

Medway Oak Grove Zoning Task Force
Wednesday, June 20, 2018 at 7:00 pm
Sanford Hall
Medway Town Hall
155 Village Street
Medway, MA 02053

Members	Jessica Chabot	Andy Rodenhiser	Paul Yorkis	Matthew Hayes	Matt Buckley	Brian Cowan
Attendance	X	X	X	X	X	X

ALSO PRESENT:

Barbara J. Saint Andre, Director Community & Economic Development
Susy Affleck Childs, Planning and Economic Development
Amy Sutherland, Recording Secretary

The meeting of the Medway Oak Grove Zoning Task Force was called to order at 7:00 pm.

The Chairman of the Oak Grove Zoning Task Force had all members provide introductions.

Ted Brovitz was present and began a presentation regarding the scope of services for the Urban Renewal Plan.

Scope of Services will include:

Part One of the Scope of Services will include:

- Reviewing current standards and regulations
- Analyze the current land use ownership patterns
- Kick off meeting and liaison and listening session.
- The characteristic of oak grove area land use characteristics covered.

Part Two of the Scope of Services will include:

- Stake holder meeting
- Task force workshop
- Mixed use and public realm concept plan
- Preliminary recommendations.

Part Three of Scope of Services will include:

- Visioning
- Building consensus on the new zoning standards
- Market this area to potential investors
- Educating and building support from stakeholder

The next part of the presentation focused on looking at the current concept plan. There was discussion about thinking outside of the box so that this area can be developed for the highest and best use. This includes using innovative ideas. This will include workforce housing along with an area where people can shop, eat at restaurants and be able to have walkability throughout.

The Consultant showed a project they worked on in Weymouth which showed a variety of housing types. The work which will be done is to align with the town master plan which references affordable housing. Mixed use is extremely important. The Consultant will do a preference survey to gather ideas of what is important.

Suggestions offered about current plan:

- The current plan has ample amount of parking near the sidewalk. He would like to see buildings closer to the sidewalks.
- Encourage roundabouts with landscape at Route 109
- Have the entrance further west across from Chinese restaurant
- Allow for flexibility of form based zoning.

The Consultant next shared examples of work they have done in the towns of Danvers, Lexington and Northampton. There needs to be further discussion about designating how much density we want in this area for retail and commercial. The MRA did spend many hours working with the BSC group to create the current concept plan which was approved. The Consultant would like to coordinate with street design standards in subdivision regulations with existing primary streets, and street hierarchy.

The standards which need to be looked at are in the following areas:

- Site standards
- Building standards: building placement, types, uses
- Street standards: sidewalk use, streetscape treatment, intermodal facilities
- Outdoor amenity spaces : yards, terrace, green roof, gardens, plaza
- Open space and rec types: playground, parks commons

Work will also have to be done on prepare zoning amendments which can be integrated into the current standards. It was suggested to create a new district called Oak Grove which could contain the uses.

Ideas Discussed among the Oak Grove Zoning Task Force:

- Encourage what is permitted in area instead of what is restricted.

- Have a purpose section and commentary in each section with reference to the master plan.
- Look at four sided design when creating guideline standards.
- Look to have the Design Guidelines become standards.
- Include services such as day care, dry cleaners, sports facility, bar and liquor store, etc.
- Can the Cybex spot be explored although not part of the Urban Renewal Plan?
- Encourage hotel and conference center. The town should buy and put in hockey rink.
- Look at civic zones such as park gathering spaces, people in surrounding areas, creating a destination spot in this area.

The Consultants concluded their presentation by discussing the next steps. The activities for the follow up workshop will include:

- Looking at the concept plan
- Refine the concept by looking at position of possible buildings /open space and trails. (use foam building models).
- Explore visual survey.

There will be a time when the stakeholders will be included for input.

Future Tasks:

- Have the market study sent to members. (Susy)
- Identify which guidelines can become standards from the Design Review Guidelines (Matt)
- Inform abutters of office hours if want to look or discuss concept plan
- Complete visual preference survey at the workshop meeting.
- Invite the PEDB and EDC to the August meeting.
- The workshop will have foam building structures which can be used on the concept board.
- Check with Town Counsel if it is advisable to put a moratorium in place for development in the Urban Renewal Area. (Barbara)

Future Meeting:

- Tentative date, Wednesday, August 8, 2018 at 6:00 pm. (tentative location Thayer House)

Adjourn:

On a motion made by Andy Rodenhiser and seconded by Paul Yorkis, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting at 8:59 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary