

**Town of Medway  
Economic Development Committee  
Wednesday October 11, 2017  
Senior Center  
76 Oakland Street  
Medway, MA 02053**

**PRESENT:**

Paul Yorkis, Keith Peden, Rich Di Iulio, Deanna Kaiser Doughty, Scott Habeeb, Jennifer Kendall, and Zachary Knowlton.

**Also Present:**

Stephanie Mercandetti, Director of Community and Economic Development.

The meeting is being recorded by audio for transcription.

**Old Business:**

**Review of Allowed uses:**

The members were provided with the following:

- Town of Medway, Section 5. Use Regulations dated July 10, 2017
- Town of Medway, 5.6.2 Adaptive Use Overlay District,
- Town of Medway, 8.3 Home Based Business
- Town of Acton – Section 2 Zoning Districts
- Town of Medfield – Establishment of Zoning Districts
- Town of Ashland – Section 2, 2.1 Establishment of Zoning Districts.
- Town of Boxborough- Establishments of Zoning Districts

The Committee was tasked with reviewing the allowed uses from these sample communities and provide comments and suggestions.

The following suggestions were gathered:

- Town of Ashland has a more inclusive descriptive list within the categories.
- Expansion for the industrial uses.
- Expand animal shelters, vet hospitals in village residential
- Include florist in village residential not to exceed 2,500 sq. ft.
- Include more mixed use in village residential.
- Allow for more cultural and entertainment such as small theatres
- Envision what we want the Town of Medway to look like in 5-10 yrs.
- The current uses does not allow for taxi, car rental or limo services.
- Create a dual use for businesses. Ex. restaurant in front and record business in back. The trend is to have dual business functions.
- Make sure the bylaws are not too restrictive but more flexible to allow for dual use.

- Is there a need to reference ski area in the table of uses?
- Include gaming video locations since this is an upcoming trend.
- Indoor Athletic facility should be included in uses.
- Blackbox in Franklin was referenced and how this concept could work in Medway.
- Wholesale and offices should be included in the village commercial.
- Town dump/solar farm.
- Single Family home and an accessory dwelling which could be rented out (ex. Newton, Truro, Falmouth) what happens with unit when elderly resident passes away.
- Indicate on use chart where Fuel Oil Companies could be located.
- Shelter (not as educational) where can they locate?

Currently in the Town of Medway, Tumblebeans is functioning as a dual business with kids tumbling and also a coffee/pastry area. TC scoops also has painting classes with ice cream. The Outpost Farm was mentioned and this type of business would be a great addition to the town. The Briggs property used to have milk, egg nog and other items until the cost for bottling milk became too cost prohibitive. The EDC wants to encourage this type of business.

The discussion moved to making sure the town is addressing such things as electric charging stations. It was communicated that the Planning Board does require that the infrastructure for these charging stations be installed during the permitting process for Site Plan Review. This is more something to be addressed in Site Plan Rules and Regulations rather than the Zoning Bylaw.

#### **Adaptive Overlay District:**

It was explained that the intent of this district is to promote economic development while preserving the community character. There has been discussion about looking at some of the uses allowed by special permit which could be allowed by right.

There was discussion about creating a long term strategy which would break down the tasks to accomplish the strategies. The town is currently updating the Open Space and Recreational Plan and then will turn its attention to the town master plan. The goal would be to identify some opportunity areas and see where we want to be in five years. This master planning should include looking at housing and the need for more affordable housing and apartments. The town does have working relationships with the local businesses and banks for loan programs.

#### **Home Based Businesses:**

This will be discussed further at the next meeting.

#### **Oak Grove:**

The EDC members were provided to a link to the Oak Grove Urban Renewal Plan and provided a copy of the Concept Plan for the bottlecap lots. The BSC group developed the plan. The Medway Redevelopment Authority worked with BSC Group to develop the plan. This plan has recently received the approvals needed. The ideal situation would be to have a master developer. The MRA is working on an next steps to implement the plan.

### **Other Business:**

There was discussion that it would be beneficial to reach out to other businesses who choose not to have their business in Medway. Find out why these businesses chose another community. Another suggestion is to go to the businesses in town and have them do a video testimonial about how easy it is to do business with the Town of Medway.

### **Medway Data Information:**

Stephanie is working on the Town of Medway profile and the cost range is \$2,500 -\$5,000. It was suggested to solicit funds from local businesses. Mr. Yorkis indicated he would be willing to work at getting the funds and will donate \$500.00 from Patriot Real Estate Inc. The Committee agreed to allow Mr. Yorkis to solicit the funds to cover this expense.

### **Next Month Agenda Items:**

- Home based businesses
- Village Commercial
- Adaptive Use District
- Medway Data Information – cost estimate
- Create a document with a series of recommendations for the Planning and Economic Board.

### **Approval of Minutes:**

#### **June 14, 2017:**

On a motion made by Scott Habeeb and seconded by Rich Di Iulio, the Board voted unanimously to accept the minutes from June 14, 2017.

#### **July 12, 2017:**

On a motion made by Scott Habeeb and seconded by Rich Di Iulio, the Board voted unanimously to accept the minutes from July 12, 2017.

#### **Sept 13, 2017:**

On a motion made by Scott Habeeb and seconded by Rich Di Iulio, the Board voted unanimously to accept the minutes from September , 2017.

### **Future Meeting:**

- Wednesday, November 8, 2017.

### **Adjourn:**

On a motion made by Scott Habeeb and seconded by Rich Di Iulio, the Board voted unanimously to adjourn the meeting at 8:45 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary