

**Medway Oak Grove Zoning Task Force**  
**November 4, 2019 at 6:30 p.m.**  
**Medway Public Library**  
**26 High Street**  
**Medway, MA 02053**

Members	Jessica Chabot	Andy Rodenhiser	Paul Yorkis	Matthew Hayes	Matt Buckley	Brian Cowan
Attendance	X	X	Absent with Notice	X	X	X

**ALSO PRESENT:**

Susy Affleck Childs, Planning and Economic Development Coordinator  
Amy Sutherland, Recording Secretary

Chair Jessica Chabot called the Medway Oak Grove Zoning Task Force meeting to order at 6:30 p.m.

**Approval of Minutes:**  
**October 16, 2019:**

The members reviewed the minutes and agreed to make some minor changes to the wording.

**On a motion made by Andy Rodenhiser and seconded by Matt Hayes, the Oak Grove Zoning Task Force voted unanimously to approve the minutes from the October 16, 2019 meeting as amended.**

**Oak Grove Zoning District Map:**

The members were presented with the most recently revised Oak Grove Zoning map with sub-districts which will be presented at the Town Meeting. (See Attached)

**Proposed Outreach:**

The Chairperson informed the Task Force that the following additional letters have been received in support of the Oak Grove zoning warrant article:

- Design Review Committee
- Open Space Committee
- Affordable Housing will support and provide a letter once their clarification questions are answered.

The Chairperson had prepared and provided to the members a DRAFT handout for distribution at the Town Meeting. (See Attached)

The following suggestions were provided for edits:

- Include questions and answers
- Have the handout be in a bulleted format with fast facts
- Include how much money the Town has authorized to date
- Include the anticipated tax revenue to the town
- Include the sub-districts on the back of the handout
- Include language from the Master Plan

The Chairperson will make the appropriate revisions.

There will be a big board of the current and proposed Oak Grove zoning located outside of the Town Meeting room that residents can view prior to the meeting. The Chairperson will be at the table where the handout will be provided.

**Next Meeting:**

- No meeting date set.

**Adjourn:**

**On a motion made by Matt Hayes and seconded by Brian Cowan, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting.**

The meeting was adjourned at 7:15 p.m.

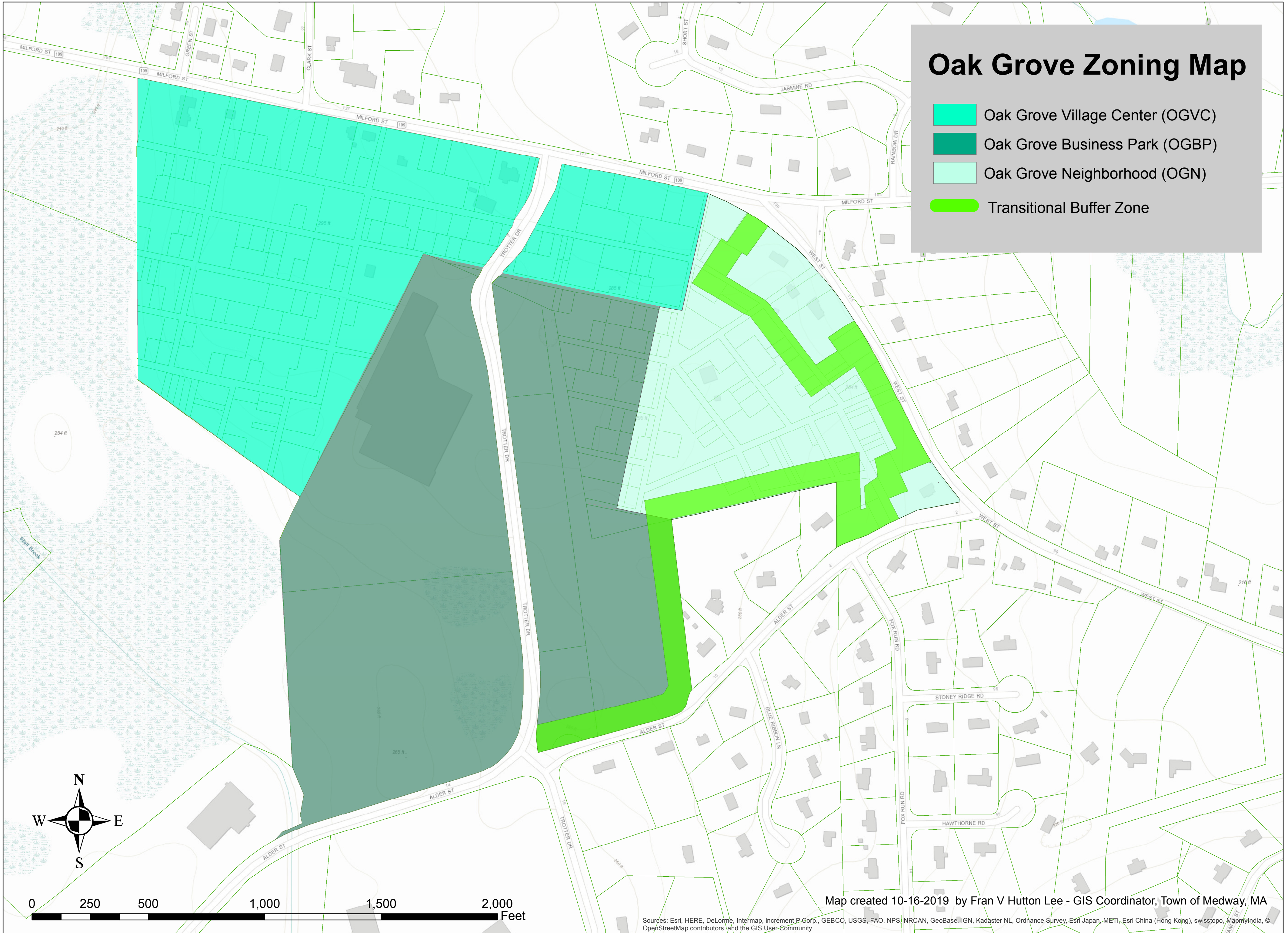
Respectfully Submitted,

Amy Sutherland  
Recording Secretary

**List of Documents Reviewed at Meeting**

1. Oak Grove Zoning Map dated October 16, 2019
2. Handout for November 18, 2019 Town Meeting, Article 12
3. Draft Minutes of OGZTF meeting of October 16, 2019







# ARTICLE 12: Oak Grove Park Zoning Amendments

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Article 12 proposes new zoning in the Oak Grove Urban Renewal Area. The Oak Grove district is bordered by Milford Street (Route 109) on the north, West Street on the east, Alder Street on the south, and property lines of the Spencer Technology and Bottle Cap lots on the west.

## The Task Force:

The Oak Grove Zoning Task Force (**OGZTF**) was established by the Medway Redevelopment Authority in March of 2018 to develop substantive zoning bylaw amendments for the Oak Grove Urban Renewal Area. The Task Force has held 20 public meetings, including two community forums for which over 300 notices were sent out to area residents and interested parties. Since August, members of the Task Force have been attending meetings of many town boards and committees to present the proposed zoning and obtain feedback. The Task Force presentation, the full text of the proposed zoning changes, and other information is available on the town website at <https://www.townofmedway.org/oak-grove-zoning-task-force-ogztf>.

## Current Zoning:

Oak Grove Area is currently divided into two zoning districts: AR-II and West Industrial. The area to the west of Trotter Drive, and a small strip along the east side of Trotter Drive, is zoned West Industrial. The rest of the area is zoned AR-II.

## PROPOSED FORM BASED ZONING

### Form-Based Zoning:

The **OGZTF** worked with consultant Ted Brovitz to prepare form-based zoning bylaw amendments, which is a somewhat different approach than conventional zoning. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and in diagrams and other visuals.

The proposed zoning would establish the Oak Grove Park zoning district, with three subdistricts: Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood.

The Schedule of Uses would be amended to add three new columns for the three subdistricts, with appropriate uses allowed by right, by special permit, or prohibited.

The form-based zoning includes site standards, building standards, street standards, and outdoor amenity spaces. Site standards include parking placement, landscaping, utilities, and pedestrian access. Building standards regulate building placement, building types, building usage, building height, and building design standards. Street standards include complete streets, sidewalk standards and use, streetscapes, and on-street parking. The benefit of Form-Based Zoning is that it allows for many uses by right but is very prescriptive on the look of the allowed development.

### Outdoor Amenity Spaces

Each building type requires a certain amount of outdoor amenity space. There are three kinds: civic space, publicly oriented private space, or private space. Outdoor amenity spaces include courtyards, gardens, pathways, pocket parks, playgrounds, rooftop terraces.



## PROPOSED ZONING DISTRICTS

### Oak Grove Village Center

This is located in the area along Milford Street closest to Route 495. It is envisioned as a gateway to Medway, with a mix of commercial, retail, service, cultural, and recreational uses, with limited residential and civic development as well.

Allowed uses include hotel, multi-family building, mixed-use buildings, home-based business, restaurant, inn, studio, gallery, service establishments, offices, brew pub, florist, retail.

*Prohibited uses include detached single and two-family homes, warehouse and industrial uses, car wash, automotive repair or body shop, contractor's yard.*

### Oak Grove Business Park

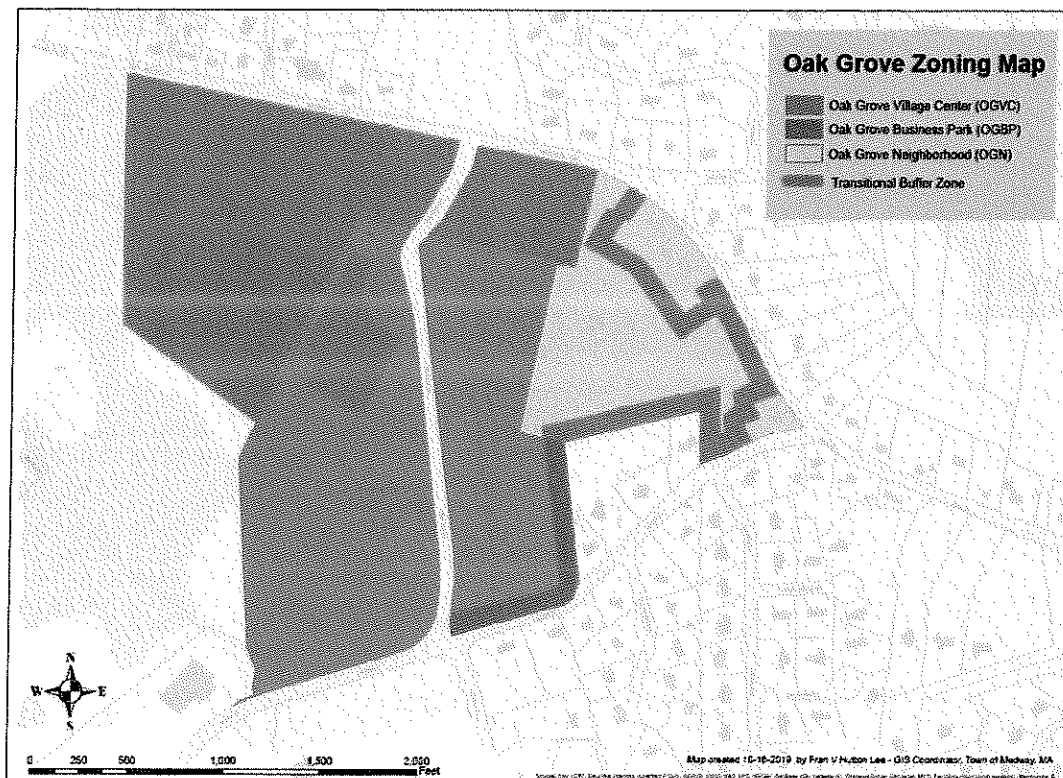
This is located along the southern portion of Trotter Drive (both sides). The purpose of this district is to facilitate the development of commercial office, service, light industrial and institutional uses, as well as supporting uses such as restaurants.

Allowed uses include retail, office, service establishments, vehicle repair and body shop, wholesale, manufacturing, contractor's yard, research and development, studio, indoor amusement center.

*Prohibited uses include residential, agricultural, marijuana facilities, inn, funeral home.*

### Oak Grove Neighborhood

This district is for residential development, allowing multi-family, row houses, and cottages. Civic buildings and agricultural uses are also allowed. Commercial and business uses are prohibited, with limited exceptions for home-based businesses and bed and breakfast.



**Medway Oak Grove Zoning Task Force  
JOINT MEETING**

**Medway Redevelopment Authority**

**Wednesday, October 16, 2019 at 6:30 pm**

**Sanford Hall**

**Medway Town Hall**

**155 Village Street**

**Medway, MA 02053**

<b>Members</b>	<b>Jessica Chabot</b>	<b>Andy Rodenhiser</b>	<b>Paul Yorkis</b>	<b>Matthew Hayes</b>	<b>Matt Buckley</b>	<b>Brian Cowan</b>
<b>Attendance</b>	X	X	X	X	x	x

**Anthony Varrichione was absent**

<b>Members</b>	<b>Andy Rodenhiser</b>	<b>Paul Yorkis</b>	<b>Doug Downing</b>	<b>Rori Stumpf</b>	<b>Mike Griffin</b>
<b>Attendance</b>	X	X	X		

**ALSO PRESENT:**

Barbara J. Saint Andre, Director Community & Economic Development  
Susy Affleck Childs, Planning and Economic Development Coordinator  
Amy Sutherland, Recording Secretary

Chair Jessica Chabot called the Medway Oak Grove Zoning Task Force meeting was to order at 6:46 p.m.

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**Approval of Minutes:**

**September 16, 2019:**

**On a motion made by Andy Rodenhiser and seconded by Matt Hayes, the Oak Grove Zoning Task Force voted unanimously to approve the minutes from the September 16, 2019 meeting as amended.**



The Oak Grove Task Force and the Medway Redevelopment Authority reviewed the options for the Zoning Map. The revised map 4B shows a 60 ft. change in the boundary of the Business Park and Residential zones, and seemed to be acceptable. Most were not in support of the 160 ft. change in the zoning boundary. The maps showed the development areas within the zones. Member Cowan is in agreement to have the lines follow the paper road.

**Medway Redevelopment Authority:**

**On a motion made by Paul Yorkis, and seconded by Doug Downing, the MRA voted unanimously to recommend the Zoning Map noted as version 4B.**

**Oak Grove Task Force:**

**On a motion made by Andy Rodenhiser, and seconded by Matt Hayes, the Oak Grove Task Force voted unanimously to recommend the Zoning Map noted as version 4B.**

**Medway Redevelopment Authority Adjourn:**

**On a motion made by Doug Downing, and seconded by Paul Yorkis, the Medway Redevelopment Authority voted unanimously to adjourn its meeting at 7:00 pm.**

**Town Meeting Preparation:**

- Chairman Chabot informed the Task Force that both the Zoning Board of Appeals and the Economic Development Committee voted to support the proposed zoning and have sent letters of support.
- The Board of Selectmen voted to support.
- The Open Space Committee voted to support. Susy will send a template letter to the Committee to consider indicating its support.
- Member Yorkis presented to the Democratic Committee which was in support. He will get a letter of support.
- The Conservation Commission will be asked to vote to support this at its meeting on October 24, 2019. The Chairman will reach out and send an email asking if the Commission Chairman has any questions which need to be answered.
- Susy provided a presentation to the Housing Authority and its members were very supportive.
- Member Cowan will attend the Affordable Housing Committee meeting to seek support and to request a letter.
- It was suggested to get a letter of support from the Medway Business Council.
- Chairman Chabot will attend the PEDB meeting to present and seek a letter in support
- Member Buckley indicated that the Cultural Council voted to support. He will follow-up by getting a letter.
- It was agreed to have display boards in the lobby at Town Meeting showing the existing zoning map and the proposed zoning map.
- Susy will speak with Moderator Mark Cerel about the introductory comments.
- Prepare a bulleted list on why this zoning change is a better option for the area. (ex. 75 ft. setback). The handout can be double sided with the bullet benefits on one side and the map on the other side.

- Include the amount of money which the town has allocated.
- Include reference to the Boards and Committees who provided letters of support.
- Member Rodenhiser will get a letter of support from the Republican Committee.
- Member Buckley will get a letter of support from the Design Review Committee.

**Future Meeting:**

- Monday, November 4, 2019 at 6:30 pm at the Medway Public Library.

**Adjourn:**

**On a motion made by Brian Cowan, and seconded by Andy Rodenhiser, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting at 7:45 pm**

Respectfully Submitted,

Amy Sutherland  
Recording Secretary