

PHASE 1 EXISTING CONDITIONS

DRAFT
AUGUST 26, 2021

REPORT

This Report was prepared for the Master Plan Committee (MPC) and details the findings of Phase One of the Medway Master Plan 2032 Existing Conditions analysis for the Town of Medway, Massachusetts.

DRAFT 8/26/21

JM GOLDSON LLC

RESILIENCE PLANNING AND DESIGN
RKG ASSOCIATES



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Thank you to the community members and Town staff who contributed their time and local knowledge to this report by participating in stakeholder interviews, focus groups, the first Master Plan Community Forum on May 24, 2021, and helped compile data and documentation.

MASTER PLAN COMMITTEE (MPC)

The MPC was created by the Planning and Economic Development Board to oversee all aspects of the Master Plan project.

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KEY DEFINITIONS

This list of key definitions is intended to assist the reader and is not intended to replace applicable legal definitions of these terms. The following definitions are for key terms used throughout the document, many of which are based on definitions in statutes and regulations.

Adaptation – a retroactive approach to climate resilience that responds to events that have occurred in the past and alters processes and infrastructure based on lessons learned or damage done.

Areawide Median Income (AMI) – the median gross income for a person or family as calculated by the United States Department of Housing and Urban Development, based on the median income for the Metropolitan Statistical Area. For FY2021, the HUD area median family income (HAMFI) for the Boston-Cambridge-Newton MA HUD Metro FMR Area (which includes Medway) was \$120,800.¹ AMI is referred to in the document as median family income (HAMFI).

Chapter Lands – Commonwealth of Massachusetts land classification and tax program that incentivizes landowners to maintain their property as forest, agriculture, or recreation areas in exchange for reduced property taxes and provide the town a right of first refusal but do not guarantee conservation. Chapter 60 applies to forestry land; Chapter 61A applies to agricultural and horticultural land; and Ch. 61B applies to recreational land, including golf courses, horseback riding, hiking, and nature study and observation.

Climate Resilience – the ability to anticipate, prepare for, and respond to hazardous events, trends, or disturbances related to climate. Improving climate resilience involves assessing how climate change will create new, or alter current, climate-related risks, and taking steps to better cope with these risks.²

Community-Supported Agriculture (CSA) – a program in which consumers support local farmers by subscribing to receive a portion of a farm’s harvest and sharing in the risks of farming.

Complete Streets – “streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders.”³ MassDOT offers a program through which registered municipalities can apply for funding towards eligible projects prioritized by the community.

Cost-Burdened Household – a household that spends 30 percent or more of their income on housing-related costs (such as rent or mortgage payments). Severely cost-burdened households spend 50 percent or more of their income on housing-related costs.

Demolition Delay Bylaw – a regulation that protects historically significant buildings (75 or more years old) by requiring a demolition permit that can be subject to a 12-month waiting period if the Historical Commission determines the structure to be historically significant.

Ecosystem Services – the many benefits humans and other species obtain from natural systems. These include:

¹ U.S. Department of Housing and Urban Development. *FY 2021 Income Limits Summary*. <https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn> (accessed August 2021).

² Center for Climate and Energy Solutions

³ U.S. Department of Transportation. *Complete Streets*. <https://www.transportation.gov/mission/health/complete-streets> (accessed June 2021)

- *Provisioning services*- including food production, pollination, and clean water
- *Regulating services*- such as flood control, temperature reduction, and carbon sequestration
- *Cultural services*- including spiritual, aesthetic, and recreational benefits
- *Supporting services*- like photosynthesis, soil formation, and habitat

Educational Attainment – the highest level of formal education achieved, as documented by the US Census American Community Survey.

Elderly Non-Families – a household of one elderly person as defined by in the US Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data.

Farmland Soils – The U.S. Department of Agriculture’s Natural Resource Conservation Service (USDA NRCS) categorizes soils according to their importance for farming. The Soil Survey Geographic Database (SSURGO) includes three categories of prime farmland soils:

- All areas are prime farmland: characteristics are suitable for sustained high crop yields for a variety of crop types, including food, livestock feed, and fiber.
- Farmland of statewide importance: nearly prime farmland, also capable of economically producing high crop yields of a variety of crop types.
- Farmland of unique importance: more suitable for specific high value crops, primarily cranberries in Massachusetts⁴

Green Community – A designation from the Massachusetts Department of Energy Resources recognizing municipalities that have adopted clean energy and energy-efficiency policies according to the following criteria:

1. Adoption of zoning that allows as-of-right siting of renewable or alternative energy generating facilities, R&D facilities, or manufacturing facilities in designated locations.
2. Adoption of expedited application and permitting for renewable energy facilities.
3. Establish a baseline inventory and Energy Reduction Plan (with a goal of reducing energy use by 20 percent) for energy use in municipal buildings, facilities, and vehicles.
4. Adoption of a fuel-efficient vehicle policy, development of a vehicle inventory, and planning to replace non-exempt vehicles with more energy-efficient options.
5. Adoption of “Stretch Code” that minimizes energy use in new homes and buildings.⁵

Green Streets – Primarily a stormwater management approach to street design that incorporates vegetation, soil, and engineering systems to slow, filter, and cleanse stormwater runoff from impervious surfaces, removing up to 90 percent of water pollutants. Green Streets are designed to provide environmental, social, and economic benefits for a community by focusing on design to benefit multiple users of the streets as part of the public realm as well as energy cost reductions. Green Street design incorporates sidewalks and bike lanes to make streets safer for pedestrians, bicyclists, and drivers in addition to their environmental benefits. The U.S. Environmental Protection Agency has more information about Green Streets: <https://www.epa.gov/G3/learn-about-green-streets>

Heat Wave – In Massachusetts, it is defined as three or more consecutive days above 90° Fahrenheit (F). The National Weather Services will issue a heat advisory when the heat index is forecast to

⁴ MassGIS. MassGIS Data: NRCS SSURGO-Certified Soils.

⁵ MassDOER Green Communities Division. [Becoming a Designated Green Community](#).

exceed 100°F for 2 or more hours, and will issue an *excessive* heat advisory when the forecast predicts temperature to rise above 105°F.

Historic Resource – a building, structure, document, or artifact that is listed on the state register of historic places or National Register of Historic Places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.

Household – all the people, related or unrelated, who occupy a housing unit. It can also include a person living alone in a housing unit or a group of unrelated people sharing a housing unit as partners or roommates.

Family Household – Family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people.

Non-Family Households – Non-family households consist of individuals living alone and individuals living with roommates who are not related by birth, marriage, or adoption.

Income Thresholds – the U.S. Department of Housing and Urban Development (HUD) establishes income thresholds that apply to various housing assistance programs. These thresholds are updated annually and are categorized by household size. Medway is part of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

Extremely Low-Income (ELI) – the FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to an individual or family whose annual gross income is the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline. The FY2021 ELI income limits for a household of one is \$28,200 and for a household of four is \$40,250.

Very Low-Income (VLI) – an individual or family whose annual gross income is at or below 50 percent AMI. The FY2021 VLI income limits for a household of one is \$47,000 and for a household of four is \$67,100.

Low/Moderate income (LMI) – an individual or family whose annual gross income at or below 80 percent of the area median income (AMI).⁶ The FY2021 LMI income limits for a household of one is \$70,750 and for a household of four is \$101,050.

Labor Force – all residents within a community over the age of 16 who are currently employed or *actively* seeking employment. It does not include students, retirees, discouraged workers (residents who are not actively seeking a job) or those who cannot work due to a disability.

Living Infrastructure - all the interconnected natural ecosystems within a municipality. This includes the rivers, forests, wetlands, meadows, soils, and the species of plants, animals, microorganisms, and other biodiversity.

Location Quotient – a metric that reveals the concentration of industries. It is a ratio that compares employment by industry between a community—Medway—and a comparison geography— the state of Massachusetts.

Mitigation – a proactive approach to climate resilience that looks ahead to predicted or potential risks and planning accordingly with the intention of reducing or eliminating foreseen threats.

Nodal Development – A dynamic activity center with a strong sense of place that has distinctive elements – one knows when one is entering and leaving the nodal development. These types of

⁶ For purposes of MGL c.40B, moderate income is defined as up to 80 percent AMI.

centers can be pedestrian centered and include mixed-uses to create a multi-function activity center. Downtowns are one type, a larger type, of nodal development. Communities can have multiple nodal developments of various sizes that can serve different areas of the community and/or have different combinations of activities. Nodal development is an alternative development pattern to auto-oriented strip development.

Open Space – land to protect for existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, meadows, wetlands, rivers, streams, lake and pond frontage, scenic vistas, wildlife or nature preservation, and/or land for recreational use.

Road Categories:

Arterial Roads – Arterials are roadways that provide the highest level of mobility at the greatest vehicular speed for the longest uninterrupted distances and are not intended to provide access to specific locations.

Collector Roads – funnel traffic from local roads to arterials and provide an additional layer of access to abutting properties compared to arterials, which usually have limited points of access.

Local Roads – provide access to abutting lands with little or no emphasis on mobility. These local roadways provide direct access to properties along them, have slower posted travel speeds, and feed local traffic onto collector roads.

Safe Yield – the yield or capacity of the Commonwealth’s major river basins.

Subsidized Housing Inventory – a list of housing units in each municipality that count towards the affordable housing stock under Chapter 40B.

Unemployment Rate – the percentage of the labor force who is not employed but actively seeking employment.

Vacancy Rate – the percentage of residential, commercial, office, or industrial properties that are not currently occupied by a household or business.

Wetlands Protection Bylaw – Medway’s local ordinance that provides additional protections for wetlands, water resources, and adjoining land that go beyond the Massachusetts Wetlands Protection Act, including a 25-foot no-disturb zone. Activities within these resource areas are subject to approval by the Conservation Commission.

ACRONYMS

40B	Comprehensive Permit, per MGL Chapter 40B
AADT	Annual Average Daily Traffic Counts
ACS	US Census Bureau's American Community Survey
ADA	Americans with Disabilities Act
ADD	Average Day Demand
ADU	Accessory Dwelling Unit
AMI	Area Median Income
APR	Agricultural Preservation Restriction
ARCPUD	Adult Retirement Community Planned Unit Development
AVT	Average Weekday Trips
BDR	Baseline Document Report
CHAS	Comprehensive Housing Affordability Strategy
CIP	Capital Improvement Program
COA	Medway Council on Aging
COVID-19	Coronavirus known as SARS-CoV-2
CPA	Community Preservation Act
CR	Conservation Restriction
CRB	Community Resilience Building
CRPCD	Charles River Pollution Control District
CSA	Community-Supported Agriculture
CTPS	Central Transportation Planning Staff
DCR	Massachusetts Department of Conservation and Recreation
DDS	Massachusetts Department of Developmental Services
DEP	Massachusetts Department of Environmental Protection
DHCD	Massachusetts Department of Housing and Community Development
DMH	Massachusetts Department of Mental Health
DOE	Massachusetts Department of Education
DOR	Massachusetts Department of Revenue
DPW	Medway Department of Public Works
EMS	Emergency Medical Services
EMSI	Economic Modeling Specialists, Intl.
EOC	Emergency Operations Center
EOLWD	Massachusetts Executive Office of Labor & Workforce Development
EV	Electric Vehicle
FEMA	Federal Emergency Management Agency
FIRMs	Flood Insurance Rate Maps
FY	Fiscal Year(s)
GATRA	Greater Attleboro and Taunton Regional Transit Agency
GIS	Geographic Information Science
HAMFI	Areawide Median Family Income set by HUD
HPP	Medway Housing Production Plan
HSIP	MassDOT Highway Safety Improvement Program
HUD	United States Department of Housing and Urban Development
I/I	Infiltration and inflow into the wastewater system
IDEA	Medway Inclusion, Diversity, and Equity Advisory Committee
IWRMP	Integrated Water Resource Management Plan

MACRIS	Massachusetts Cultural Resource Information System
MAPC	Metropolitan Area Planning Council
MassDOER	Massachusetts Department of Energy Resources
MassDOT	Massachusetts Department of Transportation
MassGIS	Massachusetts Bureau of Geographic Information
MassWildlife	Massachusetts Department of Fish and Game
MBLC	Massachusetts Board of Library Commissioners
MBTA	Massachusetts Bay Transportation Authority
MCA	Medway Cable Access
MedCC	Medway Cultural Council
MGD	Million Gallons per Day
MGL	Massachusetts General Laws
MHC	Massachusetts Historical Commission
MOE	Margins of Error
MPO	Boston Region Metropolitan Planning Organization
MPC	Master Plan Committee
MS4	Municipal Separate Storm Sewer System
MSA	Metropolitan Statistical Area
MSBA	Massachusetts School Building Authority
MVP	Medway Municipal Vulnerability Preparedness Program
MWRTA	MetroWest Regional Transit Authority
OSRD	Open Space Residential Development
OSRP	Medway Open Space and Recreation Plan 2020
PEDB	Planning and Economic Development Board
R&D	Research and Development
REIS	Real Estate Information Services
SHI	Massachusetts Subsidized Housing Inventory
SOV	Single Occupancy Vehicles
SRTS	Safe Routes to School
SSURGO	Soil Survey Geographic Database
STE(A)M	Science, technology, engineering, (arts,) and mathematics
TIP	Boston MPO's Transportation Improvement Program
TWG	The Warren Group
UMDI	University of Massachusetts at Amherst Donahue Institute, also UMass Donahue
USDA NRCS	U.S. Department of Agriculture's Natural Resource Conservation Service
VFW	Medway Veterans of Foreign Wars Post 1526
WMA	Water Management Act
ZBA	Medway Zoning Board of Appeals

INTRODUCTION

PURPOSE

This report is a detailed compilation of the results of Phase I of the Medway Comprehensive Master Plan 2032 analysis of existing conditions. Phase I focuses on understanding the physical, environmental, cultural, and demographic characteristics of Medway—What was the community like in the past? How has it developed and changed over time? What are the community’s key issues and opportunities?

2009 MASTER PLAN

When the Town’s last Master Plan was completed in 2009 approximately 12,800 people were living in Medway (*U.S. Census Bureau*). Since that time, the town’s population has grown roughly 4 percent—adding about 525 residents. In the late 2000s, the Medway community was particularly focused on creating sound financial management after the Massachusetts Department of Revenue was called in to provide a complete financial management review of the Town. One key change in the structure and functioning of the Town of Medway has been the adoption of a Town Charter in 2008. The Town Charter better defines the responsibilities of the various Town boards and committees and defines a model for much more effective interaction and communication between them

At the same time, the town was experiencing issues with the quality and quantity of drinking water in addition to vehicular and pedestrian traffic safety..

The 2009 Medway Master Plan specifically targeted priorities related to economic development, water quality and quantity, protection of open space, traffic safety, and affordable housing.

The Town accomplished most of the recommendations of the 2009 Master Plan. As of 2015, which is the most current available data, 78 percent of actions recommended by the Master Plan were completed or showed significant progress. Some of the significant accomplishments include the following:

- New committees formed or reconfigured to address goals and actions including forming the Energy Committee, changing the Planning Board to the Planning and Economic Development Board, and forming the Redevelopment Authority.
- Multiple zoning bylaw amendments including improvements to the Open Space Residential Development provisions and the Adult Retirement Community Planned Unit Development provisions; adopted mixed-use zoning; improved Central Business District Zoning; and created the Oak Grove Park overlay zoning district.
- Improved mapping and information exchange, community outreach via the town web site and social media platforms
- Purchased significant amounts of open space land, enabled the creation of the Medway Community Farm, and established a management plan for Open Space.
- Restored the amphitheater; saved and restored the Thayer House and Jacob Ide House.
- Created canoe launches and walking trails
- Completed and Housing Production Plan and activated the Affordable Housing Trust

- Purchased the American Legion Building.
- Route 109 corridor improvements
- Adopted the practice to include sidewalks and road improvements in the capital budget and enhanced the number of crosswalks to be “Alex Handy” crosswalks.⁷

OTHER PLANNING INITIATIVES

The Town has undertaken a variety of effective planning efforts in the past decade including:

- Housing Production Plan, 2016
- Open Space and Recreation Plan, 2020
- Oak Grove Area Urban Renewal Plan, 2017
- Municipal Vulnerability Report, 2020
- Hazard Mitigation Plan, 2018
- DPW Integrated Water Resources Management Plan, 2019
- DPW Sidewalk and Roadway Improvement Plan, 2018
- Town Wide Facilities Study Report, 2020

Using these planning studies and reports and others as an important foundation, this current effort by the Town of Medway to create a comprehensive master plan will provide local policymakers with a roadmap to shape future development, prepare for future challenges, and preserve its existing community. The Plan will pay particular attention to areas of Medway undergoing development pressure as well as areas that could offer transformation opportunities, particularly the Route 109 corridor.

A comprehensive master plan is a way to respond to change over time. It is a long-range (10-year) visionary plan for the community’s physical evolution. This plan helps the community imagine—and create—a better future. The existing conditions component of the planning effort helps the community understand trends, issues, and opportunities in the community and regionally to lay a foundation for the plan itself.

The basic components included in the Medway Master Plan will be:

1. An analysis of existing conditions that builds on past and current plans with the most current available data and identifies key trends, challenges, and opportunities
2. A ten-year community vision with measurable goals to support the vision—the vision and goals will set the stage to identify appropriate, effective, and feasible strategies
3. Specific regulatory, programming, and physical improvement strategies that work together to reinforce the community’s vision and goals and provide informed balance between competing interests and values
4. A five-year implementation action plan that includes specific municipal actions, scheduled expansion/replacement of public facilities and infrastructure, anticipated costs and revenue, and a process/schedule for regulatory amendments

Although these components are listed sequentially, this type of process should be iterative and flow between components at times. Future components will likely inform analysis completed in earlier phases.

⁷ Alex Handy was a Medway resident who was tragically killed at age 13 in a bicycle accident at age 13.

The Medway Comprehensive Master Plan will comply with all statutory requirements per MGL c.41 s.81D. The Plan must be locally approved by the Planning and Economic Development Board and filed with the Massachusetts Department of Housing and Community Development. The topical elements that the existing condition report addresses are as follows:⁸

- Land Use
- Transportation
- Economic Development
- Housing and Demographics
- Historic and Cultural Resources
- Open Space and Recreation
- Natural Resources
- Public Facilities and Services

Additionally, the themes of sustainability and resilience are integrated throughout the report to highlight the town's ongoing challenges, significant progress, and potential opportunities related to these issues.

⁸ Note that the elements of this existing conditions report include slight modifications to the statutory requirements for a master plan per MGL c.41 s.81D. The statutory elements are listed as follows: Land Use; Housing; Economic Development; Natural and Cultural Resources; Open Space and Recreation; Services and Facilities; and Circulation.

Medway Community History and Regional Context

Medway is located southwest of Boston between interstates 495 and 95 and bisected by Route 109 (Main Street). The community's proximity to these major transportation corridors is a critical driving factor of issues and opportunities for the community and the region, creating development opportunities, growth pressures, and demands on environmental resources. Medway is bordered by the Charles River and the towns of Holliston, Millis, Norfolk, Franklin, Bellingham, and Milford.

Medway has always had a close relationship to nature and to the land, from its long agricultural history to its tapping of the Charles River as a source of power, to its current wealth of protected open spaces. According to the UMass Native American Trails Project, Medway is located near the border of the historic Nipmuc and Wampanoag tribal territories. Medway's colonial-era development began with its formation as an agricultural community and its subsequent growth and adaptation to the area's changing economic needs. Incorporated officially in 1713, what started as a small agricultural community expanded to include light industry, and the Town eventually established larger mills and factories.

The industrial expansion drove a housing boom and established village centers. However, like in many New England towns, times and economic need changed and mills and their goods were no longer in demand. While many of the mills fell into disrepair or were destroyed by fire, some stand today to provide housing—the Sanford Textile Mill—or space for small businesses. Medway has evolved into a “bedroom community”, with many residents commuting to surrounding cities and towns for work. This was aided by the construction of I-495 in the 1960s and subsequent highways in the area that provided commuters easy access to nearby cities and towns.

The town has a total area of 11.5 square miles. Originally, the town of Medway included the land that is now Millis. Today, Medway's residents enjoy conservation and recreation areas: 538 acres of the community's total land area (7.3 percent) is permanently protected as open space. Even as the population grows, the town retains active farms as well as several parks, trails, and other recreation opportunities, such as Choate Park, and protected natural open space areas.

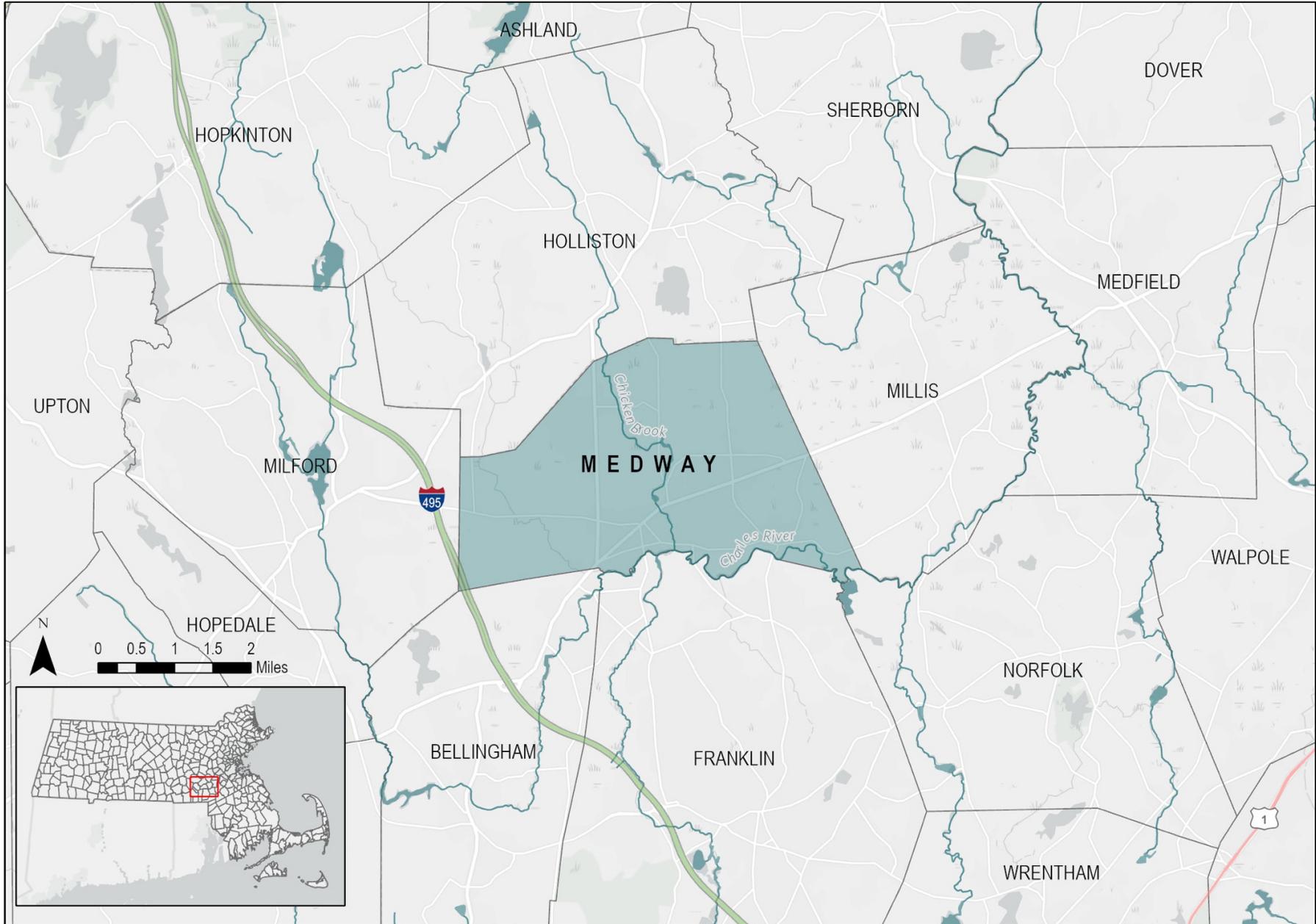
While Medway has several important intersections and nodes, there currently is no defined downtown district. Though Main Street/Route 109 hosts significant retail square footage in shopping centers, its automobile-oriented development pattern make does not give Medway a unique character.

In the past 100 years, the town experienced two major periods of significant growth: between 1950 and 1970, the population more than doubled from about 3,700 to almost 8,000, and in the 20 years between 1980 and 2000, the population grew almost 50 percent from about 8,500 to almost 12,500. The Town of Medway has experienced some additional population growth over the last several decades and is presently home to 13,325 residents. While the population is growing somewhat, it is also aging. The Metropolitan Area Planning Council (MAPC) projects that the older population will continue to increase in size and the younger population will continue to shrink through 2030.

Medway has several historic and cultural resources, including two National Register historic districts: the Rabbit Hill Historic District and the Medway Village Historic District. The rich history of the town is reflected in these areas. Preserved historic buildings include former mill buildings, municipal and religious buildings, and residential buildings.

Medway Locus Map

Prepared by JM Goldson LLC

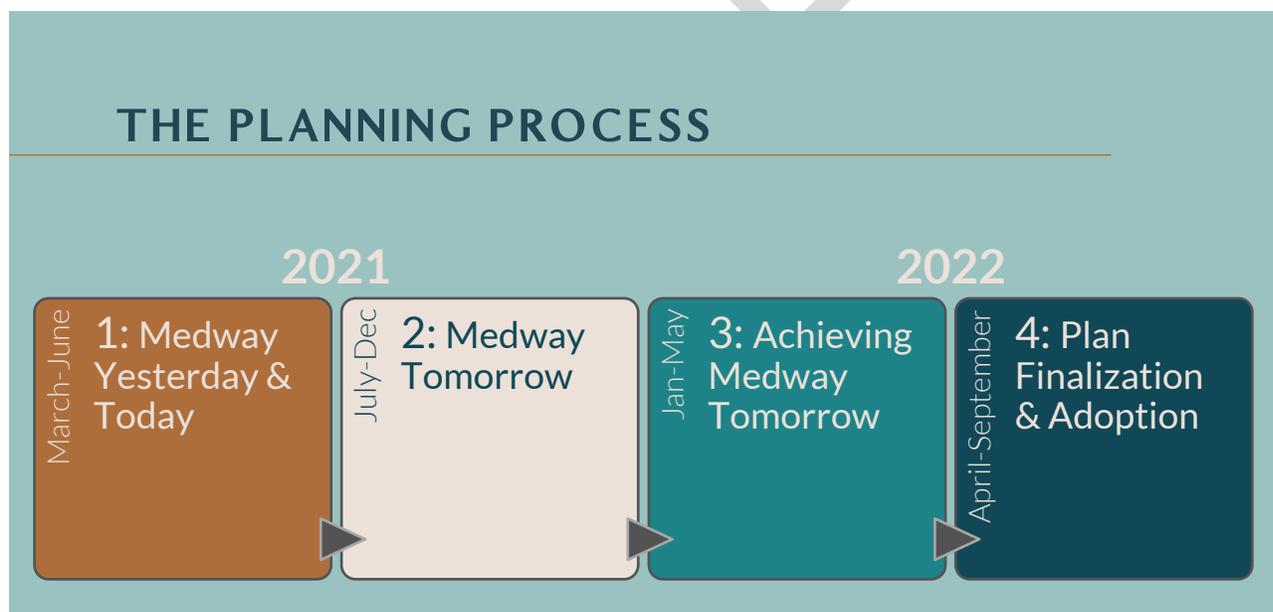


PLANNING PROCESS & APPROACH

The project team’s approach to the Medway Master Plan planning process is based on the belief that facilitating a meaningful, accessible, and inclusive process is as—or arguably more—important than the final plan report itself. Facilitating collaborative and highly interactive community engagement that utilizes a wide variety of engagement tools is critical to this planning effort.

To create a meaningful and effective Master Plan the elements of the plan are not planned in silos, but rather integrated systematically so that they consider and reinforce each another—and support the regional planning framework. The structure—and flexibility—of the planning process is critical to reaching a substantive understanding of the system.

The schedule for completing the Master Plan is roughly 18-19 months—beginning in March 2021 and wrapping up in October 2022. The planning process consists of four phases: 1. Medway Yesterday and Today; 2. Medway Tomorrow; 3. Achieving Medway Tomorrow; and 4. Plan Finalization and Adoption. This report presents the findings from the Existing Conditions Analysis in Phase I.



PHASE I

The Master Plan process launched in March 2021 with Phase I. The town’s consultant team reviewed all relevant plans and studies and gathered current data to understand existing conditions and identify key issues and opportunities. The consultant team also held focus groups and interviews to help identify issues and opportunities to inform the Existing Conditions (EC) Report. The EC Report includes detailed analysis presented in eight element chapters:

1. Land Use
2. Housing and Demographics
3. Economic Development

4. Historic and Cultural Resources
5. Natural Resources
6. Open Space and Recreation
7. Transportation
8. Public Facilities and Services

PHASE I PROJECT SCHEDULE

The project team executed an ambitious schedule for Phase I. The project kicked-off with a community tour and public meeting with the Master Plan Committee (MPC) in April 2021. In May, the team held nine focus groups, a community forum on May 24th, and 34 interviews of local officials including board members and staff to gain a better understanding of key issues and opportunities and to help focus the direction of data collection and analysis of existing conditions. The team submitted a first draft of the Existing Conditions report on June 17, 2021, for the MPC’s review and submitted a second draft for public review on August 26, 2021.



SUMMARY OF KEY FINDINGS: FOCUS GROUPS AND INTERVIEWS

From May 12 to May 20, 2021, the consultant team conducted nine focus groups with Medway stakeholders on the following topics: open space and recreation, natural resources, historic resources, human services, economic development, arts and culture, schools, transportation, and housing. Participants discussed each topic and identified strengths and opportunities to leverage as well as challenges or issues to overcome. In addition, between April and August the consultant team conducted 34 interviews with members of the MPC, Planning and Economic Development Board, Select Board, Department Managers, and the Town Manager.

Some key challenges identified in the focus groups and interviews were transportation and accessibility challenges; multiple capital needs including a new public safety building and town hall and water and wastewater infrastructure investments; the lack of both a central community space and a vibrant downtown; and tensions surrounding increasing development versus the preservation of open space and a small-town feel.

REPORT CONTENT AND ORGANIZATION

The report is organized in eight chapters—one for each element—that summarize key trends and challenges, provide an inventory of existing conditions, and offer conclusions that identify key trends that emerged through the analysis.

Recognizing the importance of promoting a long-term livable and resilient Medway community, the following sustainability principles are woven throughout the element chapters. A livable community, as inspired by the Living Community Challenge (<https://living-future.org/lcc/>):

- Provides nurturing places that promote healthy lifestyles for everyone and support nature-based climate solutions.
- Contributes more than it takes with respect to water, soil, and energy. With a focus on conserving and generating energy, collecting, and retaining soil nutrients, and capturing and treating water.
- Sees properties designed to be multi-functional. Nothing has only a single purpose; everything has multiple benefits to the community and environment.
- Provides regenerative, resilient, and connected spaces for people and natural ecosystems even in the most developed portions of the community.
- Is equitable and creates places that are walkable, bikeable, and include affordable housing and public transportation.

In brief, this report consists of the following chapters:

Chapter 1: Land Use. This chapter describes Medway’s land use patterns and the zoning regulations that shape the community.

Chapter 2: Housing and Demographics. This chapter describes Medway’s demographics and housing stock and illustrates issues concerning the preservation and development of housing in the community.

Chapter 3: Economic Development. This chapter describes Medway’s economic conditions – including the factors that drive them—and identifies regional and local issues related to supporting and strengthening the local economy.

Chapter 4: Historic and Cultural Resources. This chapter describes Medway’s historic and cultural resources—both physical and social—and identifies issues affecting preservation and community building.

Chapter 5: Natural Resources: This chapter details Medway’s existing natural resources, many of which can provide important nature-based climate solutions that help reduce emissions, mitigate floods and extreme heat, and ensure local food security.

Chapter 6: Open Space and Recreation: This chapter describes Medway’s recreational amenities and open space resources and identifies issues and opportunities to support local recreational needs and open space conservation.

Chapter 7: Transportation. This chapter outlines Medway’s existing transportation network, including public transportation and multi-modal facilities, describes ongoing local initiatives, and identifies considerations for future transportation and circulation planning.

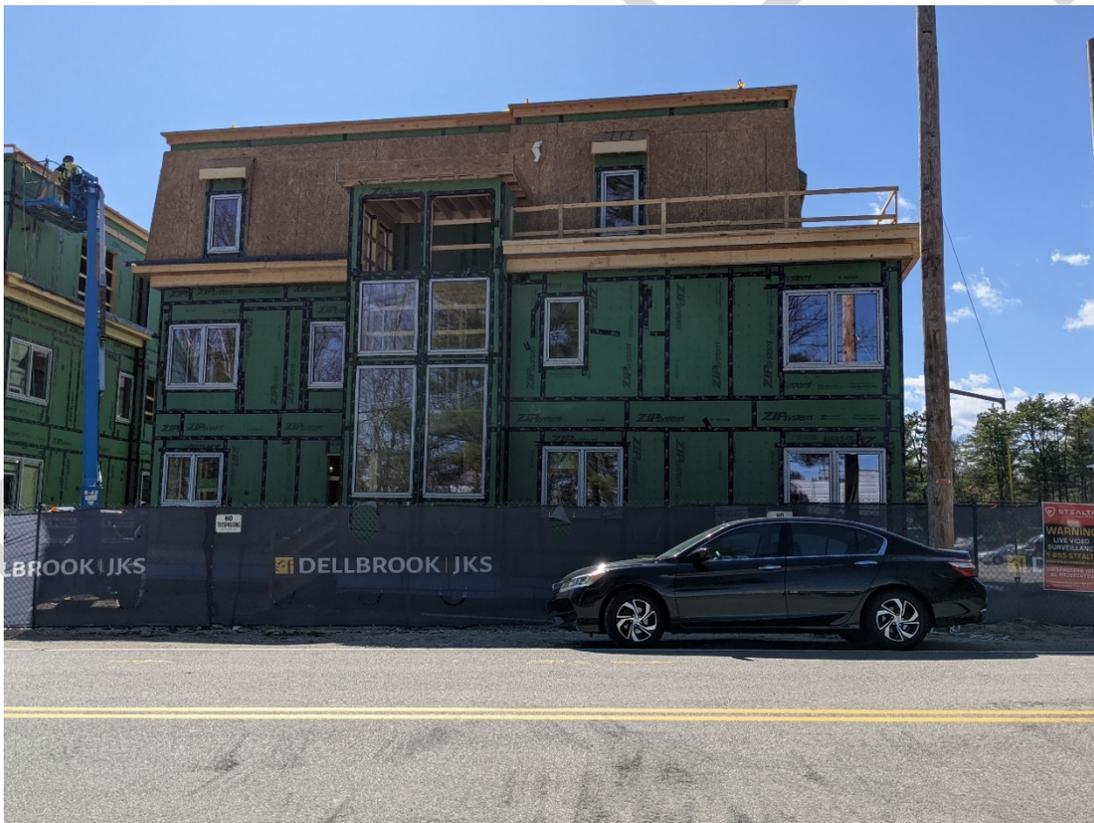
Chapter 8: Public Facilities and Services. This chapter details Medway’s existing public facilities and services and proposes considerations to help meet the needs of the community.



KEY FINDINGS

This report includes extensive, data-driven analysis for each element. Below is a summary of a few key findings.

1. **Land Use:** While Medway has several nodes with commercial uses and historic buildings that provide primarily vehicular-oriented access via several major streets, it lacks a distinctive town center. Route 109 exhibits auto-centric sprawl patterns with 1950s-60s originated shopping plazas and strip mall commercial development. The density of future nodal development alternatives with mixed residential and commercial uses would consume less land, provide greater mobility alternatives including pedestrian and bicycling modes, and reduce energy consumption and emissions for a more sustainable land use pattern.
2. **Housing and Demographics:** Diversifying the housing stock with an increase in rental units, multi-family dwellings, and smaller units is important to meet the needs of current residents of the community and to make the town more welcoming and inclusive to all. Medway's population is also aging, indicating a need for an increase in smaller and more affordable units.



Glen Brook Way residential development. *Source: JM Goldson*

3. **Economic Development:** The Town faces daytime population drain resulting from net negative commuter flows – approximately 3,600 more people leave Medway for work than come to town for work (these are based on pre-COVID figures). Increasing the number of jobs in Medway would help support commercial uses and amenities that serve residents, as well, while diversifying a tax base that relies overwhelmingly on single family residences (71

percent of all assessed value). Effective redevelopment of portions of Route 109 could add dense, mixed-use areas that create a more walkable environment, create retail footprints more in line with 21st century demands for space, allow for shared parking configurations between commercial and residential uses, and welcome new businesses – all without replacing or adversely impacting neighborhoods.

4. **Historic and Cultural Resources:** Medway has the potential to preserve and celebrate its history and culture while also ensuring wise stewardship of the town’s resources and reducing negative impacts on the environment. Historic preservation and sustainability are very compatible as the preservation and reuse of historic buildings reduces resource and material consumption, puts less waste in landfills, and consumes less energy than demolishing buildings and constructing new ones. Medway has a wealth of historic resources but there are no Local Historic Districts, which offer protection to historic resources, and minimal other protections, leaving the community’s irreplaceable historic resources at risk.

Medway has several cultural resources, including a well-loved community library with a makerspace, town-wide events, and many people dedicated to the arts. However, with a lack of event space and dedicated centers for arts and culture, access to the arts can be limited. Supporting the arts in a town like Medway is beneficial for the artists themselves and also allows the town to become more unique and desirable. This leads to a thriving community culturally and economically.



Medway Public Library. *Source: Tim Rice Photo*

5. **Natural Resources:** Medway’s landscape offers a wide range of natural resources, each providing benefits to the people and wildlife that live here. These resources include fertile soils that support local food production, the trees and forested areas that help cool and clean the air while capturing carbon, and water resources that supply homes and businesses, as

well as providing habitat and scenic views. The Town continues to make coordinated efforts to conserve and sustain these resources; however, pressure from development and population growth, and the uncertainty associated with climate change, will require continued vigilance to ensure the function of Medway's natural systems and resilience to future hazards.

6. **Open Space and Recreation:** Through the collective efforts of Town boards and committees and local volunteer groups, there has been significant progress in land conservation and trail development in the Chicken Brook corridor. Continuing to protect land can help prevent the loss of tree canopy and slow the increase in impervious surface area that can make the town more vulnerable to hazards. Medway currently has about 10.9 percent of land protected for open space and recreation. Compared to nearby communities, Medway has a lower proportion of protected open space than Millis (36.6 percent) and Holliston (24.6 percent).

For the health of the community's open spaces, all species in Medway, and the residents, further connections and expansion of this network would provide significant benefits. This would better integrate the open space network with the developed areas of the community, interrupt impervious surfaces, provide space for additional tree and vegetative cover, and increase the ecosystem services provided by the living infrastructure on these parcels.

Medway has made significant investments to increase the capacity and diversity of athletic facilities, both on school properties and in Town parks. The numerous sports leagues and other organized outdoor activities require extensive coordination by Town staff and volunteers. Ongoing maintenance and management of these facilities will require dedicated resources to ensure the longevity and functionality of these important recreational assets. The Town has also identified the need for improvements at secondary ball fields and playground areas, including the VFW softball field and Winthrop Street Playground, and additional park facilities on the west side of the community.



Choate Park Playground. *Source: Tim Rice Photo*

7. **Transportation:** Transportation issues identified during the formulation of this chapter centered around the desires for improving connectivity and safety for all users within Medway, but with particular attention to pedestrians, transit users, and cyclists. Medway is a growing and changing community, and accounting for these demographic and physical changes is key to evolving the existing transportation system to serve all users. Changes to the transportation infrastructure and how it interfaces with land uses also provide opportunities to reduce energy consumption and emissions related to vehicle trips. This not only will benefit the health of residents, it will also provide more equitable transportation options and create greater opportunities for the human interactions that build the strength of the community and community resilience.
8. **Public Facilities and Services:** The Town does an excellent job of creating a thorough and thoughtful Capital Improvement Program (CIP) covering five years' worth of planned improvement projects. There are some buildings, particularly the schools, public safety buildings, Town Hall, and the VFW hall which need substantial repairs, expansions, or even new facilities. The status of the Town's drinking water and wastewater systems are constraining future growth, as well as the ability of properties around Medway currently on septic to benefit from any future wastewater extensions. The water and wastewater infrastructure have significant needs including a new water treatment facility that is currently in the design phase and wastewater improvements including purchasing capacity from the district within two years, installing flow meters to verify and quantify flow every 10 years, addressing infiltration issues to boost capacity, and purchasing CCTV equipment for sewer inspections.

Several of these capital expenditures will need to be addressed over the next 5-10 years. Each of these projects is an opportunity for sustainable design and construction of municipal facilities and grounds. Such facilities will save energy and money over their lifetime and provide inspiration and education for residents and business owners.

Future residential growth will continue to place demands on town services, particularly those that serve the growing senior population. It is anticipated that call volumes and responses to medical requests will rise, as will demands on senior services such as transportation, wellness checks, and programming at the Senior Center. Given the ages of some buildings and demands on current staff and facilities, there may be opportunities to combine multiple facilities in a new building or look at regionalizing services with other communities to add capacity without needing to hire more staff.



Medway Senior Center. *Source: Tim Rice Photo*

NEXT STEPS

Expect to see the project team out and about at a variety of community events as Phase II rolls out this summer. Phase II will focus on meaningful engagement with the community to develop a ten-year community vision and goals for the Master Plan—both overall and for each element. The engagement process will be structured to identify tensions, choices, and alternative visions and goals. Community engagement is always critical—but particularly in this phase. The project team will create an effective outreach and engagement plan to reach as many members as possible of the community with special focus on reaching community members that are less likely to participate in town events and meetings.

This phase and engagement will be enhanced through the interactive project website at <https://medway-master-plan-jmgoldson.hub.arcgis.com/> where community members offer input,

obtain information, and follow the progress of the project, as well as a community survey and other activities.

The outcome of these multi-faceted community engagement efforts will be a draft ten-year community vision statement and goals that will be completed in December 2021.

DRAFT

CHAPTER 1: LAND USE

INTRODUCTION

Land use is a term to describe the way land within a municipality is used to serve a variety of purposes. Those may include housing people, civic and institutional services, jobs and economic activity, education, recreation, natural resource provision and protection, or roads, utilities, and infrastructure. Land use can refer to the way space is used in certain neighborhoods, the types of retail stores in the central business district, the use of open space and natural resources, or the placement of certain industrial uses. Land usage changes and grows over time as communities experience economic or cultural changes, including increasing population or shifts in the economic draw or activity of the area. The way that land is used can shape people's perceptions of a place, its desirability, and its economic value. Land use is also directly connected to the community's transportation infrastructure and can contribute to energy demand or conservation.

The zoning rules and regulations of a community have an impact on the way land is used in that community, regulating both the natural and the built environment. Zoning provides the regulatory framework to develop or preserve land, guiding allowable uses, building height and placement, the interface with the transportation network, and more. This chapter will discuss land usage in Medway as well as zoning regulations that have shaped the town's development.

Trends and Issues

- While the multi-family overlay allows for more diverse housing types, single-family residential zoning is still very prominent in Medway and single-family residences occupy almost half of the land in the town.
- More than 11 percent of land in Medway is publicly owned, while only 2 percent is occupied by commercial uses. Large areas in Medway are dedicated to energy generation and transmission.
- While Medway has several nodes with commercial use and historic buildings that are easy to access via several major streets, it lacks a distinctive town center.
- Single-family zoning leads to a more sprawling land use pattern, while the nodal alternative would concentrate a mix of uses in smaller, more dense zones to consume less land, provide greater alternative uses, and reduce energy consumption and emissions.
- There is tension within Medway among residents who value the small-town feel and plentiful open space and those who see the need for increased development to meet housing and business needs.

INVENTORY OF EXISTING CONDITIONS

LAND USE PATTERNS

Medway's earliest colonial settlements developed along Village Street, an East/West artery through the town. Prior to this settlement, the land was occupied by the Nipmuc people, who lived on and used the land before recorded history until English settlers claimed it.

The West Medway meetinghouse, built in the 1750s on Village Street, helped form a local highway network and encourage settlement around the area.⁹ By the early 1800s, Route 109 ran through Medway as Main Street. The development of mills in the town—primarily along the Charles River—formed more local street patterns, and residential settlement increased due to economic activity. The 1800s saw growth in Medway Village and into side streets north of the Village, with construction of homes, churches, and businesses. During this period, Medway Village was the town center, with most town activity taking place in this area.

By the late 1800s, Medway had an established rail and road system with east/west trolley routes through the town. The Sanford wool mill was established – one of the few remaining mill buildings in the area; however, by the 1930s most rail routes in the area were abandoned, leaving Route 109 as the primary artery through town. At this time, most textile mills closed as economic needs of the area shifted. Many fell into disrepair or were destroyed.

After World War II, the town saw rapid population growth and many housing developments were built to accommodate the growth. The construction of I-495 in the 1960s eased access to Boston and helped Medway’s transition into a commuter town, and around the same time larger businesses were constructed.¹⁰

Medway’s long history shows its transition from a primarily agricultural town to a mill town, to its current state as a primarily residential town, with pockets of business, culture, and agriculture.



Medway Village. Source: Tim Rice Photo

⁹ MHC Medway Reconnaissance Survey Town Report

¹⁰ 2009 Medway Master Plan

Current Land Use Composition

To understand Medway’s current land use composition, we can look at MassGIS data from the town, detailed in the following table and land use map. Over 55 percent of land in the town is used for residential purposes, the majority of which is single-family. About 3 percent of land (215 acres) is used for mixed-use residential (residential structures with other uses, such as retail or community space), and 3 percent (217 acres) is used for multifamily buildings with four or more units in the building.

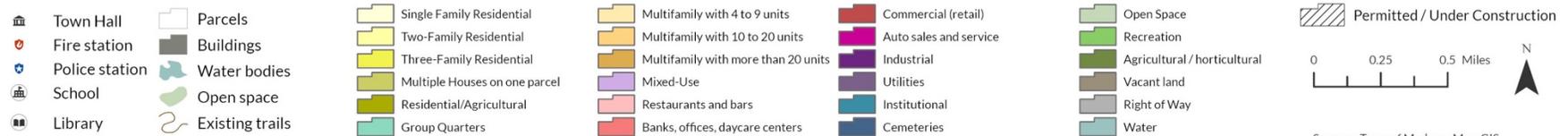
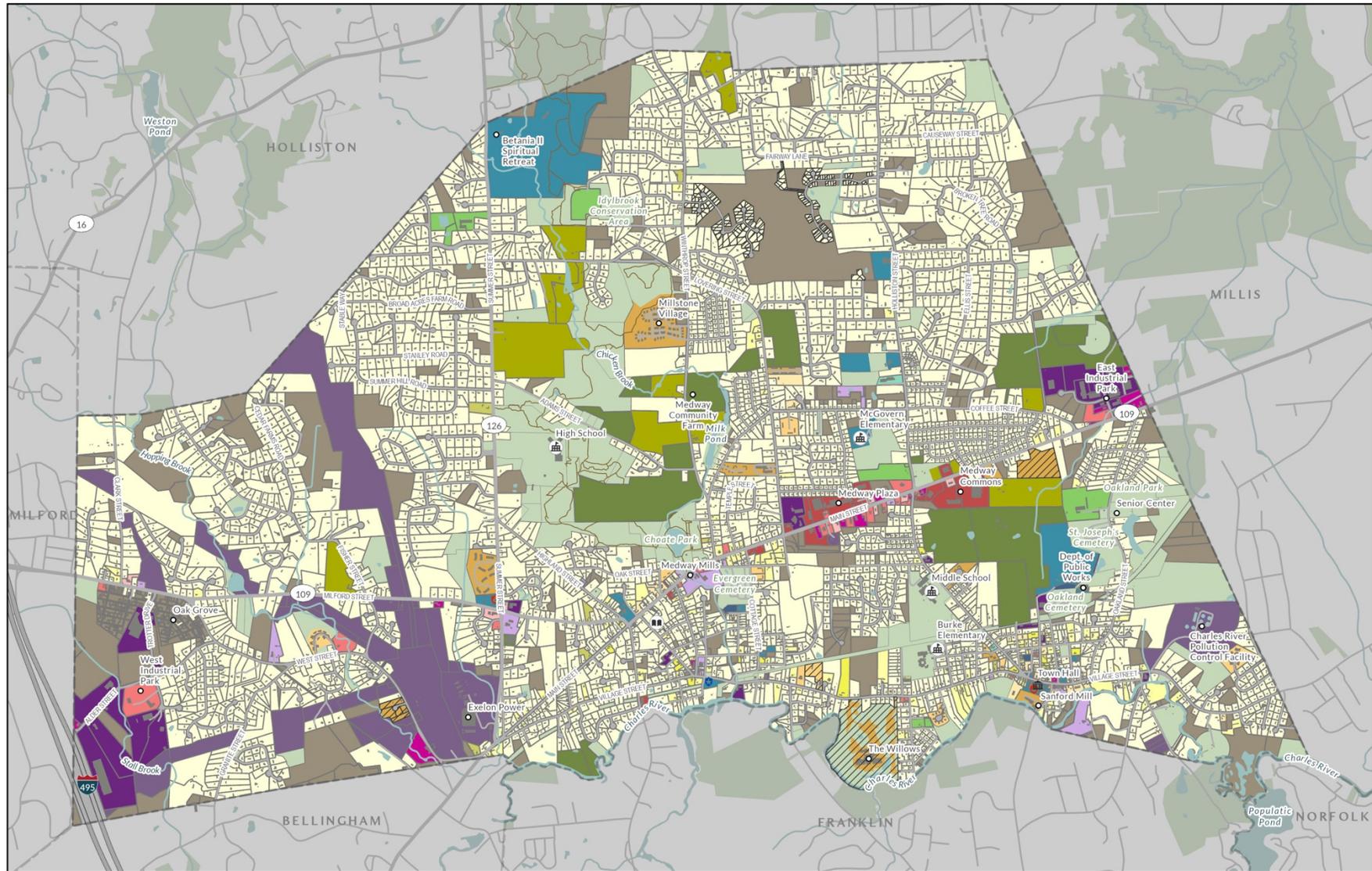
Commercial uses, such as restaurants, offices, and retail, make up less than 2 percent of acreage in the town. Industrial uses occupy a little more than 7 percent of land in the town – this land use includes utilities such as the Exelon Power site. Institutional usage, such as municipal or religious buildings or cemeteries, occupies about 5 percent of town land.

The remainder of land in Medway is classified as open space or other (water or right of way). Almost 8 percent of Medway’s land (563 acres) is designated open space, and 48 more acres are specifically for private recreational use. More than 300 acres is used for agricultural and horticultural purposes. About 828 acres (11 percent of land) are vacant, with no designation.

CURRENT LAND USE COMPOSITION

Category	General Use	Area (acres)	Percent
Residential	Single Family Residential or Residential/Agricultural	3,769	50.5%
Residential	2-3-Family Residential/Multiple Houses on One Parcel	115	1.5%
Residential	Multi-Family and Group Quarters	220	2.9%
Residential	Mixed-Use (including residential)	25	0.3%
Commercial	Commercial	112	1.5%
Commercial	Mixed-Use (no residential)	8.3	0.1%
Institutional	Institutional	306	4.1%
Industrial	Industrial	549	7.4%
Open Space	Protected Open Space ¹¹	563	7.5%
Open Space	Agricultural / horticultural	308	4.1%
Open Space	Cemeteries	46	0.6%
Open Space	Private Open Space/Vacant Land	876	11.7%
Other	Water	15	0.2%
Other	Right of Way	556	7.4%
	TOTAL	7,467	

¹¹ Protected Open Space does not include cemeteries, which make up about 46 acres of Medway’s land area.



ZONING REGULATIONS

Zoning is the regulatory side of land use planning. The Town's Zoning Bylaw describes the regulations that are applied to parcels of land and directs property owners on what can and cannot be done with their land. Zoning regulates which uses are permitted on the parcel, where a structure can be placed on a parcel, how tall a structure can be, how much parking is required, how much open space or landscaping must be provided, and the number and size of signage. These regulations shape the built environment and the mixture of uses across the community.

As the Master Plan sets the future direction for the Town and how it may evolve over time, zoning is one of the key regulatory frameworks that can be changed to align with the vision for the community. As such, it can be a significant implementation mechanism. Zoning can help influence—or be influenced by—changes in transportation, housing, the natural environment, economic development initiatives, new public facilities, and more. It is the common thread that links many of the elements of the Master Plan together.

The Town of Medway adopted changes to its Zoning Bylaw in 2020, making that update the most recent. The Zoning Bylaw includes ten base zoning districts, four overlay districts, and one form-based district. The following provides a description of each zoning district and discusses their general purpose and allowable uses.

Residential Districts

Medway's Zoning Bylaw includes three residential zoning districts. AR-I and AR-II are both Agricultural Residential districts, and the third (VR) is Village Residential. AR-I and AR-II both allow for agriculture and detached single-family dwellings, and while AR-I does not allow two-family structures, AR-II allows them with a special permit from the Zoning Board of Appeals. AR-I also has a larger minimum lot size, of 44,000 sq. ft, as opposed to 22,500 sq. ft for AR-2 and VR. Both AR-I and AR-II zones allow for open space residential development, assisted living residential facilities, long-term care facilities, and adult retirement communities with a special permit from the Planning and Economic Development Board. In 2019, the Zoning Bylaw was amended to allow multi-family buildings, apartment buildings, and multi-family developments throughout the multi-family overlay district with a special permit from the Planning and Economic Development Board (PEDB) and the Medway Mill Conversion Subdistrict.

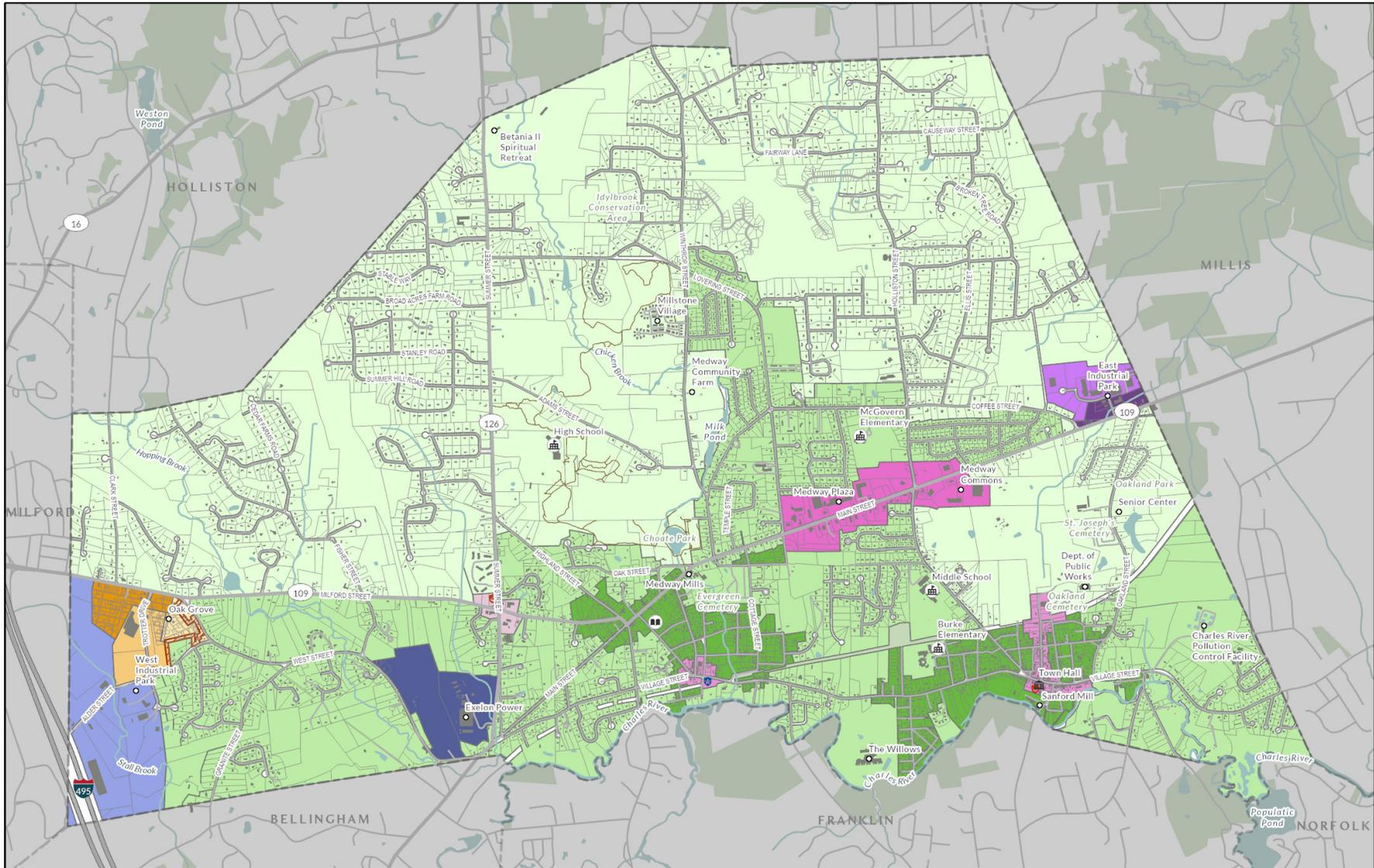
Medway's residential zoning mostly allows for only single-family homes, which make up the bulk of housing in the town.

The Village Residential zoning districts (VR), located on Main Street and Village Street and accompanied by commercially zoned areas, allow for detached single-family houses and two-family houses with a special permit from the Zoning Board of Appeals. All three residential zoning districts allow for Accessory Family Dwelling Units with a special permit from the Zoning Board of Appeals. Accessory Family Dwelling Units must be located on the same premises as a detached single-family dwelling and have just one bedroom. Residence in the ADFU's is restricted to the owners of the property, relatives of the owner, or a caregiver to an occupant of the ADFU or single-family dwelling.

TOWN OF MEDWAY - BASE ZONING DISTRICTS

Prepared by JM Goldson LLC

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- Town Hall
- Fire station
- Police station
- School
- Library
- Parcels
- Buildings
- Water bodies
- Open space
- Existing trails

Base Zoning Districts

- AR-I Agricultural Residential I
- AR-II Agricultural Residential II
- VR Village Residential
- CB Central Business
- VC Village Commercial
- NC Neighborhood Commercial
- BI Business Industrial
- EI East Industrial
- ER Energy Resources
- WI West Industrial

- OGN Oak Grove Neighborhood
- OGBP Oak Grove Business Park
- OGVC Oak Grove Village Center
- Oak Grove Transitional Buffer Zone*

*Note: buffer zone functions as an overlay district, but is provided here for reference



Sources: Town of Medway, MassGIS

Commercial Districts

There are three commercial districts in Medway – the Village Commercial district (VC), the Neighborhood Commercial district (NC) and the Central Business district (CB). The Village Commercial districts are found on Village Street as it passes through the Rabbit Hill and Medway Village districts. The Neighborhood Commercial district is located at the intersection of Summer Street and Milford Street, and the Central Business district is located on Main Street, containing Medway Plaza.



Medway Plaza. Source: *Diversified Funding, Inc.*

The Village Commercial district (VC) permits restaurants, bakeries, and brew pubs, and will permit a restaurant providing live entertainment with a special permit from the Zoning Board of Appeals. Retail sales are also permitted, although shopping centers or stores larger than 20,000 sq. ft are prohibited. The district permits offices and financial institutions, as well as studios and galleries. Most services are permitted, aside from doggie day cares and veterinarians. No automotive services are approved aside from vehicle repair, which needs a special permit from PEDB.

The Village Commercial districts are located around the town’s historic districts of Medway Village and Rabbit Hill.

The Neighborhood Commercial district (NC) has similar restrictions to the VC district. Some different uses include the use of commercial greenhouses or nurseries, which are permitted in NC but not in VC. While VC allows single-family residences, NC does not allow any residential use. The NC district will also allow shopping centers/multi-tenant development with a special permit from the Zoning Board of Appeals.

The Central Business (CB) district is the least restrictive of the commercial districts. Town Meeting approved amendments in June 2021 to incorporate Section 10: Central Business District Development Standards, which are intended to encourage mixed-use development, revitalization

and economic investment, a greater variety of housing, and improve walkability and access. The amendments also include Sustainable Site Design Standards. The CB district allows all retail trade aside from auto parts and outdoor retail sales, with large stores (greater than 20,000 sq. ft) and shopping centers requiring special permits from the Zoning Board of Appeals. It also allows restaurants providing live entertainment and hotels, motels, and inns with a special permit. More entertainment uses are permitted, including movie theaters and commercial indoor amusement with a special permit. The Central Business District in Medway includes Medway Commons, Gould's Plaza, and Drybridge Crossing. The district is less friendly to certain service use types, including repair shops and furniture repair, veterinary hospitals, and kennels, which are not allowed in the CB district but are allowed in NC and VC districts.

Oak Grove Park District

The Oak Grove Area is comprised of 82.2 acres, the northern section of which consists of small multiple parcels known as the “Bottle Cap Lots.”¹² Redevelopment of this area has been difficult due to the unique configuration of these very small parcels with fragmented ownership. Therefore, the Town determined that this area was appropriate for designation as an Urban Renewal Area per M.G.L. c.121B due to the extremely unique configuration of these very small parcels.

Oak Grove Park (OGP) district incorporates the Oak Grove Urban Renewal Area as delineated in the Oak Grove Urban Renewal Plan dated March 2017. OGP is a major gateway into Medway with access to Route 109 and Interstate 495. OGP is an area targeted for development and reinvestment.

The purpose of the OGP district is to promote development that facilitates new investment and creates a vibrant, diverse, connected, and resilient district. The zoning provisions are intended to promote the creation of a public realm with high-quality streetscapes, enhanced outdoor recreation areas, and active public and publicly-oriented gathering spaces that reinforce pedestrian orientation and multi-modal transportation. The zoning is also intended to encourage a range of business development opportunities and high-quality housing production.

Oak Grove Park is a form-based district divided into three different zoning districts that may be guided by a Regulating Plan that illustrates development and design standards specific to each district – Oak Grove Neighborhood (OGN), Oak Grove Business Park (OGBP), and Oak Grove Village Center (OGVC). It is located on the west side of town, bordered by Milford Street to the north and Alder Street to the south. Oak Grove Park uses were defined and added to the Bylaw in November 2019, and regulations can be found in Section 9 of the Zoning Bylaw. Oak Grove Park was identified in the 2009 Medway Master Plan as an area targeted for development and reinvestment.

Industrial Districts

There are four different industrial districts in Medway – Business Industrial (BI), East Industrial (EI), Energy Resource (ER) and West Industrial (WI).

Business Industrial District: The BI district is located on Main Street on the easternmost end of town, on the border with Millis. The Business Industrial district is the only industrial district to allow business uses like retail sales and restaurants, as well as commercial greenhouses and nurseries. It also permits most service uses and will allow automotive uses such as fuel stations and car washes

¹² The Bottle Cap Lots derive their name from a 1920s marketing promotion by Clicquot Club, which awarded small lots to customers with winning bottle caps. These lots were part of a paper subdivision – streets and utilities were never constructed to serve these lots. There were originally over 1,000 lots with an average size of 1,600 s.f.

with a special permit from PEDB. The BI district allows most industrial uses, including manufacturing, research and development, warehouses, and breweries. It does not permit bulk storage, electric power generation, or warehouse/distribution facilities.

East Industrial District: The EI district is in the same location, set behind the BI district away from Main Street and encompassing a larger area. The East Industrial district permits vehicle repair and auto body shops, along with all industrial uses aside from bulk storage, power generation, and gravel/loam/sand or stone removal. It permits select service uses, though is more restrictive than the BI district. The EI district does not permit any business uses aside from commercial indoor amusement and professional office use.



East Industrial Park. Source: MassDOT Pictometry Viewer

Energy Resource District: The ER district is located between West Street and Summer Street on the border of Bellingham and is home to Exelon Power and major Eversource transmission facilities and sub-stations. The Energy Resource district does not permit any agricultural, residential, or business uses, aside from permitting professional or business office use. It does permit all industrial uses aside from contractor's yard or bulk storage. The ER district is the only one to allow electric power generation, including "large-scale ground-mounted solar photovoltaic installations with a rated name plate capacity of 250 kW or more and other Renewable Energy sources".

West Industrial District: The WI district is on the southwestern end of Medway, bordering Bellingham and Milford. The West Industrial district permits similar uses to the East Industrial district, with some differences. The WI district permits hotels and motels but does not permit educational/instructional facilities or any automotive use.

All industrial districts allow municipal use and public utility, as well as indoor commercial amusement uses.

Marijuana related uses are only permitted in industrial districts with a special permit from PEDB. Recreational marijuana establishments are allowed with a special permit in the EI and WI districts. Registered medical marijuana facilities are allowed with a special permit in the BI, EI, and WI districts.

Overlay Districts

Medway has four overlay districts – the Flood Plain District, Adaptive Use Overlay District, Groundwater Protection District, and Multi-Family Overlay District.

The **Flood Plain District** includes flood hazard areas designated by FEMA via the Norfolk County Flood Insurance Rate Map. The purpose of the overlay district is to ensure public safety by reducing threats and eliminating new hazards and potential damage to public and private property. To reduce hazards in flood plain areas, new construction is limited, as are some alterations to existing buildings.

The **Adaptive Use Overlay District** encourages conversion of existing buildings in a way that maintains architectural integrity and promotes historic preservation of the areas. This district includes the Medway Mill Conversion Subdistrict, which includes the Medway Mill building and property. The application of the Adaptive Use Overlay to this district allows multi-family dwellings inside any existing buildings or new buildings on the premises.

The purpose of the Adaptive Use Overlay is to promote economic development and preserve community character.

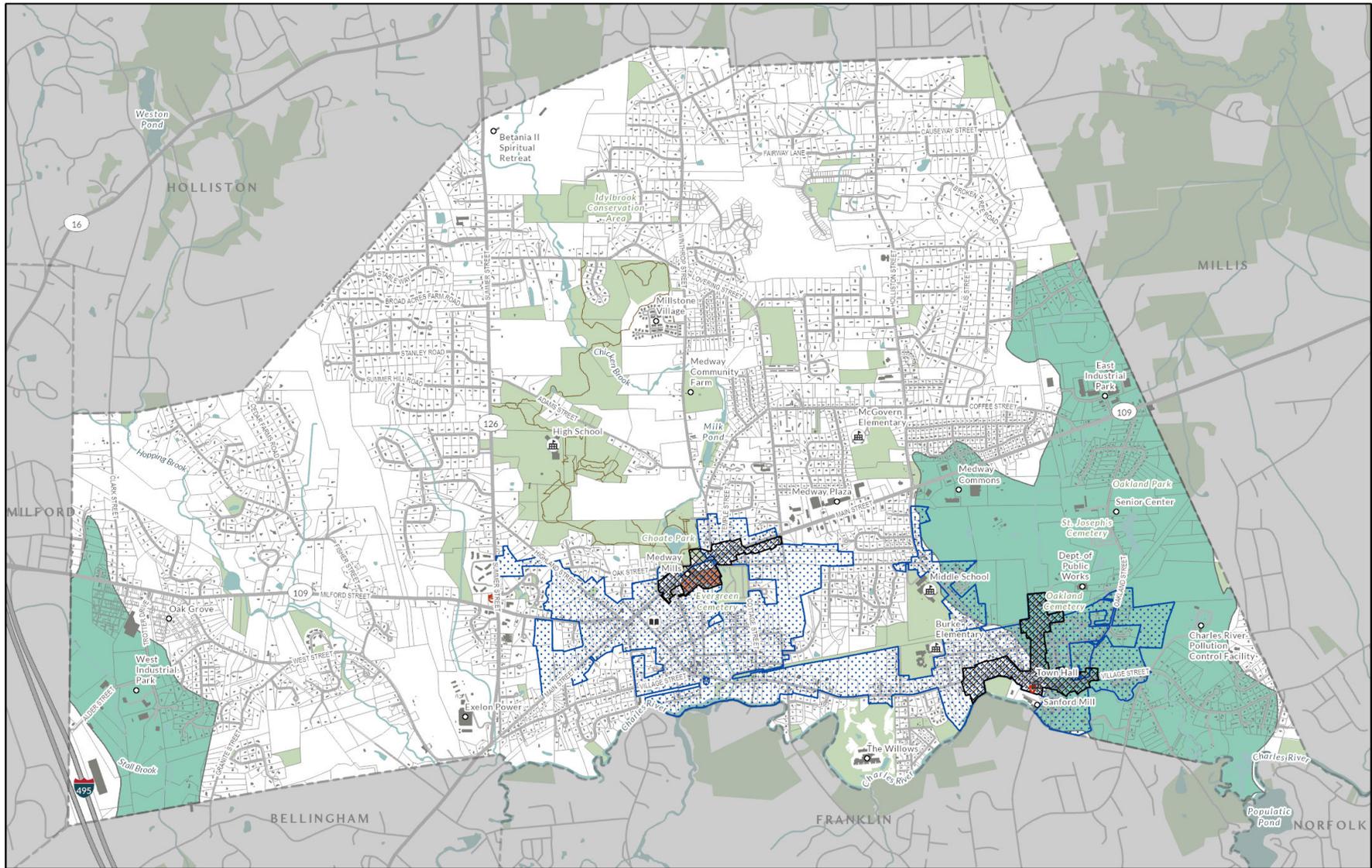
The **Groundwater Protection District**, highlighted in teal on the land use map, applies to all new construction, reconstruction, or expansion of uses in the area. It covers the zone 2 areas per Mass DEP. The purpose of the overlay is to ensure adequate quality and quantity of drinking water and to preserve and protect existing sources of drinking water, as well as protecting contamination of the environment. Some prohibited uses in this district include landfills and open dumps, earth removal, and hazardous waste facilities.

The **Multifamily Overlay District**, depicted on the map with blue dots, is meant to encourage the provision of a diversity of housing types, to promote pedestrian-oriented development, to encourage preservation, and to increase the number of affordable housing units. It allows multi-family buildings by special permit on tracts of land in the AR-I, AR-II, Village Residential, or Village Commercial zoning districts.

TOWN OF MEDWAY - OVERLAY ZONING DISTRICTS

Prepared by JM Goldson LLC

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- Town Hall
- Fire station
- Police station
- School
- Library
- Parcels
- Buildings
- Water bodies
- Open space
- Existing trails

- Overlay Zoning Districts**
- Adaptive Use Overlay District
 - Multifamily Overlay District
 - Groundwater Protection District
 - Mill Conversion Subdistrict



Sources: Town of Medway, MassGIS

Special Regulations

Section 8.1 of Medway's Zoning Bylaw details the **Infill Housing bylaw**, which allows the Planning and Economic Development Board to grant a special permit to construct an infill dwelling unit on an existing lot. The purpose of the bylaw is to increase the supply of affordable housing and to encourage development at a scale and density compatible with neighborhoods in the AR-II and Village Residential districts. There are restrictions on what infill housing can look like, including that it must be a single-family, detached unit with no more than three bedrooms. In the next section (8.2), the Bylaw establishes an option for Accessory Family Dwelling Units (ADUs) to be constructed on single-family lots. As of the writing of this report, the Infill Housing Bylaw has not been utilized in Medway.

Section 8.4 details the **Open Space Residential Development bylaw (OSRD)**, whose purpose is to preserve open space, agricultural land, wildlife habitat, and wetlands and other water resources by encouraging more efficient development that consumes less land and protects most of the space from disturbance. Any tract of land with 10 or more contiguous acres, or that abuts the Charles River, Chicken Brook, or Hopping Brook, can be granted a permit for an OSRD concept plan. Housing, including single-family, two-family, or multifamily structures, is allowed through this permit, as long as 50 percent of the land is left in its natural state. The Town has approved four OSRD developments: Evergreen Meadow (2004), Pine Ridge (2006), Williamsburg (2010), and Charles River Village (2011).

Section 8.5 details the **Adult Retirement Community Planned Unit Development (ARCPUD)**, which aims to develop a variety of housing for senior citizens to accommodate for their long-term needs, including assisted living residences, long-term care facilities, and independent living residences. The PEDB may grant a special permit for an ARCPUD for any tract of land with ten or more acres in the AR-I or AR-II districts. Developments created under the ARCPUD include Salmon Health and Retirement/The Willows at Medway and Whitney Place (225 units) and Millstone Village (80 units).

The **Affordable Housing Bylaw** is detailed in Section 8.6. The purpose of the bylaw is to create housing opportunities for people of varying ages and income levels in Medway. This bylaw requires developments above a certain number of units to have a percent of their units be affordable. Developments of two-family, multi-family, or mixed use of six or more units and single-family of 10 or more units are required to provide affordable units from 10 to 20 percent of the total project size, dependent on the project size as specified in Table 11. In addition, the requirements of this bylaw pertain to approval of a special permit per the Open Space Residential, Adult Retirement Community Planned Unit, and Multi-Family developments. With an Affordable Housing special permit granted by PEDB, the dimensional and density requirements specified in the Zoning Bylaw (Section 6.1) can be waived to increase the number of units.

Other special regulations in the Zoning Bylaw include general provisions for site development, signage, small wind generation systems, wireless communication facilities, home based businesses, and medical and recreational marijuana facilities.

Other Town Regulations Related to Land Use

General Wetlands Protection and Wetlands Protection Bylaws

Wetlands are water filters that trap pollutants in their soils, transform dissolved nitrogen into nitrogen gas, break down solids, and neutralize harmful bacteria.¹³ The Massachusetts Wetlands Protection Act (M.G.L. c.131, Section 40) and its regulations protect wetlands and riverways and require Conservation Commission review of activities within 100 feet of wetlands and 200 feet of riverways. Per Sections 21 of the Medway General Bylaws, the Town has adopted procedures stricter than the state regulations that also require a 25-foot no work zone from freshwater wetlands, marshes, and other water resources as listed in the bylaws.

Stormwater Management and Land Disturbance Bylaw

Per Section 26, of the Medway General Bylaws, which is intended to fulfill the Town's obligations under the Clean Water Act (33 U.S.C 1251 & seq.) and under the Town's National Pollution Discharge Elimination System (NPDES) permit. The purpose includes water protection through the control of stormwater discharge or discharge of contaminated water. The Bylaw establishes a system of regulation of discharges to the Town's Municipal Separate Storm Sewer System (MS4) and requires removal of illicit discharges. Section 26.5 imposes restrictions on land disturbance and construction activity to ensure an adequate erosion and sediment control plan during land disturbance/construction and compliance with the most current Massachusetts Stormwater Management standards regarding operations and maintenance during construction and post construction as well as stormwater design.

Removal of Earth Products Bylaw

Per Section 9.2 of the Medway General Bylaws, no soil, loam, gravel, sand, or other earth materials shall be removed from any lot within the town unless such removal will constitute an exempt operation as hereinafter provided or is done pursuant to a special permit therefor issued by the Board of Selectmen.

¹³ Source: Massachusetts Association of Conservation Commissions, *Conservation Commissions and Staff*, 2016, slide 10. https://cdn.ymaws.com/www.maccweb.org/resource/resmgr/outreach_information_docs/ConComs_and_Staff_Protecting.pdf

CONCLUSIONS

MIXED-USE OPPORTUNITIES

Directing development to denser, mixed-use zones is a good sustainability goal for a town like Medway. The town should review all Zoning districts for mixed-use opportunities and greater density that will create nodes of activity that reduce transportation impacts and energy consumption. Furthering mixed-use opportunities could also address the competing interests of open space preservation and increased housing development by focusing development efforts in specific areas and preserving existing open space and agricultural land outside of those areas. Along with this, the combination of a highly educated workforce and a desire to increase jobs and commercial uses in Medway is a synergy that could be taken advantage of with mixed-use development by creating new office and commercial space in proximity to housing.

DIVERSIFY HOUSING

There are opportunities to diversify the housing stock in Medway by looking for new housing development options in each district and working to remove barriers. Might duplexes and ADUs be allowed by right in some districts if there were design standards in place? Within Oak Grove there are opportunities to meld commercial and residential uses to increase housing diversity as well. Creating zoning to allow for smaller homes, such as cottage development regulations, would help to diversify the housing stock and fit the needs of more household types.

FORM-BASED CODES

Medway has experienced a series of shifts in land use patterns and the supporting transportation infrastructure as modes of travel have evolved and development has continued to expand. Looking forward, the community will have new opportunities to achieve its future land use vision while providing the necessary infrastructure and incorporating sustainability and resilience measures. Creating additional form-based codes to guide redevelopment and infill development in these areas could be one approach to pursuing these objectives while ensuring Medway retain its distinct community characteristics.

CHAPTER REFERENCES

Massachusetts Historical Commission. "MHC Reconnaissance Survey Town Report". Medway, MA, 1980.

Planning and Economic Development Board, Susy Affleck-Childs, Gino Carlucci, and Pat McHallam. *2009 Medway Master Plan*, prepared for the Town of Medway. 2009.

Medway Planning and Economic Development Board, "Town of Medway Massachusetts Zoning Bylaw." Medway, MA, 2020.



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CHAPTER 2: HOUSING AND DEMOGRAPHICS

INTRODUCTION

The characteristics of a town's residents, such as their life stage, wealth, household size, and race/ethnicity, are closely linked to the characteristics of a town's housing stock. The density and mix of housing types is affected by historical development patterns; the regional and local housing market; physical and environmental factors; the regulatory environment; and the availability of land for development or redevelopment. To understand local housing needs and demand, one must also understand local and regional demographic characteristics and trends. This section of the Master Plan will identify Medway's issues and opportunities associated with the preservation and development of housing in the community.

Trends and Issues

- The Town of Medway has experienced population growth over the last several decades and is presently home to 13,325 people, according to 2019 estimates.
- While the population is growing, it is also aging. Like the rest of Norfolk County and the state, Medway has seen an increase in residents over age 65 and a decrease in residents under age 18. Projections indicate that the older population will continue to increase in size and the younger population will continue to shrink through 2030.
- Over half of Medway households (54 percent) are estimated to be single or two-person households. Smaller households are more likely to prefer alternatives to owner-occupied single-family houses, such as rental apartments, because these types of units are often more economically attainable and smaller.
- About 82 percent of Medway's housing units are single-family. Most of the surrounding towns have lower proportions of single-family detached dwellings, although this housing type still makes up the majority in each abutting town. Two- or more family dwellings make up a quarter or more of housing units in Franklin, Millis, and Milford, indicating a more diverse housing stock than in Medway.
- About 90 percent of housing units in Medway are owner occupied, a significantly higher proportion than in Norfolk County, where about 69 percent of its housing stock is owner occupied. Rental units are often home to smaller households and more economically attainable on average than owner-occupied units, therefore providing important market-rate housing options to support changing local housing needs.
- Medway's relatively small rental stock of only 10 percent of total units, combined with a substantial 31 percent decrease in the number of renter-occupied units available in the town, contrasts with regional and state-wide trends.
- On average, incomes are higher in Medway than in the state as a whole. About 44 percent of households earned more than \$150,000 per year in 2019, compared with 23 percent in the state.
- Owner-occupied households earn significantly more than renter-occupied households. The owner-occupied median household income in Medway is \$139,645, while the renter-

INVENTORY OF EXISTING CONDITIONS

Medway’s development began with its formation as an agricultural community and expanded to include light industry, and the Town eventually established larger mills and factories to keep up with economic demand. The industrial expansion drove a housing production boom and established village centers around economic opportunity; however, like in many New England towns, economic need changed, and many of the mills fell into disrepair or were destroyed by fire. Some stand today to provide housing, such as the Sanford Textile Mill, or space for small businesses, such as the Medway Mill.

As described in the 2009 Master Plan, Medway evolved into a bedroom community, with many residents commuting to surrounding cities and towns for work. This was aided by the construction of I-495 in the 1960s and other highways in the area, including Route 109, that provided commuters easy access to nearby cities and towns.

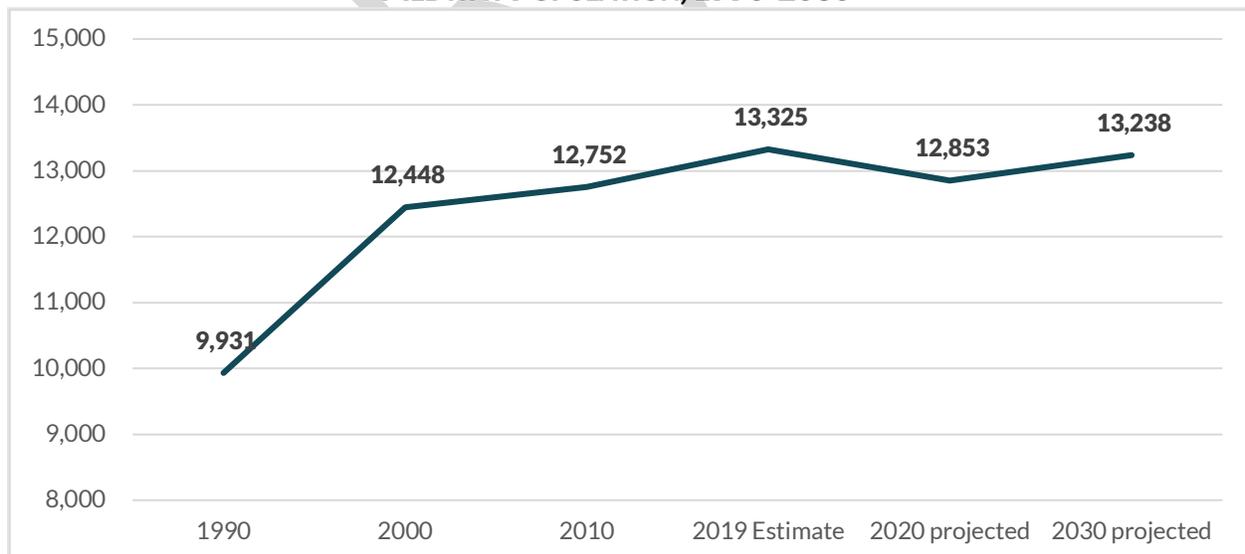
Medway, categorized by MAPC as a Maturing New England Town, has commercial and institutional nodes surrounded by, primarily, single-family neighborhoods with scattered multi-family buildings.

DEMOGRAPHIC CHARACTERISTICS

Population and Household Growth

Medway’s population has grown about 25 percent in the last three decades from about 9,900 residents in 1990 to over 13,300 residents per the 2019 ACS estimates.¹⁴ The most rapid growth occurred between 1990 and 2000 (gaining 2,517 people or about 25.3 percent), and in the years between 2000 and 2019 the town had a 7 percent population increase. The chart below shows the 2015-2019 ACS estimated population as 2019 Estimate figure, and the MassDOT/UMass Donahue population projections as the 2020 and 2030 projected figures.

MEDWAY POPULATION, 1990-2030¹⁵



¹⁴ 2015-2019 American Community Survey 5-Year Estimates

¹⁵ 2015-2019 ACS; US Census; MassDOT/UMDI Projections

From 2010 to 2019, Medway had a 4 percent increase in its population. Medway’s population growth is consistent with regional and state-wide trends. The total population of Norfolk County grew about 4 percent and the state grew about 5 percent in the same period.

While the MassDOT/UMass Donahue Institute projections indicated a projected decline in 2020 population to 12,853, the population is projected to regain by 2030 to just below current estimates. The 2020 projections were likely an underestimate, as the 2019 ACS estimates a total population significantly higher than the MassDOT/UMass Donahue projections.

The number of households in Medway increased 13 percent from 2000 to 2019, from 4,182 to 4,735 households; however, the number of housing units increased at a higher rate, from 4,248 to 4,946 units (a 16 percent increase).

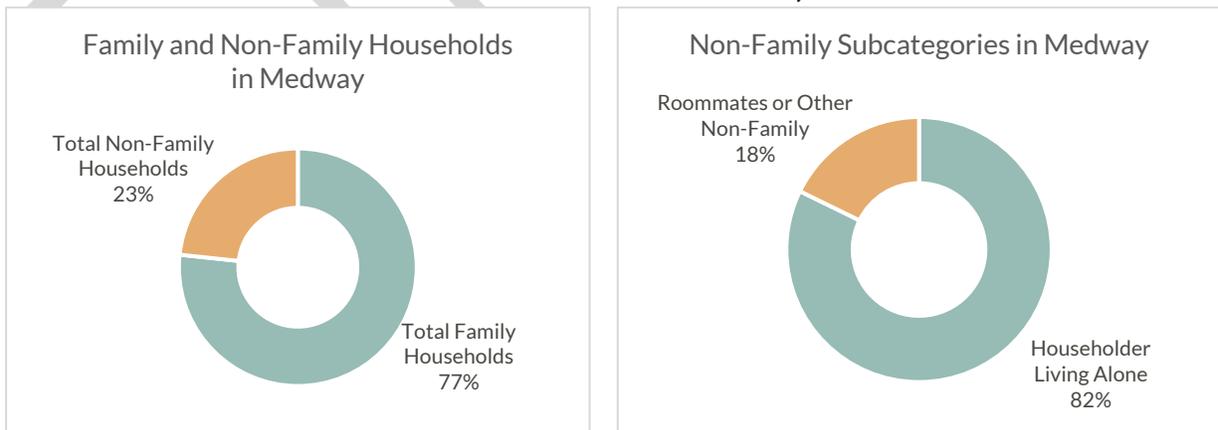
Household Composition

The US Census defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.” The term “non-family households” includes individuals living alone and those living with roommates who are not related by birth, marriage, or adoption.¹⁶

Per the 2019 ACS estimates, Medway had 4,735 households, an increase of about 7 percent from 4,435 in 2010. About 77 percent of these households were estimated to be family households (3,631 households). Of non-family households, an estimated 82 percent of householders live alone (908 residents). This number includes 393 residents that are householders over the age of 65.

About 19 percent of Medway households are people living alone.

MEDWAY HOUSEHOLD COMPOSITION, 2019¹⁷



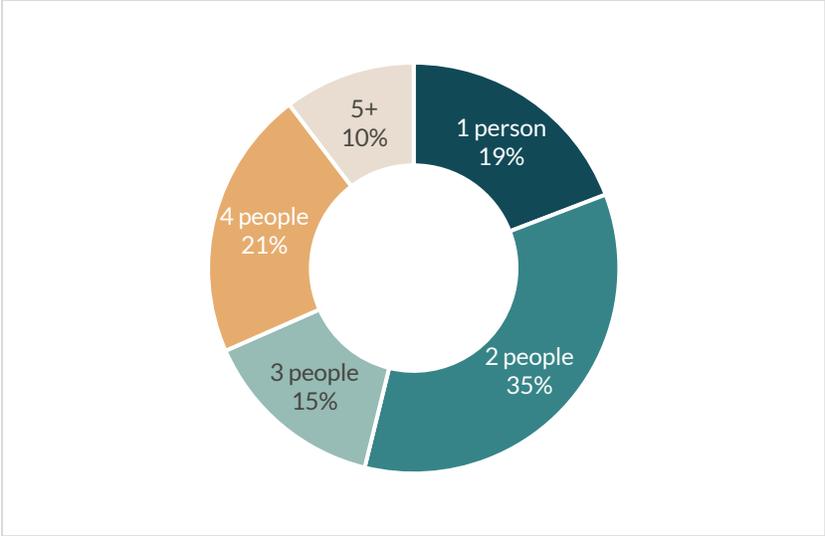
¹⁶ US Census Bureau, Subject Definitions

¹⁷ 2015-2019 ACS Table A10009 and A10025

Of Medway’s family households, 3,016 (83 percent) are married couple family households. About 37 percent of all households have children aged 18 and younger living in the household.

The average household size in Medway was 2.78 persons per household (pph) in 2019, a 2 percent decrease from 2010. This is a larger number than Norfolk County (2.57 pph) and Massachusetts (2.52 pph). Ownership households were on average larger than rental households in Medway (2.88 pph versus 1.96 pph).

MEDWAY HOUSEHOLD SIZE, 2019¹⁸



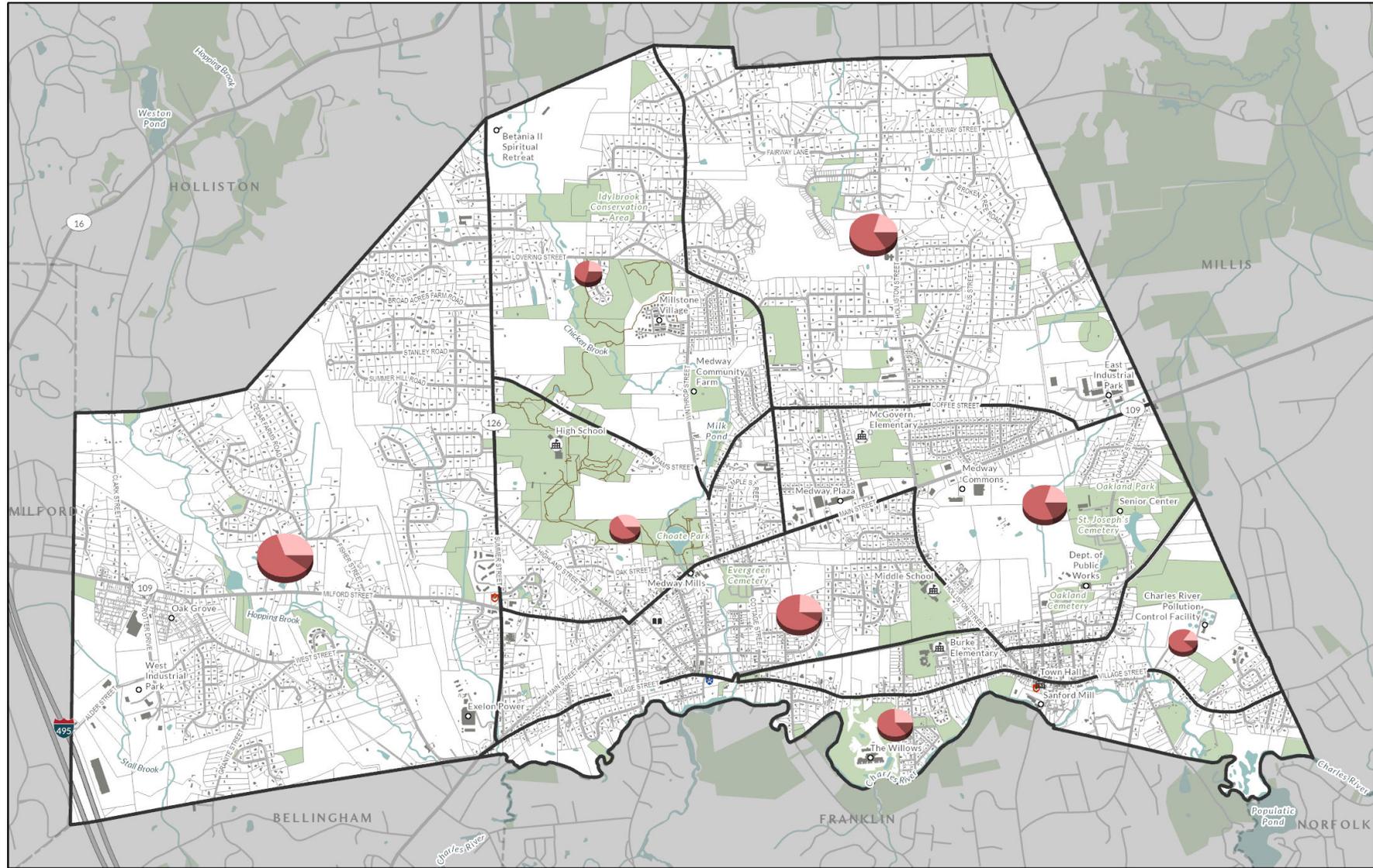
Over half of Medway households (54 percent) are estimated to be single or two-person households. Smaller households are more likely to live in alternatives to owner-occupied single-family houses because they are more economically attainable and often smaller.

Age of Population

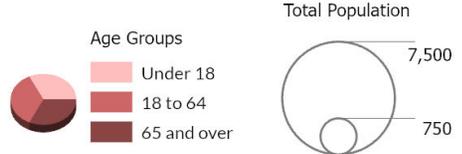
Between 2010 and 2019, the proportions of those aged 18 to 34 and those over age 65 increased in Medway, by 4 percentage points and 3 percentage points, respectively. While the number of those aged 35 to 64 still makes up the largest age group in the town (44 percent), the proportion decreased from 47 percent in 2010. Lastly, the proportion of children aged 17 and younger has declined by 3 percentage points, from 28 percent to 25 percent of the total population.

The map on the next page shows the age breakdown for different parts of town. From this information, we can see that the largest proportion of households with children under age 18 is in the west side of town. Larger proportions of older adults can be found in the northern and eastern sections of town.

¹⁸ 2015-2019 ACS Table A10024

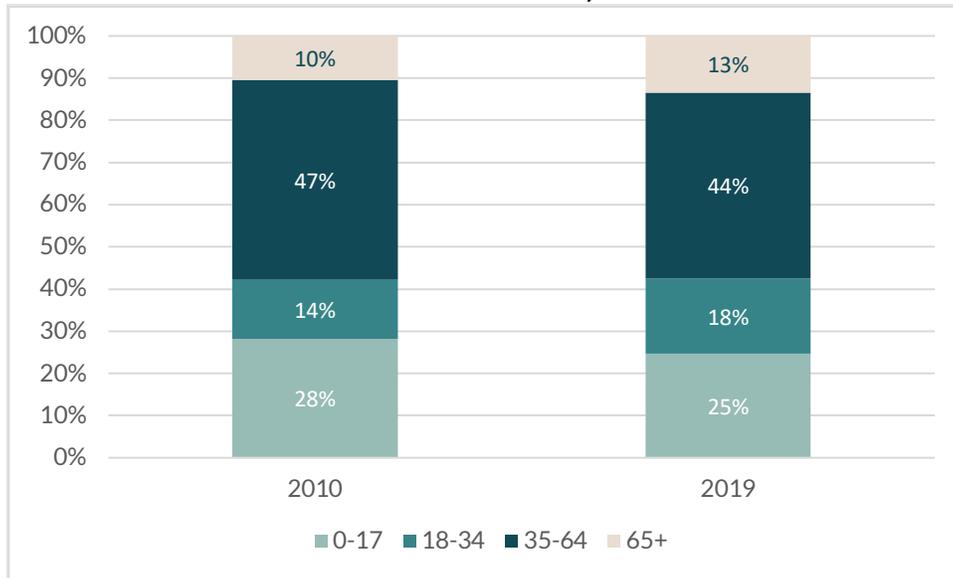


- Town Hall
- Fire station
- Police station
- School
- Library
- Parcels
- Buildings
- Water bodies
- Open space
- Existing trails



Sources: Town of Medway, MassGIS, US Census ACS 5-year (2015-2019)

MEDWAY POPULATION BY AGE, 2010-2019¹⁹



Age composition of Medway residents has changed with a smaller proportion of middle-aged people (35-64 years) and children (0-17 years). Medway has a growing proportion of older adults (65+ years) and young adults (18-34 years).

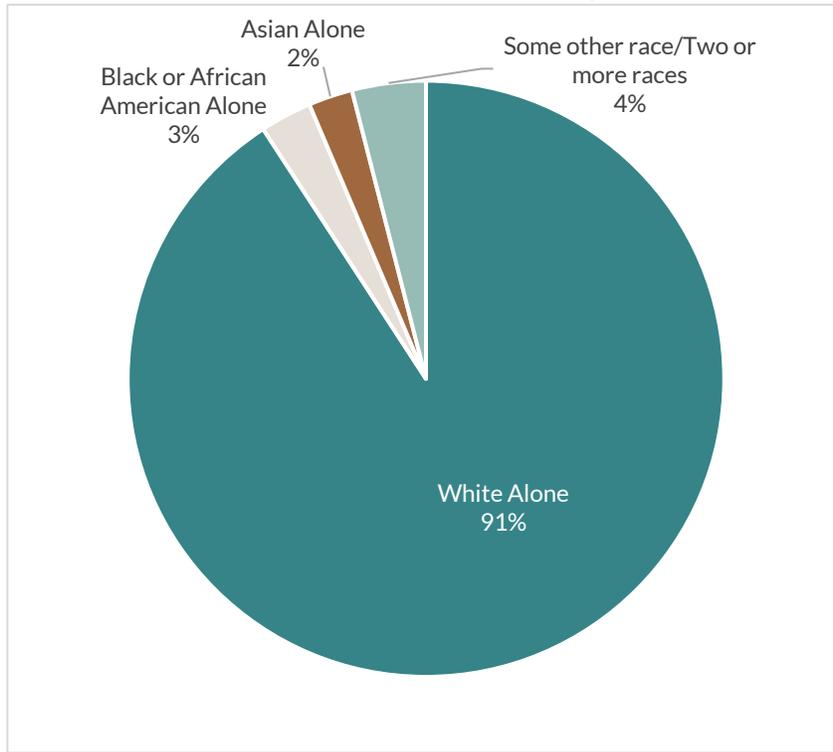
Racial Composition of the Population

The racial composition of Medway has diversified in the last two decades, following the trends of the county and the state. In 2000, over 97 percent of Medway’s population identified as White Alone. In 2019, that number was close to 91 percent. The populations identifying as Black or African American Alone and Asian Alone increased in this period, from 0.6 percent to 2.8 percent and from 1 percent to 2.4 percent, respectively. Lastly, the population identifying as either some other race or two or more races increased from 0.9 percent to 4 percent.

Medway is less diverse than both Norfolk County and Massachusetts as a whole. In 2019, Norfolk County and Massachusetts both had about 77 percent of their populations identifying as White Alone, compared to 91 percent in Medway. The county and the state have both seen an increase in their proportions of racial minorities from 2000 to 2019.

¹⁹ 2015-2019 ACS Table A01001

RACIAL BREAKDOWN IN MEDWAY, 2019²⁰



In 2019, about 97 percent of the population identified as Not Hispanic or Latino, with 3 percent identifying as Hispanic or Latino. This proportion has increased from 1 percent in 2000, with the population of people identifying as Hispanic or Latino tripling in that period (from 108 in 2000 to an estimated 340 in 2019).

Foreign-Born Population

In 2019, 7 percent of Medway's population (909 people) were foreign-born. This is an increase from about 5 percent (589 people) in 2000. Of this population, the largest number was from a European country (312 people, 34 percent). About 23 percent (212 people) were from an Asian country, and 17 percent (157 people) were from an African country. About 14 percent were from a Latin American country, which includes all South America, the Caribbean, and Central America. Lastly, 11 percent were born in Canada.

About 93 percent of Medway's population speaks English as their primary language. Of those with English as a second language, French, Spanish, Arabic, Asian languages including Korean and Chinese, and Slavic languages including Russian and Polish were all listed as primary languages spoken at home.

Longevity in Current Housing Unit

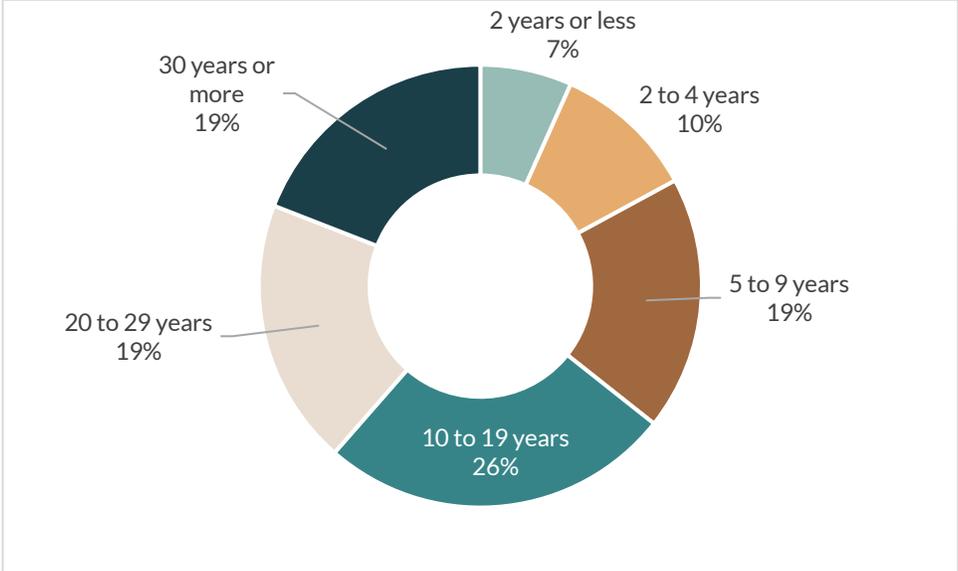
Per the 2015-2019 ACS estimates, the largest share of Medway's 2019 population (25 percent) was in housing units where the householder had lived for between ten and nineteen years—moving in somewhere between 2000 and 2009; however, a combined 36 percent moved in between 2010 and

²⁰ 2015-2019 ACS, Table A03001

2019, and about 7 percent has been in housing units for two years or less. About 19 percent have occupied their households for 30 years or more.

Based on estimates from the 2000 Census, which had slightly different longevity categories so cannot be compared directly to the 2015-2019 ACS estimates, about 56 percent of householders were in units that they had moved into in the past ten years (1990-2000). This included 10 percent that had lived in their current unit for one year or less. About 13 percent had lived in their housing unit for more than 30 years.

MEDWAY POPULATION BY LONGEVITY IN CURRENT HOUSING UNIT, 2019²¹



HOUSING CHARACTERISTICS

Housing Stock by Housing Type and Tenure

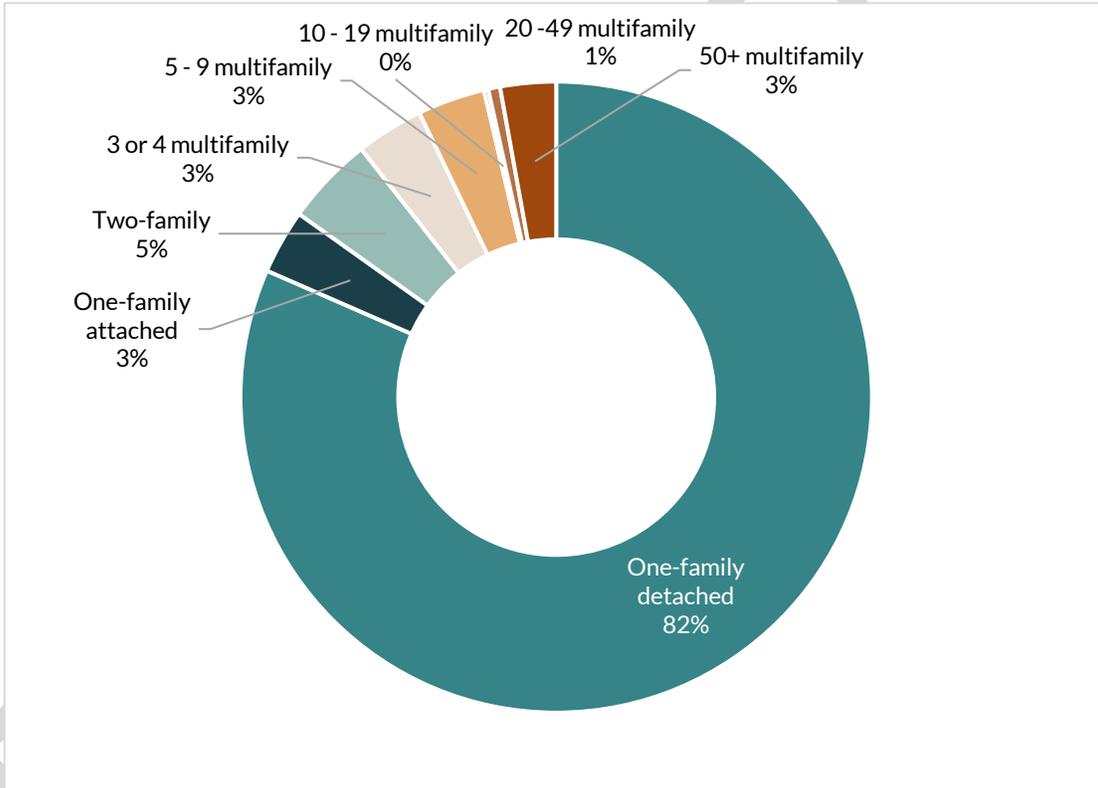
Per the 2015-2019 ACS, most housing units in Medway are single-family detached houses (82 percent). Out of 4,946 units in 2019, 567 were two- to nine-family units, and 182 were in buildings with ten or more units. Most of the surrounding towns have lower proportions of single-family detached dwellings, although this housing type still makes up the majority in each abutting town. Two- or more family dwellings make up a quarter or more of housing units in Franklin, Millis, and Milford, indicating a more diverse housing stock than in Medway.

²¹ 2015-2019 ACS Table A10031

HOUSING STOCK IN SURROUNDING TOWNS²²

	Medway		Holliston		Bellingham		Franklin		Millis		Milford	
Single-Family Detached	4,034	82%	4,502	84%	5,245	76%	8,118	67%	2,280	68%	6,501	56%
Single-Family Attached	163	3%	211	4%	489	7%	1,200	10%	253	8%	1,412	12%
2-9 Family	567	9%	364	7%	801	12%	1,464	12%	389	12%	2,498	22%
10-Family or More	182	14%	299	6%	405	6%	1,410	12%	422	13%	1,138	10%
Total	4,946		5,376		6,940		12,192		3,344		11,549	

MEDWAY HOUSING UNITS BY TYPE²³



About 90 percent of housing in Medway is estimated to be owner-occupied, compared to 69 percent in Norfolk County and 62 percent in the state. The proportion of owner-occupied units in Medway increased by 6 percentage points between 2010 and 2019 from 84 percent of total housing stock to 90 percent, while the proportion of renter-occupied units decreased by 6 percentage points in the same period. As of 2021, Medway has seen further rental development that will add to these numbers and more units are in the regulatory process demonstrating the Town’s desire to meet the needs of rental households. The data on the following pages does not account for these anticipated new rental developments.

From the map on the next page, we can see that the largest proportions of renter households can be found in the denser areas of town, including near Medway Village, Rabbit Hill Historic District, and Choate Park.

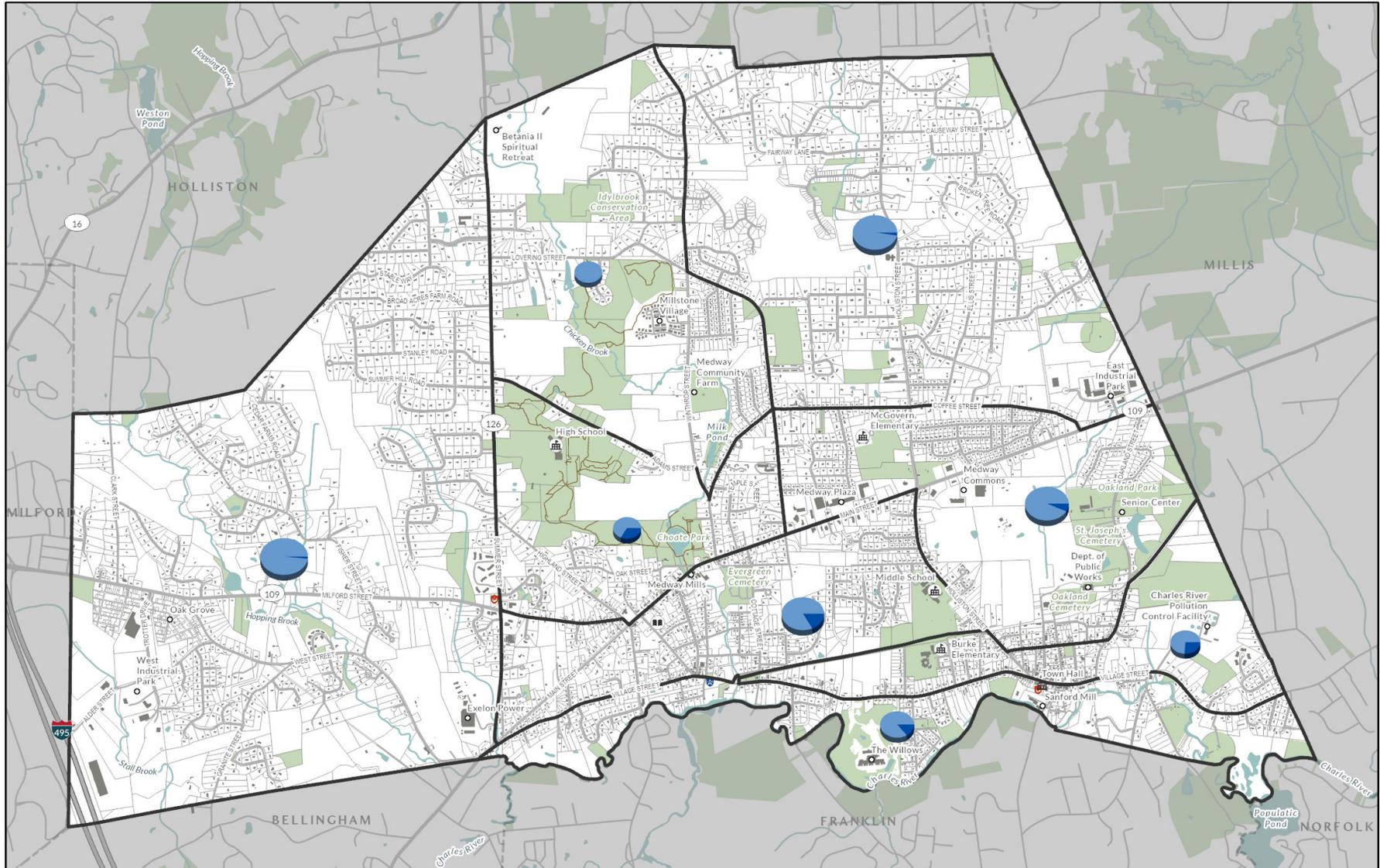
²² 2015-2019 ACS Table B25024

²³ Assessor’s Database

TOWN OF MEDWAY - HOUSING TENURE

Prepared by JM Goldson LLC

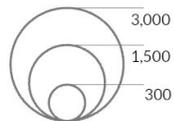
J M GOLDSON



- Town Hall
- Fire station
- Police station
- School
- Library
- Parcels
- Buildings
- Water bodies
- Open space
- Existing trails

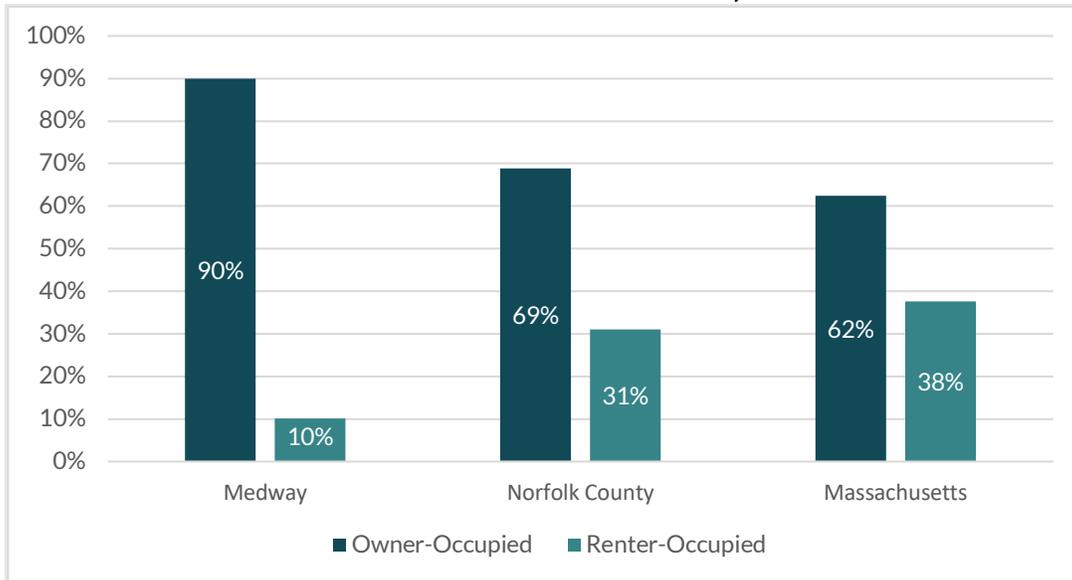
Occupied Housing Units

- Housing Tenure
- Owner Occupied
- Renter Occupied



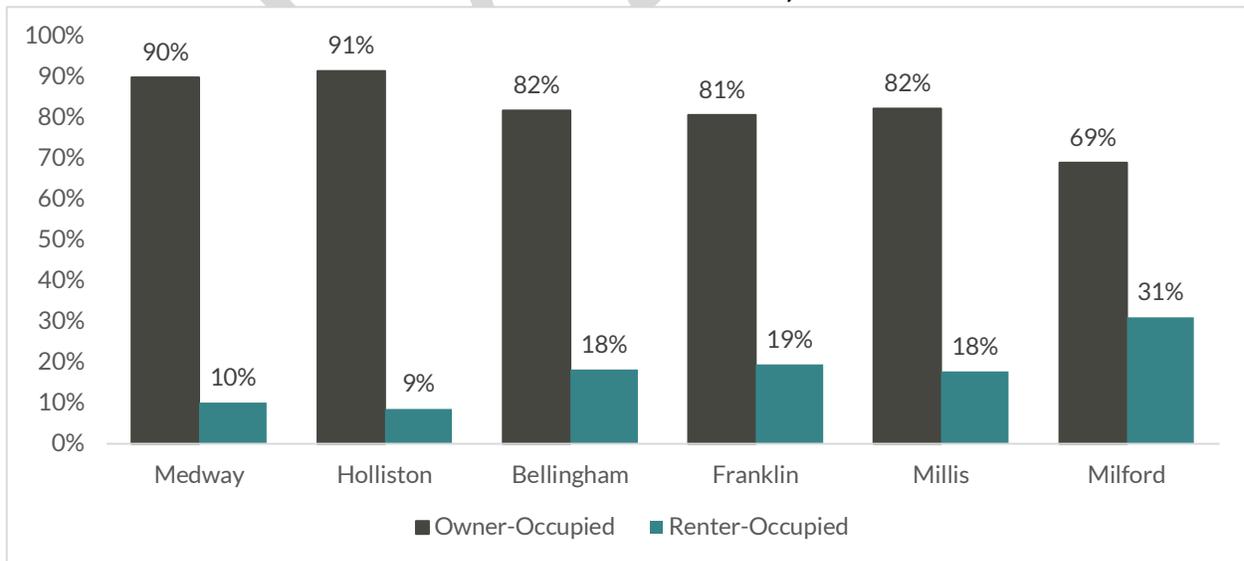
Sources: Town of Medway, MassGIS, US Census ACS 5-year (2015-2019)

OCCUPIED HOUSING UNITS BY TENURE, 2019²⁴



Medway has a lower proportion of renters than most abutting towns, aside from Holliston. Out of the five abutting towns, Milford has the highest percentage of renters (31 percent), with over 3,400 of the town’s estimated 11,046 units occupied by renters. Note, that Milford also has a greater diversity of housing types overall, including two-family, three-four family, and multi-family buildings – such diverse housing types are more likely to offer rental opportunities.

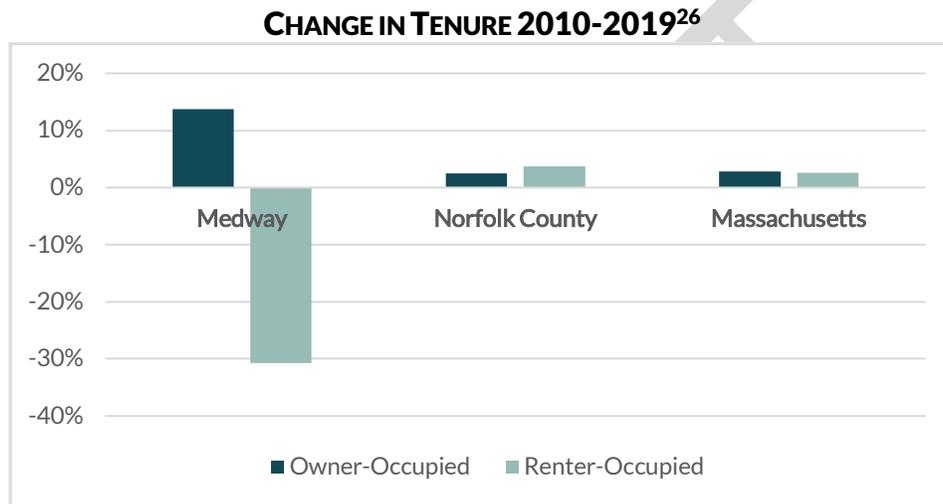
TENURE IN SURROUNDING TOWNS, 2019²⁵



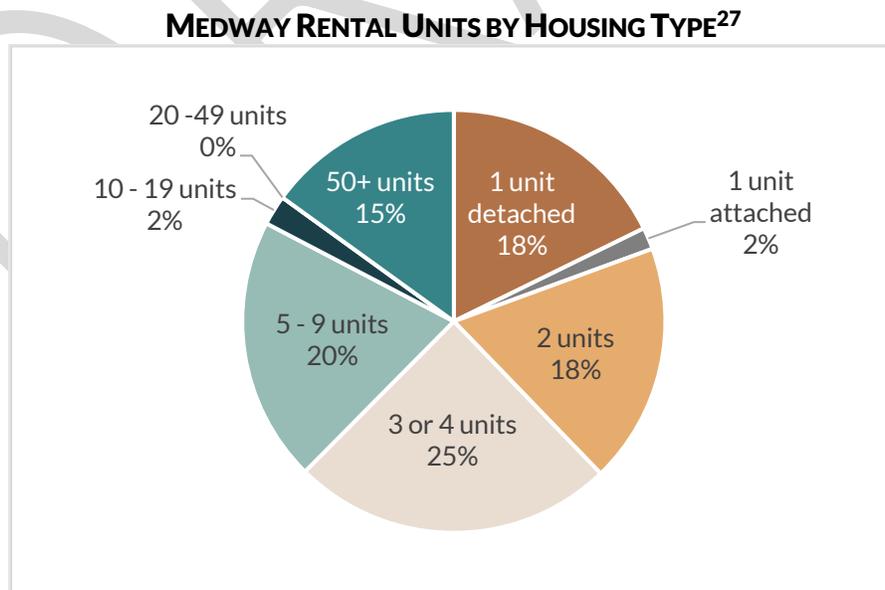
²⁴ 2015-2019 ACS Table A10060

²⁵ 2015-2019 ACS Table A10060

Medway's relatively small rental stock of only 10 percent of total units combined with a decline of 6 percentage points in the proportion of renter-occupied units contrasts with regional and state-wide trends. The county has about 31 percent rental stock and the state has about 38 percent rental stock. In addition, both the county and state of which experienced modest growth in renter-occupied and owner-occupied units.



Most of the 479 occupied rental units in Medway are in two- to nine-unit multi-family buildings (63 percent); however, 93 units (20 percent) are single-family, either attached or detached. About 15 percent of rental units are in buildings with 50 or more units. The map on the following page shows the spread of residential land use throughout the town.



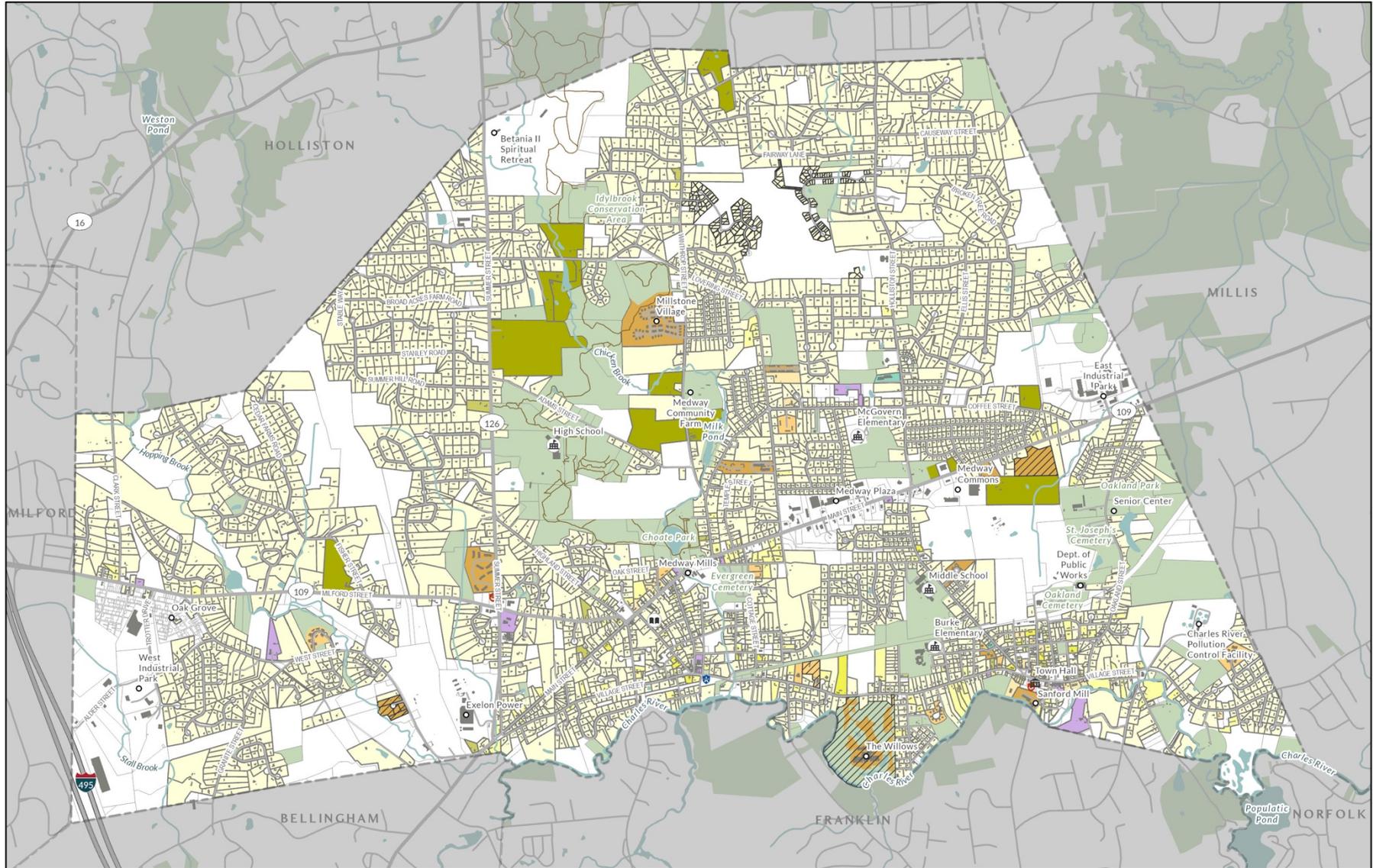
²⁶ 2015-2019 ACS Table A10060; US Census Table T69

²⁷ 2015-2019 ACS Table B25024

TOWN OF MEDWAY - RESIDENTIAL LAND USE

Prepared by JM Goldson LLC

J M GOLDSON



- | | | | | |
|----------------|-----------------|-------------------------------|-------------------------------|-------------------------------------|
| Town Hall | Parcels | Single Family Residential | Residential/Agricultural | Multifamily with 10 to 20 units |
| Fire station | Buildings | Two-Family Residential | Group Quarters | Multifamily with more than 20 units |
| Police station | Water bodies | Three-Family Residential | Mixed-Use | Permitted / Under Construction |
| School | Open space | Multiple Houses on one parcel | Multifamily with 4 to 9 units | |
| Library | Existing trails | | | |



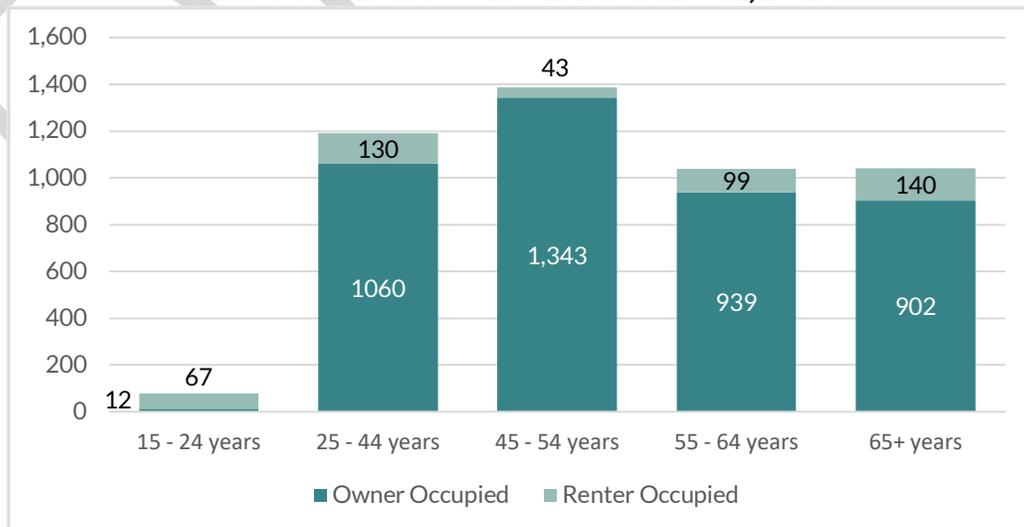
Sources: Town of Medway, MassGIS



Examples of multifamily housing in Medway. Sanford Mills (left), Mahan Circle (top right), and Millstone Village (bottom right). *Source: JM Goldson*

Renter householders in Medway tend to be younger than owner householders, although 29 percent of renter householders are over age 65.

MEDWAY AGE OF HOUSEHOLDER BY TENURE, 2019²⁸

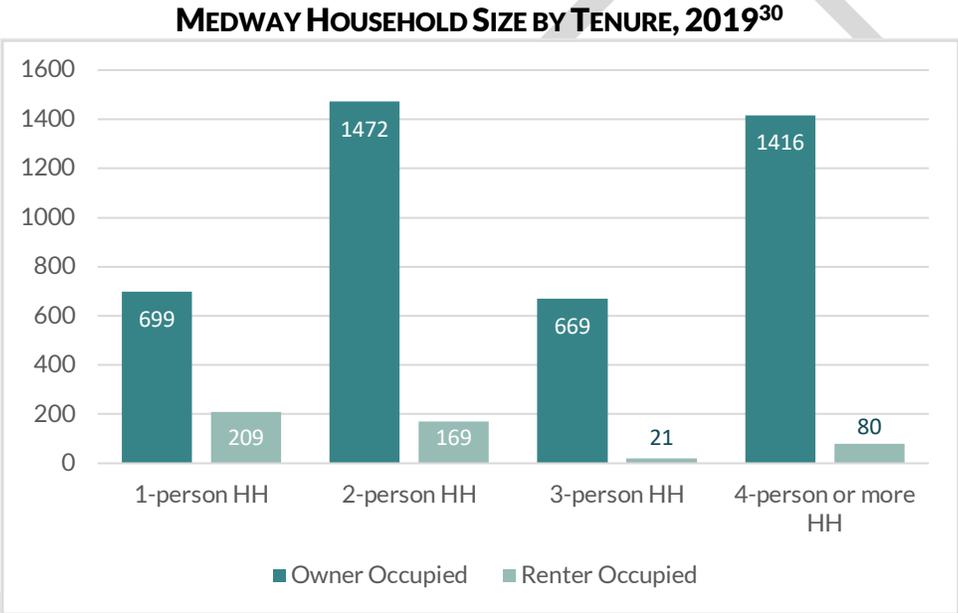


²⁸ 2015-2019 ACS Table B25007

About 41 percent of renter householders are under age 45, compared to 25 percent of owner householders. Renter households also tend to be smaller. About 44 percent of renter households are one-person households, while only 16 percent of owner-occupied households are one-person households.

About 32 percent of owner householders are aged 45 to 54, compared with just 9 percent of renter householders. About 33 percent of owner-occupied households have four or more occupants, while 17 percent of renter households have four or more residents.

The racial make-up of renters is like the racial make-up of the town, with White renter householders making up about 93 percent of renters.²⁹



Multifamily housing, especially rental options and smaller units, can provide more economically attainable housing and is often a preferred housing choice for smaller households.

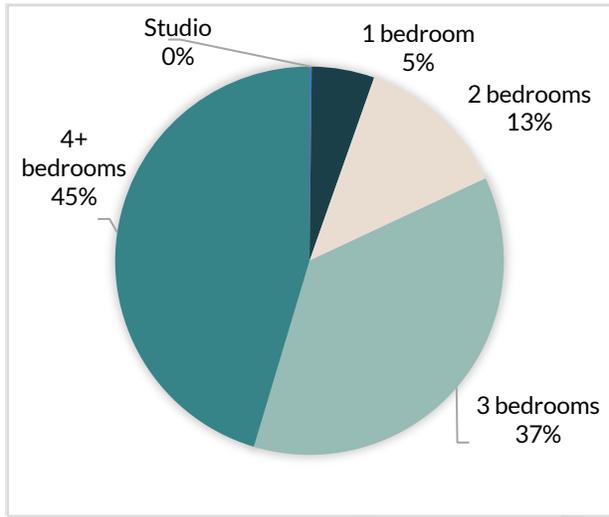
Housing Stock by Number of Bedrooms

Only about 5 percent of housing units in Medway are built as one-bedroom units, and it is estimated that in 2019 there were just nine studio sized apartments in the town. About half of the housing stock (49 percent) is made up of two- or three-bedroom units, and 45 percent of the housing stock is made up of four or more-bedroom units. This proportion is higher than the percentage of units with four or more people, which was about 32 percent in 2019. Along with that mismatch, about 60 percent of households have two or less people in them, while only 18 percent of units have two or fewer bedrooms.

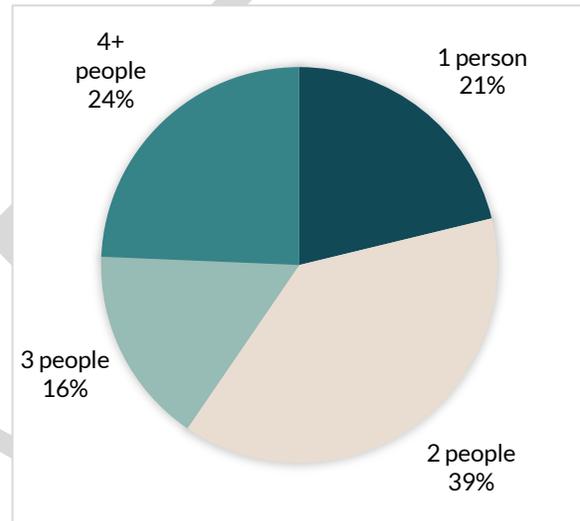
²⁹ 2015-2019 ACS Table A03001B
³⁰ ACS 2015-2019 Table B25009

There is a mismatch between household composition/size and unit size, exhibiting a need for more smaller housing options including one-bedroom and studio options.

MEDWAY HOUSING UNITS BY NUMBER OF BEDROOMS, 2019³¹



MEDWAY HOUSING UNITS BY HOUSEHOLD SIZE, 2019³²



Household Income

Medway’s estimated median household income is \$132,823 per the 2019 ACS. Adjusting for inflation, this is not a significant difference from the calculated median household income in 2000 of \$132,611. In 2000 and 2019, the median household income was higher in Medway than the area median income as determined by HUD, which was \$113,306 in 2019.

The median family income in Medway was \$153,709 in 2019, compared to a non-family median income of \$58,478. For owner-occupied units, the median income was \$141,786, and for renter-occupied households the median income was \$46,354.

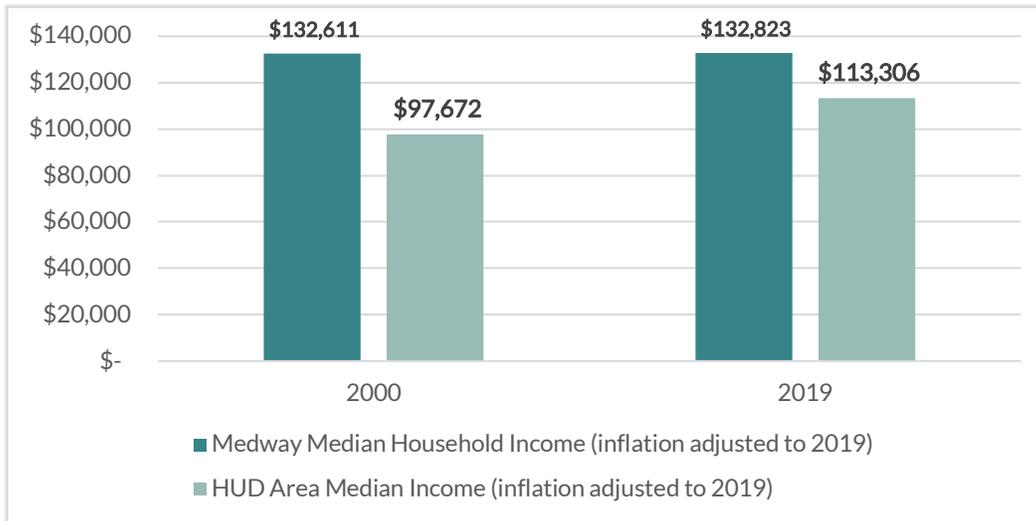
An estimated 26 percent of households in Medway were cost burdened, per the 2017 ACS data. For a household to be cost burdened, they must be spending more than 30 percent of their income each month on housing costs, including rent payments, mortgage payments, and utilities. Households that are severely cost burdened pay more than 50 percent of their monthly income on housing costs. About 450 households in Medway (10 percent) are severely cost burdened, according to 2017 estimates.

The Massachusetts Department of Education reports that 11 percent of Medway students are economically disadvantaged, compared to 37 percent in the State.

³¹ ACS 2015-2019 Table B25041

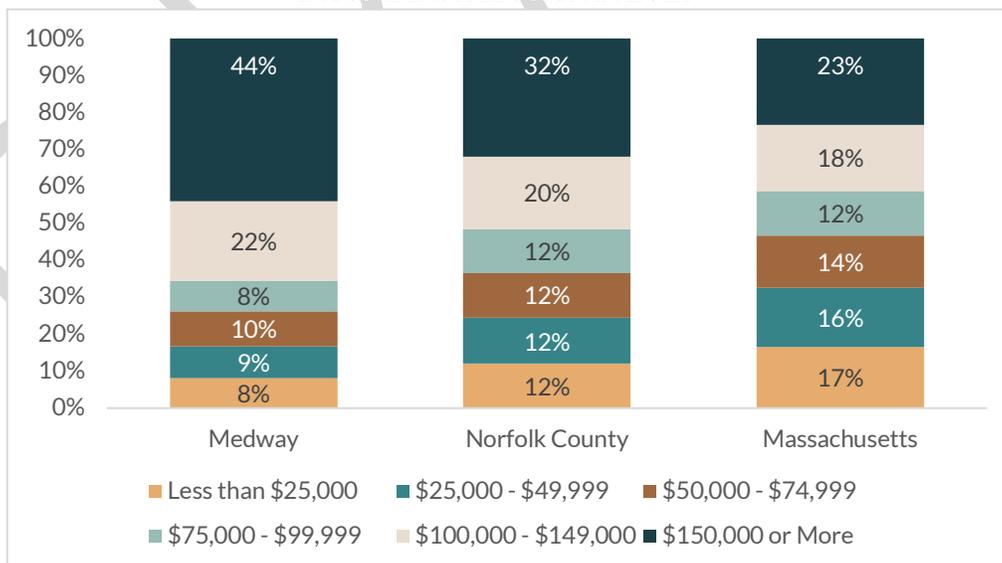
³² ACS 2015-2019 Table A10024

MEDIAN HOUSEHOLD INCOME BY TOWN AND METROPOLITAN STATISTICAL AREA, 2000-2019 (INFLATION ADJUSTED TO 2019 DOLLARS)³³



In comparison with Norfolk County and the state, Medway has a significantly higher proportion of residents earning \$100,000 or more (66 percent). In Norfolk County, 52 percent of residents make \$100,000 or more per year, and in Massachusetts 41 percent make more than \$100,000 per year. Likewise, Medway has a lower percentage of residents making under \$25,000 a year: 8 percent versus 12 percent in the county and 17 percent in the State.

INCOME DISTRIBUTION IN 2019³⁴



The map on the following page points to areas of Medway that have differing median incomes. The area surrounding Medway Village has the lowest median incomes. This coincides with a higher proportion of renter households than in most other areas of Medway.

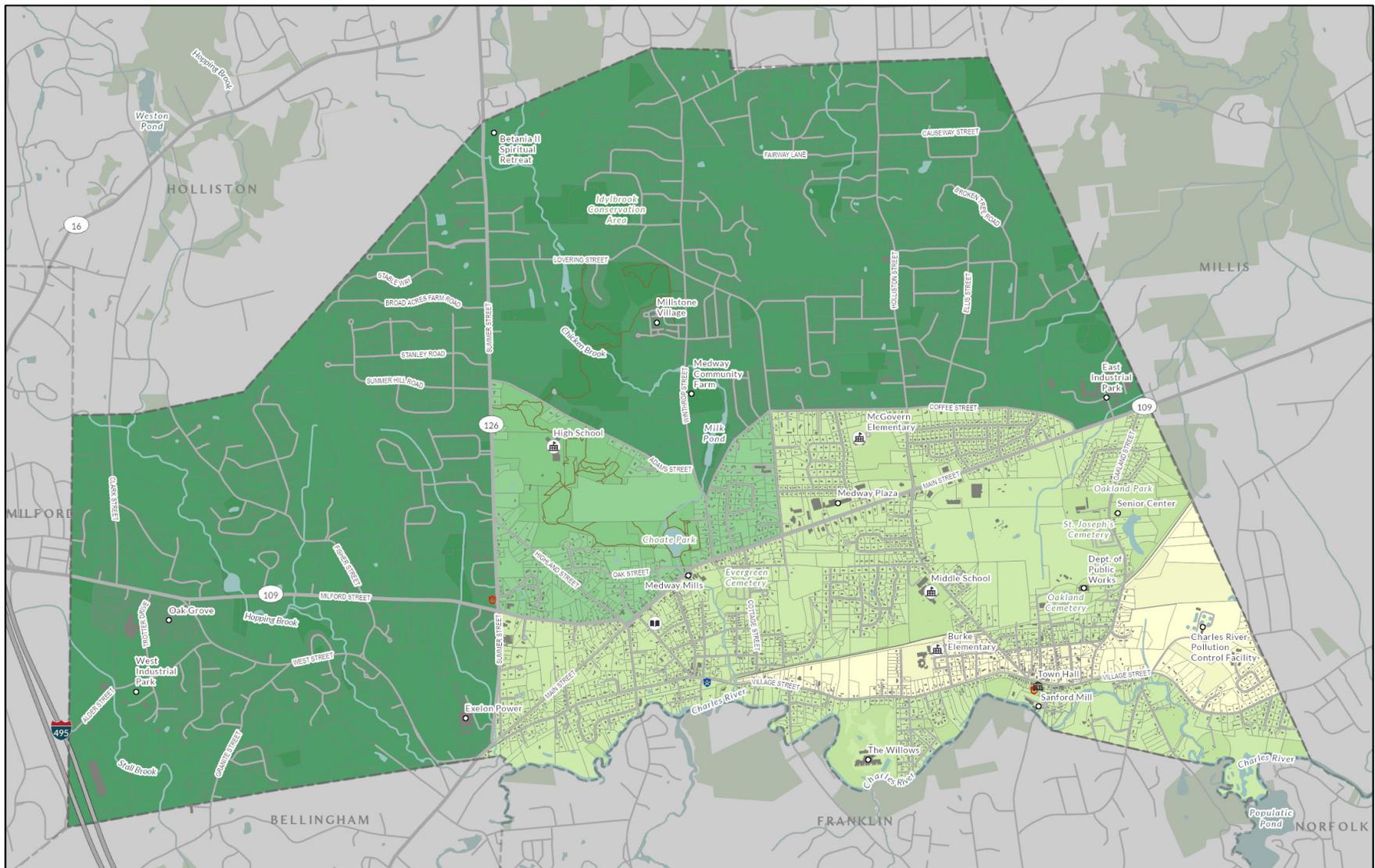
³³ HUDUSER Income Limits Database; 2019 ACS Table B19019; CPI Inflation Calculator, US Bureau of Labor Statistics

³⁴ 2015-2019 ACS Table A14001

TOWN OF MEDWAY - HOUSEHOLD INCOME

Prepared by JM Goldson LLC

J M GOLDSON



- | | | |
|----------------|-----------------|--------------------------------|
| Town Hall | Parcels | Median Household Income |
| Fire station | Buildings | Less than \$100,000 |
| Police station | Water bodies | \$100,001 - \$115,000 |
| School | Open space | \$115,001 - \$130,000 |
| Library | Existing trails | More than \$130,000 |



Sources: Town of Medway, MassGIS, US Census ACS 5-year (2015-2019)

HOUSING MARKET TRENDS AND AFFORDABILITY

In Medway, the median family income rose 9 percent (adjusted for inflation) from \$141,612 in 2000 to \$153,708 in 2019. In the same period, the median sales price for a home in Medway increased by 14 percent (as adjusted for inflation).³⁵ The median sales price for a home (single-family or condominium) was \$422,500 in 2019; however, mortgage interest rates play a significant role in home affordability as well. Interest rates for 30-year mortgages have decreased over the last 20 years, creating better monthly affordability levels for homebuyers. As of May 27, 2021, the mortgage rate for a 30-year mortgage was 2.95 percent.³⁶

Ownership Housing Costs

The median sales price for a home in Medway mostly decreased from 2005 through 2012; however, since 2012 the median sales price has mostly increased to the 2020 median sales price of \$450,000. At this sales price, a household would need about \$105,000 in annual gross income to afford the purchase, assuming a 20 percent down payment, the current tax rate, and the current interest rate.³⁷

MEDWAY SALES PRICE BY YEAR, 2000-2020³⁸



Cost Burden

About 79 percent of extremely low-income households (households making less than 30 percent of the Area Median Income) are cost-burdened in Medway. A household that is cost-burdened spends more than 30 percent of their income on housing costs each month. About 60 percent of very low-income (between 30 percent and 50 percent AMI) and 47 percent of moderately low-income (between 30 percent and 80 percent AMI) households are cost-burdened. Extremely low-income households have a higher proportion of severe cost burden than other income levels. A total of 1,200 households (26 percent) were estimated to be cost-burdened in Medway in 2019.

³⁵ The Warren Group Town Stats, Accessed April 2021

³⁶ Freddie Mac, Accessed May 28, 2021

³⁷ DHCD standard affordability formula

³⁸ The Warren Group Town Stats, accessed April 2021

COST BURDEN BY HOUSEHOLD INCOME IN MEDWAY³⁹



Rental Housing Costs

Medway has a small rental housing stock. A snapshot search on three primary rental listing sites (Craigslist, Apartments.com, and Zillow) in May 2021, showed six total rental options. Three were two-bedroom apartments, one was a three-bedroom apartment, and two were one-bedroom apartments. Monthly rent prices ranged from \$1,100 to \$1,650. While this search is neither scientific nor comprehensive, it demonstrates the relative lack of rental options in the town.

The median gross rent for a rental unit in 2019 was estimated to be \$1,188 according to the ACS. For a one-bedroom unit the median gross rent was \$876 per month, while two- and three-bedroom units were higher, at \$1,379 and \$1,473, respectively. Several important notes about this Census data are that the figures are several years behind the search above, the data is self-reported, and the figures are often lower than actual market rents.

In a snapshot search, Medway had a very small number of rental units available. Renter-occupied households earn much less per year than owner-occupied households, further limiting options for renters.

The estimated median income in Medway in 2019 was \$132,823. A household making 80 percent of the median income (\$106,258) would be able to afford monthly housing costs of \$2,656; however, the median income for renter households in Medway was \$46,354 in 2019. A household making this amount would be able to afford housing costs of \$1,159 per month. These calculations assume that a

³⁹ 2013-2017 Comprehensive Housing Affordability Strategy (CHAS), via huduser.gov

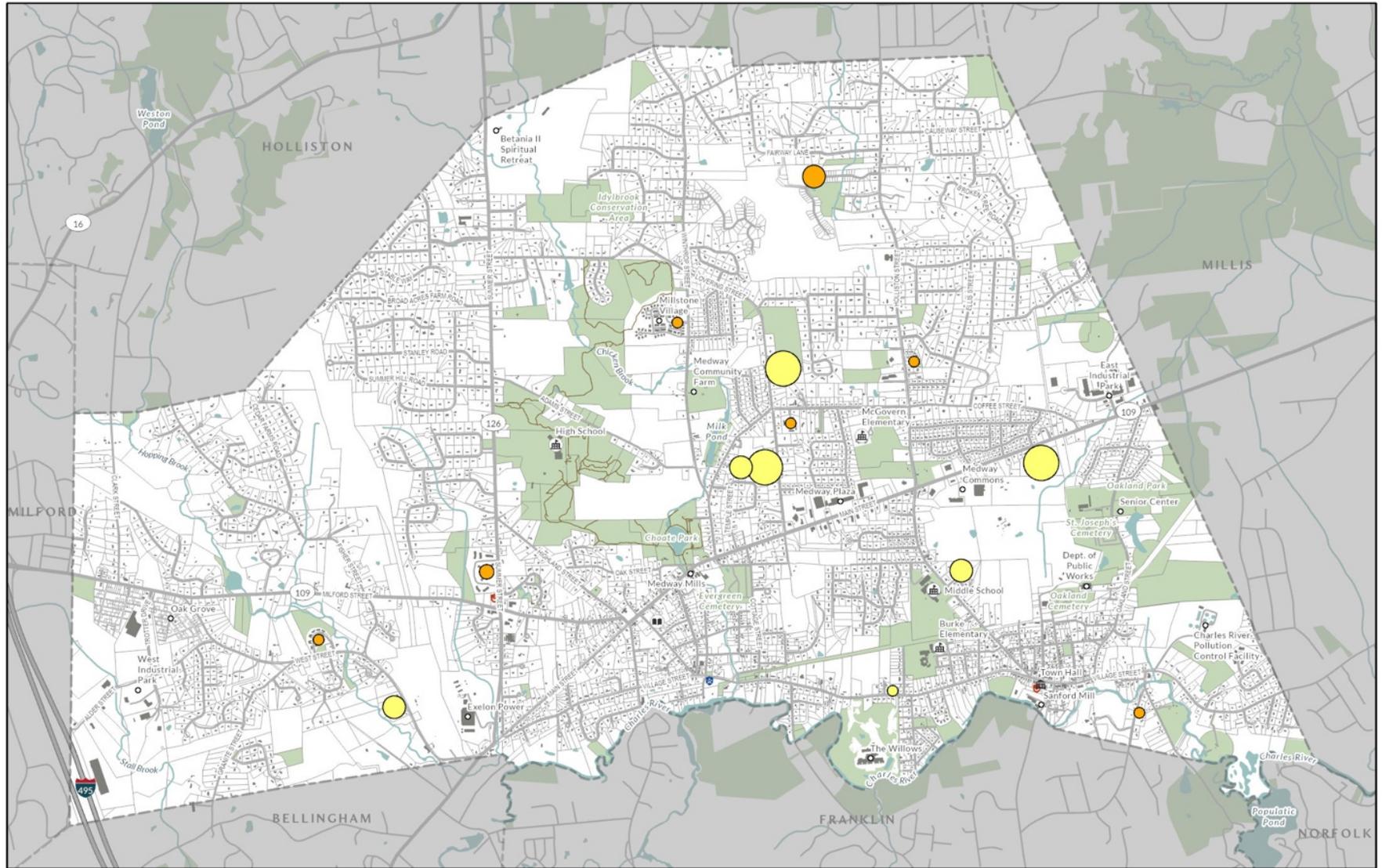
household paying more than 30 percent of their income on housing costs (rent or mortgage and property tax costs plus utilities) is cost-burdened.

Affordable Housing and the Subsidized Housing Inventory

The Subsidized Housing Inventory shows that Medway had 481 subsidized units as of November 2019, making up 10.5 percent of its total housing stock. The most recent state count from December 2020, shows an additional 48 units, creating a total of 529 units, or 11.5 percent of total housing stock⁴⁰. Most of these units are rental units (458 in 2019). According to the SHI, the projects at Mahan Circle (70 units), Lovering Heights (60 units), Glen Brook Way (48 units), and 33-39 Main Street (190 units) make up the bulk of these rental units. Most ownership units are located within Timber Crest (37 units) and Woodside Condominiums (14 units). Most of these affordable units, as seen on the map on the next page, are in the central and eastern areas of the town. There are few options in some of the denser areas of town including Medway Village or in West Medway, aside from the new Glen Brook Way development.

Over 11 percent of housing in Medway is listed on the Subsidized Housing Inventory, putting the town past the state's goal of 10 percent. This number will be updated when the year-round housing totals are released from the 2020 Census.

⁴⁰ Note: map of SHI properties does not include housing units added since November 2019.



- | | | | |
|----------------|-----------------|-------------------------------------|---------------------|
| Town Hall | Parcels | Subsidized Housing Inventory | Rental Units |
| Fire station | Buildings | Ownership Units | 10 or fewer |
| Police station | Water bodies | 10 or fewer | 11 - 20 |
| School | Open space | 11 - 20 | 21 - 50 |
| Library | Existing trails | 21 - 50 | 50 or more |

Note: there are 20 additional SHI-listed rental units in DDS and DMH group homes that are not shown due to confidential locations.



Sources: Town of Medway, MassGIS, DHCD

CONCLUSIONS

RENTAL HOUSING

Rental units make up only about ten percent of Medway's total housing stock. Rental housing is often a more accessible option for young people, older adults, and people with lower incomes. This encourages a diversity of people and ideas in the community and may add some life to Medway during daytime hours when much of the existing population is out of town working. A lack of rental housing availability means that these groups may not be able to easily live in Medway. Rental housing is also a good option for single adults or other small households, as units are often smaller than the single-family homes that make up most of Medway's housing stock. New rental units could be designed to reflect a commitment to energy conservation and sustainability, be encouraged within or near Medway's existing villages and development nodes, and in upper stories when possible. Good transportation connections, access to nearby open space, and sustainable site design are also factors that could be prioritized.

INCREASING DIVERSITY

Medway is gradually becoming more diverse, with an increase in the number of non-white and foreign-born residents. Diversifying the housing stock with an increase in rental units, multi-family dwellings, and smaller units is important to meet the needs of current residents of the community and to make the town more welcoming and inclusive to all. Medway's population is also aging, indicating a need for an increase in smaller and more affordable units that would allow residents to downsize as their housing needs change. This desire for greater diversity will also require a commitment to transportation alternatives, access to open space, and communal areas for food production. All of this will also make the community healthier and more connected socially.

AFFORDABILITY

Medway has exceeded the state's mandated 10 percent affordable housing requirement, but there are still opportunities and needs to increase affordability in the town. There are an estimated 1,200 cost-burdened households in Medway who pay more of their income than they should on housing costs. Renter households earn significantly less per year than owner households, making rental affordability an even greater challenge.

HOUSING SIZE

The existing housing stock in Medway has many 3- and 4-bedroom homes, while household sizes on average are 2 or 3 people. Large homes, mostly single-family, do not always meet the needs of these smaller households, indicating a need for more 1- and 2-bedroom units in the town.

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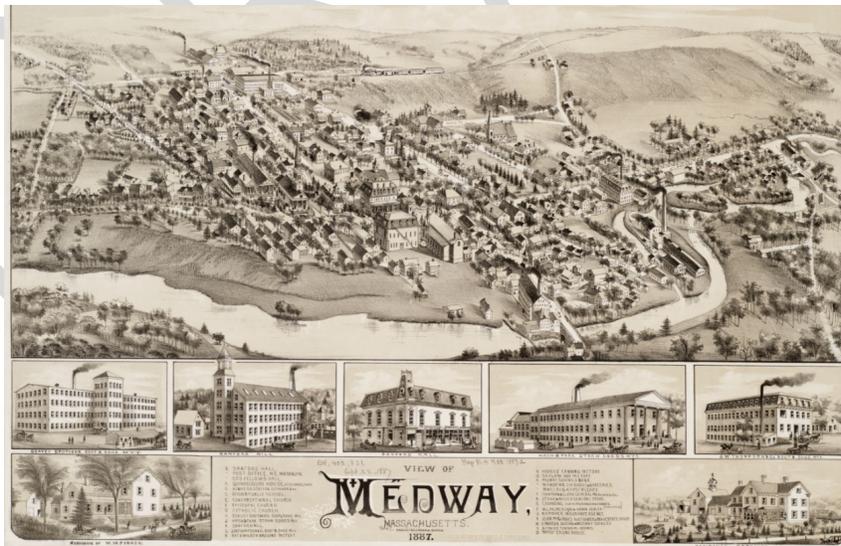
CHAPTER 3: ECONOMIC DEVELOPMENT

INTRODUCTION

The economic conditions in a town are largely driven by sources of household income, the commercial and industrial base a community can attract and retain, and the uses a community chooses to allow on its land via zoning. The term “economic development” is often understood to mean the physical development of commercial and industrial space in a community, but true economic development supports the improvement of the town and the lives of people residing there. There are many factors that businesses and organizations take into consideration when choosing where to locate, including local amenities, access to a talented workforce, tax rates, and quality and capacity of existing and planned infrastructure.

Local governments in Massachusetts depend heavily on property taxes for their operating revenue and thus consider the structure of their tax bases critical to long-term fiscal sustainability. This influences which land uses the town emphasizes and in which areas development is encouraged. Compared to residential uses, most commercial and industrial uses tend to generate lower levels of service demand from a municipality, so the balance of commercial, industrial, and residential uses in a town or district is critical to determining functionality of the built environment and provision of other needed or desired services.

Historically Medway has developed along the same trajectory of many small towns and cities in the region. First settled as an agricultural community in the early 18th century, it eventually capitalized on the waterpower provided by the Charles River and hosted mills and factories into the 19th and early 20th centuries; however, Medway is unique in that has held on to its agricultural identity despite rapid growth and development in the latter half of the 20th century – its population in 2021 is nearly four times what it was in 1940, with most of that growth occurring between 1950 and 2000.



View of Medway, Massachusetts: 1887, O.H. Bailey & Co. *Source: Leventhal Map Center Collection*

Trends and Issues

- Medway has a highly educated workforce, with 59 percent of residents possessing at least a bachelor's degree; however, the town faces daytime population drain resulting from net negative commuter flows – approximately 3,600 more people leave Medway for work than come to town for work.
- While Medway has several important intersections and nodes that serve local residents, there currently is no defined downtown district. Though Main Street/Route 109 hosts significant retail square footage in shopping centers, its automobile-oriented development pattern does not give Medway a unique character. Smaller commercial and civic centers along Route 109 and Village Street have potential as gateways and neighborhood centers that better engage both visitors and residents.
- Because Main Street/Route 109 is currently built to strongly favor automobiles, access to its amenities and resources by nearby neighborhoods is limited. Though some sidewalks have been installed, large distances to building entrances, vast areas of parking, and large and frequent curb cuts mean that even those living within a 15- or 20-minute walk to many of these properties likely consider driving.
- The historic neighborhood nodes are home to a variety of civic uses such as town hall, the police department, the fire department, parks, and houses of worship; however, a lack of density resulting in part from demolition of older structures and their replacement with parking, and in-town competition from shopping plazas have limited commercial development in these areas.
- The major corridors in Medway present a massive opportunity. Effective redevelopment of portions of Route 109 could add dense, mixed-use areas that create a more walkable environment, create retail footprints more in line with 21st century demands for space, allow for shared parking configurations between commercial and residential uses, and welcome new businesses – all without replacing or adversely impacting neighborhoods.
- Medway has always had a close relationship to nature and to the land, from its long agricultural history to its tapping of the Charles River as a source of power, to its current wealth of protected open spaces, and as a result the town has a chance to embrace an authentic brand. Bringing sustainability and community resilience to the forefront of its long-range planning and development strategies will create a clear message and identity for the town that will be easily understood and appreciated by residents, visitors, and businesses.

INVENTORY OF EXISTING CONDITIONS

LABOR FORCE

Medway's labor force is comprised of residents over the age of 16 who are currently working or actively seeking work. The number of people in that population in 2020 was 7,357 and 6,825 Medway residents were employed that year, resulting in an annual unemployment rate of 7.2 percent.

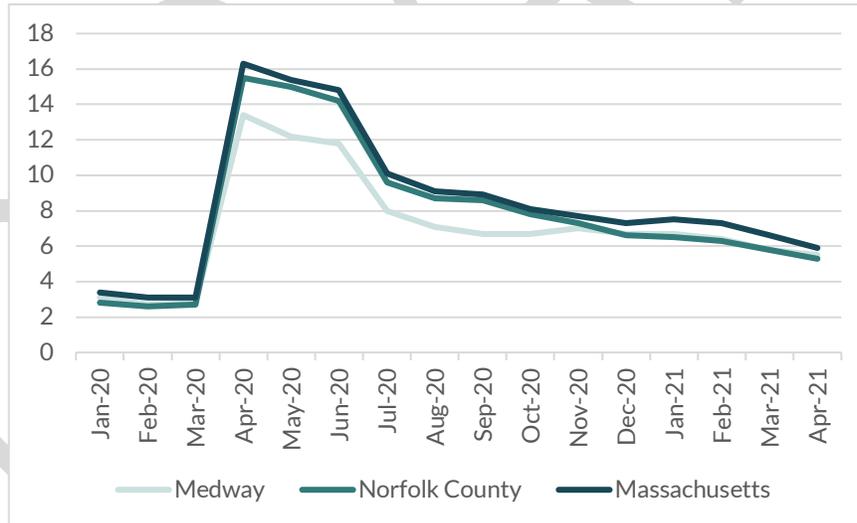
LABOR FORCE CHARACTERISTICS, 2020

	2020 Labor Force	2020 Labor Force - Employed	2020 Labor Force - Unemployed	Unemployment Rate, 2020 Annual
Bellingham	10,169	9,331	838	8.2 %
Franklin	18,209	16,825	1,384	7.6 %
Holliston	7,409	6,871	538	7.3 %
Medway	7,357	6,825	532	7.2 %
Milford	10,484	10,119	365	3.5 %
Millis	4,370	4,003	367	8.4 %
Norfolk	5,148	4,791	357	6.9 %
Norfolk County	380,061	348,328	31,733	8.3 %
Massachusetts	3,658,300	3,334,100	324,200	8.9 %

Source: EOLWD, Labor Force and Unemployment Data, 2020

Medway's unemployment rate is notably lower than unemployment in Norfolk County and Massachusetts for the same timeframe, suggesting that Medway's labor force was able to withstand the disruptions and challenges of the COVID-19 pandemic better than the county or state overall.⁴¹

UNEMPLOYMENT RATES IN MEDWAY, NORFOLK COUNTY, AND MASSACHUSETTS, 2020-2021



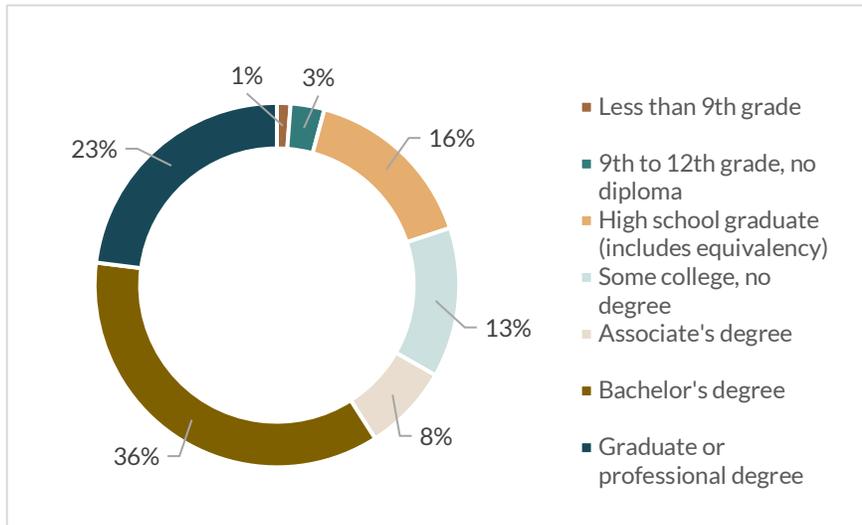
Source: Commonwealth of Massachusetts, EOLWD, LMI

Medway also has a very well-educated population, with 59 percent of residents having attained a bachelor's degree or higher; by comparison, 54 percent of Norfolk County's population has the same level of education.⁴²

⁴¹ Commonwealth of Massachusetts, Executive Office of Labor & Workforce Development (EOLWD), Labor Market Information (LMI), 2020

⁴² US Census Bureau, 2019 5-year ACS

EDUCATIONAL ATTAINMENT OF MEDWAY RESIDENTS



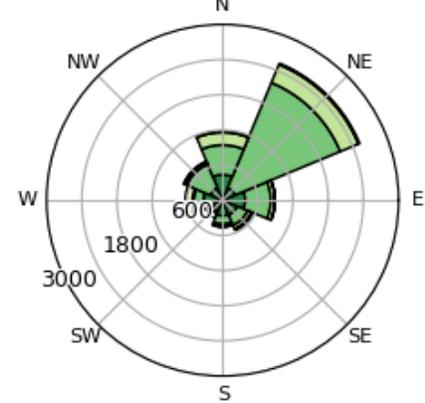
Source: US Census Bureau, 2019 5-year American Community Survey (ACS)

However, more than 6,000 workers living in Medway leave the town to travel to work, with the two most common destinations being Boston and Framingham. This creates a significant disparity between daytime and nighttime populations, since fewer than 3,000 people come to work from outside the town and approximately 700 workers both live and work in Medway.^{43,44}

EMPLOYMENT DESTINATIONS AND DIRECTION TO WORK FOR MEDWAY RESIDENTS⁴⁵



Job Counts by Distance/Direction in 2018
All Workers

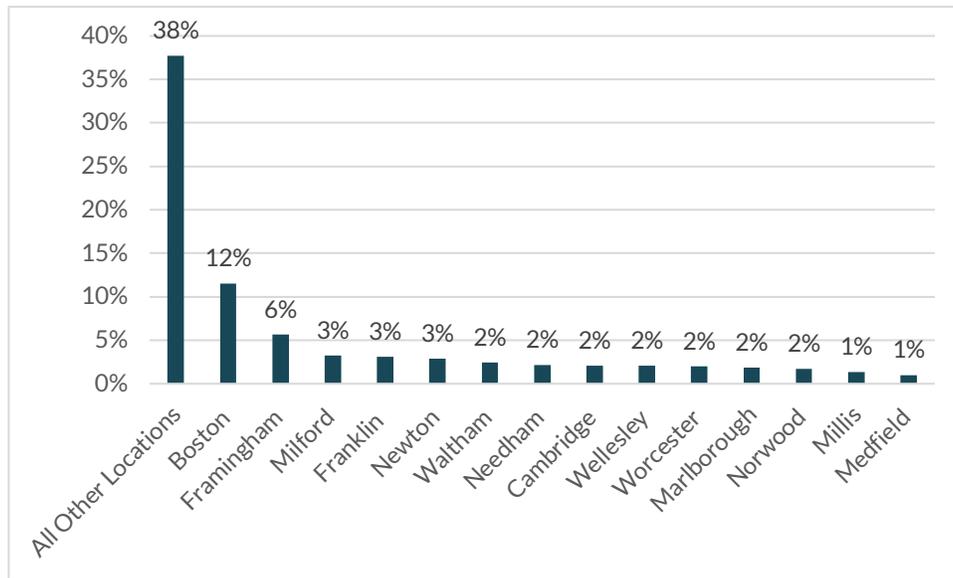


⁴³ US Census Bureau, OnTheMap, Inflow-Outflow Analysis

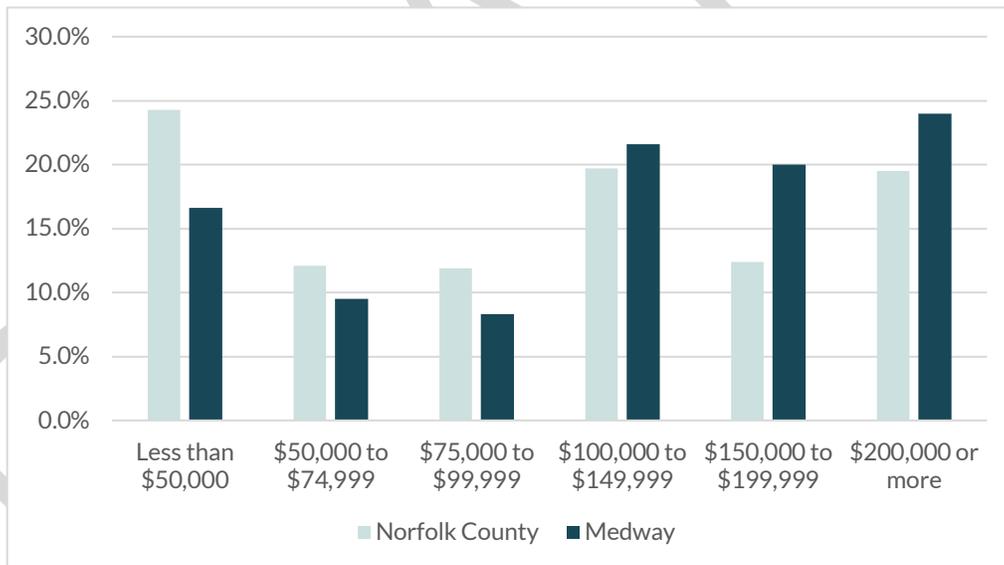
⁴⁴ Note: Discrepancies exist between estimates for in-town employment and employee numbers from different sources (US Census and EMSI) due to differing estimation methods and years of estimates.

⁴⁵ US Census Bureau, OnTheMap, Inflow-Outflow Analysis, Distance-Direction Analysis

EMPLOYMENT DESTINATIONS FOR MEDWAY RESIDENTS⁴⁶



HOUSEHOLD INCOME DISTRIBUTION IN MEDWAY AND NORFOLK COUNTY⁴⁷



In 2019, the median household income in Medway was \$132,823, which is higher than both the county (\$103,291) and the state (\$81,215). Nearly 45 percent of Medway households earned more than \$150,000 in 2019, with more than half of those households earning above \$200,000.⁴⁸

Despite the higher household incomes relative to the state, there are disparities in household incomes across race and ethnicity, where those numbers were able to be compared (95 percent of Medway’s households identified as white, creating large margins of error in estimates for many other racial and ethnic groups). County estimates can clarify the household incomes of those in Medway

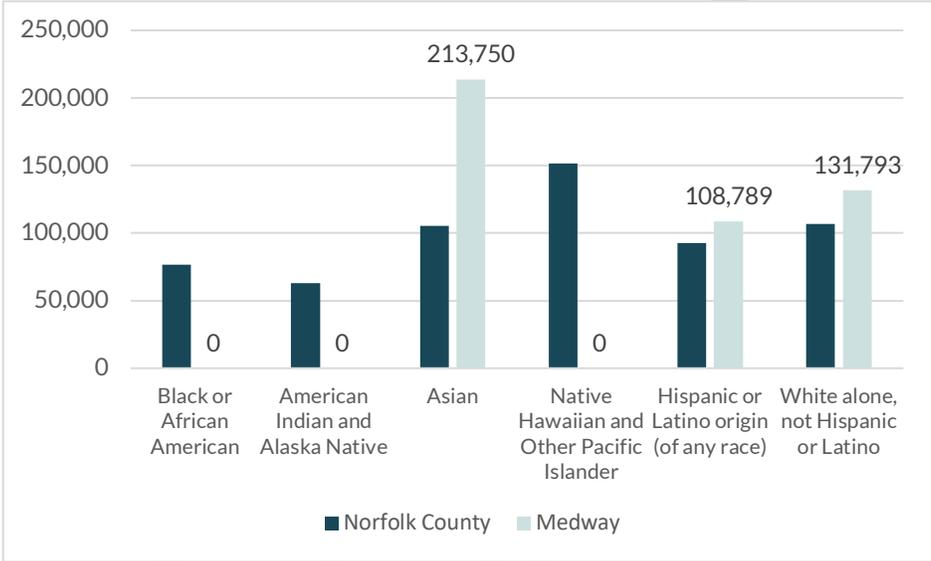
⁴⁶ Commonwealth of Massachusetts, EOLWD, LMI

⁴⁷ US Census Bureau, 2019 5-year ACS

⁴⁸ US Census Bureau, 2019 5-year ACS

and surrounding communities and suggest that Black or African American and American Indian and Alaska Native households have median incomes that are distinctly lower than White alone, Asian, and Hispanic or Latino households in Norfolk County. Medway’s Asian households do appear to have notably higher household incomes than any other racial or ethnic group.⁴⁹

HOUSEHOLD INCOMES BY RACE AND ETHNICITY IN MEDWAY AND NORFOLK COUNTY⁵⁰



EMPLOYMENT BASE

The employment base in Medway includes all wage and salary jobs reported by public and private sector employers. Medway’s employment base is comprised of 5,268 jobs, with Government and Agriculture, Forestry, Fishing and Hunting standing out as the two largest industries; several other sectors each employed between 300 and 500 people in Medway.⁵¹

Since 2010, the total number of jobs Medway increased by nearly 11 percent, with the largest drivers of growth being Agriculture, Forestry, Fishing and Hunting; and Administrative & Support & Waste Management, which added 417 and 129 jobs, respectively. Medway has long been an agricultural community, and the growth of this industry reflects both traditional definitions of agriculture as well as the more recent growth in the cannabis industry since the town is home to two marijuana facilities.⁵²

The main industry sectors which experienced the largest percent decline were Information (-46 percent) and Manufacturing (-10 percent). The decrease in employment in the Information industry may reflect the continued concentration of that sector in Greater Boston’s urban core, as Norfolk County overall also saw a decrease.⁵³

⁴⁹ US Census Bureau, 2019 5-year ACS
⁵⁰ US Census Bureau, 2019 5-year ACS
⁵¹ EMSI, 2020 Industry Report
⁵² EMSI, 2020 Industry Report
⁵³ Ibid.

INDUSTRY EMPLOYMENT IN MEDWAY

NAICS	Description	2010 Jobs	2020 Jobs	2010 - 2020 Change	2010 - 2020 % Change	2020 Location Quotient (MA)	Avg. Earnings Per Job
90	Government	679	710	31	5%	1.12	\$102,534
11	Agriculture, Forestry, Fishing and Hunting	239	656	417	174%	31.15	\$42,624
44	Retail Trade	481	469	(12)	(3%)	1.01	\$49,070
54	Professional, Scientific, and Technical Services	359	453	94	26%	0.85	\$66,900
81	Other Services (except Public Administration)	372	446	74	20%	1.74	\$30,486
56	Admin. & Support & Waste Management	308	438	129	42%	1.67	\$59,524
62	Health Care and Social Assistance	465	431	(34)	(7%)	0.49	\$55,429
31	Manufacturing	471	422	(49)	(10%)	1.29	\$96,927
72	Accommodation and Food Services	364	355	(10)	(3%)	1.02	\$27,128
51	Information	397	216	(181)	(46%)	1.67	\$98,815
23	Construction	133	186	53	40%	0.68	\$88,294
61	Educational Services	180	179	(1)	(0%)	0.57	\$23,324
52	Finance and Insurance	113	116	3	3%	0.47	\$90,833
53	Real Estate and Rental and Leasing	92	94	2	2%	1.18	\$64,103
42	Wholesale Trade	54	56	2	4%	0.34	\$117,145
48	Transportation and Warehousing	22	21	(1)	(6%)	0.16	\$99,113
71	Arts, Entertainment, and Recreation	21	20	(1)	(4%)	0.25	\$28,294

Source: EMSI, 2020 Industry Report

Despite the large numbers of jobs in the Agriculture, Forestry, Fishing and Hunting, very few Medway residents work in that industry with only 13 Medway residents employed in that sector compared to 656 jobs. Just over 3,000 residents, or nearly 40 percent of the labor force, are instead employed in Professional, Scientific, and Management, and Administrative and Waste Management Services, or Educational Services, Health Care, and Social Assistance, with the latter group comprising more than 25 percent of workers living in Medway. Approximately 10 percent are employed in each of the following sectors: Finance and Insurance, and Real Estate and Rental and Leasing; Manufacturing; and Retail.⁵⁵

⁵⁵ Executive Office of Labor and Workforce Development (EOLWD) ES-202

JOBS VS. RESIDENT WORKERS BY INDUSTRY IN MEDWAY

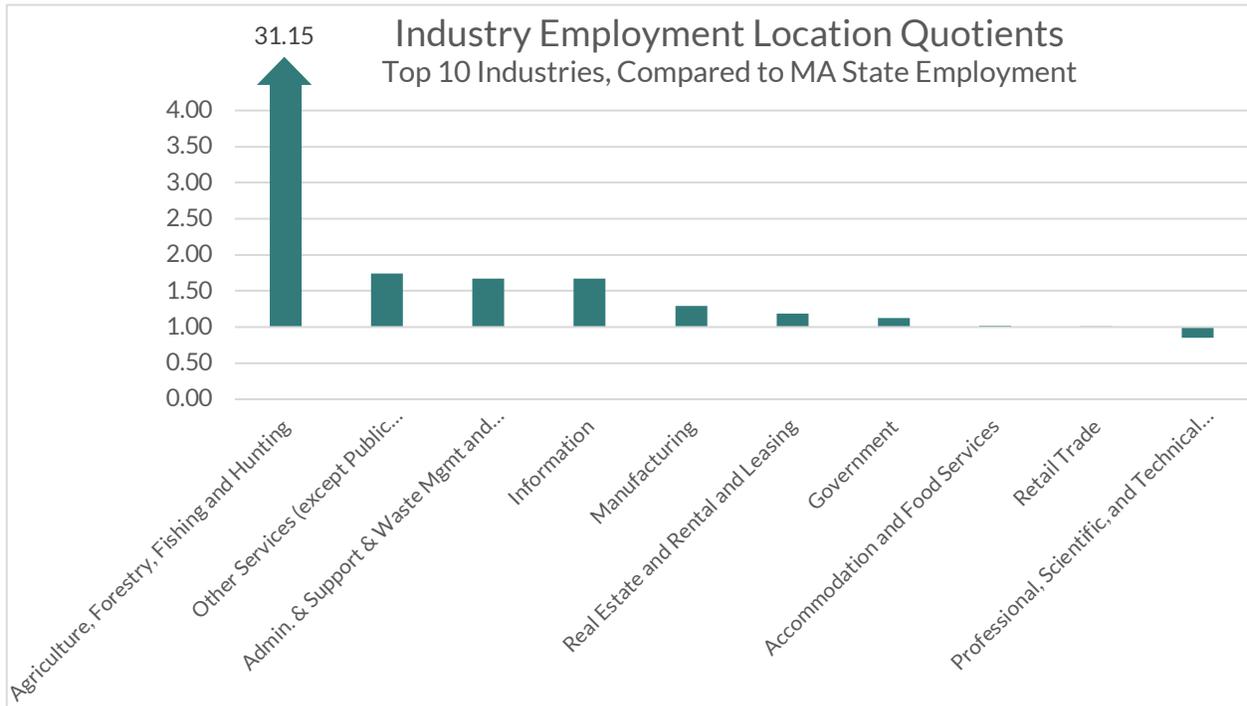
NAICS	Industry Description	Jobs in Medway	Resident Workers	Ratio of Jobs to Workers
11+21	Agriculture, forestry, fishing and hunting, and mining	656	13	50.5
23	Construction	186	514	0.4
31	Manufacturing	422	818	0.5
42	Wholesale trade	56	160	0.4
44	Retail trade	469	728	0.6
48+22	Transportation and warehousing, and utilities	21	243	0.1
51	Information	216	219	1.0
52+53	Finance and insurance, and real estate and rental and leasing	211	779	0.3
54+56	Professional, scientific, and management, and administrative and waste management services	891	1,066	0.8
61+62	Educational services, and health care and social assistance	610	1,945	0.3
71+72	Arts, entertainment, and recreation, and accommodation and food services	375	535	0.7
81	Other services, except public administration	446	252	1.8
90	Public administration	710	306	2.3

Sources: EMSI, 2020 Industry Report; US Census Bureau, 2019 5-year ACS

LOCATION QUOTIENTS

Location quotients compare employment by industry in two or more geographic areas. The location quotient is a ratio of the percentage of an industry's employment in one geography to that of a larger comparison geography. If the ratio falls between 0.80 and 1.20, then the proportion of jobs is very similar in both geographies. If the ratio is less than 0.80, then the identified industry sector is thought to be under-represented in the local economy. Conversely, a ratio greater than 1.20 can show a specialty within the local economy as compared to the larger geography. The location quotient can be useful in pointing out opportunities for certain industry sectors to gain a larger share of the employment base or to indicate when a community may be heavily reliant on one or two industry sectors. In some cases, a high location quotient may indicate a specialty area in the local economy. The comparison geography used for Medway in this instance was Massachusetts.

INDUSTRY EMPLOYMENT LOCATION QUOTIENTS COMPARED TO STATE EMPLOYMENT⁵⁶



The chart of industry location quotients above shows a large industry concentration in Agriculture, Forestry, Fishing and Hunting, with the proportion of jobs in that sector more than 30 times the state rate. There are smaller concentrations in Information, Other Services, and Administration & Support & Waste Management. Somewhat unsurprisingly given its geography, there were relatively few jobs in natural resource-dependent sectors; however, some industries that are generally associated with the regional economy of Greater Boston such as Professional, Scientific, and Technical Services, and Finance and Insurance are less prevalent compared to the state. This mirrors Medway's current commercial space inventory, which has very little in the way of larger scale professional offices, medical offices, or R&D/Lab space. These building typologies tend to favor professional and technical services.

EXISTING EMPLOYERS

The largest employers in Medway reflect some of the diversity of industry in the town.

Of the ten largest employers, four are schools, one is in the Health Care and Social Assistance industry, one in Retail, and two each are in Construction and Manufacturing.⁵⁷

⁵⁶ EMSI, 2020 Industry Report

⁵⁷ Commonwealth of Massachusetts, EOLWD, LMI

LARGEST EMPLOYERS IN MEDWAY

Company name	Address	Number of employees	NAICS Code
Medway Public School System	Various	500-750	6111
AZZ Galvanizing Svc	Alder St	100-249	3399
Medway Country Manor Nursing	Holliston St	100-249	6243
Micro Group Inc	Industrial Park Rd	100-249	3329
Shaw's Supermarket	Main St	100-249	4451
R P Marzilli Landscape Contr	Trotter Dr	50-99	5617
CVS Pharmacy	Main St	20-49	4461
Medway Fire Dept	Milford St	20-49	9221
McDonald's	Main St	20-49	7225
Advanced Signing Inc	Industrial Park Rd	20-49	3323

Source: Commonwealth of Massachusetts, EOLWD, LMI/Data Axle

The Medway public school system is local, but the remaining entities are a mix of local, regional, and national or international. Micro Group Inc. is a specialty manufacturer focused on device and analytical instrument components. Medway Country Manor Nursing Home is a large care facility offering rehabilitation, transitional medical, and activity program services. R.P. Marzilli Landscape is a landscape contracting company based in town, providing landscape construction, masonry, and maintenance services. Shaw's Supermarket is a regional brand, headquartered in Bridgewater, MA, of a national grocery operator, Albertson's. CVS Pharmacy is a privately owned retail corporation with a national presence, while AZZ Galvanizing is a publicly traded manufacturer with over 60 locations across the world.

PROPERTY TAX POLICIES

There are important financial implications businesses, and even individuals, evaluate when making choices about where to locate. In Medway, the residential property tax levy makes up 77 percent of the tax base, while commercial, industrial, and personal property together account for 23 percent. Medway has a unified tax rate across property classes, which has increased 7.2 percent since 2010; this increase is the smallest of all surrounding towns, some of which had increases between 20 percent and 43 percent over that timeframe.⁵⁸ However, Medway does revalue properties every year, so although rates may have been consistent, many property owners likely saw noticeable increases in their tax bills as Medway property values continued to increase.⁵⁹

⁵⁸ Massachusetts Department of Revenue (DOR), Division of Local Services (DLS), Municipal Databank, 2021

⁵⁹ Town of Medway, Assessor's Office

TAX RATE AND TAX BASE TRENDS IN MEDWAY & SURROUNDING COMMUNITIES

Town	Property Tax Rates		% Change FY10-FY21		Avg. SF Home Value (FY2021)	Avg. SF Property Tax Bill (FY2021)	Single Family Tax Bill as % of Value
	Res.	C/I/P	Res.	C/I/P			
Bellingham	14.41	20.58	20.5%	22.6%	\$338,900	\$4,884	1.44%
Franklin	14.65	14.65	21.8%	21.8%	\$473,315	\$6,934	1.47%
Holliston	17.85	17.85	9.4%	9.4%	\$499,456	\$8,915	1.79%
Medway	17.46	17.46	7.2%	7.2%	\$451,156	\$7,877	1.75%
Milford	15.98	29.69	13.5%	21.7%	\$348,728	\$5,573	1.60%
Millis	19.62	19.62	43.8%	43.8%	\$433,509	\$8,505	1.96%
Norfolk	17.99	17.99	27.9%	27.9%	\$519,692	\$9,349	1.80%

Source: Massachusetts DOR, DLS, Municipal Databank, 2021

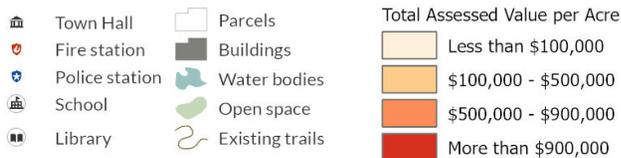
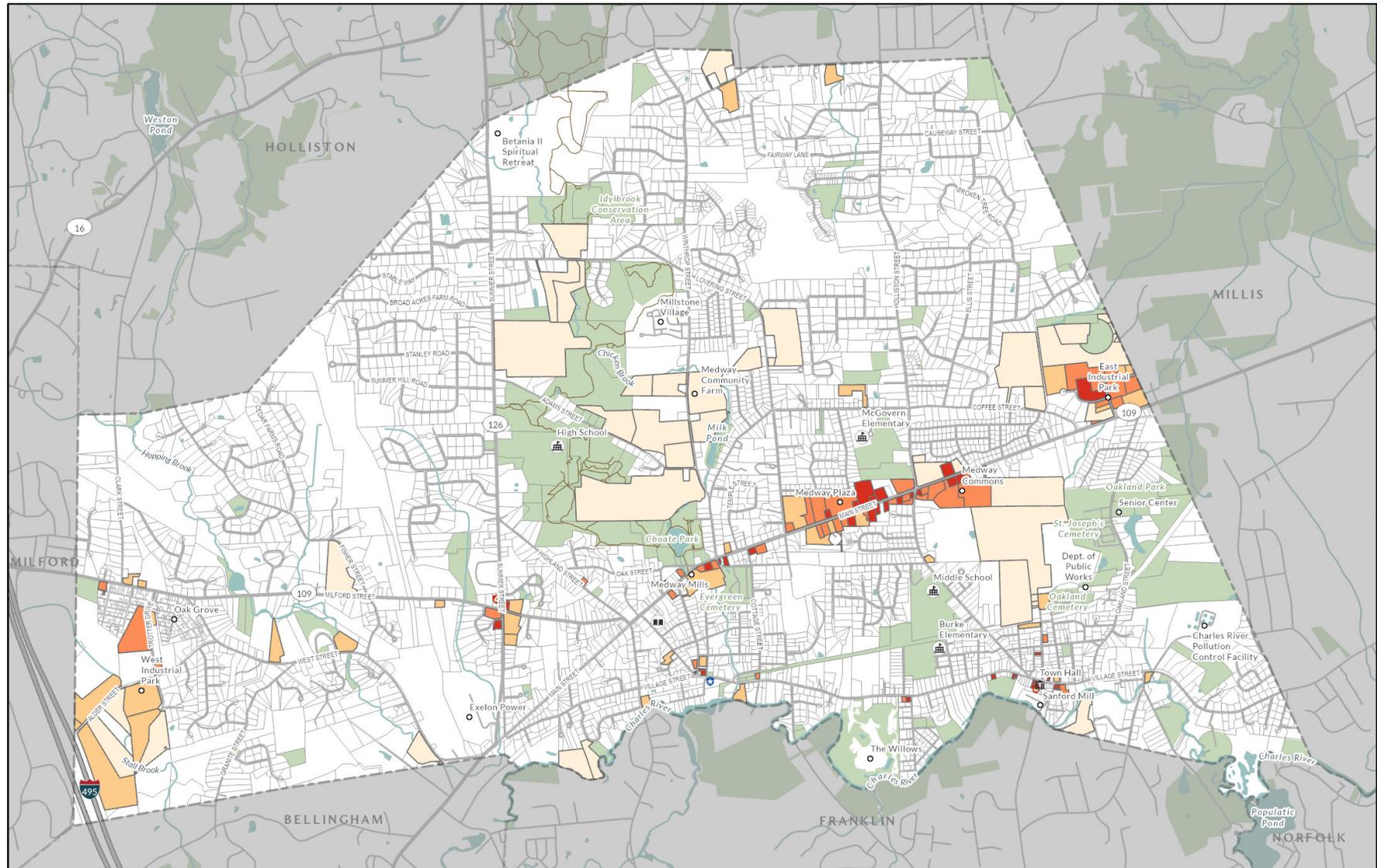
Currently, Medway’s average single family tax bill and Commercial/Industrial/Personal Property tax rates are both comparable to those of surrounding communities, as illustrated in the above table. This suggests that Medway’s rates were historically high but are now more in-line with nearby communities.

Land uses that contribute substantially to the property tax rolls are residential uses and industrial uses, both of which represent dramatically higher percentages of the total assessed property values in Medway relative to their respective percentages of the total land area. Industrial uses are particularly valuable for the tax base, with a percentage of the total assessed values nearly four times higher than their proportion of the land area.

TOWN OF MEDWAY - ASSESSED VALUE PER ACRE (NON-RESIDENTIAL)

Prepared by JM Goldson LLC

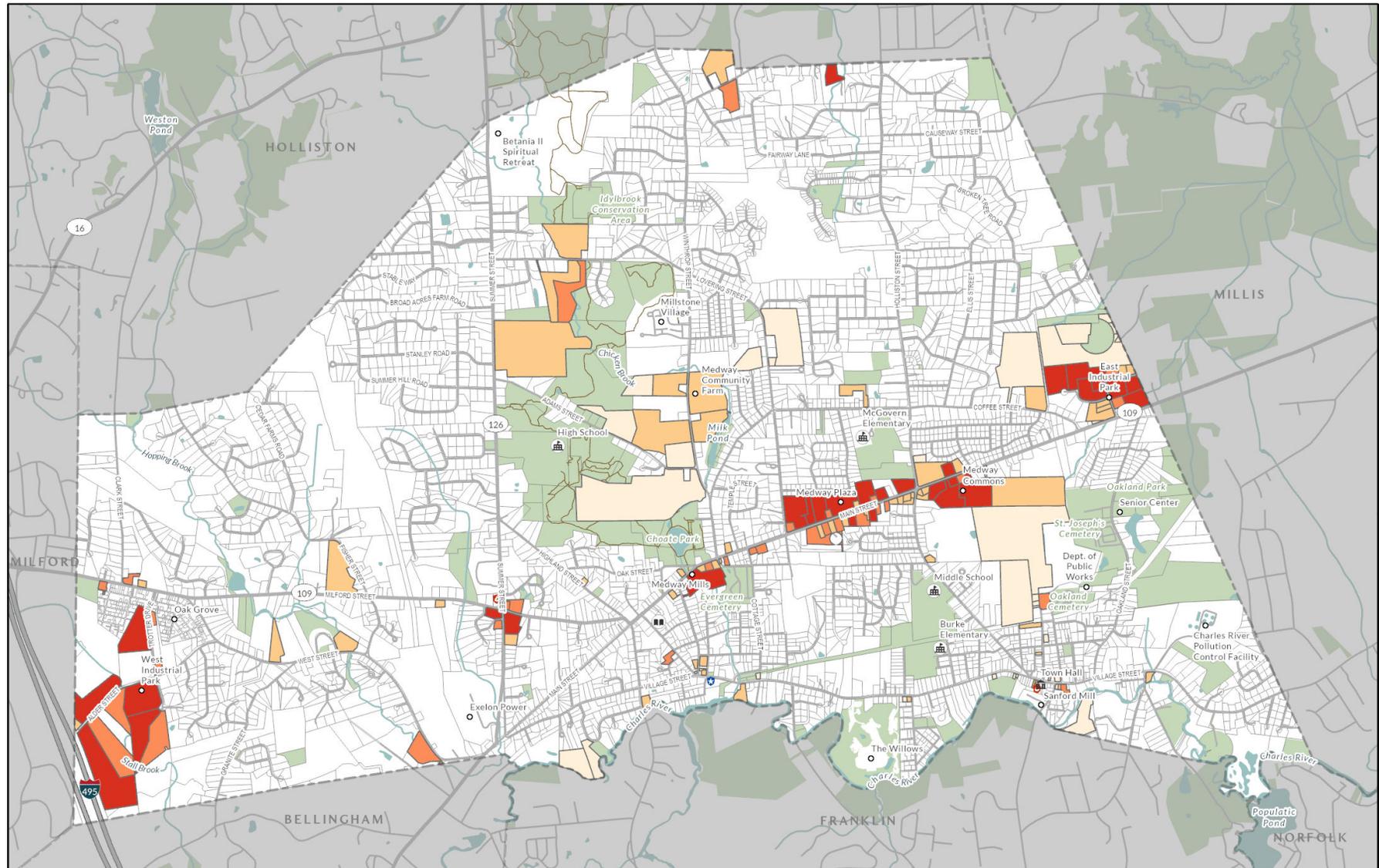
J M GOLDSON



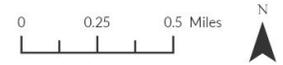
Sources: Town of Medway, MassGIS

TOWN OF MEDWAY - TOTAL ASSESSED VALUE (NON-RESIDENTIAL)
 Prepared by JM Goldson LLC

J M GOLDSON



- | | | | |
|--|----------------|--|-----------------|
| | Town Hall | | Parcels |
| | Fire station | | Buildings |
| | Police station | | Water bodies |
| | School | | Open space |
| | Library | | Existing trails |



Sources: Town of Medway, MassGIS

**LAND USE AREAS AND ASSESSED VALUES (AV) AS
PERCENT OF TOTAL AREA IN MEDWAY**

Land Use	% of Total Acreage	% of Total AV
Agricultural/Horticultural	3.9%	0.0%
Authorities	0.2%	0.5%
Charitable	0.5%	0.1%
Commercial	2.1%	3.2%
Forest Land	0.2%	0.0%
Industrial	3.4%	12.8%
Institutional	1.9%	1.2%
Mixed-use/Multi-use	2.9%	0.8%
Publicly Owned	11.2%	4.8%
Recreational Land	0.6%	0.1%
Residential-SF/Other	56.6%	72.7%
Residential-Other	9.1%	1.2%
Residential-Single Family	47.5%	71.5%
Residential-Multifamily	1.5%	2.9%
Transportation	7.4%	0.0%
Utility	4.7%	0.9%
Unknown	2.8%	0.0%

Sources: MassGIS; Town of Medway

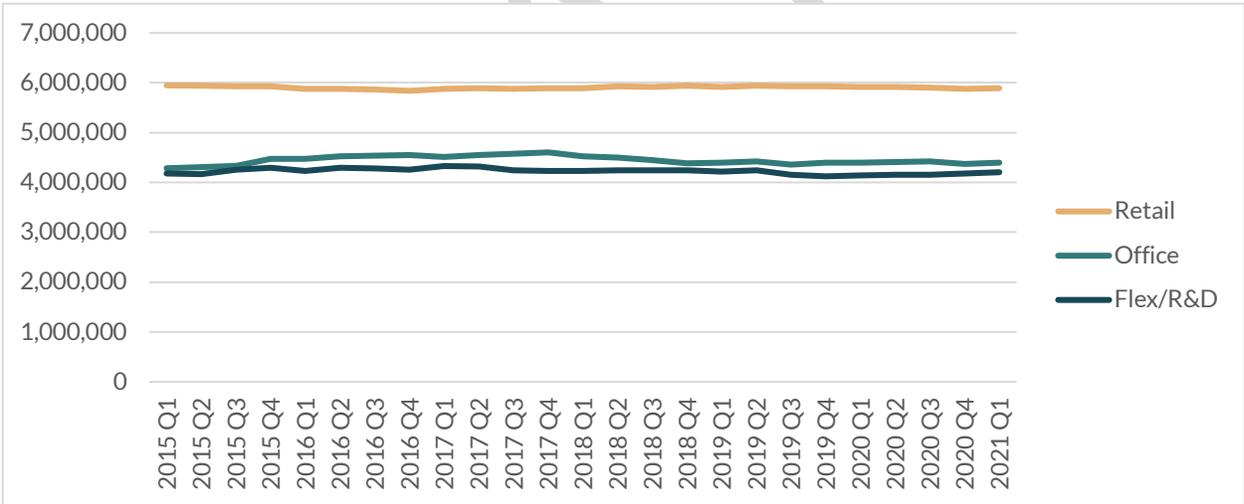
COMMERCIAL AND INDUSTRIAL REAL ESTATE MARKET & COMMERCIAL DISTRICTS

COMMERCIAL AND INDUSTRIAL MARKET ANALYSIS

Part of the Boston metropolitan region, Medway sits almost perfectly between Boston, Worcester, and Providence. These three cities all influence the commercial and industrial marketplace in Medway and enhance its value due to its accessibility to each. With strong regional connections via Interstate 495 and nearby MBTA Commuter Rail stations in Norfolk and Franklin, and links to local employment and population hubs in Framingham, Franklin, and Milford, Medway has a small but healthy commercial/industrial sector.

Medway is a net exporter of labor, with a difference of more than 3,000 between its resident workers and in-town jobs.⁶⁰

SQUARE FOOTAGE OF OCCUPIED BUILDING STOCK BY PROPERTY TYPE IN RELEVANT SUBMARKETS⁶¹



Since 2015, occupied square footages for retail, office, and flex/R&D uses in Medway’s submarkets have remained generally flat. Retail has the biggest footprint, hovering around 6 million square feet, with office and flex/R&D both approaching 4.5 million square feet. The occupied square footage for the office and flex/R&D classes appear to be inversely related until late in 2020, when both increased concurrently for just the fourth quarter since 2015.

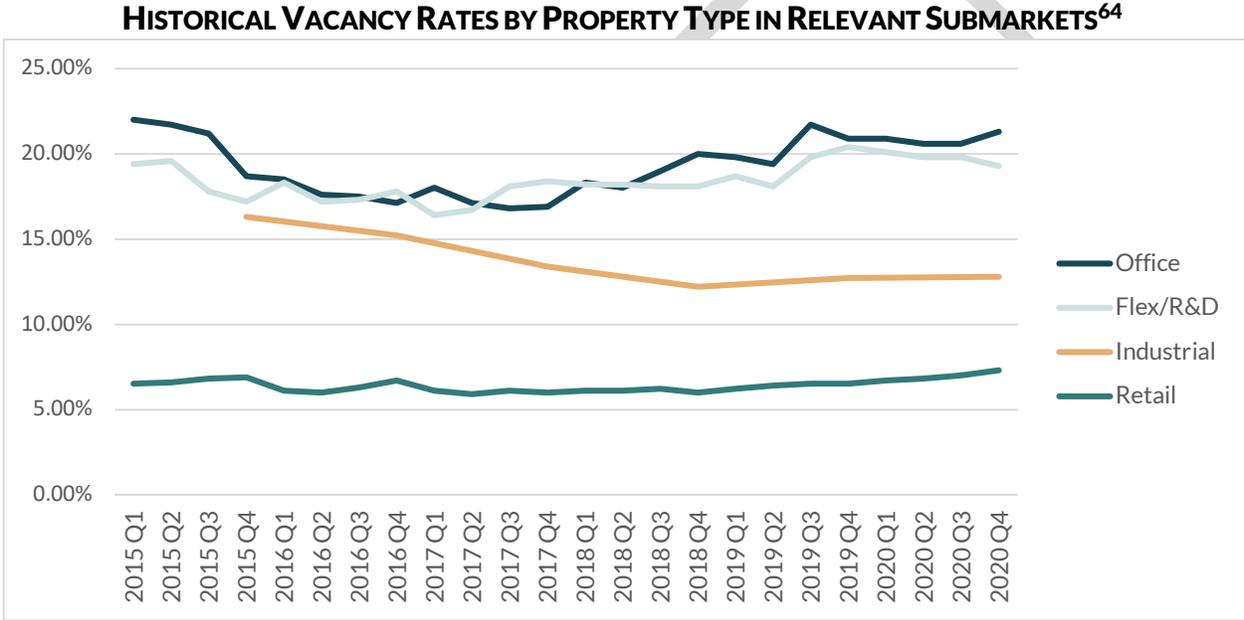
Vacancy rates across sectors have varied over the past five years, though generally are not markedly different from where they were in 2015. The notable exceptions are in industrial properties, where vacancy rates have consistently decreased in Medway’s submarket (I-90 South/I-495 Corridor), and

⁶⁰ US Census Bureau, OnTheMap, Inflow-Outflow Analysis

⁶¹ Moody’s Analytics REIS

in retail, where vacancies have consistently increased since 2017 and reflect broader trends in the retail marketplace nationwide.⁶²

Office vacancies are currently the highest at over 21%, while retail vacancies are lowest at approximately 7.5% as of the last quarter of 2020; it is likely that that rate will increase as retail businesses are projected to struggle to recover from the impacts of the COVID-19 pandemic. Flex/R&D space has seen remarkably high vacancy rates given the enormous growth of the biotech and life sciences industries in the Boston area over the past five years, which suggests that existing properties in the submarket (I-90 South/I-495 Corridor) may not be competitive with new development closer to the urban core.⁶³



Rents have gradually but consistently increased over the same period across all property types, with office and retail commanding significantly higher rates than either Flex/R&D or Industrial; this is not surprising given that the smaller footprints of those spaces typically coincide with higher per-square-foot rates. Despite the overall decrease in vacancy for industrial properties in the Boston market over the past five years, rents have only gone up 55 cents from \$5.16 in 2015 to \$5.71 at the end of 2020; this represents an increase of 10.6 percent.⁶⁵

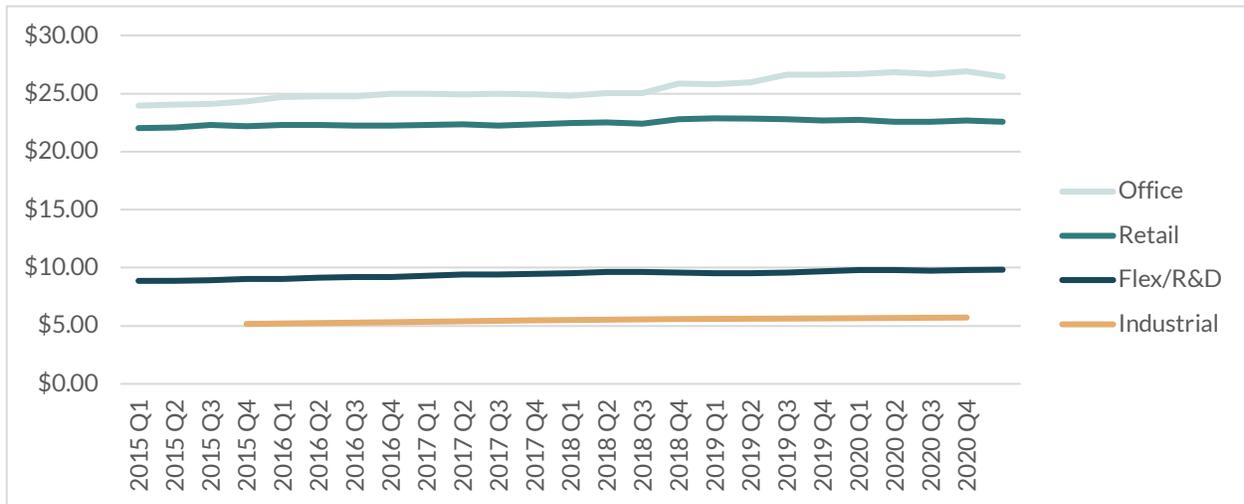
⁶² Moody's Analytics REIS

⁶³ Moody's Analytics REIS

⁶⁴ Moody's Analytics REIS

⁶⁵ Ibid.

HISTORICAL ASKING RENTS BY PROPERTY TYPE IN RELEVANT SUBMARKETS⁶⁶



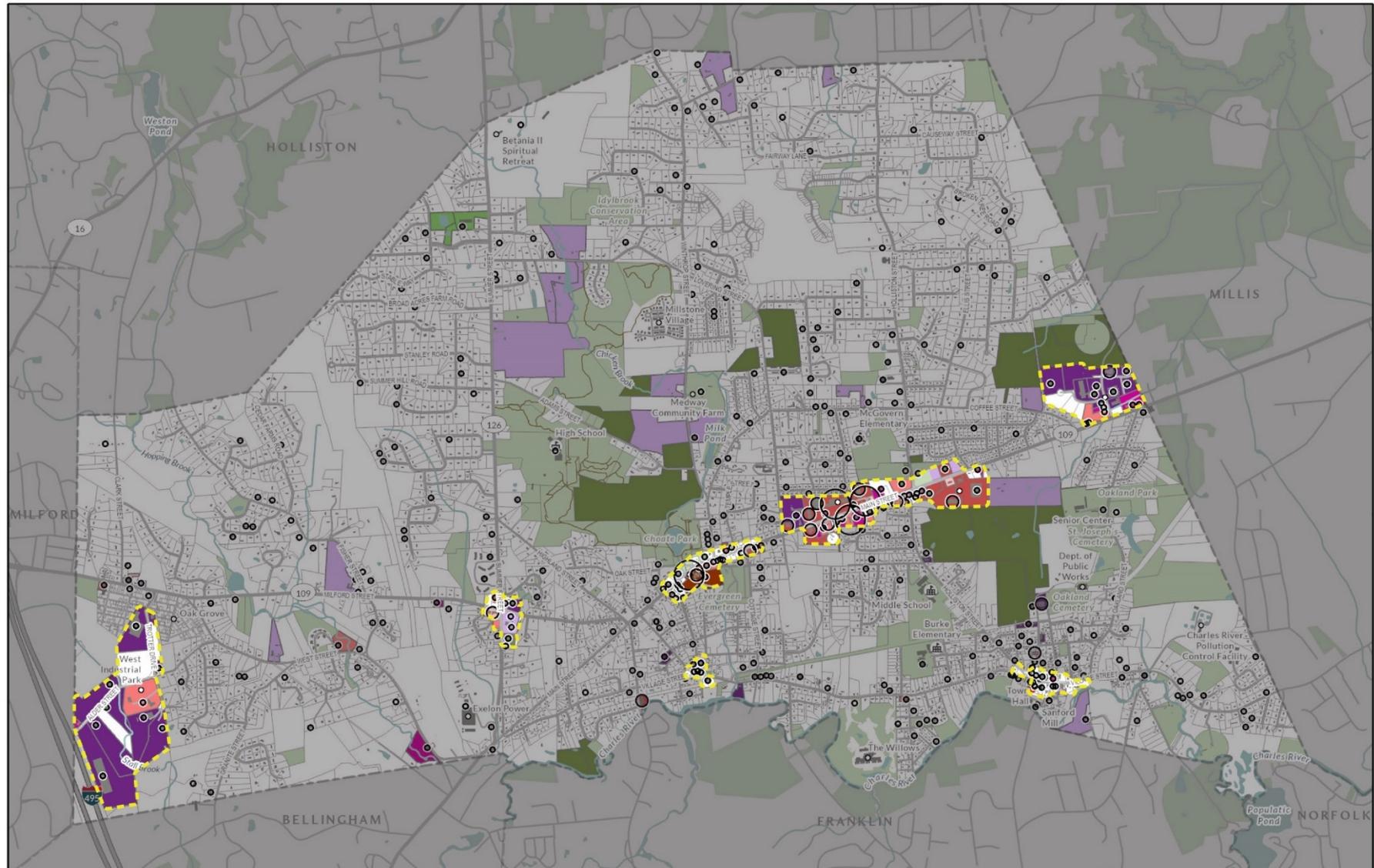
COMMERCIAL & INDUSTRIAL DISTRICTS

Medway’s historic development patterns have emphasized development along the Charles River, taking advantage of the power provided by that body of water. The town’s oldest commercial areas follow Village Street, one of the southernmost streets in town and a longtime center of civic life in Medway. These districts are some of the most compact and mixed use in the town, though no single area stands out as a comprehensive downtown at present; however, as the population grew dramatically in the second half of the 20th century, development patterns shifted to focus more on automobile access, with Main Street/Route 109 gaining more prominence as strip-style development and commercial/industrial parks became the favored built form. Despite this outmoded development model, each commercial district in Medway has the potential to grow and better serve both the town and surrounding neighborhoods.



Medway Commons businesses. *Source: Charter Realty & Development*

⁶⁶ Moody’s Analytics REIS



- | | | | | |
|----------------|-----------------|---------------------------------|-----------------------------------|--|
| Town Hall | Parcels | Restaurants and bars | Auto sales and service | Businesses
1 - 3
4 - 12
More than 12 |
| Fire station | Buildings | Banks, offices, daycare centers | Industrial | |
| Police station | Water bodies | Commercial (retail) | Recreation | |
| School | Open space | Mixed-Use (commercial) | Agricultural / horticultural | |
| Library | Existing trails | Mixed-Use (residential) | Commercial & Industrial Districts | |

0 0.25 0.5 Miles

Sources: Town of Medway, MassGIS, Medway Business Directory, compiled by the Medway Business Council

Village Street

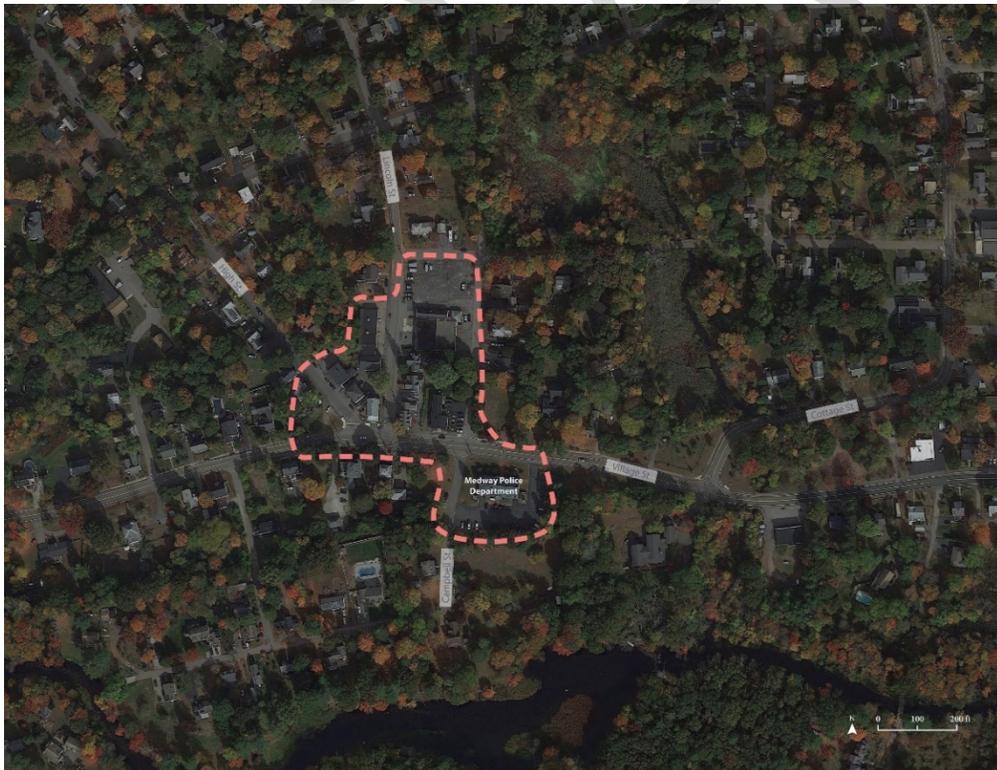
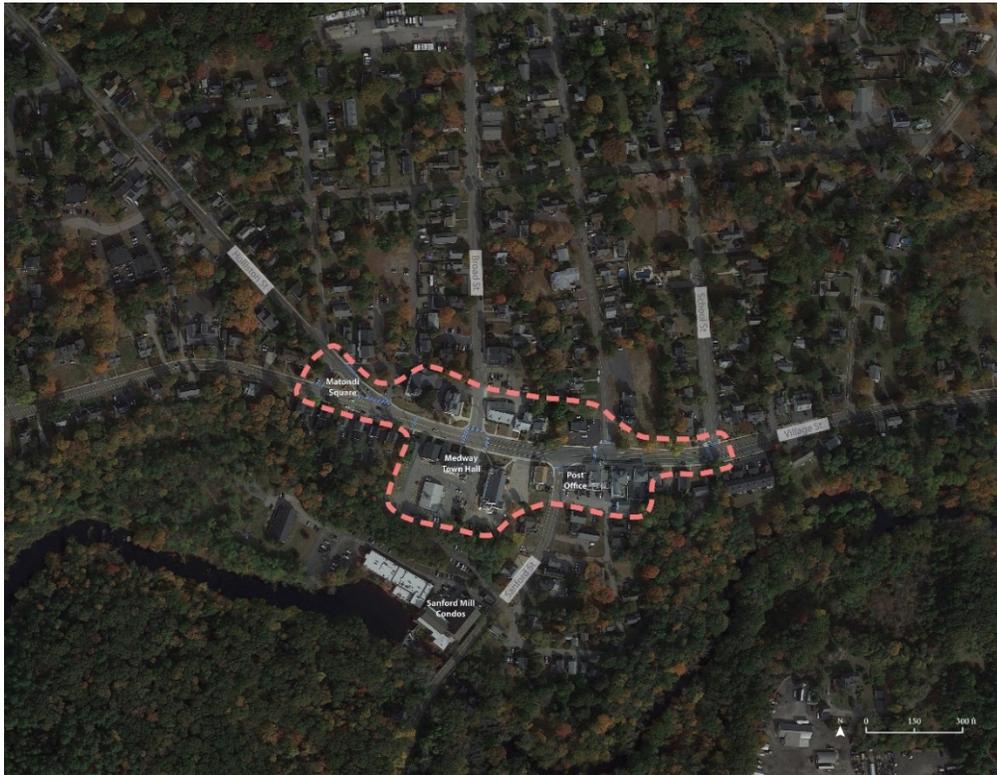
Village Street runs east-west along the Charles River in the southern part of Medway. There are two small commercial areas along this historical main street, both of which are centered around major intersections. To the west, between High Street and Norfolk Avenue, is a very small neighborhood center with a flower shop and restaurant, not far from the Medway Police headquarters. To the east, where Village Street meets Holliston and Sanford Streets, is the town's civic center. Many of the town's administrative offices and services, including town hall, are located here, alongside churches, retail, a restaurant, and other small commercial operations.

Though both districts are currently limited, the small parcel sizes, existing multifamily housing, and neighborhood connections may help support mixed-use infill development. This will increase pedestrian activity and reduce vehicular trips and their associated negative impacts.

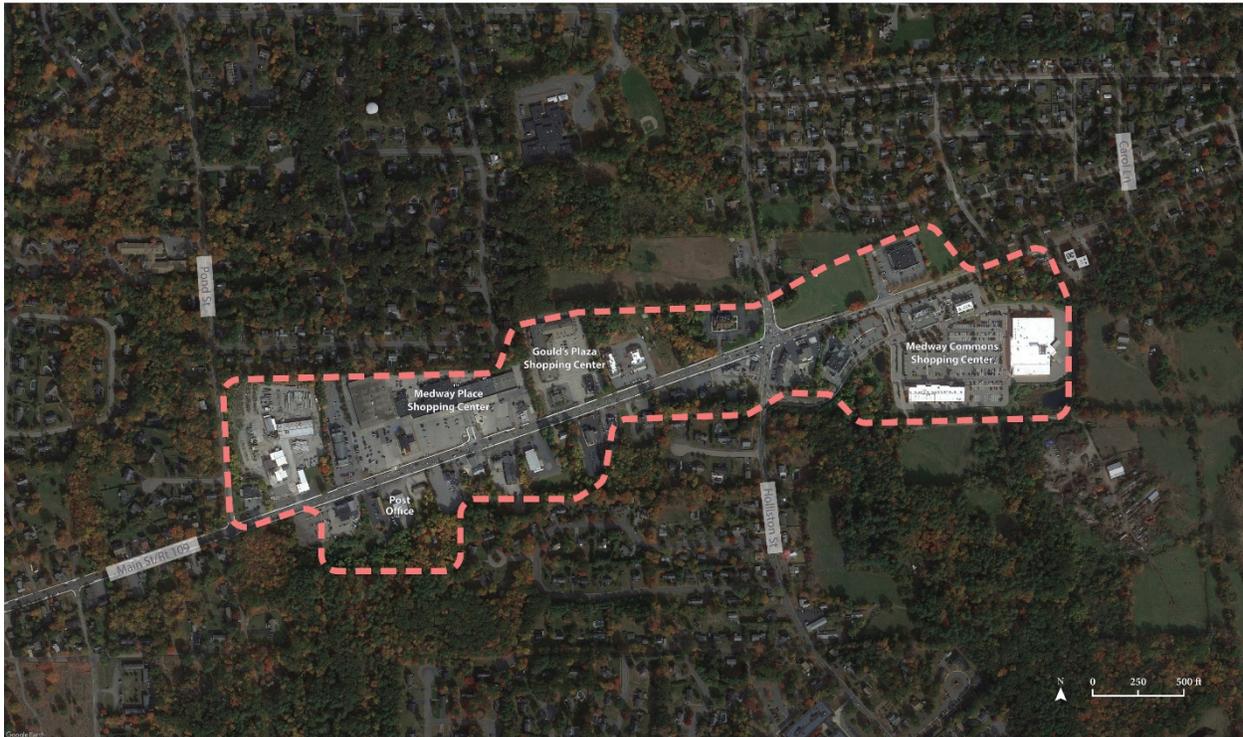


Medway Village (source: Tim Rice Photo)

Village Street Commercial Areas



Main Street/Route 109



The Main Street/Route 109 corridor is emblematic of the kind of late-20th century suburban growth that many towns in New England and the country experienced. Many of the largest retail businesses are located here, between Pond Street and Carol Lane, but while the square footage of development is noteworthy, access from the nearby neighborhoods is limited. The development patterns heavily favor cars, with generally very large setbacks dominated by parking. Though there are continuous sidewalks in good condition along the corridor, frequent and lengthy curb cuts, high vehicle speeds, and significant distances to building entrances make walking or bicycling challenging endeavors.

Because Main Street is now the major east-west transportation corridor through Medway and its location near more recently developed population centers, there is potential to transform this district into a more walkable, mixed-use and amenity-rich environment. The adopted Central Business District (CB) zoning provides flexibility for commercial uses, but does not allow for residential density which could support more diverse businesses. This area also falls outside the existing boundaries of the Multifamily Overlay District, further limited redevelopment options.

Medway Mills Area



Further west along Route 109 is the Medway Mills area, which hosts several smaller businesses including retail and pet care. The mix of businesses here is one of the most diverse of all neighborhood centers in Medway, and it is located near a well-used public park. These characteristics may help create an opportunity for a more concentrated form of infill development with improved access to nearby neighborhoods.

Milford Street/Summer Street



As Route 109 continues west towards Milford, turning into Milford Street, it intersects with another important collector road – Summer Street/Route 126. There are several businesses clustered around this intersection, including restaurants, a bank, a garden center, a gas station, a childcare center, and a convenience store, in addition to a bowling supply company and the Medway Fire Department headquarters; however, similar to other areas along Route 109, development patterns here also favor the automobile. As with the eastern end of Route 109, parcels here have large setbacks and are fronted by parking or private landscaped areas. There are several nearby multifamily and single-family residential areas that would benefit from easier access to the amenities in this small but active hub.

East Industrial Park



At the far eastern end of Main Street/Route 109 is the Medway east industrial park, which is home to a diverse set of commercial and industrial operators. Between Coffee Street and the Millis border there are several businesses that range from auto repair and hardware to canine training and self-storage, and a cannabis grow facility. The east industrial park is also home to one of Medway’s largest employers, MicroGroup, Inc.

West Industrial Park

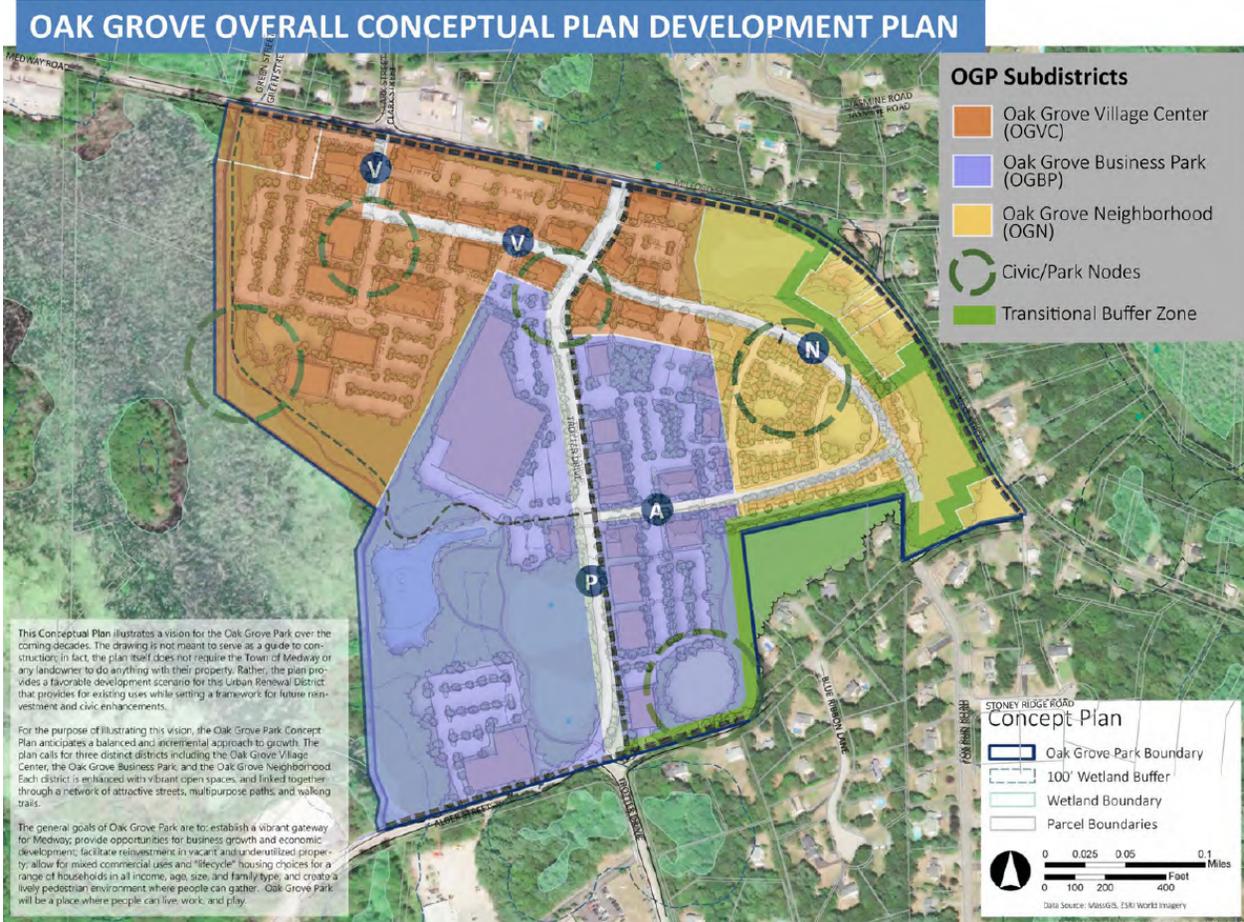


The west industrial park, off Trotter Drive south of Route 109 at the western edge of Medway, is another significant job center in town. Two of the other top ten employers are located here (AZZ Galvanizing and R.P. Marzilli & Co.), alongside other small and mid-scale manufacturers. Though there are some environmental limitations due to surrounding wetlands, there are opportunities for additional development in this district.

Oak Grove

Oak Grove is Medway's Urban Renewal Area and a plan for its redevelopment was recently completed. The Town is currently working on strategies for implementation of that plan, and though development has not yet begun at this site, which is just north of the west industrial park, it is one of the most promising locations for growth within Medway. Existing conceptual plans for the 82-acre Oak Grove area call for compact development that serves both the town and surrounding

neighborhoods, with a mix of uses and flexible zoning. To date, market studies have suggested the residential, hospitality, commercial, and industrial uses are viable and desirable for this area.



Oak Grove Urban Renewal Plan Concept Plan. Source: Brovitz Community Planning & Design, 2019

CONCLUSIONS

ENERGY AND SUSTAINABILITY

Find ways to engage, educate, and support the efforts of Medway businesses to reduce energy and emissions while increasing renewable energy production. This could include information about available programs and funding and a branded town-wide initiative to build awareness and increase participation. This initiative should include incentivizing voluntary efforts to make site improvements that incorporate native vegetation and capture and infiltrate stormwater.

TRANSFORMATION OF MAIN STREET/ROUTE 109

The existing major commercial center in Medway, Main Street/Route 109, represents an opportunity for the town. With easy regional access and a location central to the town, it could serve as a modern downtown and important source of revenue for the town; however, its current condition leaves little opportunity for such growth or the unique identity needed to support a downtown, given its auto-oriented development patterns. As a result, significant transformation in both use mix and form are needed to create a viable downtown district along Main Street and Route 109. To accomplish this the community could consider developing an area plan and adopting a form-based code, similar in scope

to that of Oak Grove, that would guide redevelopment and infill development. These new district regulations could include design standards that address access management, traffic calming, bicycle and pedestrian infrastructure, green infrastructure, and building-related details. Further diversifying allowable uses under zoning would also encourage a better mix of users and help support business types that would appeal to residents.

CREATION OF DEFINED NEIGHBORHOOD CENTERS ALONG VILLAGE STREET

Medway's smaller historic neighborhood, civic, and commercial centers focused along Village are home to both amenities and services that residents and visitors need; however, there is a need for improved connections to surrounding neighborhoods to support additional commercial and mixed-use development. These centers could improve their legibility (i.e. their distinctive character and ease of navigation) and enhance a unique identity for town, while serving as areas for infill development.

WESTERN GATEWAY TO MEDWAY

The potential redevelopment of Oak Grove presents an opportunity to create a gateway experience for those arriving in Medway from I-495 and other towns immediately to the west. Currently, Milford Street/Route 109 does not convey the dynamism or potential that Medway possesses, and provides little draw to the east of I-495 compared to the many commercial uses to the west along Route 109. Oak Grove and the West Industrial Park are both areas where significant development are possible and could transform this entry into town for many of those arriving via regional connections.

GENERATING NEW OPPORTUNITIES FOR EXPANDED JOB CENTERS

The disparity between number of workers and number of jobs in Medway creates a challenge for the town and represents a missed opportunity for both amenities and revenues. Because thousands of people leave Medway every day to travel elsewhere for work and so few people come to the town to work, the daytime drain on population hinders the viability of commercial and retail uses that residents may desire. Medway has a highly-educated workforce, which means that that population drain is also a brain and financial drain – talented workers are forced to commute outside the town, which may lessen their connection to Medway, and relatively few people from outside Medway are conducting economic activity in the town. Furthermore, the fact that there are relatively few jobs in town creates a heavy reliance on the residential tax base, which can burden residents in the long term while making the town's budget vulnerable to downturns in the wider housing market. The adopted Central Business zoning does introduce flexibility of commercial along Main St/Route 109, and does support improved economic diversity along that corridor. Additionally, Oak Grove is a rare opportunity to increase commercial and industrial development while minimizing impacts to neighborhoods, helping to broaden the tax base while providing space for good jobs for Medway residents and others in nearby communities. Opportunities may exist in other areas of the community to generate new jobs and housing options as sites are redeveloped and infill development takes place.

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DRAFT

CHAPTER 4: HISTORIC AND CULTURAL RESOURCES

INTRODUCTION

The Historic and Cultural Resources element of the Master Plan highlights Medway’s prominent historic and cultural resources, town and non-profit initiatives and programs, and an inventory of the town’s other cultural and historic resources. This chapter identifies trends and challenges for preserving historic resources and promoting cultural aspects of the Medway community.

The history and culture of a town are often the elements that make it the most unique and desirable. A town with robust cultural programming and a devotion to understanding and promoting historic resources can experience deeper cultural and economic vibrancy that will foster community among residents and create a better quality of life.

Medway is a town with a rich history and many historic resources. Many buildings and areas date back hundreds of years, offering physical evidence of a town that has experienced different economic and residential uses since its founding; however, historic resources are not only important to maintaining Medway’s past – there are opportunities to incorporate this rich history into the present through preservation, programming, and creating new uses. In other communities, sustainability related initiatives have often been viewed as being at odds or in conflict with historic resources; however, these two priorities for Medway are very compatible and efforts can be made in Medway to emphasize potential synergies.



Medway Mills. *Source: Tim Rice Photo*

“Cultural resources” encompass a vast array of resources that provide a town with access to art, performance, history, placemaking, learning, and more. This can include organizations dedicated to facilitating the arts, places that create space for arts and culture, and physical resources such as public art, natural areas, and wayfinding signage. This chapter will discuss what makes Medway unique – historic places, cultural programs, events, art, and more.

Trends and Issues

- Medway has many historic buildings, many of which are within the two National Register Historic Districts. However, this designation does not offer the level of protection that a Local Historic District designation would.
- Several of Medway's oldest residential buildings are not in these historic districts, and only have the protection of the Town's demolition delay bylaw, which provides a window to protect historic buildings from demolition.
- Buildings that are owned by the Town, including the Jacob Ide House and Thayer Homestead, are examples of how Medway can celebrate its history through preservation and reuse.
- As well as preserving history, preservation of existing buildings is an important sustainability approach. Existing buildings have significant embodied energy, so their reuse is much greener than new construction.
- Medway has a proliferation of artists and people interested in the arts. However, many of these people cite the lack of appropriate event space and opportunities for residents, especially children, to get involved in the arts.
- Medway lacks a distinctive town center or community gathering place, apart from the Library.
- Residents cite the Library, the parks, and town events as what makes the town special. This indicates an opportunity to deepen these resources to strengthen the community.
- As Medway works to embrace sustainability and resilience efforts and retain its history and culture the Town will need to identify resources that can educate and inform property owners.

INVENTORY OF EXISTING CONDITIONS

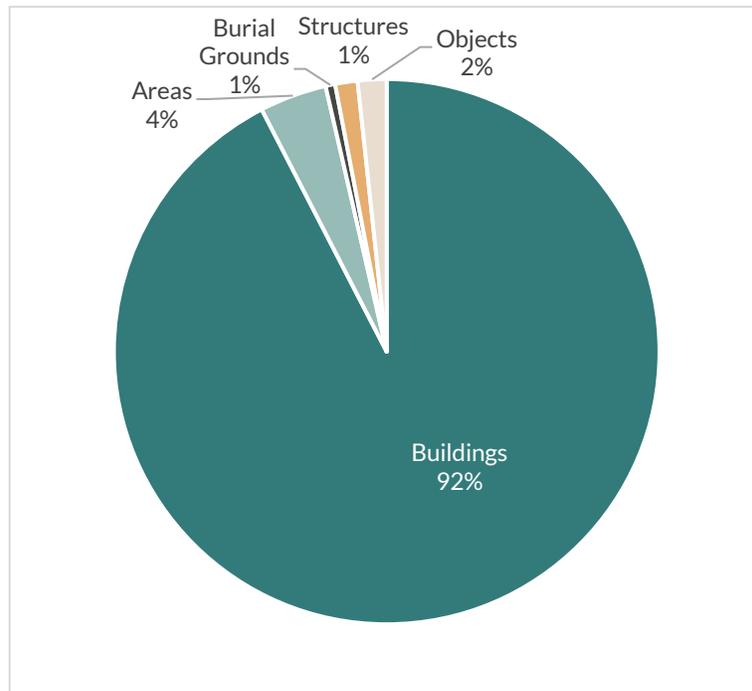
The Town of Medway was incorporated in 1713 as a small agricultural community. According to the UMass Native American Trails Project, prior to 1659, when the English claimed the land as a part of the Town of Medfield, the land was divided between the Native American groups known as the Wampanoag and the Nipmuc, who relied on the land for 11,000 years. Medway is a part of the vast swaths of land in the region occupied by native tribes and colonized by the English in the 1600s, so we must acknowledge that its history dates back far prior to its incorporation. Once containing the area that is now Millis, the larger town that was incorporated in 1713 split in 1885 due to geographical divides, and Medway has retained its current boundaries since the separation.

The Town of Medway has a long, rich history and several historic places and buildings that keep that history alive.

HISTORIC RESOURCES

The Massachusetts Cultural Resource Information System (MACRIS) data maintained by the Massachusetts Historical Commission lists 538 historic resource records for Medway, of which 488 are buildings, 21 are multi-building areas, three are burial grounds, seven are "structures" such as bridges or railroad beds, and nine are "objects", most of which are historic monuments. Most of these resources date back to before 1900, although the most recent buildings were built in the 1950s and several of the monuments constructed in the later 1900s.

HISTORIC RESOURCES IN MEDWAY BY TYPE



Institutional Buildings

In the period from 1775 to 1830 population increased in Medway, leading to the development of church meetinghouses and schools. The Old Parish House at 199 Main Street was developed in 1817 and served a multitude of uses, including as a meeting hall for the Masons. From 1913 to the 1960s it served as the headquarters for the Historical Society. The Medway Second Congregational Church was also built on Rabbit Hill in this period, in 1814. After several major repairs and renovations over the years, the building stands today as the Medway Community Church.⁶⁷



Medway Community Church. Source: Tim Rice Photo

⁶⁷ Medway Community Church

In the early industrial period (1830 to 1870), several more religious buildings were constructed, including the Evangelical Congregational Church in 1836, known currently as Medway Village Church. Located in the National Register historic district of Medway Village on Village Street, the church was the first of several to be constructed in the district.⁶⁸ Medway Village also contains the town hall (Sanford Hall), which was constructed in 1912 after a fire in 1911 destroyed the original public meeting hall that dated back to 1871.

Residential Buildings

As mill buildings and industries were established in the area in the early 1800s, residential buildings were built on Main Street and Village Street.⁶⁹ In this period, central chimney cottages and wood-frame row houses were built in Medway Village, and some two-family worker houses were constructed along the Charles River, near mills. The mid-1800s had rapid population growth and an increase in residential construction of single-family homes of all sizes in Medway Village. About 90 percent of the buildings listed as historic resources by MHC are residential (438 buildings), and these historic buildings are spread throughout the town.

One residential building that is significant to the Medway community is the Jacob Ide house at 158 Main Street. Jacob Ide was a pastor in the town for 51 years in the 1800s who was believed to be an ardent abolitionist. In 2017, the town used Community Preservation funds to purchase the historic house, which opened for historical tours through the Medway Historical Society the same year.⁷⁰



The Jacob Ide House. *Source: Tim Rice Photo*

⁶⁸ Massachusetts Historical Commission. Massachusetts Cultural Resource Information System. Town of Medway. Accessed April 2021

⁶⁹ Massachusetts Historical Commission (MHC) Reconnaissance Survey Town Report: Medway

⁷⁰ Milford Daily News, "Medway: Ide house purchase OK'd" Nov 13, 2017

Medway has over 800 historic homes, reflecting the extensive history of the town.⁷¹

Industrial Buildings

Medway had widespread mill building throughout the 1800s; however, as industry declined and economic needs changed, many of these buildings were demolished or fell victim to fires. One building of note that still stands is the Sanford Textile Mill, which was constructed on Sanford Street adjacent to the Charles River around 1887 and has since been converted into a condominium complex. Another notable historic resource is the Stone Mill Company complex, in which four buildings (the main office, the dressing room, and two weave houses) are listed by MHC as historic resources. The buildings, known as the Medway Mills complex, are located on Chicken Brook on Main Street. Some of the other industries that Medway housed include an awl and needle factory, a straw-hat factory, and a boot factory.

The town's current landscape reflects a history of agriculture, industry, and residential growth.

Historic Districts

Medway has two National Register Historic Districts: Medway Village Historic District and Rabbit Hill Historic District. Evergreen Cemetery has also been submitted for National Register designation. A National Register District is one that is deemed important in American history, culture, architecture, or archaeology. A listing in the National Register recognizes significance, allows some owners in the district certain tax incentives for rehabilitation, and provides limited protection from adverse effects by federal or state projects, but it does not offer any protections regarding an owner's handling of their property. This means that historic buildings in National Register Historic Districts have little protection against inappropriate alterations or demolition. Medway has no Local Historic Districts, which offer a higher level of protection by requiring many types of proposed changes to be reviewed by a locally appointed Historic District Commission. Nearby towns have utilized the Local Historic District designation, including Medfield, which has four Local Historic Districts. These districts protect historic buildings, landscapes, and burial grounds in the town.

There are 58 buildings in the Rabbit Hill Historic District, almost all of which are 100 years old or older.

The Rabbit Hill Historic District was designated as a National Historic District in 1988, with the Medway Community Church (mentioned above) as its central point.⁷² The Medway Historical Society notes that the signifying quality of the district is the preservation of an earlier New England Village scene, with some of Medway's best examples of Federal, Greek Revival, and Victorian buildings.

⁷¹ Medway Cultural Council

⁷² Medway Historical Society

The Medway Village Historic District was designated as a National Historic District in 2008. Consisting of over 200 buildings, this area was the first area of town to see significant growth stemming from the establishment of textile mills on the Charles River.⁷³ The district includes Sanford Hall, St. Joseph's Roman Catholic Church, the Clark-Monroe House, and the Sanford Mills Complex.



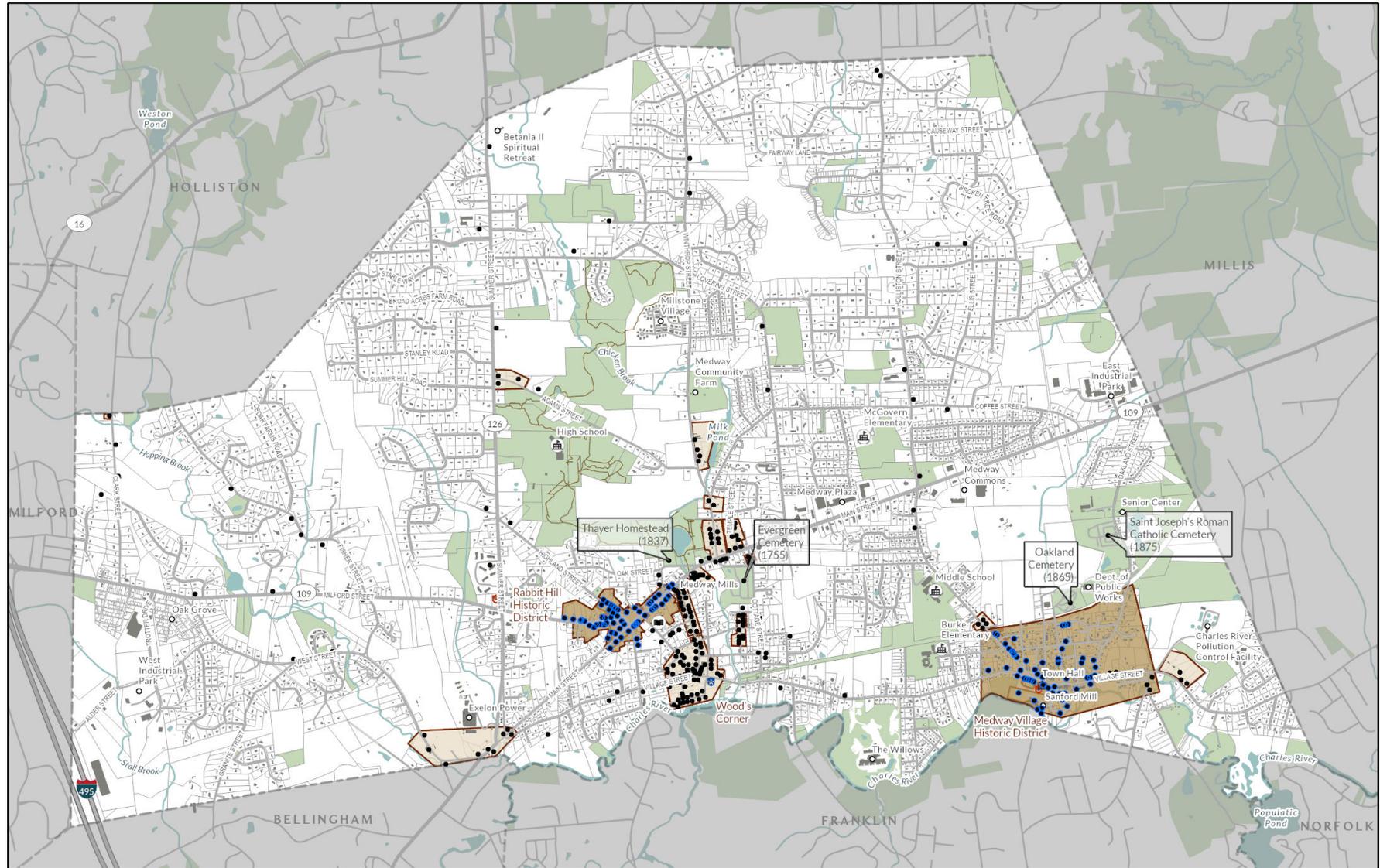
Sanford Mill. *Source: Tim Rice Photo*

The map on the subsequent page shows locations of historic sites, historic areas, and National Register Historic Districts in Medway. Most historic sites are clustered in the National Register Historic Districts, but the several historic areas shown on the map also contain significant numbers of historic sites; however, outside of these marked areas you can see that historic sites dot the map throughout the town. Some of these sites mark buildings that were constructed in the 1700s – these buildings are located within and outside of historic districts.

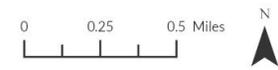
Demolition Delay Bylaw

Medway’s most important tool for protecting historic buildings is the demolition delay bylaw, updated in 2017. The bylaw aims to protect “historically significant buildings” – buildings that are 75 years old or older. Owners of such buildings are required to apply for a demolition permit, which can be delayed for 12 months should the Historical Commission determine historical significance. The purpose of the delay period is to find an alternative use for the building.

⁷³ Medway Historical Society



- | | | |
|----------------|-----------------|---------------------------------|
| Town Hall | Parcels | Historic Sites |
| Fire station | Buildings | National Register District Site |
| Police station | Water bodies | National Register District |
| School | Open space | Historic Area |
| Library | Existing trails | |



Sources: Town of Medway, MassGIS, MACRS

CULTURAL RESOURCES

Medway Cultural Council

The Medway Cultural Council (MedCC) supports public programs that promote access, education, diversity and excellence in arts and humanities. It aims to achieve community benefit and cultivate the arts through participation and appreciation. The Massachusetts Cultural Council provides a modest amount of annual funding to the MedCC.⁷⁴ The Council provides grants to local artists and projects with local connections, especially ones that grapple with the current social, environmental, and economic crises, per the 2020 grant guidelines. In FY2021, MedCC awarded over \$10,000 in grant money.



Projects that MedCC has funded include art projects with the Medway Public Library, concerts, school programs, public art, and more. In 2021, MedCC granted funding to many online events, including art tutorials for pastel and watercolors, summer reading, music for seniors, an online webinar for schools called “Chainsaws, Cheeseburgers, and Rock N’ Roll”, and virtual history learning events. Prior to the COVID-19 crisis, and expected to resume in the future, MedCC funded a variety of in-person events to facilitate learning and cultural appreciation. Along with art workshops and concerts, individuals and groups in Medway facilitated movie events, music lessons, walking tours, storytelling events, educational nature tours, and more. Several different organizations have received these grants, including the Medway Historical Society, the Southeastern Massachusetts Community Concert Band, Medway Friends of the Performing Arts, and Mass Audubon’s Stony Brook.



Medway residents enjoying a community event. *Source: Tim Rice Photo*

⁷⁴ Medway Town Website; Cultural Council Description

Medway Public Library

The Medway Public Library, located at 26 High Street, is an essential community resource with many amenities and events for the town's residents. In addition to offering books for all ages, on site computer use, and online resources for research, the library offers a Makerspace where residents can use a 3D printer, sewing machines, craft supplies, and other technological or creative tools. The library also has programming for children and teens, including online programming during the COVID-19 pandemic. In the summers over the past several years, the library has also provided free lunch for children and their caregivers. Events put on by the library include guest speakers and readings from authors, and the building also offers meeting and performance space for small events. The library website hosts a list of "Medway Marches" resources for adults, children, and teens to learn about social justice, civil rights, and Black history. Community members see the library as a defining feature of Medway, where the community comes together to interact, learn, and create.

Medway Community Farm

The Medway Community Farm is a registered 501(c)3 nonprofit that began officially in 2009 after about a year of gathering support to change the use for the land parcel at Winthrop Street (which was purchased with Community Preservation funds) from "open space" to "open space with an agricultural and educational use".⁷⁵ The farm, located at 50 Winthrop Street, provides CSA shares and participates in farmers markets, as well as offering community garden plots. It engages with elementary schoolers in outdoor education programs: Farm to School program for second and third graders and School to Farm program for fourth graders. The Medway Community Farm also offers April Break workshops for children and gardening workshops for adults, as well as volunteer opportunities on the farm.

Arts and Artists

A significant number of artists reside in Medway, including visual artists, designers, photographers, woodworkers, dancers, jewelry makers, and musicians and performance artists. In an effort to showcase local artists, MedCC started the Artist Spotlight Series that highlights a different artist each month through a written component on the Medway Artists website and Artist Spotlight Video Tours. The art and artists are featured on various social media outlets as well. MedCC also plans to feature culinary arts in an upcoming video series. As the pandemic subsides, the Council seeks more opportunities for artists to interact with each other in events such as Art in the Park, which brings together artists to create art in the company of other artists.

Events

Medway has a number of town-wide events that are significant to community members. Some of these are listed below:

- Medway Pride Day (May)
- Medway Farmers Market
- Celebrate Medway Day (July)
- Movies in the Park
- Concerts in the Park
- Town-Wide Yard Sale (September)
- Medway Community Farm Fall Festival
- Pumpkin Walk (October)
- Holiday Parade (Thanksgiving Weekend)

⁷⁵ Medwaycommunityfarm.org

- Medway Restaurant Week
- Annual Memorial Day parade

TOWN HISTORIC AND CULTURAL ORGANIZATIONS

Medway Historical Commission

The Historical Commission is a branch of the Town of Medway government comprised of eight board members. The Commission acts on petitions regarding preserved or historically significant buildings and is involved with projects that preserve the town's historical value. The Demolition Bylaw, mentioned in the previous section, requires approval by the Historical Commission for the demolition of any building that is more than seventy-five years old. The Commission decides as to whether that building is historically significant prior to approval and provides information to the property owner and the community about the significance of the building during the delay period.

As of Spring 2021, the Historical Commission is engaged in two preservation projects in Medway: the stabilization of the Thayer Home Place and barn and the preservation of Evergreen Cemetery.⁷⁶ The Thayer house and barn date back to the 1830s, and the Historical Commission efforts are centered on stabilizing the house and barn for future use by community members. The property is currently managed by a committee under the auspices of the Select Board. It was purchased using Community Preservation funds in 2006, and Thayer Hall can now be reserved as event space.

Evergreen Cemetery was established in 1750 and is still in use today, with roughly 362 stones in the oldest part of the cemetery. Town Meeting approved the use of Community Preservation Act funds for the preservation of the cemetery, including repairing damaged cemetery stones, and the first phase has been completed, in addition to an assessment for a future second phase.



Evergreen Cemetery. Source: Country Gazette

⁷⁶ Medway Town Website; Historical Commission Current Project Page

Medway Agricultural Committee

The Medway Agricultural Committee is a seven-member committee dedicated to encouraging the pursuit of agriculture in the town by working to preserve, revitalize, and sustain Medway's agricultural enterprises, rural character, and farming traditions.⁷⁷ Committee members serve 3-year staggered terms, and all either reside in the community or own agricultural property in Medway. The Town of Medway general by-laws include the Right to Farm Bylaw, which encourages agriculture, promotes agriculture-based economic opportunities, and protects farmland in Medway.

Medway Community Education

Medway Community Education is a department of the Medway Public Schools that provides year-round learning and enrichment programs for children and adults. These include after school programs and summer programs such as yoga, arts and crafts, STEM summer programs, sports camps and after school lessons, and summer camps. Outings for adults are offered as well, including day trips to New York and other destinations. Registration costs for programs vary, and scholarships are available to families who may need assistance with covering the fees for school-year programs.

Parks and Recreation

Medway Parks and Recreation includes the town's parks, fields, courts, and other recreation programs including school sports programs. Along with the sports programs, which are further described in a later chapter, the Parks and Recreation department hosts summer programs for kids of all ages, including cooking and baking programs, dance, and paddling/boating programs. There are also programs available for adults, such as ballet, hip hop, and yoga in the park.

NON-PROFIT AND PRIVATE ORGANIZATIONS

Medway Historical Society

The Medway Historical Society is a 501(c)3 non-profit established in 1902 to document and display Medway's rich history. The Medway Historical Society Museum, located at 223 Main Street, has a large collection of tools, artifacts, paintings, dolls, journals and photographs from Medway's past. The museum holds a monthly open house, where they take donations for the Historical Society. The Historical Society also maintains a library with reference materials about Medway and nearby areas.

Medway Friends of the Performing Arts

The mission of Medway Friends of the Performing Arts is to promote excellence and broaden student participation in school music and theater programs. The organization is made up of dedicated parents and community members to advocate for performing arts education. MPFA solicits and raises funds from the public in order to offer assistance and support to students participating in performing arts activities. The organization meets monthly.

Friends of the Medway Library

The Friends of the Medway Library was established in 1977 with the mission to provide funding to enhance library services, to increase the use of the library through programs, and to advocate for library support.⁷⁸ The Friends raise funds through book sales, memberships, and donations, and were able to raise over \$17,000 for the library in the 2019-2020 fiscal year. They host book sales twice a year in May and October and maintain an ongoing book sale in the library as well. The group funds

⁷⁷ Medway General By-Laws; Section 2.21

⁷⁸ Friends of the Medway Library website

museum passes as part of the library offerings, which can be used at no cost by library patrons. Membership to Friends of the Medway Library is available at different levels.

TOWN INITIATIVES

Community Asset Inventory

The MedCC conducted a community asset inventory in Summer of 2020 to determine where and how to direct funds and programming efforts. Because of the significance of the new hiking trails and its many bridges, one project the Cultural Council supports is a Trail Bridges Festival in conjunction with the Medway Trail Club, which will take place in Fall of 2021. The trail bridges project is meant to promote education about Medway history, including history of Native American populations, and to create interactive exhibits which invite residents to access and express their creativity.

Community Survey

Every three years, MedCC conducts a community input survey to get a sense of the community's desires and to shape the guidelines for granting. Some of the responses from this survey, most recently conducted in 2021, are shown in the graphic on the following page.



EQUITY AND JUSTICE INITIATIVES

The summer of 2020 marked a turning point in the way many American cities and towns thought about the proliferation of racial inequities, demonstrating a need for communities to tackle these issues head on.

***“This is the perfect time to help Medway become a more diverse community” –
Medway Resident***

Medway Marches

On June 7, 2020, almost 1,000 people participated in a Unity March organized by Medway families and supported by town officials and the Medway Police Department. More than 400 stayed for the rally held afterwards. The purpose of the rally was to honor the life of George Floyd, who died on Memorial Day at the hands of a Minneapolis police officer, and to encourage law enforcement to hold their fellow officers accountable.⁷⁹ The rally spurred town-wide conversations and the creation of Medway Marches, an organization dedicated to creating deep-rooted, continual change to build an inclusive community for people of color in Medway. Events hosted by the organization, such as Allies in Action, which was hosted on Zoom and Medway Cable Access, aim to engage community members in racial equity and justice initiatives.

Medway Youth Against Racism

In the summer of 2020, discussions about how to battle racism in the community spurred the creation of Medway Youth Against Racism, a group of Medway High School students and alumni dedicated to education, community building, and direct action to create a more equitable society.

Medway Inclusion, Diversity, and Equity Advisory Committee (IDEA)

In December of 2020, the Medway Select Board voted for the creation of the Medway Inclusion, Diversity, and Equity Advisory (IDEA) Committee after a presentation by a group of residents introduced a mission statement and recommendations for the structure of the committee. The mission of the IDEA Committee is to provide recommendations to the Board geared toward policy development to continue or enhance the promotion of Medway as an inclusive and welcoming community. The Committee should report back to the Board by November 1, 2022, with findings and recommendations gathered from the review period, which will include meeting with the Town and school administrations, the Medway Police Command officers, the Affordable Housing Committee and Affordable Housing Trust, the Council on Aging, and student groups, among others. The Committee will also hold at least two public meetings, per the Committee Charge.⁸⁰

OTHER ORGANIZATIONS

In addition to those listed above, there are other community groups and organizations in Medway which support the celebration or promotion of arts and culture. These are listed below:

- Medway Library’s Photography Club
- Medway Cable Access
- Medway Trail Club
- Medway/Norfolk Garden Club
- Medway Lions Club
- Medway Council on Aging

⁷⁹ Milford Daily News, “Medway marches for unity, justice”, June 2020

⁸⁰ Board of Selectmen IDEA Committee Charge, December 7, 2020

CONCLUSIONS

HISTORIC PRESERVATION AND PROTECTION

Medway's two historic districts have several significant historic buildings, and buildings that were built in the 1700s still stand throughout the town; however, these resources lack the protection that a local historic district designation would offer, and instead rely on the demolition delay bylaw for protection. Preserving historic buildings not only celebrates a long history and contributes to the cultural resources of the town, but it is also the environmentally sustainable option. The repair and retrofitting of historic buildings, while sometimes incurring higher costs, are considered "the ultimate recycling project", as traditional materials are usually durable and new construction can be environmentally costly.

Increasing protection for Medway's historic resources would be a way to ensure that they are not lost to new development. The reuse of some of these buildings, such as the Jacob Ide House, would be an opportunity to create usable town spaces.

EMBRACING ENERGY CONSERVATION AND RENEWABLE ENERGY PRODUCTION

Historic preservation and sustainability are very compatible as the preservation and reuse of historic buildings reduces resource and material consumption, puts less waste in landfills, and often consumes less energy than demolishing buildings and constructing new ones. Medway has the potential to preserve and celebrate its history and culture while also ensuring wise stewardship of the town's resources and reducing negative impacts on the environment. This will require collaboration and the identification of resources and guidelines that can inform efforts to make historic buildings more sustainable without impacting their appearance. The community's cultural resources like the Medway Community Farm also offer tremendous opportunities for expanded demonstrations and educational programs that can inform and inspire landowners to adopt new gardening and landscaping practices that provide habitat, infiltrate stormwater, increase food security, and implement nature-based climate solutions.

INCREASED DEDICATION TO ARTS AND CULTURE

Medway has several cultural resources, including a well-loved community library, town-wide events, and many people dedicated to the arts; however, with a lack of event space and dedicated centers for arts and culture, access to the arts can be limited. Seeking a town-owned space specifically for arts and culture use would benefit the community and allow residents of all ages to get involved in the arts. It would also increase gathering options outside of sports games and create the opportunity to strengthen community ties.

Supporting the arts in a town like Medway is not only beneficial for the artists themselves, but it also allows the town to become more unique and desirable, leading to a thriving community culturally and economically. Cultural resources are what make a community special and embracing and deepening them is a worthwhile goal.



Jesse Green sculpture at Medway Police Station. *Source: Milford Patch*

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CHAPTER 5: NATURAL RESOURCES

INTRODUCTION

Natural resources are a critical component of the Master Planning process and are defined here as elements of the physical environment that provide essential functions and ecosystem services that benefit the Medway community, local wildlife, and the natural landscape overall. These resources encompass the range of ecosystems present in Medway, from rivers and wetlands to fields and forests; the soils that support local agriculture; the tree canopy that helps reduce heat and improves air quality; the aquifers that supply water to residents; and the ponds and waterways that provide wildlife habitat. Many of these natural resources also provide important nature-based climate solutions that help reduce emissions locally through the capture and storage of carbon in plant material and soils. This network of natural resources extends beyond the protected open spaces in Medway and the stewardship of these resources is the responsibility of all residents working together to care for this living infrastructure.

The topic of natural resources also addresses the impacts on these essential systems caused by human activity, such as wastewater and solid waste, energy consumption and fossil fuels, and changes in land use that reduce natural ground cover and increase impervious surfaces. Many of these impacts are closely intertwined with the natural hazards that periodically threaten public safety and the built environment, as well as broader regional and global issues such as climate change. These environmental considerations must extend beyond Medway's borders to a broader regional and global context because the materials used to construct roads and buildings, and the energy that powers homes, businesses, and automobiles are primarily imported from elsewhere in the world. Likewise, the emissions, effluent, and solid waste produced by Medway residents all have implications on neighboring communities and beyond. The purpose of this chapter is to document Medway's key natural assets, ongoing trends and challenges, efforts to sustain and renew environmental resources, reduction of waste and greenhouse gas emissions, and increase local resilience to short-term hazards and long-term climate change.



Choate Pond Dam. *Source: Tim Rice Photo*

Trends and Issues

- Land use change, particularly development in previously undeveloped locations, is driving the loss of forest cover and other natural habitat areas, in addition to increasing impervious surface area.
- Tree canopy has been recognized to provide multiple benefits to residents, including reducing stormwater runoff, providing shade to mitigate extreme heat, capturing carbon, and improving air quality. Medway is exploring opportunities to maintain and expand tree cover through local regulations.
- Regulatory and physical limitations of the Town's public water and wastewater systems are becoming a more urgent issue due to population growth and seasonal drought. Medway is approaching the limit of its allocated capacity at the Charles River Pollution Control District treatment facility. Ongoing repairs and maintenance have helped to identify and address leaks and infiltration associated with these systems; however, potable water demand may exceed supply if any Town wells need to be taken offline temporarily.
- Water quality in Choate Pond and the Charles River and its tributaries is impacted by nutrient loading from lawn and agricultural fertilizers, as well as fecal matter from pets and livestock.
- Acquisition of open space (over 150 acres since 2010) has helped to protect habitat from development; however, invasive vegetation, pests, and encroachment must be monitored and managed to maintain the health of these habitats.
- Community Preservation Act funds have been allocated towards farmland acquisition, which has enabled the town to preserve agricultural resources, such as prime farmland soils; however, most of the Town's active farms only have Chapter 61 protection, and over 100 acres of prime farmland soils are on unprotected vacant land.
- Recent efforts to assess and improve hazard preparedness have identified areas where the Town can increase resilience through increasing capacity of culverts, reducing road flooding, and addressing hazards that could disrupt phone and electricity service.
- The Town has made efforts to prioritize climate adaptation and mitigation measures, including a plastic bag ban to reduce waste, energy efficiency improvements and solar panel installation at public schools, the DPW, and the fire station at Summer and Milford Streets, and electric vehicle charging stations at Town Hall, the library, and Shaw's supermarket.
- Medway was designated a Green Community by the state's Department of Energy Resources in 2010, in recognition of its efforts to reduce energy consumption, adopt the stretch code for energy efficiency in buildings and zoning for renewable energy generation, and improve the energy efficiency of municipal vehicles. Grants totaling over \$1 million have been awarded through this program and have funded new LED lighting, electric vehicles, HVAC system upgrades, as well as energy audits and improvements in municipal buildings.

INVENTORY OF EXISTING CONDITIONS

Medway is a semi-developed suburban community with an array of valuable natural resources, thanks to its location along the Charles River and its tributaries, which are closely linked to areas of rich agricultural soils, the aquifers that supply the Town's water, and a mix of wetland, forest, and meadow ecosystems. The Natural Resources chapter highlights the importance of these features, both for the well-being of the community and the wildlife that rely on intact and continuous habitats. The residences, businesses, and public facilities in Medway also consume resources (electricity generated by a mix of fossil fuels and renewable sources, water from municipal and private wells) and

produce byproducts (wastewater discharged to Town sewers and septic systems, solid waste that is transported to landfills, and other materials that are recycled and composted). Medway has an Energy and Sustainability Committee that is working to promote more efficient use of these resources and reduce the volume of waste generated by the public and private sectors. This chapter also outlines ongoing environmental changes and risks associated with the Town's growth and long-term climate change.

The land, water, and habitat resources of Medway provide many direct services, as well as less tangible benefits to the community. These resources are susceptible to pressure from land use change and shifts in regional precipitation and temperature patterns.

TOPOGRAPHY, GEOLOGY, AND SOILS

The terrain of Medway, like much of southern New England, was shaped by the glaciers that covered the region approximately 20,000 years ago, followed by the stream networks and erosion processes that shaped the topography since that time. Flatter areas and gently rolling hills transition to steeper slopes in northeastern Medway, and along the Charles River near Medway Village. The Town's geology consists primarily of granite bedrock, which is overlaid by a mix of soil types, primarily well-drained fine sandy loams which are suitable for agriculture, forests, and open fields. There are also areas with sandy loam, loamy sand, and silt loam. Septic systems are less suitable in soil types such as Hinckley (due to high permeability) and poorly drained rocky soils mixed with clay in parts of West Medway, particularly along Hopping Brook.⁸¹

Farmland Soils

From an agricultural standpoint, high quality soils are a fundamental resource for the production of food and other crops. Protecting existing farms, particularly those with soils that are highly suitable for cultivating food crops, provides multiple environmental benefits including preserving scenic landscapes, providing habitat, and recharging groundwater. Much of the Town's farmland is privately owned and could be converted from agricultural uses if it is not protected through acquisition or Agricultural Preservation Restrictions (APRs). In addition, locally grown fruits and vegetables generate higher returns for farmers, ensure the availability of healthy food options for residents, and often have a smaller environmental footprint than imported produce.⁸² Looking towards the future, threats to food security associated with climate change and equity related issues of access to land for food production can be mitigated by maintaining and increasing local food production opportunities.

Planning for agriculture is important because of its value to food systems, local economies, the environment, and quality of life, and also to help communities become more resilient and able to adapt to market forces and climate change.⁸³

The land and soil that is vital to maintaining a functional local food system can be protected from development by purchasing property (as was done for the site of the Medway Community Farm), or

⁸¹ Town of Medway. Open Space and Recreation Plan 2018-2025.

⁸² Center for Environmental Farming Systems. Research-Based Support and Extension Outreach for Local Food Systems.

⁸³ Growing Food Connections. Growing Local: A Community Guide to Planning for Agriculture and Food Systems.

by establishing an Agricultural Preservation Restriction (APR) that allows farmers to maintain ownership, but limits use of the land to farming activities. Many of the properties identified as “high interest” for conservation in the OSRP are active farms that include important soil resources.

The U.S. Department of Agriculture’s Natural Resource Conservation Service (USDA NRCS) categorizes soils according to their importance for farming. The Soil Survey Geographic Database (SSURGO) includes three categories of prime farmland soils:

- All areas are prime farmland: characteristics are suitable for sustained high crop yields for a variety of crop types, including food, livestock feed, and fiber.
- Farmland of statewide importance: nearly prime farmland, also capable of economically producing high crop yields of a variety of crop types.
- Farmland of unique importance: more suitable for specific high value crops, primarily cranberries in Massachusetts.⁸⁴

Medway has areas with each type of farmland soil, 29 percent of the land area is prime farmland, six percent is farmland of statewide importance, and seven percent is farmland of unique importance. The remaining 43 percent of Medway’s land is not classified under these prime farmland soil categories. As shown in the map of farmland soils, Prime farmland soils are located within the Chicken Brook corridor, along Hopping Brook and near the Charles River, and to the east of Medway Community Farm.



Medway Community Farm. *Source: MassDOT Pictometry Viewer*

About half of Medway’s prime farmland soils (and 43 percent of farmland of statewide importance) are on single family residential parcels. These spaces could be leveraged for future food and habitat production opportunities with interested households. This would require efforts to engage and educate willing participants. Nearly 11 percent of prime farmland (and 20 percent of farmland of statewide importance) is in protected open space areas (including Medway Community Farm and the recently acquired Wilson Farm) and another seven percent of prime farmland is on Chapter land⁸⁵. If the Town eventually exercises its option to purchase the Chapter lands that include prime farmland, up to an additional 151 acres could be conserved. Other land classified as vacant, but not protected as open space or under Chapter 61, 61A, or 61B, includes another 112 acres of prime farmland.

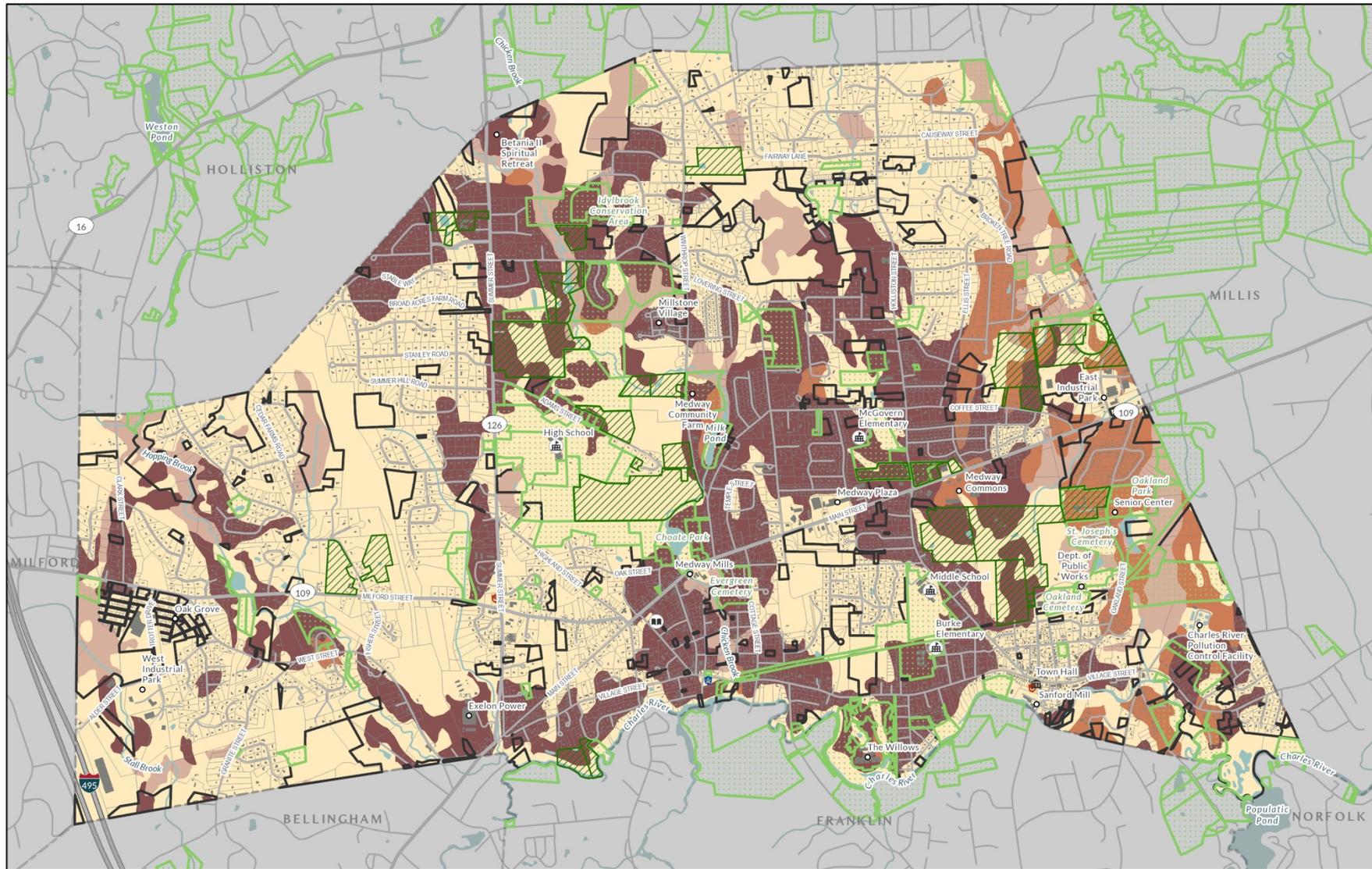
⁸⁴ MassGIS. MassGIS Data: NRCS SSURGO-Certified Soils.

⁸⁵ Refers to properties designated under MGL Chapter 61, 61A, or 61B. Note that the exact boundaries of Chapter land were not available, so portions of Chapter land shown on maps and used in the analysis are not part of the program.

TOWN OF MEDWAY - FARMLAND SOILS

Prepared by JM Goldson LLC

J M GOLDSON

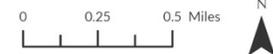


- Town Hall
- Fire station
- Police station
- School
- Library
- Parcels
- Buildings
- Water bodies
- Open space
- Existing trails

Primary Purpose

- All areas are prime farmland
- Farmland of statewide importance
- Farmland of unique importance
- Not prime farmland
- Open space
- Chapter Land*
- Vacant land

**Note: indicates properties classified under Chapter 61 (forest), Ch. 61A (agriculture), or Ch. 61B (recreation). Data on actual lot coverage of classified land is not available and area may be less than depicted here.*



Sources: Town of Medway, MassGIS, USDA Natural Resources Conservation Service

WILDLIFE AND HABITAT

Medway is host to a range of natural vegetation communities that provide habitat for many types of flora and fauna, some of which are species of conservation concern. Areas that were once deforested for cropland and pastures have reverted to primarily hardwood upland forests and meadows. Northern swamp forests are also present, which include a mix of evergreen and deciduous trees, as well as shrubs including highbush blueberries and swamp azaleas.

Human influence has also increased the diversity of plant species in Medway, including areas known as “cultural grasslands” that are mowed on a regular basis and are populated by both native and invasive (or opportunistic) species. The Town’s public trees in parks and along streets provide important benefits including shade, stormwater mitigation, and air quality improvement. Removal of trees along designated scenic roads requires approval by the Planning and Economic Development Board and Tree Warden. The Conservation Commission is also developing a proposal for a tree bylaw that would further protect trees and require replacement (or payment into a fund) if removed from zoning setback areas.

The Open Space and Recreation Plan describes previous initiatives to identify valuable ecological areas, which help promote biodiversity and remain significantly intact. The BioMap2 program highlights two key areas known as Critical Natural Landscapes and Core Habitats, which are present near the eastern and western borders of Medway. The Massachusetts Department of Fish and Game (MassWildlife) also maintains a database of vernal pools, which are small, seasonally inundated areas that provide specialized habitat for certain types of wildlife. Medway has seventeen Certified Vernal Pools and an additional sixty-seven Potential Vernal Pools. The Town’s Wetland Bylaw provides protection for both categories of vernal pools.

There is also an area designated as Priority Habitat of Rare Species along the Charles River near the border of Bellingham and Franklin.

No threatened or endangered species have been identified in Medway, but the wood turtle is a species of “special concern”.

Habitat Managing and Monitoring

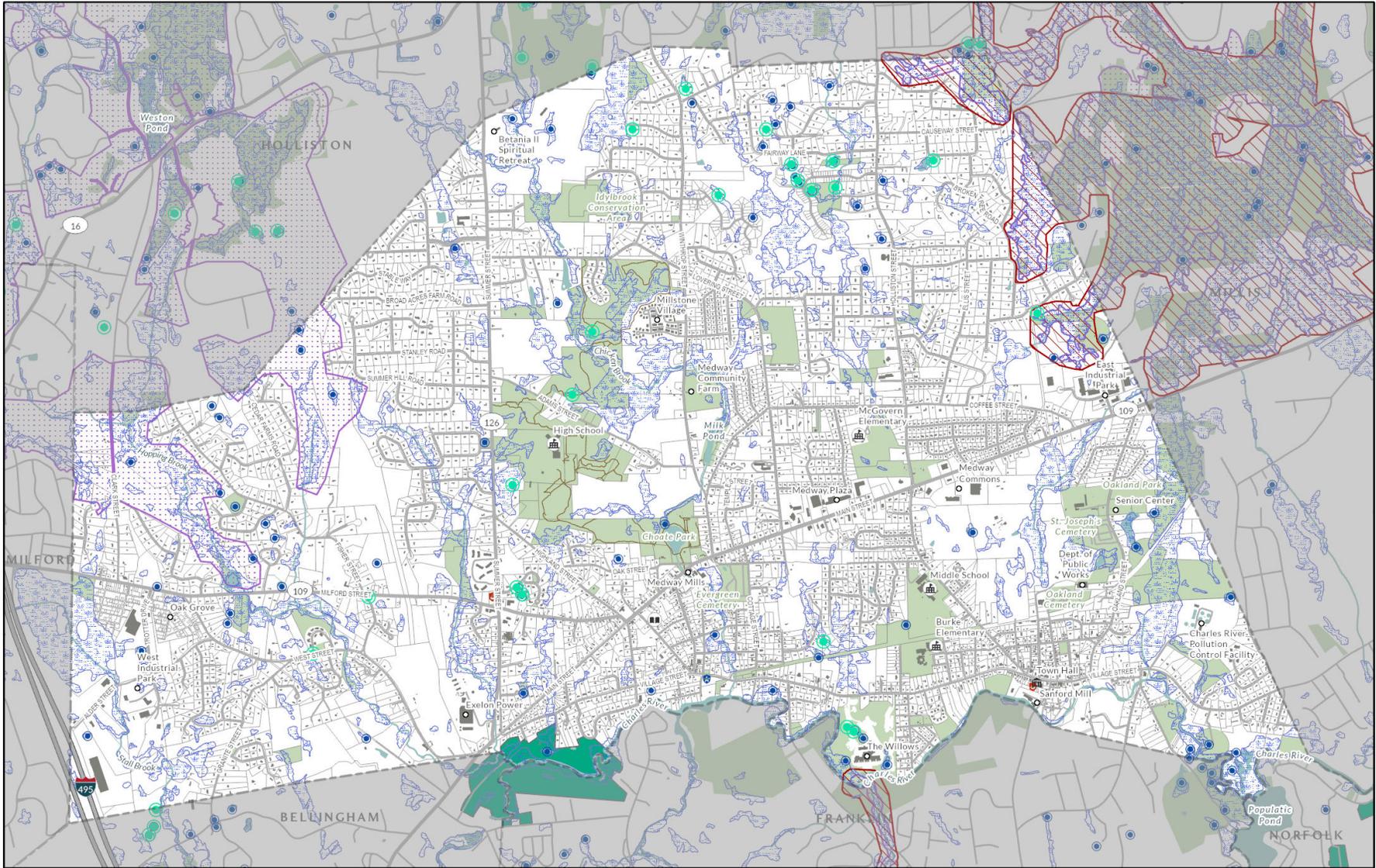
Many of Medway’s conservation areas provide essential ecosystem services, in the form of wildlife habitat, water resource and flood protection, and scenic views. Maintaining agricultural land uses also offers similar benefits, in addition to locally grown food. Farms were highlighted as a priority for land acquisition in the OSRP, as well as working with landowners to explore options such as easements and conservation restrictions.

The Adams Street Conservation area has a detailed ecological management plan, which can help serve as a template for similar studies on other large conservation properties in Medway. Baseline Document Reports (BDRs) will also be needed for Town-owned conservation areas, particularly those acquired using CPA funds. The Capital Improvements Committee approved funding for the preparation of BDRs in FY2022 as part of a multi-year project that is expected to result in the completion of 3-4 reports each year over a three-year period. The OSRP recommends continuing to develop detailed biological inventories, establishing an annual monitoring program, seeking volunteer help for maintenance and invasive species control, and considering the creation of a “land management fund” to support the maintenance of Town-owned conservation land.

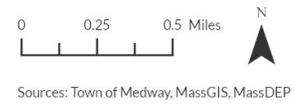
The Habitat Areas map on the following page highlights the areas described above, as well as wetland areas identified by the Department of Environmental Protection, which are subject to protection by the Wetlands Protection Act, which establishes a 100 ft. buffer zone, and the local Wetlands Bylaw, which includes a 25 ft. no disturb zone. Wetlands are a significant carbon capturing feature and a critical nature-based climate solution. The Medway Conservation Commission oversees the permitting of construction and other disturbances that may impact wetland resource areas, in addition to working with the Town’s Conservation Agent to document conditions and monitor changes in Conservation Restriction areas, including invasive species and encroachment. Efforts should be made to both protect existing wetlands and restore degraded wetland areas so they may better serve the community.



Charles River in Medway. *Source: Tim Rice Photo*



- | | | | |
|----------------|-----------------|------------------------|------------------------------------|
| Town Hall | Parcels | Certified Vernal Pools | BioMap2 Critical Natural Landscape |
| Fire station | Buildings | Potential Vernal Pools | BioMap2 Core Habitat |
| Police station | Water bodies | Wetlands | Priority Habitats of Rare Species |
| School | Open space | | |
| Library | Existing trails | | |



WATER RESOURCES

Surface water and groundwater are essential resources for Medway residents, in addition to local wildlife that depend on wetland and river habitat for survival. The Charles River, which defines much of the Town's southern border, has two main tributaries that enter from the north: Chicken Brook and Hopping Brook. Preserving land along these waterways protects important riparian habitats, reduces flood risk, and helps to maintain downstream water quality. The Army Corps of Engineers has acquired some land along Hopping Brook to help preserve these functions, and much of the Chicken Brook corridor in Medway is held as public conservation land.

In addition to wetland areas along these stream channels, portions of the Great Black Swamp extend into Medway along the border with Millis. This extensive swamp is also recognized as important habitat in the BioMap2 program, as shown in the previous map.

One significant threat to the health of wetland and river ecosystems is excess nutrient loading from lawn and agricultural fertilizers, as well as yard and pet waste.

The Town has provided educational materials to residents to help prevent this form of contamination and other threats to local water resources. This outreach and education could be expanded to include additional land management practices including the planting of riparian buffers and efforts to increase vegetative cover.

Water Supply

Medway's drinking water wells are supplied by "high and medium yield overburden aquifers" that are connected to the Charles River through groundwater flow that passes through sand and gravel deposits below the ground surface. Zone I and II water supply areas, shown in the Water Resources map, restrict certain development and septic systems in aquifer recharge areas. The Groundwater Protection zoning overlay district also applies to these areas. Factors such as the failure of septic systems, stormwater outfalls, and increasing impervious surfaces can impact the quality and quantity of groundwater.

The growing population of Medway has resulted in a corresponding increase in demand for potable water; however, the Town has withdrawal limits established by the Massachusetts Department of Environmental Protection, associated with its Water Management Act (WMA) permit. The current limit is 0.94 million gallons per day (MGD) and is expected to increase to 1.00 MGD in 2024, which includes a buffer of 5 percent to account for uncertain growth projections and projected needs. New multifamily residential developments will continue to add to the strain on the local water supply.

Recent large residential developments are adding to the strain on the Town's potable water and wastewater infrastructure, and there will be a need to increase the capacity of both systems in the future.

The Town's five groundwater wells do not currently operate at full capacity, but a planned water treatment plant will enable the well output to safely increase. A satellite well was recently installed near the Populatic well, which has provided some redundancy and increased available yield. There has also been discussion of adding satellite wells at the Oakland Street and Village Street sites.

However, projected water demand scenarios developed as part of the Integrated Water Resource Management Plan suggest that the water supply may fail to meet average daily demand over the next 10-15 years. If any wells need to be taken offline temporarily, this will further reduce the available water supply. There have been some initial discussions with the Department of Environmental Protection about seeking an increase to permitted withdrawals to accommodate increasing demand.

Seasonal droughts have also contributed to water supply concerns. The Town of Medway implements an outdoor watering ban from May through September, as well as providing residents with detailed water use data and access to low flow fixtures. Addressing leaks from the water supply network has helped to recover some capacity over the past decade.

In areas not served by the Town’s water system, there are private drinking water wells (385 total) and irrigation wells (51 total), which are generally drawing from different groundwater sources than the Town wells, but still face some of the same risks as the municipal water system.

Wastewater

Infiltration and inflow (I/I) funding is appropriated at a level of \$140,000 per year from the capital improvements budget, and a town-wide metering program identified specific areas where the issue of I/I is more significant – particularly sewer subarea 8, from Rabbit Hill to Cottage Street.⁸⁶ Infiltration and inflow represent water that either infiltrates the sewer system through cracks in the pipes, or by being introduced to the system through sump pumps or other connections to the sewer system. Removal of I/I is important to reduce the flow to the CRPCD treatment plant.

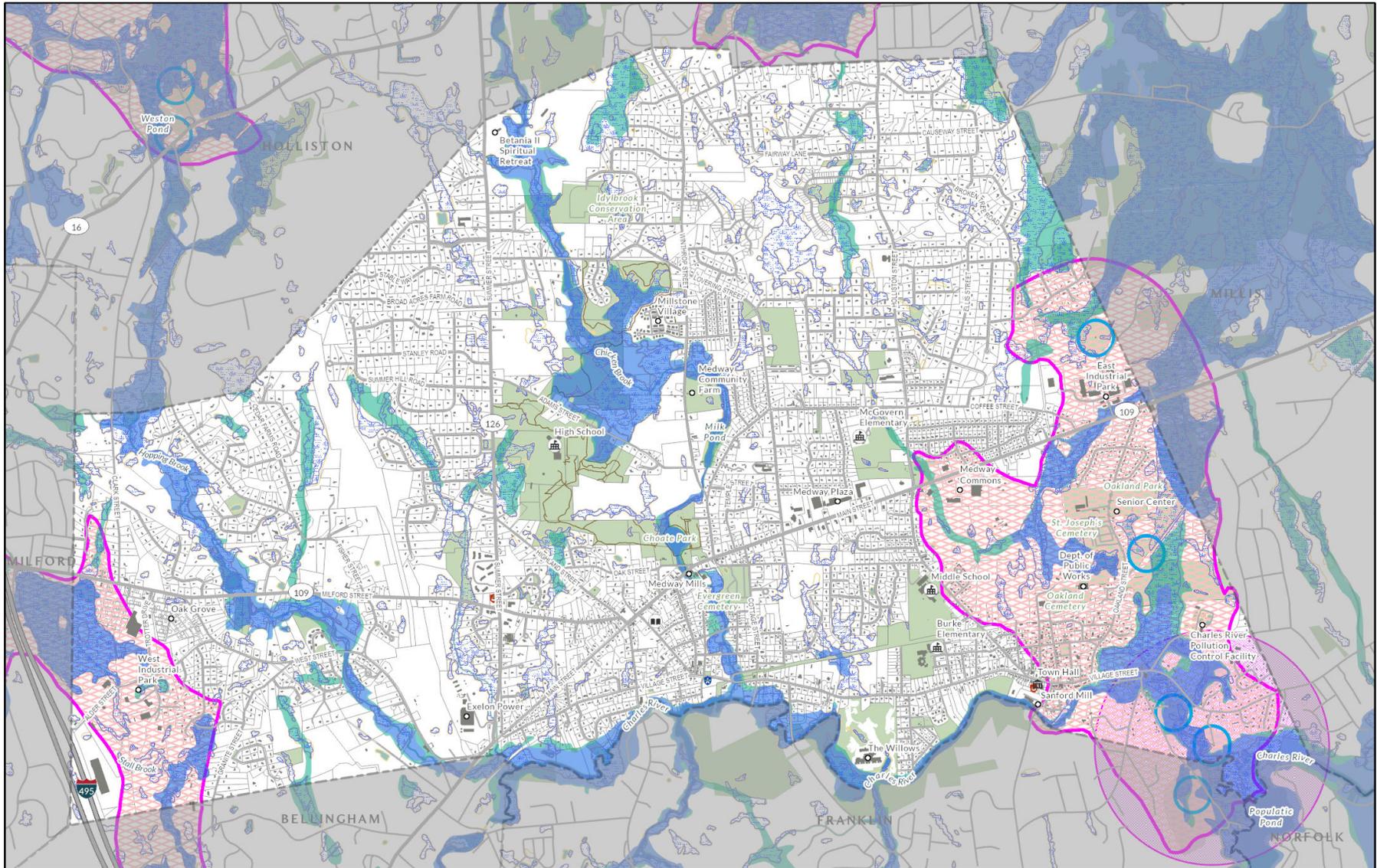
Some capacity has been reserved for the future connection of homes in the Town’s sewer service area, which would help address the issue of septic failures, but Medway is approaching the limit of its allocated capacity at the Charles River Pollution Control District treatment facility.

⁸⁶ Town of Medway. *Integrated Water Resources Management Plan*.



Wastewater treatment facility. *Source: Charles River Pollution Control District*

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- | | | | |
|----------------|-----------------|--------------------------------|----------------------------------|
| Town Hall | Parcels | Flood Zone Designations | Wetlands |
| Fire station | Buildings | 100 yr. flood zone | DEP Approved Zone I |
| Police station | Water bodies | 500 yr. flood zone | DEP Approved Zone II |
| School | Open space | Title 5 Setback Areas | Interim Wellhead Protection Area |
| Library | Existing trails | | |



Sources: Town of Medway, MassGIS, MassDEP

HAZARDS AND CLIMATE

While water represents an essential resource for Medway, it also can present a threat in the form of floods and droughts. Long-term shifts in seasonality and summer temperatures, in conjunction with increasing impervious surface area and loss of tree canopy, also contribute to heat-related hazards.

The Town of Medway has been involved in the Municipal Vulnerability Preparedness (MVP) program, which is run by the Massachusetts Executive Office of Energy and Environmental Affairs, to help understand local hazards and identify ways to reduce risk and increase resilience. In 2019, grant funding was used to hold a Community Resilience Building (CRB) Workshop with key Town staff and an MVP-certified consulting firm and produce the MVP plan.



Medway Community Resilience Building Workshop. *Source: Kleinfelder*

The main hazards identified in this workshop were heavy rainfall and flooding, drought, extreme heat, and wind, particularly linked to thunderstorms, Nor'easters, and tropical storms. Flood zones for 100-year and 500-year events are highlighted on the Water Resources map, and primarily follow the Charles River and its tributaries, as well as some wetland areas in eastern Medway. As mentioned previously, drought impacts the local water supply and will accelerate the need for infrastructure improvements. Windstorms also impact critical infrastructure through the loss of power and blockage of roads due to fallen trees. Extreme heat events, which are expected to increase in the coming decades, have a disproportionate impact on vulnerable populations (including seniors and children), and contribute to the spread of vector-borne diseases like Eastern Equine Encephalitis.

Vulnerability to hazards is determined in part by the capacity of local infrastructure, location of critical assets, and the community's ability to cope with these events, both socially and economically.

Some infrastructure issues that have been highlighted include:

- Capacity of the stormwater system, which can be overwhelmed during heavy rainfall due to undersized pipes and culverts, resulting in flooding.
- Two significant hazard dams: Sanford Mill Pond Dam and Medway Choate Park Dam
- Electricity and phone lines and towers, which can be disconnected during storms
- Roads in low-lying areas that are subject to flooding
- Access to culverts on private property, and beaver dams causing blockages

From a social standpoint, participants in the CRB workshop brought up the vulnerability and isolation of elderly residents who may be cut off during hazard events, as well as some communication issues related to the Town departments and emergency responders.

Mitigation and adaptation measures for critical buildings include adding emergency generators, adding solar canopies, and researching the potential of battery storage in school parking lots, and exploring options to add solar panels and make energy-efficiency improvements to existing buildings. Roadway and stormwater improvements were also identified as a need, particularly in flood zones.

Suggested social initiatives include expanding education on climate risks, increasing resident involvement in local planning and implementation efforts, and improving communication (both online and by mail).⁸⁷

SUSTAINABILITY

Medway was designated as a Green Community in 2010 after meeting the requirements established by the Department of Energy Resources, including reduced municipal energy use, improved efficiency of municipal vehicles, and regulations to facilitate renewable energy and energy efficiency in buildings.⁸⁸ Grants totaling over \$1 million have been awarded through this program and have funded new LED lighting, electric vehicles, HVAC system upgrades, as well as energy audits and improvements in municipal buildings.⁸⁹ The Town’s Energy and Sustainability Committee and Department of Public Works also have initiatives to help reduce waste and increase energy and water efficiency across the community. The new DPW facility includes a solar canopy, and offers residents discounted rain barrels and compost bins. A plastic bag ban also went into effect in January 2021, helping to encourage residents to seek reusable options and eliminate plastic from the waste stream.

A new solid waste company is serving Medway and has continued the pay-as-you-throw system as well as offering weekly recycling pickup. Education is also an ongoing need, particularly focused on water conservation, energy efficiency, composting, and proper recycling. Municipal efforts to establish a composting program and support other sustainability and resilience related initiatives will be an ongoing and evolving commitment.

⁸⁷ Town of Medway. Municipal Vulnerability Preparedness (MVP) Community Resilience Building Workshop: Summary of Findings.

⁸⁸ MetroWest Daily News. Marlborough, Wayland, Medway are now Green Communities.

⁸⁹ MassDOER. “Green Community Designations Reach 280”. April 2021. Accessed from: <https://www.mass.gov/doc/map-of-280-gcs-and-grant-summaries/download>



Solar Canopy at DPW Facility. *Source: JM Goldson*

There is also demand to expand the availability of charging stations for electric vehicles (EVs). Town Hall and the library each have a charging station, and the Town is gradually converting its municipal fleet to electric vehicles. Charging stations have also been installed at the Shaw's supermarket, and a warrant article was approved at the Spring 2021 Town Meeting, which allows the Planning and Economic Development Board to grant special permits for EV charging stations in certain zoning districts. Privately-owned charging stations generally charge a fee for use or are funded through advertising.

In 2017, as part of the Community Choice Power Supply program, the Town entered into a six-month aggregation contract with an electric utility company, but the program was suspended due to unfavorable pricing⁹⁰. This type of agreement can include different plans for electricity supply, some of which include a higher proportion of renewable energy sources, such as wind and solar.

CONCLUSIONS

Medway's landscape offers a wide range of natural resources, each providing benefits to the people and wildlife that live here. These resources include fertile soils that support local food production, the trees and forested areas that help cool and clean the air while capturing carbon, and water resources that supply homes and businesses, as well as providing habitat and scenic views.

The Town continues to make coordinated efforts to conserve and sustain these resources; however, pressure from development and population growth, and the uncertainty associated with climate

⁹⁰ Colonial Power Group. *Medway signs energy agreement.*

change, will require continued vigilance to ensure the function of Medway's natural systems and resilience to future hazards. Medway residents also play a role in regional and global environmental health and continue to support sustainability through programs to use energy and water more efficiently and reduce pollution in the form of emissions, water contamination, and solid waste.

LAND RESOURCES

Medway's farming legacy has persisted in the face of land use change, thanks in part to the rich soils found throughout the town, particularly near wetlands and waterways. Many areas of prime farmland have already been converted to residential development, while others have been permanently protected thanks to efforts by the Town's Community Preservation Committee.

Local food production offers many benefits, including lower environmental impacts, availability of nutritious produce, and resilience to supply chain issues and climate impacts. The Town's Open Space and Recreation Plan has prioritized the protection of many existing agricultural areas, and tools such as Agricultural Preservation Restrictions can complement the acquisition of land using local funds to preserve cropland and pastures.

The forests, meadows, and other habitats of Medway have also been a focus for local conservation, including the purchase of the Adams Street Conservation Area and conservation restrictions established through the Town's Open Space Residential Development regulations. A bylaw is being explored to protect trees and the benefits they provide. Baseline studies and ongoing monitoring and maintenance are needed to maintain a mosaic of habitat types and diversity of native species. These natural resources serve as the living infrastructure and act as a frontline defense against climate change, and the natural and human-made hazards the community will face in the future.

WATER RESOURCES

Charles River, Choate Pond, and the Town's other waterways and wetlands also provide critical habitat and a variety of other ecosystem services, including flood mitigation and scenic beauty. The aquifers that supply municipal and private wells have been able to provide potable water to the Town's growing population; however, new development is pushing demand closer to permitted withdrawal limits. Similarly, the output of Medway's sewer system continues to approach the allocated treatment capacity of the Charles River Pollution Control Facility. Efforts to address leaks and infiltration have helped to recover some capacity, but projected water and sewer demands are likely to require other solutions in the future. It is equally important that efforts be made town wide to infiltrate precipitation and stormwater. This will recharge the groundwater and keep surface waters clean.

RESILIENCE AND SUSTAINABILITY

Seasonal and long-term trends in water availability have also had an influence on Medway's hazard mitigation, policies, and investments. The Town has conducted community planning activities through the Municipal Vulnerability Preparedness program to explore key issues and strategies to increase resilience. Local flooding has highlighted the need for stormwater improvements and green infrastructure implementation and illustrated the impacts of increasing impervious surface area and depleting groundwater supply. Summer droughts have necessitated annual outdoor watering bans, and extreme heat has shown the value of Medway's tree canopy. Resilience planning has also indicated a need for better communication about hazards and public safety, and providing resources for vulnerable populations, including elderly residents.

As a state-recognized Green Community, Medway has taken significant steps to increase energy efficiency and support more renewable forms of energy through improvements to public facilities and vehicles and adoption of the stretch code. Other efforts led by the Energy and Sustainability Committee, include education and outreach about recycling, composting, and residential energy and water use, a plastic bag ban, and efforts to further reduce municipal energy use and establish a network of electric vehicle charging stations. This master planning process will be used to identify additional actions that can be taken in Medway that support this commitment to a sustainable and resilient future.

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CHAPTER 6: OPEN SPACE AND RECREATION

INTRODUCTION

The Open Space and Recreation element of the Master Plan focuses on outdoor spaces reserved for use by community members and visitors, including existing active and passive recreational amenities, protected open space, and priority areas to provide benefits to everyone in the community, including clean water, wildlife viewing opportunities, access to locally grown food, areas to appreciate Medway's history and culture, and places for residents to relax and recreate. These benefits are most often referred to as Ecosystem Services and other associated co-benefits. Many of these also double as nature-based climate solutions and add a sense of urgency to open space protection efforts.

Although a numeric goal for protected open space is not established in the Open Space and Recreation Plan, 30 percent of land area is one benchmark that is used in open space planning globally to reduce species extinction threats and carbon emissions.⁹¹ For Medway a goal of 20% conserved land may be more realistic. Working towards this proportion of protected land can help prevent the loss of tree canopy and slow the increase in impervious surface area that can make the town more vulnerable to hazards. Medway currently has about 10.9 percent of land protected for open space and recreation. Compared to nearby communities, Medway has a lower proportion of protected open space than Millis (36.6 percent) and Holliston (24.6 percent). This element of the Master Plan should help guide future decisions for improvements to—or expansions of—open space and recreation resources to meet the needs of the Town's population today and into the future.

⁹¹ Source: Dinerstein, et al, *Science Policy: A Global Deal for Nature: Guiding Principles, Milestones, and Targets*, April 2019: <https://advances.sciencemag.org/content/5/4/eaaw2869>

Trends and Issues

- The Town has made significant investments to ensure the quality of its public parks and athletic fields, including Choate Park, Oakland Street Park, and school sports facilities.
- Previous assessments of Medway’s recreational facilities identified new facilities desired by the community, including a swimming pool and ice-skating rink, as well as upgrades to Idylbrook recreation area.
- There is a mix of open space sites that are highly programmed and other conservation areas that provide wildlife habitat, water resource preservation, and walking trails.
- More recent acquisitions of land with forests, meadows, and wetlands will require additional ongoing management and monitoring to establish baseline conditions, sustain and restore native wildlife habitat, and remove invasive species.
- New construction and residential development add to the amount of non-permeable land—increasing storm water runoff and reducing groundwater recharge. Open space can help manage storm water, as well as improve quality-of-life and mitigate heat effects. Tools such as zoning and design guidelines can help incentivize developers to include trail corridors and open space connections in future developments.
- Natural areas and outdoor recreation facilities are well-connected by the existing link trail system along the Chicken Brook corridor, from Choate Park to Lovering Street. Future trail development has the potential to help connect additional parks and regional trails.
- Boardwalks and footbridges along the trail network will require ongoing maintenance.
- The Open Space and Recreation Plan highlights opportunities to establish a “blue trail” along the Charles River through a community-led effort such as the Charles River Meadowlands Initiative, with multiple entry and exit points for canoes and kayaks.
- There are several active farms and other privately-owned parcels included in the State’s Chapter 61 program. The Town acquired agricultural land with Community Preservation Act (CPA) funds and leased it to the Medway Community Farm.

INVENTORY OF EXISTING CONDITIONS

Medway is a suburban community located about 25 miles from Boston along the upper reaches of the Charles River. As a result, Medway is directly connected to the Atlantic Ocean. Over years of development from a farming community to a more residential one, much of the undeveloped land has been converted from forests and wetlands to private homes and businesses. Several farms continue to operate, primarily for pasture, livestock, and horseback riding. Many of the Town’s wetland areas have remained intact, particularly along the Chicken Brook and Hopping Brook, which are both tributaries to the Charles River. A variety of parks, playgrounds, and green corridors have been established over the years to meet the different active and passive recreation needs of Medway residents, from play areas for toddlers and sports facilities for older children to walking trails, ball courts, and river access points for adults and seniors.

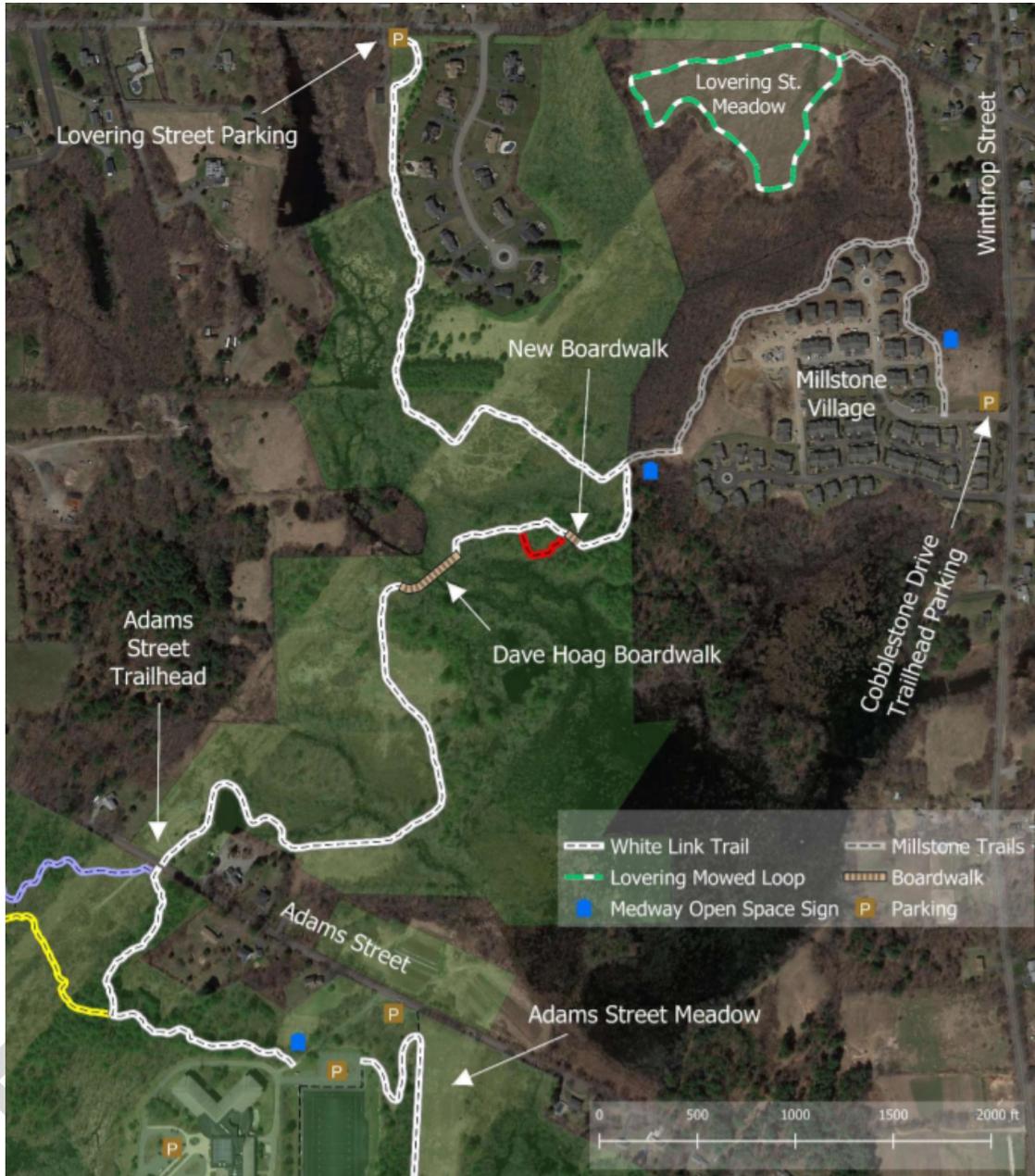


Passive recreation at Choate Park. *Source: Tim Rice Photo*

Recognizing the value of the Town's natural and undeveloped spaces for recreation, habitat, wellness, and water resource protection, Medway has dedicated resources to the acquisition and planning of open space over the past decade. The most recent Open Space and Recreation Plan (OSRP) was approved in June 2020 and includes an inventory of public and private open space, a summary of the myriad functions these recreational and natural areas provide, and a Seven-Year Action Plan that provides recommendations related to:

- Land management and conservation;
- Land use and environmental planning;
- Education and outreach; and
- Organizational capacity.

Improving access to and connectivity between the Town's existing open space assets has been a primary focus in recent years, especially along the Chicken Brook corridor which now provides a continuous network of approximately 9 miles of trails and protected lands from Choate Park to Lovering Street. Other small trails have been established in other areas of town, but the length of these segments is unknown. Community Preservation Act funding has helped fund the design and construction of trails, boardwalks, footbridges, signs and kiosks, including the StoryWalk that was completed in 2016. The StoryWalk presents a series of pages from a children's book as visitors walk along the trail. During the COVID-19 pandemic, many of Medway's parks and trails saw increased usage in response to residents seeking more outdoor recreational activities.



Adams to Lovering Interim Trail Map. *Source: Town of Medway*

Expanding and upgrading outdoor athletic facilities, parks, and playgrounds has also been a local priority, including investments totaling over \$4.8 million for the High School athletic fields, tennis courts at Medway Middle School, and renovations at Choate Park and Oakland Park. The outdoor athletic facilities located at the schools are owned by the Town of Medway. The Board of Parks Commissioners and the Parks and Recreation department manage these facilities; they are available for use by all residents (subject to availability).

Since adopting the Community Preservation Act in 2001, CPA funds have been leveraged to acquire the land for the Medway Community Farm, construct trails and boardwalks in conservation areas, and study open space needs and acquisition opportunities. The Town is working to address more

recent requirements for Baseline Document Reports (BDRs) for each Town-owned conservation property, which document boundaries and existing conditions when land is first acquired. The Town must also work with a third-party, such as a local land trust, to hold conservation restrictions on property acquired with CPA funds. These efforts are still underway as of May 2021.

The Town's existing public and private open space and recreation areas are summarized in the table on the following pages. There are over 800 acres of public protected open space (10.9 percent of Medway's total area), including conservation restrictions held by the Town and land held by the US Army Corps of Engineers. Approximately 45 acres of protected open space is within Medway's three cemeteries. Many of the more heavily utilized properties are ball fields and other sports facilities located in parks and on school grounds.



Cassidy Field Complex. *Source: Tim Rice Photo*

The Medway Link Trail connects many of the other major conservation land holdings along the Chicken Brook corridor; however, there is a missing section between Lovering Street and Idylbrook Recreation Area, which is a priority for increasing connectivity. Another long-term goal is to establish a trail connection from Idylbrook to Wenakeening Woods in Holliston. Other open space areas are scattered across Medway, along the Charles River, Hopping Brook, and around wells and wetland areas.

A few private recreation areas provide opportunities for horseback riding (Next Venture Farm, Rising Star Equestrian Center); golf (Cassidy's Clubhouse); and tennis (Charles River Tennis Club). Many of the publicly held parcels and conservation restrictions have been identified as most suitable for preserving wildlife habitat and water resources, but many sites also have potential for walking trails, water-based activities, and other passive recreation opportunities.

OPEN SPACE AND RECREATION RESOURCES⁹²

Category	Site Name	Address	Acres	Uses
River access	Bresnahan's Landing	57 Village Street	0.88	Canoe/kayak launch
	Charles River Amphitheatre	Sanford Street	4.4	Canoe/kayak launch, walking trails
	Ohnemus Picnic Area	313R Village Street	1.25	Picnic area
Parks, Playgrounds, and Ball Fields	Idylbrook Park	Kimberly Dr. and Wards Ln.	10	Soccer and baseball fields, walking trails
	Oakland Street Park	82 Oakland Street	11.1	Soccer fields, basketball courts, playground, potential for trails
	Choate Park Complex	Oak Street	10.1	Playgrounds, basketball, volleyball courts, walking trail, picnic pavilion
	Cassidy Field Complex	Cassidy Field Road	4.4	Baseball fields, picnic area, walking trail
	North Street Park and Playground	School and North Street	1.2	Playground, play lot, basketball court
	Village Street #1	304 Village Street	0.3	Accessible path, benches
	Grand Army of the Republic Memorial Park	318 Village Street	0.27	War memorial
	Henry Garnsey Canine Recreation Park	302 Village Street	0.41	Dog park
	Winthrop Street Playground	Winthrop and Partridge Street	0.5	Playground
	Mechanic Street Pocket Park	1 Mechanic Street	0.25	Pocket park
School Facilities	High School athletic facilities	88 Summer Street	30.1	Football, soccer, pickleball, baseball/softball fields, tennis courts, track, trails
	Middle School athletic facilities	45 Holliston Street	37.6	Soccer, baseball/softball, football fields, tennis courts, track
	Burke Elementary	16 Cassidy Lane	11.2	Baseball/softball field, playground, basketball courts
	Field area near Burke/Memorial schools	OR Center Street	2.68	Open field
	McGovern Elementary	9 Lovering Street	24.1	Baseball/softball field, playground, trails

⁹² Bureau of Geographic Information (MassGIS) Commonwealth of Massachusetts, Executive Office of Technology and Security Services "Protected and Recreational Open Space." Updated December 2020; Town of Medway. Open Space and Recreation Plan 2018-2025.

Conservation Areas	Adams Street Meadow Conservation Area	Adams Street	56.4	Walking trail, habitat area
	Deerfield Street Pond	20 Deerfield Street	3.48	Walking trail
	Red Maple Swamp	137 Milford Street	4	Wetland habitat
	The Boot	14 Waterview Dr.	3.19	Potential river access
	Hopping Brook Conservation Area	93A/93B Milford Street	6.29	Wetland habitat
	Holbrook Conservation Area	5R Holbrook Street	0.69	River conservation
	Fire Station Conservation Area	48 Milford Street, 4 Trail Drive	14.2	Possible walking trails
	Independence Conservation Area	6 Independence Lane	1.33	Vernal pool protection
	Freedom Conservation Area	6 Freedom Trail	0.17	Possible pocket park
	Iarussi Conservation Area	151 Lovering Street	25.1	Open space, walking trails
	Klein Conservation Area	0R, 16R Oak Street	39.3	Open space, walking trails
	Alexsandria Conservation Area	18 Alexandria Drive	8.23	Wetland habitat
	Redgate Corner	85-87 Lovering Street	2.66	Potential neighborhood park
	Shaw Street Conservation Area	0 Shaw Street	1.44	Potential river access
	Fairway Conservation Area	169R Holliston Street	2.46	Vernal pool protection
	Meadows Conservation Area	132R Holliston Street	3.68	Wildlife habitat, potential walking trail
	Causeway Conservation Area	190 Holliston Street	13.3	Wildlife habitat, potential walking trail
	Saddle Hill Conservation Area	0 Saddle Hill Road	2.1	Wildlife habitat
	Maple Leaf Conservation Area	5 Maple Leaf Lane	1.01	Wildlife habitat, potential trail to adjacent parcel
	Maple Leaf parcel	4 Maple Leaf Lane	4.86	Wildlife habitat, potential trail to adjacent parcel
	Oakland Street Well Conservation Area	44 Oakland Street	42	Potential rail trail parcel, wildlife habitat
	Ryan Conservation Area	0R Ryan Road	4.4	Potential river access, wildlife habitat
	Williamsburg Conservation Area	Williamsburg Way	7.63	Walking trail, wetlands, Hopping Brook access
	Pine Ridge Conservation Area	0 Pine Ridge Drive	11.6	Wildlife habitat, potential walking trail
	Charles River Village Conservation Area	0 Charles View Lane	4.18	Potential river access, picnic area
	Lee Management Area	54/54R Adams Street	57	Wildlife habitat, walking trails, boardwalks
Secord Open Space	61 Adams Street	7.6	Wildlife habitat, walking trails	
Conservation Restriction – Williamsburg Way	Williamsburg Way	1.0	Open space, walking trails	
Conservation Restriction – Willows	Village Street	37.4	Open space, walking trails, river access (planned)	

	Conservation Restriction – Millstone	Millstone Village	20.4	Open space, walking trails
	Conservation Restriction – Timber Crest	Kingsbury Drive	9.66	Open space, walking trails, vernal pool protection
Other	Medway Community Farm	50 Winthrop Street	14	Agriculture, walking trails
	Wilson Farm	74 & 82 Lovering Street	20.9	Agriculture
	VFW Property	123 Holliston Street	12.5	Function hall, baseball field, potential for trails
	Jacob Ide House	158 Main Street	1.4	Historic home, offices
	Thayer Homestead	2B Oak Street	3.29	Historic home, meeting facilities, open lawn
	Oakland Cemetery	OR Crooks Street	9.4	Cemetery
	St. Joseph's Cemetery	59 Oakland Street	21.7	Cemetery
	Evergreen Cemetery	0 Cottage Street	12.9	Cemetery
	Senior Center	76 Oakland Street	3.9	Trail connection
Water Resource Protection	Drainage, well, and water tank parcels (Town land)	Multiple (10 parcels)	41.5	Potential walking trails, river access
	Charles River Flood Control (US Army Corps of Engineers)	Multiple	43	Flood control

In addition to publicly held open space, about 500 acres of privately-owned land is enrolled in one of the Commonwealth of Massachusetts Chapter 61 programs. These programs incentivize landowners to maintain their property as forest, agriculture, or recreation areas in exchange for reduced property taxes and provide the town a right of first refusal but do not guarantee conservation.

Most of the participating properties (438.8 acres) in Medway are Chapter 61A lands, used for agricultural purposes including fields and hay, pasture, and a piggery. There is one parcel with about 15 acres of forest (Chapter 61) and seven parcels are Chapter 61B land used for recreation (horseback riding, golf) or nature study. If these landowners decide to sell or redevelop these properties, the Town of Medway has the first right of refusal, meaning they have the option to acquire the property or a conservation restriction that limits development. The property at 74 & 82 Lovering Street was purchased in 2020 through this approach, using CPA funds, and will be preserved as open space.

The Open Space and Recreation map shows the primary use for Medway’s open space properties, as well as the locations of the Chapter 61 lands. It is worth noting that there is a lack of recreational opportunities west of Summer Street (Rt. 126). This is due in part to the extensive utility right-of-way corridors connecting to the Exelon Power facility. Some of these powerline corridors may be used informally for hiking and other recreational activities. The Open Space and Recreation Plan suggests exploring key areas for a potential “West Medway Park” as well as initiating discussions with utility companies regarding trail development on their land and easements. The Plan also highlights areas of higher conservation or recreation interest, including most of the larger Chapter 61 parcels, wetland areas near Timber Crest, and other sites along the Charles River. The former rail corridor extending from Millis to Bellingham is also an area of interest for a rail trail, but this would require further study and agreements with abutters to resolve identified land title issues. This could be pursued with

wellness and recreation, alternative transportation, and economic development opportunities in mind.

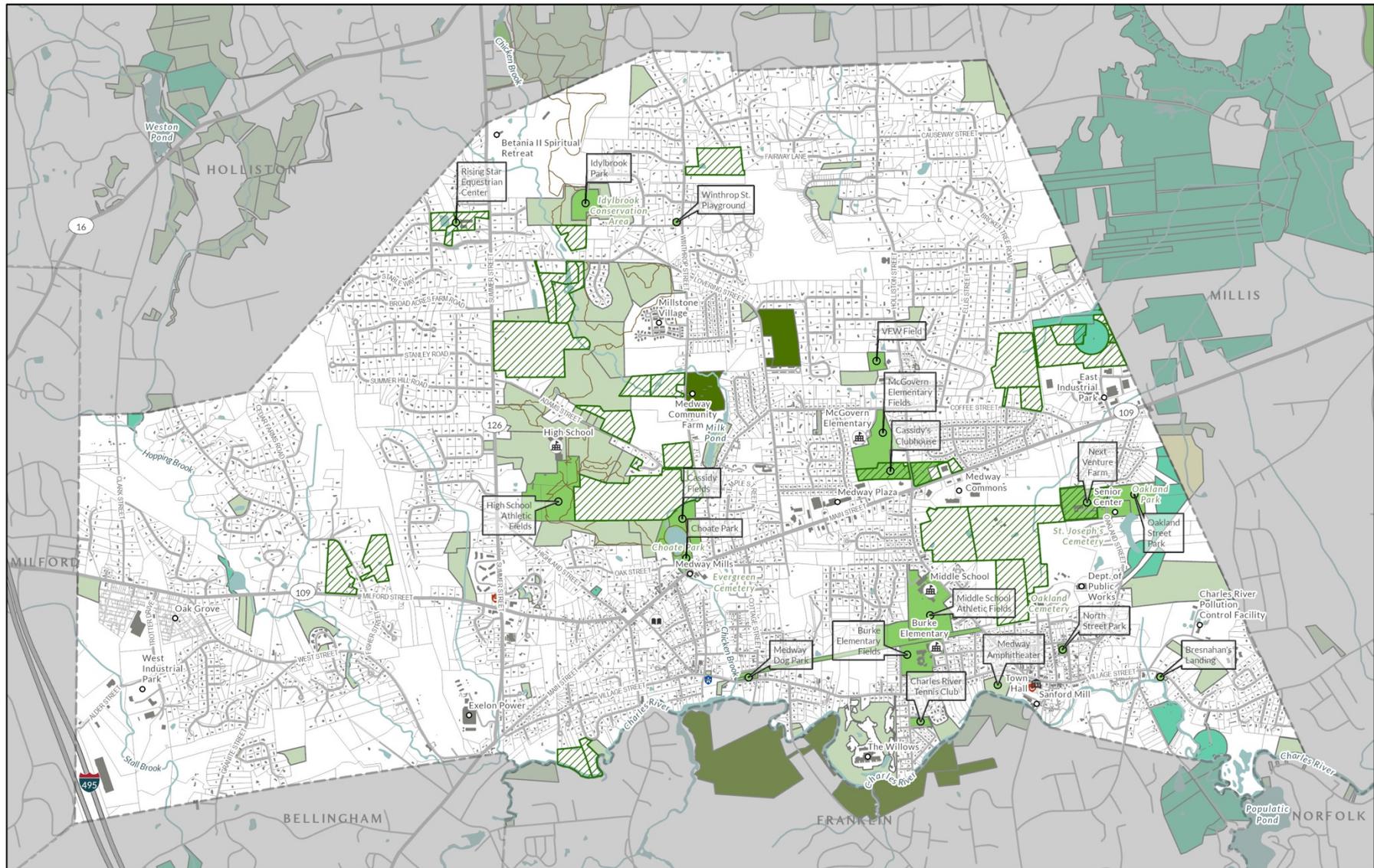
Another open space area under consideration in Medway is the Children’s Memorial Peace Garden. The garden would provide a space for parents to remember children they have lost. The location of the garden has not been finalized, but one area that has been discussed is the site of the basketball and volleyball courts in Choate Park.

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TOWN OF MEDWAY - OPEN SPACE AND RECREATION

Prepared by JM Goldson LLC

J M GOLDSON



- Town Hall
- Fire station
- Police station
- School
- Library
- Parcels
- Buildings
- Water bodies
- Open space
- Existing trails

- Primary Purpose**
- Conservation
 - Recreation
 - Agriculture

- Flood Control / Water Supply
- Other
- Chapter Land*

*Note: indicates properties classified under Chapter 61 (forest), Ch. 61A (agriculture), or Ch. 61B (recreation). Data on actual lot coverage of classified land is not available and area may be less than depicted here.



Sources: Town of Medway, MassGIS

OPEN SPACE

There are over fifty conservation and passive recreation areas in Medway—thirteen parks or developed passive recreation sites⁹³ and more than thirty natural or conservation land areas.⁹⁴ The average size for parks, conservation, and passive recreation areas is 10 acres, ranging from the 0.25-acre Mechanic Street Pocket Park to the Adams Street Meadow Conservation Area, which encompasses over 50 acres. Each of these properties provides opportunities to assess and integrate nature-based climate solutions. Quantifying and communicating the value of the ecosystem services provided by these spaces may help build support for additional open space protection in Medway.

Many of Medway's parks and open space sites are concentrated along the Chicken Brook Corridor and between Village Street and the Charles River. West of Summer Street there are scattered conservation sites, but most lack public access points or established trails.



Medway Community Farm. *Source: Tim Rice Photo*

Medway Community Farm⁹⁵

Since 2009, the non-profit Medway Community Farm has leased this land from the Town to produce local food crops, which are sold at a farm stand and through a Community Supported Agriculture (CSA) program. The farm also offers educational programs, community garden spaces, community events, and has a walking trail around the property.

Choate Park

Centrally located on Main Street (Rt. 109) across from The Medway Mills, Choate Park provides a variety of passive recreation opportunities around Choate Pond, which was created with a dam built in the 1800's. Recent improvements, led by the Friends of Choate Park volunteer group, include a covered picnic shelter, new playground, and additional benches along the path around the pond.



Choate Park. *Source: Tim Rice Photo*

Adams Street Conservation Area

Consisting of five parcels, located north and south of Medway High School and including over 100 acres, the Adams Street Conservation Area protects a range of habitats from marshes to meadows to mature forest. These parcels also provide connectivity, both in terms of the natural landscape as well as for recreational hikers along the Medway Link Trail. An ecological management plan was completed for the property by the Conway School in 2016.⁹⁶

⁹³ In addition to Medway's larger parks, this includes Medway Community Farm, Bresnahan's Landing, Charles River Amphitheater, Ohnemus Picnic Area, Grand Army of the Republic Memorial Park, and other pocket parks.

⁹⁴ This includes Adams Street Meadow Conservation Area; Deerfield Street Pond; Iarussi Conservation Area; Klein Conservation Area; and other conservation parcels.

⁹⁵ Medway Community Farm website. <https://www.medwaycommunityfarm.org/>

⁹⁶ Lucy Conley and Doug Serrill. The Conway School. *Adams Street Conservation Area Ecological Management Plan*.

“Medway offers a diverse landscape that includes suburban, small town, historic, rural, and agricultural character. The community includes hills, forests, fields, stone walls, ponds, rivers, streams, marshes, and swamps. These elements provide a pleasant and productive environment in which to live and work.”⁹⁷

FIELDS AND RECREATIONAL AREAS

There are more than a dozen active recreational areas in Medway, including ball fields, tracks, and other sports facilities. Most of the athletic fields are concentrated at Medway High School, Medway Middle School, Cassidy Fields, Idylbrook Recreation Area, and Oakland Park. These facilities are managed and programmed by the Parks and Recreation department, which coordinates activities with other volunteer-led organizations including Medway Youth Baseball, Medway Youth Softball, Medway Youth Lacrosse, Medway Youth Soccer, and Medway Youth Football and Cheer. Private recreation facilities include Cassidy’s Clubhouse driving range, two horseback riding facilities, and the Charles River Tennis Club.

Medway’s fields are held in high esteem. In 2021, the High School fields attracted national attention with use for tryouts for the US Lacrosse Women’s Tournament.

In addition to a range of sports opportunities through the Medway Public Schools, including baseball, softball, field hockey, track and field, soccer, lacrosse, tennis, and basketball, the Town’s youth leagues offer options for boys and girls in multiple age groups, from t-ball and micro soccer for young children through intramural leagues for older children.⁹⁸

Medway School Athletic Facilities

Over the past decade, the Town has completed significant upgrades and expansion of the athletic facilities at Medway High School. Hanlon Field includes synthetic turf and lighting for soccer and football⁹⁹, as well as a rubber track. Two other fields also have artificial turf, which requires periodic replacement. This could represent a significant capital expense when the fields reach the end of their usable life. Lamson Field has facilities for softball, soccer, and lacrosse. There are additional fields for football, and softball, as well as six tennis courts. Medway Middle School also has facilities for multiple sports activities, including baseball, softball, field hockey, and tennis.



Hanlon Field. *Source: Tim Rice Photo*

soccer,
courts.

⁹⁷ Town of Medway. Open Space and Recreation Plan 2018-2025.

⁹⁸Youth League websites. Medway Colts, Medway Youth Lacrosse, Medway Youth Softball, Medway Youth Baseball, Medway Youth Soccer

⁹⁹ MetroWest Daily News. “Medway: Hanlon Field ready for action.”

Town Fields and Recreation Areas

Local youth leagues make use of the Town's other public recreation areas, particularly Cassidy Fields (four baseball fields), Idylbrook Recreation Area (one baseball field, three soccer fields), Center Street Field (softball), and Oakland Park, which has multiple soccer fields and a basketball court.¹⁰⁰ The VFW property was purchased by the Town in 2018 and continues to be leased to the VFW organization; this site also has a softball field, which will require improvements before representing a viable option for local youth leagues.



Cassidy Field Complex. *Source: Tim Rice Photo*

Medway's Parks, Open Space and Athletic Field Master Plan¹⁰¹ (Parks Master Plan) evaluated the condition of existing parks and fields and recommended specific upgrades, many of which have already been completed – including redevelopment of Choate Park and Oakland Street Park. Other proposed improvements include redevelopment of Idylbrook Park (including ADA compliance and trail improvements); residents have also highlighted a swimming pool and ice-skating facilities as priorities.

Water-Based Recreation

Opportunities for water-based recreation are limited in Medway, especially since the closing of the former beach at Choate Pond due to water quality issues and restoration of native vegetation.

Providing access to water-based recreation is one of the goals identified in the Parks Master Plan. The plan suggested improving trail access, parking, and accessibility to the Amphitheater, as well as expanding the path next to the Medway Police Station to provide access and seating next to the Charles River.

Upstream from the Sanford Mill Dam, the “big rock” was once a popular local swimming area. There is also a joint Medway and Millis Swim Team coordinated by the Parks and Recreation department; however, Medway does not have a pool.

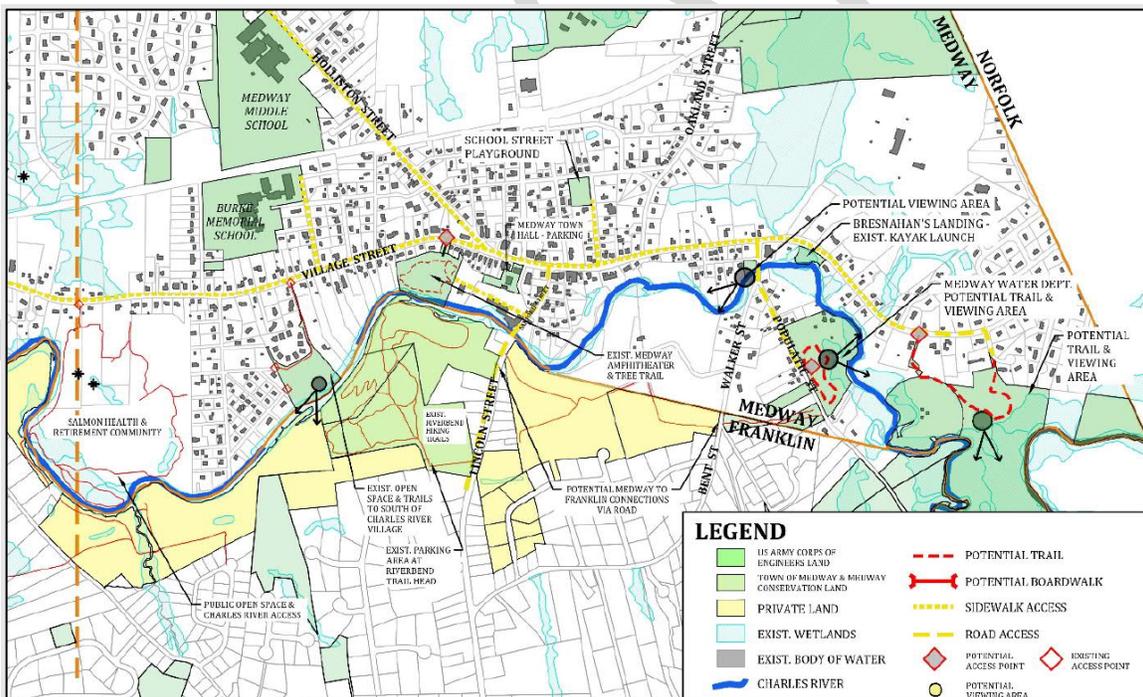
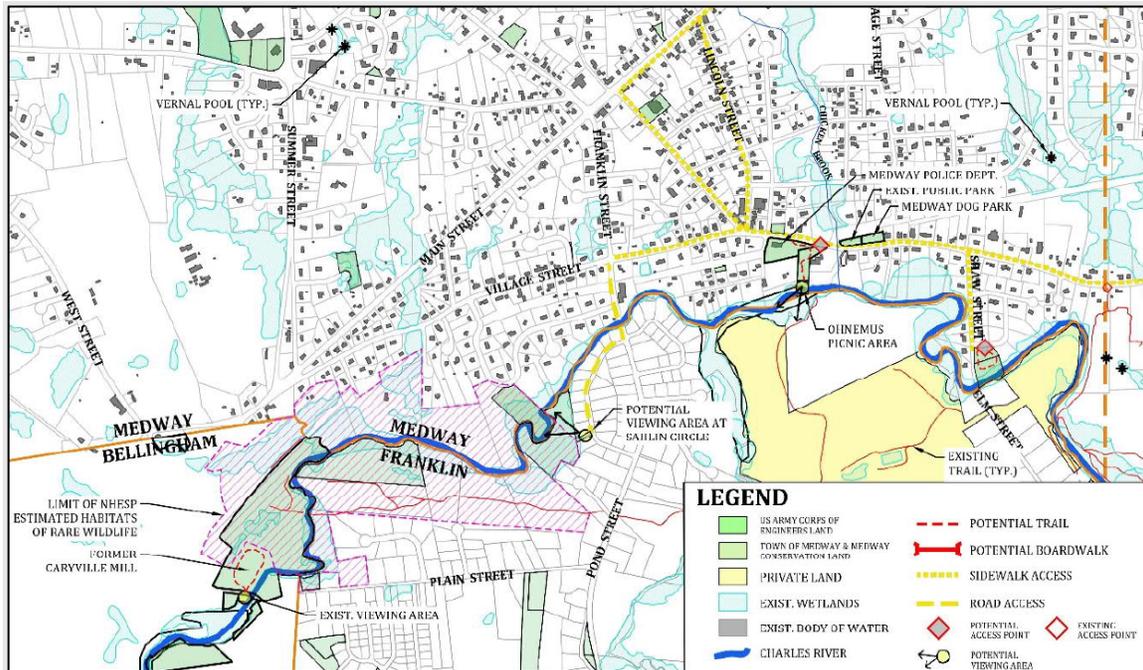
The Charles River Meadowlands Initiative, which includes representatives from Medway, Franklin, and Bellingham, has been exploring opportunities to improve access and provide more recreational sites along the Charles River. The initiative's 2020 report¹⁰² highlighted open space resources along the corridor as well as potential access points and trail locations (see maps on the following page).

¹⁰⁰ Medway Parks and Recreation. <https://medwayma.myrec.com/info/default.aspx>

¹⁰¹ Gale Associates. *Parks, Open Space and Athletic Field Master Plan Report*.

¹⁰² Charles River Meadowlands Initiative. *Findings and Recommendations Report: Public Access and Management Strategies*.

This effort also identified ADA accessible trails and interpretive and wayfinding signage as priorities. An additional river access point is in the conservation restriction on The Willows property, which is still under construction.



Medway Trail Maps. Source: Charles River Meadowlands Initiative

CONCLUSIONS

IMPROVING ACCESS AND CONNECTIVITY

Through the collective efforts of Town boards and committees and local volunteer groups, there has been significant progress in land conservation and trail development in the Chicken Brook corridor. The OSRP mentions the need for an additional trail segment from Lovering Street to Idylbrook recreation area, to complete the Link Trail connection to the north (including access through the private Betania II property to Wenakeening Woods in Holliston, which connects to the Upper Charles Rail Trail), and suggests developing a rail trail master plan for the section from Holliston Street east to Millis. The OSRP also recommends a community park somewhere in the western side of town, which currently has a lack of public open space.

The report also identified many other conservation parcels that could benefit from walking trails (see the table earlier in this chapter) and increasing the accessibility of parks and trails to make them more accommodating to seniors and disabled residents. Benches and additional parking are also needed at some sites. The pickleball courts planned at the Middle School provide another low-impact recreational activity for older residents.

Improving Charles River access and establishing a “blue trail” for people traveling by kayak and canoe were also highlighted as primary recreation priorities. There are several Town-owned parcels along the river that could provide additional options for launching boats and enjoying the scenery, and the OSRP identifies other acquisition priorities adjacent to existing parcels that would help improve connectivity of open space in Medway and in cooperation with neighboring towns.



View of Bresnahan's Landing. *Source: Boston Kayaker*

For the health of these open spaces, all species in Medway, and the community, the Town can explore opportunities to further connect and expand this network. This will better integrate the open space network with the developed areas of the community, interrupt impervious surfaces, provide space for additional tree and vegetative cover, and increase the ecosystem services provided by the living infrastructure on these parcels.

UNDERSTANDING ECOSYSTEM SERVICES

Medway has an opportunity to inventory and communicate the range of ecosystem services provided by the properties within the open space network. This will then inform future analysis and identification of improvements that can be made to degraded natural resources and changes in land management within this network. These properties and the natural systems they contain support the residents with clean air and water, flood storage, stormwater infiltration, food production, wildlife habitat, and contribute to the community's resilience to future impacts. They are critical to the sustainability focus of the community and provide nature-based climate solutions like carbon sequestration that compliment renewable energy and energy conservation efforts underway in Medway.

MAINTENANCE AND COORDINATION OF ATHLETIC FIELDS

Medway has made significant investments to increase the capacity and diversity of athletic facilities, both on school properties and in Town parks. The numerous sports leagues and other organized outdoor activities require extensive coordination by Town staff and volunteers. Ongoing maintenance and management of these facilities will require dedicated resources to ensure the longevity and functionality of these important recreational assets. The OSRP also identified some necessary improvements at secondary ball fields and playground areas, including the VFW softball field and School Street Park. The renovation of Choate Park has also made it a significant asset for residents throughout Medway, in part due to its central location, and ongoing maintenance and improvements will be essential.

PROPERTY MANAGEMENT AND COLLABORATION

Open space areas and conservation restrictions in Medway are acquired through different programs and managed by different entities, including the Conservation Commission, Board of Parks Commissioners, the Department of Public Works, and the Select Board. Different funding sources have requirements for the documentation and management of conservation land, for example, conservation restrictions acquired using Community Preservation Act funds must be held by a third party. Documentation of protected areas is not consistent and Town staff have indicated a need to standardize property records, produce Baseline Document Reports for new acquisitions, and produce an updated open space inventory, including GIS data and maps.

Discussions have been initiated with a local land trust about overseeing CPA-funded open space and passive recreation areas. Coordination of acquisition priorities and property management and monitoring needs can be facilitated through ongoing communication and collaboration between the Conservation Commission, Community Preservation Committee, and other Town boards and volunteer organizations.

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CHAPTER 7: TRANSPORTATION

INTRODUCTION

The Transportation Chapter of the Medway Master Plan describes the existing transportation network, including roadways, active modes of transportation like walking and cycling, public transportation and in-town services, and transportation initiatives. The chapter also identifies considerations for future transportation planning that may be pertinent to conversations throughout the Master Plan process.

Transportation and land use are inextricably linked and directly impact each other. Medway, like many communities across the Commonwealth, was initially shaped by its agrarian roots and history as a farming community. Harnessing the power of the Charles River, Medway's earliest transportation routes moved cotton and paper, straw and boots. Medway grew up and out of the Charles River with Village Street being laid out in 1670 to meander along the river and serve as a primary transportation route for goods and resident movement. From Village Street, the Town grew outward over the following decades and centuries with northward expansion toward the Holliston border. New north/south arterial and collector roadways formed like Holliston Street, Winthrop Street, Pond Street/Lovering Street, and the primary north/south arterial of Route 126/Summer Street. Later, Route 109/Main Street was constructed as the primary east/west arterial through Medway connecting east through Millis, westerly to Milford, and eventually serving as the western gateway to Medway off Interstate 495. The history of the Town's roadways and travel routes remains today not only in the historic structures and farms, but also the narrow roads which traverse the Town's older residential and commercial developments.

Trends and Issues

- Single occupancy vehicle drivers comprise over 82% of resident commuters, although that percentage has been declining.
- The short- and long-term trends of the pandemic could create additional demand for working at home and utilizing public transit for periodic trips to the office.
- There are missing gaps in the Town's sidewalk network, most notably on some collectors and arterial streets that could provide walking options from nearby neighborhoods.
- The Town has limited infrastructure for bicyclists outside of the newly improved section of Route 109.
- A growing senior population and residents with disabilities continues to challenge the Senior Center's transportation options.
- The Town has not adopted a Complete Street Policy and has not yet opted into MassDOT's Complete Streets Program.
- In addition to Complete Streets, the Town may also wish to consider a Green Streets approach to infrastructure taking into account vegetation, stormwater management, pervious surfaces, and tree canopies. These measures may also help address issues related to MS4 requirements.

INVENTORY OF EXISTING CONDITIONS

Medway's 2009 Master Plan highlighted several priority transportation improvements which included:

- Increasing vehicular safety along Route 109/Main Street
- Increasing the number of sidewalks and trails in Medway
- Increasing pedestrian safety in Medway
- Creating more bike lanes on major roadways in Medway
- Expanding public transportation options and access in Medway
- Forming a Clean Technology Committee.

Over the last 11 years, the Town has made progress on many of these prior transportation goals including a major overhaul of a section of Route 109, continued improvements to the sidewalk network, improved crosswalks for pedestrian safety, and increasing public transportation options in partnership with the Greater Attleboro Taunton Regional Transit Authority (GATRA). As the Town's resident population, employment, and visitation continues to grow; transportation connectivity, accessibility, and availability will be important considerations.

VEHICULAR CIRCULATION AND SAFETY

From a vehicular standpoint (both cars and trucks), Medway is a very well-connected community with quick access off Interstate 495 (I-495) at Exit 48 connecting to the east-west arterial Route 109/Main Street. A little over 20 miles in length, Route 109 connects Medway into Route 16 and Downtown Milford to the west and Millis, Medfield, and Westwood to the east terminating at I-95/Route 128. This creates a steady volume of through traffic for roadway users looking to connect to both interstates at either end of Route 109 and the communities between. Village Street also serves as an east-west collector road that partially parallels Route 109 connecting to Route 126 on the western end and Route 115 on the eastern end. Village Street traverses the more historic portion of Medway and served as one of the earliest transportation routes in the Town dating back to the 1600s.

Medway has three primary north-south routes which all stem from either Route 109 or Village Street and travel north. The principal arterial of Route 126/Summer Street begins at I-495 in Bellingham, travels north through Medway, and eventually terminates north of the Massachusetts Turnpike (I-90) in Framingham. Route 126 is a major arterial roadway carrying travelers to major job centers and retail hubs in MetroWest, as well as connecting to Route 9 and I-90 for longer distance east-west travel.

Arterial Roads

Arterials are roadways that provide the highest level of mobility at the greatest vehicular speed for the longest uninterrupted distances and are not intended to provide access to specific locations.

Collector Roads

Collector roads funnel traffic from local roads to arterials and provide an additional layer of access to abutting properties compared to arterials, which usually have limited points of access.

Local Roads

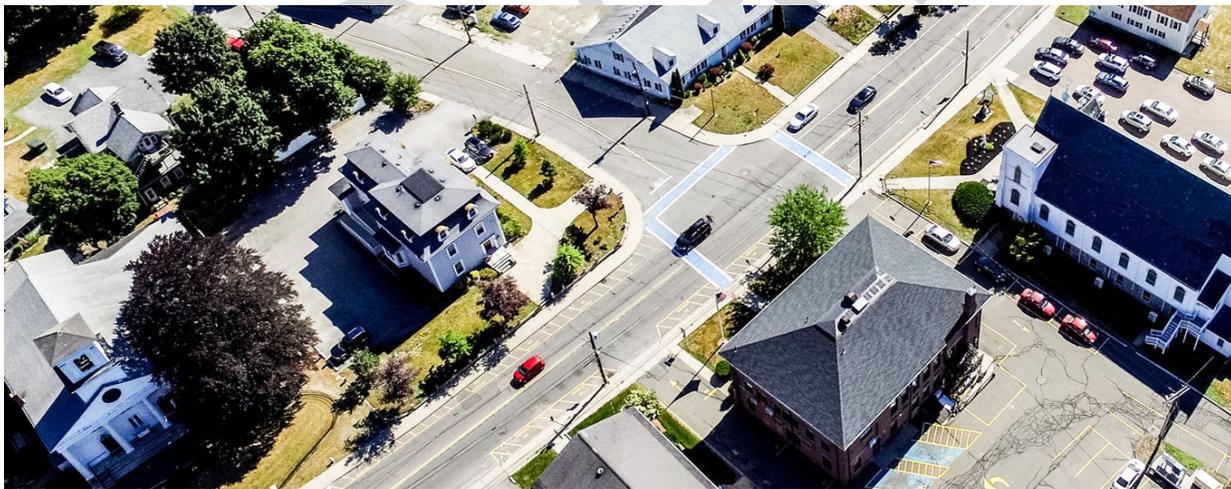
Local roads provide access to abutting lands with little or no emphasis on mobility. These local roadways provide direct access to properties along them, have slower posted travel speeds, and feed local traffic onto collector roads.

Winthrop Street and Holliston Street are two major collector roadways which primarily serve as connections to local roads and neighborhoods in Medway. These north-south collectors provide access to Route 109 and Village Street on the southern end and Route 126 to the north. These are intended to be narrower, slower speed roadways compared to Route 126. The table below shows the number of roadway miles by class of road in Medway.

The Town currently has 96 miles of roads traversing it with 75 percent of those roadway miles as small local roads serving lower volumes, slower speeds, and intended for local access and use.

CLASSIFICATION OF ROADS IN MEDWAY¹⁰³

ROADWAY CLASS	DEFINITION	CENTERLINE MILES
Interstate	High level of mobility and speed with long uninterrupted distances	0.5
Arterial	Limited access roads that connect urbanized areas, cities, or industrial centers	8.3
Major Collector	Collector roads connect local roads with arterials, provide less mobility than arterials at lower speeds	12.6
Minor Collector		2.6
Local	Limited mobility with slower speeds and access residential and other local areas	71.9
Total		95.9



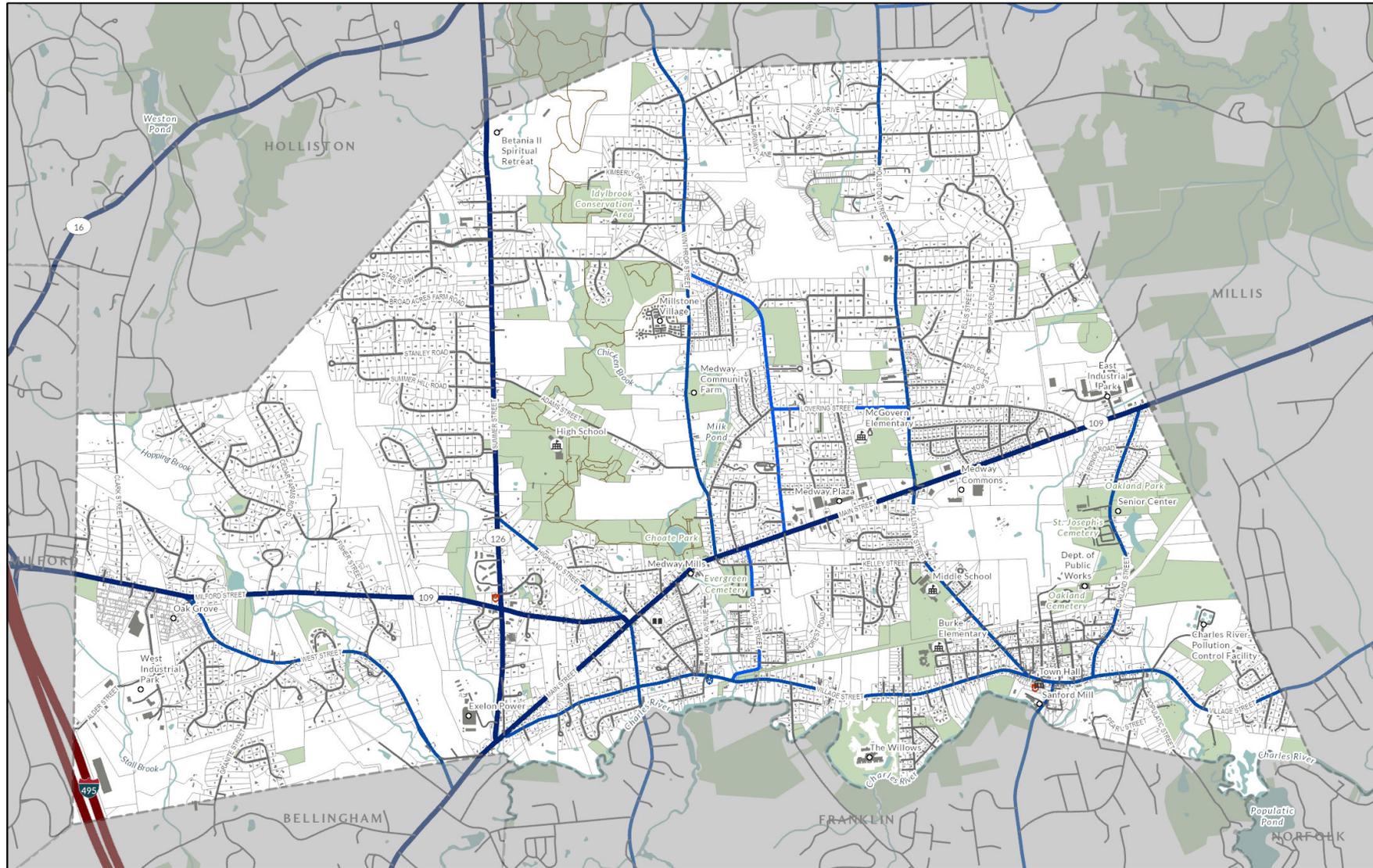
Roads and sidewalks in Medway Village. *Source: Tim Rice Photo*

¹⁰³ MassDOT, 2020.

TOWN OF MEDWAY - ROAD NETWORK FUNCTIONAL CLASS

Prepared by JM Goldson LLC

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- Town Hall
- Fire station
- Police station
- School
- Library
- Parcels
- Buildings
- Water bodies
- Open space
- Existing trails

- Functional Class (MassDOT)
- Interstate
 - Urban or Rural Principal Arterial
 - Urban Minor Arterial or Rural Major Collector

- Urban Collector or Rural Minor Collector
- Local
- Unknown



Sources: Town of Medway, MassGIS

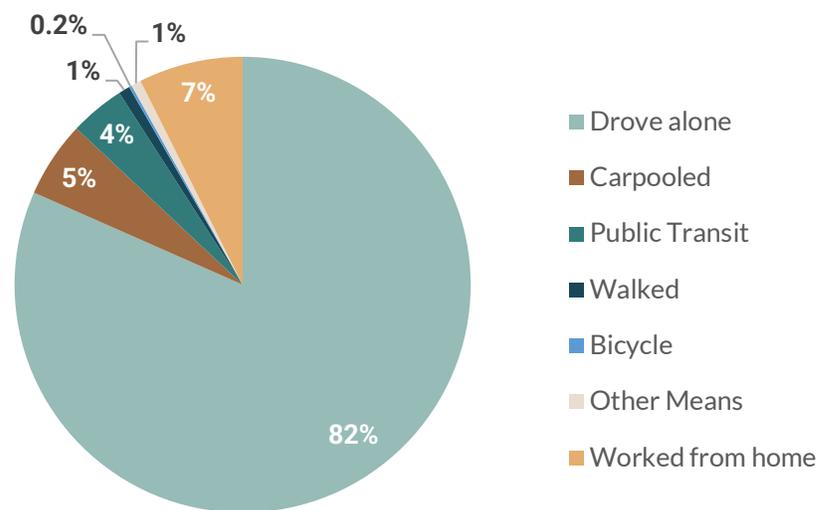
Travel to Work

According to the 2019 US Census American Community Survey (ACS), approximately 82% of all working Medway residents over the age of 16 traveled to work using a personal vehicle which they drove alone. Limited travel options from Medway to surrounding communities or job centers along I-495, Route 128, or closer to Boston necessitate the use of a personal vehicle for many resident workers. Although 82% is quite high, that figure has come down since 2010 when it was 86% of all resident workers. Increases were seen in those who utilized public transit, carpooled, and most significantly those who worked from home. Residents working from home increased from 4.5% to 7.4% over that nine-year period. Commuter destinations, described in more detail in the Economic Development chapter and shown on the following map, include a mix of neighboring towns, and job centers in Framingham, Natick, and Boston

The COVID-19 pandemic has created shifts in how residents are getting to work, or in some cases, working from home more frequently than before.

Public transit utilization has plummeted in most regions, including the MBTA system. Although many workers will be expected to return to the office eventually, it is to be seen what lasting impact the pandemic will have on commute patterns, commute modes, and the percentage of residents able to work from home full- or part-time.

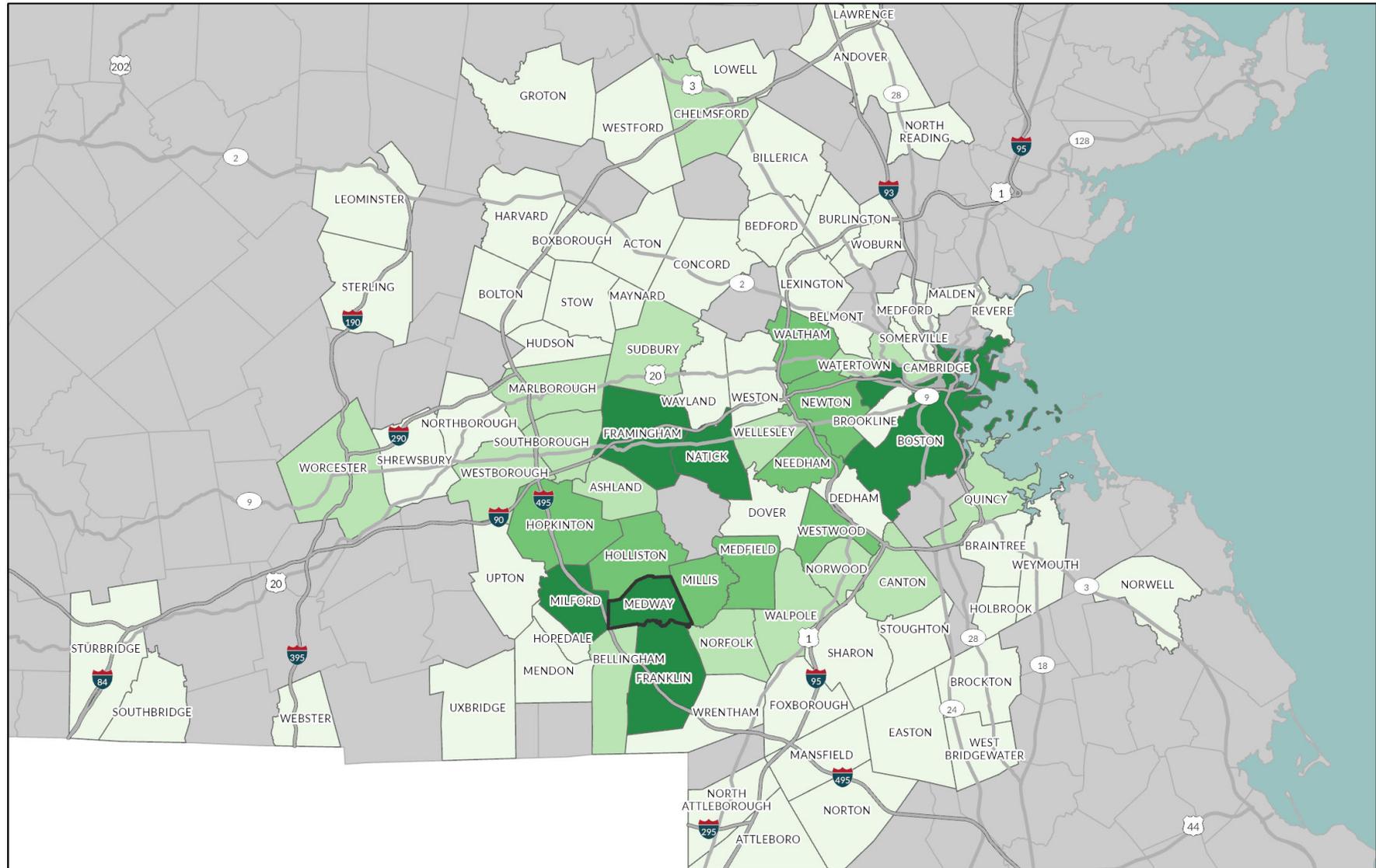
MODE OF TRANSPORTATION TO WORK FOR MEDWAY RESIDENTS¹⁰⁴



¹⁰⁴ US Census Bureau, ACS, 2019.

TOWN OF MEDWAY - COMMUTING FLOWS (2011 - 2015)

Prepared by JM Goldson LLC



Commuters from Medway

- 1 - 50
- 51 - 100
- 101 - 200
- More than 200

1,262 Medway residents are employed in Medway, based on these estimates.



Sources: Town of Medway, MassGIS, US Census ACS 5-year (2011-2015)

Roadway Safety

MassDOT's Crash Data Files indicate that between 2018 and 2020 Medway had nearly 484 crashes occur within its borders.¹⁰⁵ In 2018, the total number of crashes equaled 172, in 2019 there were 175, and in 2020 the total number of crashes dropped to 137. These figures follow a similar trend in the Commonwealth, particularly due to the impacts of reduced vehicular travel during the pandemic in 2020. Data through May 2021 show the year is so far on track to keep pace with 2020 as 60 crashes have been reported this year to date.

Of the 484 crashes reported by MassDOT between 2018 and 2020, 20 percent (110) resulted in one or more persons sustaining a non-fatal injury. More than 56 percent of the crashes resulted in property damage only, with no injuries. During this three-year period, crashes in Medway did result in four fatal injuries. In addition to collecting data on individual crashes, MassDOT also compiles a list of high crash location clusters that feed into the Highway Safety Improvement Program (HSIP) funding stream to improve the safety of roadways and intersections. MassDOT also produces a top 200 crash listing across the Commonwealth to identify locations with critical safety needs. Fortunately, Medway did not have any locations that fall within MassDOT's top 200 HSIP locations.

However, there are some localized crash clusters in Medway which are worth noting and are shown on the following map. Crash data from 2016-2020 was mapped and shows higher crash locations in Medway at several major intersections which include:

- Route 109 and Route 126
- Route 126 and Village Street
- Route 109 and Franklin Street/Highland Street
- Route 109 and Holliston Street
- Holliston Street and Lovering Street

The recent Route 109 improvement project was under construction and completed within this four-year period, so some of these locations should see decreases in crash activity over time. The remaining locations are at critical junctions in the Medway road network and should be evaluated for safety improvements as time and budgets permit.

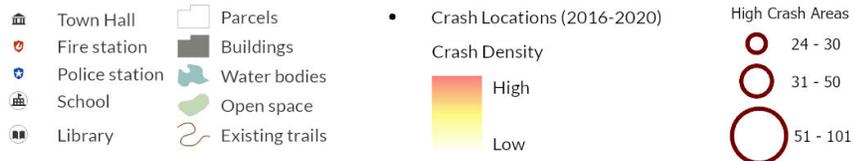
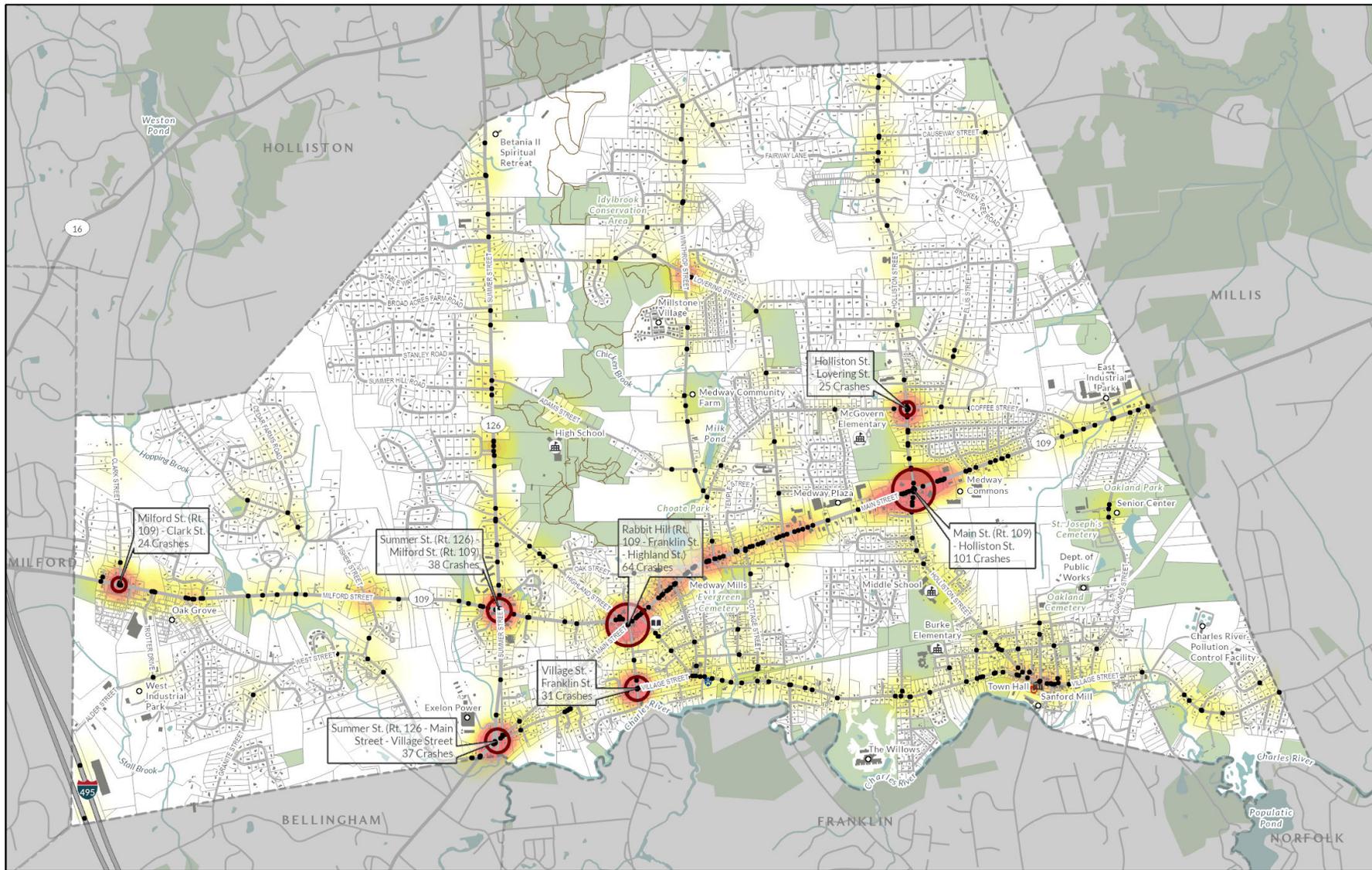
MassDOT also reports crashes that involve pedestrians, cyclists, and other non-motorized users of the transportation network. Between 2018 and 2020, there were no pedestrian or bicycle crashes reported in Medway. This is not to say they did not occur. Unfortunately, many crashes involving pedestrians/cyclists and motor vehicles go unreported, particularly in cases where no injuries or substantial damage occurs.

¹⁰⁵ MassDOT Crash Data Files, 2018-2020.

TOWN OF MEDWAY - MOTOR VEHICLE CRASHES 2016 - 2020

Prepared by JM Goldson LLC

J M GOLDSON



Sources: Town of Medway, MassGIS, MassDOT, MAPC Trailmap

PUBLIC TRANSIT

Medway, like many communities within the MBTA's service region, is charged an annual assessment but does not have any direct transit service (bus or rail) within its municipal boundaries. As such, some communities like Medway have chosen to divert their annual transportation authority assessment to another regional transit authority that may be able to provide services directly to residents. As a result of local advocates and transit studies conducted by MAPC and CTPS, Medway was able to work closely with GATRA to create localized service options using smaller vans at a more affordable price. In 2020, the Town was assessed \$95,954 for transportation authority services, all of which was diverted to GATRA.¹⁰⁶

The Medway Council on Aging (COA) worked directly with GATRA to provide transportation options for Medway residents. There are two portions to the transportation service the Senior Center offers, which are completed using two Handicapped Accessible vans provided by GATRA. One is the Dial-a-Ride Service for all seniors or disabled residents in Medway and the second is the Norfolk T Shuttle for all Medway residents.

Prior to the pandemic, the Dial-a-Ride offered services Monday-Thursday and brought any seniors to medical appointments, activities at the Senior Center, hair appointments, banks, post office and the library. This service included shopping trips to Shaw's Supermarket and Roche Brothers on Mondays and Market Basket and Walmart on Wednesdays. This service was curb to curb, so the senior must be able to get on and off the van without assistance. From July 1, 2018, to June 30, 2019, the Senior Center had over 2,000 passengers use the Dial-a-Ride Services.



Dial-a-Ride vehicles. Source: JM Goldson

Prior to the pandemic, the Norfolk T Shuttle service was Monday-Friday with three early morning pick-ups and three evening return times at the Medway Middle School (where parking has been made available for shuttle users) and the Village Street Post Office (no parking available). From Village Street, it is a short ride to the Norfolk MBTA station which offers service to South Station in Boston and stops in between in Walpole, Norwood, Dedham, and Readville, Ruggles, and Back Bay in the City of Boston. The T Shuttle was very popular and well used. Between January 2018 – December 2019 the total number of Norfolk T Shuttle rides was 7,661. The cost to ride the shuttle is \$1.50 per ride.

¹⁰⁶ MA DOR Cherry Sheet, FY 2020.

The pandemic forced all GATRA services to stop from March 2020 through September 2020. As soon as restrictions were lifted, the Dial-a-Ride was resumed exclusively for medical rides, and the Norfolk T Shuttle service went down to two morning runs and two evening runs. These reductions have had drastic impacts on ridership. Once the pandemic has concluded and it is safe to bring riders back on these services, the Senior Center plans on returning the full level of GATRA service.

PEDESTRIAN AND BICYCLE INFRASTRUCTURE

According to MassDOT’s most recent roadway inventory, sidewalk coverage in Medway is a bit disconnected. Many of the neighborhoods and interior roadways have sidewalks on at least one side of the road, but coverage on some primary roadways like Route 109, West Street, Winthrop Street, and Holliston Street do not connect residents to each other or to activity centers across the town. The west end of town also has higher percentages of families with children under the age of 18 where limited sidewalk coverage creates challenges for pedestrian safety and connections to parks and recreational opportunities. Some primary roadways like Holliston Street south of Route 109 only have narrow asphalt sidewalks on one side of the street with limited ADA accessibility.

The narrow roads, rights of way, and historic settlement patterns in Medway can make it challenging to provide sidewalks on both sides of a roadway without disrupting trees and root systems or needing to take additional right of way through property acquisition.



Rt. 109 construction. Source: Town of Medway

While the Town seeks to balance accessibility and connectivity with environmental impacts and financial implications of adding more infrastructure, there are investments being made by the state to improve the safety of school children who walk or bike to school. The national Safe Routes to School (SRTS) program implemented locally through MassDOT is slated to invest \$1.43 million in a safety improvement project along Holliston Street and Cassidy Lane. These two routes provide access to students at the Middle School and those accessing the Burke-Memorial Building off Cassidy Lane. According to information from MassDOT, this project is anticipated to begin construction in Winter 2022/Spring 2023.¹⁰⁷

¹⁰⁷ MassDOT, Safe Routes to School Project Page, 2021.

Bicycle Infrastructure and Trails

Medway only has one set of on-street bike lanes which were constructed as part of the Route 109 improvement project between Highland Street and Holliston Street. Similar to the challenges around sidewalks, many of Medway's local roads are narrow with constrained right of way making additional pavement and narrowed lanes a challenge. There is a strong desire on the part of residents to create more connectivity between the neighborhoods and nodes of activity like commercial areas along Route 109 and Village Street, which could be accomplished along lower-volume streets in neighborhoods, with shared lane markings on busier collector roads, and with off-corridor multi-use trails.

Medway has not yet taken advantage of MassDOT's Complete Streets Program¹⁰⁸ by becoming a Complete Streets registered community. As of 2021, 258 of the 351 municipalities in the Commonwealth are registered as Complete Streets communities with MassDOT. Medway and Millis are surrounded by communities that are approved, many of which have had MassDOT Complete Streets projects funded in their communities.

This may prove to be an opportunity to look beyond Complete Streets and engage in both Complete and Green Streets planning and implementation. If Medway chose to do so, they could apply to MassDOT's Complete Streets program once they have adopted a Complete Street Policy, which would state that the Town will make a concerted effort to design and construct streets that include accommodations for all users of the transportation system including cars, bikes, pedestrians, and public transportation. MassDOT will then provide funding for the Town to hire a consultant to develop a Complete Streets Prioritization Plan that lays out priority projects the Town could undertake on their own, or with funding assistance through MassDOT. The Prioritization Plan begins to develop a network of connections for pedestrians and cyclists to make getting around town easier and safer. The Prioritization Plan process and outcomes could serve as a more holistic approach to connecting the remainder of the pedestrian network and planning for future safe biking routes which build off the Route 109 bike lanes. Incorporating the Green Streets approach, which focuses on street trees and stormwater management, at the same time will also help the town meet its MS4 requirements. MassDOT does not currently have a specific Green Streets program, but these improvements could be part of Complete Streets and supported by MassDOT's "GreenDOT" initiative.

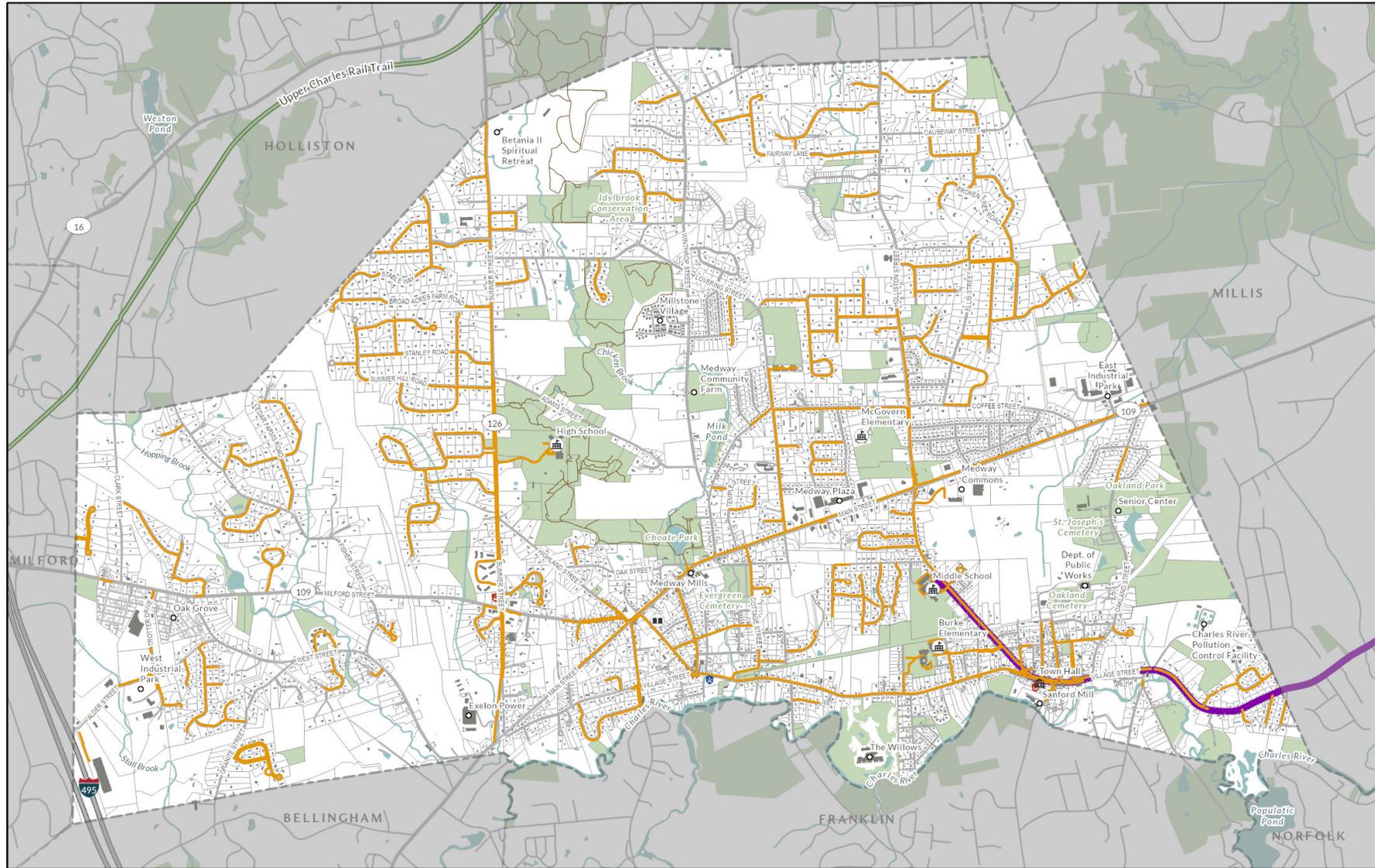
Medway also has a limited number of informal pathways such as off-road trails, rail trails, or other unimproved pathways residents could use for transportation or recreation purposes. According to MAPC's Trail map, Medway has some natural surface pathways running north to south connecting Choate Park to the High School and up to Lovering Street. Another set of pathways runs from the Idylbrook Conservation Land up into the Town of Holliston. These informal pathways can provide safe walking routes connecting residents and visitors to parts of the town without relying on established roadway networks. Lastly, the Town has an abandoned rail line running north of Village Street and connecting to Route 109 just past the East Medway Industrial Park. This could be an opportunity to formalize a pathway for local and regional recreation and travel, potentially connecting to neighboring towns in the region.

¹⁰⁸ More information on MassDOT's Complete Streets Funding Program can be found here: <https://masscompletestreets.com>

TOWN OF MEDWAY - SIDEWALKS, TRAILS, AND PUBLIC TRANSIT

Prepared by JM Goldson LLC

J M GOLDSON



- Town Hall
 - Fire station
 - Police station
 - School
 - Library
 - Parcels
 - Buildings
 - Water bodies
 - Open space
 - Existing trails
 - Sidewalks
 - Shared use trail
 - Norfolk shuttle (GATRA)
- Dial-a-Ride service is also provided for elderly and disabled residents.*



Sources: Town of Medway, MassGIS, MassDOT, MAPC Trailmap

CONCLUSIONS

Transportation issues identified during the formulation of this chapter centered around the desires for improving connectivity and safety for all users within Medway, but with particular attention paid to pedestrians, transit users, and cyclists. Medway is a growing and changing community, and accounting for these demographic and physical changes is key to evolving the existing transportation system to serve all users. Changes to the transportation infrastructure and how it interfaces with land uses also provides opportunities to reduce energy consumption and emissions related to vehicle trips. This not only will benefit the health of residents, but it will also provide more equitable transportation options and create greater opportunities for the human interactions that build social capital and community resilience. The following are considerations for future transportation and circulation planning.

CHANGING DEMOGRAPHICS

Medway, like many communities across Massachusetts, is experiencing an increase in its aging population brought on by both residents who prefer to age in place and new age-restricted residential developments in town. There is also a desire to provide safer and better-connected travel routes for the town's youngest residents as they get to and from school, after school care, jobs, or spend time with friends. The mobility needs of these two populations align and create a growing need for non-auto related travel, predominantly walking, biking, or transit.

CONNECTING PEOPLE AND PLACES

As Medway continues to change and evolve over time, existing neighborhoods, new development, regulatory changes, and changes in development patterns should be integrated with transportation planning and future improvement projects. This will help ensure that both current and future residents have options to get from home to work, school, daily service needs, and to social and civic engagements. To efficiently use the remaining land in Medway and welcome new housing units and businesses, the community should consider focusing future development in the existing villages and nodes of development. Over time these areas may also generate enough ridership to support new public transit options. Coupling good land use planning with transportation improvements within and between these nodes of development will help the Town build less reliance on personal vehicles by encouraging safe and pleasant non-motorized alternatives.

FILLING THE GAPS

Major roadway infrastructure projects like the Route 109 improvements are bringing a new paradigm of streets to Medway that improve safety, throughput, and add travel options like walking and cycling. These projects also help fill critical gaps in the sidewalk (and bike) networks giving residents and workers more choices for how they get around town. As was noted in the pedestrian section of this chapter, more gaps exist along arterials and collector streets that could be considered for future infrastructure investments. These Complete Streets projects could be done in partnership with MassDOT if the Town chose to pursue certification and the completion of a policy and prioritization plan. These projects can also be done with local funds or applications through state programs like Safe Routes to School or the Boston MPO's Transportation Improvement Program (TIP) process. These projects also provide opportunities to incorporate access management and traffic calming upgrades and will improve the performance and safety of these roadways.

PUBLIC TRANSIT

Medway, while not directly served by the MBTA, has found ways over the last ten years to invest in public transit by engaging GATRA and the local Senior Center to develop creative ways to help people get around. This has resulted (pre-pandemic) in high ridership on both the Dial-a-Ride service and the Norfolk T Shuttle, showing strong demand for alternatives to driving alone. As the senior population continues to grow and workers return to the office, there is concern demand could quickly outpace the current capacity of local transit services. Additional options for residents may be needed to meet future demand.

CHANGING TECHNOLOGY

The increase in electric vehicles, bicycles, and other technologies are quickly changing how communities plan for transportation. This new technology will provide new alternatives to residents and will create new infrastructure needs. Charging stations, bicycle storage, and other considerations will now need greater attention, but will help Medway meet some of its land use and sustainability related goals.



Electric vehicle charging station. *Source: MAPC*

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CHAPTER 8: FACILITIES AND SERVICES

INTRODUCTION

The public facilities and services element of the Master Plan serves as an inventory of existing municipal property that has been improved to serve a public purpose or a municipal service such as provision of sewer, water, or other public utilities. This element should help guide future decisions for improvements to or expansions of public facilities and services to meet the needs of the Town's population today and into the future. Fortunately, in 2020 Medway completed Town Building Assessment Reports and is committed to asset management planning that will inform annual budgeting and the implementation of capital improvements.

The way services are delivered, and facilities are adapted depend heavily on future changes to population, employment, and the natural and built environment. As residents and the business community change over time so may the expectations for facilities and services. Over time, new facilities and services may be needed to accommodate a changing population which may impact the way services are delivered, the facilities that house them, and the staff that administers them. These changes will require Medway to continue its process of forward-thinking capital planning, a commitment to adequately invest in routine maintenance, and proper funding for capital and operation costs. As this happens, changes should be viewed as opportunities to reduce energy consumption and annual operation costs while improving the quality of each facility.

Trends and Issues

- School enrollment continues to decline in Medway, allowing for any potential increases in school-age population to be accommodated.
- Several school facilities need exterior repairs such as new roofs and windows in the next 2-5 years.
- The Department of Public Works provides a wide array of services and is responsible for the maintenance of all town facilities. Adequately maintaining town and school facilities is critical to extending their life.
- Police and Fire staff are well-trained and equipped to provide emergency response services to Medway's residents; however current facilities are inadequate to house modern equipment and the growing number of staff required to serve the community.
- Medway's Library is the cornerstone of the community. Circulation and visitation continue to be strong (pre-pandemic), particularly demand for digital media and technology.
- Medway's Senior Center is very popular and offers a wide array of activities, but the growing senior population could create capacity issues going forward.
- Medway's Parks & Recreation Department offers many excellent programs and services to all residents, but staffing is very limited.

INVENTORY OF EXISTING CONDITIONS

The Town of Medway, officially incorporated in 1713, operates under a town form of government providing for an Open Town Meeting which is open to all eligible voters of the town. The Town Charter states Town Meeting shall meet in regular session not less than twice each calendar year and the first meeting shall be the Annual Town Meeting held on the second Monday in May. The second Town Meeting shall be held in the fall on a date fixed by by-law but not later than the third Monday of

November. Fall Town Meeting is primarily concerned with, but not limited to, the financial condition of the Town and actions required to keep the Town's revenue and expense budget balanced.

The Town is governed by a five-member Select Board that meets twice per month for regular meetings with the Town Manager who oversees day-to-day operations. The Town manages facilities and administers services for its population through 19 different departments.¹⁰⁹ These include:

- Animal Control Department
- Assessing Department
- Building Department
- Communications
- Community and Economic Dev't
- Council on Aging
- Department of Public Works
- Fire Department
- Human Resources
- Information Services
- Medway Public Library
- Parks and Recreation
- Police Department
- Town Accountant
- Town Clerk
- Town Manager
- Treasurer/Collector
- Veteran's Services

In addition to the various municipal departments, Medway has a variety of boards and committees working on a wide range of efforts in town. While the Town's executive branch is made up of an elected Select Board, there are 13 additional elected or appointed boards in town which include¹¹⁰:

- Affordable Housing
- Board of Assessors
- Board of Health
- Conservation Commission
- Historical Commission
- Housing Authority
- Library Board of Trustees
- Parks Commission
- Planning & Economic Dev't Board
- Redevelopment Authority
- School Committee
- Water & Sewer Advisory Board
- Zoning Board of Appeals

Medway also has several active committees and councils comprised of volunteers who oversee a wide variety of town actions, functions, and activities. These include¹¹¹:

- Agricultural Committee
- Capital Improvement Planning Committee
- Community Preservation Committee
- Cultural Council
- Design Review Committee
- Economic Development Committee
- Energy and Sustainability Committee
- Evaluation of Parks, Fields, and Recreation Areas Committee
- Finance Committee
- Inclusion, Diversity, and Equity Advisory Committee
- Master Plan Committee
- Open Space Committee
- Pride Day Committee
- Street Naming Committee

¹⁰⁹ Medway Town Website. <https://www.townofmedway.org/departments>

¹¹⁰ Medway Town Website. <https://www.townofmedway.org/boards>

¹¹¹ Medway Town Website. <https://www.townofmedway.org/boards>

MEDWAY CABLE ACCESS

Medway Cable Access (MCA) has served as the Town’s public access cable television programming since 1984. MCA provides television coverage to 8 boards and committees including:

- Select Board
- Finance Committee
- School Committee
- Planning and Economic Development Board
- Zoning Board of Appeals
- Conservation Commission
- IDEA Committee
- Master Plan Committee

The organization also provides adults and youth with free television/video production training, equipment, and a cable television channel to bring their ideas to life.

TOWN FACILITIES

The Town of Medway has a total of 696,577 square feet of municipal building space, with 82,040 square feet for town facilities and 614,537 square feet for school facilities.¹¹²

TOWN OF MEDWAY FACILITIES OVERVIEW

FACILITY	USE & AGE	SIZE (Square Feet)
DPW Administration Building	Office – 60 Years	9,937
Fire Station #1	Public Safety – 31 Years	8,438
Fire Station #2	Public Safety – 101 Years	3,970
Medway Public Library	Library – 81 Years	19,293
Police Station	Public Safety – 30 years	9,970
Senior Center	Community Services – 24 Years	6,423
Town Hall	Office – 109 Years	10,720
VFW Building	Veterans’ Services – 60 Years	13,352
TOTAL BUILT SPACE:		82,040

TOWN OF MEDWAY SCHOOL FACILITIES OVERVIEW

FACILITY	USE & AGE	SIZE (Square Feet)
Burke-Memorial School	Daycare/Academic – 69 Years	115,482
High School	Academic – 17 Years	218,134
McGovern School	Academic – 54 Years	52,326
Middle School	Academic – 60 Years	228,595
TOTAL BUILT SPACE:		614,537

¹¹² Town of Medway, Facilities Condition Assessment.

TOWN HALL

Medway's Town Hall was constructed in 1912 and is located on Village Street in the one of the smaller, more historic commercial centers in town. The two-story building is the oldest town facility at 109 years old but has undergone some renovations including a conversion to town offices in the 1980's, window replacement in 2005, structural upgrades in 2007, and a roof replacement in 2011. Most town departments dealing with administrative, finance, and permitting functions operate out of Town Hall. Departments like DPW, Schools, Library, Police and Fire, and the Council on Aging operate out of separate buildings located elsewhere in Medway.

The building assessment completed for Town Hall in 2020 notes several deficiencies that are of "great concern" related to the functionality of the building as a place to conduct town business and to gather for meetings and public events. The identified deficiencies include:

- **Insufficient meeting space for most departments;**
- **Lack of acoustical privacy between offices and conference rooms;**
- **Lack of sufficient meeting/conference room space;**
- **Lack of sufficient storage, including secure storage for each department in Town Hall;**
- **Limited parking, especially for public events;**
- **Lack of site area for expansion without demolition of the existing Fire Station #2**

The challenges with space needs and functionality in Town Hall were also echoed by staff during interviews conducted as part of information gathering for this chapter.



Medway Town Hall. *Source: Tim Rice Photo*

IT Department

Medway staffs a full-time IT Department to manage both the Town and School Department's technological needs including computer hardware and software systems. IT provides direct technology support to all departments and town employees, as well as supporting connectivity between town and school buildings. IT manages a complex infrastructure and utility system critical to the functioning of town government and student education. This infrastructure includes, but is not limited to, the fiber optic network, servers, security systems, cameras, phone systems, and wireless access. The pandemic brought about additional IT needs, particularly as the School Department juggled the transitions between virtual, hybrid, and in-person school. The IT Department, in concert

with the School Department, was able to provide a 1:1 ratio of devices to students to allow for remote learning. This also brought about new changes to curriculum and supporting teachers who needed assistance learning and migrating to different platforms, software, and curriculum.

VFW PROPERTY

In 2018, the Town purchased the VFW property at 123 Holliston Street which includes a 13,352 square foot building and a playing field/softball diamond which is in very poor condition. The building is still rented and occupied by the VFW. The Building Assessment Report completed for this building notes significant physical and functional deficiencies including entries and exits, lack of ADA compliance, mechanicals beyond their serviceable life, lack of code compliance for electrical, and the building is not sprinkled. This site could offer the Town opportunities for constructing new facilities for other departments or offering the site up for private development.

SCHOOL FACILITIES

Medway's schools invoke a sense of pride across the community and are consistently ranked in the top 10-15% of all schools across the Commonwealth by US News.¹¹³ The school district is comprised of two elementary schools; McGovern which serves pre-kindergarten through first grade and Burke-Memorial which serves second through fourth grades. Medway's Middle School serves grades five through eight, and the High School serves grades nine through twelve.



Medway High School. *Source: Tim Rice Photo*

¹¹³ <https://www.usnews.com/education/best-high-schools/massachusetts/districts/medway/medway-high-9438>

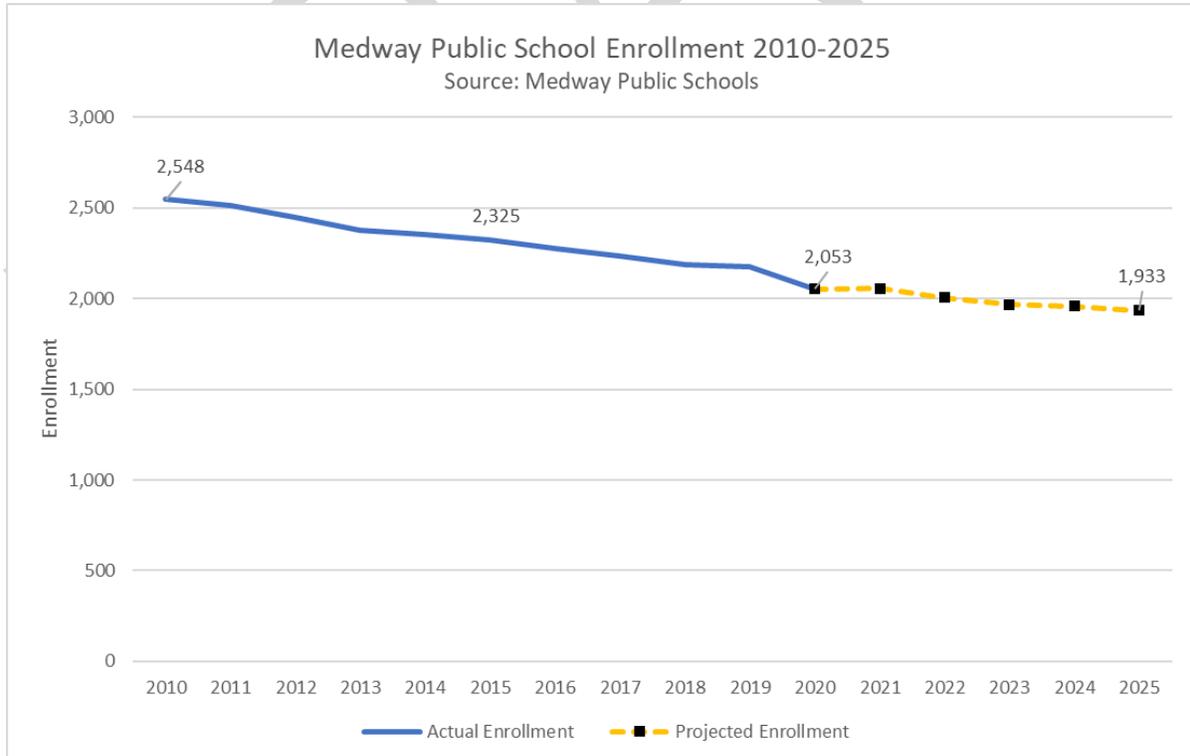
TOWN OF MEDWAY PUBLIC SCHOOL BREAKDOWN¹¹⁴

FACILITY	GRADES	YEAR BUILT	STUDENTS (2020-21)	STUDENT/TEACHER RATIO
McGovern Elementary School	PreK-1	1967	322	12.3 to 1
Burke-Memorial Elementary School	2-4	1952	443	
Middle School	5-8	1961	678	
High School	9-12	2004	631	

Enrollment Trends

Unlike some high performing school districts across the Commonwealth, Medway’s student enrollment has declined by 20% over the last ten years and is projected to continue to decline by another 9% through the year 2030. The aging of the Town’s population coupled with households having fewer children or children later in life has led to a steady decline in enrollment. Schools have capacity to accommodate additional students should enrollment trend upward over time. Medway also accepts 75-80 School Choice students each year from other districts which helps provide supplements to the budget for the School Committee. School Choice monies are deposited into the School Choice Revolving Fund which was started prior to the pandemic. These funds are unrestricted and can be used on any legitimate budgetary item providing the schools the greatest flexibility to respond quickly to student needs. During the pandemic, the flexibility of these funds was very helpful in pivoting to address student needs for remote and hybrid education. If capacity became challenging, the Town could choose to scale back School Choice student enrollment over time.

TOWN OF MEDWAY PUBLIC SCHOOL ENROLLMENT



¹¹⁴ MA DOE, 2020.

While schools are not currently facing capacity challenges, the Town and School Department did have facility assessments and plans completed for each of the public buildings discussed in this chapter, including the four school buildings. The school facility assessments provided a 20-year capital plan with an estimated \$60 million in capital needs. As this amount is likely too high for the Town to fund, the School Department and Facilities Manager are carefully programming capital investments over time to ensure buildings continue operating safely and efficiently with minimal disruptions to school activities. Identified needs in the Town's Building Assessment for school facilities include:

- **McGovern Elementary School:**
 - The roof of the school is nearing the end of its warranty and useful life. This should be replaced in the next 1 to 5 years.
 - The building is not currently sprinkled, so any future major renovation to the structure could trigger the requirement for a new sprinkler system. No major renovations are currently planned/envisioned for this facility.

- **Burke-Memorial Elementary School:**
 - The Burke portion of this school complex was constructed in 1954, and as such has significant physical and functional deficiencies should the building ever be used for academic purposes again. Currently it is used as a daycare facility.
 - Existing vinyl flooring is deteriorating and likely contains asbestos and should be remediated and replaced.
 - The indoor concrete ramp is not code compliant and would need to be replaced.
 - The roof is approaching the end of its useful life and should be replaced.
 - The windows are original and in poor condition and should be replaced.
 - The electrical systems, including Fire Alarms, are in poor condition and should be replaced. If a significant renovation were to occur at Burke, the building may also need to be sprinkled.
 - The Memorial portion of the school is much newer having been constructed in 1996. This building is approaching 25 years and as such the roof system is nearing the end of its useful life and should be replaced in the next 2 to 5 years.
 - It is also recommended that the exterior window system be replaced in the next 5 to 10 years.

- **Middle School:**
 - The largest expense at the Middle School in the next 10 years will be the replacement of the roof which is nearing the end of warranty and service life.

- **High School:**
 - The High School is the newest of all the school facilities and as such minor repairs and routine maintenance are recommended over the next 10 years to keep the building in excellent condition.

The Town/School Department is actively projecting and programming capital needs into the 5-year Capital Improvement Plan to ensure school facilities are consistently invested in over time. For major

expenses, such as the needed roof repairs, the School Department may seek funding from the Massachusetts School Building Authority (MSBA) to assist with costs.¹¹⁵

PUBLIC SAFETY

Police Department

The Medway Police Department's primary function is to enforce the laws and protect the people and property in the Town of Medway. The Police Department responds to emergencies, ensures the safe and efficient movement of vehicles and pedestrians, manages and trains crossing guards, works in the schools, teaches self-defense, and conducts firearms training. The department currently has twenty-five full-time staff and one part-time staff member for working details or parades.

The Police Department operates out of their own building located at 315 Village Street. This is the only police station in town and serves the department's needs for detention, personnel space, vehicle storage, property, and records storage. A facility study was conducted for the Police Station and identified several deficiencies, some of which were confirmed during a separate interview with staff as part of the Master Plan. These include:

- Increasing population has placed more demands on the police force, including additional staff and equipment. The current facility was constructed for a department of fourteen.
- There is a need for additional desk space, offices for Detectives, and storage space.
- There is a need for larger training/meeting room for staff.
- The building does not have an interrogation room which is unusual. Staff use a multi-purpose room which serves as an interrogation room, supervisor break room, and a room for writing reports.
- Vehicles are currently stored outside uncovered, increasing maintenance time and costs and accelerating vehicle replacement schedules.

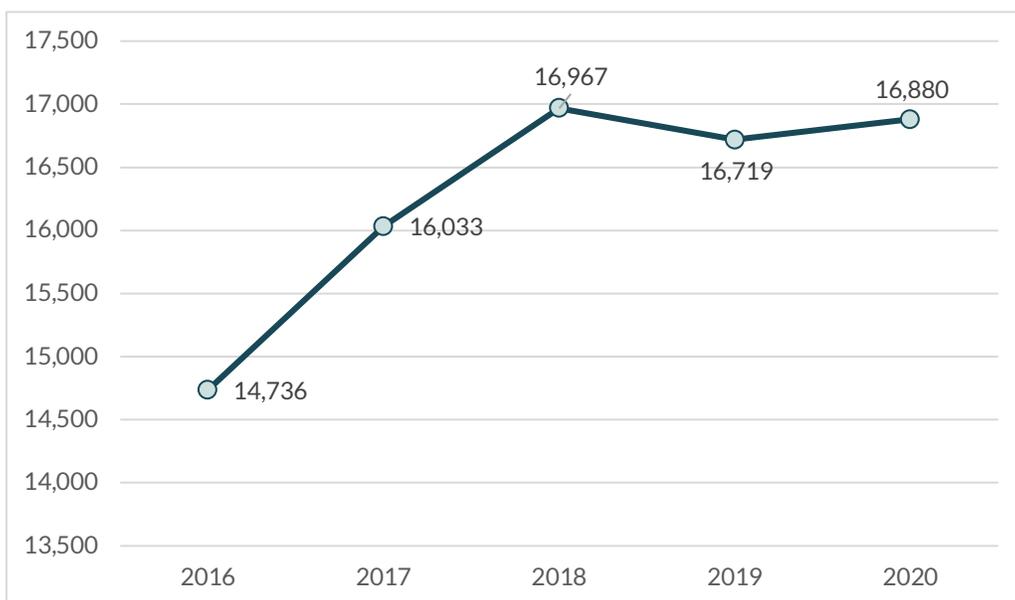
The Town's Building Assessment study for the Police Station recommended a longer-term solution of constructing a new Police Station as part of a Public Safety building in conjunction with the Fire Department which is also over capacity and in need of space for staff and vehicles.

Calls

Call data provided by the Medway Police Department indicates that total call volume increased dramatically between 2016 and 2018 and has since leveled off through 2020. Reviewing calls by type, the highest volumes in 2020 were for security checks, motor vehicle violations, ambulances, traffic enforcement, fire prevention, alarms, and traffic control. The pandemic brought about increases in calls for identify fraud due to workman's comp as well as permits for handguns; both were confirmed during interviews with staff. Overall, Medway experiences very few calls for major crimes or violent offenses.

¹¹⁵ Interview with Superintendent and Facilities Manager

TOTAL POLICE CALLS 2016-2020¹¹⁶



Medway and Franklin are jointly participating in an innovative program whereby both towns share a mental health clinician who can accompany police to calls related to mental health issues. In 2020, the clinician responded to 106 incidents and can evaluate a person or persons on scene to determine if they are a threat to themselves or others.

This program has reduced the number of people sent to the hospital for evaluations as the clinician can do those on scene compared to officers who would be more likely to transfer the person to the hospital for an evaluation. The Police Department estimates each evaluation and hospital visit can cost upwards of \$4,000 in insurance and hospital costs. The Town is now discussing an expansion of the clinician program to full-time.¹¹⁷

In addition to policing the community, the Department works closely with Medway schools and provides one full-time resource officer in the schools. Medway maintains an eleven-officer Bicycle Patrol Unit for patrolling special events, parks, plazas, trails, and schools. Staff also handle crossing guard units, firearms training, self-defense (RAD) program, and an Honor Guard which leads the Memorial Day parade each year.

Fire Department

The Medway Fire Department provides fire response and medical services to members of the community. The Department is staffed by sixteen full-time staff with eleven listed as part-time or probationary. Currently, the Department is in the process of hiring and on-boarding four additional full-time staff to be able to staff a five-person shift. Two have been hired with the intention to hire two more as of May 2021. The Department serves as both fire and EMS responders; therefore, a

¹¹⁶ Medway Police Department

¹¹⁷ Interview with Lt. Kingsbury, May 2021.

policy is in place to only hire paramedics as the training needed to become a paramedic can take as much as two years which can be disruptive to a department of this size.¹¹⁸ Medway fire staff also respond to many mutual aid calls for surrounding towns, upwards of 1-2 calls per day. These are primarily ambulance calls, not fire.

The Fire Department operates out of two stations. Fire Station #1 is the primary station and the largest, located at 44 Milford Street. This station is staffed 24/7 and houses several firefighting and emergency apparatus including a frontline pumper, ladder truck, two ambulances, and a brush truck and tanker. The recent Town Building Assessment for Fire Station #1 concluded that this building is too small and antiquated for the staff and apparatus housed there today. Station bays are not configured for modern equipment, storage space for gear is inadequate, the main building lacks office space and meeting/training space, living quarters and bathing areas are inadequate to accommodate current and future staff. The study also noted the location of the station along Route 109 can create issues when trying to quickly respond to calls.

Like the conclusions for the Police Station, the study recommended a combined Public Safety building that could house police and fire as well as a centralized Emergency Operations Center (EOC).



Medway Fire Station #1. Source: Tim Rice Photo

Fire Station #2 located at 155 Village Street is not staffed but houses a chemical truck, a spare ambulance and fire engine, a second engine, a second brush truck, and a boat. The Building Assessment of this structure noted the building is in very poor physical condition and functionally beyond its service life and needs of the Fire Department. Main bays no longer accommodate modern equipment, electric panels are not enclosed in a separate room, living quarters do not include overnight accommodations, bathrooms are in poor condition, and accessing the station is difficult due to shared access and narrow passage particularly during the winter months.

¹¹⁸ Interview with Deputy Chief Fasolino, May 2021.

Calls

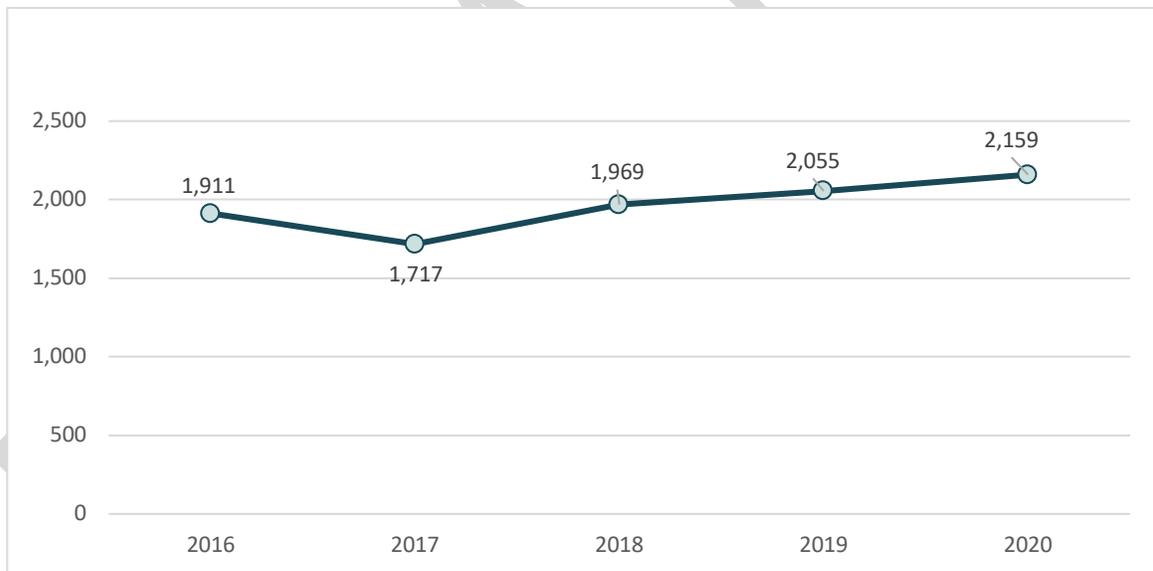
According to data provided by the Medway Fire Department, total call volume has increased by 13 percent since 2016.

With the increase in calls there is added concern from Fire Department staff that additional development in Medway, particularly age-restricted residential development could place additional stress on the department's resources.

The original fire department and its facilities were constructed for an on-call department but shifts in demographics and call volumes necessitated a move to a full-time staffed department. Therefore, the Fire Department and Town must continue to invest resources to accommodating a growing full-time department.

The Police Department currently handles dispatch for both departments and there is currently no room to hire another dispatcher. The Town has been exploring the idea of a regional dispatch with surrounding towns like Millis, Medfield, and Bellingham but nothing has been solidified.

TOTAL FIRE/EMS CALLS 2016-2020¹¹⁹



Programs and Services

In addition to providing fire and emergency services, the Fire Department also participates in educational programming teaching fire safety at the elementary schools in Medway. Staff also help with senior residents by performing health and wellness checks at the Senior Center and in-house home safety programs. The Fire Department has also been assisting with in-home vaccinations for COVID-19.

¹¹⁹ Medway Fire Department

COMMUNITY FACILITIES

Medway Public Library

The Medway Public Library, built in 1940 and renovated in 1997, is seen by many as the cornerstone of the community. The library is located at 26 High Street in a two-story brick and stone building with a large cupola protruding from the center of the roof. The building is currently just over 19,000 square feet, including a two-story addition that was added to the rear of the original structure in 1997 and included a two-story elevator for accessibility.

Staffing, Visitation, and Circulation

The Medway Library is staffed by three full-time and five part-time staff as well as a pool of substitute library assistants. In 2020, there were over 90 volunteers who help with book shelving, programming, and beautifying the library grounds. In addition, there were 30 senior tax relief program participants who worked at the library.¹²⁰ Staff and volunteers helped serve 58,176 visitors at the library in fiscal year 2020 which was down from 74,693 in 2018.¹²¹ Library visitation has been severely impacted by the pandemic in 2020 and parts of 2021.

The library was open 48 hours a week prior to the pandemic. The downstairs community area was open until 9:30 pm Monday-Thursday, and usage continued to be strong during the winter of early 2020. Meeting rooms were used during the extended hours almost every evening that the community space was open. During the remainder of the year, the library continued to offer programming for adults and children via Zoom and Facebook, including Yoga for Kids twice a week. The library continued to offer printing, faxing, and copying services during the pandemic, and loaned Chromebooks and laptops for use outside the building. During the last seven months of 2020, the library provided patrons with outside pickup of library books and other materials, and book delivery to patrons who are not able to travel to the library.

During this period, the library circulated an average of over 3,500 physical items a month. The Medway Library is also part of the Minuteman Library Network which collectively offers almost six million items in circulation.

Libraries around the Commonwealth are shifting their focus from institutions that primarily lend books and periodicals to community facilities that not only circulate materials but serve as locations for gathering, learning, training, and programs. Libraries have greatly expanded their offerings for general circulation. Residents can find books and periodicals, but also many non-print resources such as DVDs, music CDs, audiobooks, eBooks, software, video games, cake pans, costumes, and more at local libraries.

This concept, often called “The Library of Things”, is transforming the way libraries offer services and has changed the interior layouts of many libraries and the security and tracking systems used with more expensive equipment for in-house use and those that leave in circulation. This presents an opportunity to expand the

¹²⁰ Medway Library Annual Report, 2020.

¹²¹ Massachusetts Board of Library Commissioners (MBLC), 2018.

items available and support residents' efforts to make their own homes and properties more sustainable and resilient.

This could include a tool and seed library for alterations to residential yards, and devices like watt meters and a solar pathfinder that promote energy conservation and renewable energy planning.

Although the Library saw a very slight dip in total circulation between 2014 and 2018, the borrowing trend for eBooks and Downloadables has nearly doubled in four years. According to the library's FY 2020 annual report, downloadables increased to nearly 18,200. As libraries continue to offer more 21st Century material with increases in technology, demand for digital media will rise.

MEDWAY LIBRARY STATISTICS ¹²²

CATEGORY	2014	2016	2018
Total Circulation	118,451	114,405	116,451
Books and Periodical Circulation	73,769	69,174	73,917
Audio/Video Circulation	22,179	19,992	16,803
eBooks/Downloadables Circulation	5,822	8,344	10,057
Miscellaneous Circulation	555	658	607

Programming

Prior to the pandemic, the Medway Library offered a wide array of programming for children and adults which included the following (*for a full list of programs see Medway Public Library FY 2020 Annual Report*):

- Baby & Toddler Story and Songs program – twice weekly
- Story hour for ages 10 months - 5 years old – twice weekly
- Monthly “Paws to Read” program, which gives children the opportunity to read to a trained therapy dog
- Yoga for Kids
- Arduino Coding and Robotics
- Sense and Sound Robotics Team
- STEAM Thursdays: Quiz Boards, Making Observations, Wonderful World of Mathematics, Pinhole Cameras, Boat Regatta, Creative Tinkerlab
- Kids’ Acrylic Painting with Trudi
- LEGO Club (Friends of the Medway Library)
- Chess at the Library
- Painting with Trudi - Acrylics
- Cross-stitching with Nicole
- Book Group at the Senior Center - monthly

During the pandemic, the library shifted to remote programming which included story hours, book clubs, yoga, food workshops, and educational classes/seminars.

¹²² Massachusetts Board of Library Commissioners (MBLC), 2014-2018.

Medway Library Makerspace

The Medway Library is home to a unique space amongst libraries in the Commonwealth, a space called the Makerspace, which celebrated its fourth anniversary in June 2020. A Makerspace is a communal area for people of all ages to get together to make things and to learn new skills.

The Makerspace equipment, much of which was donated by Medway Cable Access, includes a 3D printer, Mac and Windows computers, computer-aided design software, video and audio editing software, VHS to DVD and 8mm and Super 8 converters, scanners for converting photographs, slides and negatives to digital format, a poster printer, a vinyl/paper cutter, a laminator, and a CD/DVD buffer. The addition of a CNC machine is in progress. Patrons and businesses donated equipment for a variety of traditional crafts.

The Friends of the Medway Library provide funding for supplies. Local businesses have donated new computers. Mentors, many of them volunteers, have provided patrons with training in sewing, knitting, soldering, drawing, 3D design and printing, coding, and robotics. Medway Cable Access offered regular drop-in assistance through mid-March, and patrons met regularly in the Makerspace for robotics, crafting, painting, science, and other programs. Since March 2020, the library has offered Take-and-Make kits for children of all ages, with the assistance of Walpole Coordinated Family & Community Engagement and the Medway Cultural Council.¹²³ This space builds community while fostering a culture of local product creation and repair which are critical to a more sustainable and resilient Medway.

Medway Senior Center

Medway's Senior Center, located at 76 Oakland Road, serves as Medway's base of operations for the Council on Aging (COA) serving senior residents of the town. The single-story building was constructed in 1997 and is 6,423 square feet in size. In 2007, an addition was constructed for a multi-purpose room and new roofing, siding, and insulation were done in 2019. The building includes offices for staff and the Director, a health room for meetings with a visiting nurse, crafting room, game room, dining room, kitchen, multi-purpose room, library, and fitness room.

There are two groups/boards in Medway that assist with the Senior Center, Council on Aging, and programming/fundraising. The Friends of Elders group is a non-profit that can raise money for the Senior Center as a subsidy. This is an independent board which the Director is not responsible to. The second board is the Council on Aging which the Director reports to. This group cannot fundraise but can collect donations. The COA Board serves as an outreach and public relations arm of the Senior Center surveying residents, answering questions, and helping to secure funding from the Select Board and/or Town Meeting.

Council on Aging and Senior Center Programs

The Senior Center offers many programs and services for Medway's older residents and serves as a meeting place, wellness check, and opportunity for socialization particularly for those seniors who may live alone or have mobility challenges. In general, the Senior Center offers programs in four broader areas which include:

¹²³ Medway Library Annual Report, 2020.

- **Health** – this category includes programs such as wellness checks, visits with the visiting nurse, Fire Department health and safety checks, assistance with food stamps or fuel assistance, or housing assistance. Exercise is one of the biggest draws to the Senior Center and includes active fitness for both younger and older seniors. Activities like Chair Yoga are popular with older seniors, while others enjoy boot camp or Pilates.
- **Events** – In addition to fitness classes and events, the Senior Center also puts on educational events like TED Talks for those who want to learn cooking techniques, tips for aging in place, or technology. The Senior Center offers games like cards, bridge, or Mah Jong.
- **Meals** – Prior to the pandemic, meals were offered at the Senior Center with lunch two days a week on Tuesday and Thursday, and breakfast on Wednesday.
- **Transportation/Trips** – The Council on Aging and Senior Center play a huge role in senior transportation and mobility. Many seniors who can't drive or no longer have access to a vehicle are often isolated and rely on friends, family, or volunteers for rides. The COA offers a Dial-a-Ride van service to take residents to where they need to go and also dedicated trips using the vans for shopping two days a week or medical appointments. The COA also arranges longer trips to places like Boston for shows, Maine for a lobster bake, monthly breakfasts, monthly dinners, and more. These trips are offered at a set price per trip depending on the activity and distance.

The Senior Center also has a contracted nurse who visits on Tuesdays to answer questions, perform very basic wellness/health checks, interpret doctor's reports, and have conversations with a residents' doctor if permission is granted. The Senior Center also has two part-time outreach workers who offer assistance with food stamps, fuel assistance, and are there to answer any general questions residents may have.

As Medway's senior population continues to grow from both aging in place and new age-restricted residential development, additional pressure will be placed on both the Senior Center facility and the programs offered. This is particularly true for exercise space, outdoor space, and multi-purpose spaces where seniors of various ages and abilities can take part in a variety of activities.

The divide between younger seniors and older seniors is also becoming more apparent. Younger seniors are more active, may have retired earlier, and have a strong desire to remain a part of the community and keep busy. Older seniors enjoy more socialization, crafts, and games which can conflict with more active uses at the Senior Center.¹²⁴

Recreation Department

Medway's Parks and Recreation Department is housed in the Jacob Ide House with one full-time Director and part-time instructors and summer camp staff overseeing the entirety of the program. This includes oversight of all programs and services, coordination, scheduling, and utilization of all fields and facilities, and rental agreements with outside groups who pay to use Medway's fields and

¹²⁴ Interview with Director of Senior Center, May 2021.

facilities throughout the year. Medway's DPW does take care of the maintenance, mowing, and fertilization of all outdoor fields but funding for maintenance comes from the Parks and Rec revolving fund. The Town charges fees for most of the programs offered which covers the costs of the programs, staff, and maintenance of the facilities.

The Parks and Recreation Department offers a wide range of recreation and education programs ranging from youth and adult sports leagues to art and robotics classes, music, and dance programs, to education and training programs. The full list of programs offered as of May 2021 can be found on the Parks and Recreation [website](#).¹²⁵

During the COVID-19 pandemic, nearly all programming was moved to virtual platforms which provided opportunities for many in the community to be involved in activities during periods of social isolation. While the transition was challenging for staff to manage and maintain, it has created a platform for virtual engagement that will likely continue in some manner going forward.

As the pandemic wanes, outdoor activities and sports will likely resume.

TOWN INFRASTRUCTURE AND UTILITIES

Department of Public Works

The Department of Public Works is responsible to the residents and businesses of Medway, for the maintenance and management of a public infrastructure that has been constructed over the course of the Town's history. According to the DPW website, the Department manages the infrastructure consisting of more than 100 miles of residential and urban roadway, containing bridges, sidewalks, curbs, traffic signals, street lighting, guardrail fencing, surface and sub-surface storm water systems, sanitary wastewater systems, public water supply systems, and public shade trees.¹²⁶ The DPW's administration functions are housed in the southeast wing of the Middle School at 45B Holliston Street. To manage the infrastructure and buildings in town, DPW is divided up into the following divisions:

Engineering & Facilities Division – charged with upgrading and expanding the Town's public infrastructure through the management of numerous simultaneous projects. The value of these projects is significant and is regularly measured in millions of dollars. Another significant component to this unit is the management of building and grounds maintenance for the Town's eleven public facilities. Work performed within this function area ranges from minor repairs to extensive reconstruction and rehabilitation of building structures.

This division is also responsible for maintaining all eleven town-owned facilities using building maintenance staff in-house who take care of day-to-day work orders or requests from town staff in other departments for routine maintenance such as painting, small repairs, or carpentry work. DPW also contracts with outside vendors for electrical, plumbing, HVAC, and custodial services. During the pandemic, DPW staff did assist with much of the cleaning and custodial duties at town facilities.

¹²⁵ <https://medwayma.myrec.com/info/activities/default.aspx>

¹²⁶ <https://www.townofmedway.org/department-public-services/pages/mission-statement>

Staff also work closely with department directors to identify what capital needs they have, which feeds into the Town's five-year capital improvement plan (CIP). The Town Building Assessment reports that were recently completed for each town facility are used to plan and budget for larger capital expenses as well.

Highway & Fleet Maintenance Division – responsible for the operation and maintenance of all public ways encompassing approximately one hundred miles of roadways, consisting of approximately 280 lane miles. Maintenance of this transportation network includes all portions of Town right-of-way including roadways, sidewalks, stormwater drainage systems, street lighting, signage, and traffic control devices. This division is also responsible for the management of winter storm operations, including the hiring of supplemental contract equipment services in accordance with the Town's snow and ice policy and budget. Supervisory staff within this division oversee personnel and material resources directed towards the maintenance of the Town's fleet of vehicles and equipment. Activities within the Fleet Maintenance group include service to those units assigned to the Police, Fire, Ambulance, Council on Aging, and Department of Public Works.

Parks Division – charged with many programs and initiatives that are caused and supported by ideals associated with the proper stewardship of environmental issues. Included within the Parks Division is the managed care of the Town's fifty-five (55) acres of passive and active recreational areas under the jurisdiction of the Board of Park Commissioners. Also held within this unit is the oversight of the Town's Street and Shade Tree program managed by the department's statutory Tree Warden designee.

This division is also responsible for the maintenance and repairs at parks and fields as well as the municipal solid waste collection process for the town. The Parks division has eight staff members including a superintendent, assistant superintendent, supervisor and five staff members. They are responsible for mowing, fertilization, mulching, benches, and sports apparatus and fields. DPW does have an annual contract with an outside vendor to maintain turf fields although DPW began plowing snow from the fields to keep them accessible during the pandemic and is likely to continue going forward. The parks division is responsible for managing all renovations to existing parks with some work completed in-house and some contracted out. Lastly, this division is responsible for maintaining the grounds of each of the schools.

Solid waste is also handled through the Parks Division, managing contracts with outside vendors handling solid waste and recycling for the town. Staff are responsible for Medway's Recycling Center. Access is only available to Medway residents and a sticker must be issued for your vehicle to enter. The facility is open on Wednesdays from 3PM – 6PM, and on Saturday and Sunday from 8AM – 3PM. Most recycled materials are free to dispose of apart from bulk household items, mattresses/box springs, and tires.

The Town's Energy and Sustainability Committee has been advocating for curbside composting, and some textile recycling is done at the Recycling Center and at the schools. Diverting organics from the waste stream provides many benefits including reduced emissions and cost related to transport to a landfill, and the capture of important soil nutrients which can be used locally and help capture and sequester carbon.

Water & Sewer Division – charged with the operation and maintenance of the Town's water supply, water treatment, water distribution, and wastewater collection systems. This entails oversight of the system's pumping and treatment facilities located at four drinking-water well sites. The wastewater system is comprised of approximately forty-four miles of gravity sewer that discharges into the treatment facility operated by the Charles River Pollution Control District.

In Medway, the domestic drinking water supply and wastewater systems fall within the purview of the Town's DPW. While the Town is responsible for the entirety of the drinking water system, wastewater is transported to the treatment plant managed by the Charles River Pollution Control District (CRPCD). This is a separate multi-town entity serving Franklin, Medway, Millis, Bellingham, Dover, Holliston, Norfolk, Sharon, Sherborn, Weston, and Wrentham. Wastewater is collected from Medway and goes to the district treatment plant that happens to be in Medway. Both Franklin and Medway are co-owners of the plant, but service is extended beyond these two towns.

Projections show Medway may be nearing its wastewater capacity based on the reserved capacity for structures that have elected to not connect to the system but could. In addition, the Town has projected an additional wastewater flow of 165,000 gallons per day through the year 2035 based on known development that is or may be forthcoming. To meet these future demands, the Town needs additional capacity at the CRPCD and is looking to possibly purchase unused capacity from Franklin.

The two towns are in active discussions, but no resolution has been reached. Interviews with Medway DPW staff indicated there are some infiltration issues across the system which are currently being identified, inspected, and repaired. If infiltration issues are addressed, that could add some capacity to Medway's system.

Medway's DPW oversees a drinking water system that includes the pumping and treatment of water from four well sites in town and two storage tanks for holding water. The water and sewer division has eight staff members in total covering both entities and all are required to have water licenses.

One of the notable challenges with the Town's current water supply is the reliability and redundancy due to the Oakland Street well having limited use because of water quality issues related to iron and manganese. The Town's drinking water supply relies heavily on the Populatic Street well to help produce reliable water output to meet the Town's drinking water demand. While DPW can meet the daily water demand today, long term stability of the supply depends on reinstating the full capacity of the groundwater wells through additional treatment.

If the Populatic Street well were taken offline for repairs or emergency, the water supply would be at risk. This may also pose challenges for accommodating future development that may draw on the Town's existing water supply.

In late 2019, Medway completed an Integrated Water Resources Management Plan which included recommendations for the drinking water and wastewater systems. For water, the primary recommendations were to develop a water asset management plan to prioritize maintenance, continue to educate residents on the importance of water conservation, establish an interdepartmental development review process, and conduct annual assessments of the program. On the sewer side, the plan recommended purchasing capacity from the district within two years, installing flow meters to verify and quantify flow every 10 years, addressing infiltration issues to boost capacity, and purchasing CCTV equipment for sewer inspections.

Help Protect Your Watershed

The Town of Medway is located within the Charles River Watershed. This means that all surface water and groundwater in Town, including that from your property, flows to the Charles River. Therefore, how you care for your property can affect both water quality and water supply.



Photo by Mark Wilcox

How Are Our Water Resources Connected?

With a little help from the water cycle, our actions have a direct impact on surface waters and ground water sources.

- Excess chemicals applied to lawns, oil and debris found on paved surfaces, and even animal waste become sources of pollution when they are carried to receiving waters or infiltrated into the ground by stormwater.
- Extra pumping of groundwater in the summer to supply water for lawns and gardens lowers the level of the water table and can dry up streams.
- A failing septic system can release bacteria and nutrients into the water cycle, contaminating nearby surface waters and ground water.
- Stormwater and ground water can enter aging sanitary sewer infrastructure, overloading it and potentially resulting in overflows to the environment.
- Aging or undersized drainage pipes can fail during storm events and cause local flooding.

How Can You Help?

Get Involved
Participate in cleanup activities in your neighborhood, the annual Medway Clean Sweep & the annual Medway Pride Day.

Watch for Notices about IWRMP upcoming meetings.

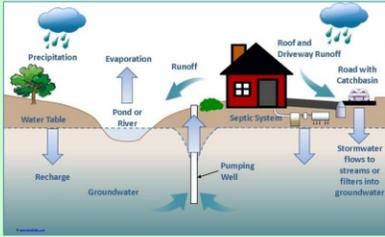
Steps You Can Take to Help Protect Medway's Water Resources

- Limit the use of pesticides and fertilizers – use natural or organic lawn care methods
- Compost your yard waste
- Have your septic tank pumped and system inspected regularly
- Practice Water Conservation
- Never dump anything down storm drains or in streams & take unwanted household chemicals to hazardous-waste collection centers
- Direct downspouts away from paved surfaces
- Pick up after your pet
- Use low-phosphate or phosphate-free detergents

What are your Local Water Resources?

Surface Water
The Charles River forms two thirds of Medway's southern border with Franklin. Like Choate Pond, many of Medway's surface waters provide important wildlife habitat and popular recreational areas for residents. Wetland areas throughout Town also provide essential flood protection.

Groundwater
Medway residents receive their water supply from ground water sources. The Town's four supply wells draw their water from the underground sand and gravel aquifer of the Charles River basin.





Medway IWRMP Brochure. *Source: Town of Medway/Kleinfelder*

CONCLUSIONS

CONTINUE TO INVEST IN FACILITY MAINTENANCE

The Town does an excellent job of creating a thorough and thoughtful Capital Improvement Program (CIP) covering five years' worth of planned improvement projects. There are some buildings, particularly the schools, public safety buildings, and the VFW hall which need substantial repairs, expansions, or even new facilities. Several of these capital expenditures will need to be addressed over the next 5-10 years. Each of these projects is an opportunity for sustainable design and construction of municipal facilities and grounds. Such facilities will save energy and money over their

lifetime and provide inspiration and education for residents and business owners. To accomplish this Medway could develop and adopt guidelines for the development of facilities and grounds that reflect the community’s commitment to sustainability and resilience.

GROWTH AND DEMAND ON SERVICES

As the Town continues to be an attractive location for both residents and businesses, public facilities and services must be invested in to keep pace with expanding demands from users. This is true of departments like DPW, Public Safety, Parks & Rec, and the Council on Aging who are all facing increasing call volumes, requests, or capacity issues. The pandemic provided some reprieve as many stayed home or were able to successfully migrate to virtual platforms for engagement, but as the Town begins to open back up to its residents, demand for socialization, outdoor activities, and repairs will rebound. Future residential growth is also on the minds of many department heads, particularly those that serve the growing senior population. It is anticipated that call volumes and responses to medical requests will rise, as will demands on senior services such as transportation, wellness checks, and programming at the Senior Center.

WATER AND SEWER CAPACITY CONSTRAINTS

The status of the Town’s drinking water and wastewater systems are constraining future growth, as well as the ability of properties around Medway currently on septic to benefit from any future wastewater extensions. The lack of redundancy of the drinking water system and heavy reliance on the Populatic Well creates risk if a well is taken out of service for maintenance or emergency repairs. The Integrated Water Resources Management Plan conducted for the Town provides a comprehensive set of recommendations for maintaining the current system, identifying and repairing parts of the system contributing to lost water or wastewater infiltration, and seeking strategic expansions to address immediate capacity needs.

INVESTING IN STAFFING AND SUCCESSION PLANNING

Several departments are currently trying to fill open positions due to increased demand for services or anticipated retirements. For departments that rely on gained knowledge and experience, such as public safety, it is important to consider succession planning and have processes in place to promote from within and transfer knowledge to younger employees. There may also be a need to invest in additional staffing across some departments. As the population continues to grow and change, demands on existing staff may exceed capacity. The Town should carefully evaluate service demands and match that with added staffing or volunteer capacity.

OPPORTUNITIES TO COMBINE FACILITIES OR REGIONALIZE SERVICES

Given the ages of some buildings and demands on current staff and facilities, there may be opportunities to combine multiple facilities in a new building or look at regionalizing services with other communities to add capacity without needing to hire more staff. The Town’s Building Assessment Reports recommended a combined Public Safety building to house police and fire as well as a centralized emergency operations center. The Town might also consider ways to partner with other municipalities to regionalize services such as a centralized dispatch/regional 911 call center or partnering with other Councils on Aging to expand transportation services. Demand on Parks & Recreation and the Senior Center from a programming, exercise, and activities standpoint are increasing and stretching existing spaces to capacity. There may be opportunities to address future needs by creating a Community Center with dedicated spaces for residents of all ages.

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J M G O L D S O N

EMPOWERING PEOPLE — CREATING COMMUNITY

APPENDICES

MASTER PLAN COMMITTEE MEETING #1 - PLANNING ACTIVITY SUMMARY
FOCUS GROUPS SUMMARY
COMMUNITY FORUM #1 SUMMARY

MEDWAY MASTER PLAN COMMITTEE

SUMMARY OF RESULTS OF PLANNING ACTIVITY ON 4/12/21

Prepared by JM Goldson LLC 4/16/2021

SUMMARY

At the Master Plan Committee's (MPC) kickoff meeting on 4/12/21, the consultant team led the committee members through a series of discussion questions to identify what MPC members value about Medway, what their hopes and expectations are for the Master Plan project, and to solicit their preliminary observations of opportunities and issues about the community.

Below is a summary of responses to these questions. Detailed results are on the pages that follow.

- Many MPC members value community connections, events, and gathering places that bring a feeling of collaboration.
- The community's trails, recreation areas, schools, senior center, and the community farm are highly valued resources.
- Many members want broad community engagement in the Master Plan process and want community members to feel ownership of the Master Plan. In addition, members hope that the extensive engagement as part of this planning process can foster a lasting sense of collaboration in the community and greater involvement in local government, including at Town Meeting.
- Members also expressed hopes that the plan will promote more sustainability, ensure Medway is welcoming and accessible to a socio-economically diverse population, and to identify feasible ways to strengthen Medway and enhance the community's cohesiveness including the Medway Plaza area.
- Members identified many opportunities and strengths to leverage that the Master Plan should address including excellent fiscal management of the town; volunteerism and community involvement; physical planning opportunities to reinforce community collaboration, culture, and placemaking; and leveraging the community's geographic location.
- Members also identified some challenges and issues to recognize or overcome including community apathy leading to low Town Meeting participation; residents perceived lack of transparency by town leadership; residential tax burden; sustainability goals requiring mindset shifts; lack of community socio-economic diversity (particularly lack of racial diversity); infrastructure constrains (both water and sewer); and a general challenges inherent in balancing conflicting needs and wants with fiscal realities and gaining community agreement on priorities.

INTRODUCTION ACTIVITY QUESTION

What is one positive attribute of Medway that makes you feel proud to be part of this community?

Every time there is something to do, somebody steps forward	High school fields and facilities	The senior center - activities, lunches, activities	How connected the town is, everybody knows your name	Convenience to work and family, safe and affordable housing	Town-wide community events
Socioeconomic diversity	Great playgrounds, places for kids to hang out	Schools, teachers, and staff	Welcoming community	Forward-thinking, support for CPA	Community farm, camp, learning opportunities
Supportive community organizations	Trail system	DPW, road maintenance			

An additional response that was submitted by email: The residents here understand the importance of coming together like we did for the birthday parades, teacher appreciation, and Black Lives Matter walk.

JENN'S PROJECT LAUNCH CLARIFIER

DISCUSSION QUESTION 1

JENN'S PROJECT LAUNCH CLARIFIER WORKSHEET

The first secret of getting what you want is knowing what you want. Begin with the end in mind.

1. What are your top 3 hopes for this project? Imagine this project is complete and wildly successful. How do you know it was successful? How would you define success for this project?



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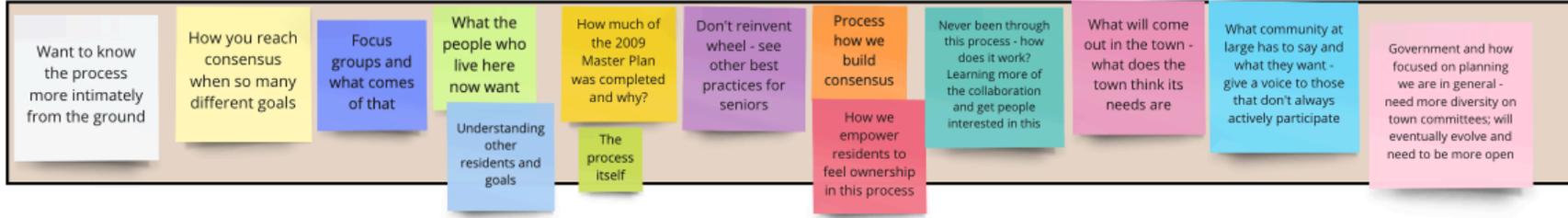
Promote sustainability, energy and water conservation; permeating all of those chapters; keep town the same for generations to come
Add more walkable spaces and get to places safely Broad community engagement Plan has clear guidelines and allows for adaptability SUSTAINABLE DEVELOPMENT
Town-wide engagement and endorsement of MP; clearly defined roadmap for town boards and committees to execute
Match fiscal reality with plan; maybe match capital improvement with some of things already talking about - need new town hall - all want walking environment and having town hall in that area (109)
Maintain and increase walkability; green practices and sustainability; aging in place and multi-generational community
A well thought out road map. Equitable, inclusive process representing people in the community. Village-type environment
Continue to protect open space LINK trail continue to Idylbrook; Maintain small town feel

Strip-mall - having a downtown feel - center of town Easily meet, mix, play, learn together More participation by residents in town meeting
People will be aware we did this plan. We have adorable Medway village, Rt. 109, Rt. 126 - we are not just a cut-through to highways; Medway Plaza not only thing that is the problem; need more cohesiveness
Implementable strategies to strengthen town but not let current financial realities cloud; involvement of cross section of community; keeping stakeholders involved and updated along the way
Ensuring town remains accessible - economically, by age, racially; Great schools but at the right cost; Engagement - want more people to engage in town gov't
What can be done with Medway Plaza (potential and challenge); Rural nature - love to retain this
Reflects a wide and diverse cross section. Fosters lasting sense of collaboration where residents feel own this plan as living and flexible document.
Bedroom community feel; walkability; Oak Grove plans
Taking seniors into account (housing, signage, level ground, grab rails)

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DISCUSSION QUESTION 2

2. What are you most curious to learn through this planning process?

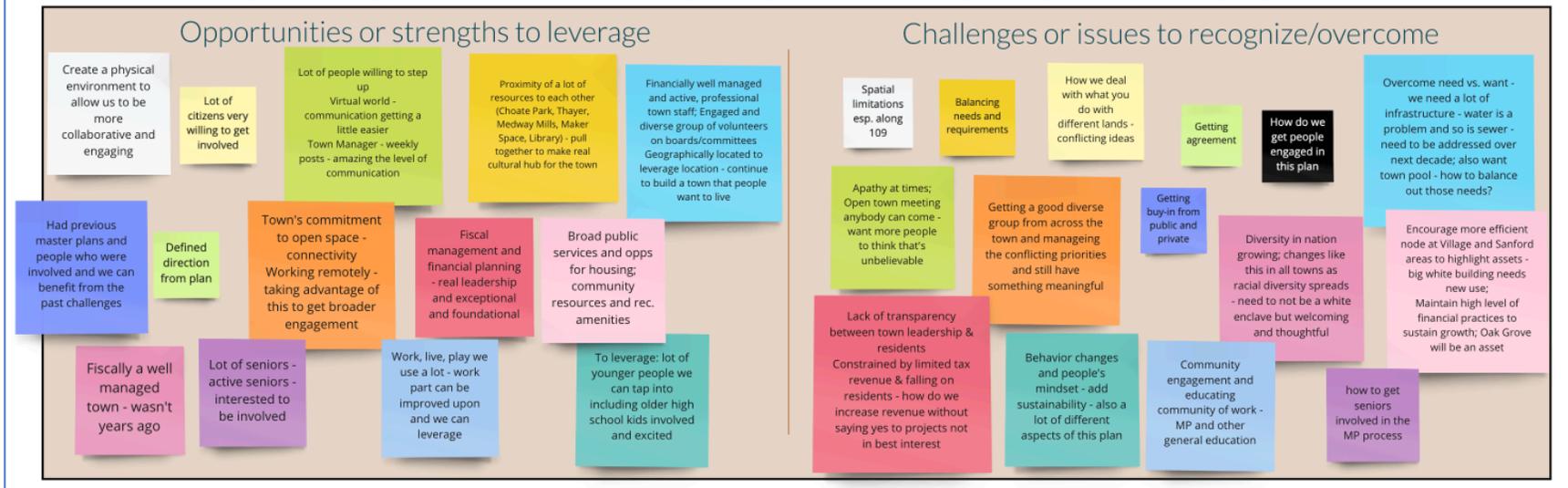


Transcription of Stickies:

Government and how focused on planning we are in general - need more diversity on town committees; will eventually evolve and need to be more open
How you reach consensus when so many different goals
What the people who live here now want
How much of the 2009 Master Plan was completed and why?
Don't reinvent wheel - see other best practices for seniors
Process how we build consensus
Want to know the process more intimately from the ground
Never been through this process - how does it work? Learning more of the collaboration and get people interested in this
What community at large has to say and what they want - give a voice to those that don't always actively participate
What will come out in the town - what does the town think its needs are
Focus groups and what comes of that
How we empower residents to feel ownership in this process
The process itself

DISCUSSION QUESTION 3

3. What are the greatest opportunities and challenges in your community that you hope this project will address?



Transcription of Stickies:

Opportunities/Strengths to Leverage

Understanding other residents and goals
Lot of people willing to step up Virtual world - communication getting a little easier Town Manager - weekly posts - amazing the level of communication
Create a physical environment to allow us to be more collaborative and engaging
Proximity of a lot of resources to each other (Choate Park, Thayer, Medway Mills, Maker Space, Library) - pull together to make real cultural hub for the town
Financially well managed and active, professional town staff; Engaged and diverse group of volunteers on boards/committees Geographically located to leverage location - continue to build a town that people want to live
Lot of citizens very willing to get involved
Had previous master plans and people who were involved, and we can benefit from the past challenges
Town's commitment to open space - connectivity Working remotely - taking advantage of this to get broader engagement
Fiscal management and financial planning - real leadership and exceptional and foundational

Broad public services and opportunities for housing; community resources and recreational amenities
Defined direction from plan
To leverage: lot of younger people we can tap into including older high school kids involved and excited
Lot of seniors - active seniors - interested to be involved
Work, live, play we use a lot - work part can be improved upon and we can leverage
Fiscally a well-managed town - wasn't years ago

Challenges/Issues to Recognize/Overcome

Overcome need vs. want - we need a lot of infrastructure - water is a problem and so is sewer - need to be addressed over next decade; also want town pool - how to balance out those needs?
How we deal with what you do with different lands - conflicting ideas
Spatial limitations esp. along 109
Balancing needs and requirements
Getting agreement
How do we get people engaged in this plan
Apathy at times; Open town meeting anybody can come - want more people to think that's unbelievable
Getting a good diverse group from across the town and managing the conflicting priorities and still have something meaningful
Getting buy-in from public and private
Encourage more efficient node at Village and Sanford areas to highlight assets - big white building needs new use; Maintain high level of financial practices to sustain growth; Oak Grove will be an asset
Diversity in nation growing; changes like this in all towns as racial diversity spreads - need to not be a white enclave but welcoming and thoughtful
Lack of transparency between town leadership & residents Constrained by limited tax revenue & falling on residents - how do we increase revenue without saying yes to projects not in best interest
Behavior changes and people's mindset - add sustainability - also a lot of different aspects of this plan
Community engagement and educating community of work - MP and other general education
How to get seniors involved in the MP process

J M GOLDSON

EMPOWERING PEOPLE — CREATING COMMUNITY

COMMUNITY FORUM #1 SUMMARY

Prepared by JM Goldson LLC 6/14/2021

SUMMARY

The Medway Master Plan Committee hosted the first community forum on May 24, 2021, to introduce the community to the master planning process and gather initial community feedback. The community forum was presented by consultants from JM Goldson LLC and a panel consisting of Master Plan Committee members and staff from the Department of Community and Economic Development. The presentation began at 7:00 pm and lasted approximately two hours, including a question-and-answer portion at the end.

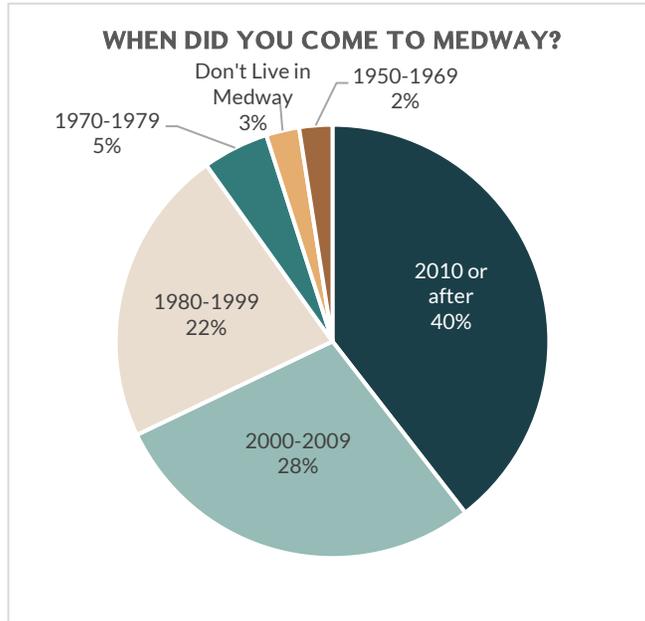
The forum was an opportunity both for the planning team to detail the process around creating a master plan and for gathering community input on several general topics. Jenn Goldson led the presentation, beginning with a brief overview of the history of Medway. She then introduced attendees to the fundamentals of master planning – the elements of a master plan, the commitment to interweaving sustainability, and the timeline of the planning process.

Participants were invited to interact with the presentation through a series of polling questions, via the chat, and through the Q&A feature. The polling questions, which showed responses across the screen as they were submitted, asked participants about the qualities they love about Medway, their concerns about the future of Medway, the things they hope will never change, and more. These responses are summarized in the following pages and listed in full in the appendix.

After the polling questions, attendees were informed about other ways to be involved in the process over the next year. These engagement opportunities include “Meeting in a Box”, the community survey and project website, and the fall community forum. Lastly, participants were invited to raise their hands and ask questions to Jenn before the meeting was called to a close.

PARTICIPANTS

Not including the panelists, 93 participants were in attendance. When asked when they came to Medway (including if they were born in the town), 40 percent of participants marked that they came to Medway in 2010 or after. About 28 percent said between 2000 and 2009, and 22 percent said between 1980 and 1999. About 3 percent of participants marked that they did not live in Medway.



POLL RESULTS

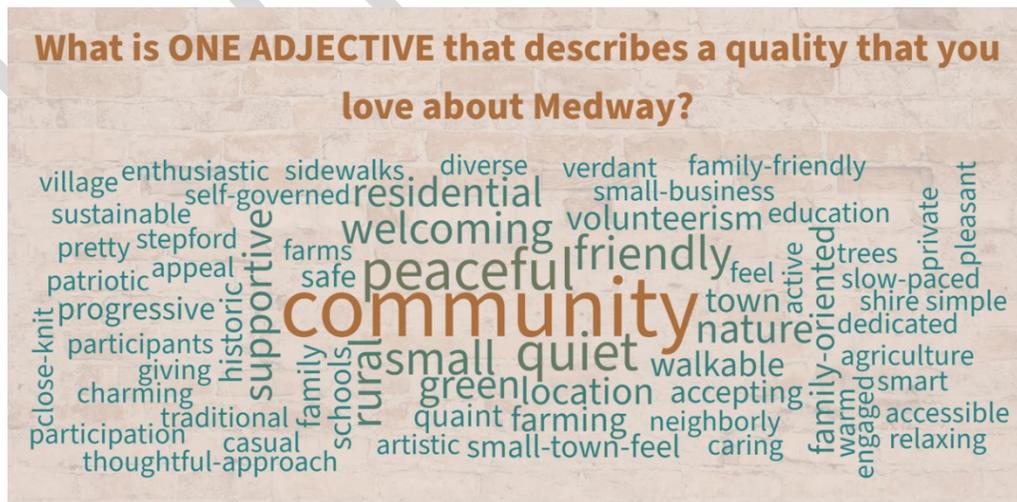
Using an interactive engagement platform called PollEverywhere, participants answered a series of questions about their experience in Medway. The questions and a summary of the responses are listed below, and the full response text can be found in the appendix.

When a visitor comes to Medway, where do you take them?

Popular responses to this question included Choate Park, Restaurant 45, Thayer House, Medway Muffin House, the trail system, and the Medway Community Farm. A couple of responses indicated a visit to the library or a drive around town as well.

What is one adjective that describes a quality that you love about Medway?

A few popular responses to this question were “historic”, “small”, “community”, “friendly”, and “peaceful”. Participants seemed to want to highlight Medway’s small-town, residential feel and used words such as “quaint”, “family-oriented”, and “rural”.



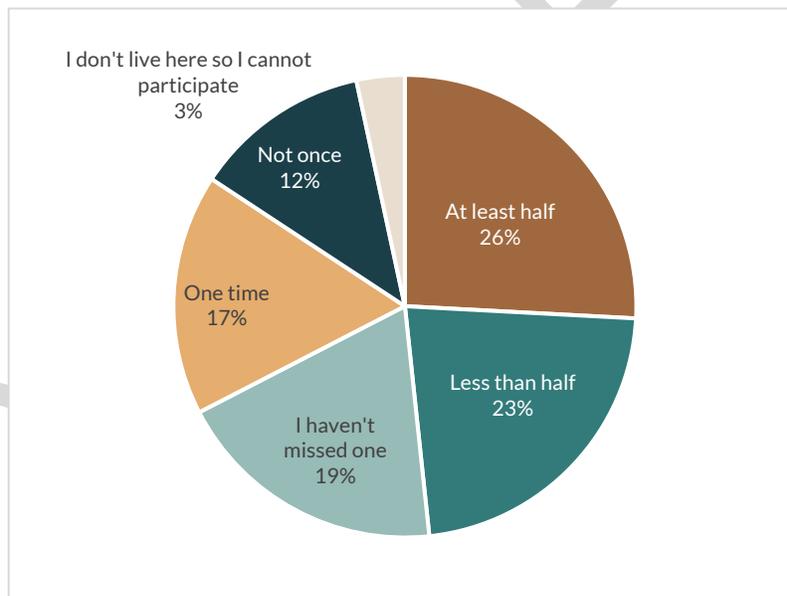
What are your biggest concerns about the future of Medway?

The concerns that participants mentioned in response to this question were varied. Some expressed concern over increased density, traffic, and a loss of the small-town feel. Others expressed concerns over the lack of affordable or rental housing. Diversity and inclusion were often commented on, with participants lamenting Medway’s lack of racial diversity. Other issues that came up in this polling question included high taxes, the state of the Medway Plaza, schools, water quality, and lack of sidewalks.

What mark do you hope your generation will leave on the town?

Several popular responses to this question included retaining a professional and fiscally responsible local government, a more diverse housing stock, a commitment to and celebration of arts and culture, and historic preservation. Several responses were given to this question regarding the support of law enforcement, diversity in Medway, and the presence of critical race theory in Medway schools, showing some tension among community members around these topics. Several responses were positive and indicated that residents thought that there were elements of Medway that they hoped extended into the future, such as open space, community feel, and schools. Others hoped for a future in Medway that was more welcoming, diverse, and vibrant than the Medway today.

How often have you participated in Town Meeting in Medway in the past five years?



About a quarter of attendees indicated that they have participated in at least half of Town Meetings in the past five years, and 19 percent said that they haven’t missed one. About 12 percent have not been to Town Meeting once. When asked what is keeping people from attending town meeting, some participants replied in the chat. Most said that Town Meeting falls around bedtime for their children, or that they cannot find childcare. Others expressed that the meeting seems daunting in its length and requirement of certain knowledge.

If you had \$10 million to improve Medway, what are one to three things you would do with the funds?

Attendees had several different ideas in response to this question. A couple standouts that were reiterated by multiple participants were the creation of a community center, infrastructure improvements, the building of a downtown area, investing in the arts, and committing to better

education by funding schools. The improvement of the Medway Plaza and the creation of some sort of swimming facility in town were also frequently mentioned. Some specific ideas included an investment in STEM education in K-12 schools, investing in adult education about town government to increase engagement, building a baseball complex, and retrofitting parking lots with green infrastructure.

DRAFT

ATTACHMENTS

Questions and Comments

DRAFT

Questions and Comments

Questions from the Q&A Feature:

1. Does the goal of working towards being a welcoming, inclusive, and diverse community fit in with this project?
 - a. Great question Cyndy, absolutely! Part of what we want to capture are any potential barriers to making the community welcoming and inclusive, and work towards strategies that can help to reduce or eliminate those barriers.
2. Relating 2009 issue (sidewalks) with the new housing development on 109 near Star Market, will the town be adding a sidewalk on that side of the road that the apartment building will be on?
 - a. Making a more walkable community has been a big focus for Medway and will continue to be a goal for our community. Individual sidewalks like the one you mentioned are handled on the town level, so I would encourage you to reach out to the town office to get more specific direction about that sidewalk plan.
3. Why isn't more than half but not everyone a choice
 - a. Hi Maria, I think that knowing that someone attends more than half of the meetings shows meaningful attendance. Thanks for your critique of the answers though!
 - b. Hi Maria! Town meeting is 2 times a year, so in the past 5 years there would have been 10 town meetings. Just answer the best you can! If you have ideas on how to get more participation, we would love to hear them!
4. But shouldn't this aspect with regards to new developments be acknowledged so that it can be addressed in the master plan? Especially as the 2009 master plan talked about how many people lived near the commercial area and the walkability aspect.
 - a. Yes we should absolutely talk about walkability and how to improve that within the town! Development is also very important, and I fully expect both aspects to be addressed in the master plan. Your original question asked about a specific sidewalk, which the Master plan does not address since the master plan is a roadmap. I hope that helps clarify
5. Who ultimately approves the master plan? When is it slated to be approved?
 - a. live answered: The planning and economic development board has the authority to approve the master plan and it would be approved probably in September 2022.
6. How can we (on the call) help to get more engagement?
 - a. Thanks for the offer to help, we will continue to share information through the project website and on social media. Helping to lead a "meeting in a box" group is one great way to get involved, also spreading the word about upcoming meetings.
7. Can we also talk about how non-residential districts and mixed-use districts/zones can better interact with nearby and abutting residential properties, particularly historic/antique properties and established residential areas with open space that developers may want to develop in? "Not in my backyard" and resistance to new developments starts with mistrust that property integrity will be compromised.
 - a. Thanks for bringing that up Janine, we will be digging into land use and zoning in both the existing conditions report and in later phases as we work towards goals and strategies.

Questions and Comments from the Chat Feature

In response to the question about a word to describe Medway:

1. peaceful because it feels like a calm place to come back to after a busy workday
2. Coming together working as a community as we do now
3. Farm community

Other comments:

1. Best Town Center - Franklin.
2. "Diversity but not at the risk of unity" == "subtle and overt racism"
3. True town center is absent, create a centralized community center vs separate villages

In response to the poll question about Town Meeting attendance:

1. Not once - we recently moved so just starting to get engaged!
2. I've been here for 8 years now my kids are in the schools and I am getting more involved. I would like to start
3. Not able to drive at night.
4. One time- new to town, first year felt knew enough about what was going on to participate
5. Child-care in the gym would allow both parents of small children participate in town meeting.
6. For people with young children, attending a multi-hour meeting in-person on a weekday evening is a major challenge. Personally, I would love it if there were an option to participate virtually/remotely (like this meeting - I wouldn't be here if it were in person)
7. It is challenging to attend Town Meeting when you have young children, and even harder when your children have special needs. Town Meeting occurs during bedtime, and while babysitting services through the NHS have been offered in the past, it does not always work for families with special needs children.
8. I have only participated once due to my work schedule, but also, I wasn't as engaged as I should be.
9. Logistics with kids and schedules are a barrier
10. Town meetings occur during critical family time. Need for residents to go to 100s of sub-committee meetings to understand what is being voted on at town meeting. It could be a full-time job to learn what is going on. Huge need to summarize and keep residents up to date.
11. The meetings typically overlap with kids bedtime
12. it was very difficult to attend when our children were young.
13. have kids it is tough to get to town meeting regularly
14. For me, especially with the past year and the pandemic, having this virtually made it easier to attend. With children and bedtime, this virtual session made it easier to attend.
15. Note- only one of us was able to attend town meeting because one partner has to stay home to put kids to bed
16. Digital meetings, like this one, help me to attend more town events, Select Board meeting, etc.
17. time demands on family make this sometimes very difficult
18. This is probably silly, but I have this fear town meeting will run 3+ hours and I can't commit to that. I would love to know how long it is going to run.
19. I only retired in the last 2 years and worked nights so had to miss the town meetings
20. I find town meetings archaic, boring, and one-sided so I have attended only half

21. town meetings are very “political” moderator is intimidating to new people that want to participate
22. If need to ask a question at town meeting frequently people get 'shot down' as they don't know or use Roberts Rule of Order-- lack of compassion for teaching others. Holliston does a great job to inform residents on what folks are voting (for/against) at town meeting.

In response to using funds to improve Medway:

1. That is provide ADA - compliance sidewalks for all current sidewalks - especially around school districts
2. Yes I meant a live performance theater
3. critical race theory has NO place in school
4. buy more land equals preserving more land
5. shopping center = Medway plaza
6. Stop focusing on sports only -- it's become a community that only comes together if you are involved in sports. So many kids/families are 'left' out of community building if they are interested in the arts.
7. Roads -- so many roads are filled with potholes, and where critical traffic routes, it is not safe to walk. There is a plan, but many urgent needs will not be fixed for 5+ years
8. stoplight is SOOOO needed. Accident rate is super high
9. A inn or hotel for people to stay, visit, spend money at local businesses, participate in town events ;)
10. Whatever we can get for \$10M - I'd love both but would prefer indoor.
11. equestrian trails would be nice
12. Barry -- yes, stoplight comment is in reference to 126/summer street. It's like playing frogger. People drive so super-fast.
13. I cannot ever imagine swimming in choate park no matter what they do to it. The number of birds that live there versus the size - that water can't be saved! It also gets very very crowded there and I don't think you could control visitors.
14. It would be nice to equally fund both sporting aspects and cultural aspects of the town.
15. Choate never works...the water that flows into it is overloaded with nitrates and ecological waste from wildlife.
16. Will you be making notes about what can't be done within the town - ie what can't be done due to extraordinarily expensive insurance costs? (ie is town-owned pool completely out of the realm, and if so, let us know now, so we can move forward).
 - a. Hi Susan, when we get further into the project and develop specific strategies, those will be characterized in terms of estimated costs - something like a Zagat scale (from 1-4 dollar signs)
17. Buffer zones to residential areas is highly needed -- industrial creep (most recently town proposed rezoning of residential to industrial, only 50 yards from a neighborhood!)

Other comments and questions:

18. Also nice to have a virtual option so more people can attend!
19. Please keep virtual an option. Many of us are parents w/o child care options
 - a. Thank you for that note - future in-person meetings should be available to stream through your local cable station, and we will continue to offer interactive polling options like what we did tonight.

20. (Village street center/square) It is a historic district, improvements, and incentives to energize that section of town would go a long way. It is a great attribute to this community so development should be carefully guided. Thank you!
21. As a parent of a child with disabilities -- I agree -- school couldn't accommodate my child w/o getting a lawyer involved!
22. Agree that an option to participate virtually in future meetings would be much appreciated
23. Perhaps the YMCA would be interested in coming to the town, to support Holliston/Medway/Millis areas...
24. Adding all attendees to this - maybe there can be a YMCA organization that wants to create a community place for Medway/Millis/Holliston, etc. together.
25. Great point, Jessica. Hudson is a great example. Natick as well
26. With the most recent boom in moving out of the cities, will your report include the housing changes that happened in the last year, what are already in the works for the next few years, and where we stand.
 - a. Hi Susan, we will be looking at the most recent information available to us, and we recognize that the last year has potentially been an anomaly in housing patterns so will be sure to incorporate as much recent data as possible.
27. Various boards should work more effectively together to make processes more efficient and streamline. Eliminate redundancy and cross over. A consistent message can be delivered, and results will be more desirable
28. Good comment about the YM/YWCA as community center host, worth looking into
29. Is the owner of the Medway Plaza involved with the town in this planning?
30. it looks like 100 or so people do not make up enough of the town population. How do we plan on getting a larger audience to be a better resource or thoughts?
31. Meeting in a Box, online survey that will be live this summer
32. I do feel there is not attention brought to these meetings
33. as the restrictions lift please don't forget the power of the online forum, much easier to participate virtually for peke
34. Jessica... Medway Business Council will help get the word out via our website, email newsletter and social media platforms.
35. Meeting in a Box and Events need promotion and regular reminders
36. Other places to connect with the community: set up a table at the soccer fields (last games for in town youth soccer are June 6), set up tables at the baseball complex - there is also summer baseball. You could ask the schools about allowing a table to inform and reach people during getting back to school events in August. For instance, you might catch people whose oldest child is just entering kindergarten at Kindergarten Playground Night and they do not know as much about what is going on it town yet.

Live Q&A

1. One of the things I'd really like to see in Medway is that we exceed disability requirements and standards in the town, so helping people in their wheelchairs or toilet seats you say "oh, we've met the requirement" but are we really meeting the needs of people with disabilities? So, I wanted to add that we pay attention to those things.
 - a. Jenn: Thank you for offering that.
2. I appreciate that this isn't focusing strictly on land use. I think it's really important as the town and committee put this together to try as it relates to business expansion and business

locating in our community that the policies, whether they are zoning bylaws, site plan review, zoning board of appeals processes, wetland protection bylaw, that we look at things in such a way that we are welcoming as opposed to discouraging business and industry expansion in our community. I am a businessperson in the community, I work with a lot of different business people, and at times I know from firsthand experience as well as working with others that it has been challenging because instead of having policies that are welcoming and encouraging there are policies which are discouraging and controlling. And there's a balance between the two. I truly hope as this process moves forward that there's a considerable amount of sensitivity to trying to be encouraging of business as opposed to discouraging.

- a. Jenn – thank you for your comments.
3. I just wanted to say I support Paul's comments earlier about making sure we're looking at the underpinnings of what would encourage small business in particular to really take root and thrive here in our town. And also just in the political climate and changes, (change is a good thing) I just wanna continue to make sure Medway really supports their law enforcement. I know in lots of communities in the US when there's been changes, that's been highly politicized but I just want to make sure that they have a voice and are very well supported as we look at changing demographics, that kind of thing.
 - a. Jenn – Thanks for your comments.
4. I was one of the many people who asked after a town/community pool and recreation center, one of the reasons being not only for the community engagement aspect and recreation aspect of it, but a concern I have as a parent of three young children that there are not many job opportunities for our youth in particular, I would say both our youth and our elderly in the town. A community rec center is something that could help provide employment opportunities for local people, particularly youth and elderly. So, I wanted to see what might be done along the veins of businesses and encouraging employment opportunities and such that that be taken into consideration as well, as not just an amenity but something that would drive employment in the community.
 - a. Jenn – that's an interesting perspective, thank you for sharing that.
5. I was just going to say – I didn't see a lot of comments about diverse housing – I've seen a lot over recent months a lot of strife over developers coming in and putting in a lot of multifamily homes and complexes but I also can see the other side of things that we do need places for aging communities to live, or people who don't necessarily have the ability to own a home or just need a smaller place to live. A lot of people are always asking for renting opportunities in Medway, and I think that it might be good to look at that as a whole and say if housing is posed, how much of it do we want to be certain types of housing (condos or apt complexes). Some people argue that they only want to see single family homes but it's just not practical, especially with a generation of people coming up that may not be able to afford single family homes for a while – we don't want them to leave because then we won't be able to sustain. We need a variety of people in different walks of life in the community to keep it growing.
 - a. Jenn – thank you for that.
6. I just had a question along that vein. Janine, you raised a great point. I know several people that had to move out of Medway because they could no longer afford it, but I know on the other hand sometimes when changes like that are made...In your experience, Jenn, what helps a town adopt, whether it's socioeconomic diversity, whatever, and remain thriving and growing and safe? What are the components that go along with that? There's certainly

examples of even towns – I could list a few – where those shifts were made and they were really well intentioned, but the infrastructure wasn't there to help them grow and thrive, keep crime down, that sort of thing.

- a. Jenn: I can answer you very generally, but there's not one sort of pat answer. I would say being really strategic over where you want to see growth and how growth could actually support other objectives like your economic development, business vibrancy. Looking at areas like that and at your natural resources, but also affordable housing – not just market rate housing but housing that is affordable like even if it's not technically on the SHI but affordable to people but in the community and outside of the community. And so when people are in unaffordable situations that's where we have a lot of hardship, that people are struggling with. So, you see a lot of negative impacts because people are really struggling. So, I would say affordable housing, rental housing, and being strategic about where you are looking for different types of housing in the community and where do you have access to services, access to businesses, access to transportation.
 - b. Jessica: Yeah, like just making sure that we educate people, like myself, because some people hear that and are like "no way" but if they hear that the other things are along with it to support Medway's growth and prevent economic depression and the trends that go along with that I think would be almost like keeping ahead of what people would be concerned about. Those kind of changes, you know.
7. I have a couple of different questions. Question A is as we have dreamt about some of the good stuff we would like in town, as you compile that and study it and incorporate it into a master plan, will there be, for example, pros and cons. Sidewalks: you can add sidewalks and it costs X dollars to install and Y dollars to maintain. Will the master plan have an analysis section to it that pulls out pros and cons, or costs and benefits? My second question is: some of our wish list stuff, or some parts of our town infrastructure, particularly roads, and maybe business development, may hinge on what other towns do. So, I just wanted to know if there's any kind of regionality or overview that encompasses more than just Medway as part of this master plan development. If we see like Holliston needs to do X if we need to do Y, that kind of thing.
- a. Jenn – the short answer is yes, to both. So, in terms of your first question about pros and cons and cost and benefits, yeah that's really part of phase II when we start to dream but we also start to prioritize a bit. So, after we lay the groundwork with the vision, we get folks to prioritize. You know if you can't afford everything where are the priorities. So, let's take sidewalks as your example: maybe sidewalks all over town on every street and to every location isn't feasible in the next ten years but maybe there are some strategic locations, like sidewalks around schools, maybe some ways to prioritize where the sidewalks are and how much can really be done in the next ten years logistically. Then when you get into phase III that's when you really get into the strategies, and looking at potential funding sources, staffing capacity in the community, also political feasibility – not just pros and cons around can we afford this but also looking at what is politically feasible in this community, and what is more pie in the sky, needs more groundwork. So that's how we'll look at pros and cons, cost and benefit, but I want to manage your expectation a little – often in Master plans, they will indicate areas that need more study. So we can say something was ranked as a

high priority and we can say that these areas are where the priorities are within this larger category, and the town could have access to funding potentially, and so more study will now be needed to delve into those details of how you really accomplish that...The second question you had was about the regionality and yeah so when you see we're gonna be submitting an existing conditions report and it does look at regionality around any of the topics wherever its applicable, so looking at regional housing needs, what's going on in the region economically as well as transportation so I would say yes, but with a bit of a caveat. I don't want your expectation to be that for roads, for example, that we'll have a really detailed study showing what's going on in Holliston and what are the traffic counts but based on my first answer you get what I'm saying – the answer is yes but with caveats, with limitations.

8. I just wanted to speak to one point and one of the things I did add as a comment, but it relates to the overall thought of growth, which is our water quality and our water demand. So, making sure that there's a lot of conscious thought to how we allow the growth and balance that with our current water supply, which is pretty limited – people can't water their lawns, we're always in a drought state, our water bills just went up triple at least for the majority of the population which was pretty unfortunate and without warning. So, when our water prices are going up, our water demand is high, we can't get water because we're in a drought state, and on top of it the water quality is terrible. We must have a new water treatment plant which is going to cost our community a ton of money, so taking that into consideration to are we gonna do that in a sustainable way? Are there ways to do our water better? I hope that is something we can bring to this table for discussion because I think it's a really important resource that we take for granted and we need to be more thoughtful about it.
 - a. Jenn – thank you so much Andrea.
9. One thing that didn't come up – we've got two new larger developments happening here in town, on the west side of town near the Bellingham line there's the glen brook development where there will be affordable housing and then a second phase for elder housing there, and then there's the apartment complex being built on the eastern side of 109 where there will be a number of apartments, and ultimately the town is looking to develop the oak grove area near the industrial sites, and if we're able to do something to improve the 109 area. One thing that didn't come up is how can some of the people that are living in the new housing at either end of town potentially get to some of the businesses, what can we do to help some of the small businesses, consideration of transportation, whether its shuttle services or something like that that would benefit the residents, benefit the small businesses, bring more life and activity into our town.
 - a. Jenn – great, thank you Ann
10. My question was would the ten-year plan be restricted to plans or the opportunity for first responders to receive any specific trainings and if it's not restricted, I didn't mention before, but it just came to be now about the possibility of having sensory inclusive training for first responders, because that is something that is coming of need, especially for people who are in the autistic community or who have sensory needs or invisible disabilities.
 - a. Jenn – thank you, yes something like that could be included in the types of master plans we do, because we don't just focus on physical attributes of the town but town services as well and community and social needs.

11. As a member of the board of Assessors, I think we have so many great ideas of improving the town and I just want to make sure that we think about doing this in a way that we're not putting the burden on the residents. We're trying to make it possible so that's why it's more important that we come up with regulations and policies in place and improve what we currently have. Businesses find it's not easy to go through the town to get approval and such, so I think we really need to focus on improving that because the more businesses we have in the town the less our taxes are, the more revenue we bring to the town, especially with all the developments coming into the town and new construction, we have an opportunity to have more consumers. So that's a great thing for our town and we wanna make sure we have the businesses that can flourish from an abundance of new consumers. I just wanna say a couple of these things go together and we can figure out how to make them work together and give opportunity to both, the better our town will be.
 - a. Jenn – thank you so much.
12. Couple things – first off, the Medway Plaza is under a site plan right now and its arguably a contentious experience as a planning board members, we're working with them and we're really working hard to get them to agree to do things. It would be great if a lot of people participated from the public at that meeting to let them know how you feel about that plaza. I think the 5 planning board members have tried to be as professional as possible, and so this is an opportunity. I've participated in meetings with members of the board of selectmen trying to convince them to really make some changes and it's a struggle. As much public participation that would support the changes that we're advocating at that site plan process would be great to have public support. Also, one of the comments that was made about water – if we can justify the use of more water, we can get a change in our water withdrawal permit from DEP. The conservation efforts that DEP wants us to undertake is why the water ban is on. We can pump more, but they don't want us to. So that's why its typically instituted in summertime because it's a conservation effort, that we're required to do as part of our condition to withdraw the water that we do withdraw. I'm more concerned about sewer capacity, and I know that the town is working with the Charles River pollution control district to negotiate for more sewer capacity.
13. Two comments – there was a comment that Andrea had made, there were answers to all the questions she raised and there were good questions she raised, but the problem we're having is getting that type of info out to the residents, and we need to find a way to get some of this info out to the residents, we don't have a local paper. The only way is to sign on to the town website to get the info. One of the charges we should be doing is finding a better way to communicate to the residents, so they don't ask the type of questions we already have answers for. Not enough people realize or use the town website or know how to get that info. The second comment I wanted to make was that I think we need to find a way to expand this type of communications with other residents. What I'm concerned about, we have less than 1% voting residents on this conference. I don't want to have the future of the town for the next ten years decided by 1 or 2 percentages of the residents in the town, so the challenge for your staff is to find out how we can get more participation from more of the residents, so we have more input on what their ideas and what their future needs are.
 - a. Jenn – thank you Dennis. I can give you a short answer. We don't expect 100 people or more coming to a forum like this as what we see in most communities. I think that the town of Medway did an incredible job doing outreach, but how many people can

devote two hours of their evening. I do want to say that our philosophy of engagement is not that one event in and of itself will get thousands of people to come, but over the course of phase I and Phase II and into phase III we're going to continue to do outreach, go to where people already are gathering, make community input easier than sitting through a two hour forum....and so cumulatively, over the course of the engagement, we hope to engage a lot of people.

DRAFT

FOCUS GROUP SUMMARIES

Prepared by JM Goldson LLC 5/21/2021

SUMMARY

From May 12 through May 20, 2021, JM Goldson conducted nine focus groups with Medway stakeholders on the following topics:

1. Open Space and Recreation
2. Natural Resources
3. Historic Resources
4. Human Services
5. Economic Development
6. Arts and Culture
7. Schools
8. Transportation
9. Housing

Seven community members were invited to each focus group, each one with a particular involvement or investment in the issue at hand. Focus group participants included members of town boards and committees, community groups, representatives from the private and non-profit sectors, and other residents knowledgeable in each topic area. One member of our team facilitated each meeting, with a second member adding notes to a board viewable by all participants. Each focus group had at least one map to reference as well.

Prior to the focus groups, which took place over Zoom, each participant was given a worksheet. They were asked to identify strengths and opportunities to leverage as well as challenges or issues to recognize/overcome regarding the topic of discussion. Participants began the discussions by going over some of their ideas in response to these questions. The notes from each focus group are displayed in the subsequent pages with a transcription of each “sticky note” below.

KEY FINDINGS

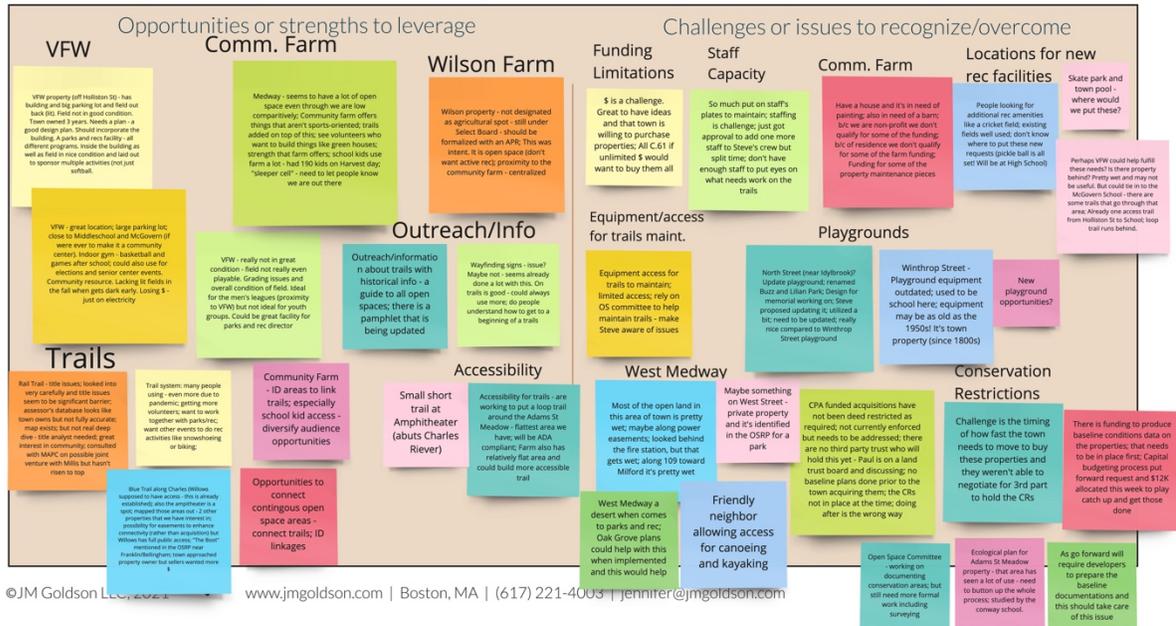
- Participants in different focus groups identified several transportation-related challenges, including a lack of sidewalks, several dangerous intersections, and a need for increased transportation options for the elderly.
- The trail network, historic buildings, support of local businesses, and commitment to affordable housing were all identified by participants as Medway’s strengths.
- Participants identified the need for strengthened arts programs and businesses tailored to elementary-aged children in town.
- There are tensions between the preservation of open space and a small-town quality and the desire to increase the housing stock in the town. The design review process for new development was an element of this discussion.
- Arts organizations, recreation programs, and schools in Medway often face the challenge of a lack of funding, staffing, or support.

- Medway's response to the Covid-19 pandemic was appropriate and appreciated – multiple focus groups remarked on the availability of services and the efficiency of the town during the crisis.
- Climate resilience through planning for the future of energy and water use is one sustainability priority discussed by participants.
- Participants also noted their commitment to making Medway a more welcoming and inclusive community to all.

OPEN SPACE AND RECREATION

The Open Space and Recreation focus group took place at 5:30 pm on Wednesday, May 12. Participants in the focus group identified both strengths of the town and challenges the town faces when it comes to using open space. The walking trails were highlighted as a strength of the community, and participants noted an opportunity to continue to connect contiguous open space through walking trails or paths. Several comments focused on the accessibility of the trails and encouraged increased accessibility features. Some challenges that participants noted included financial and staffing challenges for recreation – the town's recreation programs would benefit from increased staff and funding for better programs. Another challenge was the creation of a rail trail to create more biking opportunities. Residents have the desire for a rail trail, but there are significant logistical barriers associated with land title issues. Lastly, the VFW property was cited several times as a town-owned property with a lot of potential for recreation use. The softball field is not in great condition but is in an ideal location and would benefit the community if improvements are made.

What are the greatest opportunities and challenges related to this topic area in your community?



The following table is a transcription of the feedback recorded on the board above during the focus group.

Opportunities or Strengths to Leverage

VFW property (off Holliston St) - has building and big parking lot and field out back (lit). Field not in good condition. Town owned 3 years. Needs a plan - a good design plan. Should incorporate the building. A parks and recs facility - all different programs. Inside the building as

Challenges or Issues to Recognize/Overcome

Community Farm: Have a house and it's in need of painting; also in need of a barn; b/c we are non-profit we don't qualify for some of the funding; b/c of residence we don't qualify for some of the farm funding; Funding for some of the property maintenance pieces

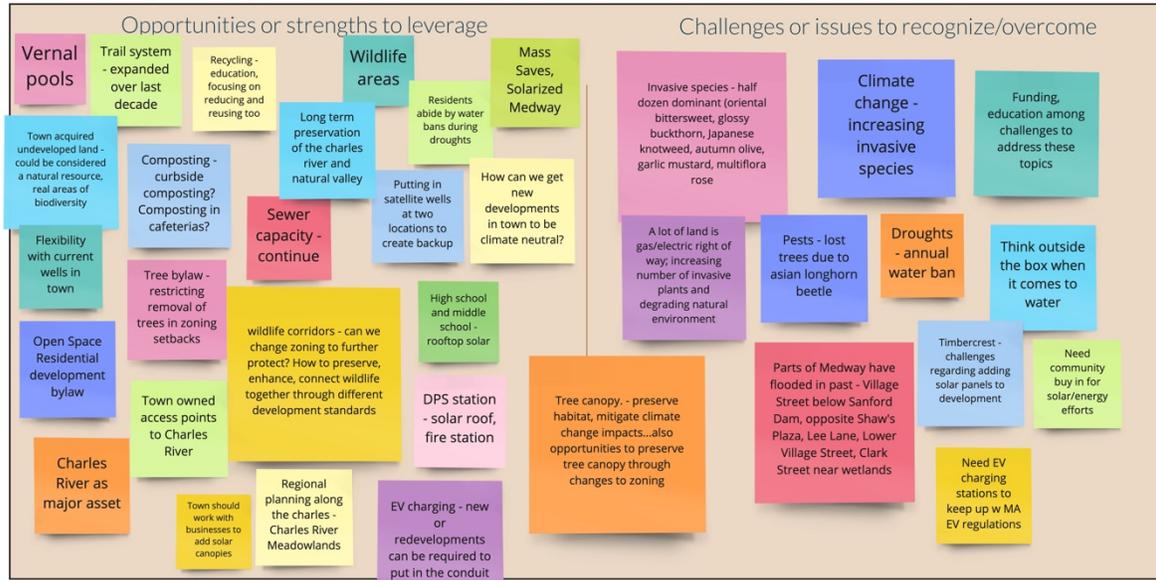
well as field in nice condition and laid out to sponsor multiple activities (not just softball).	
Medway - seems to have a lot of open space even though we are low comparatively; Community farm offers things that aren't sports-oriented; trails added on top of this; see volunteers who want to build things like greenhouses; strength that farm offers; school kids use farm a lot - had 190 kids on Harvest day; "sleeper cell" - need to let people know we are out there	People looking for additional rec amenities like a cricket field; existing fields well used; don't know where to put these new requests (pickle ball is all set! Will be at High School)
Wilson property - not designated as agricultural spot - still under Select Board - should be formalized with an APR; This was intent. It is open space (don't want active rec); proximity to the community farm - centralized	\$ is a challenge. Great to have ideas and that town is willing to purchase properties; All C.61 if unlimited \$ would want to buy them all
Perhaps VFW could help fulfill these needs? Is there property behind? Pretty wet and may not be useful. But could tie in to the McGovern School - there are some trails that go through that area; Already one access trail from Holliston St to School; loop trail runs behind.	So much put on staff's plates to maintain; staffing is challenge; just got approval to add one more staff to Steve's crew but split time; don't have enough staff to put eyes on what needs work on the trails
Outreach/information about trails with historical info - a guide to all open spaces; there is a pamphlet that is being updated	Skate park and town pool - where would we put these?
VFW - great location; large parking lot; close to Middle school and McGovern (if were ever to make it a community center). Indoor gym - basketball and games after school; could also use for elections and senior center events. Community resource. Lacking lit fields in the fall when gets dark early. Losing \$ - just on electricity	VFW - really not in great condition - field not really even playable. Grading issues and overall condition of field. Ideal for the men's leagues (proximity to VFW) but not ideal for youth groups. Could be great facility for parks and rec director
North Street (near Idylbrook)? Update playground; renamed Buzz and Lilian Park; Design for memorial working on; Steve proposed updating it; utilized a bit; need to be updated; really nice compared to Winthrop Street playground	Wayfinding signs - issue? Maybe not - seems already done a lot with this. On trails is good - could always use more; do people understand how to get to a beginning of a trails
New playground opportunities?	Equipment access for trails to maintain; limited access; rely on OS committee to help maintain trails - make Steve aware of issues
Winthrop Street - Playground equipment outdated; used to be school here; equipment may be as old as the 1950s! It's town property (since 1800s)	Challenge is the timing of how fast the town needs to move to buy these properties and they weren't able to negotiate for 3rd part to hold the CRs
Community Farm - ID areas to link trails; especially school kid access - diversify audience opportunities	Rail Trail - title issues; looked into very carefully and title issues seem to be significant barrier; assessor's database looks like town owns but not fully accurate; map exists; but not real deep dive - title analyst needed; great interest in community; consulted with MAPC on possible joint venture with Millis but hasn't risen to top
Trail system: many people using - even more due to pandemic; getting more volunteers; want to work together with parks/rec; want other events to do rec activities like snowshoeing or biking;	CPA funded acquisitions have not been deed restricted as required; not currently enforced but needs to be addressed; there are no third-party trust who will hold this yet - Paul is on a land trust board and discussing; no baseline plans done prior to the town acquiring them; the CRs not in place at the time; doing after is the wrong way
There is funding to produce baseline conditions data on the properties; that needs to be in place first; Capital budgeting process put forward request and \$12K allocated this week to play catch up and get those done	Most of the open land in this area of town is pretty wet; maybe along power easements; looked behind the fire station, but that gets wet; along 109 toward Milford it's pretty wet
Small short trail at Amphitheater (abuts Charles River)	West Medway a desert when comes to parks and rec; Oak Grove plans could help with this when implemented and this would help

Accessibility for trails - are working to put a loop trail around the Adams St Meadow - flattest area we have; will be ADA compliant; Farm also has relatively flat area and could build more accessible trail	As go forward will require developers to prepare the baseline documentations and this should take care of this issue
Maybe something on West Street - private property and it's identified in the OSRP for a park	
Opportunities to connect contiguous open space areas - connect trails; ID linkages	
Blue Trail along Charles (Willows supposed to have access - this is already established); also the amphitheater is a spot; mapped those areas out - 2 other properties that we have interest in; possibility for easements to enhance connectivity (rather than acquisition) but Willows has full public access; "The Boot" mentioned in the OSRP near Franklin/Bellingham; town approached property owner but sellers wanted more \$	
Friendly neighbor allowing access for canoeing and kayaking	
Open Space Committee - working on documenting conservation areas; but still need more formal work including surveying	
Ecological plan for Adams St Meadow property - that area has seen a lot of use - need to button up the whole process; studied by the Conway school.	

NATURAL RESOURCES

The Natural Resources focus group took place at 7:00 pm on Wednesday, May 12. Participants of the focus group also identified the trail system as an important asset, indicating that it is a well-appreciated feature of the town. Another strength in the town is that residents follow water guidelines well, including during seasonal water bans. Water use and availability is a challenge that the town will continue to deal with and will need to think outside the box about moving forward. Other sustainability issues that participants discussed were regarding electric vehicles and solar panels, citing opportunities for charging stations throughout town and solar panels topping buildings or solar canopies in parking lots. The major challenges identified in the focus group were the town's response to a changing climate and the mitigation of invasive species.

What are the greatest opportunities and challenges related to this topic area in your community?



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<i>Opportunities or Strengths to Leverage</i>	<i>Challenges or Issues to Recognize/Overcome</i>
Trail system - expanded over last decade	Invasive species - half dozen dominant (oriental bittersweet, glossy buckthorn, Japanese knotweed, autumn olive, garlic mustard, multiflora rose)
Wildlife areas	Climate change - increasing invasive species
Mass Saves, Solarized Medway	A lot of land is gas/electric right of way; increasing number of invasive plants and degrading natural environment
Recycling - education, focusing on reducing and reusing too	Pests - lost trees due to Asian longhorn beetle
Funding, education among challenges to address these topics	Droughts - annual water ban
Residents abide by water bans during droughts	Think outside the box when it comes to water
Long term preservation of the Charles River and natural valley	Timbercrest - challenges regarding adding solar panels to development
Town acquired undeveloped land - could be considered a natural resource, real areas of biodiversity	Parts of Medway have flooded in past - Village Street below Sanford Dam, opposite Shaw's Plaza, Lee Lane, Lower Village Street, Clark Street near wetlands
Composting - curbside composting? Composting in cafeterias?	Need community buy in for solar/energy efforts
How can we get new developments in town to be climate neutral?	Need EV charging stations to keep up w MA EV regulations
Putting in satellite wells at two locations to create backup	EV charging - new or redevelopments can be required to put in the conduit
Sewer capacity - continue	
Flexibility with current wells in town	
Tree bylaw - restricting removal of trees in zoning setbacks	
High school and middle school - rooftop solar	
Wildlife corridors - can we change zoning to further protect? How to preserve, enhance, connect wildlife together through different development standards	

Open Space Residential development bylaw	
Tree canopy. - preserve habitat, mitigate climate change impacts...also opportunities to preserve tree canopy through changes to zoning	
DPS station - solar roof, fire station	
Town owned access points to Charles River	
Charles River as major asset	
Regional planning along the Charles - Charles River Meadowlands	
Town should work with businesses to add solar canopies	

HISTORIC RESOURCES

The Historic Resources focus group took place at 6:00 pm on Thursday, May 13. Participants discussed the large number of historic resources that Medway is home to. Several comments centered around the Historical Society – while there is interest in joining in the efforts of the society and in helping to preserve Medway’s historic buildings, the Historical Society is having a difficult time building the momentum into meaningful membership and action. One challenge that the town is facing regarding historic resources is the relative lack of protection for historic buildings. Participants identified homes on Fisher Street and other areas of town that were built in the 1700s and lack protection aside from the demolition delay bylaw. Lastly, participants discussed opportunities for the different uses of historic buildings, including the Jacob Ide House.



<i>Opportunities or Strengths to Leverage</i>	<i>Challenges or Issues to Recognize/Overcome</i>
Historical Commission - identifying historic spots and putting up signage. Bring in high school students?	Need more people to get involved, dig deep in Historical Society
Lots of interest in Historical Society, momentum - social media presence	No immediate danger to historic districts, so no reason for anyone to fight for local historic district (see 181 Main St)
Like Walking tour, eagle scout project focused on Evergreen Cemetery - good opportunity and good for the town	Allowing development in historic districts via zoning

Another historic area to survey - Woodsy's area	Demolition bylaw delays 12 months (see 22 Evergreen St)
Evergreen Cemetery - town owns one section, in the process of purchasing the rest, although may be bought by private entity. Currently owned by an association	Historic Districts - difficult to get local historic districts
Walk around Medway district project - on historical society website, brochure about Rabbit Hill - how can we publicize these resources?	Fire hose tower - deed restricted property, lack of preservation
More gravestones preserved in Oakland and Evergreen	Comparison between Medway and Medfield in terms of town support
Work with historic New England	Demolition delay - challenging to deal with, contentious
Look at demolition delay bylaw, how can we strengthen?	
Using CPA funds to purchase land (Briggs), buy a deed restriction	
More areas around Rabbit Hill that can be added to historic resource list	
Thayer House/Barn - good opportunity to have close to Ide House	
Other use potential? Modify area for functions?	
Plentiful resources, especially Ide House	
Barn as the center of community, when open people are interested in seeing history	
Historical analysis of Ide House has been done (2020)	
Old firehouse hose hosted in Barn currently - good artifact	
Shows that people in Medway are interested in historical resources	
Charles Torrey House - next door to Ide House, maybe town can purchase. Torrey has abolitionist history. Potential to add to Medway narrative	
Unique historical elements of the house draw people to it	
Ide house - two employees, work in the house	
Ide house - interest from NPS	
Weather-tolerant exhibits in barn	

HUMAN SERVICES

The Human Services focus group took place at 4:00 pm on Monday, May 17. Participants in the focus group often cited the food pantries as a strength of the town, though one that could always be built upon and grow. Food waste was cited as a problem in town that the food pantries help to address. The Senior Center is another strength of the town, and the meal service to seniors appears to be a necessary and welcome service. Participants pointed out the increase in number of non-English speakers in town, and the opportunity for adapting services to meet that need. The group cited one challenge: the potential for duplication of services by the town and churches and the need to synergize the work of service providers for greater efficiency.

What are the greatest opportunities and challenges related to this topic area in your community?



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<i>Opportunities or Strengths to Leverage</i>	<i>Challenges or Issues to Recognize/Overcome</i>
Food pantry - basic awareness for donors, good social media presence, partnership with public schools	Language barrier, growth in non-English speakers over past 5 years. Large Spanish speaking population, growing Portuguese population. About 1/3 of clients from Medway, 2/3 from other Towns
Regionalization will be key; joining forces with Franklin PD for mental health - shared staff	Awareness of food pantries for clients; only 1 in 3 who are food insecure are using food pantries (GBFP survey); stigma associated with receiving assistance
Schools: supporting student health and wellness; support from School Committee and town leadership	Transportation barriers - need for something like ride share to access existing services
Schools know "customers" well, data on students and families and their needs and how to support them.	Old vehicles leaving oil on the ground when picking up at food pantry
Food pantry - Flexible scalable system in place to serve clients. Never shut down during pandemic.	Challenge of growth, influx of residents; Winthrop St., Timber Crest, Main St. apartments. Increasing demand for all resources.
Benefits of regular coordination with other service organizations in Town	Food waste - 75-80% of food going into dumpster. Help seniors go through pantries to prevent waste.
Focus on health and nutrition, fresh produce, from farm in summer	Challenge to find shelters on an emergency basis, placing families on short notice. One house in town, usually nothing on short notice
Episcopal church and school gardens supplying food to pantry	Space for food pantries - both share other facilities. Nursery school run out of same space, senior housing authority.
Community as a whole has shown adaptability through pandemic; switched to curbside pickup for meals. Neediest seniors have started coming 2 days/wk.	Need to continue improving communication
Senior Center: trusted and safe resource; people feel comfortable asking for help	Students most in need have parents who did not have a great experience with schools; reluctant to request help. Making connections to other service providers
Lions Club helps raise money for multiple causes, provides recreational activities	Other than street crime and drugs, Medway sees a lot of the same issues as other communities; saw issues during peak of opioid epidemic

Loving Spoonfuls - 1500 lbs of food per month; Tangerini's farm in Millis (June-Dec); Cumberland Farms in Bellingham (sandwiches); Shaws (pastries/bread); Stop and Shop (meats). Greater Boston Food Bank. About 1000 lbs. donations per month from residents.	Seeing some homelessness, providing ready-to-eat foods. Seeing it more in recent years, camps in woods (maybe linked to trail system).
Volunteers who volunteer for more than one program - helps with communication and identifying needs	More senior housing, more demand on Council on Aging, food pantries, public safety
Meal program: successful and needed by seniors	Increasing demand for free/reduced lunch programs; challenges with transportation and communication.
St. Vincent de Paul can help with homelessness, bill payments	Not systematically leveraging churches as a resource for communication
Relationship with Dept. of Transitional Assistance. South Middlesex Opportunity Council (fuel assistance, food stamps)	Service orgs. tend to be siloed by town; duplication of services
Food pantries provide gift certificates around the holidays	
Discussion of potential to combine forces of food pantries - maybe in the future; both tied to respective churches	
Created more outdoor space, need for more to allow outdoor gatherings	
Food pantries involved with regional networks; Foundation for MetroWest	

Factors changing how/what services are being provided:



- Availability by phone, delivery of food, open privately for individuals
- PD shut down lobby for a couple months, doing more over phone and internet
- Adopting new technology, more efficient access to services
- Housing Authority maintenance dept. delivers food; request form; need for shuttle
- West Street (92 units) affordable housing, not near pantry locations, expecting an increase in demand
- USDA school lunches funded through next year (2 meals/day, 5 days a week); coordinating with Dr. Sherman to help families fill the gap for that 3rd meal
- Reducing stigma of food pantries, providing private access
- Lacking support for dementia, Alzheimer's at Senior Center

ECONOMIC DEVELOPMENT

The Economic Development focus group took place at 5:30 pm on Monday, May 17. The participants in this focus group highlighted the fact that Medway has a wide variety of businesses but noted that there could be many more. More restaurants and places for children and families were among the suggestions for businesses that the town needs. One comment noted that the tax structure creates prohibitively high taxes for businesses. Another challenge that participants pointed out was the lack of walkability around business centers. Some strengths cited by participants included the high levels of support that many local businesses see from residents and the high levels of professionalism from the town staff when it comes to economic development.

What are the greatest opportunities and challenges related to this topic area in your community?

Opportunities or strengths to leverage

- Boards are excellent to work with in Medway. Great leadership. Promote business. Very reasonable and easy to work with. Medway should be proud of that.
- People in Medway are very supportive of the businesses in the area (Medway and surrounding area) as relates to shopping but also trying to make sure they spend their money wisely. Even though sometimes more expensive, people still support the local stores
- Vast amount of businesses; just not enough, we have a little bit of everything (gym, starbucks, muffin house, ocean job lot); want more of each to expand on it
- Relevant during COVID - all students able to have computer or laptop if needed; our community stood out this year b/c we had the resources needed to support the children - for everyone (not just those in financial need)
- Camps were open last year - that is a business and really stood out. A lot of towns didn't have camps last year. Valuable to parents and kids. Helpful to allow parents to stay in work force during the pandemic.
- Cultivation facility - could continue building the second floor. Many communities shut building down completely and Medway seems to do what makes sense. Always choose the reasonable path. Incredible and allowed to continue and open in timely manner
- Medway went out of way to ensure kids were in school and they did it in a safe way. This helped parents stay in the work force and allowed kids to be set up for success.
- Taxes seem reasonable for residential properties - business owner perspective, the taxes are less than reasonable and seem to go up for no reason; when rents are up town isn't based on income; when rents are down say taxes based on property value; this is an impediment to businesses - commercial taxes are too high
- In order to build in Medway, access to 495; bought commercial land to build so was investment and being inside 495 beltway was important
- Compare Medway to other towns regarding schools, housing costs, etc. homes are still reasonably priced; voted #31 for schools; So much to offer plus taxes are reasonable due to great businesses; want o increase businesses and revenue for the community
- Residents will get behind businesses and support them and keep the income going into the local businesses instead of outside of town
- Infrastructure/Transportation: Biking community (incl. casual bikers) - access to bike trails is difficult; To get to bike path from Holliston street is very dangerous; Medway's access is not as good as other towns and trails are maybe not as well known - "secret" trails; expanding sidewalks could help too; want train

Challenges or issues to recognize/overcome

- You can build or you can really thoughtfully and properly plan - planning is important and makes or breaks town; growth is inevitable and its very important to have a master plan and really stick to it; want town to be thoughtful about commercial development and stick to plan
- We have done it wrong - Medway Plaza could be more attractive; too much hardscape and not enough landscape; not most attractive building - know there are plans for this; want a street that is comfortable to walk down; they've come a long way - it's about aesthetics and traffic; want to live in livable community; mixed-used development is very trendy (commercial/residential/open space)
- Love walkable neighborhoods; Berkshire Hathaway place of employment and don't feel safe to walk to Shaw's - want better walkability in that area; if more walkable can provide better access to businesses that are there; Want kids to be able to walk places with their friends; Used to have place for kids to hang out at McDonalds but that's gone now; Can't sit at Starbucks - want kids to have independence and business would also thrive from this - McDonalds site been vacant for a few years
- Bank of America has been gone (near Job Lot) - would be helpful to have a bank there
- Walkability options could be better in different areas of town such as where restaurants are; for other businesses this is more challenging b/c more reliant on automobile transportation; depends on what kind of business trying to bring into each location
- Business Council - want to promote businesses; but feels like pulling teeth to participate in the promotions (they did videos last year and business owners didn't seem to get how it could benefit them). Just created a directory. Needs to be more team effort. Businesses still seem to feel like they are on their own. Want to help make businesses aware of different services available to them including free services
- Employees - hard to quantify what employee situation is; hard to hire people, no employee pool today but perhaps just due to Covid - before it was pretty easy to find employees; Medway in no different position that any other community; Cultivation facility could hire another 100 employees
- Positions at MassDevelopment - getting people who are over qualified; market; maybe people who lost job during covid; hard to put people in position where 30% of skills not being utilized
- Need more doctors/dentists; hard to find local doctors; very limited.
- Zoning? Fee structures? no comments

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Opportunities or Strengths to Leverage

Challenges or Issues to Recognize/Overcome

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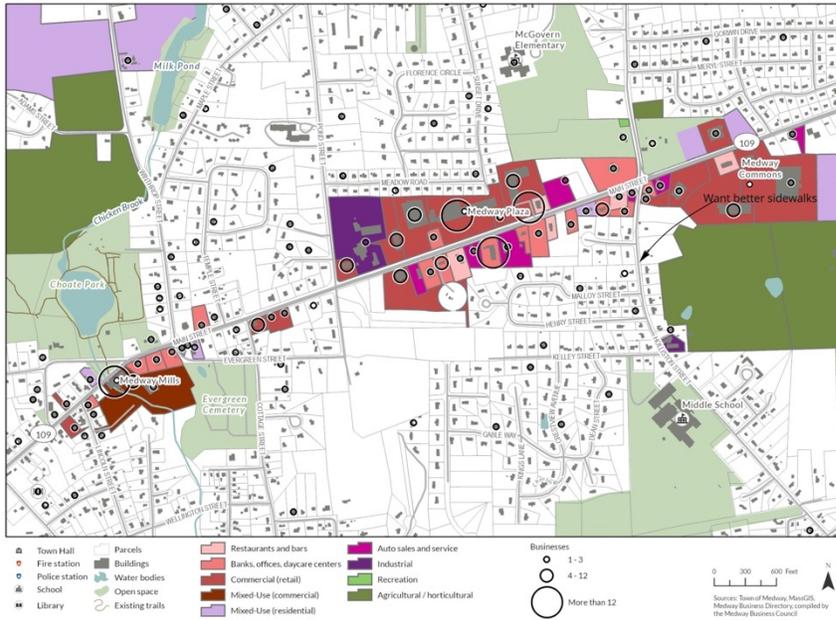
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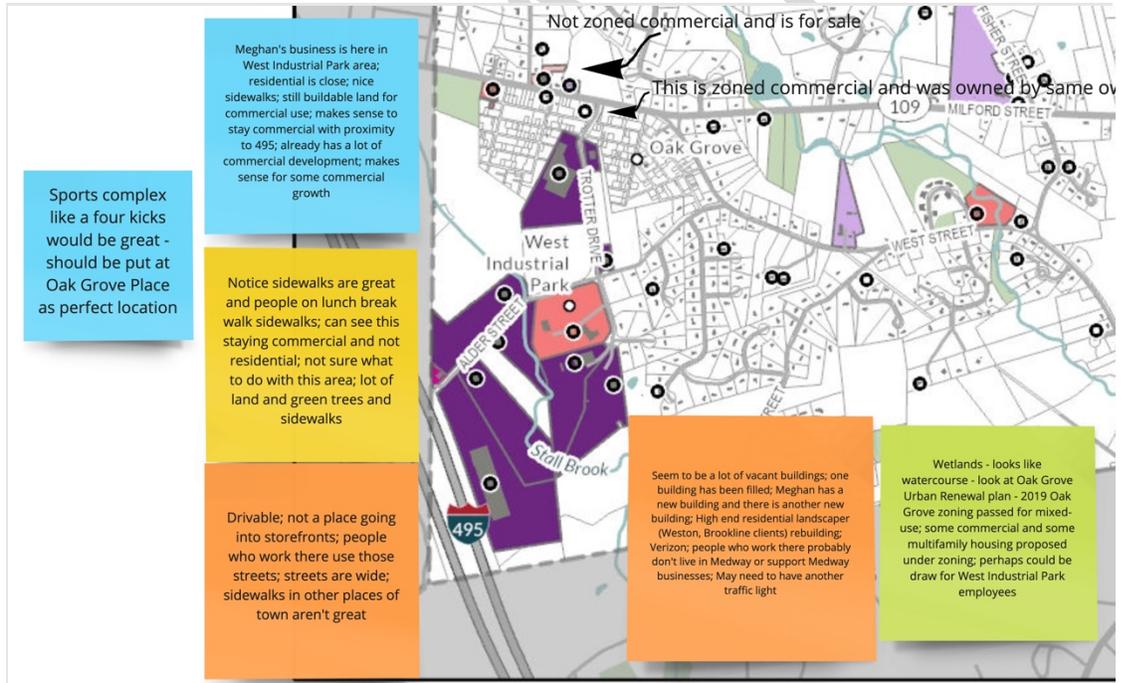
People in Medway are very supportive of the businesses in the area (Medway and surrounding area) as relates to shopping but also trying to make sure they spend their money wisely; Even though sometimes more expensive, people still support the local stores

Hard to get commercial tenants - don't get to pick from sea of tenants; half of businesses gone due to technological advances; Even restaurants struggling now due to Covid, and many shut down; even with incentives like lower rent; business owners want parking and don't want walkable areas or build condos - mixed-use is difficult b/c takes up parking and for business owners its not the best. Huge challenge to satisfy what town wants with walkability but this is not what the businesses want

Vast number of businesses; just not enough; we have a little bit of everything (gym, Starbucks, Muffin House, Ocean State Job Lot); want more of each to expand on it	Taxes seem reasonable for residential properties - business owner perspective, the taxes are less than reasonable and seem to go up for no reason; when rents are up town says based on income; when rents are down say taxes based on property value; this is an impediment to businesses - commercial taxes are too high
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Bank of America has been gone (near Job Lot) - would be helpful to have a bank there	Positions at MassDevelopment - getting people who are overqualified; market; maybe people who lost job during covid; hard to put people in position where 30% of skills not being utilized
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Medway went out of way to ensure kids were in school and they did it in a safe way. This helped parents stay in the work force and allowed kids to be set up for success.	Need more doctors/dentists; hard to find local doctors; very limited.
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In order to build in Medway; access to 495; bought commercial land to build so was investment and being inside 495 beltway was important	
Residents will get behind businesses and support them and keep the income going into the local businesses instead of outside of town	
Town required a bike rack at Meghan's and Ellen's properties - would be nicer if bike path; can go pretty far on trails; would be nice to have bike-friendly trails	



- Want better sidewalks so more people can walk; expand sidewalks on Holliston St would be smart investment (a few people chime in to agree with this)
- Tie some of these areas together - See 109 as having opportunity to create more vibrancy; also like intimacy of Village St for being small boutiques with small restaurants/artsy culture; tie Village St to Route 109
- Want more restaurants; whether feasible, not sure; especially if sidewalk access
- Could see mixed-use near or at Medway Plaza - could be really beneficial for town and businesses
- Want more kids activities and businesses like dance schools, arts and crafts, drama, ceramics; we have Little Gym already but other towns have more things like that for families
- Restaurant 45 is flourishing and could do more on the other side of town so they are not competing
- Gaps - Choate Park, Tattoo place - now it's walk drive - fill gaps
- Want more places for people to rent apartments; perhaps next to autozone if built apartments there and perhaps mixed use; rental multifamily could also help with commercial tax burden
- Want more activities for middle-age kids - this is really lacking



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- Not zoned commercial and is for sale
- Meghan's business is here in West Industrial Park area; residential is close; nice sidewalks; still buildable land for commercial use; makes sense to stay commercial with proximity to 495; already has a lot of commercial development; makes sense for some commercial growth
- This is zoned commercial and was owned by same owner as north site
- Sports complex like a Fore Kicks would be great - should be put at Oak Grove Place as perfect location
- Notice sidewalks are great and people on lunch break walk sidewalks; can see this staying commercial and not residential; not sure what to do with this area; lot of land and green trees and sidewalks
- Seem to be a lot of vacant buildings; one building has been filled; Meghan has a new building and there is another new building; High end residential landscaper (Weston, Brookline clients) rebuilding; Verizon; people who work there probably don't live in Medway or support Medway businesses; May need to have another traffic light
- Wetlands - looks like watercourse - look at Oak Grove Urban Renewal plan - 2019 Oak Grove zoning passed for mixed-use; some commercial and some multifamily housing proposed under zoning; perhaps could be draw for West Industrial Park employees
- Drivable; not a place going into storefronts; people who work there use those streets; streets are wide; sidewalks in other places of town aren't great

ARTS AND CULTURE

The Arts and Culture focus group took place at 6:00 pm on Monday, May 17. Participants in this focus group highlighted the fact that many artists reside in Medway. However, the group noted the lack of financial support for the arts and the lack of event space for arts and performances as two major challenges faced by these artists and people interested in promoting the arts in Medway. One participant discussed the idea of reusing the existing town hall as event space in the case that town hall relocates to a new building. The group cited another challenge: the lack of available arts opportunities for elementary age children, in contrast with the proliferation of sports options. A great strength of the town is the Medway Library and its makerspace, according to participants. When asked what feature gives Medway a sense of place, the participants agreed on the town library.

What are the greatest opportunities and challenges related to this topic area in your community?



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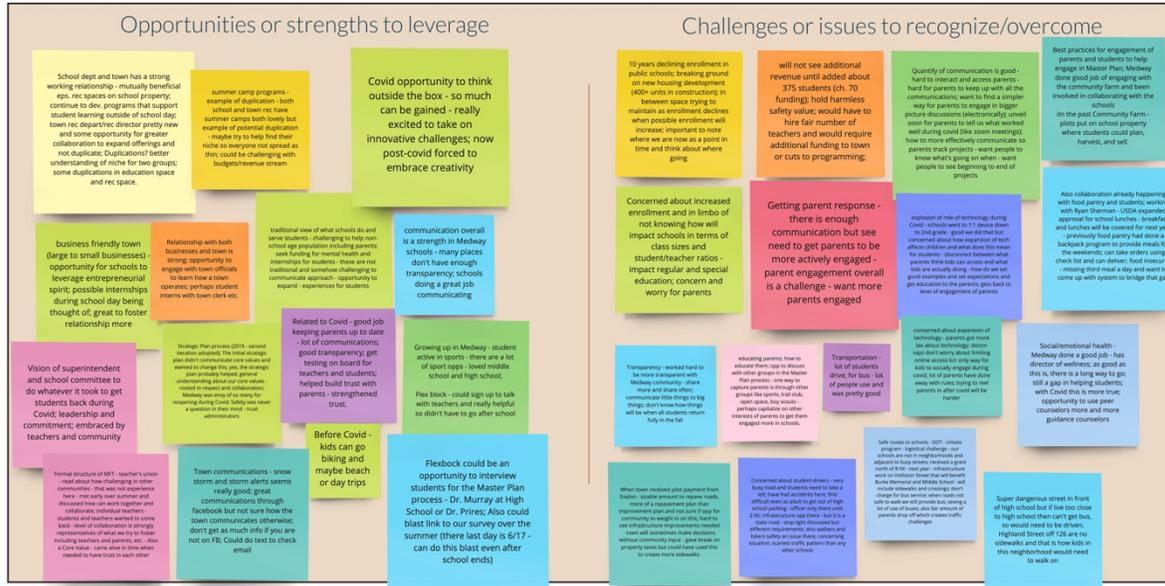
<i>Opportunities or Strengths to Leverage</i>	<i>Challenges or Issues to Recognize/Overcome</i>
Need for studio space, performance space for artists. Sanford Hall used to host artists/movies, Town-owned property. Balance support for arts with sports.	Need for growth in Medway, open up to more diverse experiences. Bring in performers from different cultures.
Art Week (2019) - statewide event over 10 days; series of events with local artists, classes/workshops, food demos, free to the public Hoping to see increased turnout at next event.	Public art important to residents of all ages. Lack of process to keep this effort going.
MFPFA members, cultural council can be spread thin, hard to get things done.	Ide House would be expensive to renovate, make ADA compliant.
Lot of talented people in community, only scratching the surface. Free community concerts with Cultural Council grant - prominent musicians, more feasible for families.	Meetings at library, but space is limited. Local business offered room, need more meeting space.
Rotating street banners with different local art. Town not ready to change banners yet due to time/cost already invested.	Medway is a "sport town" - strong support at Town Meeting. Arts suffer as a result. Other towns have dedicated mill buildings for arts. High school is only large venue (~500 people), no other community buildings with that capacity.
Potential for an artist on the Design Review Committee. There was previously an artist involved, but she became frustrated with the process.	Open space is overcommitted, hard to organize events due to lack of space.
Strong core of volunteers, but a lot of the same people involved.	Complex signage rules. Design Review Board has a lot of input, more business focused, not art focused.
Volunteer-led programs in Makerspace	Arts events tend to be sidelined in favor of sporting events
Cultural Council gets \$5000 from Town, but it doesn't go that far.	Large venues have lack of parking, areas with parking don't have much indoor space.
Cultural Council programs - bridges festival, intergenerational activities. Parades, concerts that are inclusive of different socioeconomic groups. Generate revenue for Town, bring business to local restaurants.	Need to show economic benefits of arts
Other arts, including culinary, fabric art, other non-visual arts	Thayer House would need acoustic tiling for music performances

Kids would benefit from more options to be involved in arts.	Lack of arts opportunities for kids, but plenty of sports options.
Mural at community farm. Wanted to paint electric boxes on 109, but SB didn't go for the idea.	Bad sound system at high school, raised funds for portable sound system. Auditorium fixed when Town received outside funds. Challenging to get funding for arts-related needs.
Open to idea of street art/murals but comes down to funding.	Street banners not really original to Medway. Cows related to "right to farm" bylaw.
More diverse than it comes across, opportunity for arts to show this.	Lack of coordination between committees working to design banners. Nobody from cultural council was involved.
Cultural Council grants for performances at Senior Center	Better branding and promotion of local artists, space to showcase their work.
Council on Aging invited to school concerts but could be more involved.	
Explore partnerships between Cultural Council and MFPA to put on events.	
Photo and art shows	
Movie screenings on side of buildings	
Live painting at the muffin house	
VFW has potential, upstairs could be an art center; ample parking	
Medway March - donation to library for books; well-organized and peaceful event	
Not enough time to publicize Art Week, now there is a Wordpress page, FB.	
If Town Hall relocates, could restore Sanford Hall to previous use for arts.	
Thayer House can be donated for use by arts organizations	

SCHOOLS

The Schools focus group took place at 7:00 pm on Monday, May 17. A strength of Medway's school system is that the school department and the town have a strong working relationship, according to participants. Another strength is the amount of communication that comes from the schools, although some comments noted that parent engagement and communication can be a challenge. The focus group discussed the decline in enrollment over the last decade, and how schools will be affected by the several hundred housing units in development in the town. A final challenge discussed in this group was safety related to transportation – walkability around the schools is limited, creating potentially unsafe situations for children who walk to school.

What are the greatest opportunities and challenges related to this topic area in your community?



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Opportunities or Strengths to Leverage

Best practices for engagement of parents and students to help engage in Master Plan; Medway done good job of engaging with the community farm and been involved in collaborating with the schools in the past Community Farm - plots put on school property where students could plan, harvest, and sell.

Covid opportunity to think outside the box - so much can be gained - really excited to take on innovative challenges; now post-covid forced to embrace creativity

School dept and town has a strong working relationship - mutually beneficial eps. rec spaces on school property; continue to dev. programs that support student learning outside of school day; town rec depart/rec director pretty new and some opportunity for greater collaboration to expand offerings and not duplicate; Duplications? better understanding of niche for two groups; some duplications in education space and rec space.

Quantify of communication is good - hard to interact and access parents - hard for parents to keep up with all the communications; want to find a simpler way for parents to engage in bigger picture discussions (electronically); unveil soon for parents to tell us what worked well during covid (like zoom meetings); how to more effectively communicate so parents track projects - want people to know what's going on when - want people to see beginning to end of projects

Also collaboration already happening with food pantry and students; working with Ryan Sherman - USDA expanded approval for school lunches - breakfast and lunches will be covered for next year - previously Food

Challenges or Issues to Recognize/Overcome

10 years declining enrollment in public schools; breaking ground on new housing development (400+ units in construction); in between space trying to maintain as enrollment declines when possible enrollment will increase; important to note where we are now as a point in time and think about where going

Will not see additional revenue until added about 375 students (ch. 70 funding); hold harmless safety value; would have to hire fair number of teachers and would require additional funding to town or cuts to programming;

Summer camp programs - example of duplication - both school and town rec have summer camps both lovely but example of potential duplication - maybe try to help find their niche so everyone not spread as thin; could be challenging with budgets/revenue stream

Getting parent response - there is enough communication but see need to get parents to be more actively engaged - parent engagement overall is a challenge - want more parents engaged

Concerned about increased enrollment and in limbo of not knowing how will impact schools in terms of class sizes and student/teacher ratios - impact regular and special education; concern and worry for parents

<p>pantry had done a backpack program to provide meals for the weekends; can take orders using check list and can deliver; food insecurity - missing third meal a day and want to come up with system to bridge that gap</p>	
<p>Traditional view of what schools do and serve students - challenging to help non-school age population including parents; seek funding for mental health and internships for students - these are not traditional and somehow challenging to communicate approach - opportunity to expand - experiences for students</p>	<p>Explosion of role of technology during Covid - schools went to 1:1 device down to 2nd grade - good we did that but concerned about how expansion of tech affects children and what does this mean for students - disconnect between what parents think kids can access and what kids are actually doing - how do we set good examples and set expectations and get education to the parents; gets back to level of engagement of parents</p>
<p>Communication overall is a strength in Medway schools - many places don't have enough transparency; schools doing a great job communicating</p>	<p>Concerned about expansion of technology - parents got more lax about technology; doctor says don't worry about limiting online access b/c only way for kids to socially engage during covid; lot of parents have done away with rules; trying to reel parents in after covid will be harder</p>
<p>Relationship with both businesses and town is strong; opportunity to engage with town officials to learn how a town operates; perhaps student interns with town clerk etc.</p>	<p>Social/emotional health - Medway done a good job - has director of wellness; as good as this is, there is a long way to go; still a gap in helping students; with Covid this is more true; opportunity to use peer counselors more and more guidance counselors</p>
<p>Business friendly town (large to small businesses) - opportunity for schools to leverage entrepreneurial spirit; possible internships during school day being thought of; great to foster relationship more</p>	<p>Safe routes to schools - DOT - initiate program - logistical challenge - our schools are not in neighborhoods and adjacent to busy streets; received a grant north of \$1M - next year - infrastructure work on Holliston Street that will benefit Burke Memorial and Middle School - will include sidewalks and crossings; don't charge for bus service; when roads not safe to walk we still provide bus; seeing a lot of use of buses; also fair amount of parents drop off which creates traffic challenges</p>
<p>Related to Covid - good job keeping parents up to date - lot of communications; good transparency; get testing on board for teachers and students; helped build trust with parents - strengthened trust.</p>	<p>Concerned about student drivers - very busy road and students need to take a left; have had accidents here; find difficult even as adult to get out of high school parking - officer only there until 2:45; Infrastructure opportunity there - but it is a state road - stop light discussed but different requirements; also walkers and bikers safety an issue there; concerning situation; scariest traffic pattern than any other schools</p>
<p>Growing up in Medway - student active in sports - there are a lot of sport opportunities - loved middle school and high school; Flex block - could sign up to talk with teachers and really helpful so didn't have to go after school</p>	<p>When town received pilot payment from Exelon - sizable amount to repave roads, more of a repavement plan than improvement plan and not sure if opportunity for community to weigh in on this; hard to see infrastructure improvements needed - town will sometimes make decisions without community input - gave break on property taxes but could have used this to create more sidewalks.</p>
<p>Strategic Plan process (2019 - second iteration adopted); The initial strategic plan didn't communicate core values and wanted to change this; yes, the strategic plan probably helped; general understanding about our core values - rooted in respect and collaboration; Medway was envy of so many for reopening during Covid; Safety was never a question in their mind - trust administrators</p>	<p>Super dangerous street in front of high school but if live too close to high school then can't get bus, so would need to be driven; Highland Street off 126 are no sidewalks and that is how kids in this neighborhood would need to walk on</p>
<p>Vision of superintendent and school committee to do whatever it took to get students back during Covid; leadership and commitment; embraced by teachers and community</p>	

Educating parents; how to educate them; opp to discuss with other groups in the Master Plan process - one way to capture parents is through other groups like sports, trail club, open space, boy scouts - perhaps capitalize on other interests of parents to get them engaged more in schools.	
Transportation - lot of students drive; for bus - lot of people use and was pretty good	
Transparency - worked hard to be more transparent with Medway community - share more and share often; communicate little things to big things; don't know how things will be when all students return fully in the fall	
Before Covid - kids can go biking and maybe beach or day trips	
Flexblocks could be an opportunity to interview students for the Master Plan process - Dr. Murray at High School or Dr. Prires; Also could blast link to our survey over the summer (their last day is 6/17 - can do this blast even after school ends)	
Town communications - snow storm and storm alerts seems really good; great communications through Facebook but not sure how the town communicates otherwise; don't get as much info if you are not on FB; Could do text to check email	
Formal structure of MFT - teacher's union - read about how challenging in other communities - that was not experience here - met early over summer and discussed how can work together and collaborate; individual teachers - students and teachers wanted to come back - level of collaboration is strongly representative of what we try to foster including teachers and parents, etc. - also a Core Value - came alive in time when needed to have trust in each other	

TRANSPORTATION

The Transportation focus group took place at 6:00 pm on Wednesday, May 19. Participants identified several challenges related to transportation, including pointing out several unsafe or difficult driving intersections in town. The group also noted a need for increased transportation for elderly residents. In general, the lack of public transportation into other towns and lack of bicycle infrastructure were issues recognized by the group. The group discussed Complete Streets, and several participants thought that this could be something the town could take advantage of in the future. The lack of sidewalks and walkability in some areas were a concern in the discussion, but on the other hand the lack of funding that would support increased sidewalks was a concern as well. Lastly, participants noted that the walking trails and easy access to regional highways systems were strengths of Medway's transportation structure.

What are the greatest opportunities and challenges related to this topic area in your community?



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<i>Opportunities or Strengths to Leverage</i>	<i>Challenges or Issues to Recognize/Overcome</i>
Explore linkage of GATRA and Metrowest Transit to provide network	Elderly - with new development there is a great need for transportation
Winthrop St sidewalks? To 109, connect to Choate Park	Elderly and disabled need public transportation - not running full time
Becoming a walking community, sidewalks to Choate Park	Bridges and culverts a problem for DPW
Options for people taking transportation are limited, limited hours, limited locations to access	Traffic on Coffee Street, no sidewalks, people ignore stop signs
Glenbrook Way to 109 sidewalks	Not a lot of bike lanes
Explore the establishment of regional park and ride lot	Increased cost with adding sidewalks - requires staff increase, more work for snow plow staff
Logan express facility	Holliston/ Village intersection needs to be safer - options for mitigation
Survey the town - see what transportation options are needed. Join Micro transit system?	People all around town, all ages stuck without public transportation, no service into towns further away
Strength - walking trails. Make a street crossing on Adams St in trail network?	Winthrop St to Choate park - no sidewalks
Potential for bike path	Getting involvement for senior center rides is difficult
Change in what commuting looks like in next few years - shuttle to commuter rail	Collaboration with other communities - hasn't come to fruition in past
Strength - location. 495 access, 109 development to 495	Challenges for families that seek out food pantries - need transportation
Bus shelter at Medway Middle School w lighting and seating	Medway plaza - parking lot free for all
Lack of bike paths, is there possibility of using old rail bed?	Holliston and Framingham belong to different regional transit authorities
Opportunities to connect with other towns and transit authorities	
Install flashing stop sign on Fisher St for traffic heading south on intersection w Milford St	
Neighbor Brigade	

Nonprofit groups band together because of shared transportation issues	
Complete Streets program (Medway is not eligible for funding). Town should take advantage of. No consensus several years ago when considered	
Consider covered bike racks at commercial centers	
Complete Streets - possibility on Coffee St?	

HOUSING

The Housing focus group took place at 6:00 pm on Thursday, May 20. Participants highlighted Medway's strengths when it comes to housing – the fact that the town has already met the Chapter 40B requirement of 10 percent subsidized housing and the opportunities that allows, the creativity that zoning overlays show, and the new developments that are being built to increase the housing stock. One major challenge that participants discussed was the design review process and the fact that housing developments are being built in historic areas without much design guidance. The group identified inclusionary zoning as an opportunity to increase the affordable housing stock, as well as the infill bylaw. However, one participant noted that there have been no applicants for the infill bylaw at this point.

What are the greatest opportunities and challenges related to this topic area in your community?



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Opportunities or Strengths to Leverage

Challenges or Issues to Recognize/Overcome

Have already met requirements for 40Bs, we can be selective moving forward when it comes to affordable housing	Issues with resales
Applications for ADUs on zoning board	Affordable housing formula for Sales - backwards with what's going on today
West Street - good example of what we should look for moving forward	AFDUs - rarely 800 sq ft or smaller, can we make rules on this more stringent?
New rental units in town - 300 units	Difficult to implement design review outside of subdivision covenants
Town-developed bylaws related to size	Building in historic areas, not uniform designs
Scatter site the affordable homes	Funds tied up in Glen Brook Way currently, not a lot of extra money

How to best leverage CPA funds	Dedicated design review committee - but doesn't extend to SF homes or duplex, just multi-family
Historical houses - rehabilitation, adding units. Is there a way to have a grant program to help with renovations?	Infill Bylaw - never have had applicants, AH got in the way
Design - includes size of structure on the lot (lot coverage).	Mansionization - large new houses
Lots of interest in Timber Crest	Town should run design guidelines around new construction - questions about how town would respond
Rezoning to add mixed-use properties along 109	Family/senior housing - lack of transportation
Strength - willingness of town entities to be creative regarding housing, Overlay districts, multifamily, etc	Misunderstanding about what affordable housing is - lots of people probably fall under 80% AMI in town
One goal is diversity and inclusion - consideration for design guidelines	Hard to find inlaw apartments, regular sized housing that is new construction
Voucher program - subsidizes scattered site rental properties	Communicating about affordable housing - needs to be improved
Aging in place - how do we consider this for the future of the town	
Could town make infill bylaw work by subsidizing the land for developers? - Jenn Idea	
Drafted cottage cluster zoning bylaw	
Balance design guidelines through discussions with citizens in town	
CPA participation is a strength	
Inclusionary zoning will disperse units throughout town - any new 6+ development will have requirement	
in-lieu payments go to AH Trust	
IZ bylaw allows for remote building of the unit	
IZ is better to spread affordable units throughout town	