



TOWN OF NORTHBOROUGH Master Plan Steering Committee

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

Approved 2.13.19

**Master Plan Steering Committee
Meeting Minutes
January 10, 2019
Northborough Free Library**

Members Present: Fran Bakstran, Chairman; Rick Leif, Vice-Chairman; Norm Corbin, Dave Putnam, Diana Nicklaus, George Pember, Tom Reardon, Jonathan Cogswell, Amy Poretsky, Justin Dufresne, Jason Perreault, Ashley Davies, Mark Donahue

Others Present: Kathy Joubert, Town Planner; Geoffrey Morrison-Logan, VHB; Donny Goris-Kolb, VHB; Steve Bernacki, 2 Cherlyn Drive; Henry Squillante, 72 Crestwood Drive

Chairman Bakstran opened the meeting at 7:00pm.

Ms. Bakstran stated she hopes they can do as much as possible this evening to review and edit this draft. The committee will have another meeting after the public forum to review the recommendations again and finalize them. If we do not finish tonight, we have scheduled an additional committee meeting for January 24, 2019.

Mr. Morrison-Logan greeted those present and noted he and Mr. Goris-Kolb have had rounds of great conversations about the goals and recommendations that came at the end of the last meeting.

Mr. Goris-Kolb explained the public can see the survey results on their website. He showed the slide regarding the Project Status, which noted the committee is into the eighth month of the twelve-month process. He stated they are starting to develop the implementation process for master plan and would like to share their recommendations with town departments, committees and boards in the near future. In addition, they are also at a point where they should talk about how the town could fund the implementation portion and how to prioritize the goals and recommendations. Mr. Goris-Kolb noted information regarding the Community Vision Statement and Goals, that are the result of comments from the public, are on the Master Plan website.

The Master Plan Steering Committee members, along with Ms. Joubert, Mr. Morrison-Logan and Mr. Goris-Kolb, reviewed the draft version of the Master Plan identified as "Revised Goals and Draft Recommendations" dated 01/03/2019, and it was noted that Ms. Poretsky, Ms. Davies, Mr. Corbin, Mr. Perreault, Ms. Lawrence, Mr. Leif, and Ms. Joubert submitted their comments.

During the review of Land Use, LU1, a discussion was held about Smart Growth versus Inclusionary Zoning Bylaws. Ms. Joubert explained the Town adopted an Inclusionary Zoning

Bylaw in approximately 2000 which required any developer proposing more than 5 lots to include 10% of the proposed homes to be affordable. However, because no developers used it, the Planning Board eventually removed the bylaw. Ms. Joubert noted an Inclusionary Zoning Bylaw can help a town to keep up with the 10% affordable requirement.

In response to a question regarding Smart Growth from Ms. Davies, Mr. Leif stated it's an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement.

The committee members made changes to the Land Use section of the Revised Goals and Draft Recommendations and Ms. Bakstran noted it is still a draft version.

Mr. Leif suggested the members review the recommendations before the next meeting.

Ms. Joubert noted she will do the following:

- Get more information regarding the Smart Growth program;
- Email a list of parcels to the members that are identified in the 495 MetroWest Development Compact Plan;
- Check with the Town Engineer, Fred Litchfield, regarding the status of the Stormwater Bylaw and the Stormwater Program; and
- Send Mr. Morrison-Logan and Mr. Goris-Kolb the Design Guidelines.

Ms. Joubert stated the next meetings of the committee are scheduled for January 24th and March 7th.

Old/New Business

Approval of Minutes: Mr. Leif motioned to approve the minutes of November 1, 2019; Mr. Perreault seconded the motion and the vote was unanimously in favor of approving the minutes.

The meeting adjourned at 9:15pm.

Respectfully Submitted by,

Debbie Grampietro
Planning Department
Administrative Assistant