

Board Members

Andy Rodenhiser, Chair
Sarah Raposa, Vice Chair
Timothy Harris, Clerk
Jessica Chabot, Member
John Parlee, Associate Member



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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

Tuesday, May 23, 2023
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

PRESENT:

Barbara J. Saint Andre, Director of Community and Economic Development

The meeting was called to order at 7:00 p.m. and it was announced that the meeting is being recorded.

There were no Citizen Comments.

REORGANIZATION:

Clerk Raposa asked for nominations for Chairperson of the PEDB.

Chairperson:

Jessica Chabot nominated Sarah Raposa for Chairperson.

Timothy Harris nominated Andy Rodenhiser for Chairperson.

The nominations were closed.

The Board voted to unanimously appoint Andy Rodenhiser as Chairperson for PEDB.

Vice Chairperson:

On a motion made by Jessica Chabot, seconded by Timothy Harris, the Board voted unanimously to appoint Sarah Raposa as the Vice Chairperson for the PEDB Board.

Clerk:

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to appoint Timothy Harris as the Clerk for the PEDB Board.

Committee Appointments:

Resident Patrick Herlihy was present seeking appointment for Economic Development Committee (EDC) position. He provided a background narrative along with a resume for the Board to review.

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to appoint Patrick Herlihy to the EDC for a two-year term.

Board Member Committee Appointments:

The Board is in receipt of a list of committee appointments as presented.

- Design Review Committee: Jamie Ahlstedt, Jess Chabot (2-year term)
- Open Space Committee: Tina Wright, Mike Francis, Tara Rice (2-year term)
- Economic Development Committee: Khalid Abdi, Jess Chabot (PEDB representative), Mark Schultz (2-year term)

On a motion made by Jessica Chabot, seconded by Timothy Harris, the Board voted unanimously to approve the committee appointments as presented.

39 Alder Street:

The Board opened the public hearing for ETS Properties, LLC, on its 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 applicant's representative, David Faist from CMG, was present and explained that the property is zoned West Industrial. The area is also in the Groundwater Protection District. The property has 7.42 acres with frontage on Alder Street. The applicant proposes to construct a 12,000 sq.ft. industrial steel building and will relocate the ETS Equipment Rental business from Hopedale to this site. The business sells, rents and services a variety of earth moving equipment, including lifts. The building will include offices, interior display area, service bays, storage and a wash bay. The applicant has submitted a Notice of Intent to the Conservation Commission. The business will be serviced with both town water and sewer which are available within the adjacent Alder Street right of way. This project is considered "new" development and is located in a "critical area". This will meet all of the MA Stormwater Management standards. There will be an underground drywell system for pre-treatment for the recharge of stormwater for all the impervious areas. There will also be a stormwater Hydro-filter water quality unit provided for the building's metal roof.

Mr. Faist stated that there will be a total of 15 employees. The business hours will be Monday-Friday 7:00 a.m. to 5:00 p.m. There are a total of 24 parking spaces, with two for electric vehicles. There will be 1 ADA parking spot. The applicant is proposing a grading easement on the neighboring property. The Board was made aware that the applicant has met with the Design Review Committee. The applicant may need to go to the Zoning Board of Appeals for a special permit regarding the height of the

equipment stored outside. There will be a 2,500 gallon capacity diesel above ground storage tank (AST) and dispensing system and one 1,000 gallon capacity “off road” diesel AST at the site. There was a suggestion to have fence and dumpster details included in the plans. There was also a recommendation to restrict access to Trotter Drive. The fire suppression needed on site will be addressed during the building permit process. The lighting plan needs to be revised to show no light spillage off site. Tetra Tech will be providing a review letter for the next meeting.

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to continue the hearing to June 27, 2023 at 7:00 p.m.

Brightpath:

The applicant’s representative, Karen Johnson, was present requesting certificate of project completion for Brightpath Child Care Center site plan approval. A letter was provided from her explaining that the as-built plans were provided. It was noted that the spot grades were illustrated to show consistency with the proposed grading.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to approve the requested waivers for contours and Dig Safe notification on the as built.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to Grant a Certificate of Completion for the Bright Path site plan.

Evergreen Village Certificate of Project Completion:

The applicant Maria Varrichione was present by zoom. She is requesting a Certificate of Project Completion. It was communicated that there are a few minor items which need to be addressed. The wall encroachment needs to be on plan inset along with a final inspection. Ms. Varrichione is asking for the Certificate of Completion or Occupancy Permit but not release the bond. She communicated that the wall has been corrected and fixed. Consultant Bouley communicated that he has not been on site since November and a final inspection needs to be done.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously that the Board has no objection for the Building Commissioner to grant the Certificate of Occupancy since there is a bond in place.

Cutler Place:

Cutler Place is looking for occupancy permits for the first two units only. The other three units will be held. The Board was made aware that there are scheduled closings for those two units. Consultant Bouley communicated that the site is substantially complete. Ms. Chabot stated that in her view, no further units would be released unless the project is completed or the applicant posts surety.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to release Units E and D without having to provide a surety.

7 Sanford Street – Multi-Family Housing Special Permit:

Member Sarah Raposa recused self from this matter.

The Board is in receipt of a construction observation estimate dated May 11, 2023 for 7 Sanford Street in the amount of \$2,881.00.

On a motion made by Jessica Chabot, seconded by John Parlee, the Board voted unanimously to Approve the construction estimate for 7 Sanford Street in the amount of \$2,881.00.

CONSTRUCTION REPORTS:

None to report

PEDB Meeting Minutes:

May 9, 2023 Regular

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to approve the minutes from May 9, 2023.

MBTA ZONING:

Ms. Saint Andre provided an overview of the new law, chapter 40A Section 3A, the MBTA Communities zoning. The Town is an MBTA community, and Section 3A and DHCD regulations require the Town to enact zoning to provide at least 50 acres of land zoned for multi-family zoning as of right with a density of at least 15 units per acre. The town needs to enact zoning that complies with the guidelines and submit a compliance application no later than December 21, 2024. The town needs to designate one or more potential areas throughout town for this multi-family housing. The Board is in receipt of a map with possible locations for the new zoning district, which will be an overlay district. The May of 2024 Annual Town Meeting is the target date for these zoning amendments. The Town has been awarded a \$50,000.00 state grant and has hired a consultant to assist the Town.

Resident Steve Brody, 39 West Street was present and has land which he would like to be included. He also explained that there are options for the town to consider for current sites throughout town.

ADJOURN:

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to adjourn the meeting at 8:43 pm.

NEXT MEETING:

- June 13, 2023

The meeting was ended at 8:43 p.m.

Prepared by,
Amy Sutherland
Recording Secretary

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

Documents reviewed at this meeting

1. 39 Alder Street plans
2. Map of Potential MBTA zoning districts