

Board Members

Andy Rodenhiser, Chair
Sarah Raposa, Vice Chair
Timothy Harris, Clerk
Jessica Chabot, Member
John Parlee, Member



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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

Tuesday, June 13, 2023
Medway Planning and Economic Development Board
155 Village Street

Meeting Minutes

Member	Andy Rodenhiser Chairperson	Jessica Chabot	Sarah Raposa Vice Chairperson	John Parlee	Timothy Harris, clerk
Attendance	X	absent	X	X	X

PRESENT:

Barbara J. Saint Andre, Director of Community and Economic Development
Jeremy Thompson, Planning and Economic Development Coordinator

The meeting was called to order at 6:30 p.m.

The Board voted by roll call vote on a motion made by Sarah Raposa and seconded by Tim Harris, to go into executive session under G.L. c. 30A, §21(a)(3) to discuss strategy with respect to litigation known as Medway Realty LLC v. Medway Planning and Economic Development Board and the Town of Medway, Massachusetts Land Court, Civil Action No. 21 Misc. 000633-HPS, where an open meeting may have a detrimental effect on the Board's litigating position, and the Chair so declares, and return to public session at the conclusion of the executive session.

Andy Rodenhiser Aye
Sarah Raposa Aye

Timothy Harris **Aye**
John Parlee **Aye**

Chair Andy Rodenhiser so declared that discussing litigation in this matter in an open meeting may have a detrimental effect on the litigating position of the Board. It was noted that the Board will return to public session at the conclusion of the executive session.

The Board entered into executive session and returned to open session at 7:20 p.m.

There were no citizen comments.

**Mockingbird Lane – 56 Summer Street - Multi-Family Housing Development
Special Permit and Site Plan Approval:**

The hearing for 56 Summer Street was opened. The project engineer, Robert Murphy, made the presentation on behalf of the applicant. The proposed project includes construction of a multifamily residential development with 8 buildings consisting of 18 units. The site plan dated May 11, 2023 prepared by Robert Murphy & Assoc., Inc. Environmental Consultants. The owner and developer, Tortcon Builders, LLC. The property consists of 5.54 acres of land which is within the RA-2 Zoning District and the Multifamily Housing Overlay District. It was explained that there will be 8 multifamily dwellings with associated driveways, utilities, grading and landscaping. All of the drainage from the roof tops and paved area is to be directed to subsurface infiltration basins located adjacent to individual buildings. The open space areas will be left undisturbed to provide a natural buffer. There is a recommendation to develop a trail system within the property to the north that can serve as passive recreation. This will need to be an action from the Medway Conservation Commission. The eastern portion of the site is to be developed with four buildings during Phase 1. These will consist of three duplex dwellings and one quadplex dwelling. Phase 2 will be completed with four duplex dwellings only after Phase 1 has approved for occupancy. It was explained that there is little work within the setback. There will be boulders placed to be used as a sloped wall. The profile wall was shown. This will be 3-5 feet high. The applicant explained that they had communication with the Fire Chief regarding the turning for the emergency trucks. The applicant will be submitting an application to the Conservation Commission. This project is within two watersheds, with the proposed road between the two watersheds. The Board was informed that the street name committee approved Mockingbird Lane. The applicant has also been in front of the DRC. The look of these buildings will be colonial barn look. There has been revisions to the back of the building with the inclusion of new lines and gables. The Board would like updated plans with the revisions made to the back of the buildings.

Consultant Bouley will begin review the site plan, grading plan and utility plan.

The Chair opened the floor for public comments. Chris Rice of 48 Summer Street had a question about the southern abutting property and the grassland area. Wallace Long, 50 Summer Street wanted clarification on the trees and the grassland area which looks different on the quad duplex area. He also wanted clarification on the setbacks and light spillage. The plan was shown which clarified the setback area. The applicant also explained the landscaping plan. There can also be some additional landscaping added if needed. The grass swale area was pointed out on the plan.

Josh Cook, 5 Independence Lane stated he is concerned with his home not having enough buffering or screening. The Engineer explained that more landscaping can be added. The wooded area near this abutter will remain. Paul Yorkis, 7 Independence Lane wanted to know when the revised plans would be available. Kathleen Yorkis, 7 Independence Lane, had questions about the phasing and staging area. The Engineer responded that there will be a gated area for the stockpiling of material in the back of the site. All of the trees will be staying during this phase to provide a sound and site buffer. Phase 2 will not start until Phase 1 is complete. The revised plan will be provided next week.

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted (4-0) to continue the hearing to August 8, 2023 at 7:00 pm.

Peer Review Estimate 56 Summer Street:

The Board is in receipt of an estimate for 56 Summer Street in the amount of \$4,423.00.

On a motion made by Tim Harris, seconded by Sarah Raposa, the Board voted (4 -0) to approve the consultant estimate for 56 Summer Street in the amount of \$4,423.00.

Medway Mill Field Change:

The Board is in receipt of a field change for Medway Mill. A letter was provided by John Greene, President/Owner. Representing the owner, Amanda Cavalieri from Guerriere and Halnon was present.

There are five field change requests:

- Change from existing fixtures to increase lighting on the walkway down from the new parking lot. There can be shields added if needed.
- Requesting to add two spotlight fixtures to illuminate the roadway that is used to access and exit new lot. Tetra Tech is concerned about the flood light and making sure it does not direct toward abutters.
- Request adding a thick yellow line and word stop to make exiting onto Lincoln Street slower and safer at the end of the access road from Medway Mill onto Lincoln Street.
- Request to add a heavy-duty rubber speed bump. (This field change request was withdrawn)
- Request to not have to add an oil separator due to existing fragile clay. Other features will be included for stormwater treatment. This was reviewed by Tetra Tech which had no problem with the proposed changes.
- Request to add one more sign for impaired mobility parking.

Ms. Cavalieri reviewed each of the requests with the Board. She stated that the applicant wished to withdraw the third request, for the heavy duty rubber speed bump. The Board would like the engineer to provide shields on the lights to be added along the access way from Lincoln Street. Also, the proposed stop line striping should be white, not yellow.

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted (4-0) to approve the field change for Medway Mill as amended.

288 Village Street Site Plan Completion:

The Board is in receipt of the completed paperwork for site plan completion for 288 Village Street.

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted (4-0) to approve the certificate of site plan completion for 288 Village Street and approve the release of covenant.

2 Marc Road – Site Plan Completion:

The Board is in receipt of the paperwork for site plan completion for 2 Marc Road. This is for the close out of the original site plan which was issued in 2016. The surety funds will also be released.

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted to (4-0) approve the certificate of site plan completion for 2 Marc Road.

Resident John Lally communicated his support of the applicant, the Board and town officials for providing the noise and odor mitigation on this site.

22 Evergreen Street – Site Plan Completion:

The Board is in receipt of the paperwork for site plan completion for 22 Evergreen Street.

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted (4 to 0) to approve the certificate of site plan completion for 22 Evergreen Street.

2 Marc Road -Field Change:

The Board is in receipt of a field change for 2 Marc Road. The applicant was not present to explain the change. Consultant Bouley would like more information regarding the berm which needs material behind it. This can be placed on the next agenda once more information is provided.

Construction Reports:

The Board was informed that many of the projects are closing out.

The following report was provided:

- 68 A Main Street- The work is commencing nicely. The basin is done and there is the installation of the drainage. The site is clean.

Approval of Meeting Minutes:

May 23, 2023:

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted (4-0) to approve the meeting minutes from May 23, 2023.

Committee Assignments/liaisons:

The Board was provided with a list of committees where the Board has a representative on the committee, as well as a list of committee and board liaisons. The members discussed which boards and committees they would like to volunteer for as members or liaisons.

The members discussed whether to appoint a member to the sign task force committee. The committee has not met in many years.

On a motion made by Sarah Raposa, seconded by John Parlee, the Board voted (4 -0) to dissolve the sign task force committee.

On motion by Tim Harris, seconded by John Parlee, the Board voted (4-0) to appoint Sarah Raposa as the Board's representative on the Community Preservation Committee.

On motion by Sarah Raposa, seconded by Tim Harris, the Board voted (4-0) to appoint Tim Harris as the Board's representative on the Design Review Committee.

Ms. Saint Andre stated that she believed the Select Board make the appointment for SWAP.

On motion by Sarah Raposa, seconded by Tim Harris, the Board voted (4-0) to recommend Jeremy Thompson as the Board's representative on SWAP.

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted (4 -0) to approve the following liaison positions as discussed:

Affordable Housing Committee & Trust	John Parlee
Agricultural Commission	Andy Rodenhiser
Board of Assessors	Sarah Raposa
Board of Health	Sarah Raposa
Board of Water/Sewer Commissioners	Tim Harris
Capital Improvements Planning Committee	Sarah Raposa
Conservation Commission	Andy Rodenhiser
Energy & Sustainability Committee	Andy Rodenhiser
Finance Committee	Andy Rodenhiser
Historical Commission	Jess Chabot
Open Space Committee	John Parlee
Redevelopment Authority	Andy Rodenhiser
Town Manager/Board of Selectmen	Andy Rodenhiser
Zoning Board of Appeals	Jess Chabot

NEXT MEETING:

- **June 27, 2023**

ADJOURN:

On a motion made by Sarah Raposa, seconded by Tim Harris, the Board voted (4-0) to adjourn the meeting at 9:39 p.m.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

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

List of Documents Reviewed at this Meeting

1. Civil Engineering Plans for 56 Summer Street as revised through May 22, 2023
2. Architectural Plans for 56 Summer Street revised through May 9, 2023
3. Medway Mills Field Change letter
4. 4 Marc Road Photo showing requested area of field change
3. List of PEDB committee appointments and liaison appointments