

Medway Redevelopment Authority
Wednesday, June 22, 2016
Medway Senior Center
76 Oakland Street
Medway, MA 02053

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

ALSO PRESENT:

Stephanie Mercandetti, Director, Community & Economic Development
Amy Sutherland, Recording Secretary
Russ Burke, BSC Group Inc.

The Chairman called the meeting of the Medway Redevelopment Authority to order at 6:30pm.

There were no comments from the public.

Steering Committee:

There was no update on the steering committee.

Concept Plans:

BSC Group Consultant Russ Burke was present to show the members the most up to date concept plans which included the feedback from the last meeting.

Concept 5:

The members are in receipt of concept #5. This plan has the residential area to the east remaining as is but there was a concern about the proposed access. Consultant Burke has reconfigured the roadway and created a loop which creates more of village concept. This also creates a quadrangle of buildings. The parking is now on the interior with one and possibly two story buildings. This plan would be consistent with the current parking bylaw but not zoning.

There was a suggestion to look at a possible overlay zoning district or mixed use district which would accommodate the plan. This concept also has a possibility of potential land swap. There

was discussion at the last meeting about having multiple traffic lights, but Consultant Burke confirmed that the distance does not meet the minimum requirement for another light.

Concept 6:

The members next reviewed Concept #6. This plan shows the buildout portion on the west side. This could be either retail use, office, research and development. Consultant Burke explained again that retail is difficult in general. When a developer looks at a site they typically look at larger chain stores and not mom and pop stores. For financing, the numbers and credit worthiness of a tenant is important. The value of the property and credit worthiness of the tenant establishes the cap rate. This concept plan included visual images and various types of building. The residential area was shown along with the attached town houses. There is currently a demand for manufacturing space. This concept plan has the open space at the beginning of the site with the hotel and restaurant set back.

The members are in receipt of a packet which included examples of building typologies for the various use categories to show possible type, scale and architecture. Some of the examples included 1 story retail building, 2 story retail building, office examples, industrial, R &D, hotel, attached townhouses, and garden flats.

The members are also in receipt of a chart which was done by Ninigret/Partners which included the Medway Employment Distribution. This chart includes percentages of the Medway's 385 businesses employ 3500 people with major concentrations in manufacturing and industries that don't generate substantial demand for office space. It also included information from 2009 to 2014, Medway lost 297 jobs yet gained 36 new established. The members found this chart to be very confusing to read. This needs more clarity. The packet also included a % establishments by employment size in the town of Medway. The chart shows that 75% of Medway businesses have less than 10 employees. A market snapshot was done which indicated the 495 corridor has less office space but substantially more industrial space than the 128 corridor. The MRA would like the incremental projected household growth chart to be clarified to the reader. This chart show the projected household growth and continued need for multi-family units. The levels noted in the chart are based on current trends. The last page of the packet included the median price for median rental price. All were in agreement that the number in Medway seems relatively low. The MRA would like this number to be clarified.

All are in agreement that there is a need for a hotel which could service the business traveler, along with providing a facility for events.

The Urban Renewal Plan needs to be developed knowing that developers will be looking at the costs and what is the delta. The town and a developer can partner together, but there will be costs associated for land, infrastructure, permitting, and inspections. The financial plan which

would be put together assumes grants from the various entities. It would be beneficial to find a master developer to work with.

The MRA did discuss that the vacant lot owned by Cybex has been on the market. Russ indicated that he would call their commercial broker to inquire about this property. Stephanie Mercandetti will provide him with a contact name.

The MRA discussed that there needs to be a package conceptually that can be presented to the community. It was recommended that a separate workshop session be set up to take out all concept plans and finalize the concepts.

Stephanie Mercandetti suggested swapping the buildings and have the restaurant closer to the hotel.

Russ will take the most recent comments and incorporate into a concept 8 with the inclusion of images and also with the change of the restaurant and hotel along with the adjustment to the intersection. There will be a boulevard median at Trotter Drive. The members would like the intersection in this area to be enlarged for better viewing. It was also recommended to emphasize the pedestrian access and connectivity.

The MRA agreed that there is not enough diverse housing in our community.

Consultant Burke will prepare a revised concept plan and will provide Stephanie Mercandetti with a hard copy.

The MRA agreed that they would like to hold another meeting to discuss all the options and discussed possible dates in the first half of July prior to the next regular monthly meeting.

Minutes:

May 25, 2016:

On a motion made by Doug Downing, and seconded by Paul Yorkis, the minutes from May 25, 2016 were unanimously approved.

Future Meeting Dates:

- Wednesday, July 27, 2016 at 6:30 pm.

Adjourned:

On a motion made by Paul Yorkis and seconded by Doug Downing, the Medway Redevelopment Authority voted unanimously to adjourn the meeting at 8:15 pm.

Respectfully Submitted,

Amy Sutherland

Meeting Secretary

Approved July 27, 2016