

Board Members

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



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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Meeting Minutes
Tuesday, April 23, 2024 @ 7:00 p.m.
Medway Town Hall, 155 Village Street, Medway, MA

	Andy Rodenhiser Chairperson	Sarah Raposa Vice Chairperson	Timothy Harris Clerk	Jessica Chabot	John Parlee	Sasha Vinton
Attendance	X	X	X	Zoom left at 7:17	X	X

Also in attendance:

Barbara J. Saint Andre, Director of Community and Economic Development
Jeremy Thompson, Planning and Economic Development Coordinator

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

CITIZEN COMMENTS:

There were no citizen comments.

Continued Public Hearing 39 Alder Street:

39 Alder Street (continuation from March 12, 2024), application for major site plan review, Groundwater Protection District special permit, and special permit for construction equipment/machinery sales, leasing or rental, including construction of a new 12,054 square foot building.

The applicant has asked to continue the hearing to June 11, 2024.

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted by roll call vote to continue the hearing to June 11, 2024 at 7:00 p.m.

Roll Call:

Tim Harris	Aye
Andy Rodenhiser	Aye
Sarah Raposa	Aye
John Parlee	Aye
Jessica Chabot	Aye

Continued Public Hearing 37 Holliston Street:

(continuation from March 12, 2024) application for approval of a definitive subdivision plan for the subdivision of an existing lot and construction of a new single-family home.

The public hearing was re-opened. The Board is in receipt of the draft decision for 37 Holliston Street. Steven Balcewicz from Land Planning, Inc. represented the applicant. He stated the applicant has no issues with the draft decision. The Board members discussed the requested waivers. There was a question regarding the requested waiver of the sidewalk requirement. Ms. Chabot indicated that she was inclined to waive it. Ms. Raposa noted that this is a unique subdivision, it is creating just one lot and not creating a road. Mr. Rodenhiser noted that there would be a public benefit by not creating more impervious area.

Waivers:

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted by roll call vote with respect to waiver requests 1 through 32 as listed and previously discussed, to find that the requested waivers are in the public interest and consistent with the purpose and intent of the subdivision control law. (5-0)

Roll Call:

Tim Harris	Aye
Andy Rodenhiser	Aye
Sarah Raposa	Aye
John Parlee	Aye
Jessica Chabot	Aye

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted by roll call vote that a waiver of the frontage requirement set forth in the Zoning Bylaw is consistent with the purpose and intent of the Subdivision Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of subdivision review and approval. (5-0)

Roll Call:

Tim Harris	Aye
Andy Rodenhiser	Aye
Sarah Raposa	Aye
John Parlee	Aye

Jessica Chabot Aye

The Board members reviewed the proposed findings of fact in the draft decision.

Findings:

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted by roll call vote to approve the findings of fact as presented in the draft decision. (5-0)

The Board members reviewed the proposed conditions in the draft decision.

Certificate of Action:

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted by roll call vote to approve the Definitive Subdivision Plan for 37 Holliston Street with conditions as presented in the Certificate of Action. (5-0)

Roll Call:

Tim Harris	Aye
Andy Rodenhiser	Aye
Sarah Raposa	Aye
John Parlee	Aye
Jessica Chabot	Aye

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted by roll call to approve the Tetra Tech estimate for construction administration in the amount of \$1,512.00 and to request the transfer of \$1,512.00 from the Plan Review Account (25021752-5200) to the Construction Observation Account (25031752-5200). (5-0)

Roll Call:

Tim Harris	Aye
Andy Rodenhiser	Aye
Sarah Raposa	Aye
John Parlee	Aye
Jessica Chabot	Aye

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted by roll call to close the public hearing. (5-0)

Roll Call:

Tim Harris	Aye
Andy Rodenhiser	Aye
Sarah Raposa	Aye
John Parlee	Aye
Jessica Chabot	Aye

Member Chabot left the meeting at 7:17 p.m.

Continuation Hearing 56 Summer Street:

(continuation from March 26, 2023), **56 Summer Street** - application for multi-family special permit and major site plan review for construction of a multi-family residential development, with 7 buildings consisting of 16 units, with associated driveways, utilities, grading, and landscaping. The property is in the Multi-family Housing Overlay district.

The public hearing for 56 Summer Street was re-opened. All members have been provided with the draft decision. The draft decision was shown on the share screen.

Robert Murphy and James Roberti, Esq., were present on behalf of the applicant. Ms. Saint Andre reviewed the latest changes to the proposed decision with the Board. There was a letter received from the Design Review Committee. It was noted that the request for a waiver of the tree replacement requirements has been withdrawn. The last revision date of the plan is March 28, 2024. There was also clarification on how the Operation and Maintenance Plan will be handled by the Conservation Commission. This will need to be recorded. The two Affordable Housing units will need to be designated, subject to state approval. The designated units for affordable were discussed. The owner, Chris Torti, was present, and requested that quad unit #1B and duplex unit #7A be designated. The schedule for the construction of the affordable units based on the number of market rate units constructed was reviewed. There will need to be a regulatory agreement approved by the Select Board before the first building permit. There was a suggestion to add language to the condition for project completion about the certification that the site was constructed in accordance with the plans include a reference to the landscaping plan. It was discussed whether to have a phasing plan and what is to occur in Phase 1. Some of the landscaping in Phase 1 may need to be bonded.

On a motion made by Sarah Raposa, seconded by Tim Harris, for all of the above reasons, the Board finds that the beneficial impacts of the proposed Mockingbird Land Multi-Family Development outweighs the effects of the proposed use on the town and neighborhood, and further, that the Board votes to approve the application for 56 Summer Street multi-family housing special permit and site plan approval in accordance with the revised plans and subject to conditions as presented in the draft decision and discussed, voted unanimously. (4-0)

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted unanimously to close the public hearing. (4-0)

Construction Reports:

- No construction reports provided

EDC Representative:

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted unanimously to appoint Tim Harris as the Board's representative on the Economic Development Committee (4-0).

Medway Pride Day:

The PEDB would like to have a table at the Medway Pride Day to be held on May 18, 2024 from 10:00 a.m. - 2:00 p.m.

Minutes:

April 9, 2024:

On a motion made by Sarah Raposa, seconded by John Parlee the Board voted unanimously to approve the minutes from April 9, 2024.

Scenic Road Regulations:

The Board is in receipt of the proposed amendments to the Scenic Road regulations. This was shown on the screen share. Ms. Saint Andre explained that in response to the Board's comments at the last hearing, there are proposed modifications that the application needs a plan from a civil engineer or registered land surveyor for the frontage and disturbance area. Mr. Harris noted the need for an as-built with the existing conditions if the owner claims the wall is not within the right-of-way. Mr. Rodenhiser agreed an existing conditions plan is needed. The restoration language will be revised as to an appropriate terminus when a stone wall is partially removed. Ms. Vinton stated that the restoration of historic stone walls has to be with appropriate materials of the same kind. The tree formula was discussed and it was suggested that it needs to be the same as the site plan regulations. The enforcement section was reviewed. The maximum penalty allowed by state law is \$300 per violation. The bylaw is on the Annual Town Meeting warrant so the PEDB will vote on the Regulations thereafter.

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted unanimously to close the public hearing. (4-0)

OTHER BUSINESS:

The Annual Town Meeting is May 13, 2024.

Adjourn:

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted to adjourn the meeting at 8:05 p.m.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Edited by
Barbara J. Saint Andre
Director, Community and Economic Development

List of Documents Reviewed at this Meeting

1. Draft Decision – 37 Holliston Street Subdivision
2. Draft Decision – 56 Summer Street special permit and site plan review
3. Scenic Road Regulations proposed amendments