



MASTER PLAN COLLABORATION COMMITTEE MINUTES

THURSDAY, OCTOBER 12, 2023

LOCATION: Room 6 (Veterans Hall), Pembroke Town Hall

STARTING TIME: 7:00 pm

COMMITTEE MEMBERS PRESENT: Stephan Roundtree (Chairman), Steve Ciciotti (Vice-Chair), Scott Chaharyn, James Eng, George Grey, Curtis Kuta, Martin Lu, Tracy Marino, George Grey and Rick Casavant.

OTHERS PRESENT: Luke Mitchell (VHB), Julia Mintz (VHB)

At 7pm, Mr. Roundtree opened the meeting of the Pembroke Master Plan Collaboration Committee by reading the Chairman's statement.

REVIEW OF ROUTINE ADMINISTRATIVE MATTERS AND VOTE TO ACCEPT MINUTES OF PREVIOUS MEETING(S)

Mr. Mitchell discussed communication moving forward with the committee as Mr. Heins had resigned from his position with the town; Mr. Roundtree stated that communication would go through him in the interim.

Mr. Mitchell requested that the committee approve the vision statement at the evening's meeting. Ms. Mintz of VHB stated that they would have a table event during the upcoming weekend at the Mattakeesett Street ballfields. Mr. Mitchell noted that there had been some drone shots taken that week of the town to incorporate into the final Master Plan.

DISCUSSION OF DRAFT MASTER PLAN CHAPTERS WITH VHB

Mr. Mitchell stated that October 31 was the deadline for the committee to submit comments back to the consultant. Discussion ensued regarding reviewing chapters and sending comments back to VHB.

The committee and Mr. Mitchell discussed the vision statement, noting that clarification was needed from Mr. Grey on his comments.

Discussion began regarding the goals and actions portion of the plan. Mr. Mitchell reviewed the goals of each chapter and asked the committee members to voice their comments as he read through.

In the land use section, Mr. Ciciotti asked for clarification regarding density bonuses, to which Mr. Mitchell stated that they are incentives offered by the town to developers to have their developments align better with the goals of the town. He stated that the bonus would be written into the zoning bylaw. Discussion ensued regarding tax increment financing as an option in certain districts. Mr. Grey arrived at 7:34pm.

Mr. Ciciotti and Mr. Mitchell discussed the expectation of the town to provide outreach to draw people in to live in Pembroke. Mr. Mitchell continued to review the goals and actions of each chapter. There was discussion regarding vocational education opportunities during review of economic development.

Mr. Grey inquired about whether a town meeting vote was required to make all zoning changes that were suggested, Mr. Roundtree confirmed that that was the case, but a few could be bundled at each town meeting. Discussion ensued regarding the process of changing the zoning bylaws. Ms. Marino suggested that Mr. Mitchell read each goal and the committee would add comments where necessary as opposed to going through each one individually.

There was discussion regarding the mention of the Turner House and whether to include the topic in the relevant chapter. Mr. Mitchell agreed to eliminate to avoid contention if the committee desired. The committee agreed to have further discussions.

Discussion proceeded regarding the narrative in chapter 5, Natural Resources, that addressed the water provided to Brockton, the committee agreed to review and make edits.

Discussion ensued regarding the bicycle and pedestrian plan as a goal. Mr. Mitchell noted that bike paths were a common request by people he had heard from. Discussion followed regarding the town's responsibility to provide electric car charging stations. It was agreed that the wording would be revisited.

Committee members discussed their initial impressions of draft chapters up to that point. Ms. Mintz noted that they had hard copies of the chapters that evening.

Mr. Mitchell wanted to review the vision statement; Mr. Grey clarified his notes that he had sent to the consultants. The committee discussed the vision statement and what they believed it should encompass, as well as recommended some edits.

Mr. Eng discussed the Hazard Mitigation Plan that had previously been adopted by the town and stated that portions of the plan should be incorporated into the Master Plan.

At 9:02pm, Mr. Ciciotti made a motion to adjourn the meeting, Ms. Marino seconded the motion, and the committee voted unanimously in favor.