

**Plainville Master Plan Committee
Minutes of October 12, 2023**

2023 NOV -8 AM 11:16

A meeting of the Plainville Master Plan Committee (MPC) was held on 10/12/2023 in the Plainville Town Hall.

Committee members present:

Rachel Benson, Chris Desprez, Jeffrey Johnson, Carol Lerch, Tom McHugh, Sherri Minch, Charles Smith, David Rabinovitz

Members absent/late:

Debra Sundin

Staff: Chris Yarworth, Director of Planning & Development

SRPEDD: Phillip Hu

The meeting opened at 6:02pm and was recorded.

General Business:

Phillip Hu of SRPEDD presented some "Draft Goals and Strategies" for the Master Plan that he had compiled from the discussions at the previous meetings and from the town wide survey. Concerns were raised about the future of residential development, and whether to recommend conventional or cluster type development, the development proposal at the Town Center by Jeff Kinney, the use of Accessory Development Units (ADU's) and the adoption of design guidelines for the Town Center District zone. There is need for both affordable and senior housing in town. The Foxboro rail station has recently been approved for permanent use, so Plainville is likely to become an MBTA adjacent community, which will require housing on at least 50 acres having a minimum of 15 "by right" units per acre. Age, income or family restrictions are not allowed. The area near the Routes 106/152 intersection was discussed as potentially suitable to meet the requirements. The Town's "Complete Streets" plan should be better implemented to provide more pedestrian and bicycle friendly alternatives for transportation. GATRA and GATRA Go access needs to be better integrated into the service area. The Town needs to focus on economic development issues and solving the sewer inflow and infiltration problem. Growth will be stymied without available sewer service. A water and sewer master plan should be prepared. The Town should discuss zoning changes to allow expansion of farm and agricultural uses. The scenic road bylaw is not being implemented, and there are no regulations. There was discussion of doing a historical building inventory and creating a demolition delay bylaw. The regional marketing plan should be promoted. Committee members should forward any missing goals and strategies to Philip for future discussion. A full draft of this section should be ready by January. SRPEDD will be attending the fall "Spooktacular" to get additional public comment.

Motion by Ms. Benson and seconded by Mr. Smith to approve the minutes from the 07/19/2023 meeting. Passed 6-0-2 (Johnson, Rabinovitz abstaining).

Motion by Ms. Benson and seconded by Mr. Smith to approve the minutes from the 09/20/2023 meeting. Passed 7-0-1 (McHugh abstaining).

Motion by Mr. Rabinovitz and seconded by Mr. Smith to adjourn at 8:00pm. Passed 8-0-0.

Submitted by:
Christopher Yarworth
Director of Planning & Development