

**Town of Medway
Economic Development Committee
Wednesday June 14, 2017
Senior Center
Medway, MA 02053**

Present:

Paul Yorkis, Scott Habeeb, Eric Arbeene and Hugh McKinnon

Also Present:

Stephanie Mercandetti, Director of Community and Economic Development
Amy Sutherland, Recording Secretary

Chairman Yorkis called the meeting to order at 7:15 pm.

The EDC was also introduced to Deanna Kaiser Doughty and Jennifer Kendall who were present at the meeting to see if they would be interested in being an appointed member of the EDC.

Introductions of the serving members were done.

There were no comments from the general public.

New Business:

Zoning Discussion:

The members are in receipt of Section 5. Use Regulations from the Town of Medway Zoning Bylaw.

Village Commercial District:

- Within Section 5 of the Zoning Bylaw, Table 1 provides a list of uses and notes whether they are allowed by right, via a special permit or prohibited. Members reviewed, in particular, those uses allowed in the Village Commercial District. The intent of this district is that it is a neighborhood business district where adjacent residents would find businesses and services such as a florist, sandwich shop, café, doctor or dentist, etc. It was noted that if the language was to be taken literally, in terms of the whole schedule of uses, it would not be possible to site a limousine company as an example.
- It was suggested that EDC members be proactive in reviewing the document and put forth a proposal for potential changes to allow for more flexibility for emerging businesses and economic development.

Adaptive Use Overlay District:

- Section 5.6.2.D. Use Regulations was referenced. It was suggested that the uses allowed by special permit be allowed by right. EDC members should also review list and if agreeable to the change then present the suggestion to the Planning and Economic Development Board.

Following the completion of recodification of the Zoning Bylaw in 2015, work commenced to refine and make the regulations more user friendly. There is currently a working list of proposed amendment ideas (i.e. bylaw changes) which would provide more flexibility. The EDC agrees that it is not a good idea to be very restrictive.

Home Based Businesses:

- Basic requirements for home-based businesses was discussed. If the basic requirements were met, then an applicant could go to the Building Department for permits for any needed renovations and register their business with the Town. If an applicant wanted to exceed what is allowed in these requirements then they would need to apply to the Zoning Board of Appeals for a special permit.

National Endowment for the Arts “Our Town”:

- There are two grant programs available for festival and cultural planning. Ex. The Corner Spot in Ashland. The area has outside space and pop-up vendors.
- Use this as a tool for projects to attract people to town.
- Could the maker space area at the Library be a beneficiary of this program?

Old Business:

Member Committee Reports:

- No Committee Reports

Economic Development Committee Activity Update:

- The restaurant PJ’s Smoke N’ Grill will be opening in Medway. They will be applying to the Board of Selectmen for a common victualler’s license.
- A new business called Tumblebeans which provides indoor amusement for kids is looking at space in the Medway Shopping Center. There will be a café portion for coffee and sandwiches. They have applied to the Zoning Board of Appeals for a special permit.
- There was a meeting with the shopping center and their architect to look at conceptual plans for the long term development of the site. Town staff will also be reviewing the mixed use regulations.
- Orangetheory Fitness is looking at a location in Medway Commons.
- Merrimack Building Supply is looking to add to their existing facility in the 495 business park and is presently before the Planning and Economic Development Board for permitting.

Housing Developments:

- The Timbercrest 40B project has finished the public hearings and a comprehensive permit was granted. This is for 147 Units.
- Glen Brook Way is a friendly 40B housing project with Metro West Collaborative Development. They are currently in front of the Zoning Board of Appeals. This will be on West Street.
- A developer is proposing 18-20 units at 181 Main Street under the Town’s multifamily housing bylaw. The developer plans to retain the existing house. There is an upcoming interdepartmental review meeting to review the proposed conceptual plans.

Approval of Minutes:

May 10, 2017:

On a motion made by Scott Habeeb, and seconded by Hugh McKinnon, the minutes from May 10, 2017 were unanimously approved.

Next Meeting:

- Wednesday, July 12, 2017

Adjourn:

On a motion made by Scott Habeeb, and seconded by Eric Arbeene, the EDC members voted unanimously to adjourn the meeting at 8:45 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary