



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, July 18, 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, Christina Oster, Gibb Phenegar

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

1. Call to Order

Vice Chair Brian White called the meeting to order at 7:36 PM.

2. Reorganization of the Board

The Board welcomed new member Gibb Phenegar to the Board.

The Board took nominations for the Chair of the Board. Brian White nominated Rori Stumpf, Carol Gould seconded.

By a vote of 4-0-1, the Board elected Rori Stumpf to the Chair of the Zoning Board of Appeals.

The Board maintained the existing positions of Brian White as Vice Chair and Carol Gould as Clerk.

3. Public Hearings

7:35 p.m. 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 representatives, Dana Altobello, Mike Wolfson, and Attorney Paul Haverty were present.

The Applicant explained that the proposal for Phase II of Glen Brook Way included 44 additional units to be allocated for senior housing of primarily one and two bedroom units. The units would be affordable at or below 60% AMI. The applicant anticipates that Phase I will be funded in fall of 2019 and Phase II would be funded 1 to 2 years after beginning Phase I. All water, sewer, and utilities would be installed during Phase I. Buildings would include trash chutes with grab bars to make things easier on the senior residents that would otherwise have a difficult time taking trash out. All sidewalks would be ADA accessible.

Mike Wolfson provided an overview of the proposed buildings, noting that the architects had worked separately on building designs so that the development would not have the feel of a typical apartment complex. The layout of the site included public spaces for all ages—a tot lot for young children, a hammock area for teenagers, a patio near both buildings that would be occupied by 60+ year old residents, and a general open space area as well. The site was laid out to provide emergency vehicle access to all buildings. The original Buildings A and B types would remain similar, although one two of the buildings would be combined to provide more internal common space. Building types C1 and C2 would be combined for Phase I in order that during Phase II, building D2 could connect to the buildings to provide elevators which would make more of the units accessible than in the original project design of the buildings.

Dana Altobello explained that the stormwater design was subsurface, Ms. Leahy noted that one of Tetra Tech's comments recommended exploring an at-grade basin for stormwater management, which would alleviate some of the cost burden and would address some of the concerns for depth to groundwater near the foundations of some of the buildings.

Anne Sherry, of the Affordable Housing Trust and Affordable Housing Committee was present to acknowledge their support of the project.

Glen Trindade, of the Board of Selectmen, was present to acknowledge their support of the project.

The Board received a cost estimate for peer review of the project. The board felt that Task IV, revised Traffic and Impact Study was not necessary based on the previous report.

By vote of 5-0-0, on a motion made by Rori Stumpf, seconded by Gibb Phenegar, the Board approved Task II and Task III of the Change Order form dated July 11, 2018, from Tetra Tech for additional peer review.

By vote of 5-0-0, on a motion made by Rori Stumpf, seconded by Brian White, the Board continued the hearing for Glen Brook Way to Wednesday, August 1, 2018.

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

None.

5. Correspondence

None.

6. Approval of Minutes

- May 2, 2018

By a vote of 5-0-0, on a motion by Gibb Phenegar and seconded by Brian White, the Board approved the May 2, 2018 minutes as presented.

- May 16, 2018

By a vote of 5-0-0, on a motion by Gibb Phenegar and seconded by Brian White, the Board approved the May 16, 2018 minutes as presented.

- June 20, 2018

By a vote of 5-0-0, on a motion by Gibb Phenegar and seconded by Brian White, the Board approved the June 20, 2018 minutes as presented.

7. Upcoming Meetings

- August 1, 2018

Christina Oster noted that she would not be in attendance for the August 1st meeting.

- August 15, 2018

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

- September 5, 2018

8. Adjournment

A motion to adjourn was made by Gibb Phenegar, seconded by Rori Stumpf, and approved unanimously. The Board adjourned at 8:40 p.m.

Respectfully submitted,

Mackenzie Leahy

Administrative Assistant

Community and Economic Development