

Medway Redevelopment Authority
Wednesday, July 27, 2016
Medway Senior Center
76 Oakland Street
Medway, MA 02053

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

ALSO PRESENT:

Stephanie Mercandetti, Director, Community & Economic Development
Amy Sutherland, Recording Secretary

The Chairman called the Medway Redevelopment Authority meeting to order at 6:07 pm.

There were no comments from the public.

Minutes:

June 22, 2016:

On a motion made by Ray Himmel and seconded by Doug Downing, the MRA voted unanimously to approve the minutes from June 22, 2016.

Reorganization:

On a motion made by Ray Himmel and seconded by Doug Downing, the MRA voted unanimously to keep the appointments the same as follows: Andy Rodenhiser, Chairman; Michael Griffin, Vice Chairman; Doug Downing, Treasurer; and Ray Himmel, Assistant Treasurer.

Waiver to Perform Appraisals:

The Board is in receipt of a draft letter dated July 27, 2016 to Laura Schaefer from the Massachusetts Department of Housing and Community Development. This letter is to request a waiver to perform appraisals for the parcels identified as owned by the Town of Medway for the Oak Grove Urban Renewal Plan.

On a motion made by Doug Downing, and seconded Ray Himmel, the Board voted unanimously to authorize the Chairman to sign the letter to request a waiver to do appraisals of the Town-owned properties.

Draft Plan Concept 10:

The Medway Redevelopment Authority is in receipt of the following:

- Email from Russell Burke dated July 20, 2016.
- Email from Paul Yorkis dated July 23, 2016.
- Concept Plan 10

Member Yorkis provided comments in an email to be read into the record and summarized herein:

- Clark Street needs to be designed to permit traffic from Clark Street to directly access property.
- The intersection of Trotter Drive and new road by the “T” in Trotter needs to have the line removed.
- The pedestrian access between the hotel and restaurant needs to be improved since the current plan has pedestrians walking between cars and thru landscaped area.
- A note on plan that the sidewalks will be along the roadways.
- Inclusion of a large function area with the hotel and appropriate parking to handle events.

The MRA reviewed email correspondence from Russ Burke of BSC Group as well as the concept plan and discussed the following items:

- The alignment of the right in and right out along Milford Street was moved to the quad area. An additional curb cut was added by the restaurant and hotel for curb appeal.
- Suggestion to put in a sidewalk down Alder Street. There is not width but this would be good for pedestrian walkability.
- Recommendation to put in as many sidewalks as possible.
- The MRA is fine with the hotel and restaurant orientation.
- The MRA does not like the rotary. Suggestion is to have a four way stop sign.
- The MRA is fine with the residential areas.
- The density and type of buildings and uses are fine.
- There was a suggestion is to remove the third curb cut and have the plan go back to the previous concept plan is regards to the curb cut.
- Fix the Murphy Insurance property line so it is noted properly on plan.
- Include GATRA bus stop.

Upon discussion of Concept Plan #10, the following was recommended:

1. Include detail for GATRA bus stop

2. Add note that sidewalks are to be included throughout the development.
3. Include sidewalk from Murphy Insurance to intersection at Trotter Dr.
4. Extend the pedestrian access from the residential area to Alder Street.
5. Move the right in and right out access back to east of the restaurant and remove from quad area.
6. Shift the buildings on each side of Trotter Drive inward to allow for a landscaped buffer/berm.
7. Shift the restaurant/hotel east as may be needed because of the boundaries of the Murphy Insurance property.

On a motion made by Ray Himmel and seconded by Doug Downing, the MRA voted unanimously to accept the concept plan as modified with the noted ideas.

Budget Review:

The MRA was made aware that there is \$12,000 left in the plan preparation line item of the Urban Renewal Plan budget. Stephanie Mercandetti will provide an updated budget at the next meeting.

There was a recommendation to have the Chairman attend the August 15, 2016 Board of Selectmen meeting to not only discuss the extension of time for the BSC contract but also provide an update from the Medway Development Authority.

Steering Committee:

The MRA would like the concept plan to be further refined and then it will be presented to the departments and steering committee for review prior to the next public forum.

Future Meeting Dates:

- Wednesday, August 24, 2016 at 6:30 pm.

Adjourned:

On a motion made by Mike Griffin and seconded by Doug Downing, the Medway Redevelopment Authority voted unanimously to adjourn the meeting at 7:38 pm.

Respectfully Submitted,

Amy Sutherland
Meeting Secretary
Approved August 24, 2016