

Medway Redevelopment Authority
February 17, 2016
155 Village Street
Conference Room
Medway, MA 02053

Members	Andy Rodenhiser	Ray Himmel	Michael Griffin	Doug Downing	Paul Yorkis
Attendance	X	X	Remote Participation	X	X

ALSO PRESENT:

Stephanie Mercandetti, Director, Community & Economic Development

The Chairman called the meeting of the Medway Redevelopment Authority to order at 6:30 pm.
(Member Griffin called to participate remotely due to geographic distance)

Urban Renewal Plan Project Status Update:

BSC Group received additional plans and study reports: Kleinfelder report on water and the CTPS study for the intersection of Rt. 109 and Trotter Drive. BSC is reviewing the existing plans and conditions and are revising what was previously done to make sure everything is up to date. They have also spoke with Leon Boudreau about windshield appraisals to see what needs to be done. BSC has also been working with Donna Greenwood in the Board of Assessors since there was a change to the identification of parcel numbers and also some parcels were consolidated. BSC has also been working with Fran Hutton, who is providing them with Town GIS information. This information is needed when they go to the site to do property inspections. They cannot determine lot lines since there are no markers but they can do an inspection of area.

The MRA received from the Department of Housing and Community Development approval of the appraisal waiver request.

It was suggested that a letter be sent to DHCD thanking them for the waiver. Stephanie will email Laura Shafer.

Steering Committee:

The MRA was informed that there was a productive meeting on February 2, 2016. There were 9 people present including Town Administrator Michael Boynton, Selectman Rick D’Innocenzo, Mr. Williams and resident Matt Durgan. Ray Himmel sent out a report to the members about the meeting and various tasks.

At the meeting on the 2nd, the Town Administrator noted how important the steering committee was to this committee. The various roles and responsibilities were explained. Russell Burke from BSC Group made a presentation describing prior work on the area, the Urban Renewal Plan Process and showed maps of the area. He also went through explanation of how a parcel would qualify for an Urban Renewal Plan. The boundaries of the project were also reviewed.

Three areas to look at in regards to size of project area:

1. Bottle Cap Lots
2. Properties owned by Tony Miele and New England Power
3. Cybex Properties (site of headquarters and adjacent vacant parcel)

The MRA was informed that Cybex has been acquired and we do not know what the future will hold. Stephanie received an email in respect to the property and they would like to be included in the URP. There would be a benefit for them to be included in URP.

The next meeting of the Steering Committee will be staggered with one in the morning and the next in the evening. There is probably only a need for four meetings. The date and time will be determined. The meeting location will be the Thayer House.

Discussion of Vision Mission:

Member Yorkis communicated that there was a meeting with the Economic Development Committee and a question was raised about the mission statement of the design guidelines which is reflecting a statement in master plan. The language about architecture design needs to be consistent in both documents. The next statement references the gateway to Medway. This is the gateway to West Medway. What is the official name of the Oak Grove Park? Oak Grove Area was suggested since it was a broader section. The MRA agreed that there needs to be discussion about the naming of these areas since it is part of the branding. Some noted that from a marketing perspective, the name Oak Grove Area does not sound business or industrial. Oak Grove Area has some historical relevance. It was suggested to get rid of the word “gateway in its entirety”. The steering committee could be part of the naming of the areas. It was encourages that the statement from Master Plan be looked at in elements referenced about architectural style. The group is ok with the statement which makes reference to “sustaining and maintaining a high quality of life”. All agree that those phrases about New England Character need to be in this mission so that the steering committee is thinking in those terms and when the project could be marketed, the purchasers are understanding up front that we are not looking for Boston City Hall. If there is a reference to the DRC guidelines as a document. Zoning will also need to be reviewed based upon the outcome of this process. There may be some unique design standards for this area. The MRA does not want to lock themselves in regards to language. We need to be careful of what triggers a plan modification. Look at the area in master plan and see phrases in regards to goals and objectives.

From an EDC perspective, we could streamline if there is a particular use preferred, to have such use be allowed by right instead of special permit. The process could be made efficient where all permitting would be through the PEDB. And as an example, by being designated as a priority development site, it would expedite permitting.

Williams and the Town have this designation. We would need to make other acquired parcels part of the priority development site. Since there is a need and desire for a hotel, the question was asked if we can specify areas to designate where a hotel could go, along with shopping and mixed used while buffering residential. An example would be a 40R Overlay District where subzones could be created. Another option would be to create new zoning for the area.

After reviewing the goals section, the following recommendations were suggested:

- Strike sound development and use highest and appropriate development.
- Remove third bullet does not make sense. There is nothing in here about workforce housing. Using housing as buffering from intensity of use and move toward multifamily options.
- Walkability of development allows cars to stay in one place and pedestrians walk to possible lifestyle center.

First Public Forum:

- The MRA would like to hold the first public forum on March 23, 2016 with the business part, if needed, to start at 6:30 pm. Member Griffin will be able to participate remotely for that evening. The public forum will be at the Thayer House from 7:00 – 9:00 pm.

Stephanie asked the MRA to provide consensus on how to proceed in regards to the proposed area for the URP. This information will be provided to BSC Group.

The noted areas included: The maps were referenced.

- Bottlecap lots
- Tony Miele and New England Power properties
- Two Cybex properties

The consensus is to stay with the clearly defined areas. Roll Call vote was taken:

Roll Call Vote:

On a motion made by Paul Yorkis and seconded by Ray Himmel, the MRA voted by Roll Call vote to approve the area as specifically identified on the map presented.

Paul Yorkis	aye
Mike Griffin	aye
Doug Downing	aye
Ray Himmel	aye
Andy Rodenhiser	aye

Resident, Bill Kennedy:

Bill Kennedy was present at the meeting and is a resident of the Town of Medway, member of the Zoning Board of Appeals and is an employee of National Development. At the last ZBA meeting, information was shared with Bill about the Medway Redevelopment Authority and more specifically the Urban Renewal Plan. He reviewed the feasibility study from BSC in 2012. Stephanie had a conversation with Bill about the URP development. The boundaries of the project were explained. It was also explained to

Bill that the Town is in receipt of a study which reviewed the intersection of 109 and Trotter Dr. There were long and short term recommendations provided and the MRA supported the long term recommendations. The long term recommendations supported the need for traffic signaling and widening for turning movements to make it safer and help relieve the traffic back ups. We have been working with our legislative representatives about this project and the potential for funding opportunities.

Stephanie will email the transportation report to Bill Kennedy.

There was further discussion about creating a new zoning district to allow for mixed use. The master plan talks about diverse housing stock and we would like this type of area to have walkability be part of a life style center. The work force housing is critical for the success of this type of area. It would be great if there we could have a shuttle bus to forge park. Bill Kennedy mentioned that the construction market is currently at an all-time high. He provided an example of an office park area in Burlington which is covering the cost of the shuttle bus costs. Bill is working on four and five hotels right now.

The MRA noted that there is a great economic opportunity in this area. It would be great to have a conference center/ hotel. The market analysis is being updated and should have the information back within the coming weeks.

The MRA thanked Bill Kennedy for attending the meeting.

Minutes:

On a motion made by Mike Griffin and seconded by Doug Downing, the MRA voted unanimously by roll call vote to accept the minutes from January 20, 2016.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	abstained
Ray Himmel	aye

Adjourn:

On a motion made by Mike Griffin and seconded by Doug Downing, the MRA voted unanimously by roll call vote to adjourn the meeting.

Roll Call Vote:

Mike Griffin	aye
Doug Downing	aye
Andy Rodenhiser	aye
Paul Yorkis	aye
Ray Himmel	aye

The meeting adjourned at 7:38 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Approved March 23, 2016