



Town of Medway  
**FINANCE COMMITTEE**

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Wednesday, October 13, 2021 – 7:00 PM  
Sanford Hall, Town Hall  
155 Village Street

Present: Todd Alessandri, Chair; Ellen Hillery, Clerk; Brian Cowan; Chris Lagan; Jeff O'Neill; Michael Schrader; Sue Segarra.

Absent: Jim Sullivan, Vice Chair; Will Lane.

Staff Present: Carol Pratt, Finance Director; Susy Affleck-Childs, Planning and Economic Development Coordinator.

Others Present: Andy Rodenhiser, Chair, Planning and Economic Development Board.

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At 7:01 PM Chairman Alessandri called the meeting to order, reporting seven members present and two members absent. As no one was participating remotely, roll call votes will not be required. He shared the items on tonight's agenda.

**1.0 Review of PEBD-related warrant articles for Fall Town Meeting**

*The committee reviewed the 2021 Fall Town Meeting Warrant.*

Present: Susy Affleck-Childs, Planning and Economic Development Coordinator; Andy Rodenhiser, Chair, Planning and Economic Development Board.

It was noted that these articles begin with Article 10. Referring to Article 10 on Environmental Standards, Mr. Rodenhiser noted that Tom Gay, a member of the Planning and Economic Development Board, worked with the consultant to review technical language. There was particular focus on issues around sound and noise. He explained that there had been an earlier Town study on this topic so that was a good place to start, noting that noise issues differ greatly from one side of the community and the other. This update gives the Building Commissioner and the Code Enforcement Office some guidelines on how to handle various issues, i.e., use of meters and possibly fines. Brief discussion followed.

Noting that the existing standards have been in place for 30-40 years, Mr. Lagan asked why this modification is coming now. Mr. Rodenhiser responded that new HVAC equipment is one of the drivers

on this. Newer equipment runs at staggered speed intervals and is electronically controlled. As these units are typically outdoors at ground level, any noise they create goes out into the surrounding area. In larger buildings, there are more than one unit which multiplies the noise. Noise will also bounce off nearby structures and go a different direction than anticipated. If there is no regulation or guideline in place, a property owner could add units as necessary without review. Discussion followed. Mr. Rodenhiser theorized that this revision, if it is approved, may serve as a template for other communities seeking to regulate this type of noise.

Chairman Alessandri asked whether smaller businesses are likely to be impacted by these measures. Mr. Rodenhiser responded that impact to smaller businesses is not likely as the larger facilities will have units outside of the building. Smaller buildings will typically have their units inside or on the rooftop. He noted that emergency generators are exempt, as emergency use is infrequent and of short duration. Equipment that generates increased noise due to deteriorating parts may be governed by this bylaw, but such an issue would be resolved with a repair or replacement of the equipment, i.e., refrigerated cooler or freezer unit that is outside.

Ultimately, noise complaints will be funneled through the Police Department.

Article 11 – Amend Zoning Bylaw: Battery Energy Storage Facility -- Ms. Affleck-Childs reviewed the history of this at the past Annual Meeting. This article proposes a moratorium on battery energy storage systems over a certain size until June 2023. Facilities smaller than this may be proposed for special permit review during the moratorium. The language in Article 10 may serve as a template for regulating battery energy storage facilities of any size via special permit. It was noted that there will be additional public hearings on this topic. Discussion followed. Facilities would only be allowed in the Energy Resource Zoning District. It was emphasized that expanding the zoning district is not being considered at this time, but rather to learn about these types of facilities and see how they can be accommodated into an existing area. Discussion followed.

Mr. Paul Yorkis emphasized that people need to understand that the technology proposed for the community may involve cutting-edge or newer technology rather than the lithium-ion technology currently being used. It is important to understand what the impacts to the community will be, and that the moratorium is a good idea.

Chairman Alessandri asked if a number of separate units be scattered over different parcels to equal a larger unit that would be otherwise covered under the moratorium. Ms. Affleck-Childs responded that this would not be a concern as there aren't enough available parcels in this district that could support many individual units.

It was noted that the moratorium could be extended beyond June 2023 if it appears that additional work needs to be done.

Article 12 – Amend Zoning Bylaw: Schedule of Uses, Energy Resource District – Ms. Affleck-Childs explained that some of the allowed uses in this district do not really make sense so the change is modifying the types of uses, eliminating bakeries, warehouses, manufacturing, brewery, and R&D facilities.

Article 13 – Amend Zoning Bylaw: Housekeeping -- Minimal changes to clarify interpretations. Strikeouts refer to deleted text while words in **bold** represent new language. Sections impacted include

Central Business District Development Standards, Main Street Pedestrian Frontage Zone, Administrative Site Plan Review, Special Permits, and Nonconforming Uses and Structures. Finally, a definition for Outdoor Display was deleted and replaced in its entirety with new clarified language. Brief discussion followed.

Article 14 – Amend Zoning Bylaw: Construction Equip./Machinery Sales, Leasing Rentals – This represents a new definition. Ms. Affleck-Childs directed the committee’s attention to the handout featuring a modified article from that which was in the warrant. A Use Table has also been added to the article specifying that Construction Equipment/Machinery Sales, Leasing or Rentals is only allowed in the West Industrial Zoning District with the Planning and Economic Development Board serving as special permit granting authority. Brief discussion followed. The PEDB public hearing was continued to November 2 so there may be more discussion on this.

Article 15 – Street Acceptance: Bramble, Briar, Fern, Field, Redgate -- Ms. Affleck-Childs noted that this neighborhood dates back to the 80s. She briefly reviewed the history of it, most notably involving a neighborhood lawsuit. The suit was dismissed by the court in the fall of 2019 so the street acceptance can move forward. As long as a street remains a private way, the Town does not get money from the state. Mr. Rodenhiser added that the Town is currently plowing these roadways, and emergency vehicles are sent as necessary. If the homeowners are opposed to the acceptance, they can form a homeowners’ association under which they would be responsible for repairs and other associated tasks. Discussion followed.

Ms. Affleck-Childs and Mr. Rodenhiser exited the meeting room at 8:37 PM.

## **2.0 Review of remaining warrant articles for Fall Town Meeting**

Present: Carol Pratt, Finance Director.

Article 1 – Prior Year Bills -- Late invoices have to be approved by Town Meeting.

Article 2 – Transfer to Fire Dept. Budget -- The collective bargaining agreement was not approved until after the close of the prior fiscal year. As there are salary increases reflected in the new agreement, these monies are proposed for transfer. There is plenty of money of the Salary Reserve account to help resolve these types of situations.

Article 3 – Free Cash Transfer to Facility Stabilization Fund – Ms. Pratt reported that she is anticipating a large amount of free cash this year, and this money will likely go toward the new water treatment plant.

Article 4 – Free Cash Transfer: Capital Items – This will go toward the purchase of new voting machines that need to be in place before the next election. The other purchase will be a portable baseball field fence and associated storage.

Article 5 – Free Cash Transfer: Athletic Field Stabilization Fund -- This is the Finance Committee’s article to help fund the replacement of the turf fields when necessary.

Article 6 – Free Cash Transfer: BESS Study – This is to fund the consultant expenses relative to battery storage facilities.

Article 7 – Transfer CPA Funds: 1964 Firetruck Restoration -- The only update Ms. Pratt had was that the CPC was waiting for a vote from the Historical Commission to declare the restored fire engine a historical resource. That vote will occur on November 1; a recommendation will be forthcoming.

Article 8 – Transfer CPA Funds: Construct Accessible Trail --- This construction will be an addition to the existing Adams Street Meadow trail.

Article 9 – Create Stormwater Special Revenue Account – This would separate stormwater permit fees that can be held for future appropriations, i.e., repairs, maintenance, etc. If this does not pass at Town Meeting, these funds would go into the General Fund.

Ms. Pratt exited the meeting room at 8:49 PM.

Chairman Alessandri explained that the intent was to be able to vote after the Select Board voted on October 18; however, there will not be a quorum of members of the Select Board present at that meeting. Given that the Finance Committee has publicized its public hearing, it can vote on the ones it feels comfortable with, and hold the rest as TBD (To Be Determined). If anyone has questions about any articles, please send them to him after the public hearing so that the answers can be obtained. After a quick review of the warrant, there may be only 2-3 articles where final details will not be known by the Finance Committee public hearing.

### **3.0 Miscellaneous**

#### **a. Chairman's Report**

Chairman Alessandri had no comments in addition to those already made during discussion.

#### **b. Clerk's Report**

Ms. Hillery reported that there have been no changes from last month.

#### **c. Liaison Reports**

It was suggested that it might be prudent to watch the Planning and Economic Development Board meeting from last evening as there was a lot of discussion on warrant articles.

Mr. Cowan provided a brief update on the Facilities Study Group. They wanted to do a walkthrough of every town building with the staff who is responsible for the maintenance of said building. This was done over several meetings, and they will now compile that data and comments from the visits to identify challenges. The study group members who have experience in construction were able to identify problem areas.

Chairman Alessandri theorized that the reconfigured budget should be coming out in late November or early December.

### **4.0 Other Business**

#### **a. Review/Approval of meeting minutes**

*The committee reviewed draft minutes from September 8, 2021.*

**Mr. Schrader made a motion to approve the September 8, 2021 minutes, as amended; Ms. Segarra seconded. No discussion. VOTE: 6-0-1 (Segarra, abstain).**

**5.0 Upcoming Meetings**

The next meeting will be held in the presentation room at the Middle School on October 20 following the public hearing. At that time, the Finance Committee will vote its recommendations on the Fall Town Meeting Warrant articles.

**Adjourn**

**At 9:11 PM Mr. Cowan made a motion to adjourn; Mr. Lagan seconded. No discussion. VOTE: 7-0-0.**

*Respectfully submitted,  
Jeanette Galliard  
Night Board Secretary*