



Town of Medway
FINANCE COMMITTEE
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Wednesday, October 28, 2020 – 7:00 PM
Sanford Hall, Town Hall
155 Village Street

Present in person: Todd Alessandri, Chair; Frank Rossi, Vice Chair.

Participating Remotely: Ellen Hillery, Clerk; Brian Cowan; Will Lane; Jeff O'Neill; Sue Segarra; Jim Sullivan.

Absent: Michael Schrader.

Staff Participating Remotely: Michael Boynton, Town Manager; Allison Potter, Assistant Town Manager; Carol Pratt, Finance Director; Susy Affleck-Childs, Planning and Economic Development Coordinator; Barbara Saint Andre, Community Development Coordinator.

Others present: Glenn Trindade, Selectman.

Others Participating Remotely: Dennis Crowley, Selectman; Andy Rodenhiser, Chair, Planning and Economic Development Board.

Public Hearing – Fall Town Meeting Warrant

At 7:01 PM Mr. Rossi made a motion to open a public hearing for the purpose of hearing public input on 2020 Fall Town Meeting articles not reviewed by another municipal Board; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Mr. Glenn Trindade, Selectman, reported that the Board of Selectmen has not taken a stand on all the warrant articles, noting that there are still a couple of articles designated TBD (To Be Determined). The Board is postponing its recommendations until after the Planning Board public hearing. Mr. Trindade noted that the Board of Selectmen encouraged the Finance Committee to support the Planning Board articles.

Continuing, Mr. Trindade noted that, on Article 15 relative to the change in wording of Selectmen vs. Select Board, this article should be treated like any other article. If the Finance Committee supports it, offer a positive motion; if not, it will be dismissed. Mr. Trindade offered his personal thought that it is

time to do this. At Annual Town Meeting, there was discussion and an effort to get a consensus of what voters liked. The action at Fall Town Meeting will formalize the change.

At this time, members of the public were invited to speak.

Mr. Larry Ellsworth expressed support for changing Board of Selectmen to Select Board, noting that the name change does not affect its function. Over 85 other communities have made this change. Even a national association has adopted the change. For a number of years, the Board of Selectmen has not been comprised of all men, and the name should reflect both genders. He emphasized that the residents should be allowed to express their opinions through voting.

Ms. Sue Rorke stated the use of the word "Selectmen" is disrespectful to other genders. This topic was not sufficiently publicized for the ballot. It should be specified that the reason for the proposed change is to be more inclusive. She recalled a discussion of what would be an appropriate name but one has not come forward. She encouraged the Finance Committee to support this article 100%.

Mr. Dennis Crowley, Selectman, reported that the Board of Selectmen voted to include the citizens petition with the position that everyone has a right to express their views and bring a topic to Town Meeting. He emphasized that, whatever decision the residents make, it is the one we should follow. The Board opted to leave it TBD so as not to sway any board in its support.

There being no further comments from the public on Fall Town Meeting Articles, Mr. Rossi made a motion to close the public hearing at 7:18 PM; Mr. O'Neill seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Regular Monthly Meeting -- Call to Order

At 7:18 PM Chairman Alessandri called the regular meeting to order, noting that two members were present in the meeting room, and six members were participating remotely via teleconferencing. All votes will be by roll call as is customary with remote participation.

Review of Planning & Economic Development Board-related warrant articles for Fall Town Meeting

The committee reviewed a document summarizing the changes in these articles as well as the 2020 Fall Town Meeting Warrant itself.

Present: Susy Affleck-Childs, Planning and Economic Development Coordinator; Barbara Saint Andre, Community Development Coordinator.

Article 3 – Street Acceptance – Applegate Road --- Ms. Affleck-Childs explained that there is also a drainage component to this article in addition to the main piece. The funds have been secured. Mr. Trindade reported that the intention of the Board of Selectmen is to support this article; the Zoning Board of Appeals voted to recommend it. Ms. Affleck-Childs reported that the Planning Board public hearing was specifically on zoning articles. Chairman Alessandri asked if there was any way to prevent a developer who has walked away from a development to come back under a different company name and doing the same thing in another housing development. Brief discussion followed.

Mr. Rossi made a motion to recommend Article 3 as presented; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 4 – Amend Zoning Bylaw – Outdoor Lighting – The public hearing was held and concluded. This will provide the Planning Board a little flexibility when considering a Special Permit or during Site Plan Review.

Mr. Rossi made a motion to recommend Article 4 as presented; Ms. Hillery seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 5 – Amend Zoning Bylaw – Electric Power Generation, Alternative Energy and Renewal Energy – This amends the section relative to power generation; we are modifying the definitions and amending the Use Table.

Mr. Rossi made a motion to recommend Article 5 as presented; Mr. Lane seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 6 – Amend Zoning Bylaw – Schedule of Uses – This article presents some changes in the arrangement of various items within the Use Table. There is a proposed change to prohibit certain Indoor Sale uses in the Central Business District, and those uses are specified. It also adds “parking lot” to the Use Table and also specifies that it is not allowed as a principal use. Minor corrections are also proposed of a non-substantive nature. Marijuana shops have been added. Brief discussion followed on the clarification of vehicle sales in the Central Business District.

Responding to a question from Mr. Boynton, Ms. Affleck-Childs stated that municipal uses will be included in Article 14. Article 6 is specific to mixed-use development.

Mr. Rossi made a motion to recommend Article 6 as presented; Mr. Cowan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 7 – Amend Zoning Bylaw – Multi-family Housing – This article adds another section specifying that an applicant is not entitled to the maximum number of dwelling units that could be constructed, and that an application is still subject to review.

Mr. Rossi made a motion to recommend Article 7 as presented; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 8 – Amend Zoning Bylaw - Setbacks – This article adds a new section relative to setbacks on corners, i.e., intersections. It is an effort to control things that could impact visibility at intersections. Discussion followed on types of plantings, location of plants, and other things. Ms. Affleck-Childs clarified that landscape plans are not given for single family homes, and enforcement would fall to Code Enforcement to work with the property owner to reduce overgrown plantings to manageable size. Brief discussion followed.

Mr. Rossi made a motion to recommend Article 8 as presented; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 9 – Amend Zoning Bylaws – Environmental Standards – This article is to delete the entire section on Environmental Standards and replace it with a new Section 7.3 Environmental Standards. It is a complete rewrite. Ms. Affleck-Childs spoke briefly about the work on the rewrite. Responding to a question from Mr. Lane, she indicated this section is really aimed at the industrial and commercial properties. It does not cover residences. Regarding enforcement and fines, she confirmed that there is a separate section in the Zoning Bylaw about enforcement. She added that they hope to work with businesses when they come in for Site Plan Review. Mr. Rodenhiser added that, unless there is a complaint about a smell, sound or vibration, we wouldn't know about it. If a piece of equipment is replaced and it is louder in its operation, that would be a violation.

Mr. Rossi made a motion to recommend Article 9 as presented; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 10 – Amend Zoning Bylaw – Miscellaneous Housekeeping – This is a collection of small changes we call “housekeeping” changes. For example, here is where the definition of a “parking lot” would be included. Other language cleanups are for the Zoning Map, Registered Medical Marijuana Facilities and others.

Mr. Rossi made a motion to recommend Article 10 as presented; Mr. Cowan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 11 – Amend Zoning Bylaw – Adaptive Use Overlay District – This article amends the language to make sure that the list of allowed and prohibited uses are referred to consistently throughout the Zoning Bylaw.

Mr. Rossi made a motion to recommend Article 11 as presented; Ms. Hillery seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 12 – Amend Zoning Bylaw – Definitions – Incidental Accessory Object – This is a new component for setbacks. This adds a definition for “incidental Accessory Object” that are things that are not structures but things that have size and substance that are subordinate to a principal building. It also lists certain things that are not allowed within that setback. Code Enforcement would be the entity that would investigate complaints or inquiries.

Mr. Rossi made a motion to recommend Article 12 as presented; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 13 – Amend Zoning Bylaw – Building Size – This is something new that establishes a guideline of the size of the building by Gross Floor Area and specifying that a Special Permit is required for any

building larger than 100,000 square feet. It was noted that large distribution buildings, i.e., Wayfair, Amazon, etc. are being built in surrounding communities which will impact traffic.

Mr. Rossi made a motion to recommend Article 13 as presented; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

Article 14 – Amend Zoning Bylaw – Central Business District Special Permits – this relates to special permits in the Central Business District and sections on Purposes, Applicability, Definitions, Dimensional Requirements and others with modified or replaced language. The intent is to provide clarify on how these sections are applied. Brief discussion followed.

Mr. Rossi made a motion to recommend Article 14 as presented; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

At 8:37 PM Ms. Affleck-Childs and Mr. Rodenhiser exited the meeting.

Discussion of and Voting Remaining Warrant Articles for Fall Town Meeting

Present: Michael Boynton, Town Manager; Carol Pratt, Finance Director.

Article 15 – Citizens' Petition: Board of Selectmen Change to Select Board -- Chairman Alessandri reminded everyone the Board of Selectmen has not formally taken a position. Discussion followed on Town Meeting procedure and whether this could carry a To Be Designated (TBD) up until Town Meeting.

Mr. O'Neill reported that the Charter Review Committee worked on this issue and it was rejected. He noted that it was confusing at the ballot box. Bringing it forward at Fall Town meeting is not the time as the attendance at Fall Town Meeting is typically smaller than at Annual Town Meeting, and will definitely be smaller due to the pandemic. Mr. Boynton noted that the Board of Selectmen will take it up on Monday evening. Mr. Cowan theorized that it is not necessarily our place as a committee to support this one way or another as it is a Citizens Petition. Chairman Alessandri pointed out that there are residents who will look toward our recommendation as a sign that it has been discussed and reviewed, adding that he personally dislikes the term "Select Board" but agreed that a change is necessary. He suggested either a recommendation in support or a TBD designation. Mr. Rossi asked whether the citizen proposing the petition can offer a motion if both the Selectmen and Finance Committee have TBD instead of definitive recommendations. Mr. Boynton responded that could happen. Brief discussion followed. It was noted that this matter has been voted down two other times in the past. Ms. Rorke clarified that it failed at Town Meeting because people did not like the proposed name, not because they were against making a change. Mr. Lane indicated he did not see a problem weighing in on this as a committee. Ms. Hillery pointed out that over 200 signatures were on the petition, and the Finance Committee should take a position. Mr. Crowley reported that the Selectmen did not want to tip the scales by taking a position. It is up to the citizens. Discussion continued.

Mr. Sullivan made a motion to recommend Article 15 as presented; Mr. Lane seconded. No discussion. ROLL CALL VOTE: 6-2-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, oppose; Rossi, oppose; Segarra, aye; Sullivan, aye).

At 9:00 PM All non-committee meeting participants exited the meeting; Mr. Boynton, Ms. Pratt and Mr. Crowley remained.

Article 1 – Prior Year Bills – As there were no more questions, **Mr. Rossi made a motion to recommend Article 1 as presented; Ms. Hillery seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).**

Article 2 – Accept Gift of Land: 76 Summer Street – **Mr. Rossi made a motion to recommend Article 2 as presented; Ms. Hillery seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).**

At 9:04 PM Mr. Boynton, Ms. Pratt and Mr. Crowley exited the meeting.

Miscellaneous Reports

Chairman Alessandri had no report other than general discussion of meeting dates. We will cancel the November 11 meeting as it falls on Veterans' Day. As our voting is done, there are no agenda items. We will meet just before Fall Town Meeting on November 16 @ 6:30. If anything should come up, it will be added to that agenda.

Ms. Hillery, Clerk, had no report as there was no change from the previous month. There is still \$1,290 in the Finance Committee budget. The Finance Committee Reserve Fund still has its original balance.

Regarding Liaison Reports, Chairman Alessandri encouraged people to meet with people for updates thus far, especially things done around COVID-19 issues.

Review/Approval of Meeting Minutes

The committee reviewed draft minutes from October 14, 2020.

Mr. Rossi made a motion to approve the minutes of October 14, 2020 as amended; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 7-0-1 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, abstain; Sullivan, aye).

Adjourn

At 9:10 PM Mr. Rossi made a motion to adjourn; Mr. Sullivan seconded. No discussion. ROLL CALL VOTE: 8-0-0 (Alessandri, aye; Cowan, aye; Hillery, aye; Lane, aye; O'Neill, aye; Rossi, aye; Segarra, aye; Sullivan, aye).

*Respectfully submitted,
Jeanette Galliardt*