



Town of Medway
ZONING BOARD OF APPEALS
155 Village Street, Medway MA 02053
(508) 321-4915

Rori Stumpf, Chair
Brian White, Vice Chair
Carol Gould, Clerk
Christina Oster, Member
Gibb Phenegar, Member

Zoning Board of Appeals Meeting
Wednesday, August 1, 2018 at 7:30 pm
Sanford Hall
155 Village St, Medway, MA

MINUTES OF MEETING

Present: Chair Rori Stumpf; Vice Chair Brian White; Carol Gould, Gibb Phenegar

Also present: Mackenzie Leahy, Administrative Assistant, Community & Economic Development

1. Call to Order

Chairman Stumpf called the meeting to order at 7:35 PM.

2. Public Hearings

7:35 p.m. 135 Holliston Street – The Applicant, D.W. solutions Incorporated, seeks a Variance from Section 5 of the Zoning Bylaw to convert an existing single family residence to a 3 or 4 family residence.

The Applicant and their representative, Attorney Stephen Kenney, were present. Attorney Kenney provided an overview of the request, going over the information provided to the Board in the application. The Applicant hoped for 3 or 4 units but did not have a preference as to which could be accomplished on the site. Mr. Kenney also noted that there was an existing garage that would be razed. There is an open enforcement order with the Conservation Commission that would need to be completed. The building would maintain the existing appearance, with improvements, but additional parking would need to be added. The Applicant was hoping to make the units Handicap Accessible for local buyers who have shown interest, so the bottom units would be walk-in units. The Applicant was considering condos, as it would be easier for the individual owners to be able to hold each other accountable for the yard maintenance and staying out of the jurisdiction of the Conservation Commission rather than renting out the units.

Rori Stumpf stated that although he thought it was great that someone was looking to make improvements to the property, he had a hard time seeing how the proposal for a 4 unit multifamily was consistent with AR-I zoning district. He noted that there were no details on fencing or planting on how the parking would be screened from the roadway.

Other members of the Board had concerns about the visual impact from the parking. Brian White stated that he would like to see re-arrangement of the parking so that fewer spaces were visible from the roadway. Ms. Leahy noted that they could provide fencing and plantings along the frontage, as well as the sides with immediate abutters so that there would be no visual of the units and also so that way the front yard could be utilized by potential residents of the units.

Janet Clark, 139 Holliston Street had some concerns about the potential for future expansion if the permit was granted. Ms. Leahy explained that special permits are limited by findings and conditions and that any future changes would require a modification to a permit or a new permit.

Dan Pollock, 4 Redgate Drive, had concerns as well and questioned how the residents would access the units.

The Board determined that additional information was needed and that they would like to see a revised parking layout with screening included prior to making any decision.

By vote of 4-0-0, on a motion made by Brian White, seconded by Gibb Phenegar, the Board continued the hearing for 135 Holliston Street to Wednesday, August 15, 2018.

- 0, 1, and 3 Glen Brook Way, and 31, 33, and 37 West Street – The Applicant, Metro West Collaborative Development, seeks a Modification to the original Comprehensive Permit for “Glen Brook Way,” issued to Metro West Collaborative Development on August 2, 2017.

The Applicant and their representative, Attorney Chris Alphen, were present. Attorney Alphen stated that besides a few minor changes regarding age restriction language and addressing stormwater management, the Applicant was ready to move forward with the decision as presented.

Ms. Leahy noted that the Board had not received comments from their peer review consultants yet and Town Counsel had not yet reviewed the decision. Ms. Leahy stated that she did not feel comfortable with the Board closing the hearing that evening. Either way, the decision would take between 1 to 2 weeks to wrap up and stamped in, and waiting a few additional days to ensure that all comments have been received and would be on record was important, and that the Board needs to make sure the decision is not rushed without adequate review. However, Ms. Leahy noted that unless there were major concerns or changes from Tetra Tech or Counsel, the Board should be able to wrap up the decision at the next hearing.

The Board asked where the project stood in terms of stormwater review. Ms. Leahy noted that the Board should be receiving comments from Tetra Tech within the next few days and she, along with the Conservation Agent and Tetra Tech, were working on drafting conditions for the decision that would address both the submitted stormwater design and the proposed alternative for an at-grade basin that way the hearing process would not be “held up.”

The Board agreed with Ms. Leahy that it would be best to have the review from Tetra Tech and Counsel prior to closing the hearing.

By vote of 4-0-0, on a motion made by Gibb Phenegar, seconded by Brian White, the Board continued the hearing for Glen Brook Way to Wednesday, August 15, 2018.

3. Any other business that may properly come before the Board

None.

4. Correspondence

None.

5. Approval of Minutes

- July 18 2018 – Tabled

6. Upcoming Meetings

- August 15, 2018 – 7 Sanderson St, 8 Olde Surrey Lane

Ms. Leahy noted that with the continuation of Glen Brook Way and 135 Holliston Street, there would be 4 hearings on the agenda for August 15th.

Chairman Stumpf asked that Ms. Leahy have Board Member Christina Oster review this meeting's materials and sign a Mullin form in order to be able to vote on the hearings from the evening at the next scheduled ZBA meeting.

Gibb Phenegar noted that he would most likely not be in attendance for the August 15th meeting.

- September 5, 2018

No discussion.

- September 19, 2018

No discussion.

7. Adjournment

A motion to adjourn was made by Brian White, seconded by Gibb Phenegar and approved unanimously. The Board adjourned at 8:25 p.m.

Respectfully submitted,
Mackenzie Leahy
Administrative Assistant
Community and Economic Development