

Board Members

Andy Rodenhiser, Chair
Sarah Raposa, AICP, 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, August 8, 2023
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

PRESENT:

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

Chair Rodenhiser opened the meeting at 7:00 p.m. and noted that the meeting is being recorded by Medway Cable.

Public Comment:

Resident Steve Brody commented that there is a situation regarding the lighting bylaw. There was a recent determination by the Zoning Board of Appeals regarding the lighting bylaw. This is in regards to the Glen Brook chapter 40B project. The Board commented that this is a legal matter and acknowledged the comment.

56 Summer Street: Continuation of Public Hearing

The Board is in receipt of paperwork for 56 Summer Street requesting an extension of deadline for action, and also requesting a continuance of the public hearing.

Extension of Deadline:

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted (4-0) to approve the request for extension of deadline action for the site plan to be the same as the deadline for the special permit application under chapter 40A.

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted (4-0) to continue the public hearing to September 12, 2023 at 7:00 p.m.

Construction Reports:

- 68A Main Street – Installed drainage structures
- Boundary Lane: The binder is in, and the sidewalk ramps are being installed. The site is being cleaned up.
- Starbucks/Chipotle: Installing roof drains, saw cuts made & asphalt has been removed.

44 Willow Pond Circle:

Request for Field Change:

Damien Dmitruk from Coneco Engineering was present. The proposed field change is to provide an improvement plan for the drainage along the eastern property line. There was a screen share of the plan. The improvements to the drainage channel are proposed to mitigate ongoing ponding of water throughout this drainage channel during high intensity storm events and also stabilize the surface of the channel and surrounding area for long term functionality. It will include improvements to the drainage swale and additional riprap. The inlet grate will be replaced with a raised domed inlet structure. In response to questions from the Board, it was explained where the improvements would be made.

Tim Choate of 70 Iroquois Street explained that there is a standing water problem. He stated that Mr. Bouley and the Conservation Agent went to the site and were shown a video of the problem. He would like to see the field change approved and a timeline put in place to complete this.

Both Consultant Bouley and Conservation Agent have indicated they are fine with what is proposed.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted (4-0) to approve the field change for 44 Willow Pond Circle with a timeline of 60 days to complete.

4 Marc Rd. – Noise Survey Review:

Jeffrey Komrower of Noise Control Engineering, the Board's consultant, was present to explain his review of the additional noise test results for Neo-Alternative for 4 Marc Road. Based on his review of the findings, the facility is in compliance with the nighttime noise level requirements.

John Lally was present on zoom and provided an email dated August 7, 2023. He is questioning the testing on the southwest corner which is much louder. It was questioned whether the noise measured by Mr. Lally was coming from the site. He explained how he measured noise along the lot line using a

noise meter. He stated that he can sometimes hear the facility at his home during nighttime hours. He is requesting testing at another location near the center of the back wall. It is his opinion the noise study is missing a measurement. He also stated that the elevation at which the measurement is taken makes a difference, the measurement should be at the noisiest elevation.

Ms. Chabot asked if the facility works differently on different days. Mr. Chad Blair, representing the owner, was present and stated that the facility works the same all the time, and there is less noise at night because less cooling is needed. He stated that the facility complies with the special permit and no additional testing or mitigation should be required.

Andy Cavaliere of Acentech, the applicant's noise engineer, responded that the locations noted were completed and have been addressed and the appropriate mitigation measures are in place. He explained how the sound wall works. He stated the sound and measurements are consistent with the findings on site.

The applicant also responded that he has spent almost a quarter of a million dollars on noise mitigation.

The Board reviewed the conditions in the decision for testing. Mr. Cavaliere stated the testing was in compliance and measurements were taken in locations in compliance with the Board requirements. Mr. Blair stated that the testing shows that the facility also complies with the Town's new noise bylaw. The Board members agreed that the applicant has met the requirements of the decision. The study was performed and findings were provided and in compliance.

Discuss c. 40A Section 3A Zoning Bylaw Requirement:

Ms. Saint Andre asked the Board to discuss some of the various items mentioned in the presentation from Judi Barrett, the Town's consultant. The Board's discussion will guide her on how the Town would like to proceed with the proposed new multi-family housing, so that her firm can begin modeling the potential zoning to determine if it will be in compliance with the state guidelines. Some of the items that the Board needs to provide guidance on include: height, density, parking spaces and lot coverage.

The Chair suggested that the Oak Grove table be used as a guide. He informed the Board that the owner of some of the land that will potentially be included in the district, Mr. Cassidy, is interested in having a multi-use option as part of the overlay district. A suggestion was made to be more aggressive and maximize units and be conservative with lot coverage. There was concern, however, that the Town is required to have at least 50 acres in the zone no matter the density. The Oak Grove area was designed to be walkable, and this is why the parking requirement was reduced as residents could live there with no vehicle. A recommended height requirement was 40 feet based on Oak Grove zoning. Ms. Raposa suggested minimum parking spaces at one and a half spaces per unit. The lot coverage in Oak Grove was not prescribed, the members agreed on 40%. For setbacks, the usual setbacks could be used, but Ms. Chabot suggested that a buffer of 50 feet be required from adjacent single family lots.

Fall Warrant Articles:

Mr. Thompson began the discussion about the Open Space Residential Development (OSRD) bylaw. The Board was informed that this has not been used in over 10 years. Mr. Thompson showed a brief powerpoint. The major issues to be determined are: to have this by right instead of requiring a special permit as is now required; whether to require a 10 acre minimum lot size; whether to delete multi-family and convenience stores as permitted uses; and different incentives that could be used. The goal is to

protect open space. Communities such as Amherst and Holliston were reviewed. Ms. Saint Andre stated that the idea is to make the OSRD the preferred method of subdivision, rather than a conventional subdivision. Ms. Raposa noted that most subdivisions that come before the Board are small. It was suggested to determine how many areas in Town would have the minimum ten acre size. Ms. Saint Andre asked about attached single family homes and convenience stores, the members felt these could be eliminated from the OSRD. The Board would like to discuss this more and prepare something for town meeting.

Ms. Chabot suggested considering a zoning bylaw amendment to allow accessory family dwelling units by right in certain areas, such as Rabbit Hill.

Ms. Saint Andre stated that the proposed building height and sign bylaw amendments have been dropped. She stated that there is a new proposed zoning bylaw amendment to require signage for electric vehicle parking spaces specify EV vehicles only, due to issues with non-EV vehicles parking in these spaces.

Stormwater Quote

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted to approve the peer review proposal from Tetra Tech to review the proposed Stormwater and Land Disturbance bylaw changes and regulations for \$712.00. (4-0)

Further discussion will be held after Tetra Tech review.

PEDB Fees:

The Board is in receipt in a further revised fee schedule. This showed the comparison among different municipalities with projects and costs. The Board has a public hearing scheduled for its next meeting.

Medway Commons – Chipotle/Starbucks:

Ms. Saint Andre informed the Board that the Building Commissioner approved a minor field change.

OTHER ITEMS:

The Town received approval from the Attorney General's office for almost all of the Zoning articles from the May Annual Town Meeting. The Attorney General requested an extension to review further the amendment for the electric vehicle parking.

Approval of Meeting Minutes:

June 13, 2023:

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted (4-0) to approve the meeting minutes from June 13, 2023 and July 25, 2023.

NEXT MEETING:

- August 22, 2023

ADJOURN:

On a motion made by John Parlee, seconded by Jessica Chabot, the Board voted (4-0) to adjourn the meeting at 9:00 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

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

List of Documents Reviewed at Meeting

1. Plan showing proposed field change for The Willows
2. Powerpoint regarding OSRD