

Board Members

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



TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Meeting Minutes

Tuesday, August 13, 2024 @ 7:00 p.m.

Medway Town Hall, 155 Village Street, Medway, MA

Medway Town Hall
155 Village Street
Medway, MA 02053
Telephone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
<https://www.townofmedway.org/planning-economic-development-board>

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

Also in attendance:

Barbara J. Saint Andre, Director of Community and Economic Development (zoom)
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 identified member Tim Harris participating remotely.

There were no public comments.

Continued Public Hearing: Medway Place: (98,108,114 Main Street) Land Disturbance Permit Application:

Chairperson Rodenhiser disclosed that his brother, Bill Rodenhiser, is conducting business with Grady Consulting on an unrelated project located on Fisher Street. Mr. Rodenhiser described the encounter: after driving by a Grady Consulting truck parked next to an unmarked excavator, he stopped by the site unannounced to exchange in casual conversation. There, he ran into Medway Public Health Director, Derek Kwok, Mr. Grady, and by happenstance, his brother Bill Rodenhiser. The Chairperson reiterated that he has no ties to the Fisher Street project, financial or otherwise, but felt it prudent to disclose the encounter as not to arise suspicion of a potential conflict of interest.

Mr. Darren Grady, Grady Consulting was present on behalf of the applicant via zoom; a site plan was displayed. For the purposes of granting the land disturbance permit, TetraTech was asked to review whether the island placements change the flow patterns in the initial stormwater calculations, and

whether the stormwater units, as depicted on the plan set, are sized properly. Mr. Steve Bouley, TetraTech indicated that he received the updated submittal package yesterday but did not have a chance to review the revised stormwater calculations.

Based on discussion at the last meeting, Mr. Grady explained that the curb line was fixed, and that the westerly directory sign is shown in its existing location in the approved site plan. Mr. Grady elaborated that although stormwater calculations for the plaza were approved in the MS4 permit, his team wanted to properly document the decrease in both impervious surface and stormwater flow based on the new site plan.

Changes to the Operations and Maintenance (O&M) plan were made after the meeting with the DPW and all parties are satisfied. The Board was informed that Tetra Tech and DPW still need to provide final review comments. There is no snow removal area noted on the plan; the Board would like this included.

Motion to continue the hearing for the land disturbance permit for Medway Place to August 27, 2024, at 7:00 p.m., by Sarah Raposa, seconded by John Parlee, voted 4-0 by roll call.

Roll Call:

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

A draft decision will be prepared by staff.

Medway Place (98,108,114 Main Street): Vote to Endorse Site Plan:

The Board asked if an addendum to the photometric plan addressing the minimal light trespass resulting from aggregate lighting sources was submitted. Mr. Grady suggested that shields can be added to the lights to eliminate light trespass at the property line. The mylar will be provided to the Board at the next meeting.

Motion to endorse the site plan with a condition about light shielding by Sarah Raposa, seconded Tim Harris, voted 4-0 by roll call.

Roll Call:

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

Speroni Acres vote on budget estimate:

At the previous meeting, Ms. Saint Andre was asked to discuss the budget estimate with Tetra Tech. The Board is comfortable voting to pay the difference being \$2,750.00. Tetra Tech will pay the remaining \$2,750.00. The surveying needs to be contracted out since the surveyor for Tetra Tech has retired. Once the funds are approved, Mr. Bouley will arrange plan preparations. Ms. Saint Andre informed the Board that the title research and easement identification is being completed by Town Counsel; landowners will

need to be notified. The DPW will not accept the sewer force main which through the front yards of several private properties.

Motion to approve the Speroni Acres budget revision with \$2,750.00 allocated in addition to the previously approved \$3,270.00 made by Sarah Raposa, second by John Parlee, voted 4-0 by roll call vote.

Roll Call Vote:

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

Proposed Zoning Amendments Fall Town Meeting:

The Board is in receipt of the proposed zoning amendments for the Fall Town Meeting. The recommendation is to amend the Schedule of Uses to delete “ski areas” and replace them with “food pantries”. Ms. Saint Andre explained the impetus behind the proposed amendment: the existing food pantry on Village Street is looking for a larger facility, but the term “food pantry” is neither explicitly defined in the bylaw nor classified in the Schedule of Uses. Ms. Saint Andre further explained that if food pantry is part of a religious use, it would be protected by the Dover Amendment.

The Board requested that site plan review be required. Mr. Harris expressed concerns over the potential for heavy traffic. Mr. Rodenhiser concurred. The Board agrees that there needs to be limits on where food pantries are allowed to be located. Ms. Saint Andre explained that projects protected by the Dover Amendment cannot be prohibited in any zoning district but are still subject to Minor Site Plan Review. Ms. Saint Andre further explained that the purpose of the proposed amendment was to regulate the use of food pantries that were not statutorily protected.

The Board was made aware that the Governor signed the Affordable Housing Act. The law, which allows ADU by right, will take effect on February 2, 2025. The Board discussed the impacts of the law and would like to put regulations in place at the Annual Town Meeting.

MBTA Zoning:

MBTA will be discussed at the next meeting due to a quorum issue.

Construction Reports:

The Board is in receipt of an inspection report for 2 Marc Road. The site photographs were shown. The photos were provided by Dan Merrikin from Legacy Engineering.

Zoning Board of Appeals Applications:

The Board is in receipt of two Zoning Board of Appeals applications. The Board reviewed an application for an Accessory Family Dwelling Unit (AFDU) at 22 Field Road. Mr. Thompson noted he would seek further clarification on exact square footage of the addition. The second application, located at 256 Rear Village Street abutting Kings Lane, is seeking a frontage variance on an end lot to construct a single-family home. The site plan indicates the presence of wetlands. The Board communicated that due to the significant presence of wetlands and significant lack of frontage, this would be a difficult site to build

and would set a bad precedent if granted. The Board requested that Mr. Thompson comment on the application on behalf of the Board.

Approval of Minutes:

July 23, 2024:

Motion to approve the meeting minutes of July 23, 2024, by Sarah Raposa, seconded by John Parlee, voted 4-0 by roll call vote.

Roll Call:

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

Next Meeting:

- August 27, 2024

Adjourn:

Motion to adjourn the meeting by Sarah Raposa, second John Parlee, voted 4-0 by roll call at 8:30 p.m.

Roll Call:

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

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Edited by:
Jeremy Thompson
Planning and Economic Development Coordinator

Barbara Saint Andre
Director, Community and Economic Development

List of Documents Reviewed at this Meeting:

Medway Place – Site Plan 8/12/24
Medway Place – Response to Comments 8/12/24
Proposed Amendment – Food Pantries
Site Plan – 256 Rear Village Street