

Medway Oak Grove Zoning Task Force
Wednesday, September 26, 2018 at 7:00 pm
Medway Public Library
26 High Street
Medway, MA 02053

Members	Jessica Chabot	Andy Rodenhiser	Paul Yorkis	Matthew Hayes	Matt Buckley	Anthony Varrichione	Brian Cowan
9-26-18 Attendance	X	X	X	X	Absent with notice	X	Absent with notice

ALSO PRESENT:

- Barbara J. Saint Andre, Director Community & Economic Development
- Susy Affleck Childs, Planning and Economic Development
- Amy Sutherland, Recording Secretary
- Ted Brovitz, Project Leader from Brovitz Community Planning and Design
- Nate Burgess, Dodson and Flinker

Chair Jessica Chabot called the Medway Oak Grove Zoning Task Force meeting to order at 7:00 pm.

Approval of Minutes:

August 8, 2018:

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 August 8, 2018 Task Force meeting.

The meeting was then turned over to Ted Brovitz, Project Leader from Brovitz Community Planning and Design and Nate Burgess from Dodson and Flinker, who are the Consultants for the Oak Grove Zoning project. They began by explaining that the power point presentation and discussion will be to compare the results of the two working groups from the August 8th meeting when the optimum use of the Oak Grove Urban Renewal Area was discussed.

The Project Schedule was also reviewed:

- Phase 1: Project Area Evaluation – completed in June.
- Phase 2: Visioning- completed by end of October.
- Phase 3: Prepare Zoning and Design Standards: - draft to be completed end of November; final completed by end of December

Ted Brovitz noted that he did hold office hours at the town hall earlier in the day and only two residents attended.

The results of the groups' recommendations from the August 8th meeting were as follows:

Group One:

- New mixed use village center to serve surrounding neighborhoods and district and would take advantage of visibility of Rt. 109.
- Create a new common visible to Rt. 109 to provide public gathering space for residents, employees and visitors.
- Create a trail system connecting all segments of the districts.
- Hotel to anchor village center and take advantage of woods and creek views.
- Provide central shared parking to serve all businesses.
- Create a new signalized intersection or roundabout at Rt. 109/Clark Street to disperse traffic and improve access from neighborhoods to north.
- Allow limited restaurant space along Trotter Drive to serve adjacent business.
- Develop expandable office, light industrial.
- Create public park with sports field, playground

Group Two:

- Create a natural buffer between the business park and the existing and new neighborhoods.
- Develop light industrial along Trotter Drive with shared parking behind the buildings.
- Develop cottage courts with small family homes centered on a common space.
- Develop apartment and condominium complex of varying size.
- Allow infill mixed use development (retail/office) along Rt. 109.
- Create new intersection Rt. 109 and Clark Street to serve as gateway to Medway.
- Create common area for public gatherings.
- Hotel center near open space to take advantage of woods.
- Allow for office use.

The summary of development by type of use for proposed uses was reviewed. This included information relative to square footage, number of parking spaces, and lot size. It was explained that multi-family residential is expressed as dwelling units rather than square footage. The next item discussed was the plan which showed the transition from concept plan to the zoning map. The Oak Grove Village Center sketch alternatives were shown including parking alternatives. Examples from South County Commons (South Kingstown, RI), Wayland Town Center, and Red Mill Village, (Norton, MA), were reviewed. Photos of development case studies were shown providing examples of pocket neighborhoods. Riverwalk in West Concord was one example of a pocket park neighborhood. The last topic covered was the build-out analysis as it relates to form-based zoning.

The goal is to merge all the ideas into the overall concept plan. The preference is the residential concept with more units due to the region's housing shortage. The majority of members do not like long parking lots and believe that central parking is efficient. All are in agreement that the market will dictate what will be developed in this area in regards to the units. The thought is to not be so prescriptive in regards to the square footage of the units that a developer may present a modern building idea and not be handcuffed to just 1,200 sq. ft. There will need to be something in place to

not allow creeping, for example have number of bedroom units. The sketch of Alternate A was preferred but there are concerns about density with abutters on West Street.

Ideas from Discussion:

- Include a parking structure.
- Allow a big anchor franchise to attract other smaller venues. (ex. Wegmans, Target)
- Increase the space between buildings on the west and maintain the natural vegetation.
- Create a site which could accommodate things such as craft fairs.
- Include a neighborhood park.
- Provide for outside dining.
- Zoning language should encourage building not discourage.
- Include a GATRA bus stop.
- Look at splitting the parking for public versus residential.
- There is a concern about the massing of units on the west side.
- Who will be maintaining the open space areas?
- Will there be incentives to encourage LED status or building of energy efficient buildings?
- What will be done regarding stormwater?

Action Item:

- Plan a neighborhood meeting on October 22, 2018 at 7:00 pm (send out notices to neighborhood).

Future Meeting:

- Monday, October 22, 2018.

Adjourn:

On a motion made by Paul Yorkis, and seconded by Andy Rodenhiser, the Oak Grove Zoning Task Force voted unanimously to adjourn the meeting at 9:15 pm.

Respectfully Submitted,
Amy Sutherland
Recording Secretary