

## Board Members

Andy Rodenhiser, Chair  
Robert Tucker, Vice Chair  
Richard Di Iulio, Clerk  
Jessica Chabot, Member  
Matthew Hayes, P.E., Member  
Thomas A. Gay, Associate  
Member



# TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

Medway Town Hall  
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Telephone (508) 533-3291  
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Email: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)

<https://www.townofmedway.org/planning-economic-development-board>

## MEETING NOTICE

**Tuesday, July 27, 2021 @ 7 pm**  
**Sanford Room, Medway Town Hall – 155 Village Street**  
**Live and Remote**

## AGENDA

### CALL TO ORDER

### CITIZEN COMMENTS

### PUBLIC HEARINGS

- 7:00 p.m. Public Hearing Continuation - Medway Place Site Plan (98, 108 and 114 Main Street)
- 7:15 p.m. Public Briefing Continuation - St. Joseph's Church Site Plan (151 Village Street)
- 7:30 p.m. Public Hearing Continuation - Wingate Farm Subdivision Modification (168 Holliston Street and Wingate Farm Road)
- 8:00 p.m. Public Hearing Continuation - The Settlement Site Plan and Mixed-Use Special Permit (119A & 119B Main Street and 1 & 3 Elm Street)  
NOTE - Applicant has requested a continuation to the first PEDB meeting in August
- 8:00 p.m. Public Hearing Continuation - Phytopia marijuana cultivation special permits, Major site plan, Groundwater Protection special permit, Reduced Parking special permit (6 Industrial Park Road)

### OTHER BUSINESS

1. Discussion on Tree Replacement formula
2. Review and discussion of Zoning Bylaw amendment ideas for November 2021 Town Meeting
3. Continued discussion of next steps for BESS (battery energy storage system) research
4. Master Plan Update
5. Consideration of PEDB Meeting Minutes- July 13, 2021
6. Construction Reports
7. Other Reports – Staff and Committee Liaisons
8. PEDB Members' Comments and Concerns
9. Review Correspondence/Communications
10. Other Business as May Properly Come Before the Board

### ADJOURN

*The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Public hearings cannot commence before the specified time. Appointment times are approximate and may be adjusted. Not all of the listed items may in fact be discussed. The Board may address and consider other matters not specified to the extent permitted by law.*



**Face Coverings** – Planning and Economic Development Board meetings are open to the public. Seating in Sanford Hall is provided in its standard arrangement and spacing. Unvaccinated individuals are asked to wear face coverings.

## ZOOM ACCESS

Topic: Planning and Economic Development Board Meeting

Time: Jul 27, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87913779902?pwd=OThDQTJkZFJlSi84amZjUzlhRmw2Zz09>

Meeting ID: 879 1377 9902

Passcode: 339198

One tap mobile

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Dial by your location

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+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 879 1377 9902

## MEETING VIEWING OPTIONS

Members of the public may watch the meeting on:

- Medway Cable Access - Channel 11 on Comcast Cable
- Medway Cable Access - Channel 35 on Verizon Cable
- <https://www.facebook.com/medwaycable/>
- <https://livestream.com/medwaycableaccess/events/7583840>

## FUTURE PEDB MEETINGS

Regular Meetings - Tuesday evenings @ 7 p.m.

August 10 & 24, September 14 & 28, October 12 & 26, November 9 & 23, 2021