



Town of Wenham
Master Plan Advisory Committee
Meeting of September 19, 2022 / Meeting #4 - Phase I

Pursuant to the Open Meeting Law, MGL Chapter 30 A, §§18-25, written notice posted by the Town Clerk delivered to all members, a meeting of the Master Plan Advisory Committee (MPAC) was held Monday September 19, 2022 at 6:30 pm via Zoom. On July 16, 2022 Governor Baker extended the suspension of certain provisions related to public meetings including members of a public body may continue participating in meetings remotely through March 2023.

On the recommendation of the Planning Board, the Select Board created the Master Plan Advisory Committee & appointed the following residents for a 2 year term starting July 1, 2022 – June 30, 2024 to work with the outside consultant and provide advice to the Planning Board throughout the Master Planning process: Gary Cheeseman, Select Board for Dianne Bucco through 1.1.23; Ernest Ashley, Water Commission; Erica Ciampa, Affordable Housing Trust; Phil Colarusso, Conservation Commission; David Frenkel, School Committee; Mardi Lowery, Council on Aging; Deirdre Pierotti, Finance Committee; At-Large members: Kirsten Alexander; Dana Begin; Deb Evans; Joanne Frascella, Sue Patroliia. Planning Board members (2) rotating*.

Call to order - *With a quorum present, called the MPAC meeting to order at 6:30 pm and announced the meeting was being recorded and those present;* Joanne Frascella, Chair; Deirdre Pierotti, Vice Chair; Erica Ciampa; David Frenkel; Mardi Lowery; Kirsten Alexander; Deb Evans; Sue Patroliia; Gary Cheeseman; Planning Board members Rick Woodland & Peter Clay
Not Present: Ernest Ashley; Dana Begin; Phil Colarusso
Also present: Margaret Hoffman, Planning Coordinator; Catherine Tinsley, Recording Secretary
JM Goldson Planning Consultants: Laura Smead

** Because Planning Board member Clay is also an elected official of the Select Board and Mr. Cheeseman was in attendance as the Select Board's appointee to the MPAC, a quorum of the Select Board was present. It was noted each participated only as individuals serving in their position on the MPAC.*

- JM Goldson- Consultants – L. Smead
 - Review Phase I schedule
 1. Purpose of Phase 1: Goals, Vision strategies
 2. Baseline analysis of existing conditions; physical, environmental, cultural, and demographic characteristics; key issues and opportunities for the community. Phase one is not meant to be recommendation for future policy direction.
 - Review/discuss draft Existing Conditions report & schedule for review
 1. Activity Summary - Problems & Challenges
 2. Economic Development - How to generate additional tax revenue, incentivize business to come to Wenham, gain acceptable land for zoning changes
 3. Housing
 4. Historic & Cultural
 5. Open Space & Recreation
 - Coordinating with Hamilton and Hamilton Wenham Regional School District Master Planning process. A joint meeting will be planned with the Town of Hamilton - e.g. Town Manager, Master Plan Consultant, Planning Board.
 - Specific sites- Cambridge Econometrics will provide a mini market feasibility of various sites to kick start in prioritizing sites to the market.
 - October 11 – Comments due on the draft Existing Conditions Report, Summary of Key Findings.
 - Forum – October 6, 2022 at the Wenham Museum from 6 -8 pm - There will be a brief overview by Consultants and interactive Stations will be set up for individual conversations to encourage community involvement. Those MPAC members attending will be assigned a station at the Forum.
 - Ms. Smead reviewed updated data and analysis obtained on the 8 elements of the Master Plan and the HW Regional Schools. It was noted that Gordon College factors into this data. The Committee questioned how Gordon College impacted the statistics and how it could be extracted from the data. This information will be provided at a later date.

Jen Goldberg joined the meeting 7:38pm

Approved 11.9.22

- Update on Gordon College/Pulte Homes development

The (potential) construction of a 377 unit development would be a major impact to the Town of Wenham.

Ms. Hoffman referenced a memo from the Select Board Chair asking Boards/ Committees provide input to the Select Board on how this development may impact Wenham from their boards' perspective. She stressed no application has been submitted to the Planning Board to date, and this plan is in the preliminary stages. Ms. Hoffman noted the wetlands have yet to be delineated. Pulte homes is in negotiations to purchase 75 acres off Grapevine Road from Gordon College. This is a long process and there will be public hearings.

The Committee was asked to submit questions and comments for the Select Board through the Chair.

- Review of the Master Plan: November – March will include pop up events, and “Meeting in a Box”, a civic engagement for public input.

Meeting Minutes: August 24, 2022 - *The minutes were held for review.*

Set next meeting date

October 6 - Public Forum at the Wenham Museum

November 3- next regular meeting

November 10 –Update to the Planning Board on the Existing Report.

Vote to adjourn – *The Committee voted unanimously by roll call to adjourn at 8:41 pm.*

Respectfully Submitted By

Catherine Tinsley

9.30.22