

Board Members

Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Sarah Raposa, A.I.C.P., Clerk
Jessica Chabot, Member
Thomas A. Gay, Associate
Member



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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

Tuesday, May 9, 2023
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Member	Matt Hayes, Chair	Bob Tucker	Jessica Chabot	Sarah Raposa	Tom Gay Assoc. member
Attendance	X	X	X	X	X

PRESENT:

Barbara J. Saint Andre, Director of Community and Economic Development
Anna Rice, Community and Economic Development Administrative Assistant

The meeting was called to order by Chair Hayes at 7:00 p.m.

There were no citizen comments.

Public Hearing – 10 Lincoln Street – Auto Repair Special Permit:

The Board is in receipt of the draft decision. This was prepared from comments at the last meeting. The plan shows the parking spaces. There was a recommendation that the spaces around the building perimeter and the handicap spots be striped. The applicant plans to provide landscaping in the future. There needs to be an enclosure around the new dumpster noted on the plan. There will be language which indicates that the dumpster will be emptied during regular business hours. The decision includes the hours of operation. There will be inclusion of Saturday hours being 9:00 am – 2:00 pm. with no work on Sunday. A concern was brought up by an abutter about the bay doors. He was wondering if the doors will remain closed due to the noise. The owner noted, the doors will be closed during winter months, but during spring and summer, doors will be open due to lack of air conditioning.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted to approve

with conditions a Vehicle Repair Special Permit to Fasland LLC of Medway under Section 3.4 of the Zoning Bylaw, the use of the property at 10 Lincoln Street for Vehicle Repair, to be constructed in accordance with the decision, the application, the conditions, and the plot plan, motion was approved by a vote of 5 in favor and 0 opposed with members Hayes, Tucker, Chabot, Raposa and Gay voting.

Public Hearing Continuation 7 Sanford Street – Multi-Family Housing Special Permit:

Member Sarah Raposa recused herself from this public hearing.

Member Tucker signed a Mullin Certification.

The Chairman opened the hearing.

The Board is in receipt of the updated draft decision. The Consultant indicated that all comments have been addressed. The most recent plan revision date is May 1, 2023. The Board reviewed the decision criteria and findings. The Board was informed that the Zoning Board of Appeals decision was approved and there was no appeal of decision. The stormwater Operations and Maintenance plan will be included on a detail sheet. The architectural plans also need to be referenced. In relation to recording, there will be a total of four sheets. Town Counsel is drawing up the easement for the street encroachment area. This may need to go to town meeting for acceptance. Consultant Bouley does not think there needs to be a pre-construction meeting. It was emphasized that Tetra Tech must be notified at least 48 hours prior to needed inspections. Consultant Bouley can provide the applicant with a list of required inspections, including for the stormwater management system.

On a motion made by Jessica Chabot, seconded by Bob Tucker, the Board voted to approve with conditions a Multi-Family Housing Special Permit to 7 Sanford Street, LLC of Medfield, MA the motion was approved by a vote of 4 in favor and 0 opposed, with Hayes, Tucker, Chabot and Gay voting.

On a motion made by Jessica Chabot, seconded by Bob Tucker, the Board voted to approve with waivers and conditions as specified herein, a site plan for a six-unit, multi-family development and associated site improvements on the property at 7 Sanford Street as shown on a plan titled “Site Plan for proposed Building and Site Improvements.” Dates 3.23.23, revised 5.1.2023, prepared by Site Engineering Consultants, Inc, 3 sheets to be further revised as specified before endorsement and recording. The motion was approved by a vote of 3 in favor and 0 opposed, with Member Tucker, Hayes and Chabot voting.

On a motion made by Jessica Chabot, seconded by Bob Tucker, the Board voted unanimously to close the hearing.

Member Raposa rejoined the meeting.

William Wallace Surety Reduction:

The Board is in receipt of a request for a bond reduction for William Wallace. A bond estimate was provided by Tetra Tech dated May 4, 2023 in the amount of \$123,333.00.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously 4-0 to reduce the bond for William Wallace in the amount of \$123,333.

Public Hearing – Site Plan Rules and Regulations:

The Board is in receipt of the most recent copy of the Site Plan Rules and Regulations. The recommendations for revisions that were made at the last public hearing session have been addressed in the most recent version. There is amended language about the no cut zone and also there will be no cutting of trees in this area unless dead, diseased or invasive.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously 4-0 to approve the Site Plan Rules and Regulations as amended.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously 4-0 to close the public hearing.

6 Cutler Place – Field Change:

The Board is in receipt of a request for two field changes for 6 Cutler Place. One request is to relocate the proposed gathering area. The reason for the request is the proposed location is in a more “common area” as opposed to having the gathering area directly behind Unit E. There is also a request for a field change for the 8-foot high white fence along the rear of the property.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to approve the field changes for 6 Cutler Place as presented.

The Board was informed that the applicant is working toward Certificate of Completion. There is no bond on the project. The Consultant will provide a punch list inspection once requested.

Construction Reports:

2 Marc Road:

The foundation for the addition has started along with the parking area. The owner is looking to finish up the original approval from 2017. She will be addressing the punch list items. There is a bond in place for the original construction.

Chipotle/Starbucks:

There was a preconstruction meeting. Work will be starting.

6 Cutler Place:

The final paving took place last week. The sod is installed and the rain garden work has been completed.

Bright Path:

The Engineer needs to submit the as built plans. The applicant will be seeking Certificate of Completion.

Lawrence Waste Site Plan Completion:

The Board has received a request from Lawrence Waste Services for a Certificate of Completion. All the required documents have been provided.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously 4-0 to approve the Certificate of Completion for Lawrence Waste Services for Site Development.

4 Marc Road – Peer Review Estimate:

The Board is in receipt of a peer review estimate for 4 Marc Road in the amount of \$1,900.00. This is for the noise consultant and issues raised by Mr. Lally. The Board would like to make sure those items are addressed. It was suggested to have Member Gay be present during the zoom meeting.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously 4-0 to approve the peer review estimate of \$1,900.00.

Annual Town Meeting:

The Town Meeting was a success and the zoning bylaw amendments presented all passed.

PEDB Meeting Minutes:

April 25, 2023 Regular

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously 4-0 to approve the minutes from April 25, 2023.

NEXT MEETING:

- May 23, 2023
- The Board expressed thanks to Chair Hayes, Vice Chair Tucker and Member Gay for their many years of service to the Town.

ADJOURN:

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

The meeting was ended at 9:33 p.m.

Prepared by,
Amy Sutherland
Recording Secretary

Reviewed and edited by,
Barbara J. Saint Andre
Director, Community and Economic Development

List of Documents Reviewed at Meeting

1. Draft Decision, 10 Lincoln Street
2. Draft Decision, 7 Sanford Street