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# TOWN OF MEDWAY

## COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

### MEMORANDUM

March 24, 2022

TO: Medway Finance Committee  
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator  
RE: Articles for May 9, 2022 Town Meeting

The Planning and Economic Development Board has submitted a series of articles for consideration at the May Town Meeting. The subject matter of the proposed articles is summarized below. For the proposed amendments to the Zoning Bylaw (Articles 22 and 24), the Board started its public hearing on Tuesday, March 22, 2022; the hearing was continued to a special meeting on March 29, 2022 to further discuss Article 22 on Solar Parking Canopies.

**ARTICLE 22 – Solar Electric Installations** – This article amends Section 8.11 relating to *Solar Parking Canopies*. These provisions will enable the Town to install solar parking canopies on Town properties, provide that solar parking canopies can have exterior lighting, and specify that solar parking canopies can be installed on paved areas.

**ARTICLE 24 - Housekeeping.** This article proposes the following amendments:

- 1) Clarify language in Flood Plain District, Section 5.6.1.E.3 regarding encroachments in regulatory floodways. The proposed language was provided by MA Department of Conservation and Recreation Flood Hazard Management Program. With this language, encroachments are allowed along watercourses unless technical analyses document that an encroachment would not increase flood levels. This adds some flexibility.
- 2) Add a note to TABLE 2 Dimension and Density Regulations in Section 6 to refer readers to Section 9 Oak Grove Park Districts for the dimensional and density regulations in the three Oak Grove Park districts. Table 2 is a summary table for all zoning districts except for Oak Grove; there is no room on it for all the detailed Oak Grove regulations. So this is a helpful, internal reference to guide readers to another section of the Zoning Bylaw where the Oak Grove details are provided.
- 3) Add text in Environmental Standards, Section 7.3.D.2.a.4 regarding times for interior construction work. This change will allow interior construction work to be conducted after 7 pm and before 7 am during Monday through Saturday.

NOTE – At its March 22 meeting, the PEDB voted to recommend approval of this article to Town Meeting.

**ARTICLE 23 (placeholder) – BESS (Battery Energy Storage Systems)** The public information session on the technical aspects of BESS zoning regulations took place on March 17<sup>th</sup> with Arup, the Town’s technical BESS consultant. There is not sufficient time to thoughtfully draft, review, refine, vet and communicate with the public about BESS zoning for Medway in time for Town Meeting. Accordingly, the PEDB, at its March 22<sup>nd</sup> meeting, voted to withdraw the BESS article from the warrant and has so informed the Select Board and Town Manager’s office.

**ARTICLE 25 – Street Acceptance.** This article proposes that Town Meeting vote to accept Newton Lane as a Town street. Newton Lane is 991 feet in length and runs easterly off of Nobscot Road. Newton Lane is the Hartney Acres subdivision, and was developed by John Claffey. This is one of the “lingering” subdivisions we are working to bring to a close. The Select Board has initiated the roadway layout process for Newton Lane and referred it to the PEDB for review and comment. At its March 22 meeting, the PEDB voted to recommend the Newton Lane roadway layout as represented on the attached street acceptance plan. The Select Board will conduct a public hearing on the Newton Lane roadway layout at its April 19<sup>th</sup> meeting. NOTE – The PEDB has given the developer until mid-April to complete the engineer’s final punch list to the Board’s satisfaction before the PEDB will actually recommend that Town Meeting accept the street.