

**Town of Medway
Zoning Board of Appeals Meeting
Sanford Hall
Town Hall
155 Village St, Medway MA**

MINUTES OF MEETING

August 2, 2017

Present: Chair Eric Arbeene; Clerk, Carol Gould; Members: Brian White, Rori Stumpf, Bridgette Kelly.

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

Sean Reardon, Tetra Tech

Chairman Arbeene called the meeting to order at 7:33 PM.

Citizen Comments:

There were no members of the public that wished to make comments on items other than those already on the agenda.

Reorganization of the Board:

Ms. Leahy discussed the previous reorganization of the Board on July 5, 2017 and that nominations for Vice Chair and Clerk could be discussed.

A motion to nominated Brian White for Vice Chair was made by Ms. Gould, seconded by Mr. Stumpf, approved 4-0-1 with Mr. White abstaining.

A motion to nominate Carol Gould for Clerk was made by Chairman Arbeene, seconded by Mr. White, and approved 4-0-1, with Ms. Gould abstaining.

Public Hearings:

7:35 P.M. – The Applicants, Sharon Knight & Daniel Macias, seek a Special Permit under Section 5.4 to allow for an indoor playground and café, “Tumble Beans Café & Play,” with respect to 114D Main Street.

The Applicants provided a summary of the meeting with Town staff from July 11, 2017. Mackenzie Leahy, Community and Economic Development Department explained that the document she provided to the Board also provided a summary of the meeting, and included proposed conditions of approval based on the feedback from that meeting. The Board reviewed the letter with the Applicants, who stated that they would be willing to meet all of the proposed conditions.

The Board discussed continuing the hearing to have Ms. Leahy draft a decision for review.

A motion to continue the hearing to 7:30 pm on August 9, 2017 was made by Mr. White, seconded by Mr. Stumpf, and approved unanimously.

- The Applicants, Alan Moles & Brenda Murrell, seek a Variance from Section 6.1 to allow for a deck that is 9 feet away from the property line; a 6 foot variance from the required 15 foot side setback, with respect to the property located at 106 Oakland Street.

The Applicants requested to withdraw the application due to discrepancies in plot plan and requested variance. Ms. Leahy noted that she suggested that the Board consider a waiver of the application fees for a new application as the Board was requiring the applicant to withdraw the application.

A motion to approve the request to withdraw the application without prejudice was made by Mr. White, seconded by Mr. Stumpf, and approved unanimously.

- The Applicant, Lisa Goldman, seek a Special Permit under Section 5.4 of the Zoning Bylaw to allow for the continued use as a Veterinary Hospital, with respect to the property located at 66 West Street.

The Applicant's representative provided an overview of the proposed use. The Applicant has been working at the *Medway Animal Hospital*, 66 West Street for two years and was involved in a purchase and sales agreement for the property from Dr. Robinson, the current owner of the property and business. The Applicant was seeking a Special Permit for the continued use as a Veterinary Hospital which has been in use since 1967, or 50 years.

The original special permit was granted to a Dr. Herzig, for a number of years. Dr. Herzig also received a special permit for the grooming of animals in 1972. In 1989, Dr. Robinson received a Special Permit with the same conditions. The permit was specifically granted to Dr. Robinson, similarly to the previous permits granted to Dr. Herzig.

The Applicant was looking for grant of the same special permit, however, not limited solely to the Applicant so that if the property was sold in the future, the next owner would not need to go through the same process.

There have been no problems or impact of the existing use on the surrounding area and the use is at an appropriate location and not detrimental to the public good. Many of residents of Medway and the surrounding towns use the hospital for their pets. There would be no changes to the exterior or interior of the building. In addition, no changes were proposed to the existing business operations or existing use.

The Board discussed continuing the hearing to have Ms. Leahy draft a decision for review.

A motion to continue the hearing to 7:30 pm on August 9, 2017 was made by Mr. White, seconded by Mr. Stumpf, and approved unanimously.

8:00 P.M. – The Applicant, Metro West Collaborative Development, Inc., seeks a Comprehensive Permit under MGL. 40B, Section 20-23 as amended, to allow for construction of a 48 unit rental development to be called “Glen Brook Way,” of which all units would be considered affordable, on 3.17 acres, comprised of the properties located at 0 Glen Brook Way, 1 Glen Brook Way, 3 Glen Brook Way, and 33 West Street. [Focus areas: Traffic/Safety/Access, Operations & Maintenance, Outstanding Items, Draft Decision]

The Board was given a draft decision of Glen Brook Way. Ms. Leahy gave an overview of the draft.

Mr. Reardon gave a summary of the Traffic Impact Study and how that had been incorporated into the draft decision.

The Board went through the draft decision section by section. There were no changes to section II. 1 – 3, 5 – 7. There was one minor word change in section II. 4. Under section III. Conditions of approval 16. b. there was one minor removal of language: “submitted along with the NPDES filing.” Under section III. 16. d. x – xiv. were removed. Under section III. 17. d. Massachusetts registration was moved to the beginning of conditions of approval. Under section III. 21. “Upon completion of all work on site...final disposition of the materials” was separated to a new condition. Under section III. 31. “Geotechnical” was changed to “design.” Under section III. 36, language was included for trash bins and that the application did not propose dumpsters for the project following construction completion. Under section III. 36, language was added for “proper disposal.” Under section III. 43, the language was modified in regard to the children’s play area. Under section III. 46, a minor typo was corrected.

A motion to approve the draft findings for Glen Brook Way, as amended that evening, was made by Chairman Arbeene, seconded by Mr. White and approved unanimously.

A motion to approve the waivers for Glen Brook Way was made by Chairman Arbeene, seconded by Mr. White and approved unanimously.

A motion approve the draft decision for Glen Brook Way, as amended that evening, and subject to Town Counsel’s review, was made by Chairman Arbeene, seconded by Mr. White and approved unanimously.

Any other business that may properly come before the Board:

None.

Approval of Minutes:

Tabled.

Upcoming Meetings:

No discussion.

Correspondence:

None.

Adjournment

A motion to adjourn was made by Mr. White, seconded by Ms. Kelly and approved unanimously. The Board adjourned at 10:06 p.m.

Respectfully submitted,

Mackenzie Leahy
Administrative Assistant
Community and Economic Development