

Medway Oak Grove Zoning Task Force
Monday, October 22, 2018 at 7:00 pm
Medway Thayer Homestead
2B Oak Street
Medway, MA 02053

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

ALSO PRESENT:

Susy Affleck Childs, Planning and Economic Development
Amy Sutherland, Recording Secretary

Ted Brovitz, Project Leader from Brovitz Community Planning and Design
Peter Flinker, Dodson and Flinker

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

The Oak Grove Zoning Task Force was introduced.

The meeting was then turned over to Ted Brovitz, project leader from Brovitz Community Planning and Design and Peter Flinker, from Dodson and Flinker, who are the consultants for the Oak Grove Zoning project.

Consultant Ted Brovitz explained the project scope and schedule of events which the Task Force has undertaken. This includes the following:

- Phase 1: Project Area Evaluation – Completed June 2018
- Phase 2: Visioning: Completed August 2018
- Phase 3: Prepare Zoning and Design Standard: Draft October 2018; final draft November 2018.

It was explained that there are some environmental constraints due to the wetlands on site. There was a chart entitled “Oak Grove Renewal Projected Development” which showed the total development by type that could be placed on the site. The type of development includes space for restaurants, hotel, office/retail space, day care, space for research and development, industrial area, and multifamily residential areas. The total square footage for this would be 467,000. The total acreage is 47 acres. The concept plan showing the 3D models was discussed as part of the workshop exercise by the Oak Grove Task Force. The two groups then came together to present their ideas. Those ideas were then gathered, compared and compiled into the concept plan.

Some of the ideas for this plan included: walkability within site, common gathering area, preservation of open space, walking trails, hotel facility, multi-family living options, retail areas.

The plan calls for three districts including the Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood.

There were several examples of comparable developments shown. This included:

- South County Commons (South Kingstown, RI)
- Wayland Town Center
- Red Mill Village, Norton
- River Walk Cottage Court, W. Concord
- Village Hill, Northampton

Comments from Residents:

- The current streets are used as cut-through streets by employees of businesses on Trotter Drive.
- Alder Street should not be an access area. It should be blocked.
- There are empty retail spaces now in town. Why would there be an increase of retailers coming to this location. Suggestion was offered to have a study done to see if there is a need for more retail.
- The Wayland Town Center traffic was referenced as being difficult and speed bumps were added.
- A traffic study of area was requested.
- Concern about current water restrictions and what impact the Oak Grove development would have on water.
- Concern about increased demand on school and public safety (fire and police)
- Was there a study to show the possible tax revenue?
- Are there any tax incentives or exemptions being offered?
- How will a project like this be funded, by the Town or by a private developer?
- If this development goes through, will the Town commit to lower the tax rate?
- Is there a requirement for low income housing?
- There was concern that the natural buffers be maintained.
- Who will be maintaining the open space areas?
- Keep the corridors for the animals as a no cut zone.
- What is the impact to the abutter's property with this plan?

Member Rodenhiser indicated that an application is in front of the MA DOT for a traffic light at Milford and Trotter Drive. This will assist with traffic in the area. The MRA hopes that a private developer will want to develop the site. The Town is also involved by seeing if there are residents who want to consider selling their parcel. Some residents have donated their parcel since it is of very little value.

In regards to the need for retail spaces and hotel, there was a study completed by the BSC group which shows a need for a hotel facility in the area. The town has recently had new businesses coming to this area. O'Brien and Sons, which is a playground equipment business, has moved

their facility at the corner of Trotter Drive and Alder Street. Converting Technical Services is another business moving to Trotter Drive. The Cybex building has recently been purchased by Spencer Technologies which hopes to move into the facility by January 2019.

The Chairman of Economic Development Committee, Keith Peden, communicated that the goal of the town master plan is to increase commercial development with diverse housing. The school population decreased a few years ago and there is a need to change the zoning to allow for this type of development proposed for Oak Grove.

It was explained that the Town is in need of rental units. The Urban Renewal Plan will include diverse housing which could include rentals, townhouses, condos, and parking for these units. It will also have internal sidewalks to create the village feel. The height and size of the buildings will be addressed in the zoning to be put forth. The applicant will also need to follow the rules which apply to lighting regulations and spill over.

The MRA will work to create form based code which would include site, building, street and outdoor standards. This will include establish “by-right” uses, mixed-use zoning, building forms (types, placement and density), design (architectural, site amenities and sign standards), regulating plan (streets, open spaces, frontage zones, ground floor limitations). A slide showed the preliminary zoning map with the regulating plan. This showed the three zoning districts. The form based code also has sustainability standards which includes stormwater management regulations which must be complied with. The permitting under form based code would be expedited. There was a question about the ownership of the parcels. The Town owns about 1/3, 1/3 is held by one private party, and 1/3 is other owners. There was title work done on some of the parcels.

At the conclusion of the meeting, the procedural steps were explained that there would be a public hearing for any zoning changes and the abutters would be notified. The town would then need to vote for the bylaw change at the Town Meeting. It was also noted that all the agendas and minutes from the Oak Grove Zoning Task Force meetings are posted on-line for the public’s view. All meetings are open to the public. The audience was informed that the evening’s presentation will be available on the Town website.

Approval of Minutes:

September 26, 2018:

On a motion made by Andy Rodenhiser and seconded by Matt Hayes, the Grove Task Force voted unanimously to approve the minutes from the September 26, 2018 Task Force meeting.

Future Meeting:

- Wednesday, November 7, 2018.

Adjourn:

On a motion made by Andy Rodenhiser, and seconded by Anthony Varrichione, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting at 9:30 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

List of Documents Reviewed at Meeting

1. PowerPoint presentation, “Oak Grove Urban Renewal District Zoning Regulations and Design Standards, Neighborhood Meeting” dated October 22, 2018 by Ted Brovitz and Peter Flinker.