

Medway Redevelopment Authority
Wednesday, July 13, 2016
Town Administrator's Conference Room
Medway Town Hall
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Ray Himmel	Michael Griffin	Doug Downing	Paul Yorkis
Attendance	X	X	X	X	X

ALSO PRESENT:

Stephanie Mercandetti, Director, Community & Economic Development
Mackenzie Leahy, Administrative Assistant

Vice Chairman Griffin called the meeting of the Medway Redevelopment Authority to order at 8:00 am.
Chairman Rodenhiser arrived at 8:05 am.

Member Himmel informed the members that he communicated with someone who has a professional Background in designing communities. It was suggested that there be an anchor store or company that Could be located deep into the site to draw traffic in. The hotel and restaurant could be the anchor.

Stephanie Mercandetti informed the members that she communicated with Russ Burke from BSC Group. The inset for the Route 109 and Trotter Drive needs to be added.

The following items have been updated or to be included on the concept plan:

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- The building on the vacant Cybex parcel has been reduced due to potential vernal pool and wetland buffer setbacks.
 - The retail scheme along Rt. 109 was altered so buildings are more internal.
 - Retain the vegetative buffer along Rt.109.
 - Provide internal circulation for a village feel. (ex. Hingham and Mashpee Commons)
 - Revised plan to include two-stories for retail/office mixed use space.
 - The residential layout and parking area which abuts the commercial area needs to be revised.
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Member Yorkis expressed his frustration with the timeliness and lack of quality in details of the concept plans. He would like this communicated to Russ Burke of BSC Group. The other members agree. The current plan was received less than 24 hours ago. This is not fair to Stephanie Mercandetti or the MRA.

Additional comments to be incorporated into the next revision of the concept plan. The MRA felt the distance between the restaurant and hotel is too much. The MRA would like to see this made closer to encourage pedestrian walkability between the two areas. The purpose of new roadway was to give buildings frontage and would this get lost if moved. There was a suggestion to flip the hotel and restaurant but it was decided that the present positions remain. Members again raised the question about the configuration of the entrance across from Clark Street. The MRA likes the idea of the rotary in the quad concept but wanted to make sure these areas are easily accessible. The MRA would also like to see a GATRA bus stop included. There was a suggestion that the sign bylaw should be reviewed since the placement of the signs and orientation of the buildings will be affected by the bylaw. Stephanie Mercandetti noted that there is a task force reviewing the sign bylaw.

Stephanie Mercandetti informed the MRA that the acting president for Cybex was emailed about the concept plan layout which includes a potential for future expansion by the company. The members suggested labeling that area on the plan as the expansion area.

The letter which will be sent to the property owners was revised per the discussion and vote at the last meeting and was signed by the Chairman.

Update:

Stephanie Mercandetti and BSC Consultant Russ Burke will meet with Laura Shaffer from the Massachusetts Department of Housing and Community Development on July 20, 2016 at 10:30 am to discuss the urban renewal plan and to do a site visit.

The Board of Selectmen are looking for an update from the Medway Redevelopment Authority. It was suggested to have a joint meeting.

Invoices:

On a motion made by Paul Yorkis, and seconded by Ray Himmel, the MRA voted 4-1-0 (Member Yorkis opposed) to approve the payment of \$35,598.91 for the invoice for BSC Group.

Future Meeting Dates:

- Wednesday, July 27, 2016 at 6:00 pm.

Adjourned:

On a motion made by Mike Griffin and seconded by Paul Yorkis, the Medway Redevelopment Authority voted unanimously to adjourn the meeting at 8:46 am.

Respectfully Submitted,

Amy Sutherland

Meeting Secretary

Transcribed from tape

Approved August 24, 2016