

Board Members

Matthew J. Hayes, P.E., Chair
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Jessica Chabot, Member
Sarah Raposa, A.I.C.P.,
Member
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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEETING NOTICE

Tuesday, March 8, 2022 @ 6:30 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

6:30 p.m. EXECUTIVE SESSION – Medway Place Shopping Plaza

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. Votes may be taken.

PUBLIC HEARINGS

7:30 p.m. Public Hearing – Phytopia, 6 Industrial Park Road; Major Site Plan Approval, Reduced Parking Special Permit, and Groundwater Protection Special Permit

NOTE – Applicant has requested a continuation of the hearing to April 12, 2022.

APPOINTMENTS

7:15 p.m. NeoOrganics, 4 Marc Road – Project update

7:30 p.m. Informal, pre-application discussion re: multi-family housing concepts for 21 High Street

OTHER BUSINESS

1. Construction Reports
2. Battery Energy Storage Systems (BESS) including a debrief BESS Best Practices Presentation (2-16-22) and a reminder for 3-17-22 BESS Zoning Regulations Presentation
3. Approval of updated Housing Production Plan
4. Correction to Cutler Place special permit, site plan and land disturbance decision
5. 20 Broad Street – “Substantial Use” Determination
6. Charles River Village (Charles View Lane) – Release of Performance Security

7. Approval of Plan Review Fee – Proposed modification to previously approved adaptive use overlay district special permit and plan for 149 Main Street
8. Update on project completion and street acceptance for Newton Lane (Hartney Acres subdivision)
9. Plan Endorsement – Cutler Place multi-family housing site plan, 6 Cutler Street
10. Master Plan Update
11. Consideration of PEDB Meeting Minutes – January 3, 2022 Executive Session; February 8, 2022 and February 16, 2022
12. Other Reports – Staff and Committee Liaisons
13. PEDB Members’ Comments and Concerns
14. Review Correspondence/Communications
15. 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 encouraged to wear a face covering in Town Hall.

Zoom ACCESS

Medway Cable Access is inviting you to a scheduled Zoom meeting.

Topic: Planning and Economic Development Board Meeting

Time: Tuesday, March 8, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81514474080?pwd=ckpDRnhITUI2eTJ3WUJodERnb0ZOZz09>

Meeting ID: 815 1447 4080

Passcode: 943342

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Meeting ID: 815 1447 4080

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 @ 7 pm
March 22, April 12 & 26, May 10 & 24, June 14 & 28, July 12 & 26, 2022

SPECIAL MEETING

Zoning Regulations for Battery Energy Storage System (BESS)

Thursday, March 17, 2022 @ 7 pm via Zoom

TOWN MEETING

Monday, May 9, 2022