

**Town of Medway  
Economic Development Committee  
Wednesday March 9, 2016  
76 Oakland Street  
Medway, MA 02053**

**PRESENT:**

Hugh McKinnon, Ken Bancewicz, Scott Habeeb, Eric Arbeene, Andy Rodenhiser  
Tina Chemini, and Chan Rogers (he left at 7:15 pm)

Member Yorkis participated remotely due to personal illness.

**NOT PRESENT:**

Keith Peden, and Alissa Rodenhiser

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The meeting was called to order.

Member Rogers informed the Committee that he will no longer be able to serve as a member and therefore resigns.

**Eversource Site Plan Application:**

The EDC was made aware that the Eversource Site Plan Application was received. The public hearing process has started with the Planning and Economic Development Board. The application is for a major site plan review. The PEDB has requested comments from the various boards and committees.

Member Yorkis indicated that he will be submitting comments as a citizen of the community and not as a member of any committee.

The EDC does not want to provide comments at this time.

**Exelon Expansion Site Plan:**

The Planning and Economic Development Board will be holding the hearing for Exelon on Tuesday March 22, 2016 at 7:45 pm at the Medway Middle School.

The proposed project is to be located at 34 West & 9 Summer Streets. This is for the expansion of the existing three-turbine, oil fired, 135 mega-watt West Medway Generating Station peak power facility.

The construction would be of two 100-megawatt simple-cycle peaking electric combustion turbine generators and associated equipment.

The following comments were made:

- This project will increase the reliability of electric power and this is good for economic development.
- Clarify the “no disturb” cut zone.
- DRC has asked for 14 perspectives of various site views.
- Keep the land in its current state but include buffering.
- The amount of water used for this project will not hinder other projects.
- Insure that all plans are consistent among the various boards/state agencies etc.
- Has there been design information relative to improving the intersection in this area with the increase of truck and vehicular traffic.
- Look at turning radius and site distances.
- Create a venue to keep public informed about new information/public meeting dates.
- Include on the webpage links to the comments from the Energy Facilities Siting Board (EFSB).
- Create a traffic pattern to be used for workers.
- Impact of Rt. 109 project on the traffic in this area.
- Concern about the bus stop near the West Street area.

The EDC was informed that the town has hired the engineering firm BETA as a peer review consultant. In regards to water, there is an agreement being drawn up with the Town of Millis.

A plan for emergency management will be addressed. The EDC was made aware that the full application has been submitted and it is on the Town’s website. The Planning and Economic Development Board has defined responsibilities for the review of this project. The applicant hopes to have a decision from the EFSB by late spring 2016. The demand for reliable power for business is incentive.

Resident Charlie Myers was asking about the timing of the Rt. 109 project and the concern about traffic patterns and driving habits with the RT. 109 construction. This will need to be addressed. This will not create jobs since Exelon is building a module off site.

Resident Brian Adams indicated that the town and residents will not benefit for cheaper electricity. This will not benefit the town in any way. The agreement with the Town of Millis for water has not been finalized.

### **Zoning Articles:**

The Economic Development Committee is in receipt of the warrant articles submitted for Annual Town Meeting which were discussed, in part, at the last meeting.

At the February meeting, the EDC made a recommendation to the Planning and Economic Development Board to withdraw the article regarding some of the parcels from ARII to Industrial II.

There is a proposed article relative to the formatting of the Zoning Bylaw. This is for housekeeping and style changes rather than content. There is a concern about having a new section in the Zoning Bylaw which would allow this. The EDC is in consensus that this should not be recommended.

The article regarding the parking of commercial vehicles was discussed. The EDC does not want to

create a hardship for those residents who use a commercial vehicle to get back and forth to work. It was further explained that this article relates to tractor trailers which park on the streets. If someone want to have such a vehicle, they could apply for a special permit for home based business and special conditions could be added to this. There is a concern about how a distinction between the various vehicles is made. There are large trailers, boats, RV's, loaders, backhoes etc. Another comments is how will this determination be made fairly and equitably. The EDC was wondering on how many complaints the building inspector gets about this issue.

The next proposed article related to Site Plan Review which will improve and simplify the thresholds for major and minor site plan review as well as provide for an administrative site plan review process for small projects. There is encouragement of an interdepartmental review with applicants and the various boards/commissions. There was a suggestion to rework the language in Section 3.5.2 regarding solar. The language as written appears that the town is discouraging solar. The visual barriers on solar need to be vetted with screening such that impact is minimal to any abutters. It was noted that large scale solar is only allowed in Industrial II. The language reads that any solar is subject to site plan review. The language presented is so that there is a site plan review process for solar projects.

#### **Accessory Family Dwelling:**

Member Yorkis made the following recommendation that the word "family" and any relation to it be struck from the article. He explained that if a home is built or altered for multi- generational housing then due to death or kids moving out, this is written that a person cannot legally have some person in there who is not a family member or care giver. If you look at the master plan, the town does not have a diverse housing stock.

It was explained that the Zoning Board of Appeals is the special permit granting authority for this and when the situation changes, the resident would not have an apartment to rent.

Member McKinnon responded that the intent of this is to keep a single family neighborhood and not have rooming houses in residential areas.

The majority of the EDC is opposed to taking out the word "family".

The comments on the above articles will be forwarded to the Planning and Economic Development Board.

#### **Old Business:**

##### **Industrial Park Recommendation:**

It was indicated that the town is continuing to look into funding opportunities to implement the long term recommendation from the Rt. 109/Trotter Drive technical memorandum. The short term recommendations which included signage will happen very soon.

#### **Update:**

Stephanie made the EDC aware that a representative came in looking to possibly open a brewery. The site they are seeking needs to be 5,000 sq. ft.

**Minutes:**

**On a motion made by Eric Arbeene, and seconded by Ken Bancewicz, the Economic Development Committee voted by roll call vote to accept the minutes from February 10, 2016.**

**Roll Call Vote:**

Eric Arbeene	aye
Hugh McKinnon	aye
Ken Bancewicz	aye
Paul Yorkis	aye
Tina Chemini	Abstained
Andy Rodenhiser	aye

**Future Meeting Date:**

- **Monday, April 13, 2016.**

**ADJOURN**

**On a motion made by Hugh McKinnon, and seconded by Eric Arbeene, the Board voted unanimously to adjourn the meeting at 8:35.**

The meeting was adjourned at 8:35 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary  
Approved April 13, 2016