

## Board Members

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



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# TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### Meeting Minutes

**Tuesday, February 13, 2024 @ 7:00 p.m.**  
**Medway Town Hall, 155 Village Street, Medway, MA**  
**Zoom Meeting**

	Andy Rodenhiser Chairperson	Sarah Raposa Vice Chairperson	Timothy Harris Clerk	Jessica Chabot	John Parlee	Sasha Vinton
<b>Attendance</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

Also in attendance:

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

The Chair opened the zoom meeting at 7:20 p.m. The members of the Board identified themselves.  
**Public Comment:** None

### **Continuation Public Hearings: 39 Alder Street:**

The applicant has requested a continuation to March 12<sup>th</sup>.

**On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to continue the hearing for 39 Alder Street to March 12, 2024, at 7:30 p.m.**

### **Roll Call Vote:**

**Tim Harris**            aye  
**John Parlee**         aye  
**Jessica Chabot**     aye  
**Sarah Raposa**       aye  
**Andy Rodenhiser**   aye

### **Public Hearings: Hill View Estates:**

The public hearing for Hill View Estates was opened. The hearing notice was read by the Chair: An application from One Nirvana Development, LLC to modify an approved Definitive Subdivision and to request a deadline extension for the completion of construction of the subdivision.

The applicant is looking for a modification to the subdivision and an extension. Engineer Dan Merrikin, Legacy Engineering was present via zoom. He provided a historical background of the application. This subdivision was previously approved by the Planning Board as a two-lot subdivision, creating one additional house lot, but no work was done. The applicant is committed to finishing the project. There is a modification request because the stormwater regulations have changed since the original submittal. The previous completion date for the subdivision was January 15, 2024. The applicant is seeking an additional 24 months. The grading sheet was shown on the screenshare. The stormwater basins will require a new submittal. This was originally reviewed by Tetra Tech. There will be the inclusion of another shallow basin. The outlets have been reconfigured. There was an approval-not-required (ANR) plan in 2018 which changed some lot lines. The modified subdivision plan includes the updated lot lines. The applicant did go to Conservation Commission and there are a few minor comments which need to be addressed. The next meeting with the Conservation Commission will be February 29, 2024. The Commission will be approving an Order of Conditions. The Board would like a new subdivision surety since it is out of date. A draft decision will be written and provided at the next meeting.

**On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted unanimously to continue the hearing for Hillview Estates to March 12, 2024, at 7:00 p.m.**

#### **Roll Call Vote:**

Tim Harris	aye
John Parlee	aye
Jessica Chabot	aye
Sarah Raposa	aye
Andy Rodenhiser	aye

### **Continuation Public Hearing: 56 Summer Street:**

The applicant has requested a continuance to March 12<sup>th</sup>.

**On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted unanimously to continue the hearing for 56 Summer Street to March 12, 2024, at 7:15 p.m.**

#### **Roll Call Vote:**

Tim Harris	aye
John Parlee	aye
Jessica Chabot	aye
Sarah Raposa	aye
Andy Rodenhiser	aye

### **CONSTRUCTION REPORTS:**

- There are no updates

### **PUBLIC COMMENTS:**

Resident Steve Brody was present by zoom. He wanted clarification about the joint meeting with the Select Board and the proposed zoning amendment for a battery energy storage system on West Street, which includes a little part in Bellingham. The amendment would rezone the parcel so there could be permitting instead of allowing the applicant to go to the state Energy Siting Board for approval. The Board did communicate that there were many meetings about the battery storage in the past. This will be on the next agenda. There will be a map regarding this amendment. He is concerned since this is land behind his property. The Board was informed that there is legislation to give these facilities exemptions.

Mr. Brody also had some questions about the lighting bylaw. It was his understanding from the last meeting that this lighting bylaw was going to be removed from the warrant. The Board explained the process that these need to go to the Select Board, then to the Planning Board, then back to the Select Board and then to the Town Meeting for vote.

The Board explained that this will be discussed further during the public hearing which will take place on March 12, 2024 at 7:00 p.m.

### **Approval Not Required (ANR) Plan: 7 Massasoit Street:**

**On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted (5 to 0) to approve the applicant's request to withdraw the ANR application without prejudice for 7 Massasoit Street.**

### **Roll Call Vote:**

Tim Harris	aye
John Parlee	aye
Jessica Chabot	aye
Sarah Raposa	aye
Andy Rodenhiser	aye

### **Other Business:**

#### **Special Permit Regulations:**

The Board is in receipt of the proposed Special Permit Regulations. These regulations will be reviewed further at the next meeting.

#### **Scenic Road Regulations:**

The Board is in receipt of the updated Scenic Road Regulations. These Scenic Road Regulations will be reviewed at the next meeting.

### **Approval of Minutes:**

#### **January 9, 18, 23 & February 5, 2024.**

**On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted by roll call vote to approve the following minutes.**

- January 9, 2024
- January 18, 2024
- January 23, 2024

- February 5, 2024

**Roll Call Vote:**

<b>Tim Harris</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>
<b>Jessica Chabot</b>	<b>aye</b>
<b>Sarah Raposa</b>	<b>aye</b>
<b>Andy Rodenhiser</b>	<b>aye</b>

**Adjourn:**

**On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted (5 to 0) to adjourn the meeting at 8:10 p.m.**

**Roll Call Vote:**

<b>Tim Harris</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>
<b>Jessica Chabot</b>	<b>aye</b>
<b>Sarah Raposa</b>	<b>aye</b>
<b>Andy Rodenhiser</b>	<b>aye</b>

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

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

**List of Documents Reviewed During the Meeting**

1. Hill View Estates Subdivision Modification Plan