

## Board Members

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



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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### MEETING NOTICE

**Tuesday, January 25, 2022 at 7 p.m.**

Sanford Hall - Medway Town Hall  
155 Village Street - Medway, MA

*Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public and board members, the meeting/hearings will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Information for participating in the meeting via Zoom is included at the end of this Agenda.*

## AGENDA

### CALL TO ORDER

### CITIZEN COMMENTS

### PUBLIC HEARINGS/BRIEFINGS

- 7:15 p.m. Public Hearing – Wingate Farm Subdivision Modification (168 Holliston Street and Wingate Farm Road). Applicant has requested a continuation of the public hearing to April and an extension of the action deadline to May 31, 2022.
- 7:30 p.m. Public Hearing - Cutler Place (6 Cutler Street) multifamily housing special permit, major site plan, and land disturbance permit.

### APPOINTMENTS

- 7:00 p.m. Steve Brody – Status Report on 20 Broad Street

### OTHER BUSINESS

1. Appoint Kristen Salera to the Master Plan Committee as the representative of the Medway Business Council
2. Harmony Village (218-220 Main Street) – Execute performance security agreement
3. Choate Trail Subdivision (Copper Drive off of Highland Street) – Revise bond estimate
4. Construction Reports
5. Update on Battery Energy Storage System (BESS) project
6. Discuss possible Zoning Bylaw Amendments and other warrant article ideas for May 2022 Town Meeting
7. Housing Choice – Further discussion on draft Compliance Guidelines for MBTA Communities from MA Department of Housing and Community Development
8. Housing Production Plan - Further discussion on draft plan
9. Master Plan Update

10. Review Zoning Petition for 1 High Street for a 2-family special permit
11. Consideration of PEDB Meeting Minutes – December 14, and December 23, 2021; January 3, January 10, January 11 and January 18, 2022
12. Endorse Rocky’s Hardware Site Plan
13. Discussion of status (Live or Remote) of future PEDB meetings and start time
14. Other Reports – Staff and Committee Liaisons
15. PEDB Members’ Comments and Concerns
16. Review Correspondence/Communications
17. Other Business as May Properly Come Before the Board

## ADJOURN

*The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Public hearings cannot commence before the specified time. Appointment times are approximate and may be adjusted. Not all of the listed items may in fact be discussed. The Board may address and consider other matters not specified to the extent permitted by law.*



**Face Coverings** – Planning and Economic Development Board meetings are open to the public. Seating in Sanford Hall is provided in its standard arrangement and spacing. Individuals not vaccinated for COVID-19 are required to wear a face covering in Town Hall.

## Zoom ACCESS

Topic: Medway Planning and Economic Development Board

Time: Tuesday, January 25, 2022 07:00 PM Eastern Time (US and Canada)

<https://us02web.zoom.us/j/89444645342?pwd=RGdWZWVJblhiYlZzeURBSlhhVzVEdz09>

Meeting ID: 894 4464 5342

Passcode: 152870

One tap mobile

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## MEETING VIEWING OPTIONS

In addition to viewing the meeting via Zoom, the public may watch the meeting on:

- Medway Cable Access - Channel 11 on Comcast Cable
- Medway Cable Access - Channel 35 on Verizon Cable
- <https://www.facebook.com/medwaycable/>
- <https://livestream.com/medwaycableaccess/events/7583840>

## FUTURE PEDB MEETINGS

Regular Meetings – Second and Fourth Tuesday evenings

February 8 & 22, March 8 & 22, April 12 & 26, May 10 & 24, June 14 & 28, July 12 & 26, 2022

## SPECIAL Battery Energy Storage System (BESS) MEETINGS

Wednesday, February 16, 2022 and Thursday, March 17, 2022