

MINUTES CEDARVILLE STEERING COMMITTEE MEETING,

9-14-23 AT CEDARVILLE FIRE STATION, COMMUNITY ROOM

ATTENDING MEMBERS: Don Holm, Marcia Sheridan, Gerre Hooker, Jodie Burkett, Tess Brennan, and Kathryn Holmes

GUESTS: Bill Sheridan, Caren Wilds, Robin Carver (via zoom), Matt Sheridan, Shellye Blake, Kevin Flaherty, Melissa Ferretti, and Jill Lauzon

Meeting called to order at 6:38 PM by Chairperson Don Holm

Motion made by Marcia to approve Minutes from 5-11-23, 6-8-23, 4-13-23, 3-9-23, 2-9-23, 1-12-23, and 7-13-22. This motion was seconded by Kathryn, and the motion accepted by unanimous vote.

Motion made by Marcia to approve Minutes from 7-13-23. The motion was seconded by Kathryn. Gerre questioned past discussions on what quantifies a quorum. It was decided a quorum is defined by 50% plus 1. A vote was taken to accept the Minutes, and the vote was unanimous to accept.

Don began the meeting with a quick review of the Agenda for 9-14-23.

Matt Sheridan and Kevin Flaherty were asked to give their presentation. Matt is a local developer/President of Sheridan Home Builders and Kevin is an engineer from Flaherty and Stefani. They were present to discuss Phase 2 of their development project Tupper Hill which is located off Long Pond Road. Phase 1 of Tupper Hill with 12 housing units is 90% complete. Phase 2 with 34 housing units was originally approved by the Planning Board in 2006 for a different developer. Matt's proposal for Phase 2 differs from the original proposal in that only 40% of the Lot would be cleared for 34 housing units, and the other 60% of the land, which amounts to 5 acres with existing trails, would be gifted to the Town to remain as open space. Matt was questioned regarding the 5 acre gift, and though his intentions to have it remain as open space were expressed, he was not ready to formally declare at this time that the land be left as conservation land but he would be willing to consider this in the future. Phase 2 will still have 34 units but the development will be more condensed. Affordable housing was discussed, and Matt said he doesn't like the term "affordable housing" because of perceived stigmas, but he strives to keep all his housing projects reasonably priced and considerably less expensive than other projects going on in Town. Tupper Hill will be over 55 housing and because of that restriction, the law does not permit "affordable housing" in age restricted projects because it becomes discriminatory against an entire building pool. There will be lampposts in front of every unit for illumination, and sidewalks will be continued to be built on Long Pond Road. He plans on building 4 inclusionary housing units on a different parcel of land located in another part of Plymouth. The impact on traffic resulting from Tupper Hill has been studied and the impact was determined by the traffic study to be negligible because of the over 55 demographic. A lively discussion about the impact of traffic with 50 new households on that stretch of Long Pond Road took place. Tess disagreed with the determination of the traffic study and felt strongly that the number of houses being proposed would most certainly have some impact. Construction is slated to begin in December. A motion was made by Gerre for the Committee to support the project. This motion was seconded by Kathryn. Marcia recused herself from participating in the vote, and the Committee voted unanimously to support the project. It is noted that Tess voted in favor with reservations regarding the traffic.

Melissa Ferretti, Chairperson of the Herring Pond Wampanoag Tribe, was asked to address the Committee. Melissa is thankful the Wampanoags are included in the Cedarville Village Master Plan, and hopes to further understand what role to play with the Committee going forward. The Committee wishes to maintain historic preservation in the Village Master Plan, and use the plan as an outreach to the community to provide a method of participation in partnership. It was suggested that it would be ideal if a tribal member could become involved with the development of the Master Plan to assure the Wampanoag story will be heard as history has proven silence perpetuates erasure. The Committee is in favor of this collaboration.

Robin Carver, Town Planner, participated in the meeting via zoom. She discussed with the Committee better ways to effectively work with Town Management, such as possibly holding meetings during late afternoon hours rather than always night time. Robin has provided Gerre with information regarding what other Village Steering Committees are doing, and this information has been passed to Don. Robin is willing to discuss what resources the Committee might be able to get from the Planning Board for direction. In regards to work on the new Village Master Plan, Robin made the following suggestions:

1. Look at the current plan and make a decision regarding what is still pertinent.
2. Make a list of what has been accomplished in the current plan.
3. Decide what the Committee is moving forward with.
4. Determine new objectives.

The community must be a part of decisions, and the Committee should strive to set up outreach meetings. The Planning Board would be able to help with this. To create a dialogue with Robin, it was decided Don will act as a link for the Committee, and he will funnel information from Robin back to the Committee. The Committee thanked Robin for her help.

The placement and wording on the two SEMPBA signs were discussed. Jodie requested one sign be placed on 3A in proximity to Sagamore to be viewed by vehicles heading north and the second sign be placed on Herring Pond Road in the vicinity of Route 3 for vehicles entering Cedarville from that direction. Marcia suggested the two signs be placed on State Road, one before the Fire Station and the second sign in the vicinity of Sagamore. The existing Welcome to Cedarville sign at the Fire Station could be moved to the vicinity of the Little Red School House. The Committee decided to keep the existing sign at the Fire Station, and place the SEMPBA signs on Herring Pond Road and State Road heading North.

The list which needs to be submitted to Mat Muratore regarding the bridgework was discussed. It was decided there is so little information forthcoming to the Committee regarding what is actually going to be happening that the presence of Lee Hartmann and Mat Muratore at the next meeting is desired. The Committee needs to hear more about the Rotary that is being proposed to determine how and where bike trails and sidewalks could be placed. There are questions regarding the plan of order for the construction of the bridges, and what type of traffic support will be furnished to Cedarville during busy times. Kathryn has strong concerns around the impact the bridge work is going to have on the Cedarville business community and what will be arranged to help residents and businesses navigate through all the traffic. She is hoping traffic cops will help mitigate the process.

The next Cedarville Steering Committee Meeting is scheduled for October 12, 2023, 6:30 PM at the Cedarville Fire Station Community Room.

Meeting adjourned at 8:36 PM.

Respectfully submitted,

Marcia Sheridan, Clerk