a survey and discussion. MAGIC may choose to explore these topics in forums, include them as agenda items in MAGIC meetings, make them the focus of Special Events, day-long or multi-hour events, or site visits.

Housing

- Affordable housing governance model
- Supporting renters and renter advocacy
- ADU bylaw updates
- MBTA Communities Implementation

Climate

- Strategies for retrofitting affordable housing to be climate resilient
- Implementing local climate action plans- sharing ideas and coordination
- Regional procurement project for bundled clean energy technology for residents
- Updates from and support for the climate resiliency coalition for the MAGIC subregion

- Climate tech workforce
- Clean Energy siting and permitting
- Battery storage and regulation

Transportation

- Large scale sidewalk planning and funding
- Shared streets implementation and nexus with economic development
- Transportation Improvement Program Funding
- MBTA service and nexus with the MBTA communities act
- Trails development and expansion
- Microtransit Options

Economic Development

- Supporting restaurants, food trucks, and outdoor dining
- Addressing vacant store fronts
- Supporting the shift to employee-owned businesses/ cooperative ownership models
- Running a buy local campaign
- Workforce development initiatives

Infrastructure

- Assessing wastewater infrastructure needs (Pilot phase of water infrastructure project in FY26 focused on drinking water)
- Aging transportation infrastructure
- Retrofitting municipal buildings
- Data centers guidance

Trainings of Interest:

- To be determined by MAGIC based on relevance and availability

Meetings

During the FY2027 year, MAGIC will hold two meeting types: subregional meetings and special events. MAGIC subregional meetings will be held on a monthly or bimonthly basis with special events held otherwise. Based on discussion at the June 2026 work plan brainstorming meeting and continued consensus, these will be held mostly virtually via Zoom, with some meetings held in-person as well.

- **Subregional Meetings:** Will be held to conduct regular subregional business, share information, and address current and upcoming issues affecting MAGIC communities.

These meetings will occur on the first Tuesday of the month from 9 - 10:30 am except where a holiday or election day conflicts.

Subregional meeting topics will depend upon current and upcoming issues that communities are facing. The meeting agenda typically includes a traditional community exchange, and may include discussion of pending legislation relevant to the MAGIC subregion and how communities and residents can engage with their legislators, and updates on MAGIC Regional Projects or other MAPC projects.

- **Special Events:** Will include workshops, webinars, forums, tours, and trainings, as well as annual events such as the MAGIC Legislative Breakfast or tours to places or venues of interest. These events will be held separately from regular meetings in an effort to ensure that there is adequate time to effectively provide education and information exchange between participants.

MAGIC may occasionally need to call special meetings in order to accommodate topics that are time-sensitive.

Below is a **tentative meeting schedule** for FY2027. MAGIC meetings are open to the general public, and all meetings will be announced by the Subregional Coordinator via email and posted to the MAGIC webpage (<http://mapc.org/magic>) and the MAPC calendar: (<https://www.mapc.org/calendar/>). Meetings will also include space for community updates and updates on ongoing MAGIC projects whenever possible.

Meeting Date	Meeting Type	Topic
September 1, 2026	Subregional Meeting	MAGIC admin and operations intro Float idea of bylaw working group MAHT and Water Infrastructure Updates, and Community Share
October 6, 2026	Subregional Meeting	Legislative Updates Zoning changes made by state, Econ dev bill. Residential use variances etc Group buy in and scoping of working group bylaw change options Community share
November 10, 2026*	Subregional Meeting	Transportation – TMA Acton/Littleton/Stow/Maynard MBTA/Commuter Rail
December 1, 2026	Subregional Meeting	<i>Likely substituted with MPO annual meeting</i>
January 5, 2027	Subregional Meeting	Community Engagement Session (To be confirmed) using project examples

February 2, 2027	Subregional Meeting	TBA: Connecting to Statewide and Regional Efforts - Explore how statewide and regional transportation issues affect our community, including MBTA service on the Fitchburg Line and worsening traffic on Route 2; consider inviting a state official to give a presentation.
March 2, 2027	Special Event	Legislative Breakfast
April 6, 2027	Subregional Meeting	Housing and Transportation – Transit/Trails (30-60 mins)
May 4, 2027	Subregional Meeting	TBA- Facilitated magic group discussion on specific topics and themes- Will consider an in-person gathering/
June 1, 2027	Subregional Meeting	Work Planning, In person

**meeting a week later to accommodate Election Day*

Subregional Meetings will be held at the following time and location:

- First Tuesday of the month from 9-10:30am (whenever possible; meetings may be held on the second Tuesday of months based on major holidays and election days)
- Zoom virtual meetings; a calendar link to be sent to all official voting members the link and agenda will be posted on the MAGIC webpage
- Occasionally, Subregional Meetings may take place at in-person locations

Membership & Voting

According to the Minuteman Advisory Group on Interlocal Coordination Committee Bylaws, each MAGIC community may have two representatives, one elected by that community's Select Board and one elected by that community's Planning Board. The one-year term for each representative begins every September. MAGIC representatives are strongly encouraged to attend monthly MAGIC meetings. If a decision at a MAGIC meeting requires a vote, each community has one vote. **A quorum consists of MAGIC representatives from one-third of the communities (5/13).**

MAGIC Officers

The MAGIC Executive Committee assists the Subregional Coordinators in the MAGIC management. In addition, the Chairperson may appoint committees and ensure that members carry out committee directives. The two Vice Chair positions support the work of the Chairperson. Each year, MAGIC elects a Chair and two Vice-Chairs.

Elections for Fiscal Year 2027 were held in June 2026.

MAGIC voting members list for FY2027:

Municipality	Voting Member
Town of Acton	Patricia Clifford

Town of Acton	David Martin, Chair
Town of Bedford	Daniel Brosgol
Town of Bedford	John McClain
Town of Bolton	Donald Lowe
Town of Bolton	Pam Harding
Town of Boxborough	Mark White
Town of Boxborough	Wes Fowlks
Town of Carlisle	Christine Stevens
Town of Carlisle	Stacy Lennon
Town of Concord	Wendy Rovelli
Town of Concord	Pat Nelson
Town of Hudson	Everett Beals
Town of Hudson	Kristina Johnson
Town of Lexington	Jill Hai
Town of Lexington	Bob Creech
Town of Lincoln	Jennifer Glass
Town of Lincoln	Paula Vaughn-MacKenzie
Town of Littleton	Cooper Mathews
Town of Littleton	Karen Morrison
Town of Littleton	Tim Goddard
Town of Maynard	Christopher "Chris" DiSilva
Town of Maynard	Bill Nemser
Town of Stow	Denise Dembkoski
Town of Stow	Valerie Oorthuys, Vice Chair
Town of Sudbury	Lisa Kouchakdjian
Town of Sudbury	Adam Burney

MAPC Staff

Professional staff assistance to MAGIC is provided by MAPC. For FY2027, the two MAGIC Subregional Co-Coordination are Sarai Zelada and Rodoshi Sinha. The MAGIC Subregional Co-Coordination are responsible for working with the Executive Committee to ensure that the goals and objectives of the subregion are met. Generally, with the assistance from the Executive Committee, the Co-Coordinator schedules meetings, prepares agendas, helps facilitate meetings, prepares workshops/trainings, maintains the subregional contact list, manages subregional accounting and budgets, provides technical assistance to communities, and coordinates the implementation of subregional projects.

MAGIC Partner Organizations and Entities:

Important partners of MAGIC include CrossTown Connect, OARS, Sudbury Valley Trustees, the 495/MetroWest Partnership, and Emerson Hospital. Each participate in and contribute valuably to MAGIC initiatives, lending their experience and perspectives on a range of issues related to regional ecology, transportation, housing, development, and health.

Outreach & Participation

MAGIC seeks to increase diversity, strengthen partnerships, and expand participation by non-municipal organizations. Several groups that work on regional issues such as transportation, conservation, and clean energy are already actively involved in several MAGIC affairs and meetings. MAGIC seeks to encourage their continued participation and invite additional participation by currently unrepresented groups working on regional issues. MAGIC Officers and members should help identify groups from their municipalities or networks that are currently underrepresented, and invite their participation. Examples of non-municipal organization engagement are: including partner organization updates at all MAGIC meetings; highlighting partner organizations' work through Special Events; and keeping a list of partner organizations on the MAPC/MAGIC webpage.

Communications

Participants in MAGIC can stay informed about MAGIC activities including meeting notices and cancellations, as well as other opportunities and events of interest, by emails sent through the MAGIC email distribution list. Contact the MAGIC co-coordinators to be added to this list. MAPC also maintains a subregional website that will include relevant updates which can be found here: <https://www.mapc.org/resource-library/magic-subregion/>