

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



TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

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PLANNING AND ECONOMIC DEVELOPMENT BOARD & JOINT MEETING WITH SELECT BOARD

Meeting Minutes Tuesday, February 12, 2024 @ 7:00 p.m. Medway Town Hall, 155 Village Street, Medway, MA Zoom Meeting

	Andy Rodenhiser Chairperson	Sarah Raposa Vice Chairperson	Timothy Harris Clerk	Jessica Chabot	John Parlee	Sasha Vinton Associate Member
Attendance	X	X	X	X	X	X

Select Board Members Present:

Frank Rossi, Todd Alessandri, and Dennis Crowley

Also in attendance:

Town Manager, Michael Boynton

Barbara J. Saint Andre, Director of Community and Economic Development

Jeremy Thompson, Planning and Economic Development Coordinator

Chair Rodenhiser opened the Planning and Economic Development Board (PEDB) zoom meeting at 7:00 p.m. The members of the PEDB identified themselves.

Vice-Chair Rossi opened the Select Board meeting at 7:01 p.m. The members of the Select Board identified themselves.

1. Discussion of MBTA Community Zoning Districts Consultant Judi Barrett of Barret Planning Group was present by zoom to provide a presentation relating to the possible designated areas for the MBTA Communities multi-family zoning districts. The Boards were presented with an overview about MBTA Communities zoning (G.L. c. 40A, §3A). The Town of Medway is considered an adjacent MBTA town and is responsible for the designation of zoning districts for a minimum 750 units, 50 acres

(15 units per acre). The town has a deadline of December 31, 2024 to come into compliance. There is a 90-day review once adopted.

The presentation also showed the possible zoning districts. These areas were put into the State's compliance model. The areas are a portion of 154 Summer Street and 33-39 Main Street. The next slide reviewed in the presentation was a dimensional regulations chart. The density on this site will be 16 units per acre. In relation to the 154 Summer Street, there will be ample open space provided. The building height will be 40-45 feet.

The Board was reminded about the process to get this adopted, which needs to take place at Town Meeting, and then this needs approval by the Attorney General and the Executive Office of Housing and Livable Communities (EOHLC).

Ms. Raposa asked why the Glen Brook tract on West Street was not included as a proposed district. The consultant communicated that this was not an area recommended to them for review through the compliance model. The current recommended areas will get the town into compliance.

Another question was raised about what happens if the warrant article is rejected by voters at town meeting in May. The consultant commented that there would be another chance to present the MBTA districts at Fall Town Meeting prior to the EOHLC deadline. The consultant suggested it may be beneficial to keep track of grants the Town receives; failure to adopt compliant zoning districts would make the town ineligible for a plethora of grant opportunities.

Select Board member Crowley stated that if the Summer Street site is large, about 100 acres, and about 44 acres of that is proposed for the MBTA Communities district. The owner has approached the Town with a proposal to donate the remaining land. Mr. Crowley believes there should be an agreement in writing with the future developer about protected open space and the balance of land being donated for such purposes. Mr. Rodenhiser stated that this land is going to be developed, he sees a benefit to a more compact area being developed with open space, rather than developing the entire site as single family homes. Mr. Rossi asked about the likelihood of developing the Summer Street district and potential time line. The consultant communicated that potential site development would likely be market driven. The proposed zoning would require that 10% of the units be affordable.

Ms. Raposa pointed out that the MBTA Community Zoning districts would become the new multi-family district, and the current multi-family overlay district would be recommended to be rescinded. There was discussion regarding the Summer Street parcel. Mr. Crowley stated that the developer had originally proposed accessing through the Kimberley Road neighborhood in the back of the parcel, but the proposed multi-family housing would eliminate that and access off of Summer Street (Route 126). Mr. Rossi asked about the other proposed district on Main Street. This is the site of the existing Hathon apartments, 190 units, the Town can use sites that are already built on. The Town is only required to provide zoning, it does not need to guarantee that 750 new units are built.

It was advised that the PEDB and Select Board keep abreast of what is happening with the surrounding towns. Some of the towns have chosen to do the pre-review process but the State is now backed up with providing feedback on those pre-reviews. The Boards were informed that the MBTA zoning is not about production whereas Chapter 40B is about production.

The proposed article was displayed on the screen share. Ms. Saint Andre explained the provisions of the proposed bylaw. The proposed article repeals the current multi-family overlay language and includes new language for multi-family housing by right, a dimensional table with standards, and a 10% affordable housing component. There has been some concern expressed by EOHLC and the Attorney General's office that the scope of site plan review be limited with objective standards so that it is not a barrier to housing. The bylaw as proposed therefore has more limited site plan review compared to special permit projects. Proposed projects would still be subject to the stormwater and land disturbance bylaw.

Mr. Crowley asked about water and sewer, which is currently not available at 154 Summer Street, and whether the state could require the Town to provide it. Ms. Barrett stated that there are no provisions for overriding local bylaws, unlike chapter 40B developments. The developer would have to deal with these issues if they decide to develop the site.

Resident Ann Sherry asked about the affordable units and potential impact on the Town's Subsidized Housing Inventory.

The MBTA does not determine rental or ownership. The law does not dictate this.

Resident Tony Biocchi called into the meeting and wanted to recommend 25-27 Main Street be used. Consultant Barrett communicated that this land could be added in the future.

The Board would like Ms. Barrett to be at the Town Meeting to be held on May 13, 2024.

Town Manager recommends that the Select Board refer the articles to the Planning and Economic Development Board.

Ms. Saint Andre listed the proposed warrant articles that are currently before the PEDB for consideration, which the PEDB has been discussing at its past meetings: MBTA zoning, awnings, lighting, OSRD, housekeeping, parking, outdoor display; also the Scenic Road General Bylaw.

Planning and Economic Development Board:

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the PEDB voted by roll call vote to submit the warrant articles to the Select Board as discussed (MBTA zoning, awnings, lighting, OSRD, housekeeping, parking, outdoor display)

Roll Call Vote:

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

Select Board:

On a motion made by Todd Alessandri, seconded by Dennis Crowley, the Select Board voted by roll call to accept the submitted articles from the Planning and Economic Development Board for inclusion on the May 13, 2024 Annual Town Meeting warrant, and to refer the proposed zoning bylaw amendments back to the Planning and Economic Development Board for review.

Roll Call Vote:

Todd Alessandri	aye
Frank Rossi	aye
Dennis Crowley	aye

Public Comments:

Resident Steven Brody wanted clarification on the process. He is concerned about the placement of the overlay. He does not think the designated areas work for the best interest of the town. The 600 units will have a huge impact on the town. He believes there are other parcels which could be used to reach the unit requirements.

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the PEDB voted by roll call vote to hold the public hearing for the warrant articles on March 12, 2024 at 7:00 p.m.

Roll Call Vote:

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

Adjourn:

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the PEDB voted unanimously by roll call vote to adjourn the meeting.

Roll Call Vote:

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

Adjourn:

On a motion made by Todd Alessandri, seconded by Frank Rossi, the Select Board voted by roll call vote to adjourn the meeting.

Roll Call Vote:

Todd Alessandri	aye
Frank Rossi	aye
Dennis Crowley	aye

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Edited by

Barbara J. Saint Andre

Director, Community and Economic Development

List of Documents Reviewed During the Meeting

1. MBTA Communities Law: Compliance slide-deck
2. Town of Medway Assessor Parcels Map with Proposed MBTA Communities Districts
3. Zoning MBTA Multifamily Overlay Town of Medway v7