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**Comprehensive Economic Development Strategy (CEDS) Committee
ACCEPTED MINUTES OF THE MEETING
Tuesday, March 8, 2022, 12 noon**

This meeting was held by remote participation (Zoom) pursuant to Massachusetts Governor Charles D. Baker's order suspending certain provisions of the open meeting law.

Voting Members Attendance

		<i>Present</i>	<i>Absent</i>
John Murray, Co-chair	MassHire Greater Brockton Career Center		x
Maryellen Brett, Co-chair	Massasoit Community College	x	
Christopher Cooney	Metro South Chamber of Commerce	x	
Debra Roberts	Select Board, Town of Stoughton	x	
Jack Riley	HarborOne Bank	x	
Jason Hunter	MassHire Greater Brockton Workforce Board	x	
Jay Pateakos	MassDevelopment	x	
Jennifer DeBoisBriand	Town of Bridgewater	Michael Dutton as substitute	
Lea Filson	See Plymouth	x	
Michael Lambert	Brockton Area Transit	x	
Pamela McCarthy	Town of Stoughton	x	
Rob May	City of Brockton	x	
Stephen Cole	Plymouth Regional Economic Development Foundation		x
Stephanie Danielson	Town of Easton	x	
Valerie Massard	Town of Kingston	x	

Others Present

- Charlie Seelig, Town Administrator, East Bridgewater
- Antonio De Frias, Town Planner, Hanson
- John Fay, Senior Planner, City of Brockton
- Evan Sears, Planner I, City of Brockton
- Mary Ellen DeFrias, MassDevelopment

OCPC Staff Present

- Joanne Zygmunt, Senior Economic Development and Environmental Planner

- Dottie Fulginiti, Economic Recovery Planner

Recording

Once available, posted at <http://www.ocpcrpa.org/ceds.html>.

Minutes

Co-chair Maryellen Brett opened the meeting at 12 noon, welcomed everyone, and read the accessibility statement. Roll call was taken. Thirteen voting members were present and made a quorum.

A motion was made (Rob May) and seconded (Pamela McCarthy) to accept the minutes from the meeting on October 19, 2021. The motion carried without dissent.

Joanne Zygmunt provided an update on committee membership and recruitment. Debra Roberts and Jack Riley introduced themselves as new committee members. Four seats remain vacant. The Committee discussed filling those seats. OCPC suggested NeighborWorks Housing Solutions; Melissa Ferretti, Chairwoman of the Herring Pond Wampanoag Tribe; Tricia White of T. White Creations; and Kyle Haas of Swell Energy as members. Chris Cooney made a motion to move those members forward; Rob May seconded. All were in favor.

Dottie Fulginiti provided a brief introduction to MassBuilds (<https://www.massbuilds.com/map>), a collaborative inventory of past, present, and future real estate development projects. This free tool provides governments, data analysts, urban planners, community advocates, and real estate developers with comprehensive data for thousands of projects across Massachusetts. Dottie encourages members to help keep this database up-to-date either by contacting OCPC (dfulginiti@ocpcrpa.org) or setting up a free account through the tool.

Joanne Zygmunt updated the committee about webinars planned for this year. Past topics of interest include marketing local businesses, water supply, sewer connection, grant best practices, and more. Pam McCarthy suggested that marketing for businesses would be a good topic. Stephanie Danielson agreed, emphasizing the need to share good practices for making municipalities business-friendly. Debra Roberts asked that branding be included as an important component of marketing. Rob May stated that a half day workshop on the Infrastructure Bill would be useful. Chris Cooney said that the chamber would like to see a coordinated effort around water and sewer needs in the region, and more discussion and collaboration. Debra Roberts suggested a topic about how best to engage good developers. Joanne said that OCPC would review all suggestions as the webinars plan for the year is developed.

Dottie introduced Stephanie Danielson, the Town of Easton's Director of Planning and Economic Development. Stephanie introduced the Multi-family Zoning Requirements for MBTA Communities (<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>). Enacted as part of the economic development bill in January 2021, new Section 3A of M.G.L. c. 40A (the Zoning Act) requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute: minimum gross density of 15 units per acre; Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable; no age restrictions; and suitable for families with children. Stephanie explained that municipalities that do not adopt this requirement will miss out on future state funding opportunities. She went on to talk about how the Town of Easton was looking at this from a

bigger picture, linked to its housing goals overall. The town formed a Task Force to look at the regulations and start looking at what implementation could look like. The Task Force has identified a handful of areas to look at in detail. Next steps include development of guiding principles for how to approach developing the zoning and how it fits with the character of the town.

There were no member updates, other business, or public comment.

The next meeting will be on Tuesday, June 14 at 12 noon. A motion to adjourn was made (Rob May) and seconded (McCarthy). The motion carried without dissent. The meeting adjourned at just after 1 p.m.

Submitted by Joanne Zygmunt, OCPC
Accepted on 06/14/2022