

Medway Redevelopment Authority
Wednesday, May 25, 2016
Medway Senior Center
76 Oakland Street
Medway, MA 02053

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

ALSO PRESENT:

Stephanie Mercandetti, Director, Community & Economic Development
Amy Sutherland, Recording Secretary
Russ Burke, BSC Group, Inc.

The Vice Chairman Griffin called the meeting of the Medway Redevelopment Authority to order at 6:30pm.

There were no public comments.

Oak Grove Urban Renewal Plan:

Russ Burke from BSC group was present to discuss four draft concept plans. The plans were created from information gathered at the previous working sessions. The focus was on land assemblage along with the implications both pros and cons to this assemblage.

Concept Plan #1

The Concept Plan #1 included areas for smaller retail along with office uses. There was an area noted for a restaurant on Rt. 109. On the easterly side of the plan at the corner of Trotter Drive and Milford Street there was the inclusion of two (two) story buildings which could be 40,000 square feet. This would allow for retail on first floor.

On the westerly side, there was a four story hotel being 100,000 square feet. The open space area was adjacent to the hotel area. At the green belt areas, there would be town houses and flats with moderate density. The open space was incorporated within to provide buffer to residential neighbors to south. The resource areas were noted.

There was a comment that the steering committee wanted to know if this can be done step by step modularly. If the west could be started first since it is existing industrial zoning. The houses in this area will be left as is and

the only exception might be the Brown property. This will have to be an acquisition.

Member Yorkis commented that he would like to see Trotter Drive being more defined since this concept plan would create parking issues. He would also like to see consistency with the labeling of buildings. The placement and proximity of the hotel needs to be thought about. This would also include the signage in the various plans. He would like to see the placement so that there is visibility to Rt.109. The restaurant is shown but it would be beneficial to make sure that the relationship of hotel and restaurant work together for residents which could be walking from the hotel to the restaurant. There is a concern about the conceptual layout of housing shown being duplexes, triplexes, and quads. Paul would have liked to have seen more details and this does not reflect what he expected to see.

Consultant Burke responded that these are all concept plans and the details still need to be discussed. The general concept needs to be shown and then the details are built around those suggestions.

Concept Plan 2:

The second concept plan has the residential area the same but has the inclusion of some transitioning from non-residential with the inclusion of some detached townhouses and stepping up to flats to transition into commercial area. There is a defined circulation showing roadways. This plan has taken advantage of frontage on Trotter Drive and limits the amount of subdivision roads to create frontage. For this plan, there is a long road to create frontage with a cul-de-sac which creates some issues. This plan is limited to a thru road without access. This plan also has a good amount of preserved open space. The hotel is proposed to be three stories being 76,500 sq. ft. This plan has smaller buildings which if lots were consolidated could make for potential bigger buildings.

Concept Plan 3:

Concept Plan three has smaller one story buildings on Milford Street. This plan also includes an expansion area from Cybexs and possibly an exchange of land. An expansion to the south could not occur due to the resource area. There was a suggestion to put the intersection down from Rt. 109 and have light industrial buildings. It was recommended to take part of northerly parking lot and extend the road to come down further. This would be one way coming in and exiting one way east on Rt.109. It would not support left turns coming out or in. There would need to be a deceleration lane on Rt. 109.

Concept Plan 4:

Concept Plan four would allow for access from Adler and Trotter Drive. There would be no direct access to Rt. 109 and West Street. This plan also allows for a potential land swap with Cybexs. This roadway provides frontage and could be developed as stand-alone. This plan allows for hotel and restaurant to be considered. This plan would generate interest from the private market.

Russ showed several examples of projects he worked on showing mixed use with retail with residential above it. Ex. Bedford Village of Taylor Pond. Russ did warn the MRA that the problem with retail is that it can flounder and then the property is vacant. Another example from the town of Wayland was shown.

It was communicated that the steering committee is in agreement to have a self-contained village on

this side of Medway. It is important to have work force housing as well as affordable housing.

There was a question about where all traffic will go. It was suggestion to try to align the concept plan with Clark Street and possibly have a signalized light. Russ noted that it would probably not meet the criteria set by MASS DOT to have a second signal.

The steering committee is concerned about Adler Street being used and traffic.

It was suggested to have smaller units. For example, 800 -1000 sq. ft. One bedroom unite would serve the needs of some of the older residents in town which do not need a lot of space. All were in agreement that the hotel will sell itself. The hotel does not need the frontage and could have more flexibility as it is laid out. If Cybex expands a hotel in that area would be beneficial to the town. There was a question about if there will be enough water for hotel. Another topic discussed involved where do the front of the buildings face. If they face Rt. 109 it is attractive on Rt. 109 but the back of the buildings would not be aesthetically pleasing to the inside of the village. This would need further discussion from the various board such as Planning Board to come up with innovative zoning ideas for this area.

Additional Appraisals:

Russ informed the members that he met with the original representatives about the appraisals and he will prepare a proposal for the additional lots which were not covered (Miele, and New England Power. Cybex is off the table right now. Getting by next week a price for what it involves.

Russ thanked the Authority for their time. He will take all the input and refine and combine these ideas into one or two additional concepts. There will need to be another public forum. He will continue working on the plan itself and pulling together the data gathering documentation.

The MRA is in receipt of a draft letter for the owners of property within the “Bottle Cap lots” comments and suggestions can be provided to Ms. Mercandetti.

Minutes:

April 26, 2016:

On a motion made by Paul Yorkis and seconded by Doug Downing, the Medway Redevelopment Authority voted unanimously to accept the minutes from April 26, 2016 as revised.

The Vice Chairman informed the member that there is no need to go into executive session.

Future Meeting Dates:

The future meeting will be Wednesday, July 27, 2016 at 6:30 pm.

Adjourn:

On a motion made by Ray Hummel and seconded by Mike Griffin, the Medway Redevelopment Authority voted unanimously to adjourn the meeting at 8:15 pm.

Respectfully Submitted,
Amy Sutherland
Meeting Secretary
Approved June 22, 2016
