

Tuesday May 14, 2019
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	X	X	X	X	X

The meeting is being broadcast and recorded by Medway Cable Access.

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates
Steve Bouley, Tetra Tech
Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 p.m.

There were no Citizen Comments.

42-42R HIGHLAND STREET – PRIVATE WAY SUBDIVISION:

The Board is in receipt of the following: **(See Attached)**.

- Sketch Plans #1 and #2 by Connorstone Engineering, dated August 30, 2018.

Engineer Mike Sullivan was present and explained that this property is on the north side of Highland Street. The two parcels total 5.878 acres. It is in the AR-1 zoning district. They are proposing a private way subdivision with a total of 4 lots including the existing house. The applicant asked about the requirement regarding locating a drainage basin on a separate parcel, not a house lot. The applicant wants to know if the Board would consider waiving this regulation as the roadway and drainage system would be privately owned by the homeowners and not the Town. The applicant is also considering installing the drainage system under the roadway. There were two sketch plans provided. The Board explained that when the site is a private way, the system is not accepted by the Town. There would need to be conversation with Dave Damico at DPS. The MS4 Permit requires that all stormwater be managed on site. There was also discussion about the width of the road which would be 22 feet paved. It was recommended that the applicant reach out to the Fire Chief for his opinion on the plan.

Resident, Rosalea Moore, 4 Highland Street:

Her concern is that the responsibility for this stormwater system would rest with only 4 homeowners. This is a lot for them to maintain. It is very wet and there are beavers on her land which have affected the land and water.

It was explained that the Operation and Maintenance Plan would have language about the maintenance responsibilities of the Homeowners Association. The stormwater permit would be through the Conservation Commission and the reporting goes through DPS.

Resident, Mary Liscombe, 8 Highland Street:

She wanted to know who is responsible if this system fails.

Chairman Rodenhiser responded that the home owners would be responsible.

SALMON ARCPUD - FIELD CHANGE:

The Board is receipt of the following: **(See Attached)**

- 4-30-2019 email note from Jeff Robinson requesting a field change.
- Proposed revised plan sheets (L1.02, L1.04, and L1.06)
- Email dated May 5, 2019 from abutter Tim Choate.

Jeff Robinson from Salmon was present. He explained that Salmon is asking for a change such that the existing vegetation along the eastern border of the property is retained as is. On April 30, 2019, the Chairman and member Gay met on-site with Salmon representatives to walk this area. The approved Salmon site plan shows the property between the eastern edge of Waterside Run and the eastern property line is to be completely cleared of existing vegetation with new landscaping installed. Jeff Robinson explained that he met with Tim Choate representing the homeowners in that area and they wanted to leave the area as it is in regards to the clearing. The applicant is keeping a bigger buffer. The landscaping and fence will be installed in the fall. There was another field change for light fixtures. The applicant is proposing changing the heads on the streetlights. This will allow for more efficient lighting and will be easier to maintain. The photometric plan was shown for the original specification. The Board would like this updated and forwarded to Steve Bouley for review.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to accept the field change for landscaping and lighting for Salmon ARCPUD as presented.

MEDWAY CHURCH PARKING EXPANSION – FIELD CHANGE:

The Board is in receipt of the following: **(See Attached)**

- Collection of emails dated 4-29 thru 5-2-19.
- Medway Community Church site plan endorsed in November 2018.

PEDB Chairman Andy Rodenhiser recused himself from this agenda item to avoid the appearance of impropriety. His brother's company, Rodenhiser Excavating, is the site contractor for the project. The Chairman indicated that he has no financial interest in the business or this project.

Project engineer Matt Barry was present along with Pastor Carl Schultz. Mr. Barry explained that the project started in February 2019. There was clearing completed. The construction began in April. There was water intrusion into the new infiltration basin at 9 Slocumb Place. There was seasonal runoff/infiltration found in the northwestern corner of the site located behind 9 Slocumb Place. It was further explained that Tetra Tech met with them on site and requested that additional test pits be conducted. Underground infiltration Basin #2 needs to be repositioned south and east within the limits of work. This was shown on Sheet C-4. There will also be a relocation of manhole No. 2-2 to the south and east. A basin is being raised. The applicant will

also install a 40-mil polyethylene barrier around the side of the Basin #2 stone bed rather than filter fabric. Filter fabric will remain along the top and bottom of the stone bed. Steve Bouley noted that his concern with this option is that it may not be enough to keep water out of the system. The current area of excavation is the low spot for the neighborhood for properties to the west of the site along Highland Street. Consultant Bouley requested the hydro cad. The applicant will provide this tomorrow. This field change will need to be shown on the as-builts. The revised infiltration increases by 30%.

Resident, Mary Liscombe, 8 Highland Street:

Ms. Liscombe is concerned that there is a lot of water in this location and wants to know how this will be addressed.

Resident, Joseph Kobiercki, 2 Highland Street:

Mr. Kobiercki noted that the water in the noted area has been documented. It has always been wet.

Resident, Mathew Holt, 6 Highland Street:

Mr. Holt wants to know what happens with the water not appearing.

It was explained that this is what is being reviewed. This will be reviewed by the Consultant. The mounding analysis will be coming tomorrow.

The Board concurred that these revisions were suitable. A final stamped plan will be prepared by Tata and Howard and provided to the office and Tetra Tech.

CONSTRUCTION REPORTS:

The Board is in receipt of the following construction reports (**See Attached**):

- Tetra Tech Millstone Report #77 – May 5, 2019
- Tetra Tech Millstone Report #78 – May 8, 2019
- Tetra Tech Medway Green Report #15 – May 6, 2019
- Tetra Tech Medway Community Church Report #4 – April 29, 2019
- Tetra Tech Salmon ARCPUD Report #5 – May 2, 2019
- Beals & Thomas Exelon Report #19 – March 22, 2019
- Beals & Thomas Exelon Report #20 – April 17, 2019

Millstone Village:

Consultant Bouley informed the Board that the contractor is in the process of excavating for the planned modification to the recharge system. The contractor is installing the stone and structures. The chambers have been installed along the west side of the system. The existing chambers were cut to open the ends to accept additional infiltration chambers.

The Board discussed that there needs to be the highest level of diligence when these systems are installed. It was recommended that the bottoms of the systems always be checked and signed off on by Tetra Tech.

Medway Green:

The propane tank has been installed on the north side of Mechanic Street entrance. The dumpster pad has been installed.

Salmon Health:

The contractor has installed the temporary bridge (Willow Pond Circle) and continues to push into the center of the site where mud and standing water conditions are the worst. There was a complaint from residents about rocks falling onto Village Street from the Salmon trucks leaving the site. There was a person assigned to monitor the Salmon trucks.

Exelon:

Exelon is looking good and is progressing.

SITE PLAN RULES AND REGULATIONS:

The Board is in receipt of a revised draft of the Town of Medway Planning and Economic Development Board Rules and Regulations dated and revised May 13, 2019. The members were informed that Consultant Carlucci and Consultant Bouley’s edits had been incorporated.

The members began reviewing the following:

Page 31:

- 13. Member Tucker disagrees with no part of any driveway shall be located within 15 ft. of a side property line. Dan Merrikin also noted in his comments what about in commercial and industrial settings where adjoining properties may not be to close by driveways. Member Tucker agrees with this is it is for commercial use.
- 15. Slope of the paved entrance way... Dan Merrikin noted that the 2% is fairly conservative and would be restrictive. He suggested a 5% slope. The Board did not agree.
- Member Tucker noted that if the perimeter of the driveway shall be bounded with vertical granite curbing, this is an issue for plowing and will cause a lot of damage to vehicles.
- Change and be consistent throughout the document with “shall” instead of “should”.
- 3. The language about angle parking provides flexibility for one-way driveways. Member Hayes does not think angle parking is a good idea. There needs to be islands if allowed.

Page 32:

- 5. This is for the applicant to create pedestrian ways and connections between streets, the development, etc. An example of this is Papa Gino’s to Direct Tire.
- The section of drainage and stormwater management was added by Consultant Bouley. Include something about requiring an inspection report for each sub-surface system chamber.
- Require a well for watering, also put in language about having a tank to collect water and then use as irrigation.

Page 34:

- H. b- Parking Spaces. It was recommended to remove this section in its entirety.

Page 35:

- K. There were questions if this should be mandated as part of the site plan review or should this be included in the parking section of the zoning bylaw. There could be a percentage formula included.

Page 36:

- G. It was suggested to increase the length of the loading and unloading area to 65 feet and leave the minimum width at 12 ft.

Page 37:

- 2) Remove the last sentence about buffers.
- b) Take out the 8 feet.

Page 38:

- 5) Landscaped areas should be designed to receive and accommodate stormwater. Use the islands as rain gardens.

Page 39:

- Take out G.
- Take out K.
- Rewrite section H, under tree replacement since it needs clarity
- I. include language an average of 2 ½ inches.

7 Wellington Application to the ZBA

The Planning and Economic Board reviewed the application to the ZBA for 7 Wellington Street. Both of the lots are non-conforming. The lots north of Wellington are small. This is not inconsistent with the neighborhood, since there are smaller lots. There are also infill lots. The Board considers this an opportunity for growth and new housing opportunities. There was a suggestion to see if the ZBA could consider the style and scale of the new replacement house.

Consultant Carlucci referenced a zoning bylaw provision from Blackstone. In their Village Overlay District, there are requirements for scale of new construction within the older neighborhood. This keeps the character of the neighborhood consistent.

The Board wants to stay neutral on whether to recommend approval of the dimensional variance. Instead, the Board will suggest the Zoning Board of Appeals condition the decision to address stormwater and scale of new construction.

On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted unanimously to remain neutral and provide the ZBA with the Blackstone document regarding Village Overlay Districts.

Susy will send a letter to the ZBA with the historical perspective of this site.

OAK GROVE ZONING AMENDMENTS:

The Board is in receipt of the following:

- 4-10-19 DRAFT of proposed ZBL amendments for Oak Grove including a table of contents, a new Section of 9.0 of the ZBL (Oak Grove Park) the regulating plan, and revisions to the Table of Uses.

Member Hayes briefed the Board that the Oak Grove Task Force is about 90% complete. There is a community forum planned for Monday June 10, 2019 at 7:00 pm at the Thayer House. A mailing will be going out informing abutters about this meeting. The goal of the Task Force is to bring proposed Zoning Bylaw amendments to the November 2019 Town Meeting.

MISCELLANEOUS REPORTS:

The members are in receipt of the following:

- The Board was informed that the Medway Redevelopment Authority is closing on the Mele property at the end of the week.
- The newly adopted Medway Street Naming Policy was distributed.
- MAPC MetroCompact Regional Plan overview and DRAFT goals

FUTURE ZONING WORK:

The Board is in receipt of a spreadsheet for possible Zoning bylaw amendments. See Attached. It was explained that Barbara Saint Andre, Jack Mee and Susy Affleck-Childs met to review the master list of possible Zoning Bylaw amendments and General Bylaws. The major priority items are highlighted. The Board was asked to review the list and determine its high priority items. The high priority items will be discussed and prepared for Fall 2019 Town Meeting.

PEDB MEETING MINUTES:

April 23, 2019 & May 1, 2019:

On a motion made by Rich Di Iulio, and seconded by Bob Tucker, the Board voted unanimously to accept the minutes from April 23, 2019 & May 1, 2019 meeting with noted revisions.

ADJOURN:

On a motion made by Matt Hayes, seconded by Tom Gay, the Board voted unanimously to adjourn the meeting at 10:37 pm.

Respectfully Submitted,



Amy Sutherland
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator