

Board Members

Andy Rodenhiser, Chair
Sarah Raposa, A.I.C.P.,
Vice-Chair
Timothy Harris, Clerk
John Parlee, Member
Alexandra Vinton,
Member



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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Meeting Minutes

Tuesday, August 6, 2024 @ 7:00 p.m.

**Medway Middle School, 45 Holliston Street, Medway, MA
Middle School**

	Andy Rodenhiser Chairperson	Sarah Raposa Vice Chairperson	Timothy Harris Clerk	John Parlee	Sasha Vinton
Attendance	X	X	X	X	X

Also in attendance:

Barbara J. Saint Andre, Director of Community and Economic Development
Jeremy Thompson, Planning and Economic Development Coordinator
Michael Boynton, Town Manager (Zoom)
Judi Barrett, Barrett Planning Consultants
Sarah Maren, Barrett Planning Consultants
Lily Kramer, Barrett Planning Consultants

The Chair opened the meeting at 7:00 p.m. and announced that the meeting is being recorded by Medway Cable Access.

There were no public comments.

The agenda will be taken out of order for the public hearing for 114 Main Street.

Discussion of MBTA Communities Law and compliance Districts:

Consultant Judi Barrett and team were present at meeting.

Member Raposa recused herself since she is a resident of one of the noted districts and sat in the audience.

Judi Barrett shared a slide presentation with the audience. It explained how the MBTA communities law affects the Town of Medway, including minimum size and density requirements for zoning districts, existing developments in Medway that fit the density profile, the role municipalities play in public engagement and drafting the zoning language, and an overview of the guidance provided to municipalities from the Executive Office of Housing and Livable Communities.

A map was presented of eight potential zoning districts, a combination of some is needed to comply with the law. Maps of potential districts were displayed around the meeting room. Out of the eight compliance districts, the PEDB preliminarily recommended four districts: Sanford Mill site, Main Street/Hathon Site, Main Street/Elm Street and the Glen Brook Way Site. The state compliance model results were shown along with the capacity of the noted sites. The chart showed the gross density, selected dimensional regulations, minimum lot size, maximum building height stories, maximum building coverage, parking spaces per unit and maximum units per acre. The gross density formula removes delineated wetlands. The proposal projects a total of 761 units, for which the mandate is 750.

The meeting was opened to questions from the public.

(The audio was difficult to hear at times due to echoing from the room and volume of speaker's voice).

Resident, 14 Sanford Mill: He explained that the town sent two letters to him about several undertakings, including MBTA Community zoning and the potential demolition of the dam. He is concerned with his property value diminishing and his overall quality of his life.

A question was asked if the town will be taking any property by eminent domain. The Board responded that MBTA Communities Law does not involve land takings or production mandates. The Board will recommend the designated zoning areas and zoning language to the Select Board, and then the Select Board will vote for them to be included on the town warrant for Town Meeting in November.

Resident (Karen)- She is concerned about what will be built within 200 feet of the river. She also wants to know if the current units could get bigger and what will happen with shared driveways. Ms. Barrett noted that local wetlands regulations could govern the riverfront areas.

Resident and Select Board member, Dennis Crowley commented that the consequences for not complying are substantial to the town, which heavily relies on grant funding. The town is monitoring how the state is handling the pending lawsuit between the Attorney General and the Town of Milton, who recently had grant funds rescinded due to noncompliance. There has been mention that noncompliant towns could be subject to forced compliance, where a state appointed master would designate the compliance districts without input from the town.

Town Manager Boynton communicated that the action taken against the Town of Milton is typical and the State is not afraid to litigate.

Resident, 1 Idylbrook Road asked if the town has done analysis on what impact this would have to the roads, traffic throughout town, and school.

Resident asked a question about the four separate parcels which were included in the Sanford Mills site. The resident recommended not including the parcel located behind the Mill since it would likely be built on for additional units.

Resident Matt Reardon, 4 Orchard Street asked if there are more detailed maps which show the wetlands. Consultant Barrett explained that the compliance model requires to deduct those areas from the formula. Some of the excluded land was shown on the maps.

Resident, 21 Carey Street, asked if PEDB members thought about the likelihood of the selected sites being developed. He indicated that the Main Street is likely to be built. He also wanted to know why West Street was not recommended by the PEDB. Town Manager Boynton communicated that certain areas such as Main Street could be developed. This area will be developed whether by MBTA zoning or not.

Resident Paul Yorkis asked, what sites were considered which are not part of the presentation tonight. He also wanted to know why some parcels were excluded that are not included on the displays.

Ms. Barrett communicated that all the sites are depicted on the materials surrounding the room. The Board provided direction on which sites are to be included and excluded to make sure the town reaches the 750 units for compliance

Mr. Yorkis explained that there is an opportunity for mixed use in the Main Street/Elm Street district. He wanted to know how much vacant buildable land was included in these districts. He further communicated affordable housing creation is an intent of the law.

Resident Linda Donnelly, Sanford Mill asked a question if the back building could be excluded from the Sanford Mill site, and if the corner lot 143 Village Street could be included instead? She indicated that a map she saw of the sewer pipes shows that they cut across the lot diagonally, and if this area were to be enlarged, this could destroy properties and residents would be footing the bill. She mentioned that she gathered information the assessor records.

Ms. Barrett responded that the area of parcels she included are not based on the assessor record card. The modeling at times will vary when the assessor record cards are used. She is willing to model this suggested area.

The Board agree that they could eliminate the back parcel on the Sanford Mill site.

A comment was made that the town should come up with a more creative approach land-use planning and visioning, like the Town of Westwood. Did the town complete a probability study of the parcels?

The Board responded there has not been a probability study completed.

Resident, 58 Holliston Street asked if there can be buffers and green space within a site, especially the site adjacent to Shaw's. The resident was informed that there would be a site plan process for the applicant which could include some buffering.

Resident Steve Brody, West St. would like to see encouraging development with areas that need revitalization.

Mr. Crowley indicated that he favors the Main Street/Elm Street district because the Master Plan targets the Central Business District for new development. He would be in favor of this location. He is also in favor of the West Street sight because he feels certain that a future Battery Energy Storage System facility will be located there.

Online Comments

- Resident, Sam Murray, 24 Kimberly Street commented that District 7 Summer Street would be developed immediately
- Resident Collen Byron noted that the existing back parcel in the proposed Sanford Mill district currently has six units, not eight units.

The public was informed that the next steps will include the Board having a public hearing on the recommended areas at which time a decision will be made about the selected parcels. All the related information will be in the town website.

Vice Chairperson Sarah Raposa rejoined the Board at 8:30 p.m.

Medway Place (98,108, 114 Main Street):

The Chairperson asked for a motion to waive the reading of the public hearing notice.

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board (5-0) to waive the reading of the public hearing notice.

Darren Grady represented Medway Place with the land disturbance permit. He stated the pavement areas were noted on the plan. The silt fence and construction entrances are secured.

It was explained to the Board that this is an unusual situation since the applicant chose not to submit an application back in 2021 when it applied for major site plan review. Stormwater is under DPW jurisdiction. The Board would like to continue the hearing to get comments back from the various departments.

On a motion made by Sarah Raposa, seconded by John Parlee, the Board (5-0) to continue the public hearing for Medway Place to August 13, 2024, at 7:00 p.m.

Site Plan Endorsement:

The Board has all the documents relating to the site plan endorsement. The items in the memo dated August 5, 2024 have been addressed. Mr. Grady communicated that there were updated documents supplied to the DPW today. Those were explained. The MS4 Stormwater calculations were updated.

The Board was made aware that the plan shows that the sign located at the western entrance will be relocated into the bump out area. This should not be part of the plan endorsement, since it was not previously approved by the Board. Mr. Grady communicated that if there is a change with the signage location, he will come in with a separate modification plan. The landscape plan was shown based on the

comments noted in the decision. The light fixtures are being replaced. The photometric plan shows the design of the fixtures. The Board was reminded that the remanded decision has specific items which needed to be addressed. The plan endorsement also needs to be consistent with the decision. A question was asked about possible light spillage on the photometric plan. The Board was advised that they have some flexibility to grant minor relief if there is no substantial spillage onto abutting property. The Board would like a letter with stamped certification from Engineer about the spillage not being substantial and reasoning for relief needed. Mr. Grady will also explore having the plan reworked with no spillage of light.

On a motion made by Sarah Raposa, seconded by John Parlee, the Board (5-0) voted to extend the deadline for plan endorsement for Medway Place to August 13, 2024.

Medway Place Construction Observation Estimate:

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board (5-0) to approve the construction observation estimate for Medway Place.

Economic Development Committee (EDC) Bylaw amendment:

There has been no update since the last meeting. The recommendation is to go from 7 to 5 members.

On a motion made by Tim Harris, seconded by Sarah Raposa, the Board (5-0) voted to approve the EDC Bylaw amendment as presented.

Approval of Minutes:

The minutes from July 23, 2024, will be approved at the next meeting.

Other Business:

The Board decided to have further discussion about the next steps which should be taken with the MBTA.

Vice Chairperson Raposa recused her from discussion and sat as an audience member.

The members would like to take the feedback from the residents this evening and see if some of their concerns could be addressed. Speaking as a resident, Sarah Raposa, 14 Sanford Mill expressed that she would like to see different zoning applied to the area north of Rt. 109, and not part of the MBTA Communities districts. She would also like to see Sanford Mill eliminated and include West Street. She would like to see the corridor preserved.

There is a concern that by reworking the areas again, the calculations will change throughout the compliance model. The Master Plan does call out for the revitalization of Main Street. There was a comment that the PEDB could be satisfied with West Street. The Board would like Ms. Barrett to consider further modeling based on comments from Mr. Yorkis and also the suggestion from the public to take out the back portion of Sanford Mill. The Board was informed that there may not be enough funds to complete further modeling. The Board would like the Consultant to be asked what it would cost to do further modeling.

Ms. Raposa rejoined the Board.

Next Meeting:

- August 13, 2024.

Adjourn:

Motion to adjourn the meeting by Sarah Raposa, second Tim Harris passed by a vote 5-0 at 9:38 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Edited by:
Barbara Saint Andre
Director, Community and Economic Development Department

Jeremy Thompson
Planning and Economic Development Coordinator

List of Documents Reviewed at this Meeting:

1. Barrett Consulting – MBTA Communities Presentation for Town of Medway – 8/6/24
2. MBTA Model Results Table
3. MBTA Town of Medway Compliance District Map
4. MBTA Compliance District Info Sheets
5. Medway Place Site Plan
6. Medway Place Site Lighting Info Sheet