

Medway Oak Grove Zoning Task Force
Wednesday, May 23, 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	

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.

ORGANIZATION:

Chairman:

On a motion made by Andy Rodenhiser and seconded by Matt Hayes, the members voted unanimously to appoint Jessica Chabot as the Chairman.

Vice Chairman:

On a motion made by Paul Yorkis and seconded by Andy Rodenhiser, the members voted unanimously to appoint Matt Hayes as the Vice Chairman.

The members were made aware that the Economic Development Committee will be convening in June and will make its appointment to the Task Force.

The members were sent materials relating to the Oak Grove Urban Renewal Plan. It was explained that the Consultant Firm BSC Group worked with the Medway Redevelopment Authority (MRA) to come up with the Urban Renewal Plan. The goals of the MRA are included in the executive summary of the text. The Chairman would like that forwarded to the members. It was also requested that another copy of the plan be sent by pdf.

The Chairman of the Medway Redevelopment Authority, Andy Rodenhiser, explained that the goal is to try to get the highest and best use for the property and to increase the tax base.

Ideas of what the Task Force would like to see in this area:

- Creative entrance design.
- Walkability in this area.
- Create a separate little community without the need for vehicles (walkability, possible trolley service ex. Cincinnati)
- Diversity of housing (work force, duplex, two or three story, condos)
- Explore parking options.
- Examples from the towns of Natick, Milford and Hudson were identified as diversity of housing options.
- Inclusion of a major hotel and conference space area.
- In this area include light industrial. Suggested businesses included: dry cleaning, doctors office, clusters of startup businesses with common office.
- Create attractive businesses and create zoning to support this (form based code)
- Have a separate section in the zoning bylaw entitled “Oak Grove”.
- Have innovation of businesses like TC Scoops with ice cream, painting and alcoholic beverages. Need outside of the box ideas.
- Allow for flexibility of development.

Deliverables:

The Task Force discussed the deliverables which includes:

- The deliverables for the Task Force will include making a written recommendation to the Planning and Economic Development and the Medway Redevelopment Authority. This might include zoning bylaw amendments etc.
- Aiming to have proposed zoning amendments for spring 2019 town meeting.
- Consultant Brovitz will help with the deliverable component.

Public Outreach:

The Task Force discussed that there will some form of public outreach. The public outreach component will include input from the recently hired consultant who will provide timelines and schedules.

Discussion Items:

- The group wants to look at the density and how it is spread over this space. It was suggested to start with high density areas (Rt. 109) for visibility. The scaling of homes should be addressed with possible two story units and scaling back to single family homes. This area could also include apartments or condos being 500-800 sq. ft.) Tiny homes were also mentioned.
- There will need to be review of storm water on this site.
- Look at high level of energy efficiency with development.
- Affordability (lower case “a” affordable for condos)
- Create its own community. Be expansive and try to have all amenities needed in this core area.
- Should the Design Review Guidelines be expanded to address this area in particular?

Future Meeting:

- Wednesday, June 20, 2018 at 7:00 pm.

Adjourn:

On a motion made by Matt Hayes and seconded by Jessica Chabot, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting at 8:29 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary