



May 24, 2022
Medway Planning & Economic Development Board
Meeting

PEDB Meeting Minutes

- Regular Meeting – May 10, 2022

NOTE – You are also asked to review and approve the minutes of the May 10, 2022 executive session provided to you under separate cover.

Tuesday, May 10, 2022
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio	Jessica Chabot	Sarah Raposa
Attendance	X	Absent with Notice	X	X	X	X

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator

The meeting was opened at 6:30 pm.

EXECUTIVE SESSION:

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call vote to enter into executive session under G.L. c.30A, Section 21(a)(3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares (Medway Realty LLC V. Medway Planning and Economic Development Board and the Town of Medway with the Board returning to open session.

The Chairman declared an executive session is warranted.

Roll Call Vote:

Bob Tucker aye
Rich Di Iulio aye
Sarah Raposa aye
Jessica Chabot aye
Matthew Hayes aye

After the executive session was concluded, the regular meeting was reconvened at 7:47 pm.

PRESENT VIA ZOOM:

Steve Bouley, P.E., Tetra Tech

PUBLIC COMMENTS:

Resident Maria Walzer, 11 Green Valley Rd.

Ms. Walzer was present at the meeting. She is concerned about the marijuana smell coming from CommCan (2 Marc Road). She was asking about when the filtering device will be installed. She was under the impression that it was to be installed in March. She is also concerned about the effects of the odor on the children at the bus stop on Coffee Street. Ms. Walzer was informed by Susy Affleck-Childs that project engineer Dan Merrikin had reported that they expected the equipment will be

installed by the end of the month. The resident was also wondering if fines will be enforced if this does not get mitigated. The business owner is working with the Town to remedy the situation.

BOUNDARY LANE SUBDIVISION - Plan Review Fee:

The Board is in receipt of the following plan review fee estimate for review of the Boundary Lane Definitive Subdivision Plan (**See Attached**)

- Tetra Tech estimate dated 5-5-22 (\$4,269)

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted unanimously to approve the peer review fee of \$4,269.00.

APPROVAL OF MINUTES:

April 20, 2022 Special Meeting

On a motion made by Rich Di Iulio, seconded by Sarah Raposa, the Board voted unanimously to approve the minutes from the April 20, 2022 meeting as written.

April 26, 2022 Regular Meeting

On a motion made by Rich Di Iulio, seconded by Sarah Raposa, the Board voted unanimously to approve the minutes from April 26, 2022 as written.

MASTER PLAN DISCUSSION:

The next meeting of the MP Committee is Thursday, May 12, 2022 at 6:30 pm via Zoom. The Committee will review the feedback received during March and April on various draft implementation strategies. The MP Committee will have a table at PRIDE Day on May 21, 2022. There will be a joint meeting of the Master Plan Committee with the PEDB and Select Board on June 13, 2022 on Phase 3.

PUBLIC BRIEFING - CASSIDY FIELD PARKING IMPROVEMENTS MINOR SITE PLAN AND LAND DISTURBANCE PERMIT:

The Chairman opened the Public Briefing.

The Board is in receipt of the following documents: (**See Attached**)

- Public Briefing Notice
- Minor Site Plan Application
- Land Disturbance Permit Application
- Project Narrative
- Requests for Waivers from Site Plan Rules and Regulations
- Cassidy Field Parking Improvements site plan dated April 7, 2022 by Tetra Tech
- Review noted from Susy Affleck-Childs dated May 1, 2022

NOTE – DPW Director Pete Pelletier was present.

Project engineer Steve Bouley briefing the Board that the proposed work consists of the demolition and redevelopment of the existing parking lot at the north side of the site adjacent to the baseball

fields. There will be a total of 93 paved parking spaces and five are handicap accessible. The parking spaces will be clearly delineated to increase capacity and improve circulation. There will be infrastructure installed to accommodate 9 parking spaces to charge electric vehicles in the future. No additional lighting is proposed. Paved walkways will be provided to improve access from the fields and parking. The stormwater will be treated in the infiltration chamber system using a dump-sump.

There will be a decision drafted for the next meeting.

PUBLIC HEARING - MILFORD REGIONAL HOSPITAL FACILITY MAJOR SITE PLAN AND GROUNDWATER PROTECTION SPECIAL PERMIT

The Chairman opened the public hearing.

On a motion made by Bob Tucker, seconded by Jessica Chabot, the Board voted unanimously to waive the reading of the public hearing notice.

The Board is in receipt of the following documents: (See Attached)

- Public Hearing Notice
- Site Plan Application
- Groundwater Protection Special Permit Application
- Project Narrative
- Site Plan prepared by Guerriere & Halnon
- Requests for Waivers from *Site Plan Rules and Regulations*
- Review comments from Community and Economic Development Director Barbara Saint Andre dated 4-27-22
- *Traffic Impact Assessment Report* dated April 2022 by Vanasse & Associates, Inc.
- Design Review Committee project review letter dated 5/10/22
- Email memo from Fire Chief Jeff Lynch dated 5/9/22
- Memo dated 5/10/22 from Sergeant Jeff Watson
- Susy Affleck -Childs review notes dated 5/9/22

The applicant's designated representative Amanda Cavaliere from Guerriere and Halnon was present along with applicant Kevin Lobisser, G & H engineer Mike Hassett, and property owner David Cassidy.

The project site plan was displayed using Share Screen.

The proposed facility is located at 86 Holliston Street. The project is for the construction one-story, 21,900 sq. ft. medical building to be accessed from the existing curb cut on Main Street for Walgreens. The facility will consist of pediatric care, women's health, wellness, emergency care, lab, and x-ray services. A total of 102 parking spaces are proposed. There will be a path which will be ADA compliant. The applicant will be in front of the Conservation Commission this week (Order of Conditions and Land Disturbance permit).

Consultant Bouley was present and explained that he is still reviewing the site plan and will provide a letter. (Note – Tetra Tech is also reviewing the traffic study.) The urgent care part of the facility

may be open until 8:00 pm. The applicant will have a long-term lease for the property from the Cassidy family. There is a stream on the property that is being used for drainage; there may need to be an easement for it. The site will have amenities such as picnic tables and bike racks. The snow removal area was shown on Sheet 5. There will be outdoor spaces for employees.

The site will have six electrical charging stations when the requirement is only for four. There will be sidewalks extending to Rt 109 which will encourage pedestrian accessibility. All of the HVAC equipment on the roof will be shielded. There were concerns brought up about the sound. There could be some noise mitigation provided. There will be ground mounted generators for emergency situations. The lighting plan needs to be looked at for spillage onto abutting properties. If there is spillage, shields can be added.

The Board was informed that the applicant met with the Design Review Committee on May 2, 2022. There was a letter provided which the Board has received. This letter references that the project should not include any “false” windows. They would also like to have renderings provided. There was also a comment about including more architectural details to ensure that the lengthy building façades are broken up. There should be more detail on the north facing façade. There should also be a retaining wall at the southwest corner.

There was an email dated 5-9-22 from Fire Chief Jeff Lynch. He asked that the applicant prepare a turn analysis to determine whether the Town’s largest fire apparatus will be able to maneuver around the building. The fire hydrants need to be shown on a plan.

There was also an email dated 5-10-22 from Sergeant Jeff Watson with an attached intersection safety audit report from March of 2022. Sergeant Watson strongly recommends against allowing a left hand turn into the front parking area from the driveway.

The hearing was opened to comments from the public:

Resident Nicholas Fair, 3 Howe Street:

Mr. Fair had several questions about the waiver request and some which provided no reasoning. Mr. Fair noted that he is a member of the Medway Energy and Sustainability Committee. He would like the Board to not waive the requirement for a certified landscape architect to prepare the landscape plan. He was also questioned the waiver on installation of shade trees, and he does not think 6 trees are viable in the noted location. It was explained that the waivers will be discussed at a later hearing date. He is also concerned about the proposed location for a generator and there is a conflict with this and landscaping for this area noted on another plan sheet. He would like to see a noise study completed. Another concern is that the snow storage is proposed to be in the wetland buffer area.

Resident, Jessica Collins, 9 Robin Circle:

The concern is the headlights from the vehicles coming into the site. She would like a stockade fence. She is also concerned with sirens coming and going to site.

It was explained that there will be no sirens except for those occasions when an ambulance would leave the site to head to hospital.

The dumpsters were next discussed. There needs to be explanation of when they will be emptied. This could be written into the decision.

Resident, Robins Street (name not stated)

She is concerned that her view will be gone.

It was recommended that there be trees installed which will grow quick. There is a concern that the proposed white pines will provide no visual buffer as they grow. The white pine is not part of the preferred tree list.

The construction period for this project will be 9 to 10 months.

The Engineer communicated that the landscape designer for this plan has been with the company for 35 years and is confident that the team can work with the Board on a suitable landscape plan.

Susy Affleck-Childs noted the following items which need to be addressed:

- Provide an updated Project Narrative
- Provide Development Impact statement or seek waiver
- Need Earth removal calculations or seek waiver
- Provide color renderings or seek waiver
- Include site amenities on plans (ex. Benches)
- Explain how development meets the general special permit criteria in Section 3.4 and criteria in Section 5.6.3 Groundwater Protection
- Provide details on retaining wall with material
- Determine how this building type is categorized. This may need a special permit.

It was recommended that the traffic be discussed at the next hearing and have Vanesse and Associates, the applicant's traffic engineer be present.

On a motion made by Bob Tucker, seconded by Jessica Chabot, the Board voted unanimously to continue the hearing to June 14, 2022 at 7:45 pm.

CONSTRUCTION REPORTS:

Medway Mill:

- April summary report project engineer Guerriere and Halnon
- Tetra Tech field report #11 dated 4-25-22

The project is moving along and is on track. There will be the final paving and completion of the landscaping. Consultant Bouley will check on the status of the bridge. He reported that developer John Green had indicated they may not undertake the bridge work due to costs.

Evergreen Village:

- April summary report from engineer Rob Tiberi

Rocky's Hardware:

- Tetra Tech field report #1 dated 4-18-22
- Tetra Tech field report #2 dated 4-25-22

The Board was informed that the fencing has been completed. There continues to be work on the sidewalk area. The work is progressing.

William Wallace Village:

- April monthly report from project engineer Dan Merrikin

Cutler Place:

April summary report from project engineer Ron Tiberi.

Salmon Cottages:

There will be a Zoom call this week with the developer and the Town representatives to discuss downsizing the footprints of the cottages. This will need to go to DRC for further review. This may be handled as a field change.

ZBA PETITION:

The Board is in receipt of an application from Shaw's for an outdoor display special permit. This property is located at 65 Main Street.

The Board would like a letter drafted and provided to the ZBA with recommendations:

- Encourage the planter boxes instead of metal racks.
- Clear and maintained access
- Clear sidewalk area
- No empty pallets or storage racks on site.
- No vending machines or red box on site.
- Keep sidewalk areas open

FUTURE MEETING:

- May 24, 2022

ADJOURN:

On a motion made by Sarah Raposa, seconded Jessica Chabot, by the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 10:26 pm.

Prepared by,
Amy Sutherland
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs