

Kim DelNigro

From: Racicot, Mark [MRacicot@MAPC.ORG]
Sent: Thursday, September 07, 2006 11:02 AM
To: Racicot, Mark
Cc: Caron, Sean; Barrera, Joel
Subject: September 14 MAGIC meeting and Walking Tour of Assabet Rail Trail
Importance: High

To members of Minuteman Advisory Group on Interlocal Coordination (MAGIC)

The next MAGIC meeting is scheduled for 9/14/06. The draft agenda is attached and copied below. I hope that you will all be able to attend this meeting.

I have also attached four your information, and for you to forward to your planning boards and boards of appeals, the fall 2006 program schedule for the Citizen Planner Training Collaborative. I have attended a number of these sessions and have found them to be very informative.

Mark Racicot
 MAPC Manager of Government Services

An Invitation to TWO MAGIC events!

**MAGIC: Walking Tour of Assabet River Rail Trail in Hudson
 September 14, 2006 at 6:00PM
 Meet at the Main Street Parking lot (directions attached)**

**Monthly MAGIC Meeting
 September 14, 2006 at 7:00 PM
 Hudson Town Hall, 78 Main Street**

- 7:00 p.m.** Welcome to Hudson:
 Michelle Ciccolo will briefly outline ongoing planning activities, including River Visions, the trail's impact on downtown and downtown revitalization in general
- 7:15 p.m.** Community Exchange:
 Each community's representative will present the news relating to "hot" planning topics in their community
- 7:30 p.m.** MAGIC Annual Meeting (continued):
 Formal votes for new leadership for the upcoming year

9/7/2006

- 7:40 p.m.** Presentation by Sean Caron of MAPC , who will provide details of the Expedited Permitting legislation recently signed into law, including information relating to the funding available to communities wishing to move forward with location-specific expedited permitting programs.
- 8:15 p.m.** State of the Region report: MAPC staff, and MAGIC members participating in other MAPC committees, will report briefly on the ongoing activities of MAPC, including:
- Update on status of proposed legislation to allow communities to join the Mass GIC health care insurance system
 - Update on status of Battle Road proposal
 - Review of CPTC sessions for fall 2006
 - Report on MetroFuture Fall Forums
- 8:30 p.m.** Discuss preparation for MAGIC legislative breakfast, including development of a list of issues that legislators will be asked to address when they meet with MAGIC. Joel Barrera of MAPC will be present to assist MAGIC in this discussion and to answer any questions relating to MAPC's legislative activities.
- 9:00 p.m.** Adjourn

Directions to Hudson Town Hall

From Boston:

Take the **Mass. Pike West** to the Rte. 495 Exit (11A)

Go **north** on Rte. 495

Take the **Rte. 85 North** - Hudson Exit # 25A - This exit puts you on the I - 290 extension.

Proceed about 3/4 of a mile straight off the exit and through one traffic light.

At **second light**, take a **left** onto **Route 85 North, Washington St.** (at Stop & Shop Plaza)

Go about a mile, until you cross over a small bridge and reach a rotary (just past McDonald's)

Enter the rotary and take the first right off of the rotary onto Main Street

Town Hall is on the left one block from the rotary (brick building, circular drive in front).

2 hour parking is available on Main Street, and Church Street (1st left after Town Hall).

Approaching from the East on Route 2:

Take Rte. 2 West until Rte. 495

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Directions to Rail Trail Parking Lot

From Town Hall, one would travel eastbound on Route 62 (Main Street) about a half mile. Immediately after the blue trail caboose (which sits along the trail on the right side of the road), turn into the parking

area on the right. The parking area is across from the Main Street Cemetery and is almost across the street from Priest Street (a few hundred feet before it).

If coming from the east on Route 62 (instead of 495), it would be a left turn shortly after the Main Street Bridge before you enter the downtown.

Attached is also the link for the trail map but it is a large file and many have trouble downloading it:
http://www.townofhudson.org/Public_Documents/HudsonMA_WebDocs/HudPgBikeTrail.pdf

MINUTEMAN ADVISORY GROUP

Acton ♦ Bedford ♦ Bolton ♦ Boxborough ♦ Carlisle ♦ Concord



ON INTERLOCAL COORDINATION

Hudson ♦ Lexington ♦ Lincoln ♦ Littleton ♦ Maynard ♦ Stow

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CITIZEN PLANNER TRAINING COLLABORATIVE: FALL WORKSHOPS, 2006

Workshop times: 7-9 pm (Except for Norwell -- 10 am).

Workshop	Location	Date	Trainer
Planned Production Affordable Housing Plans	Metropolitan Area Planning Commission – West 20 Main Street Natick	Tuesday, October 10	Phil DeMartino, Technical Assistance Program Coordinator, DHCD
Vested Rights and Non-conforming Uses and Structures	Northern Essex Community College 100 Elliott Street Haverhill Sponsor: Merrimack Valley PC	Wednesday, October 11	Judith Cutler, Esq. Kopelman & Paige
How to Hold the Perfect Public Hearing	HCC, Kittredge Center for Business and Community 303 Homestead Avenue Holyoke Sponsor: Pioneer Valley PC	Thursday, October 12	Robert Ritchie, Esq. Massachusetts Assistant Attorney General
How to Read a Subdivision Plan	Franklin Regional Council Of Governments 1 st Floor Conference Room 278 Main Street Greenfield	Tuesday, October 17	Wayne Feiden, Planning Director, City of Northampton
Writing Reasonable and Defensible Decisions	Quincy City Hall 2 nd Floor Conference Room 1305 Hancock Street Quincy Sponsor: Metropolitan Area PC	Tuesday, October 17	Gregor McGregor, Esq. McGregor & Assoc.
How to Read a Subdivision Plan	Southeast Regional Planning & Economic Development Office 88 Broadway Taunton	Wednesday October 18	Laura Harbottle Planner, Town of Scituate
Special Permits & Variances	Metropolitan Area PC – West 20 Main Street Natick	Thursday, October 19	Robert Orsi, Esq. Rothenberg, Estner, Orsi, Arone & Grumbach, LLP
Planned Production and Chapter 40B	Yarmouth Senior Center 528 Forest Road South Yarmouth Sponsor: Cape Cod Commission	Thursday, October 19	Phil DeMartino and Toni Hall, Dept. of Housing & Community Development
Site Plan Review	Montachusett Regional Planning Commission R1427 Water St. (MART Bldg.) Fitchburg	Thursday, October 19	Evan Belansky Senior Planner, Danvers
Open Space Residential Design and Conservation	South Shore Science Center Jacobs Lane Norwell Sponsor: North & South Rivers Watershed Association	Thursday, October 19 NOTE: 10 am	Robert Levite, Esq. UMass Extension Educator
Writing Reasonable and Defensible Decisions	Martha's Vineyard Commission 33 New York Avenue (The Stone Bldg.) Oak Bluffs	Monday, October 23	Pamela Brown, Esq. Brown & Brown, PC
Site Plan Review	Berkshire Regional Planning Commission Office 1 Fenn Street Pittsfield	Tuesday, October 24	Wayne Feiden, Planning Director, City of Northampton
Writing Reasonable and Defensible Decisions	Central Mass. Regional Planning Commission Office 35 Harvard Street Worcester	Wednesday, October 25	Judith Cutler, Esq. Kopelman & Paige

Inclusionary Housing	Chelmsford Town Hall, Rm. 205 50 Billerica Road Chelmsford Sponsor: Northern Middlesex COG	Thursday, October 26	Steven Wallace Central Mass. RPC
Vested Rights & Non-conforming Structures and Uses	Yarmouth Senior Center 528 Forest Road South Yarmouth Sponsor: Cape Cod Commission	Thursday, November 2	Jon Witten, Esq.
How to Hold the Perfect Public Hearing	Martha's Vineyard Planning Commission Office 25 New York Avenue Oak Bluffs	Monday, November 6	Tom Broadrick Planning Director, Town of Barnstable
Understanding Chapter 40B – the Comprehensive Permit Law	Orange Town Hall 6 Prospect Street Orange Sponsor: Franklin Regional COG	Wednesday, November 8	Toni Hall, Associate Director, Policy Division, MA Dept. of Housing & Community Development
Site Plan Review	Central Mass. Regional Planning Commission Office 35 Harvard Street Worcester	Wednesday, November 8	Joseph Peznola, P.E. Hancock Associates
How to Read a Subdivision Plan	Berkshire Regional Planning Commission Office 1 Fenn Street Pittsfield	Wednesday, November 8	Robert Hoogs, Foresight Land Services
Vested Rights & Nonconforming Uses & Structures	Veterans Memorial Building Room 229, 900 Main Street Millis Sponsor: Metropolitan Area PC	Thursday, November 9	Joel Bard, Esq. Kopelman & Paige
Special Permits & Variances	Northern Essex Community College 100 Elliott Street Haverhill Sponsor: Merrimack Valley PC	Thursday November 9	Barbara St. Andre, Esq. Kopelman & Paige
Roles & Responsibilities of Planning and Appeals Boards	City of Salem Conference Room, 3 rd Floor of City Hall Annex, 120 Washington Street Salem Sponsor: Metropolitan Area PC	Tuesday, November 14	Andrew Sheehan Chelmsford Community Development Director
How to Hold the Perfect Public Hearing	Old Colony Planning Council Office 70 School Street Brockton	Tuesday, November 14	John Goldrosen, Esq. Kopelman & Paige
Update on Chapter 40R: Smart Growth Zoning	The Clarion Inn & Conference Ctr 1 Atwood Dr. (Exit 18, Route 91) Northampton Sponsor: Pioneer Valley PC	Wednesday, November 15	Mark Bobrowski, Esq.
Special Permits & Variances	Lowell Regional Transit Authority 100 Hale St., Community Room Lowell Sponsor: Northern Middlesex COG	Thursday, November 16	Carol Rolf, Esq.
Open Space Residential Design and Conservation	Brigham Hill Community Barn 27 Wheeler Road North Grafton Sponsor: Blackstone Valley National Heritage Corridor	Thursday, November 16	Robert Levite, Esq. UMass Extension Educator
Writing Reasonable and Defensible Decisions	Old Colony Planning Council Office 70 School Street Brockton	Tuesday, November 28	Ralph Willmer, AICP Vanasse Hangen Brustlin, Inc.

CPTC Workshop Descriptions

Vested Rights and Nonconforming Structures and Uses

Clarifies the difference between a nonconforming structure, lot and use. Explains the difference between a nonconforming and noncompliant structure; familiarizes board members with issues regarding alterations to nonconforming structures or uses. Describes separate and common protection, as well as vested rights for subdivision and ANR plans.

Planned Production Affordable Housing Plans

This module will describe the process and requirements for development and approval of an affordable housing plan under Planned Production. The module will also outline the relationship between the municipality, the Department of Housing and Community Development, the Zoning Board of Appeals, and the Housing Appeals Court under Planned Production.

Roles and Responsibilities of Planning and Appeal Boards

Join us if you are a new board member or building inspector. This program will launch you into your role as a local official, introduce you to the functions of the two boards and the main tools of planning and zoning. We will also go over the major sources of information and support for you in your role. To gain time, we will offer a light dinner and start at 6 pm. Available as audio tape. See Audio Tapes For Sale. This is a Level 1 core course.

Special Permits and Variances

Are you clear about the difference in purpose and process between special permits and variances? Learn about key issues and the complex criteria for making decisions on variances and special permits, as well as important procedural requirements to avoid automatic approval.

Non-Conforming Structures, Lots, Uses and Vested Rights What is the difference between a nonconforming structure, lot or use? Learn the difference between a nonconforming and a protected structure; become familiar with types of alterations to a nonconforming structure or use. Learn about separate and common protection as well as grandfathering protections for subdivision plans.

Introduction to the State Zoning Act

This basic course addresses the adoption of zoning bylaws, variances and special permits; public hearing and voting requirements and other key procedural requirements Board members need to follow. This is a Level 1 core course.

Introduction to the Subdivision Control Law/ANR

Learn about the purpose of subdivision control, important procedural requirements and your responsibilities when reviewing subdivision and ANR plans. Topics to be covered include: adoption of Subdivision Regulations; endorsing Approval Not Required (ANR) Plans; Zoning Freezes; modifying, amending and rescinding Definitive Plans; waiving subdivision Frontage and Regulations; and Grandfathered Plans and Lots. This is a Level 1 core course.

Site Plan Review

Site Plan review is an effective tool for a Board to review the details and aesthetics of a project. The Zoning Act does not include any provisions for the review of a site plan. Learn the difference between site plan approval and site plan review. Learn how a site plan is reviewed, the types of conditions that a review board can impose, the reasons a site plan can be disapproved, the appeal process and the type of information that communities can require to be shown on a site plan.

Zoning Exemptions

This course addresses how agricultural, educational, childcare, and religious uses are exempt from local zoning powers as well as State and federal uses such as teletowers. It goes into the Fair Housing Act and identifies under what circumstances municipalities can enact zoning regulations.

How to Hold a Perfect Public Hearing

Do you have nightmares about an upcoming public hearing on a controversial development project? Has your Board been sued over public hearing procedures? Is your town famous for raucous hearings? Are you the new Chair of the Board and your first public hearing is coming up? Come and get some tips on how to do it right. This session will clarify how to prepare for and how to run a hearing, meeting decorum, and drafting decisions. We will be using video clips, discussion and lecture.

Writing Reasonable and Defensible Decisions

This session will explain the key points of writing clear and defensible decisions and conditions. It will explain what content is necessary in local regulations and decisions from a legal and implementation perspective. It combines a video presentation of a planning director, municipal attorney and assistant attorney general with live comments from an attorney.

The Basics of Reading a Subdivision Plan

What do all the lines and symbols mean? You will learn how topography, roads, lot lines, wetlands, drainage and utilities are delineated on a plan. Come and learn the art and science of plan reading so you can negotiate effectively with applicants.

40B and Housing Initiatives

This session explains 40B, the Comprehensive Permit Law, the procedural requirements a Board must follow, the rights of the municipality and the developer, requirements of affordability and techniques for negotiation.