

Tuesday, August 17, 2021
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio	Jessica Chabot
Attendance	X	X	X	Zoom Participation	X	X

PRESENT:

- Susy Affleck-Childs, Planning and Economic Development Coordinator

PUBLIC COMMENTS:

- There were no public comments.

NEXT STEPS FOR BESS CONSULTANT:

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

- The Board is in receipt of a draft Request for Proposal based on discussion of scope of services at the 8-9-21 Select Board meeting and the 8-10-21 PEDB meeting.

The Board was informed that the scope of work for the BESS consultant needs to be reworked. There was a meeting of the Select Board and it was concluded that there needs to be less emphasis on the education component and more focus on the technical aspects of BESS. There was outreach to those firms who were sent the initial RFQ. They were asked why they did not submit quotes. Some of the firms communicated that they had conflicts of interest and others responded that they did not have enough zoning experience. The new approach will be an RFP which will make it clear that sub-consultants can be used. The Board agrees that there needs some flexibility. The Select Board has committed to holding a meeting to review a revised RFP.

Master Plan Update:

Member Jess Chabot provided an update on the Master Plan. Phase 1 has been finished and the Committee is moving onto Phase 2. The revised draft existing conditions report from Phase 1 will be provided August 27th and will then be circulated to the Committee and Town staff and made available for public comment. There continues to be outreach with the community to fill out the survey. To date, there have been 627 surveys completed. Social media has helped to get the word out. The deadline date to complete the survey is September 6, 2021. If anyone is interested in hosting a Meeting in a Box, please contact Jess Chabot. People are encouraged to visit the online Crowdmapping tool. There was a screen share of this to illustrate how it works. The main concerns from the Crowdmapping activity are traffic and pedestrian safety. The next Master Plan Community Forum will be held on Sunday, October 3, 2021 from 11:00 am-3:00 pm. at Medway High School and PEDB members are encouraged to attend.

On a related matter, the Board was informed that the Town has hired Jenn Goldsen who will be working with the Affordable Housing Committee and Trust on updating the Town's Housing Production Plan. There will be a focus group to which the Board has been asked to provide a representative. Member Hayes volunteered to participate in the HPP focus group.

REDGATE SUBDIVISION – REQUEST FOR RELEASE OF PERFORMANCE SECURITY:

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

- Draft Release Agreement prepared by KP Law
- DPW Redgate punch list dated July 14, 2021
- Email dated 8-25-2020 from DPW Director Dave D'Amico

The Board was informed that the staff has had some conversations with the Town Manager and Treasurer/Collector and Town Counsel about the developer's request for release of the Redgate subdivision performance security funds. The performance security amount is \$13,053. The amount of the taxes owed on 2 Redgate Drive (drainage parcel) is \$9,886. The assessed value of 2 Redgate Drive is \$23,500. The developer objects to the Town withholding the taxes owed from the refund of the bond balance and will not sign the draft agreement. See 6-30-21 email from developer's representative Michael Bruce in which he states that the Town "took" 2 Redgate Drive in 2005. Mr. Bruce provided recording information at the Registry of Deeds for the "taking".

Director of Community and Economic Development Barbara Saint Andre was present and commented that this is recommended since it is an old subdivision, and the streets are currently being plowed by Town. There are issues with the road and catchbasin and the \$13,000 is not enough money to bring this road up to par. The other issue is the drainage parcel. There is over \$9,000 owed in unpaid taxes which cannot be waived. The Town would need to allocate money at town meeting to pay the taxes. The Town would get the deed for the 2 Redgate Drive drainage parcel which is assessed at \$23,500. If the Town were to do a taking for that property and the road, it would actually cost more. It is recommendation to release the bond and accept the street.

Member Tucker questioned who wants to accept this and what is the advantage to the Town for doing so.

It was recommended to provide a measurement of the length of the streets in the Redgate subdivision. There was a suggestion to get an agreement in writing from the developer. It was communicated to do the road repairs it would cost at least \$150,000. This has been put off for more than five years and the costs keep going up. The Board was informed that the Town cannot accept the road without the drainage parcel. The Board is in agreement to get this off the books and accept this.

ZONING BYLAW AMENDMENTS FOR NOVEMBER TOWN MEETING:

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

- Draft amendments pertaining to outdoor dining
- Draft amendments – misc. housekeeping items
- Draft amendment to allow for construction, equipment, machinery sales, leasing, or rentals in the West Industrial Zone.

- Draft amendment to address battery storage systems within the Energy Resource District
- Excerpt of the Table of Uses for review
- Excerpt of Façade Improvements Review from section 3.5.3 A. 4.

Draft Amendment to allow for Construction Equipment and Machinery sales, leasing or rentals in the West Industrial Zone.

Paul Yorkis was present to propose an amendment to allow for construction equipment, machinery sales, leasing, or rentals in the West Industrial Zone. Mr. Yorkis owns property in the district and has a prospect who wishes to purchase the property for this use. It is not presently allowed in the district. Mr. Yorkis provided a memo to discuss the proposed new permitted use in the WI zone. A proposed definition which was also provided – a facility that sells, leases, or rents any equipment or device designed and intended for use in construction or material handling including but not limited to air compressors, air tracks, backhoes, bulldozers, compactors and rollers, cranes, derricks, ditchers, excavators, generators, graders, loaders, lulls, off-highway haulers, pavers, pile drivers, scrapers, tractors, trenchers and other material equipment. In the schedule of uses, E. Industrial and Related Uses, WI this would be yes (allowed by right). This amendment was reviewed by the Building Enforcement Officer and the Director of Community and Economic Development. There was a suggestion to add language about outdoor storage within the definition by referring to the existing outdoor storage language in the zoning bylaw. There may need to be screening which could be under the rules and regulations. It was suggested to make sure there is clear additional review within the groundwater protection areas. The Board has no issue including the use but wanted it to be a special permit use, not a by right use. Mr. Yorkis indicated he was OK with that approach.

Outdoor Dining:

At a recent Select Board meeting, there was a discussion about how to make it easier for restaurants to have outdoor dining. There would need to be clarity about whether the structures would be temporary or permanent. This change would need some type of site plan review whether administrative, minor, or major. There will need to be further discussion about what would be needed for parking in these areas. There are parking requirements but a ratio for parking could be included for the outside dining. If an applicant does not have enough parking, then one can go to the Zoning Board of Appeals.

Housekeeping:

There will be a housekeeping article with some minor corrections for the Central Business District.

Battery Energy Storage Facility:

This article is to address battery energy storage facilities. They are currently allowed by right in the Energy Resource District. There needs to be limitations and have allowed by Special Permit. There needs to be a differentiation in terms of size small/large and limitations for such. The Board will need to work on the rules and regulations to address this. A question was asked if there could be a sunset clause on this to allow for time to review. The definitions will need to be revised for example (renewable resources).

Table of Uses:

The “Table of Uses” was provide to the Board. This was included since there was a suggestion

From Member Chabot to review what the uses in the Energy Resource District. Member Chabot has reviewed the Table of Uses and provided some suggestions. Some of the items which should not be allowed by right include warehouse distribution, manufacturing etc. There is also not a need for commercial indoor amusement. Exelon was discussed and there are administrative offices on site at this facility. This is important to allow as an accessory use, but the Board does not see this zone as a professional office area.

OTHER BUSINESS:

- Member Gay informed the Board that he has received a lot of information from the sound Consultants (Andy Carballeria from Acentech and Jeff Komrower of Noise Control Engineering). This is being reviewed collaboratively with the consultants. There will be a work session on August 23, 2021.
- A site plan application is forthcoming from the Town for a water quality treatment facility and DPW Water Department office on Populatic Street. Various Town staff met with the project engineer to review an early version of the site plan. This is located in the riverfront and groundwater protection areas. There will need to be an appropriation of funding at a Town Meeting for construction.
- The Town received \$50,000.00 for the accessible trail at the high school. This trail will be handicap accessible. There will need to be a seeking of more funds from the Community Preservation Committee since the original project estimate was \$97,000.

FUTURE MEETING:

- August 24, 2021

ADJOURN:

On a motion made by Jessica Chabot, seconded by Matt Hayes, the Board voted by Roll Call to adjourn the meeting.

Roll Call:

Jessica Chabot	aye
Andy Rodenhiser	aye
Bob Tucker	aye
Matt Hayes	aye
Rich Di Iulio	aye

The meeting was adjourned at 9:38 pm.

Prepared by,
Amy Sutherland
Recording Secretary

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