

Board Members

Matt Buckley, Chair
Janine Clifford, Vice Chair
Jamie Ahlstedt, Member
Tim Harris, Member
Jessica Chabot, Member



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

DESIGN REVIEW COMMITTEE

DRC Meeting Minutes **Monday, June 24, 2024** **Zoom (Remote) Meeting**

Members	Matthew Buckley	Janine Clifford	Jessica Chabot	Jamie Ahlstedt	Tim Harris
Attendance	X	X	X	X	X

Pursuant to the provisions of Chapter 2 of the Acts of 2023, under which public bodies retain the option of holding open meetings and hearings remotely, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021 meeting, Design Review Committee members participated remotely for this meeting. Access via Zoom was provided for public participation. All persons participated remotely in the meeting via Zoom.

At 7:00 PM Mr. Buckley called the meeting to order and conducted a roll call of members present via Zoom as follows: Jessica Chabot, Tim Harris, Janine Clifford, Jamie Ahlstedt.

Also present via Zoom:

- Jeremy Thompson- Planning and Economic Development Coordinator
- David V, Justin Adams- Medway Grid, LLC
- Daniel Veilleux- McPhee Electric Ltd.
- Charlie Myers, Sara Houser, Chad Lemieux, Sue Rorke- Members of Public.

Approval of DRC Meeting Minutes-

Ms. Chabot made a motion to approve the minutes of April 22, May 06, and May 20, 2024 meetings as submitted, seconded by Mr. Buckley.

Roll Call Vote:

Matt Buckley - Aye

Janine Clifford - Aye

Jamie Ahlstedt - Aye

Tim Harris- Aye (Abstained for April 22, 2024)

Jessica Chabot- Aye

The motion passed.

Project Review – Medway Grid LLC – Sound Wall and Landscaping Plan –

The team attended the meeting remotely to present the project. Mr. Thompson gave a brief intro about the Medway Grid Battery Energy Storage System (BESS) along Route 109 (Milford Street). The submitted plan includes the noise barrier wall, landscaping, and related renderings of the facilities. Mr. Veilleux explained the layout and design of the sound wall, which follows the project's permit requirements. He described the positioning of the soundwall as spanning roughly 650 linear feet along the street and highlighted an 18-foot setback where the wall jogs at its closest point from Milford Street. The wall will be constructed with precast reinforced concrete; the current design meets the acoustic requirements. It was suggested that town hired consultants review the sound/ acoustic reports to verify noise dissipation on the eastern side (gap between the sound wall and retaining wall). When asked about an alternative plan for noise escaping through the gap, Mr. Adams explained that the project was approved by the Department of Public Utilities (DPU) as a zoning exemption and that the soundwall and sound studies have been vetted by the Energy Facilities Sighting Board (EFSB) and DPU and determined as compliant. As a condition of approval, the site will undergo recurring noise testing after construction is completed and when the facility is operational to demonstrate that its in full compliance with the State Noise Policy. It's also a condition of the Host Community Agreement, which the applicant has signed with the town to conduct the sound samples and share the results with the town. Mr. Buckley asked if there was an aesthetic consideration to continuing the wall around the corner on the eastern side of the property.

The planting plan for the project, which highlighted the different landscaping trees, shrubs, and bushes that will be planted along the corridor and across the wall up Milford Street, was shared with the DRC. Mr. Buckley said that the DRC expects a visual buffer along the entire section of sound wall facing the abutting residencies. Mr. Adams said the space between Little Tree Rd. and the facility is fully wooded with a valley in between. Essentially the facility will entirely be screened from the properties on Little Tree Rd. The distance from the property line to the nearest abutter is about 400-500ft. It was mentioned that CONCOM has reviewed the proposed planting plan within their jurisdiction areas. The tree selection along Milford St. will be resilient to cold weather, snow, snow, and salt. Native species will be planted in the jurisdictional and re-planting areas in the eastern areas of the lot. The main entrance to the facility will be on the western edge of the property and has been reviewed by the fire dept. In lieu of other public amenities, the applicant contributed to the town sidewalk fund for sidewalk enhancements around town. Renderings of the project over a 10-year period were shown. Concern was expressed about the power lines interfering with tree canopies. The applicant agreed to look at the survey information to verify any future conflicts. There is no lighting planned outside of the fence. Members commented on the proposed evergreen plantings on the west entrance. A suggestion was made to use native species which tend to grow larger and provide better visual buffer to vehicles driving east on the roadway. There was discussion about sprucing up the existing guardrail and gate as part of the project; the applicant agreed to reach out to Eversource to determine if they can extend the sitework and buffering into their existing easement. Members asked if ivies or other creeper plants could be used to screen the wall.

The noise barrier wall material presented and discussed. A darker wall color in brown shades and matte finish was suggested. A trellis, replete with ivy growth, was recommended as a design element for the wall.

Public Comment-

Mr. Myers: The DPU decision had a different layout and positioning of the megapax than what the submitted plan is showing. DPU is yet to review the change and whether a different noise study will be required. The original decision was made with 92 megapax instead of 101. The layout and direction of the megapax also changed from the DPU decision and the noise study it was based on. A new noise study is important because it moved 15 to 17 ft closer to the residences on Milford St which are within 100ft of the lot line of the Medway Grid project. Given that, the height and construction of the noise barrier may change. DPU is still awaiting the revised drawings from the applicant and the request has already been made.

There's a slope change to the site and the Little Tree Road wall is only 22ft tall, but the height of the megapax will be higher than the wall height based on the slope change. CONCOM will not allow any discussion on landscaping on Milford St on the noise barrier decision itself. Their decision only references the landscaping and species type that are within the purview of the wetlands. The shrubbery should be on the outside and a leaf maintenance plan is needed per the NFPA requirements for trees that extend higher than 22ft so if the leaf drop goes into the megapax area it'll have to be part of the regular maintenance plan to avoid combustible material per the NFPA code. The applicant responded that they don't expect any changes to the sound wall design and that the changes will be presented to the committee if it happens.

A question was asked if there's been any consideration for berm and reducing the wall size on the Milford St side. This would reduce the visual wall size. The response was that there is a 5ft rise on a lot of the natural area, it's quite high compared to the road height. Committee asked for a grading plan and section plan to be submitted.

Mr. Thompson stated that Medway Grid was bought by a larger firm, VC Renewables, who have a larger global profile in renewable energy business.

OTHER BUSINESS**Projects update from Planning and Economic Development office-**

The MBTA Communities Law Public Forum that was scheduled for Monday (06/10/2024) was cancelled.

DRC members' comments and concerns

- The Luna flower shop sign appears to be larger than what was approved and will be communicated to the building commissioner's office.
- 192 Village St project received relief from the Zoning bylaw. No submissions have been made to the Planning Board yet.

No meetings are scheduled for July 2024. If needed, the committee will meet on July 22nd.
Ms. Chabot made a motion to adjourn the meeting, seconded by Mr. Harris.

Roll Call Vote:

Matt Buckley- Aye

Janine Clifford- Aye

Jamie Ahlstedt- Aye

Tim Harris- Aye

Jessica Chabot-Aye

The motion passed.

The meeting was adjourned at 9:00 p.m.

The next DRC meeting will be held on August 05, 2024.

Respectfully submitted,

Sreelatha Allam

Recording Secretary