

Wednesday April 20, 2022
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053
SPECIAL MEETING via Zoom

Members	Bob Tucker	Tom Gay	Matt Hayes	Sarah Raposa	Rich Di Iulio	Jessica Chabot
Attendance	Remote	Not Present Absent with Notice	Not Present Absent with Notice	Remote	Remote	Remote

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator

Member Jessica Chabot presented the updates on the Master Plan. It was explained that there is an online Community Engagement platform to provide feedback on some of the key strategy approaches for the town. This will remain live for the rest of the month. There are 12 different modules within the survey. Within each of the modules are goals and multiple strategies.

The focus groups were from Medway town officials and other community members who came together to discuss the strategies.

There was a draft of the vision and goals provided.

There was a screen share of the web site.

MODULE - Approaches for Open Space & Natural Resource Protection:

There is a lot of information in this section that has to do with zoning. This has to do with Conservation and Medway Open Spaces and how that benefits the town. Preservation of this is important for the planet. There are 5 categories within this. The Board does believe this is important to protect in the town.

STRATEGIC LAND ACQUISITION:

The Medway Open Space Plan in 2020 identified properties of interest for protection. There was a map included and shown. There will be further discussion about the prioritization of those protected areas. There is currently 7.2% permanently protected in the Town of Medway and this is relatively low compared to neighboring towns. There is a concern about the new initiative the State is pushing for more multi-family housing and how that impacts open space preservation. There will need to be decisions made at the local level regarding open space and development. (ex. Briggs Farm – this is area on Winthrop Street could be preserved as open space or local agricultural).

Rate this strategy:

Bob Tucker	4
Rich Di Iulio	5
Sarah Raposa	4
Jessica Chabot	4

CONSIDER ADOPTING NATURAL RESOURCE PROTECTION ZONING

There was discussion about adopting zoning for natural protection of vegetation and also have to have a look at including open space development by right. The concern about having some things by right (vs. special permit) is that there will not be oversight relating to the design components. There was a recommendation to add a provision to only allow 50% lot coverage of the entire parcel and then apply for a variance if you want to develop more. The Board does not want to see what happened (ex. Applegate.) There could be reworking of the bylaw to include language about maximizing the buffers and requiring as much vegetation to remain as possible. The current Subdivision Rules and Regulations need to be updated since they have not been updated since 2006. It would also be beneficial to establish a list of the kinds of trees being removed and those could be replaced with (example large pines). The Conservation Commission is working on a tree preservation bylaw.

Rate this Strategy:

Sarah Raposa	4
Bob Tucker	3
Rich Di Iulio	3

TREE CANOPY BYLAW:

The next topic discussed was related to the adoption of a tree preservation bylaw. The surrounding towns such as Wellesley and Needham have these bylaws. This type of bylaw makes preservation a priority and there are rules arounds which trees one can be taken down and where. The developer versus resident rules would be different if this type of bylaw is considered. A question was raised that there needs to be discussion about when a resident needs to remove a tree due to insurance reasons. How would the town handle this if a bylaw for no such removal is in place? Concern was expressed about having someone telling others what they can and cannot do on their own property related to trees. The enforcement of this type of bylaw would need a full-time employee. There should also be some incentives for developers to not clear cut. There could be some administrative obstacles in getting this underway. A suggestion was made that there could be a “tree buy back” program for individual home owners who want to take down a tree, there could be another tree provided. This would incentivize the planting of trees and would not be punitive.

Rate this Strategy:

Sarah Raposa	4
Bob Tucker	1
Rich Di Iulio	3

DAM REMOVAL:

The next item was the dam removal. This is currently interrupting the running of the Charles. A comment was made that the removal of a dam would cause an issue with the mercury stacked behind it. There would be a significant cost to remove these dams. There has also been a question regarding the ownership of these dams.

Rate this Strategy:

Sarah Raposa	1
Bob Tucker	1
Rich Di Iulio	4
Jessica Chabot	1

EDIBLE FOOD FOREST:

This is a great idea but low priority with the other noted items.

Rate this Strategy:

Sarah Raposa	2
Bob Tucker	1
Rich Di Iulio	1
Jessica Chabot	1

MODULE - Growing Non -Residential Tax Base:

The goal for this is to promote commercial tax base. There are a group of residents in the town that see this as a high priority in town. This was a goal in the last master plan and progress has been made. (ex. Oak Grove Area). It was recommended to have some more tax incentives for redevelopment. The Board of Selectmen have the ability to make agreements. The development of Oak Grove could help with that land area being taxed for full commercial value if this can be developed. There should also be discussion about lowering the residential taxes which has not happened over the years.

Rate this Strategy:

Sarah Raposa	5
Bob Tucker	2
Rich Di Iulio	3
Jessica Chabot	1

ALLOW SMALLER VILLAGE STYLE COMMERCIAL AREAS:

This would be to promote village design and clearly defining areas as mixed use in more locations. It was noted that there was a study done by planning consultant Gino Carlucci on this topic. There was a suggestion to be as progressive as possible in order to achieve these strategies. The town should work to pursue all viable options.

Rate this Strategy:

Sarah Raposa	5
Bob Tucker	3.5
Rich Di Iulio	4

EXPAND INDUSTRIAL DEVELOPMENT:

The idea behind this would be to expand the east industrial district and create a new zone on west street. There have been very local residents speaking against such expansion in the past. Some members do think it is worth studying. A comment was made that the rezoning of the properties on West Street does make sense but should not be done until the town knows the full impact of the four applications in front of them.

Rate this Strategy:

Sarah Raposa	4
Bob Tucker	1
Rich Di Iulio	1
Jessica Chabot	1

ADJOURN:

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

Roll Call Vote:

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

The meeting was adjourned at 8:33 pm

Respectfully Submitted,
Amy Sutherland
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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MEDWAY MASTER PLAN

PHASE III – BOARD/COMMITTEE DISCUSSIONS – APRIL 2022

STRATEGY MODULE 6: OPEN SPACE

Draft Goal

Permanently protect Medway's tree canopy and at least 30% of open space land prioritized for carbon sequestration to remove carbon from the atmosphere, for biodiversity conservation to ensure long-term persistence of rare and other native species and their habitats, and for passive recreation and trails.

Strategy Approaches:

• Strategic Acquisition

• Zoning

• Tree Canopy Bylaws

• Dam Removal

• Edible Food Forest

N. Strategic Acquisition:

Strategically acquire and conserve unprotected open space in Town to protect important open space connections, wildlife corridors, and natural resources through fee acquisition or deed restrictions.

O. Zoning:

Consider adopting Natural Resource Protection Zoning as a stronger open space protection alternative to Medway's existing zoning.

P. Tree Canopy Bylaws:

Inventory the existing tree canopy in Medway and consider adoption of a tree preservation bylaw to protect Medway's tree canopy.

Q. Dam Removal.

Consider removing dams, like the Sanford Mill Dam and Choate Park Dam.

R. Create an edible food forest.

Consider preserving natural spaces in Medway in ways that benefit the community, such as an edible food forest.

Discussion activity:

• Ask committee members to discuss these strategies to identify pros and cons.

• Ask committee members to rate what level they think each of these strategies should be priorities for the

MedwayMP_RS_Mod_6_open-space.pdf

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MEDWAY MASTER PLAN

PHASE III – BOARD/COMMITTEE DISCUSSIONS – APRIL 2022

STRATEGY MODULE 2: NON-RESIDENTIAL TAX BASE

Draft Goal

Promote significant commercial and industrial development expansion including medium-sized businesses to help minimize residential tax increases and increase local employment opportunities

Strategy Approaches:

Tax Incentives for Industrial Growth

Allow smaller village-style commercial areas

Expand Industrial Development

D. Tax Incentives for Industrial Growth:

Consider offering property tax incentives to encourage redevelopment in Medway's industrial areas.

E. Allow smaller village-style commercial areas:

Rezone existing commercial nodes around Medway to allow these uses and promote village-design.

F. Expand Industrial Development:

Expand the number of industrial-zoned properties, look for new locations for industrial zones, and promote additional industrial development opportunities, including creative industries.

Discussion activity:

Ask committee members to discuss these strategies to identify pros and cons.

Ask committee members to rate what level they think each of these strategies should be priorities for the master plan (5=high priority; 3=medium priority; 1=low priority)

*You may find it helpful to refer to more information on the engagement website ahead of the meeting, which includes descriptions, a summary of any focus group comments, and links to resources where available. This will help you prepare to explain these ideas and lead the discussion with your committee/board. If you have access to the internet when you are presenting, you may also bring up the engagement website on your browser to show attendees more information about our work and our ideas.

MedwayMP_RS_Mod_2_non-res-taxbase.pdf

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