



MONTACHUSETT REGIONAL PLANNING COMMISSION (MRPC)
THURSDAY, OCTOBER 6, 2022
7:00 PM
REMOTE MEETING

MINUTES

1. Open Meeting, Introductions, and Announcements

Chairman G. Corbosiero called the meeting to order at 7:04 p.m. G. Corbosiero stated in accordance with Governor Baker's Covid-19 Executive Order regarding the Open Meeting Law and remote participation, votes will be taken through Roll Call.

G. Corbosiero reminded everyone that the quarterly Contract Status Report was sent out as a separate document.

2. Approval of September 8, 2022, MRPC Minutes – Approval of Commissioners Requested

Having no objections to the September 8, 2022 minutes, R. Swartz moved to accept the minutes as written. The motion was seconded.

Roll call vote followed:

- A. Reid- yes
- B. Yocum- yes
- G. Tillotson- yes
- G. Corbosiero- yes
- L. Janssens- yes
- R. Swartz- yes
- A. Butland- yes
- A. Pease- abstain

3. Cash Schedule – September 2022 – Acceptance of Commissioners Requested

L. Quinlivan read the September 2022 cash schedule. The opening balance for September 2022 was \$865,842.82, total receipts and transfers this month were \$130,376.72, total cash on hand before this warrant was \$996,219.54, less the amount of this warrant of \$147,796.31, left a balance after the warrant of \$848,423.23.

Having no objections to the cash schedule, A. Pease moved to accept the September 2022 cash schedule as presented, subject to audit. The motion was seconded.

Roll call vote followed:

A. Reid- yes
B. Yocum- yes
S. Donahue- yes
G. Tillotson- yes
G. Corbosiero- yes
J. Doherty- yes
L. Janssens- yes
R. Swartz- yes
A. Butland- yes
A. Pease- yes

4. Guest Announcements and Questions

There were no announcements or questions.

5. Administrative Matters - presented by G. Eaton.

5.1 Meetings and Relevant Projects

US Secretary of Health and Human Services, Xavier Becerra and Congressman James McGovern held a listening session at the MRPC on September 2nd. The event was well attended by health and food experts throughout the region.

This fact-finding tour was held before the White House National Conference on Hunger, Nutrition, and Health that was held on September 28th.

5.2 White House Conference on Nutrition, Food, and Hunger

MRPC hosted a meeting on nutrition, food, and hunger that was led by the US Secretary of Health and Human Services, Secretary Becerra and Congressman James McGovern. On September 28, 2022. The event was attended by a dozen people from regional food and nutrition organizations and a few MRPC staff.

MRPC invested in new technology to facilitate training sessions and events such as the White House Conference on Nutrition, Food, and Hunger.

5.3 North Central Massachusetts Association of Realtors Presentation



G. Eaton, Executive Director presented MRPC's services and regional data to the North Central Massachusetts Association of Realtors on September 27th. Nine Realtors attended the meeting, including Laura Shifrin or Townsend.

The focus was on the purpose of MRPC and MEC, Inc., services provided by both, past affordable housing projects completed by MEC, the relationship of MRPC planning products to future development across the region, and spotlighted Esri Business Analyst Online (BAO) data that can be used by the private sector to assist with housing, commercial, and industrial development projects.

G. Eaton closed with information concerning the new Housing Statute and MBTA Communities being forced to create multi-family zoning districts in 13 of our 22 communities, the need for the creation of smaller homes on the market (i.e., "tiny homes") and the MRPC's proposed work in this area.

Mr. Eaton's presentation has been provided to meeting attendees as a handout for this evening's presentation.

5.4 Development of Model Zoning Bylaw/Ordinance for Tiny Homes

One of our communities contacted K. Chapman, Planning and Development Director, and asked if we have a model tiny homes zoning bylaw. Ms. Chapman completed some research and learned that only one town in the Commonwealth may soon have a tiny home zoning bylaw.

G. Eaton and K. Chapman have discussed the importance of the development of such a bylaw to aid our communities if they wish to adopt this bylaw to provide homes that are more affordably priced than homes currently on the market. MRPC encourages local officials that are interested in this topic to contact us at geaton@mrpc.org or kchapman@mrpc.org.

A very interesting article by the Boston Bar Association can be found at the link, below. We need to learn much on this topic and proceed cautiously. Boston Bar Association Article, *Adorable as Affordable?: The Zoning Challenge of Tiny Houses*, November 14, 2019, <https://bostonbar.org/journal/adorable-as-affordable-the-zoning-challenge-of-tiny-houses/#:~:text=In%20Massachusetts%2C%20a%20wheeled%20Tiny,local%20zoning%20I>

[aws%20as%20undesirable.](#))

5.5 Lunch and Learns

MRPC issued a survey to all local officials in our region concerning beginning a “lunch and learn” series in October. The email was issued to over 281 officials.

Based on survey results, the first lunch-and-learn online meeting will be held at Noon on a date to be determined in November. A meeting registration invitation will be emailed to local officials. These sessions are not intended to be public meetings.

J. Bennett asked if he could offer the Lunch and Learn with the other members of the planning board. G. Eaton confirmed any local officials are welcome.

5.6 Nashoba Valley Chamber of Commerce Executive Roundtable Program

G. Eaton has been accepted to participate in the “Executive Roundtable” program managed by the Nashoba Valley Chamber of Commerce.

Over the next ten months, each CEO will host a two-hour roundtable meeting at their respective place of work. The purpose of each meeting is to allow the CEO of each organization to share an issue of concern. For the entire month following each meeting, the nine other CEOs will provide feedback and input to assist the hosting CEO with resolving the matter at hand. The group’s participants will hold each other accountable for action items and the leaders need to provide follow-up at subsequent meetings.

CEO’s have the option to host the meeting at our respective places of employment or the Nashoba Valley Chamber’s office, in Shirley. Leaders are expected to provide light refreshments for their respective meetings.

G. Eaton has committed himself to meet each month from 3:00 to 5:00 p.m., in person, from September 27th through June 28, 2023.

6. Department Updates- See Contract Status Report

6.1 Geographic Information Systems (GIS)

6.2 Planning & Development

K. Chapman stated she sent out an email today showing the schedule of some classes that are available and will send out another email once she has the complete list of classes available.

6.3 Transit & Transportation

B. Harris stated we have started the new program year which started October 1, 2022. B. Harris pointed out that there is a graphic on the status report showing a traffic count provided by Boston Data Systems. All sixty locations have been completed in about two months and we look forward to working with them again.

7. New Business

This time is being reserved for topics that the chair did not reasonably anticipate would be discussed.

8. Adjournment

Having no further announcements, comments or business to discuss, a motion was presented to adjourn the meeting. R. Swartz moved to adjourn the meeting. The motion was seconded. The meeting was adjourned at 7:34 pm.

This meeting will be recorded by the GoToMeeting app and will be made available for viewing at <https://www.youtube.com/user/MontachusettRegion/videos>.

This notice is subject to change with reasonable notice provided to all.

Meeting Attendance					
Name	M/A	Representing	Appointment Date	Present	Absent
Janssens, Leo	A	Ashburnham	7.2021	X	
Hoyt, Roger	M	Ashburnham	7.2011		X
Stacy, Wayne	A	Ashby	7.2021		X
Pease, Alan	M	Ashby	7.2001	X	
Bialecki, Rebecca	A	Athol	7.2020.		X
Doherty, Jacqueline	M	Athol	7.2020.	X	
Copeland, Shaun	A	Ayer	7.2020.		X
Tillotson, Geoffrey	M	Ayer	7.2022	X	
Vacant	A	Clinton			X
Duffy, Phil	M	Clinton	12.2011		X
Lowitt, Peter	N/V	DREZ	7.2001		X
Bohart, Mary Jo	A	Fitchburg	7.2021		X

Butland, Alyne	M	Fitchburg	7.2020.	X	
DeRoy, Jessica	A	Gardner	7.2021		X
Swartz, Robert	M	Gardner	7.2019	X	
Cunningham, Peter	M	Groton	7.2016		X
Burke, Russell	A	Groton	7.2022		X
Minar, Kara	A	Harvard	7.2021		X
Donahue, Stacia	M	Harvard	7.2018	X	
Williams, Jeff	A	Hubbardston	7.2022		X
Livdahl, Alice	M	Hubbardston	7.2021		X
Vacant	A	Lancaster			X
Williston, Russ	M	Lancaster	11.2018		X
Vacant	A	Leominster			X
Valliere, Dean	M	Leominster	7.2019		X
Vacant	A	Lunenburg			X
Reid, Amanda	M	Lunenburg	7.2020.	X	
Ermini, Annette	A	Petersham	7.2022		X
Vacant	M	Petersham			X
Jackson, Melanie	A	Phillipston	7.2022		X
Telepciak, John	M	Phillipston	7.2001		X
Barclay, James	A	Royalston	7.2017		X
Nartowicz, Kyle	M	Royalston	7.2015		X
Oelfke, Bill	A	Shirley	7.2020.		X
Yocum, Barbara	M	Shirley	8.2017	X	
Kilcoyne, John	A	Sterling	7.2014		X
Page, Patty	M	Sterling	7.2019		X
Bennett, Jeff	A	Templeton	7.2020.		X

Rich, Dennis	M	Templeton	7.2017		X
Sexton-Diranian, Chaz	A	Townsend	7.202		X
Shifrin, Laura	M	Townsend	7.2019		X
Vacant	A	Westminster			X
Buckman, Gregg	M	Westminster	7.2021		X
Ward, Rick	A	Winchendon	7.2019	X	
Corbosiero, Guy	M	Winchendon	7.2011	X	

Staff: G. Eaton, H. Ford, L. Quinlivan, K. Chapman, B. Harris, J. Stanton

Guests: Rebecca Merrell, K. Monroe George Kahale, MART Representative

DOCUMENTS/EXHIBITS DISTRIBUTED AT MEETING:

September 8, 2022 MRPC Minutes

October 6, 2022 MRPC Agenda

October 6, 2022 MRPC Handout

Contract Status Report- 3rd Quarter

NCM Realtors

Tiny Homes Planning Magazine Article February 2016

Tiny Homes Planning Magazine Article August 2022