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Physical Development Committee

August 4, 2022, 6:30 pm
Remote Meeting

MINUTES

Members Present: Tim Wheeler (Chairman), Otto Lies (Vice Chair), Bob Hassinger, Rebekah Cornell, Jean Vincent, Julianne Hirsh, Kathleen Keohane

Members Absent: None

Staff: Janet Pierce, Trish Settles, Ian McElwee, Kerrie Salwa, Sarah O’Brien, Jane Wyrick

Guests: Jody Kablack and Genevieve Stillman (New Braintree Planning Board), Steve Grady New Braintree Resident, Jared Grigg

1. Call to Order: The meeting was called to order at 6:32 pm
2. Consider Approving Minutes March 17, 2022, meeting:
A motion to approve these minutes was made by Bob Hassinger and seconded by Jean Vincent. All members voted in favor to accept the minutes as amended. Motion passed.
3. 2022 DLTA Funding Requests – Round 3

The committee moved on to the third round of DLTA requests.

A. The first project to be reviewed was the New Braintree Airfield project. Trish Settles of CMRPC gave some background on where the project request came from. The site has been up for sale for a while and is receiving some developer interest. The site is approximately 100 acres. There is an opportunity to connect a rail trail that approaches the site from either direction. There is also an opportunity to consider a bio habitat as the site is adjacent to the Ware River. Other uses for the site include housing and commercial development, but some rezoning of the site would be required. The project proposal will involve forming a steering committee to guide CMRPC’s analysis of the site. CMRPC will look at some best-use scenarios and best practices from other similar sites and situations. CMRPC will also look at the infrastructure options for the site and do some preliminary site renderings. CMRPC will also engage in some broad community engagement activities to get community buy in for the future

of the area. A final deliverable for the project will include some possible by-law revisions to fit future development scenarios. Depending on available time and budget at the end of the project, CMRPC can flesh out some of the by-law revision recommendations, but if time and budget does not allow, this could be moved to a future DLTA project. Jody, the New Braintree Planning Board chair, spoke and said that they are interested in moving the project forward quickly as the property is on the market and getting attention from developers. She noted that the idea of senior housing has come up to be put on the site. The idea of maintenance free housing could be important for older, long-time residents of New Braintree. The town is interested in doing something with the property that has a net-positive revenue impact on the town. Finally, she noted that a public process is important to the future of the site.

Genevieve, a New Braintree Planning Board member, spoke next and said that the town has limited funds to use towards the site. The road towards the site is small so nothing too busy on the site would be a good fit. If the property is made more attractive for a developer, the possibility of a beneficial sale would increase. Finally, she noted that it is vital that the site generate money for the town.

Tim opened up the meeting to comments from the committee on the project. Bob Hassinger asked how the property is zoned. The property is zoned as residential agriculture which is how the entire town is zoned. Julianne Hirsh asked why the property failed as an airfield. The lack of maintenance/upkeep and changes in ownership were contributing factors. Bob wanted to know if the site was still being used for hang-gliding. Steve Grady of the Town of New Braintree said that it is.

B. The committee moved to the next project proposal, which is the Greenhouse Gas Analysis project. Ian McElwee of CMRPC spoke on this project proposal which has support from the Sustainable Westborough committee. He noted that in the past few years, the Baker-Polito administration has made several commitments to moving Massachusetts towards a net-zero future, having made an administrative commitment first for achieving net-zero by 2050 and recently approving a bill from the legislature that sets interim benchmarks. He mentioned that CMRPC is in a good place to assist towns in finding ways to achieve decarbonization/net-zero by 2050 by utilizing a regional strategy and determining high level projects that could assist the cause.

In order to come up with these projects, it is imperative that we first understand how much GHG emissions the region has produced over a benchmark year, so we know how much work is needed and the scope of the work. The project will involve completing a GHG inventory for each town that does not have a pre-existing inventory by using a tool created by MAPC in 2020. The project will also include an analysis report showing how much emissions the region and sub-regions produced and give some initial next steps for moving forward. Finally, Ian mentioned that this could be a first step in a multi-step regional net-zero plan for CMRPC that would be completed in the coming year(s).

Tim opened up the meeting to comments and questions from the committee members. Bob asked Ian how decarbonization would work in the region and the kinds of processes that we would have to implement. Ian responded that there are some products available and more in the R&D phase that could sequester carbon out of the atmosphere, but the most prevalent and widely available product in the

region are the woods and forested areas that naturally take in GHG emissions. Bob commented that this doesn't seem like something that CMRPC should lead in the region. Julianne commented that this is the perfect opportunity for CMRPC to lead these efforts.

C. The committee moved on to the third request, additional funds for the Brownfield Grant project. Trish mentioned there is a need for some additional hours for Andrew Loew and Dani Marini to move the grant towards the finish line. Jean asked what the dollar amount would be for the request. Trish responded that it would be only \$3,000.

4. The committee moved on to the next agenda item, looking at some reallocations of DLTA funding. Trish pulled up the spreadsheet of DLTA projects with the reallocation requests. Kerrie Salwa brought up the SWCEDO reallocation request and how the money is necessary to move the program along until the Economic Development Administration awards the program funding to complete a SEDS update and fund the committee work. With the assistance of the SWCEDO, Douglas received \$3.3 million, Warren received funds for the West Warren Mill project, and Southbridge received money for a Brownfield cleanup along a future rail trail. Extra funding for the SWCEDO project would help bring the West Warren plan to the town for review and approval. Sarah O'Brien discussed the work that DLTA is funding for the Imagine 2050 regional plan. She mentioned that we're in the middle of the visioning and data analysis portion of the plan. She also mentioned that meeting people in the communities is time sensitive. Finally, Sarah showcased slides on where CMRPC is at with the regional plan and what is needed to get us closer to a final product.

5. The committee moved onto approving or denying projects and reallocation requests. It was decided to vote on the Greenhouse Gas project separately. Bob made a motion to accept the reallocations and all projects except the Greenhouse Gas project. Julianne seconded the motion. It was approved unanimously. Bob made a motion to vote on the Greenhouse Gas project, Rebekah seconded the motion. Bob voted no and the rest of the committee voted yes.

6. The next addenda item was the discussion on expanding the number of Physical Development Committee members. Currently the committee has seven members, but Trish brought up that there is nothing in the organization's charge that limits the number of members. The committee would have to make a recommendation to the commission chair. Bob moved that the committee request that one more member be added to the committee, noting that there will have to be a discussion in the future about the ideal number of members. All committee members voted yes.

7. The final agenda item was a discussion on how models developed by DLTA projects are used after the projects end. Trish recommended waiting until the next meeting to discuss this so she has time to work on an analysis of DLTA projects.

8. Adjourn

A motion was made by Bob Hassinger and seconded by Jean Vincent to adjourn the meeting. Tim Wheeler did a roll call vote. The motion passed. The meeting adjourned at 7:48

DLTA 2022

Total Contract from DHCD \$ 265,574
 CMRPC Match Min \$ 13,279
 Cash (5%) = Admin
 Other match (5%) \$ 13,279
 Total DLTA Amount \$ 292,131
 to be allocated

Element Number	Element Name	Project Lead	Estimated CMRPC costs	Recommended In-kind Match (minimum 5%)	Spent thru 6/30/22	Rec. Adj. 8/4/2022
320800	Admin	Trish Settles	\$ 13,279	\$ 800.00	\$ 3,809.93	\$ 16,000.00
320801	EEA Round 4 Match	Trish Settles	\$ 22,976	NA	\$ 11,195.39	\$ 22,976.00
320802	EEA Round 5 Match	Trish Settles	\$ 41,804	NA	\$ 14,334.45	\$ 41,804.00
320803	Green Communities	Sarah Adams	\$ 5,000	\$ 517.00	\$ 4,137.63	\$ 10,340.00
320804	Healthy Aging	Faye Rhault	\$ 24,425	\$ 1,100.00	\$ 8,140.60	\$ 22,000.00
320805	Imagine 2050	Trish Settles	\$ 15,000	\$ 1,500.00	\$ 9,666.64	\$ 25,000.00
320806	MBTA Community TA	Emily Glaubitz	\$ 40,123	\$ 2,006.15	\$ 8,670.84	\$ 40,123.00
320807	Mendon Upton Façade	Kerrie Salwa	\$ 10,000	\$ 500.00	\$ 7,319.43	\$ 10,000.00
320808	Regional Services	Trish and Connor	\$ 5,000	\$ 250.00	\$ 1,957.11	\$ 5,000.00
320809	Rural Caucus	Trish and Connor	\$ 7,000	\$ 300.00	\$ 1,428.97	\$ 6,000.00
320810	SWCEDO (amended 3/17)	Kerrie Salwa	\$ 10,000	\$ 800.00	\$ 2,633.45	\$ 16,000.00
320811	Boylston Low Impact Development Bylaw Review	Sarah Adams	\$5,000	\$ 250.00	\$ 925.95	\$ 5,000.00
320812	Hopedale Mixed Use Overlay Bylaw	Jane Wyrick	\$6,000	\$ 300.00	\$ 1,155.37	\$ 6,000.00
320813	Princeton Permitting Analysis	Dominique DuTremble	\$18,500	\$ 925.00	\$ 5,352.26	\$ 18,500.00
320814	Rutland Ag Land Matrix	Gabe Trevor	\$5,000	\$ 325.00	\$ 2,112.85	\$ 6,500.00
320815	Uxbridge Rt 146 Mixed Commerce Bylaw	Jane Wyrick	\$5,000	\$ -	\$ -	\$ -
320816	Regional Trails Mapping Support	Dani Marini & Matt Franz	\$7,500	\$ 207.50	\$ 3,064.72	\$ 4,150.00
320817	Warren Economic Plan	Kerrie Salwa	\$12,500	\$ 750.00	\$ 12,765.11	\$ 15,000.00
Round 3 Requests						
320818	Net Zero GHG Planning	Ian McElwee		\$ 503.15		\$ 10,063.00
320819	New Braintree Airfield Planning	TBD		\$ 433.75		\$ 8,675.00
320820	Brownfields	Andrew Loew				\$ 3,000.00
Totals			\$ 254,107	\$ 10,667.55		\$ 292,131.00
<i>Target</i>			<i>with CMRPC admin (\$16,000)</i>	<i>\$ 26,667.55</i>		<i>\$ 292,131</i>