



Board Members

Andy Rodenhiser, Chair
Sarah Raposa, A.I.C.P.,
Vice-Chair
Timothy Harris, Clerk
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, June 25, 2024 @ 7:00 p.m.
Medway Town Hall, 155 Village Street, Medway, MA

	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 (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.

There were no citizen comments.

Appointment Consideration Open Space Committee:

Resident Andrea Guenther was present to explain her interest in the Open Space Committee. This is a two-year term.

Motion to appoint Andrea Guenther to a two-year term on the Open Space Committee by Sarah Raposa, second Tim Harris, vote 5-0.

BESS Sound Wall Presentation:

The Board listened to a presentation from VC Renewables regarding the Battery Energy Storage Systems (BESS) sound wall that will be constructed along a portion of Milford Street. There was a share screen of the presentation. The Board was informed that there was also a presentation in front of the

Design Review Committee (DRC) last night. The DRC discussed landscaping and colors of the wall. The project team previously met with the Conservation Commission to discuss plantings in the restoration area on the eastern periphery of the project site. The plan showed the demarcation line of the wall on Milford Street; the nearest setback point from the wall to the street was noted as 18 feet. The plantings on the west side were noted. The current access drive was shown. The east access location was also shown along with the access road.

The presentation showed the following:

- Existing view
- View 2 (time of planting)
- View 2 (5 years out)
- View 2 (10 years out)
- View 3 (time of planting)
- View 3 (5 years out)
- View 3 (10 years out)

The project team discussed the SoundTec wall forming system, to be constructed from individual precast concrete sound panel sections reinforced by galvanized steel posts. Each panel is 15 feet wide. The soundwall will maintain a height of 22 feet across its expanse, with individual panel heights adjusted for gradual shifts in grade. The noise barrier interrupts sound from a source by reflecting the sound waves in different directions, allowing them to naturally dissipate. The visible outer layer of the wall can be textured or smooth depending on aesthetic preferences.

The wall was selected to meet acoustic standards and protect abutters from noise pollution. The applicant is obligated to prove that the wall is designed to meet the Mass. Department of Environmental Protection (DEP) noise regulations. The baseline study was conducted using ambient baseline conditions. The modeling was done at full capacity of the site. Some of the wall units were shifted as a result of the analysis. The length of the wall is roughly 650 feet. A condition in the Department of Public Utilities (DPU) order requires the project team to receive local input from the Town on the design and construction of the wall before filing the final design. Concerns were raised by the Board Chair about the number of fans on site and the noise emissions. The Board would like the applicant to comply with the town bylaw regulating noise. A member of the public inquired if there can be material placed on the inside of the wall to dampen the sound. Another member of the public asked what would happen if the noise generated from the project site exceeds allowable sound levels. The applicant assured the Board that they are committed to meeting the noise requirements set by DPU by performing routine testing. The Board inquired about a monitoring schedule and requested a copy once testing commences.

Timothy Harris provided an overview of the Design Review Committee (DRC) discussion points. The DRC suggested the color of the wall be darker to match the existing soil tones, while maintaining adequate vegetative screening. There was a recommendation to plant more trees near the access point. The project team provided examples of real-life project sites depicting the various color options available. A trellis was also recommended as a design element to visually break up the monotony of the wall. The Board requested more plantings on the adjacent Eversource easement. The project team indicated that they would consult with Eversource but could not make any guarantees since they do not own the property. This plan has been reviewed by the Fire and Police. There was a question about if a well will be needed for the watering of the plants.

The Board opened the public comment period:

Charles Myers provided Board members with a packet of information. His comments are summarized below:

- The site plan depicted in the presentation to the Board was not submitted to DPU for review.
 - A different site plan was referenced in the DPU Final Order determination
- Mr. Myers communicated the DPU has not received the conservation plan.
- The sound points changed, and this was not submitted to the DPU.
- The Megapacks presented tonight extend into the setback and are 15 feet closer.
- Concern that the approved plan has changed and DPU has not seen changes.
- Would like a condition about the monitoring of the sound.

Select Board member Glenn Trindade communicated that the state needs facilities like this to meet its climate and decarbonization goals, but that this particular project, being one of the first of its kind, will set statewide precedence for how future projects are perceived by the general public. He stressed the importance of minimizing noise disturbance and being a good corporate neighbor to ensure that future large-scale renewable energy projects across the state are met with less resistance. He indicated the town was proactive in creating bylaws to allow some controls for Medway. There was a request that when the existing single-family home on the construction site is demolished, the existing vegetation is preserved for buffering.

Resident Paul Yorkis communicated his concern about the visual impact to abutters. He referenced the DPU order requiring local input and suggested the applicant never contacted the project site abutters, made little effort addressing their documented concerns, and lacked a cohesive outreach plan. He also inquired if there is a way to construct the wall with more absorption. He suggested the project team consult with a landscape architect. The applicant responded that outreach is not formally required until construction commences.

The Board is not convinced the wall would work as a sound barrier and would like review of material and wall by an independent consultant. Mr. Myers communicated that the transformer at the end of the site has not been modeled.

There was a question about why the unit cannot be moved toward the driveway. The changes were done through the filing with the Conservation Commission to address stormwater and groundwater. This is an oversized basin.

The applicant also explained that there is a rating which is done regarding the wall material. This is all modeled and the rating of the selected material is higher than required.

The resident at 13 Little Tree Road was questioning the usefulness of the 10 foot chain link fence at the southeast portion of site. He does not think the fence is tall enough to obscure the facility from abutting properties.

The Board would like to see a more detailed site plan and have a baseline sound threshold established that surpasses the requirements of the DEP. The members would also like the grading plan and line of site to be looked at.

The applicant will be attending the DRC meeting on August 5, 2024. There was a suggestion to make this a joint meeting between the DRC and PEDB.

The members of the audience were informed that the presentation and other associated meeting materials will be uploaded to the town website.

56 Summer Street – Request for Plan Endorsement Extension.

The applicant representative Robert Murphy was present via zoom.

The applicant would like to request an extension to July 23, 2024.

Motion to extend plan endorsement deadline to July 23, 2024, by Sarah Raposa, second Tim Harris, vote 5-0.

Medway Place Peer Review Estimate:

Motion to approve the Medway Place Peer Review budget estimate in the amount of \$1,500.00 by Sarah Raposa, second Tim Harris, vote 5-0.

Choate Trail budget Estimate:

Motion to approve the Choate Trail Construction Observation Budget in the amount of \$1,000.00 by Sarah Raposa, second Tim Harris, vote 5-0.

Speroni Acres Change Order – Estimate Revision:

Motion to approve the Speroni Acres Change Order Estimate Revision by Sarah Raposa, second Tim Harris, the order in the amount of \$5,500.00. (There was discussion on the motion which was withdrawn)

Adam House, a resident of Speroni Acres, commented that the lots are unable to be sold with these issues. He claimed that a majority of the neighborhood favor street acceptance as opposed to inaction.

The Board communicated that surveying would determine what is on the ground and the accuracy of the lot lines.

Concerns were raised by Speroni Acre residents in attendance regarding the change order from Tetra Tech. They suggested that neighborhood residents should not have to pay the additional costs associated with hiring a subcontractor because the surveyor at Tetra Tech retired before the work could be completed in house. Mr. Thompson indicated that the Town of Medway has a Street Acceptance Fund, and would report back to the Board on whether monies from the fund would be used to cover the cost of the surveying services.

The Board would like Consultant Bouley to come in to discuss this further; the motion was withdrawn.

MBTA Discussion:

The MBTA Community Laws forum will be rescheduled. August 6th & 13th were proposed as possible dates. There was discussion about whether a public hearing with the modeling updates will need to be scheduled. Board members deliberated about whether members of the Massachusetts Legislatures should participate. There was a recommendation to have the meeting at the high school. Chair Rodenhiser suggested a mailing be done. Staff responded that costs and time may be of concern. Mr. Brody was present and continues to ask that his property be included and expressed that having input from State Representatives would be helpful to the public.

Construction Reports:

- 2 Marc Road

Approval of Minutes: June 11, 2024:

Motion to approve the meeting minutes from June 11, 2024, by Sarah Raposa, second John Parlee, vote 5-0.

Next Meeting:

- July 23, 2024, August 13, 2024.

Adjourn:

Motion to adjourn the meeting by Sarah Raposa, second John Parlee, vote 5-0 at 9:39 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

BESS Soundwall Presentation
Packet related to BESS Soundwall and DPU Decision disseminated by Charlie Myers, 9 Curtis Lane