

PLANNING BOARD MINUTES

Wednesday, January 5, 2022 – 6:00pm

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Lovett Brook (Good Samaritan Area) Master Plan

Toni Goncalves stated that there is only one item on the agenda (Lovett Brook Master Plan); she said this will be a presentation only and final vote will be held at the February meeting.

Rob May said this master plan is for the area around Good Samaritan Hospital; he said they have been working on this for about nine months; he said they had a couple of public presentations. He introduced [Emily Innes](#)(Innes Design), Dan Murphy (Tighe & Bond) and Amanda Gregoire (MassDevelopment).

Emily Innes said as part of this plan they looked into existing physical conditions, demographics, traffic and have done public outreach; she said as a result they have come up with three scenarios (1a 1b 1c); she said scenarios two and three are not going forward as part of this plan but she gave an overview of each scenario.

Dan Murphy said they completed a traffic analysis was completed; he said some recommendations are that as project developes turn lanes should be added at Pearl and Oak St. Ex., signalization at Lindell and signalization at the westerly site drive; reduction of conflict points for vehicle entrances/exists.

Emily Innes said they want to collect more feedback and said that the state requires additional public participation; she said they want to meet with business owners,

residents of the area and schedule a general public meetings.

Jim Sweeney asked that assuming this moves forward when could the first development start. Rob May said that Good Sam may be looking to do something within the next 18 months. He asked if any of the downtown tools from the state area applicable; Rob May said that this area would qualify for state incentives Massworks, EDIP Bio Incentives, etc.

Sam Ambroise asked about the walking path area. Emily Innes said that by moving the building where the laundry and 7-11 are the brook can be day lighted.

Paul (no last name) asked to look at slides 3 and 4 again and questioned the amount of parking spaces being recommended; he said there are traffic conditions that will need to be resolved and addressed; Emily Innes said they have heard this concern and Dan Murphy said they will look at travel demand management.

Jim Sweeney asked about long term buildout and was any consideration given to heading down to DW and connecting to the park; Rob May said that we are a complete street community.

Pourita Das said there is a lot of surface parking and asked if they thought about a parking structure or underground parking to reduce the heat island effect; she was told at this point it is a matter of cost.

Janis (no last name) 802 Oak St. asked if residents will be notified when this will start and was told there will need to be more public meetings; she said she hoped some will be in person.

Lisa Crowley asked how much is conceptual and if there is anything on board at all...she asked if this was big plan and they are hoping that it just happens some day; Rob May said there are some development opportunities with Good Sam; he said the plan and zoning need to be in place and said it is a long process. She asked if they are reaching out or just hoping someone comes by; Rob May said that the senior planner is doing an analysis.

Presentation ended and the meeting was adjourned. This matter will be on the February agenda for a vote.