

## 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, February 27, 2024 @ 7:00 p.m.**  
**Medway Town Hall, 155 Village Street, Medway, MA**

	<b>Andy Rodenhiser Chairperson</b>	<b>Sarah Raposa Vice Chairperson</b>	<b>Timothy Harris Clerk</b>	<b>Jessica Chabot</b>	<b>John Parlee</b>	<b>Sasha Vinton</b>
<b>Attendance</b>	<b>Zoom</b>	<b>X</b>	<b>X</b>	<b>absent</b>	<b>X</b>	<b>X</b>

Also in attendance:

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

The Vice-Chair opened the meeting at 7:00 p.m. and announced that Member Andy Rodenhiser is participating remotely.

There were no citizen comments.

### **Presentation on Battery Energy Storage (BESS)**

Town Manager Michael Boynton provided an introduction to the presentation for the proposed Battery Energy Storage system off of West Street at the end of Stone Street. This project will also be in the Town of Bellingham. To date, there are no formal agreements. There was discussion of this at the Select Board meeting since the area will need to be rezoned to Energy Resource (ER). A different area on Milford Street was presented at a prior town meeting in 2020 for rezoning to ER but a petition was circulated which opposed this rezoning. The project was therefore filed with the State for an exemption from zoning, and a permit was granted from the Department of Public Utilities.

With this current project, the town would like to work with the applicant to have the local permitting Board such as PEDB provide feedback and set reasonable conditions. By re-zoning to ER, which allows BESS by special permit and site plan review from the PEDB, the intent is to provide

controls at the local level. The developer has met with the Bellingham interim town administrator. The State of MA also has specific energy goals and this type of project adheres to the long-range energy goals. The town is in a position to increase tax revenue and negotiate a host agreement. This is a favorable location for battery storage.

The representatives of the developer provided an overview of the project. Aiden Snyder, Senior Development Manager at Hecate spoke about the company, which has been around for 42 years with locations around the world. They are the largest developer of renewable energy. The site is located on 73 acres which also extends into the Town of Bellingham. The location was selected since there is already significant energy infrastructure in place. The site design was shown on the screen share and the project timeline was discussed. The applicant anticipates beginning construction activities in 2025 and concluding by the end of 2026. This is a tentative timeline.

There are power transmission lines in the area which this project can connect with. This project is further away from the residential areas and there are natural buffers. There will need to be a noise study completed. There was a preliminary sound analysis done. There will be a sound wall. The nearest neighbor to the site is 400 feet from this location. This will be a three-phase project with Phase 1 in Medway and Phase 2 and 3 in Bellingham/Medway. This will be a 740 MGW project.

#### **Questions/Comments:**

- A comment was noted that the applicant should look at the Town's sound bylaw and make sure that the fans do not cause a lot of noise.
- The applicant needs to make sure they comply with the fire regulations for these types of facilities.
- A question was asked if town responders will be trained on how to respond if there is a hazard event. The applicant communicated that there is a safety manual, and they will provide training of staff
- A safety assessment will be completed and provided to the town.
- There will be a community agreement and emergency response plan.
- There will be security screening around the site.
- Can the sound wall be camouflaged to blend in with the site?

The equipment has evolved over the last few years, and this will allow for a change in the density onsite.

Proposed access to the site is in the Town of Medway. Stone Street will be repaved as part of the mitigation. There will need to be review of the stormwater drainage. The applicant will also need to work with the Conservation Commission since there are wetlands on the western portion of the site. The applicant is not exempt from the fire code and the state of MA has additional requirements.

#### **Public Comments:**

Steve Brody of West Street is concerned about application waivers. There was a recommendation that a feasibility study completed and reviewed. The applicant indicated they will not be seeking waivers. There will be local peer review for this project.

Charlie Myers wanted clarification on the configuration of the unit and if there will be stacking of the modules. The applicant responded that each module would have thermal management units with one for each unit. There will be no stacking. Mr. Myers also asked about the capacity discharge of the system. This will be 1,200 mgw hours. There is a fan for each container and integrated with thermal management as part of unit.

Paul Yorkis, Independence Lane, asked about what the current agreement is with ISO New England. The applicant responded that nothing has been executed but there will need to be an agreement in 3-6 months. Mr. Yorkis asked that the applicant identify the wetlands and name all the tributaries and the Charles River on the plan along with other sensitive areas. The applicant indicated that they did a full wetlands delineation. The applicant will supply funds for the peer review consultant. All were informed that this site will have fencing around it along with security cameras. They will be monitored 24/7. A security plan will be provided. The drainage was explained which included a remote-controlled valve system. Mr. Yorkis would like to have the negotiations shared publicly.

Town Manager Boynton explained that the final draft of negotiations will be provided once available but review the one for Milford Road as an example.

All were informed that there are not any finalized designs. The applicant will need to seek a special permit and a major site plan along with a land disturbance permit through the PEDB.

Mr. Yorkis communicated that he followed the Siting Board process with the last project. This was a lengthy process resulting in a decision that the town does not have jurisdiction. There are two events for the public to learn about this and the State website. The state is seeking comments from the public on March 4<sup>th</sup> and 5<sup>th</sup>.

Town Manager Boynton recommends the PEDB move this warrant forward since it is in the best interest of the town.

**On a motion made by Tim Harris, seconded by Andy Rodenhiser, the Board voted by roll call to request that the Select Board include the following article in the warrant for the May 13, 2024 annual town meeting warrant: “To see if the Town will vote to amend its Zoning Map by re-zoning the following properties to Energy Resource District: Assessors’ Parcels 66-005, 66-008, 65-027, 65-028, 65-031, 65-033, 65-034, 65-035, 65-036, and 75-003”, (4-0).**

**Roll Call Vote:**

<b>Tim Harris</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>
<b>Sarah Raposa</b>	<b>aye</b>
<b>Andy Rodenhiser</b>	<b>aye</b>

**On a motion made by Tim Harris, seconded by John Parlee, the Board voted by roll call to hold a public hearing on March 26, 2024 at 7:00 p.m. for this warrant article (4-0).**

**Roll Call Vote:**

<b>Tim Harris</b>	<b>aye</b>
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**John Parlee**            aye  
**Sarah Raposa**        aye  
**Andy Rodenhiser**    aye

**Certificate of Site Plan Completion 68A Main Street:**

The Board is in receipt of the paperwork regarding the Certificate of Site Plan Completion for 68A Main Street (Milford Hospital Medical facility). The applicant informed the Board that they will be getting a Certificate of Compliance from the Conservation Commission. The loam and seeding will be done in the Spring. The doors for the dumpster enclosure have been ordered and will also be installed once received.

Steve Bouley of Tetra Tech, the Board's engineering Consultant recommended endorsement of Certification of Site Plan Completion for 68A Main Street.

**On a motion made by Andy Rodenhiser, seconded by John Parlee, the Board voted by roll call to approve the Certificate of Completion for 68A Main Street (4-0).**

**Roll Call Vote:**

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

**Warrant Articles for Town Meeting (MBTA Zoning):**

Town Manager Michael Boynton thanked the Board and Barrett Consulting for working on MBTA Communities Zoning compliance districts. He communicated that the proposed districts make sense since it complies with the state requirements. It was his suggestion that any proposed repeal of the existing multifamily overlay district bylaw be put forth at the fall town meeting. The town will lose out on significant funding opportunities if residents vote this down. There will need to be outreach to the residents about the MBTA Communities Zoning Law and the implications of loss of funding if this is voted down.

Resident, Steve Brody expressed that he does not believe what is proposed is a good thing for the community. He recommends that the town look at other parcels. The proposed district at 154 Summer Street will allow for the development of up to 600 units.

The Town Manager communicated that there has not been a discussion about a 600-unit development on that site.

The Board is comfortable with the proposed districts, which will meet the compliance model.

**On a motion made by Andy Rodenhiser, seconded by John Parlee, the Board voted by roll call to recommend the warrant article for MBTA (3A) as written.**

**Roll Call Vote:**

**Tim Harris**            aye

**John Parlee**            aye  
**Sarah Raposa**        aye  
**Andy Rodenhiser**    aye

**ANR 7 Massasoit St.:**

The Board is in receipt of the approval not required (ANR) Plan for 7 Massasoit St. This was reviewed and recommended for endorsement.

**On a motion made by Andy Rodenhiser, seconded by John Parlee the Board voted (4 to 0) to endorse the plan for 7 Massasoit Street as not requiring approval under the Subdivision Control Law:**

**Roll Call Vote:**

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

**Construction Reports:**

There are no constructions to report.

**Zoning Bylaw Amendments:**

The Board is in receipt of the Zoning Bylaw amendments.

**Outdoor Storage:**

The Board has been reviewing this over the last few meetings. The Zoning Board of Appeals (ZBA) requested that the proposed outdoor storage bylaw remain in its original form.

**Open Space Residential Development (OSRD):**

The Board was provided with research collected from other municipalities by Jeremy Thompson. Examples of sample yield calculations using the existing formula were shown on the share screen. A yield analysis was shown using Charles River Village as an example. Among other various provisions, Mr. Thompson explained that the minimum tract size would be reduced from 10 to 5 acres. The developer would be able to put in trails, parks, or leave as open space. Jeremy explained that other towns have incentives for developers, like density bonuses.

Steve Brody commented that he was not aware that this was going to be discussed at the previous meetings. He was wondering why the meetings have not been posted online.

It was explained to Mr. Brody that the zoom links of the previous meetings on the 12<sup>th</sup> & 13<sup>th</sup> will be provided to him.

The public hearing for the Zoning Bylaw Amendments will be held on March 12, 2024 at 7:00 p.m.

**37 Holliston Street:**

The cost estimate for 37 Holliston Street is not ready.

**Special Permit Regulations:**

The Board is in receipt of the draft special permit regulations.

There have not been any updates from staff.

**On a motion made by Tim Harris, seconded by John Parlee, the Board voted by roll call to approve and adopt the special permit regulations.**

**Roll Call Vote:**

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

**Scenic Road Regulations:**

The Board has reviewed the Scenic Road Regulations.

The recommended public hearing date is March 26, 2024 at 7:15 p.m.

**On a motion made by Tim Harris, seconded by John Parlee, the Board voted by roll call to set the date of the public hearing for the scenic road regulations to March 26, 2024 at 7:15 p.m. (4-0)**

**Roll Call Vote:**

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

**2023 Annual Report:**

The Board is presented with the 2023 Annual Report.

**On a motion made by Andy Rodenhiser, seconded by Tim Harris, the Board voted by roll call to approve the Annual Report as presented (4-0)**

**Roll Call Vote:**

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

**Approval of Minutes:**

**February 13, 2024.**

**On a motion made by Tim Harris, seconded by Andy Rodenhiser the Board voted by roll call vote**

to approve the minutes from February 13, 2024.

**Roll Call Vote:**

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

**General Business:**

- There will be a SWAP legislative breakfast at the Thayer House on Friday March 15, 2024 at 9:00 am.
- There is a Citizen Planning Training Collaborative event on March 16, 2024 at Holy Cross in Worcester.

**Adjourn:**

On a motion made by Tim Harris, seconded by John Parlee, the Board voted by roll call (4 to 0) to adjourn the meeting at 9:30 p.m.

**Roll Call Vote:**

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

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

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

**List of Documents Reviewed at Meeting**

- Hecate Energy PowerPoint presentation
- 7 Massasoit Street Approval Not Required Plan
- OSRD PowerPoint presentation