



Town of Medway
FINANCE COMMITTEE

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Wednesday, September 11, 2019 – 7:00 PM
Sanford Hall, Town Hall

Present: Frank Rossi, Chair; Todd Alessandri, Vice Chair; Ellen Hillery, Clerk; Kevin Dickie, Michael Schrader, Sue Segarra, Jim Sullivan, Will Lane, Jeff O'Neill

Also present: Barbara Saint Andre, Jessica Chabot, Andy Rodenhiser, Michael Boynton

At 7:01pm Chair Rossi called the meeting to order.

Town Administrator's Update

The Fall TM warrant is being put together; there may not be any monetary articles. Carol Pratt is closing out FY 2019. Last year's numbers included Salmon and Exelon fees. The Town is seeing a lot of unpaid utility (taxes and fees) and working on internal ideas to achieve a higher collection rate going forward. Board of Selectmen will see a Capital request from DPW for a small bobcat snow removal unit to help with snow removal on new sidewalks. The cost to rent a unit is \$10K for the season or one can be purchased for \$23K.

2019 Fall Town Meeting Calendar was reviewed. A public hearing for 10/23/19 will be set up.

The Salt Shed is starting to be built with the expectation of October 15th for completion.

The DPW Garage is moving along with most of the site work and utilities completed. The Solar panel reimbursement is coming through and hopeful that Medway will be in Group 2 for reimbursements. This is the highest level of reimbursement and the Town Administrator is hopeful for a sizeable reimbursement coming back to the town each year to help free up debt service.

39 Main St. has been approved and Medway has been granted safe harbor as of 8/30/19. The project is going through final state approval. An additional safe harbor for 2 years and hoping state will approve 10%. If a town gets to 10%, they are there until next census. Once at 10%, no longer subject to any unfriendly 40B's. There are still a number of steps for Glenbrook to get started.

Salmon project has started with foundation work on the main building. FY22 will see revenue on that.

Rte. 109 paving is almost completed; a punch list of items will be addressed. Mr. Boynton wanted to be sure the residents are aware that this 3+-year project has gone as expected even with drainage, sidewalk and utility relocation issues. A fantastic relationship with the state managers/contractors was formed. A Ribbon Cutting ceremony will be held on 10/16 for State stakeholders and the business community.

Discussion Oak Grove Zoning Task Force: Jessica Chaput, Oak Grove Task Force Chair and Andy Rodenhiser, Chair of Redevelopment Authority and Planning Board

Mr. Rodenhiser expressed his appreciation and support from FinCom presently and in the past. The Oak Grove Zoning Task Force has been working on zoning for this presentation for the last 18 months.

Ms. Chaput gave a brief overview of the history of the “bottle cap lots” to members. The Urban Renewal Plan was discussed including the Plan Vision, which was adopted in 2017. Zoning (ARII and West Industrial) for that area was explained and how the Task Force was formed and came into play. 18 public hearings and 2 community forums were held and are posted on the Town website. A consultant was hired to prepare a concept plan with the Task Force. Industrial, mixed use, multi-family homes, office space, hotel, retail, green space with trails and recreational area as well. The idea was to take the concept plan and establish proposed zoning areas.

The consultant and the Task Force moved to Form Based Zoning. Uses allowed and setbacks, sets up standards how the site will be developed and how the parcels will interact. Ms. Chaput reviewed Form Based Zoning in detail, building type, streets, walk ways and outdoor amenity spaces. The Village Center, Business Park and Village neighborhood were reviewed showing what are and not allowed. This was designed so a development team has a lot of information to develop a successful retail and residential development.

Proposed amendments are available on the Town’s website. Many town boards have seen the presentation and lots of positive feedback. The Planning Board will formally receive it to review, possibly have another public hearing and the Planning Board will make a recommendation to Town Meeting. The Oak Grove Task Force would like board members to review and offer support for Fall TM.

Chairman’s Report

- There will be a Ribbon cutting at the elementary school playgrounds, Todd will attend.
- Bond rating review will be reviewed at another time.
- Association of Town Finance Committee. Frank will forward an email regarding their annual meeting and encouraged members to attend.

In a motion made by Jeff O’Neill; seconded by Jim Sullivan the Finance Committee unanimously voted to approve payment of Annual Town Finance Committee dues; All ayes 9-0.

Clerk’s Report – Ellen Hillery reported reserve account balance \$100,000.

Liaison Reports-Members will meet with their committees for more input now that summer is over.

Review and Approve Meeting Minutes

In a motion made by Mr. Alessandri; second by Mr. Schrader, the Finance Committee moved to approve the minutes of July 10, 2019. VOTE: 8-0-1 (Mr. Rossi abstained).

Upcoming Meetings

October 9 and October 23 (Public Hearing) – Sanford Hall, 7pm

In a motion made by Mr. O’Neill; second by Mr. Alessandri, the Finance Committee unanimously agreed to adjourn at 8:49PM.

*Respectfully submitted,
Wendy Harrington*