

**DRAFT**

Town of Medway  
**Route 109 Design Committee**  
Wednesday March 6, 2013 @ 7pm  
Medway High School

**Members in attendance:** Paul Yorkis, Dave D'Amico, Andy Espinosa, Tom Holder, Dan Hooper

**Non-members in attendance:** Dennis Crowley, Roger Calarese , Billy Scully

**Call to Order** – With a quorum, this meeting was called to order at 7:19 pm

**Current Proposed Location of an entrance to a new shopping center and Possible Relocation of the signal and revisions to the Route 109 Plan**

- Committee looked at the original plan of the site. The state is aware that this location may change but they do not care if it changes. The state just wants to know if it does get changed after the 25% plan. General proposed site plan and location for access as well as engineered plan was shown by Mr. Yorkis. The plan that the committee designed is the plan that MASS DOT saw.
- Mr. Yourkis explained that this meeting is for a proposal by Mr. Calarese to move the location and redesign it that would better accommodates the new subdivision. The ultimate decision is from the Planning Board. If there is a decision to amend this plan it will go to the whole committee.
- Mr. Holder explained that GPI, Tetra Tech, and Mr. Scully have all been involved in the review of the technically aspects.
- Mr. Scully spoke next and showed the new proposed position of signal and entrance. Mr. Calarese drew a conclusion that he was going to have trouble with the site as far as traffic with the original plan. They want to make sure MASS DOT didn't have a problem if signal location changed. The feedback from town was that they want to make sure it wasn't going to mess construction site, Holliston Street, and signal near CVS. The applicant's intention is that the system is compatible to the 109 plans.
- Applicant had meetings with Gould and Dunkin Donut to discuss entranceway. Main entrance will be shared with Gould. Where the driveway is now for Goulds will be a right hand out only turn. Mr. Calarese thinks that by mid April he will have all the permits and approvals so the starting time will be around July and by winter they should have full occupancy. Mr. Yourkis asked if the signal and right exit way will be in place before tenant occupancy. Mr. Calarese thinks they should be able to hit target.
- Applicant is taking care of traffic sequencing and their side of the road and sidewalk.
- Mr. Espinosa asked if the new site will affect Walgreens and Holliston traffic flow by moving it up. Mr. Scully has simulation and analysis showing that the que would not back up into Holliston Street. The applicant's intent is to get through design process as quickly as possible and have everything operational for a tenant coming in.
- Mr. Yorkis said the community is going to be concerned how this will work in comparison to the middle turning lanes.

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- Mr. Espinosa asked other questions which included; How are they addressing the south side from Dunkin Donuts? How does it change that design in the short and long run? Mr. Scully said they will match in to the 2 center lanes in the short run. They are modifying the driveway to allow vehicles to take a left into site. He also said analysis was done to make sure Dunkin traffic would work.
- Mr. Yourkis said reduction of curb cuts was one of the goals of projects and Mr. Scully said that would happen. Mr. Scully said whatever the cross section in the DOT plan was that is what applicant is going to be rebuilding. They will be consistent with 25 curb line and rebuilding side walk.
- Mr. Espinosa voiced a concern to Mr. Holder. Is the traffic flow going to get better, worse, or stay the same? Mr. Holder said there will be interruptions and signal will operate independently. Mr. Damico added if they didn't put lights in front of the new development, it would be a mess. Mr. Calarese added getting out of Dunkin and Goulds is a mess and that this will be a safe in and out. Mr. Espinosa said he agreed but what also is important is the flow of traffic.
- Mr. Holder read the design review that said that the letter of service would be a F without light but a C with this.
- Analysis said it wouldn't make Holliston Street worse and would help current conditions.
- Mr. Yourkis asked what it does for pedestrians. Everyone is focusing on traffic but one of their changes is to make Medway a more walking community. Mr. Scully said there will be a push button control and it will be ADA compliant. There will be new sidewalks into Goulds and the new site.
- Mr. Scully said pavement markings might vary. Left turn lane to signal to westbound and separate left lane in east bound (From Shell station down to Holliston aStreet) This will take in effect when they build traffic light.
- Mr. Espinosa thinks the whole committee needs to play a part in the decisions of Route 109. Mr. Hooper agrees that committee needs to play a part in the vote whether or not they recommend this change. His main concern is this delaying 109? Are there any additional costs to the town? Mr. Scully said all the things they are doing has not delayed the process and everything is going by the DOT process. Mr. Holder added that April 24, 2013 is the meeting with DOT. Mr. Scully added that the timing of both of these projects has worked out. Presuming they have site plan approval by the hearing they can move along. No added cost along for the town for this study.
- Mr. Hooper thinks elevation and curb profiles are going to be dramatic.
- Mr. Hooper is concerned on what is this going to do to north side internal flow traffic patterns? Although internal traffic flow is not managed, he has a major concern that the lights are going to be further easterly and the internal traffic is going to get worse. He thinks it is going to add to existing problem.
- Mr. Espinosa is going to ask GPI what is the better plan, the original or the new proposal? If they come back and say the existing plan is better than the proposed plan there is going to be a problem.
- Mr. Scully said all these comments are valid but assures that GPI said there is no difference. Mr. Holder thinks the clincher is dunkin donuts.
- Mr. Yourkis said that the conversations that have happened between the owners of the properties seem as though some of them want to cooperate because they want the new plan to be a success. Mr. Gould seems likes he is willing but Medway Shopping Center

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doesn't seem like they want to spend money to improve the traffic flow. A dialogue maybe needed with them. Mr. Damico had that conversation with him and they are interested in having the light moved more east toward dry bridge. Joe Griffen from dry bridge said he would be cooperative.

- Mr. Yourkis' sense is that GPI is going to have a full load of questions on the 20<sup>th</sup> and at the meeting they will identify the physical signal structures they want to include. He is pleased with pedestrian signal and pavement markings.
- Mr. Holder asked if the committee could compile bullet points of concerns to Suzy because Tuesday is the planning board meeting.
- Mr. Espinosa was under the opinion that what the committee voted was different that what was on plan in this section. If committee votes on this old plan then that's what they will present at 25 % plan. Mr. Crowley asked if questions from public of the both plans of the of the light will hold up the design for 75% plan. Mr. Espinosa does not think so.
- Mr. Espinosa is concerned with the engineering and the traffic flow. Mr. Yourkis agrees and recommends that they draft their comments and concerns at their next meeting. He also thinks the committee should send a note to the Planning Board letting them know that they will forward them their comments and concerns.
- Mr. Crowley suggested that at the public hearing, if the relocation of the new lights is well enough along then the new plan should be discussed, not the old one.
- Mr. Hooper asked what was GPI recommending for the second step. He stated DOT is the final step of acceptance or non acceptance. He said what it comes down to is if they get approval from DOT. Mr. Yourkis said they were lucky with the time frame of Mr. Calarese's project because it has not harmed their 25% plan and if it would have come later after 25% hearing that could have caused a lot of problems. Mr. Damico's understandings is that they submitted the 25% and DOT commented and now Medway is to respond to comments and present a final 25% plan. Then Mass DOT has to approve and the town can go along with the 75% plan.
- Mr. Espinosa said in regards to Mr. Hooper's comment that committee should have been involved very early on. He also wants to hear GPI say the new plan is a good idea. Mr. Damico said if GPI says it isn't good then there is something else they have to do.
- Mr. Yourkis said committee (with a firm proposal) will have the opportunity to amend the plan and this is what they will be submitting to the BOS for final approval.
- Mr. Calarese said town will be very proud and happy with the project.

**Schedule:** The committee will meet on March 20, 2013.

**Adjournment:** With no further business before this committee, a motion was made and seconded to adjourn at 8:45 pm

Respectfully Submitted,

Jillian Morley