

Meeting Minutes Committee on Planning and Development

May 7, 2024

Page 1 of 2

Meeting Recording:

https://us02web.zoom.us/rec/share/N3FQJlhrJZo8xIBw09W5sSj_Zc7CM8vtabf8c6us0HxeegO-hGbtcQgtcYp-QfQK.gMvpUYrZ1fHfv2X

Members

Cllr. Heather Shand, Chair
Cllr. Connie Preston, At-large (present)
Cllr. Mark Wright, At-Large (present)

Other Participants

Cllr. Jennie Donahue (Ward 2) zoom
Cllr. Jim McCauley (Ward 5) present
Cllr. Sharif Zeid (Ward 1) present
Cllr. Afroz Khan (At-Large) present
Cllr. Ed Cameron (At-Large) present

Agenda

- COMM00549 Memo re: MBTA Unit Capacity Options with Attachments (COTW)

Meeting started at 6:00

Communication 549 Memo from Director Port regarding MBTA Unit Capacity Options .

Director Port speaks to the latest updates on the MBTA communities from the Zoning Advisory Committee and MVCP. The two options are based on the Planning Board opinion and the Zoning Advisory opinion. The Planning Board opted to include the ENPRO site on route one with additional lots on the opposite side of Low Street in addition to the 3 lots on Parker Street. The Zoning Advisory Group was in favor of expanding the current 40R further down Parker Street to meet the MBTA communities goal. Both option agreed to include Hines Way in the numbers for conservatism in the total numbers.

Cllr. Donahue agrees we should extend the 40R

Cllr. Preston asks why ENPRO site can't have the 25% affordable requirement that is currently in the 40R district.

Cllr. Khan speaks to the benefit of the 40R already having design guidelines as opposed to the need to create new guidelines if the ENPRO site is included.

Cllr. Wright agrees the ENPRO site shouldn't be included.

Cllr. Zeid asks about the ZAG consensus. Asks what was the 1292 requirement based on? Would the addition of more units in the 40R require additional buildup from the current (new) lift station.

Director Port spoke to the on-going conversation with DPS regarding the water supply and how all the infrastructure needs have to be looked at if the zoning brings about additional housing.

Cllr. Shand asked whether extending the 40R would be a 6 or 8 person approval vote.

Planning Board Chair Rick Taintor spoke as he thought the vote was only 6. Director Port stated it was 8. The committee asked Director Port to confirm the vote count needed.

Meeting Minutes Committee on Planning and Development

May 7, 2024

Page 2 of 2

The general consensus of the councilors present was to go with the Zoning Advisory Group recommendation of extending the 40R.

Public Comment

1. Jane Snow, 9 Coffin Street
 - a. Disappointed this is the first time there has been public comment on the topic.
2. Rick Taintor, Planning Board Chair
 - a. Assumes extending into 40R will also include options for sidewalks and the bike path extension. Also wants clarification on the vote count required, whether it's 6 or 8.

The committee asked Director Port to get clarification on the vote count needed with the city solicitor and to pursue the ZAG recommendation where MBTA communities would be met with the extension on Parker Street and the inclusion of Hines Way.

Committee adjourns at 7:30.