

**Medway Oak Grove Zoning Task Force**  
**Wednesday, August 8, 2018 at 7:00 pm**  
**Medway Public Library**  
**26 High Street**  
**Medway, MA 02053**

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

Dan Connolly, Design Review Committee

Rachel Walsh, Design Review Committee

Seth Kendall, Design Review Committee

Richard Di Iulio, Planning and Economic Development Board

Tom Gay, Planning and Economic Development Board and Design Review Committee

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

---

**Approval of Minutes:**

**June 20, 2018:**

**On a motion made by Paul Yorkis and seconded to Matt Hayes, the Grove Task Force voted unanimously to approve the minutes from the June 20, 2018 Task Force meeting.**

Jessica Chabot welcomed all to the meeting and introductions were done.

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. They began the presentation by explaining the purpose and objectives for the evening, which will include dividing into two groups to discuss the optimum use of the Oak Grove Urban Renewal Area.

The groups will look at development site standards. Visual examples of various towns were shown (South Hadley, Northampton, North Kingston, Wayland and Norton). Appropriate zoning for the area needs to be reviewed. The groups will need to look at the various constraints on the site which include existing buildings and wetlands. The flood plain areas were shown. The Town of Medway has recently updated its Design Review Guidelines which will be used in this process. The presentation also noted the importance of the design of streets which needs to be intentional. Reference to complete streets concept was made. The street should provide function in an intentional way which needs to be thought out. There is a desire to have pocket neighborhoods with living spaces which are 900 – 1500 sq. ft. The spacing of the buildings in this area should involve the public realm with walkability to the buildings. There could be planters, tree belt areas, bike lanes, café tables on edge of sidewalk. The parking was discussed, with there being options for parallel parking, nose end parking and parking which has a noted buffer for bike lanes.

### **3-D Modeling Scenario Exercise:**

The group was split up into two groups. Each group had a map of the Urban Renewal Area, including the existing concept plan as an overlay, and 3-D foam pieces which represented a variety of buildings.

They were color coded in the following manner:

- White: existing buildings
- Purple – Flexible and Industrial Uses
- Blue- Offices
- Red: Retail, hotel, restaurant, etc.

There were also stickers to identify wetlands, open spaces and constraint areas. There were pieces for road layout and for open space. The exercise had the groups looking at building placement, parking, parks, common areas, street width etc. Stickers were then added to the plans to show the various elements which the group decided were important to the plan.

The two groups then came together, and a representative from each group spoke on behalf of their plan. The ideas in these groups included the following:

### **Team One:**

- Use Cybex as a conference center.
- Inclusion of Industrial area in the back with separate road for tractor trailers.
- Bulk of users will be at the front of site for visual and access.
- Day care area and office area near Rt. 109.
- Bike path will connect residential to retail with walkability.
- A pocket neighborhood will be in the middle with smaller units and parking on the street.
- Prefer access from Adler Street rather than West Street.
- Create a town center feel.

- Include an 18 story hotel, (possibly have two hotels)

### **Team 2:**

- Created dense multi story look by having a four story building.
- Have nose end parking.
- The open space will be adjacent to residential area.
- Put a trail to wetlands area and wrap this around the entire perimeter
- Have a path system and buffer from residential area which would allow for foot traffic and would go back to the industrial area.
- Pocket neighborhoods.
- Put a village center at main intersection.
- Playground and ball field as part of the network which would wrap around site.
- Rotary at end of drive for convenient U-Turn.

Member Hayes left meeting at 7:55 pm.

Member Yorkis left meeting at 8:20 pm.

### **Visual Preference Survey:**

The next exercise that the members took part in was called a Visual Preference Survey. There were a series of tables set up which had a series of photos showing a variety of building types & architectural features, site amenities and the public realm, streetscapes and open space. The members were asked to use green and red stickers to indicate their preference. This information from the charts will be gathered from the consultants and brought back to the taskforce.

### **Future Meeting:**

- The date and time will be determined.

### **Adjourn:**

**On a motion made by Anthony Varrichione and seconded by Brian Cowan, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting at 9:20 pm.**

Respectfully Submitted,  
Amy Sutherland  
Recording Secretary

List of documents reviewed at meeting

1. PowerPoint presentation from Brovitz Community Planning and Design dated August 8, 2018