

Board Members
Rori Stumpf, Chairman
Brian White, Vice Chair
Gibb Phenegar, Clerk
Christina Oster, Member
Tom Emero, Member
Carol Gould, Associate Member



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

ZONING BOARD OF APPEALS

Wednesday, May 6, 2020 at 7:00 p.m.

Sanford Hall (Virtual Meeting)

155 Village Street Medway, MA

Meeting Minutes

Present (remotely): Rori Stumpf, Chair; Brian White, Vice Chair; Gibb Phenegar, Clerk; Christina Oster, Member; Tom Emero, Member (arrived at 7:11 p.m.)

Also present (remotely): Barbara Saint Andre, Director, Community and Economic Development
Stefany Ohannesian, Administrative Assistant, Community and Economic Development

Chairman Rori Stumpf called the meeting to order at 7:04 p.m. and read that this meeting is being broadcast and recorded by Medway Cable Access. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. Board members will be participating remotely. For public hearings, access via Zoom is provided for the required opportunity for public participation. Information for participating via Zoom is posted at the end of the ZBA Agenda on the town website. He then read instructions on how to participate in the meeting.

New Business

39 Main Street "Notice of Project Change" Approval Request and Final Plans Review: To review submitted "Notice of Project Change" letter for modifications requested and review final plans submitted.

Brian Jones of Allen & Major Associates, Inc. was present as part of the applicant's team and went over the current plans while focusing on some of the changes that have been made over the last few months to finalize the plans. Mr. Jones specified that the courtyard has been changed to add more amenities, including pergolas, outdoor fire pit and TV and additional outdoor seating. He stated they added an emergency generator for back up to the elevator and some additional signage including an entrance monument sign. They also moved the sidewalk slightly and changed the original "play area" to a dog park and added a small playground in the courtyard. The turnaround area and parking area at the front of the building has been changed. He discussed requirements of condition 41, 42 and 58 of the permit being met in these plans in regards to signage and curbing associated with the project. He briefly discussed the grading and drainage plans as well as the utilities plan. They added a sewer lift station which is the biggest change to this project in regards to utilities. The electrical services and gas services weren't shown on the previously approved plans and are now shown on the recently submitted final plans. He briefly went over the lighting plan and explained that they added additional information to the detail sheets but no changes

were made. He explained that sheet C-504 is all new information in regards to the sewer lift station, signage details (i.e. posts) and the flashing beacon associated with the project.

Stephen Parsons from Cube 3 discusses the architecture of the building. He stated that they shifted around the entrance of the amenities space and the units slightly but no significant changes were made to the units and layout. He then discussed the exterior of the building. He stated that they changed some of the bay windows and windows to reflect a look that would be found in Medway. They also changed the front of the amenities space to make the space feel more friendly. He discussed the balconies and that they eliminated the fully projection balconies and replaced with semi-recessed or fully recessed balconies. They also added pergolas to the front of the building to give it a homier look.

Mr. Stumpf opened up the discussion to the Board members. Mr. Phenegar asked about the mullions on the windows and why they were removed. Mr. Parsons stated that it took away some of the “busy-ness” of the building and gave it a simpler look. He also asked about the number of 1, 2 and 3 bedroom units which Mr. Parsons stated there was no change. No other member has comments or questions.

Mr. Stumpf stated that he feels as though the changes are insubstantial. Mr. Phenegar agrees that the request are more detail changes than major changes. All the other members agreed.

Motion to find that the request for modifications to 39 Main Street comprehensive permit constitute insubstantial changes, made by Brian White, seconded Gibb Phenegar, passed with a roll call vote of 5-0.

Brian White – Aye

Christina Oster – Aye

Gibb Phenegar – Aye

Tom Emero – Aye

Rori Stumpf – Aye

Mr. Stumpf discussed an email to the Board by Barbara Saint Andre listing areas of the final plans that need corrections. Ms. Saint Andre brought up the various letters from Town Departments and the Town’s consultant, Tetra Tech. At a meeting between Town staff and the project team, there was a list created that contained the changes that still need to be made. Ms. Saint Andre stated that they are not significant and that the hope is that they can be made to the plans by the next meeting in order to have the final set of plans submitted. Bill Lovett of Toll Brothers stated that the June meeting would suffice to get the plans submitted. However, Ms. Saint Andre stated that the May 20th would be helpful as the Town wants to ensure nothing would jeopardize the Safe Harbor agreement.

Motion to continue the final plans review for 39 Main Street to May 20, 2020 made by Brian White seconded by Gibb Phenegar with a roll call vote of 5-0.

Brian White – Aye

Christina Oster – Aye

Gibb Phenegar – Aye

Tom Emero – Aye

Rori Stumpf – Aye

Other Business that may properly come before the Board

Discussion and possible adoption of electronic signature by the Zoning Board of Appeals members

pursuant to Amendment 13-7 to the Massachusetts Deed Indexing Standards 2018, effective April 17, 2020.

The Board collectively agreed to adopt the use of electronic signatures.

Moved that the Zoning Board of Appeals hereby recognizes and accepts the provision of M.G.L. c.110G regarding electronic signatures and that its members will henceforth execute documents either with electronic signatures or with wet ink signatures and that both will carry the same legal weight and effect, made by Brian White, seconded by Gibb Phenegar with a roll call vote of 5-0.

Brian White – Aye

Christina Oster – Aye

Gibb Phenegar – Aye

Tom Emero – Aye

Rori Stumpf – Aye

Approval of Minutes

- April 15, 2020

Motion to approve the minutes for April 15, 2020 as presented made by Brian White seconded by Gibb Phenegar with a roll call vote of 5-0.

Brian White – Aye

Christina Oster – Aye

Gibb Phenegar – Aye

Tom Emero – Aye

Rori Stumpf – Aye

Upcoming Meetings

- May 20, 2020 –
 - 39 Main Street Final Review
- June 3, 2020 –
 - AFDU Special Permit application – 18 Broad Acres Farm Road
 - Glen Brook Way Final Plans Review

Ms. Saint Andre reminded the Board members that although they voted to adopt electronic signatures there will need to be a notarized signature of vote. There was a discussion among the Board members and Town staff regarding file sharing platforms. Ms. Ohannesian advised the members of the upcoming meetings and applications received.

Adjournment

Motion to adjourn the meeting at 7:53 p.m. made by Brian White, seconded by Gibb Phenegar with a roll call vote of 5-0.

Brian White – Aye
Christina Oster – Aye
Gibb Phenegar – Aye
Tom Emero – Aye
Rori Stumpf – Aye

Respectfully submitted,

Stefany Ohannesian
Administrative Assistant
Community and Economic Development