

Board Members

Andy Rodenhiser, Chair
Sarah Raposa, A.I.C.P.,
Vice-Chair
Timothy Harris, Clerk
Jessica Chabot, Member
John Parlee, Member



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Meeting Minutes

Tuesday, November 14, 2023 @ 7:00 p.m.
Medway Town Hall, 155 Village Street, Medway, MA

	Andy Rodenhiser Chairperson	Sarah Raposa Vice Chairperson	Timothy Harris Clerk	Jessica Chabot	John Parlee
Attendance	X	X	X	X	Remote

Also in attendance:

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

The Chair opened the meeting at 7:00 p.m. and announced that member John Parlee is participating remotely.

Continued Public Hearing – 39 Alder Street:

The Chair re-opened the public hearing:
(continuation from September 26, 2023) **39 Alder Street**, application for major site plan review, Groundwater Protection District special permit, and special permit for construction equipment/machinery sales, leasing or rental, including construction of a new 12,054 square foot building.

The Board is in receipt of a request from the applicant to continue the hearing.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted to continue the public hearing for 39 Alder Street to January 9, 2023 at 7:00 p.m.

Roll Call Vote:

Andy Rodenhiser Aye
Sarah Raposa Aye
Timothy Harris Aye

Jessica Chabot **Aye**
John Parlee **Aye**

44 Willow Pond:

Steve Bouley of Tetra Tech, the Town's consulting engineer, was present to explain the recent upgrades to the stormwater system at 44 Willow Pond. Damian Dmitruk, the applicant's engineer, was present to explain that there were changes to the swale along Waterside Run. There is also rip rap installed along the drainage channel. There were photos shown of the site and the completed work. Mr. Bouley did go to the site and questioned the upgradient land and wanted to make sure it is not disturbed and those are protected. The applicant will be providing the SWPP reports. The new catch basin has not yet been installed; Mr. Dmitruk stated it will be soon.

Resident Tim Choate was on zoom and thanked the Board for their help and he has seen great improvement on site.

Continuation Public Hearing 56 Summer Street:

The Chair opened the continued hearing for 56 Summer Street

56 Summer Street, (continuation from October 24, 2023), application for multi-family special permit and major site plan review for construction of a multi-family residential development, with 8 buildings consisting of 18 units, with associated driveways, utilities, grading, and landscaping. The property is in the Multi-family Housing Overlay district:

Robert Murphy appeared on behalf of the applicant, along with attorney James Roberti. The Board was informed that the applicant is still reviewing the comments from Consultant Tetra Tech. Mr. Murphy explained that they have spoken with the Fire Department. The Board would like something in writing from the Fire Department that they are fine with what has been proposed. The applicant has also updated the landscape plan. The Board wanted clarification if the plan was prepared by a certified landscape architect. This plan needs to be stamped. The red maples on the trees will remain along with trees with a diameter larger than 15 inches.

A recommendation was made that the applicant go to the Design Review Committee (DRC) to get the DRC's input on the updated architectural plans. There was a concern initially about the appearance of the front of the building on Summer Street. The next DRC meeting is December 14, 2023. The Board would also like more information about who is engineering the retaining wall. Upon review of the photometric plan, it is recommended that this be revised to meet the regulations.

There were two letters read into the record from:

- Resident, Kathleen Yorkis, 7 Independence Lane.
- Resident, Paul Yorkis, 7 Independence Lane.

The Board would like the applicant to respond to the received letters.

There was a question that part of the project being within the right-of-way of Summer Street. The concern is that there is work being done on town property. It is suggested that the plans be provide to the DPW and State for comments. The intention of the applicant is to keep this as a private road. The

Board wanted to know what the status of the trails for this project is. This has not been provided on the plan. The applicant communicated that the trail will be in the buffer zone. This will need to go to Conservation Commission.

The following items still need to be on plan: mailbox area, snow storage.

There has been a demo permit taken out for the existing house on the site. This demo will take place after Thanksgiving.

Tasks for the applicant to complete:

- Updated drawings
- Address letters from abutters

Consultant Bouley communicated to the Board that they have provided two response letters to the applicant. The last letter was provided to the applicant on October 23, 2023. There are issues which still need resolution. There needs to be a plan for the importing of fill, clarification of the layout of crosswalk at the intersection of the roadway.

Comments from public:

Resident, Mr. Yorkis, 7 Independence Lane communicated that he encourages the Board to look at the density of the project. He would like to see the density decreased.

Resident, Ms. Long, 50 Summer Street communicated that the density of the project is extreme. She is concerned that there is not enough room to replace the trees that are coming down. She is also concerned about the wildlife, and the wetlands.

Resident, Mr. Cook, 5 Independence Lane communicated that the site is heavily forested. He is concerned about the wetlands on site. He does not believe that the wetlands are demarcated correctly, he thinks they are larger than on plan. Another concern is that the boulder retaining wall is on the setback line. Mr. Cook would like to know how trespassing on this property will be handled. People are currently crossing through the property.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted by roll call to continue the public hearing for 56 Summer Street to January 9, 2023, at 7:15 p.m.

Roll Call Vote:

Andy Rodenhiser	Aye
Sarah Raposa	Aye
Timothy Harris	Aye
Jessica Chabot	Aye
John Parlee	Aye

Certificate of Completion/Field Change:

Karen Johnson from Medway Commons was present to ask the Board for approval of a field change and also a Certificate of Completion. The Board members were fine with the presented field change

regarding the concrete for pedestrian island. Mr. Bouley was fine with this noted field change. There were photos shown of site.

Field Change:

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted by roll call vote to approve the field change for Medway Commons.

Roll Call Vote:

Andy Rodenhiser	Aye
Sarah Raposa	Aye
Timothy Harris	Aye
Jessica Chabot	Aye
John Parlee	Aye

Certificate of Completion:

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted by roll call vote to approve the Certificate of Completion and grant requested waivers as presented for Medway Commons.

Roll Call Vote:

Andy Rodenhiser	Aye
Sarah Raposa	Aye
Timothy Harris	Aye
Jessica Chabot	Aye
John Parlee	Aye

Construction Reports:

- 68A Main Street – There is finished pavement on the site.

Stormwater Bylaws:

The Board was informed that the Stormwater Bylaw amendments were adopted at the Town Meeting. The next step is to have the Board adopt the Rules and Regulations for the Stormwater Bylaws.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted by roll call vote to adopt the Stormwater Management and Land Disturbance Rules and Regulations, dated November 14, 2023, as presented.

Roll Call Vote:

Andy Rodenhiser	Aye
Sarah Raposa	Aye
Timothy Harris	Aye
Jessica Chabot	Aye
John Parlee	Aye

2024 Planning Board and Economic Meeting Schedule:

The Board reviewed the meeting schedule for 2024. It was suggested to only have one meeting in July,

November and December 2024 due to holiday schedules.

Recap of Town Meeting:

The Board was informed that the Town Meeting went well on November 13, 2023. The Board's warrant articles were approved.

Marijuana Special Permit Fees:

The Board voted at the last meeting to approve the filing fee, but we need to also approve the advance on peer review fee at \$500.00.

On a motion made by Jessican Chabot, seconded by Sarah Raposa, the Board voted by roll call vote to approve filing fee for special permits for Registered Medical Marijuana Facilities and Recreational Marijuana facilities at \$500.00 and the advance on peer review fees at \$500.00

Roll Call Vote:

Andy Rodenhiser	Aye
Sarah Raposa	Aye
Timothy Harris	Aye
Jessica Chabot	Aye
John Parlee	Aye

Adjourn:

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted to adjourn the meeting at 8:45 p.m.

Roll Call Vote:

Andy Rodenhiser	Aye
Sarah Raposa	Aye
Timothy Harris	Aye
Jessica Chabot	Aye
John Parlee	Aye

Respectfully Submitted,

Amy Sutherland
Recording Secretary

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

List of Documents Reviewed at this Meeting

1. Photos of Drainage Swale rip rap as installed.
2. 56 Summer Street plans