

RT 109 Design Committee  
Meeting Minutes August 6, 2014

Medway Sr. Center, 7:00 pm

Members Present: Dennis Crowley, Chair  
Matt Buckley  
Dan Hooper  
Maryjane White  
Paul Yorkis  
Dave D'Amico, Medway DPS

Other Attendees: Mike Boynton, Town Administrator  
Matt Hayes, Planning & Economic Development Board  
Tom Holder, Medway DPS Director  
Geoff Howie, GPI

1. Minutes from December 4, 2013, February 26, 2014, and April 9, 2014 were approved.
2. The Committee reviewed two alternatives for street light bases and mast arms provided by GPI. General consensus was that Option 1 showing a fluted base and curved upswing arm was the most attractive. Some concern was raised about the height of the base at nearly six feet. They would prefer to see something smaller. In addition, location of appurtenances for flags and banners, as well as, cost between the two options reviewed were raised as concerns.

**The Committee approved a motion selecting Option 1 with conditions: 1) the fluted base should be no more than 36 inches tall. 36, 30, and 24 inches would be the order of preference for a smaller base; 2) the appurtenance mount be at least 14 feet from grade; and 3) that the cost differential between the options in final form is no more than \$500 per pole assembly.**

3. The Committee reviewed easement appraisals as provided by Guidry and Pratt, the contractor hired to perform the appraisals. The various types of easements were discussed and a total potential cost of over \$300,000. The Committee seeks a formal definition for "damages" as shown in the report. Mr. D'Amico proposed that all owners will be asked to gift the easement to the Town. For those wanting compensation, a lower negotiated value will be sought. All compensation will have to come from Town funds either directly or through Chapter 90 road grant funds. The Board of Selectmen has already been voted the authority to take all easements by eminent domain at Town Meeting. With that, the effect on project schedule should be minimal, but expected to move to early 2015. The Committee agreed on a course of action as follows:
  - Ask Town Counsel if gifts for easements are tax deductible and similarly to the easements reduce property value assessments?
  - Schedule individual meetings over the course of a few days to review easements and documents with owners in October. Mr. D'Amico shall prepare a letter to go out to these property owners. The Committee will review prior to issue at its next meeting.

- A larger project update meeting will be planned in November, possibly as part of the Annual Fall Town Meeting.
4. The Committee was presented with the latest submission for the entrance to Tri-Valley Commons located west of Charles River Bank. The developer and the property owner, Charles River Bank, have argued that the RT. 109 plan as proposed at 75% is detrimental to the proposed site development. No turning lanes have been provided for the property. The developer has propose reinstatement of the center turn lane, substantially as now exists, from the Bank up to Medway Shopping Center.

Upon review the consensus of the Committee was that the plan is not acceptable. A primary goal for the RT 109 reconstruction was elimination of the center turn lane. That lane is considered dangerous for motor vehicles and especially for pedestrians. The potential for traffic to now by queuing in this area due to the new development would be very serious.

GPI will be working for the Planning & Economic Development Board to review the proposed design. The Committee asked Mr. Howie to provide pros and cons of the proposed development layout versus turning lanes as proposed or potentially modified in the RT 109 75% plan. Although the proposed solution may function, it may not be highly desirable.

**The Committee approved a motion to have the Chairman send a letter to the P&EDB expressing their concerns.**

5. Most of the comments from MassDOT have been received. Mr. Howie is now starting to review. Initial impression is that none of the comments are overly severe. There may be some push for the Town to fund certain design features. This is up for discussion with the State. Comments will be further reviewed at the next meeting.
6. A brief update on the Medway Shopping Center was presented by Mr. Crowley. The owners continue to be engaged and cooperation is good. The Committee asked about the status of the internal traffic flow plan. This was under development by the MSC engineers and GPI. Mr. D'Amico will provide an update at the next meeting.

**Next meeting planned for September 24, 2014. Location and time to be determined.**

Adjourn at 9:00 pm.