

Board of Selectmen

Glenn D. Trindade, Chair

Maryjane White, Vice-Chair

Richard A. D'Innocenzo, Clerk

Dennis P. Crowley

John A. Foresto



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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

Board of Selectmen's Meeting

April 3, 2017 7:00 PM

Sanford Hall, Town Hall

155 Village Street

Agenda

7:00 PM

- Call to order; Recitation of the Pledge of Allegiance
- Public Comments

Other Business

1. Public Hearing – Review/Approval – Urban Renewal Plan
2. Hearing – Vote on Potential Revocation of Class II Dealers License – Ali A. Hodroj
3. Grant Expenditure Authorization – 2016 Emergency Management Performance Grant - \$3,200.
4. Annual Report – Medway Community Farm
5. Approval - 2 Year Contract with CJP & Sons for Road Work Services - \$100,000
6. Review/Approve - Annual & Special Town Meeting Warrants – (ATM Articles 2, 30 & 41-49, STM- New Article 9)
7. Discussion – Pickup of Solid Waste/White Goods
8. Authorization of Town Administrator in conjunction with Special Counsel to Respond to Requests for Information, to File Pleadings and submit Other Administrative Proceedings on Behalf of the Board of Selectmen in the Exelon Matter (EFSB 17-01) to the Energy Facilities Siting Board
9. Approval - Public Event Permits
 - a. Youth Baseball Parade –April 23, 2017
 - b. 6th Annual Ride for Food – September 24, 2017
10. One-day Liquor License Requests for Events to be Held at Thayer Homestead
 - a. Laurie Walker – April 15, 2017
 - b. Tanya Abdilmasih – April 16, 2017
 - c. Megan Park– June 17, 2017
11. Action Items from Previous Meeting
12. Approval of Minutes
13. Town Administrator's Report
14. Selectmen's Reports
15. Executive Session; Exemption 6: To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body (0R Crook St & 13R Chestnut St) & Exemption 3: To discuss strategy with respect to collective bargaining or litigations if an open meeting may have a detrimental

effect on the bargaining or litigating position of the public body and the chair so declares (Energy Facilities Siting Board Legal Process), the Board will not return to public session.

For more information on agenda items, please visit the Board of Selectmen's page at
www.townofmedway.org

Upcoming Meetings, Agenda and Reminders

April 18, 2017 --- Regular Meeting

May 1, 2017 ---- Regular Meeting

AGENDA

ITEM #1

Public Hearing – Review/Approval – Urban Renewal Plan

Associated backup materials attached:

- Memo from Stephanie Mercandetti, Community & Economic Development Director
- Resolution, Approved by Medway Redevelopment Authority 3/20/17
- Resolution, Approved by Planning & Economic Development Board 3/21/17
- Oak Grove Urban Renewal Plan – Final Draft
- Resolution for BOS Approval

Proposed Motions:

1. I move that the Board open the public hearing on the Oak Grove Urban Renewal Plan.
2. I move that the Board close the hearing.
3. Please refer to motions on the following page;

VOTED:

WHEREAS, the Town of Medway and Medway Redevelopment Authority have been investigating the use of urban renewal to revitalize the Oak Grove Area which has suffered from fragmented ownership; substandard lot sizes; and lack of infrastructure;

WHEREAS, the Town of Medway and Medway Redevelopment Authority have undertaken a multi-phase planning process with public informational meetings and, providing citizens and property owners an opportunity to comment since February 2011;

WHEREAS, the Medway Planning Board determined the Oak Grove Area Urban Renewal Plan is based on a local survey and is consistent with Medway's Master Plan, and approved said Oak Grove Area Urban Renewal Plan on March 21, 2017;

WHEREAS, the Medway Redevelopment Authority determined the area contained within the Oak Grove Area Project Boundary is decadent as defined by M.G.L. c. 121B, and is in need of revitalization and redevelopment, and approved the Oak Grove Area Plan on March 20 2017;

WHEREAS, the Medway Board of Selectmen seeks to further the goals and objectives contained in Oak Grove Area Urban Renewal Plan dated March 2017, to promote revitalization opportunities within the Oak Grove Area Urban Renewal Plan as defined in the plan.

NOW, THEREFORE, BE IT RESOLVED that the Town of Medway Board of Selectmen:

1. Finds that there is a clear need and necessity for an urban renewal plan for the Oak Grove Area;
2. Approves the boundaries of the Oak Grove Area Urban Renewal Plan, as depicted in the Figure A-1: Project Location and URA Boundary, attached hereto;
3. Finds that the area contained within the Oak Grove Area Urban Renewal Plan Project Boundary is decadent as defined by M.G.L. c. 121B, and is in need of revitalization and redevelopment;
4. Approves the Oak Grove Area Urban Renewal Plan dated March 2017 prepared by BSC Group and Ninigret Partners;
5. Requests Board of Selectmen Chairman Glenn Trindade to submit the Oak Grove Area Urban Renewal Plan dated March 2017 to the Massachusetts Department of Housing and Community Development for final approval; and
6. Authorizes the Medway Redevelopment Authority to approve minor changes to the Oak Grove Area Urban Renewal Plan if such changes are recommended by the Massachusetts Department of Housing and Community Development.

**Community & Economic
Development Department**

Stephanie A. Mercandetti,
Director



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone: (508) 321-4918
Email:
smercandetti@townofmedway.org

TOWN OF MEDWAY

Date: March 30, 2017

To: Board of Selectmen

From: Stephanie Mercandetti, Dir., Community & Economic Development

Re: Oak Grove Area Urban Renewal Plan

Cc: Andy Rodenhiser, Chairman, Medway Redevelopment Authority

Over the past year, the Medway Redevelopment Authority worked with BSC Group, Inc. to develop an Urban Renewal Plan for the Oak Grove area consistent with the requirements set forth under Massachusetts General Laws, Chapter 121B. Urban renewal is a tool to assist communities to revitalize decadent, substandard or blighted open areas and to encourage sound growth in specific areas. An Urban Renewal Plan is an application submitted by the municipality through its urban renewal agency, such as the Medway Redevelopment Authority, to the Massachusetts Department of Housing and Community Development (DHCD) requesting its approval of a redevelopment project.

The Oak Grove area is comprised mainly of small lots known as the “Bottle Cap lots” and has been expanded through this process to include some properties located within the adjacent business park. This area is sometimes called the “Medway 495 Business Park” which is bordered by Milford Street to the North, Milford town line to the West, Alder Street to the South and West Street to the East. The Bottle Cap lots derive their name from a 1920’s marketing promotion by Clicquot Club, which awarded small parcels to customers with winning bottle cap lots. There were originally approximately 1,018 Bottle Cap lots with an average size of approximately 1,600 square feet and dimensions of approximately 80 feet by 20 feet. The ownership of many of the lots has been consolidated over the years, but the configuration of many small, irregularly shaped lots with multiple owners remains a significant obstacle to redevelopment of the area.

The state must approve the Plan before any activities are undertaken by the Redevelopment Authority. Public participation has been a key part to the Urban Renewal Plan process. The Medway Redevelopment Authority convened a Steering Committee, which included a cross section of stakeholders to be a sounding board and to review activities as may be needed. Two public forums were also held in March and September.

Prior to submission to DHCD, and as required by statute, there are three local approvals which must take place. Both the Medway Redevelopment Authority and Medway Planning and Economic Development Board have approved the Oak Grove Urban Renewal Plan. The third and final local approval is with the Board of Selectmen.

**Medway Redevelopment Authority
155 Village Street
Medway, MA 02053**

*Andy Rodenhiser, Chairman
Michael Griffin, Vice-Chairman
Douglas Downing, Treasurer
Ray Himmel, Asst. Treasurer
Paul Yorkis, State Appointee*

Medway Redevelopment Authority

March 20, 2017

Whereas, the Medway Redevelopment Authority determined that an urban renewal project should be undertaken in the Town pursuant to M.G.L. c.121B and established a Steering Committee for the purposes of providing public participation in the creation of a Urban Renewal Plan;

Whereas, the Medway Redevelopment Authority authorized the preparation of an Oak Grove Area Urban Renewal Plan;

Now Therefore, Be it Voted, that Medway Redevelopment Authority does hereby accept and approve the Urban Renewal Plan entitled "Oak Grove Area Urban Renewal Plan, Medway, Massachusetts," dated March 2017, prepared by BSC Group (the "Plan"), for the proposed Oak Grove Area, consisting of 82.2 acres.

And Be it Voted Further, that the Medway Redevelopment Authority, based upon the evidence set forth in the Plan and its own knowledge of the area, finds that the Oak Grove Urban Renewal Area, as shown on the Plan, to be a decadent area and a blighted open area as those terms are defined in M.G.L. c.121B, §1 and is in need of revitalization.

And Be it Voted Further, that the Medway Redevelopment Authority hereby authorizes its chair to file a copy of the Plan along with the minutes of this meeting and to refer the Plan, as approved, to the Medway Board of Selectmen and Medway Planning and Economic Development Board in accordance with M.G.L. c.121B, §48.

VOTED: AYES 5 NAYES 0

DATE: 3/20/17

SIGNED : 



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio

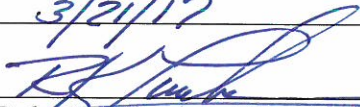
**MEDWAY PLANNING AND ECONOMIC DEVELOPMENT
BOARD RESOLUTION**

BE IT RESOLVED BY THE MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD:

The Medway Planning and Economic Development Board has reviewed the Town of Medway Oak Grove Area Urban Renewal Plan dated March 2017 (as prepared by BSC Group and Ninigret Partners) and believes the Plan is consistent with the Town of Medway Master Plan, dated May 2009 and the Oak Grove Park Mixed Use Feasibility Study, dated June 2012. The Planning and Economic Development Board also finds that the Oak Grove Urban Renewal Area, as depicted on the map titled Figure A-1: Project Location and URA Boundaries, is based on a local survey and conforms to the comprehensive plan for the Town of Medway as a whole in accordance with M.G.L. c. 121B, §48.

VOTED: AYES 4 NAYES 0

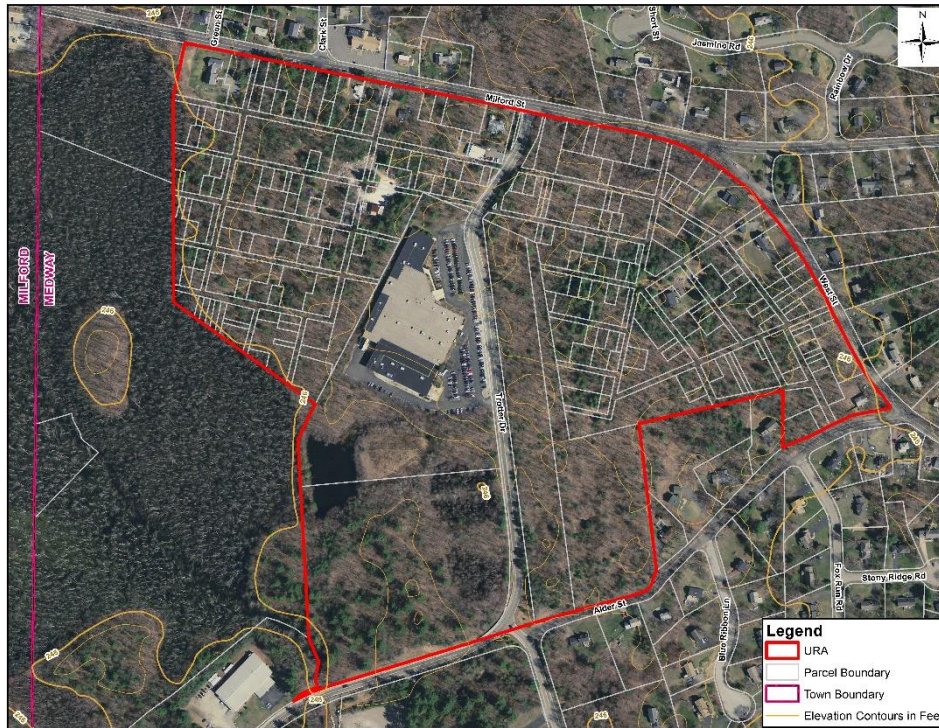
DATE: 3/21/17

SIGNED: 
Robert K. Tucker, Vice-Chairman

TOWN OF MEDWAY

OAK GROVE AREA URBAN RENEWAL PLAN

March 2017



SUBMITTED TO:
DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
100 CAMBRIDGE STREET, SUITE 300
BOSTON, MA 02114



PREPARED FOR:
TOWN OF MEDWAY
MEDWAY REDEVELOPMENT AUTHORITY
155 VILLAGE STREET
MEDWAY, MA 02053



PREPARED BY:
BSC GROUP
33 WALDO STREET
WORCESTER, MA 01608

IN ASSOCIATION WITH:
NINIGRET PARTNERS
11 SOUTH ANGELL STREET
PROVIDENCE, RI 02906

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- Attachment C: Legal Counsel Opinion
- Attachment D: Public Participation
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DEFINITIONS

ACEC – Area of Critical Environmental Concern
BID – Business Improvement District
BOR – Massachusetts Board of Relocation
CDBG – Community Development Block Grant
CFR – Code of Federal Regulations
CLDI – Concrete Lined Ductile Iron
CMR – Code of Massachusetts Regulation
CRPCD – Charles River Pollution Control District
CSO – Combined Sewer Overflow
CVP – Certified Vernal Pool
DHCD – Massachusetts Department of Housing and Community Development
DIF – District Improvement Financing
EACC – Massachusetts Economic Assistance Coordinating Council
EDA – U.S. Economic Development Administration
EDIP – Economic Development Incentive Program
EEA – Massachusetts Executive Office of Energy and Environmental Affairs
ENF – Environmental Notification Form
EPA – U.S. Environmental Protection Agency
Feasibility Study – Oak Grove Park Mixed Use Feasibility Study, June 2012
FEMA – Federal Emergency Management Agency
GATRA – Greater Attleboro Taunton Regional Transit Authority
GDI – Growth District Initiative
HUD – U.S. Department of Housing and Urban Development
LAND – Local Acquisitions for Natural Diversity Grant
I/I – Inflow and Infiltration
LID – Low Impact Development
LWCF – Land and Water Conservation Fund
MACRIS – Massachusetts Cultural Resource Information System
MAPC – Metropolitan Area Planning Council
MBTA – Massachusetts Bay Transportation Authority
MassDOT – Massachusetts Department of Transportation
MassDEP – Massachusetts Department of Environmental Protection
Master Plan – Medway Master Plan, 2009
MCP – Massachusetts Contingency Plan
MEPA – Massachusetts Environmental Policy Act
MGD – Millions of Gallons per Day
M.G.L. c. 41 §§ 81K-81GG – Massachusetts Subdivision Control Law
M.G.L. c. 121B - Massachusetts General Laws Chapter 121B
MHC – Massachusetts Historical Commission
MRA – Medway Redevelopment Authority
NHESP – Natural Heritage and Endangered Species Program
PARC – Massachusetts Parkland Acquisition and Renovations for Communities Grant
PVP – Potential Vernal Pool
ROW – Right(s)-of-Way
SWAP – South West Advisory Planning Committee (MAPC)
SWPPP – Stormwater Pollution Prevention Plan (under EPA)
TIF – Tax Increment Financing
UCH-TIF – Urban Center Housing Tax Increment Financing
URA – Urban Renewal Plan Area
URP – Urban Renewal Plan

EXECUTIVE SUMMARY

I. Introduction

The Oak Grove Area Urban Renewal Plan (URP or the Plan) was initiated by the Medway Redevelopment Authority (MRA) in cooperation with the Town of Medway. The URP process involved a collaboration with the URP Steering Committee, which includes area property owners, residents, town officials, and business owners, and other stakeholders. All participants have the mutual interest of redeveloping the Oak Grove Area in a manner which attracts new or expanding existing commercial and industrial users while enhancing the quality of life for those who live, work or visit Medway.

This URP has been prepared in compliance with Massachusetts General Laws chapter 121B (M.G.L. c. 121B), which allows municipalities, through their urban renewal agencies, to undertake a wide range of public actions to address substandard, decadent and blighted open conditions. Information used throughout this document was obtained from a wide range of publicly accessible online resources and studies, as listed below:

- *Density by Design*, UMASS Studio Project, 2007
- *Town Master Plan, Medway, Massachusetts*, 2009
- *Oak Grove Park Mixed Use Feasibility Study*, BSC Group, 2012

Information and recommendations contained in the above-referenced reports are incorporated into this URP, as appropriate.

II. Urban Renewal Area Description

The Urban Renewal Area (URA), also referred to herein as the Study Area, is located near the western boundary of Medway. The URA is roughly bounded by:

- Route 109 (Milford Street) along the northern edge;
- West Street to the east;
- Alder Street to the south; and
- A wetland area which extends to the Milford municipal boundary along the western edge.

The URA is comprised of approximately 82.2 acres. The northern section of the URA consists of a multi-parcel segment known as the “Bottle Cap Lots.” The Bottle Cap Lots derive their name from a 1920’s marketing promotion by Clicquot Club, which awarded small parcels to customers with winning bottle caps.¹ The Bottle Cap Lots were part of a paper subdivision which predated the Subdivision Control Law (M.G.L. c. 41 §§ 81K-81GG), and streets and utilities were never constructed to serve the properties. There were originally approximately 1,018 Bottle Cap Lots with an average size of approximately 1,600 square feet and dimensions of approximately 80 feet by 20 feet. However, parcels within the Bottle Cap Area which are owned by the same party have been grouped together and assigned the same parcel number. The total number of parcels within the URA is currently 238.

¹ Clicquot Club was a soft drink manufacturer founded in nearby Millis which operated from 1885 to 1980.

The southern portion of the URA includes four additional parcels which total approximately 33.95 acres. These lots have frontage on Trotter Drive and Alder Street. Three of these parcels are undeveloped and one contains an active manufacturing facility.

III. Statement of Need

Medway differs from most urban renewal projects in that the Study Area is more characteristic of a suburban style development rather than a highly disturbed and urbanized setting. However, as will be documented herein, the application of M.G.L. c. 121B is appropriate for the Study Area due to the extremely unique configuration of very small parcels with fragmented ownership. This URP evaluates data from a variety of sources to support the recommendation that the URA meets the eligibility standards for consideration as decadent, substandard, and/or a blighted open area, and that it is improbable that the area would be redeveloped per the ordinary operations of private enterprise. Data evaluated includes parcel ownership, size and configuration, and building condition. The finding that the URA is decadent, substandard and/or a blighted open area is based upon all properties within the URA and not limited to properties identified for acquisition.

The area's characteristics are consistent with the definitions of decadent and blighted open area per M.G.L. c. 121B, § 1, as follows:

Decadent Area: defined as an area which is detrimental to the sound growth of a community as a result of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold, or taken for nonpayment of taxes upon foreclosure of mortgages, or because buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced, or because of a substantial change in business or economic conditions, or because of inadequate light, air, or open space, or because of excessive land coverage or because diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination of the foregoing conditions.

Blighted Open Area: defined as a predominantly open area which is detrimental to the safety, health, morals, welfare or sound growth of a community because it is unduly costly to develop it soundly through the ordinary operations of private enterprise by reason of the existence of ledge, rock, unsuitable soil, or other physical conditions, or by reason of the necessity for unduly expensive excavation, fill or grading, or by reason of the need for unduly expensive foundations, retaining walls or unduly expensive measures for waterproofing structures or for draining the area or for the prevention of the flooding thereof or for the protection of adjacent properties and the water table therein or for unduly expensive measures incident to building around or over rights-of-way through the area, or for otherwise making the area appropriate for sound development, or by reason of obsolete, inappropriate or otherwise faulty platting or subdivision, deterioration of site improvements or facilities, division of the area by rights-of-way, diversity of ownership of plots, or inadequacy of transportation facilities or other utilities, or by reason of tax and special assessment delinquencies, or because there has been a substantial change in business or economic conditions or practices, or an abandonment or cessation of a previous use or of work on improvements begun but not feasible to complete without the aids provided by this chapter, or by reason of any combination of the foregoing or other condition; or a predominantly open area which by reason of any condition or combination of conditions which are not being remedied by the ordinary operations of private enterprise is of such a

character that in essence it is detrimental to the safety, health, morals, welfare or sound growth of the community in which it is situated.

As discussed in **Chapter 12.02 (2) Eligibility** (*Section 2: Area Eligibility Designation*), the URA has a number of characteristics that contribute to the current decadent and blighted open conditions, including the following:

- Fragmented ownership and irregular lots (both in terms of their shapes and sizes) which make it highly unlikely that the area will be redeveloped under the normal operation of the private market;
- Underutilized portions of the URA;
- Obsolete, inappropriate or otherwise faulty platting or subdivision;
- Parcel configurations which make the area unduly expensive to complete without public intervention;
- Incompatible uses that are directly adjacent to each other without adequate buffer;
- Inadequate transportation options, roadway conditions and traffic circulation;
- Infrastructure that is in need of improvements to supply adequate service; and
- Facilities that constitute a barrier to development due to scale, conditions and use restrictions.

IV. Project Vision

This URP embodies the vision that was refined by the Steering Committee early in the planning process, which reads as follows:

As a gateway to Medway, the Oak Grove Area shall have a strong identity and image while sustaining Medway's high quality of life for residents and businesses. The development shall encourage a diverse mix of uses, including the potential for housing, business, industry and open space, in order to generate sustainable commercial and industrial employment opportunities, provide business opportunities for economic development, and deliver a net increase to Medway's tax base. The Oak Grove Area shall leverage its access to the regional highway network and nearby regional development in a manner that supports balanced and sustainable development with consideration to minimizing environmental and social impacts.

V. Project Goals and Objectives

As described in **Chapter 12.02 (3) Project Objectives** (*Section 1: Urban Revitalization Area Goals and Objectives*), the goals and objectives for the Project build on the Vision to create an environment that has a strong identity and sense of place in Medway, as well as to identify development opportunities and infrastructure improvements needed to support those uses. The objectives listed below were established in order to achieve this goal.

- Incorporate the priorities and goals of previous studies and master plans, as appropriate, to identify and prioritize development projects.
- Facilitate land assembly and disposition to advance the vision of the URP, which reflects the town's priorities for sound development.
- Encourage private sector investment and utilize public funds judiciously and strategically as a catalyst for private investment.
- Foster an environment for business to thrive and create sustainable jobs.
- Increase real estate tax income generating properties.
- Provide opportunities which encourage and preserve economic diversity and quality of life.
- Facilitate the thoughtful integration of the URA with adjacent land uses and transportation networks.

- Develop incentives to promote sustainable development.
- Encourage alternative transportation opportunities.
- Improve infrastructure systems to support modern development needs.
- Provide necessary public services efficiently and effectively.
- Seek opportunities to promote healthful living amenities (e.g., walking paths, bike lanes, and links to other recreational trails).

VI. Commonwealth's Sustainable Development Principles

The Commonwealth has established ten principles that encourage smart growth and sustainable development. Below is a discussion of how effectively the Medway Oak Grove Area URP promotes these principles using redevelopment, open space and transportation improvements to attract economic development.

Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

The Oak Grove Area is not a downtown, but the proposed Concept Design promotes compact development and integrated uses, is pedestrian friendly, and provides opportunities for passive recreation for residents and employees. As discussed further below, the proposed use is consistent with the intent of the 2009 Medway Master Plan (the Master Plan).

Advance Equity

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

The Town of Medway has undertaken outreach to include residents, stakeholders and advocates, and incorporated their input into the URP. The planned activities of the URP include increasing job opportunities for local residents, preserving and providing expansion potential for existing businesses, and implementing energy conservation measures. These URP activities promote equity for current and future generations of Medway residents.

Make Efficient Decisions

Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.

The Town of Medway considers customer service to be a top priority, and the town's website offers online resources, including the Medway Development Handbook, Medway Business Resource Guide, and information regarding available land sites. Medway's Economic Development Committee is committed to administering the economic development agenda and programs, as well as to promoting, developing and expanding investment and employment in the town; to secure the commitment of private capital into new or existing business, and to administer and coordinate all federal, state and local programs involving the preparation of property for real estate development.

Medway's business development resources reflect a process designed to promote efficient and coordinated decision-making. Thus, the URP complies with the Make Efficient Decisions Principle.

Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

It is anticipated that development projects will be undertaken by private developers, but the MRA oversight will encourage consistency with the uses and intentions identified in this URP. Please refer to **Chapter 12.02 (9) Redeveloper's Obligation** for additional information. This approach will avoid, minimize and/or mitigate potential impacts to environmentally sensitive lands, as appropriate.

Stormwater management, which will be a key issue in developing the Oak Grove Area, will comply with the Massachusetts Stormwater Management standards, with special attention given to Low Impact Development (LID) approaches. Development within the Groundwater Protection District (GPD) zoning overlay district will comply with the requirements of the zoning bylaw in terms of allowable activities. New development will incorporate sustainable design principles, where feasible. Open space improvements are also an important component of the URP, and will advance quality of life and opportunities for recreation. Thus, the URP is consistent with this sustainable development principle.

Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

Medway is a state-designated Massachusetts Green Community under the Commonwealth's Green Communities Act. This designation recognizes the town's energy efficiency efforts and vision for a sustainable energy future. Medway has also participated in MAPC's Local Energy Action Program (LEAP) and has developed a local Energy Action Plan to identify ways that the town can achieve community-wide energy reductions. Medway had implemented a program called "Solarize Medway" which combined a community-led grass roots educational effort with a group buying model to increase solar installations in town. The program encourages the adoption of small scale solar PV by deploying a coordinated education, marketing and outreach effort, combined with a tiered pricing structure that provides increased savings as more people in the community install solar panels.

Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

A development opportunity explored in this URP is the construction of medium density garden flat and townhouse buildings along West Street and Alder Street. The intent is to provide a transitional use between the larger office or industrial uses and the single-family housing that is prevalent in the surrounding area. The architectural style of these units will be consistent with the historic character of Medway. Increasing the availability of multi-family and attached

single-family housing will facilitate the expansion of housing opportunities because the overwhelming majority (over 80%) of Medway's housing is single-family dwellings.²

Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

As noted in this URP, public transportation options in and around the URA are currently limited, primarily due to the suburban nature of the community and proximity to a major highway. Development will be consistent with the goals and objectives discussed earlier in this chapter, which are consistent with the "Provide Transportation Choice" principle, including the following:

- Facilitate the thoughtful integration of the URA with adjacent land uses and transportation networks.
- Develop incentives to promote sustainable development.
- Encourage alternative transportation opportunities.

It is anticipated that ride-share, shuttle services to MBTA connections, and bicycle amenities will be incorporated into proposed developments.

Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support the growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology, and fisheries.

Medway is centrally located between three major New England cities. Boston is situated approximately 27 miles to the northeast, Worcester is approximately 27 miles northwest, and Providence, Rhode Island is approximately 25 miles to the south. Proximity to these cities offers businesses located in Medway strategic opportunities for multi-modal freight transportation. For example, all three cities have airports, the Ports of Boston and Providence are the only two deep-water ports in New England. The URA is within a MAPC-designated Regional Growth Area, and only about a quarter of a mile from I-495, a major regional highway. Proposed development will foster economic opportunities for new or expanded businesses, and provide growth and job opportunities for local and regional residents.

Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

The URP calls for energy conservation to be incorporated in all aspects of the project, as appropriate. As noted above, Medway is a state-designated Green Community, has a town Energy Action Plan that resulted from MAPC's LEAP

² Town of Medway Housing Production Plan, PGC Associates, Inc., 2016, p. 12..

which defines the community's priorities and interests in energy, sustainability, and community and economic development issues, and is implementing a town Energy Action Plan to continue its commitment to clean energy. Medway's efforts reflect its commitment to maximizing energy efficiency and conservation strategies.

Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.

The local master plan associated with the URA is the 2009 Master Plan. The 2009 Master Plan notes that the Oak Grove Bottle Cap Area is largely underutilized, primarily because of the small size of the lots, and incorporated the facilitation of "smart development of the Oak Grove area" as goal for economic development to assist in the growth and diversification of the town's tax base.³

The current regional policy plan of the Metropolitan Area Planning Council (MAPC) is *Metrofuture: Making a Greater Boston Region*, dated May 2008 (referred to herein as "Metrofuture"). Medway is categorized by MAPC as a Mature New England Town. These communities are characterized by a mixed-use town center surrounded by compact neighborhoods, with conventional single family subdivisions elsewhere. They have a large amount of vacant developable land, and new growth comes in the form of new subdivisions; a few towns have experienced revitalization of their town center. The western edge of Milford is within or very close to a "regional hub" and targeted growth area, which involves focused growth in major suburban economic centers. Likely this hub is associated with the large shopping plazas in nearby Milford.

³ <http://www.townofmedway.org/sites/medwayma/files/uploads/masterplan.pdf>, p. 40.

12.02 (1) CHARACTERISTICS

This chapter includes plans and information describing the existing characteristics of the Study Area, as well as the proposed future conditions. *Section 1.1* presents the required and supplemental maps for the URP. *Section 1.2* provides additional discussions of map content, as appropriate, with references to other sections of the URP for further detail.

Section 1.1: List of URP Figures

The figures presented herein and listed below adhere to the state's requirements for urban renewal plans to support the findings that the URA meets the eligibility requirements defined in M.G.L. c. 121B.⁴ The maps and plans were developed using MassGIS and information provided by the Town of Medway, supplemented by field observations.

Required Figures

- Figure A-1: Project Location and URA Boundary
- Figure A-2: Aerial Photography with URA Boundary
- Figure A-3: Topography
- Figure B-1: Boundaries of Proposed Clearance Areas
- Figure C-1: Existing Property Lines, Building Footprints and Parking Areas
- Figure C-2: Proposed Property Lines, Building Footprints and Parking Areas
- Figure D-1: Existing Land Use
- Figure D-2: Existing Zoning
- Figure E-1: Proposed Land Use
- Figure E-2: Proposed Zoning
- Figure F-1: Existing Roadways, Public Rights-of-Way and Easements
- Figure F-2: Proposed Roadways, Public Rights-of-Way and Easements
- Figure G-1: Parcels to be Acquired
- Figure H-1: Lots to be Created for Disposition
- Figure I-1: Buildings to be Demolished
- Figure K-1: Buildings to be Constructed

Supplemental Figures

- Figure S-1: Study Area Location – USGS Locus
- Figure S-2: Environmental Resources
- Figure S-3: Parcels to be Acquired/Original Parcel Configuration
- Figure S-4: Distribution of Parcel Ownership
- Figure S-5: Public Realm Improvements
- Figure S-6: URP Concept Plan
- Figure S-7: Trotter Drive Intersection Improvements

⁴ *Figure J-1: Buildings to be Rehabilitated* was eliminated because no buildings are proposed for rehabilitation for the URP.

Figure A-1: Project Location and URA Boundary

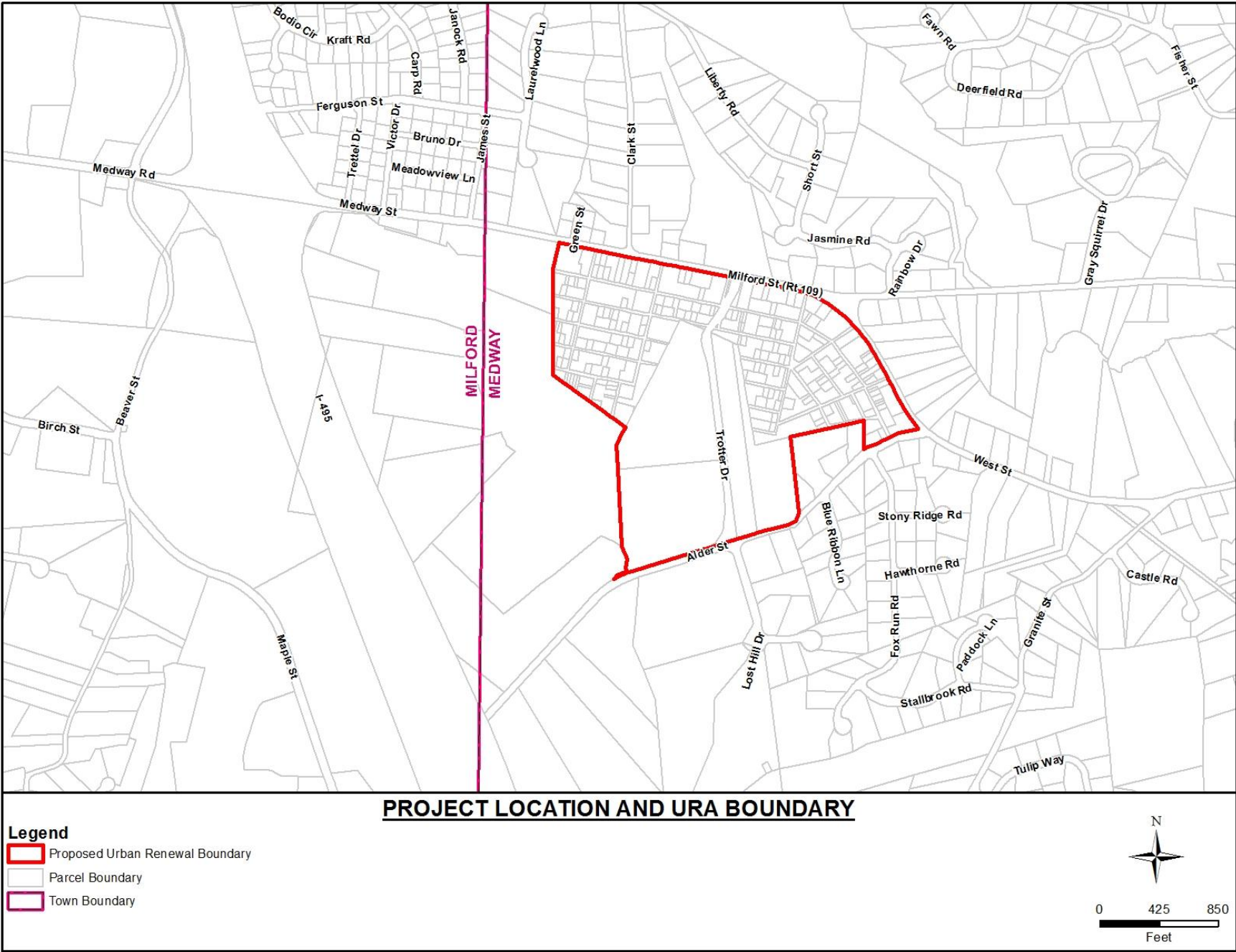
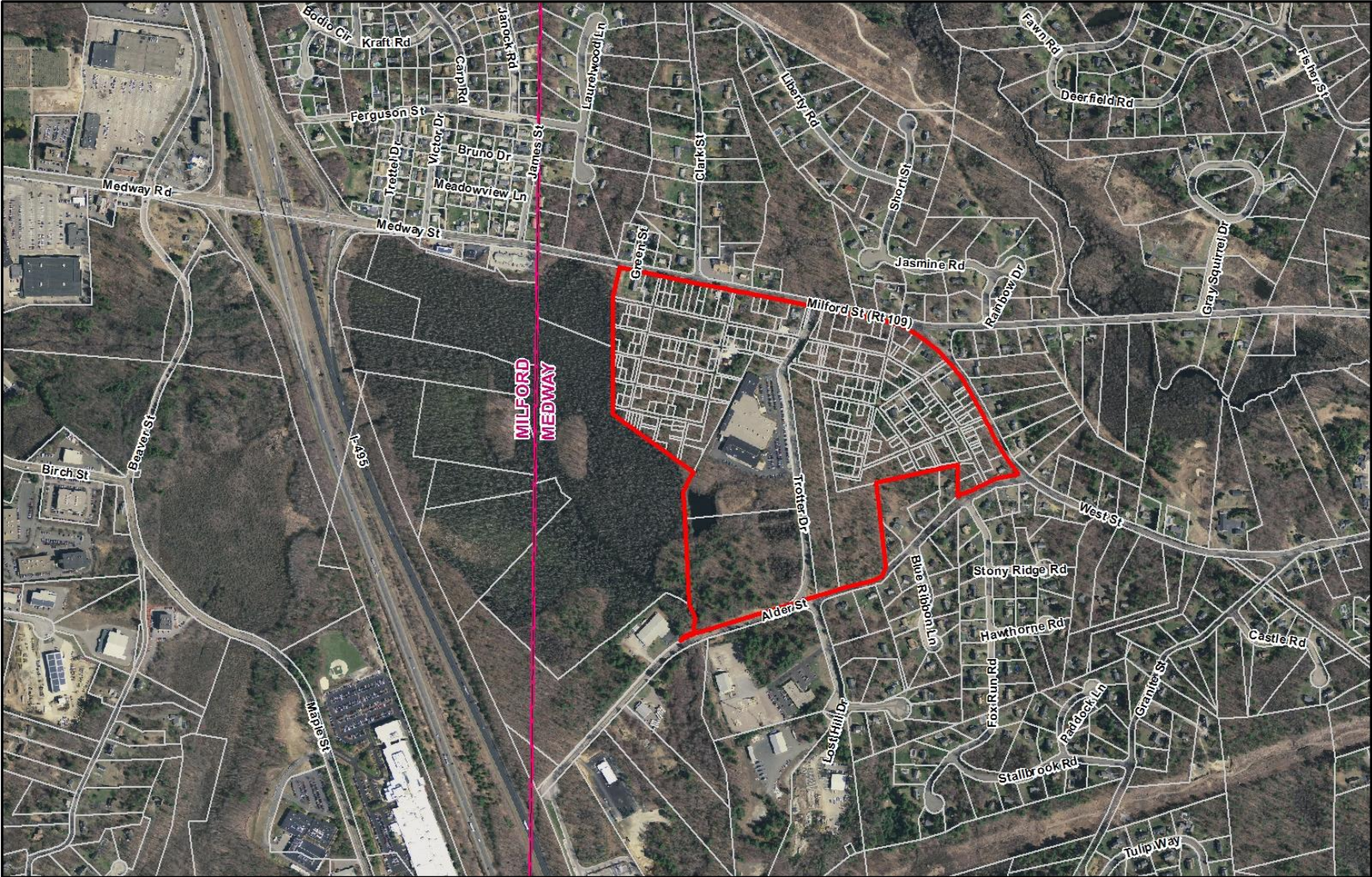


Figure A-2: Aerial Photography with URA Boundary



AERIAL PHOTOGRAPHY WITH URA BOUNDARY

- Legend**
- Proposed Urban Renewal Boundary
 - Parcel Boundary
 - Town Boundary

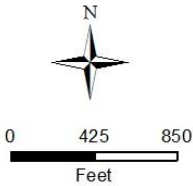


Figure A-3: Topography



Figure B-1: Boundaries of Proposed Clearance Areas

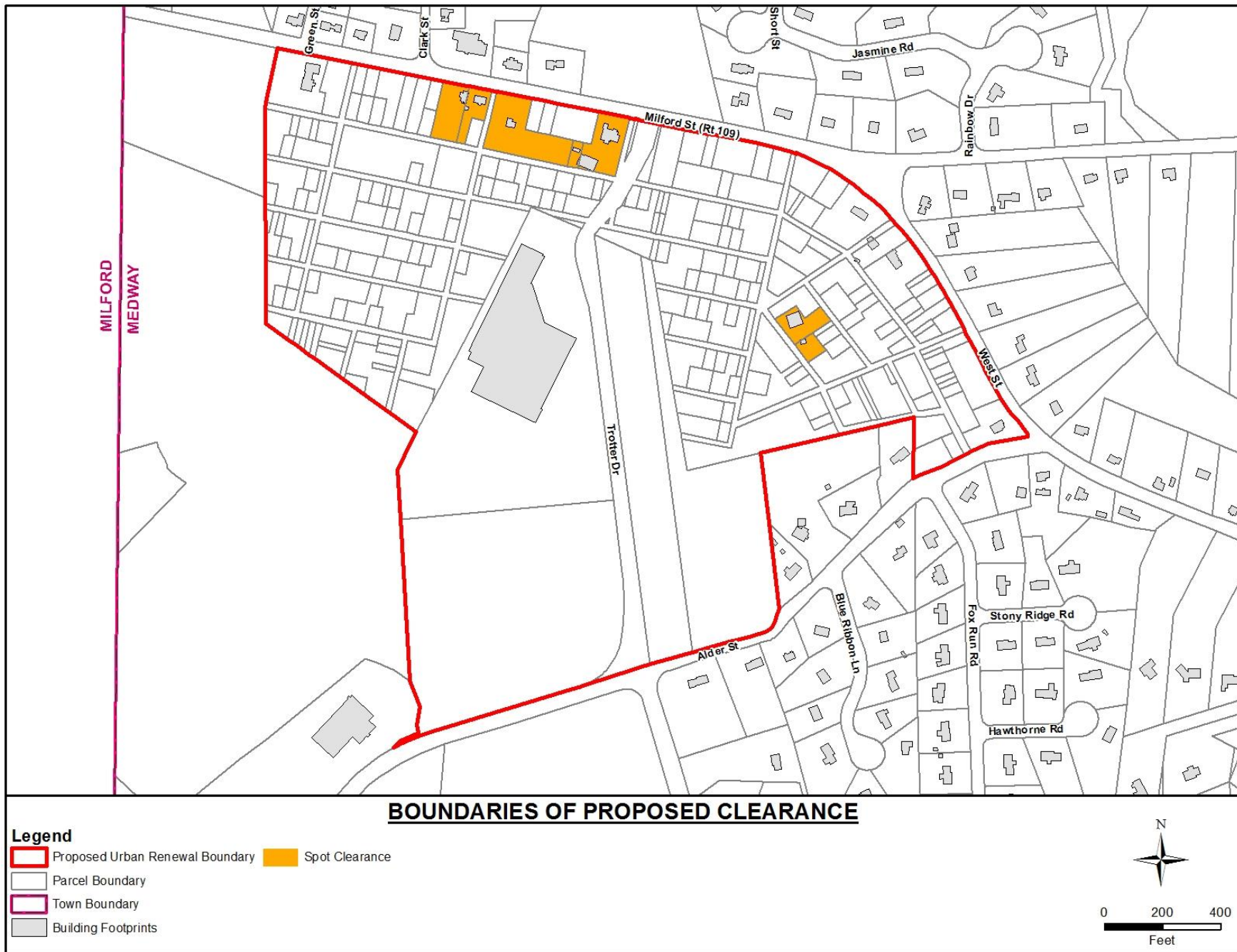


Figure C-1: Existing Property Lines, Building Footprints and Parking Areas

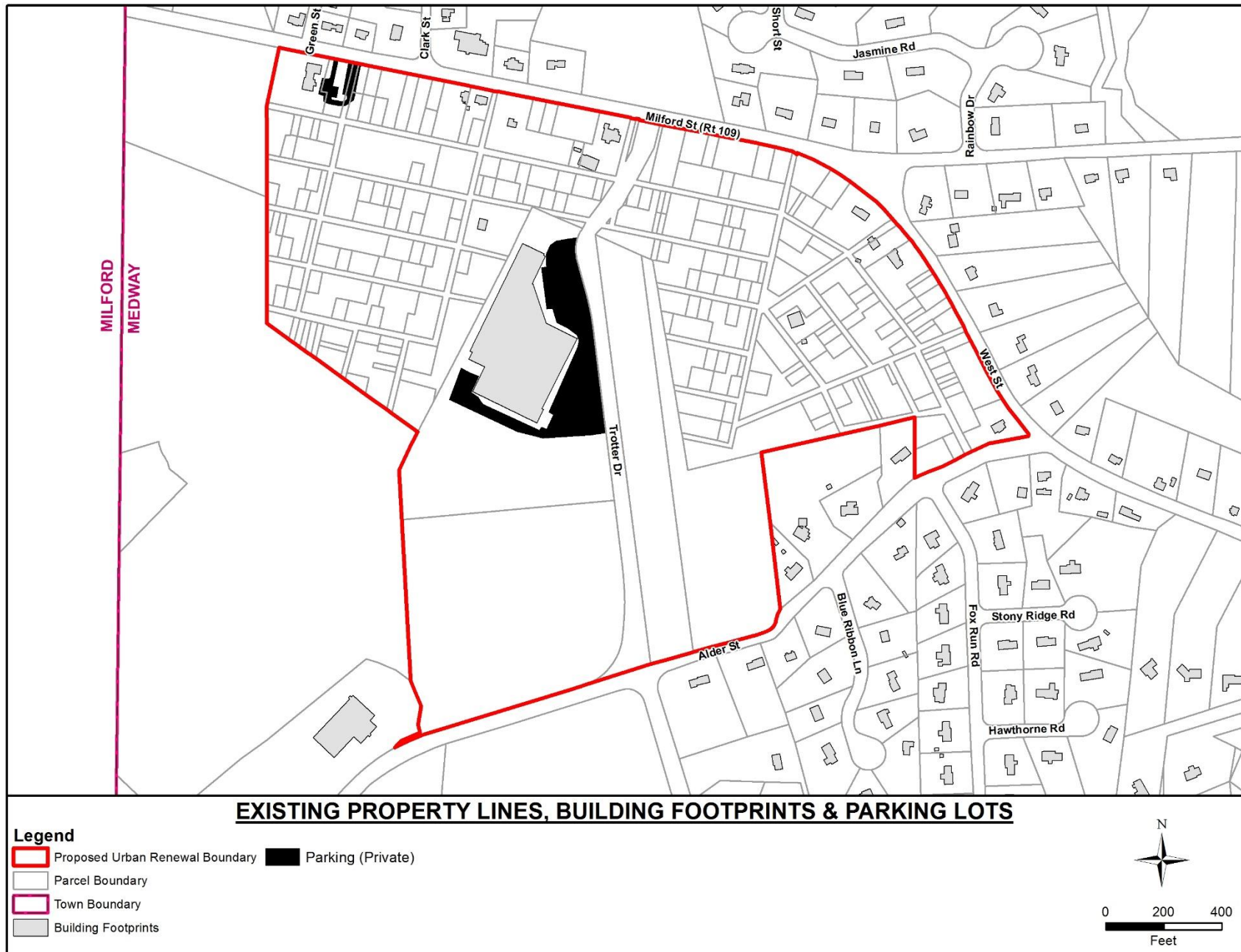


Figure C-2: Proposed Property Lines, Building Footprints and Parking Areas

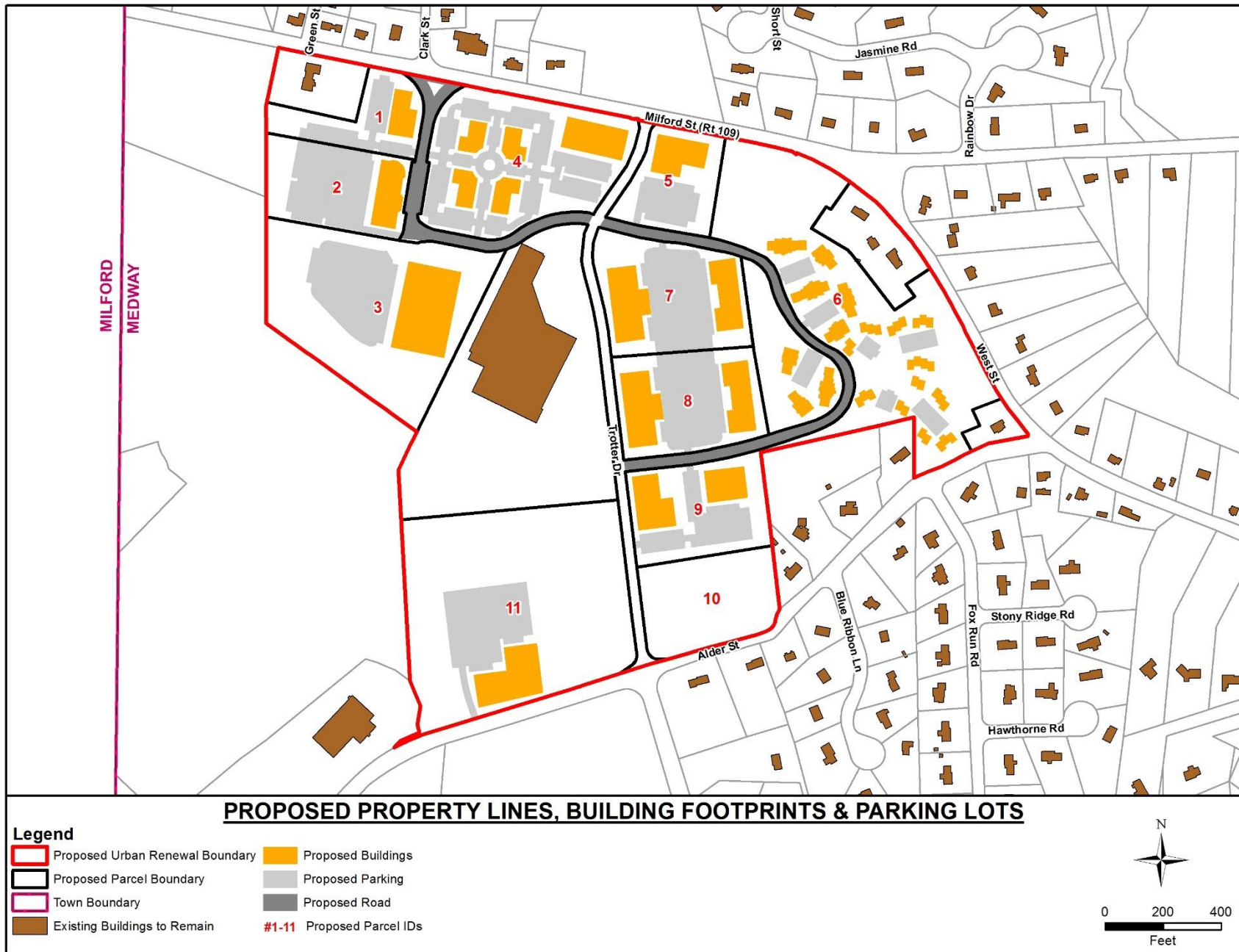
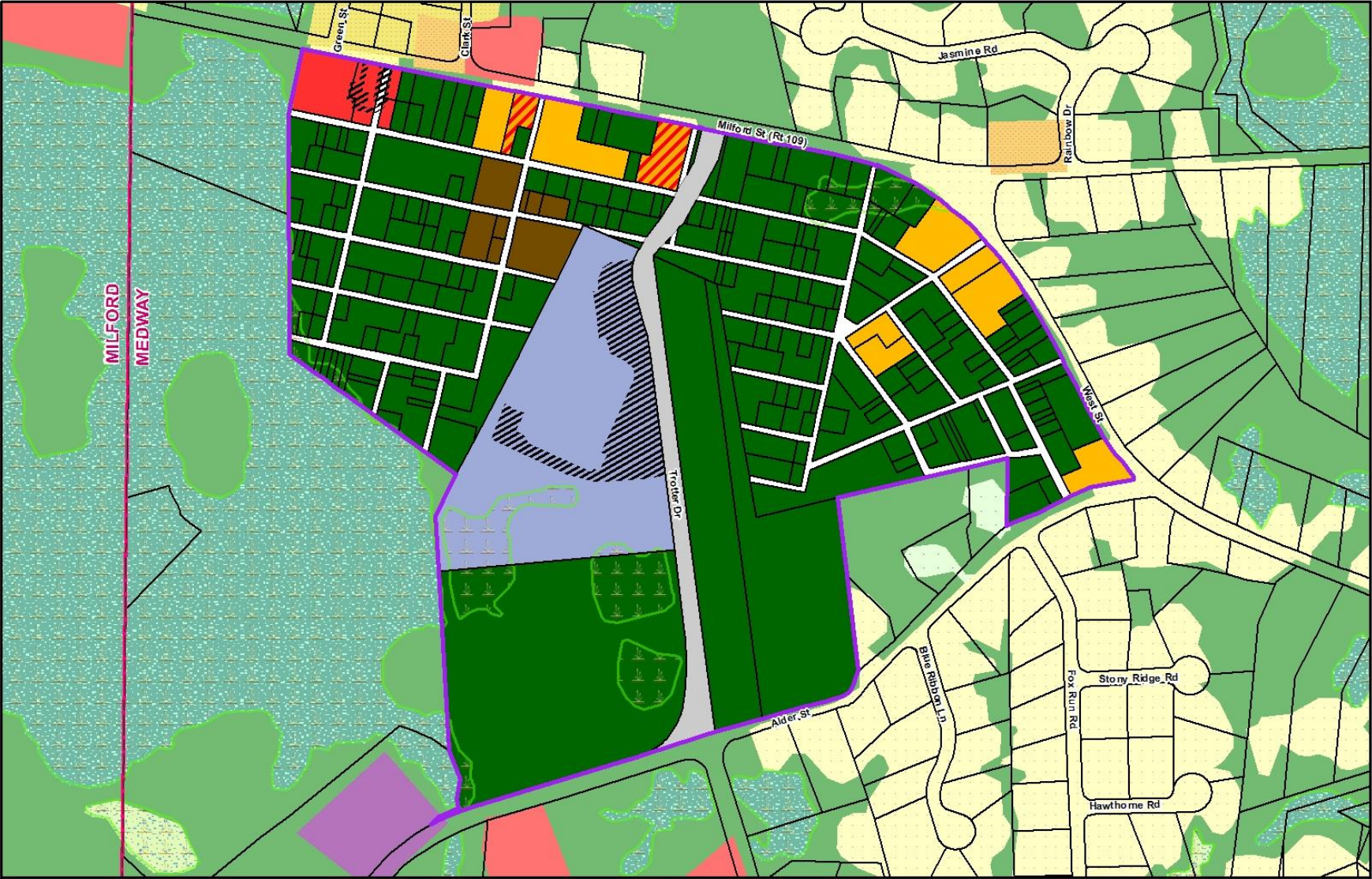


Figure D-1: Existing Land Use



EXISTING LAND USE

| | | |
|---------------------------------|-------------------------|---|
| Legend | | |
| Proposed Urban Renewal Boundary | Land Use | Low Density Residential with Commercial |
| Parcel Boundary | Commercial | Disturbed/Undeveloped |
| Town Boundary | Vegetated/Undeveloped | Paper Street |
| MADEP Wetlands | Light Industrial | Transportation |
| | Low Density Residential | Parking (Private) |

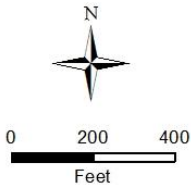


Figure D-2: Existing Zoning

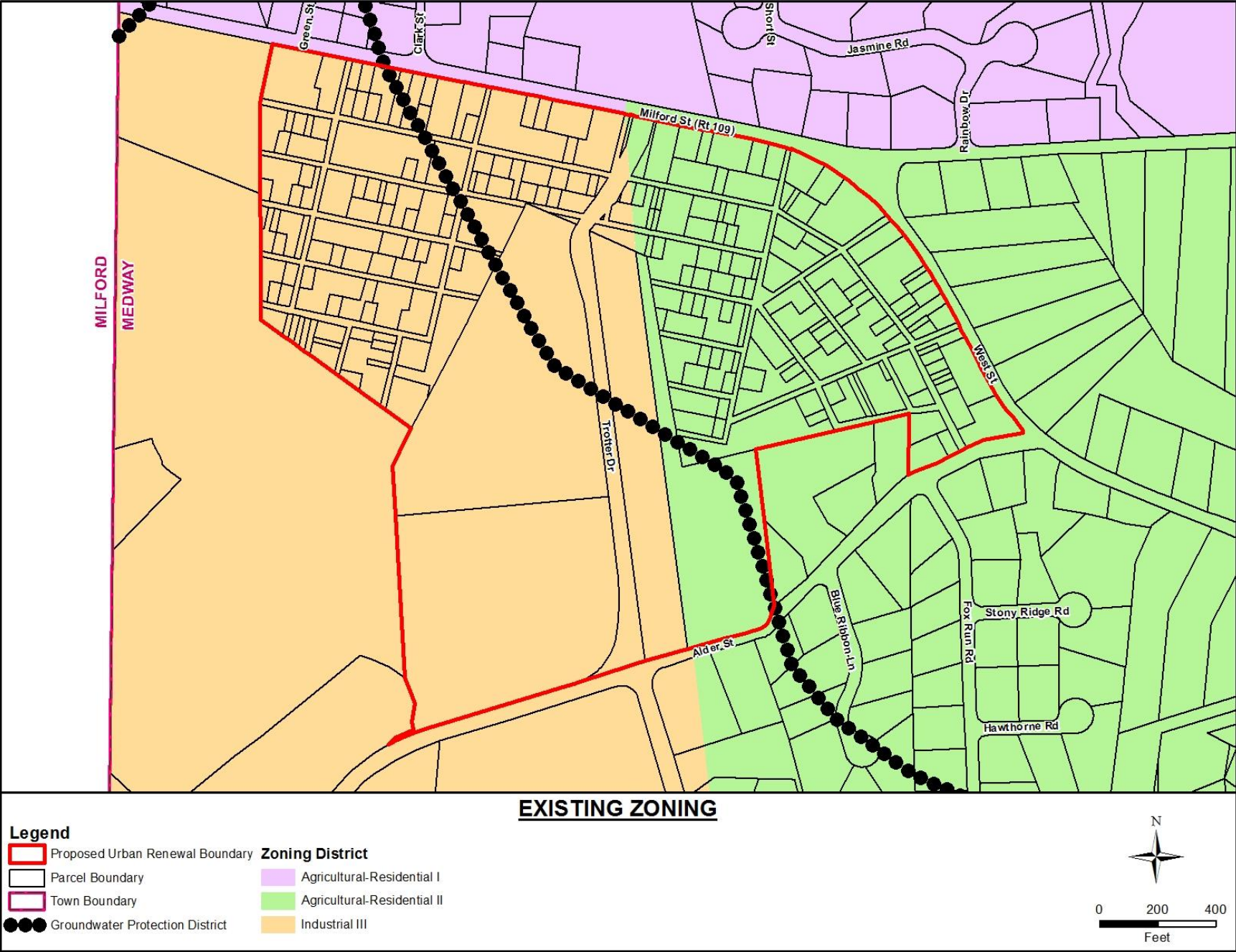


Figure E-1: Proposed Land Use

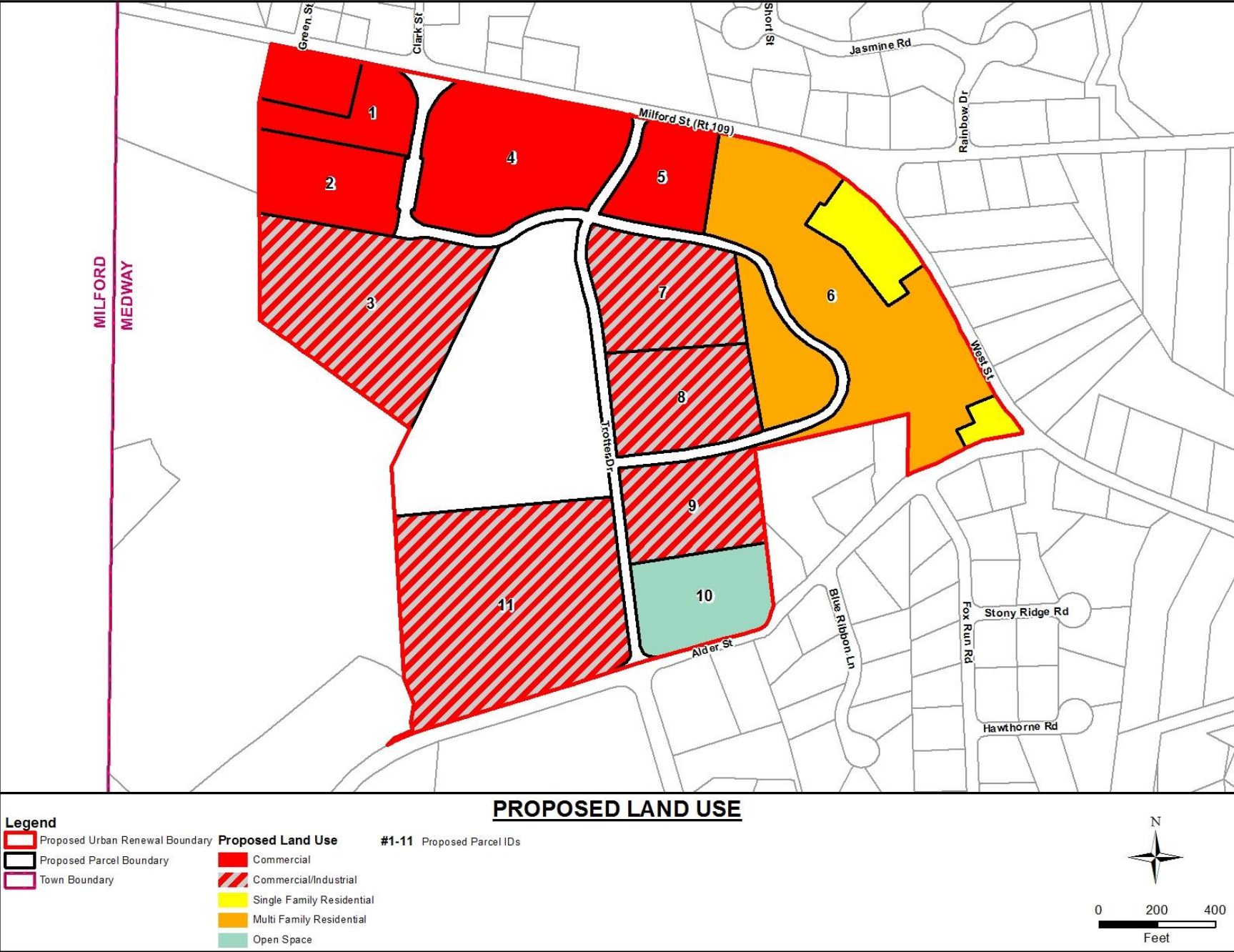


Figure E-2: Proposed Zoning

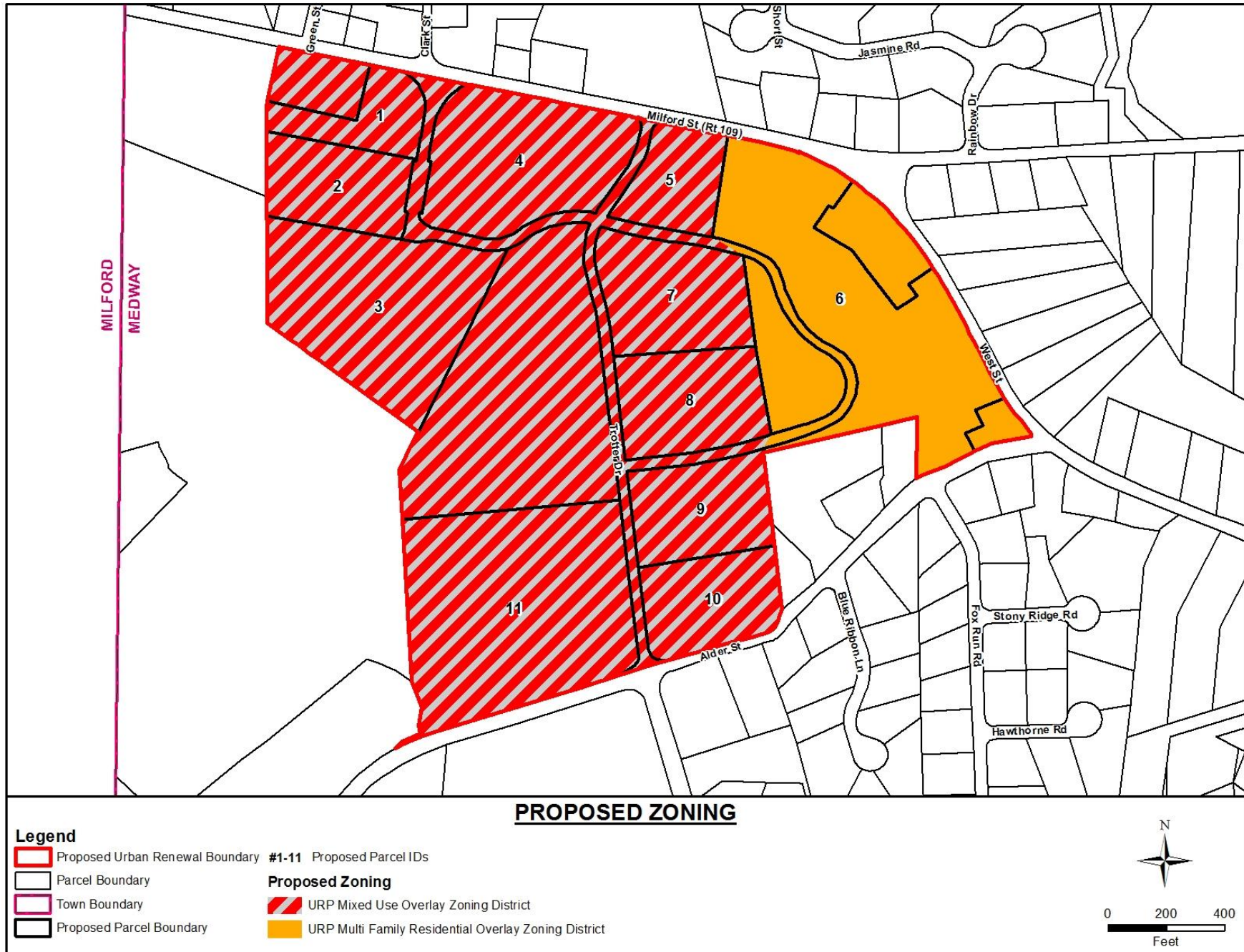
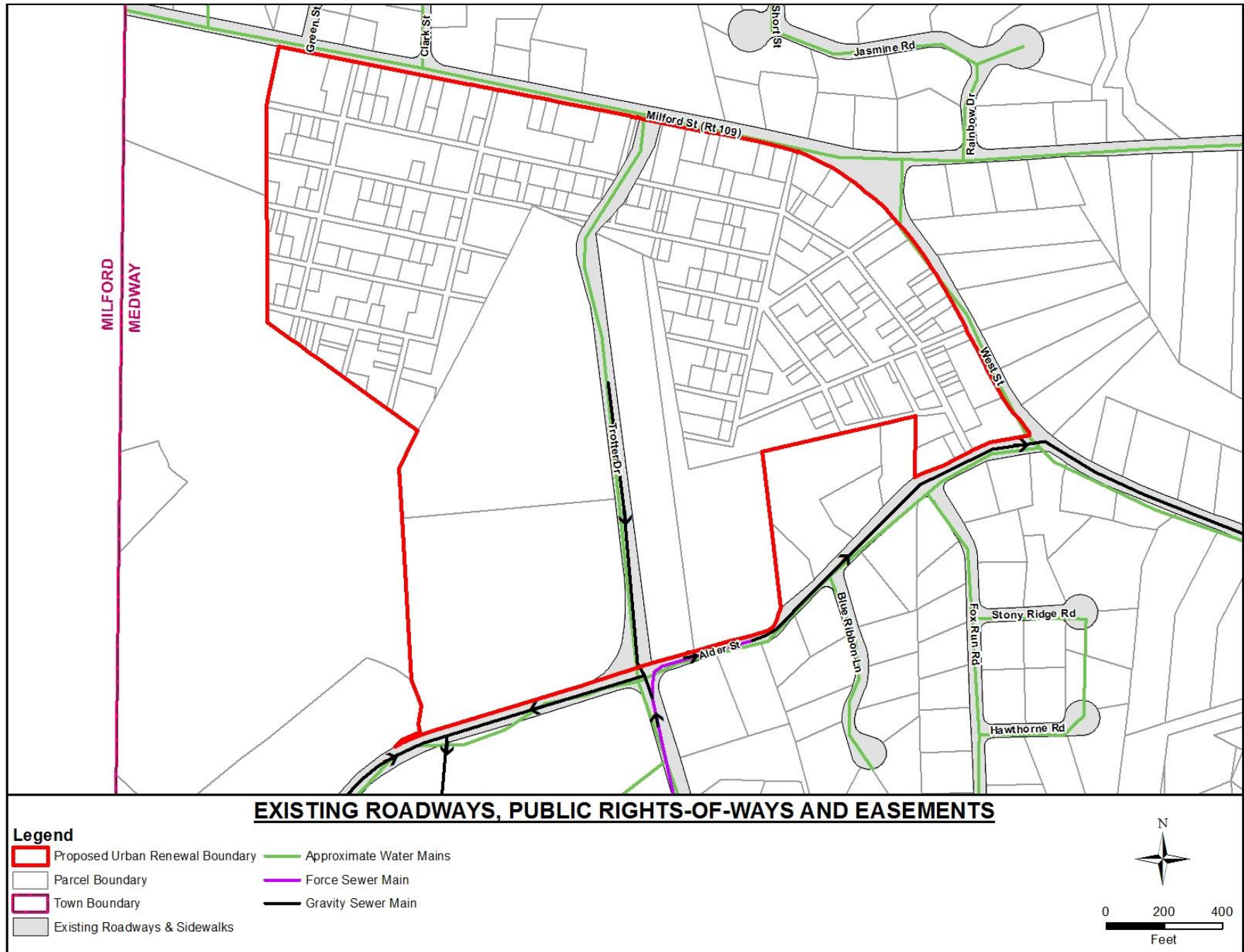
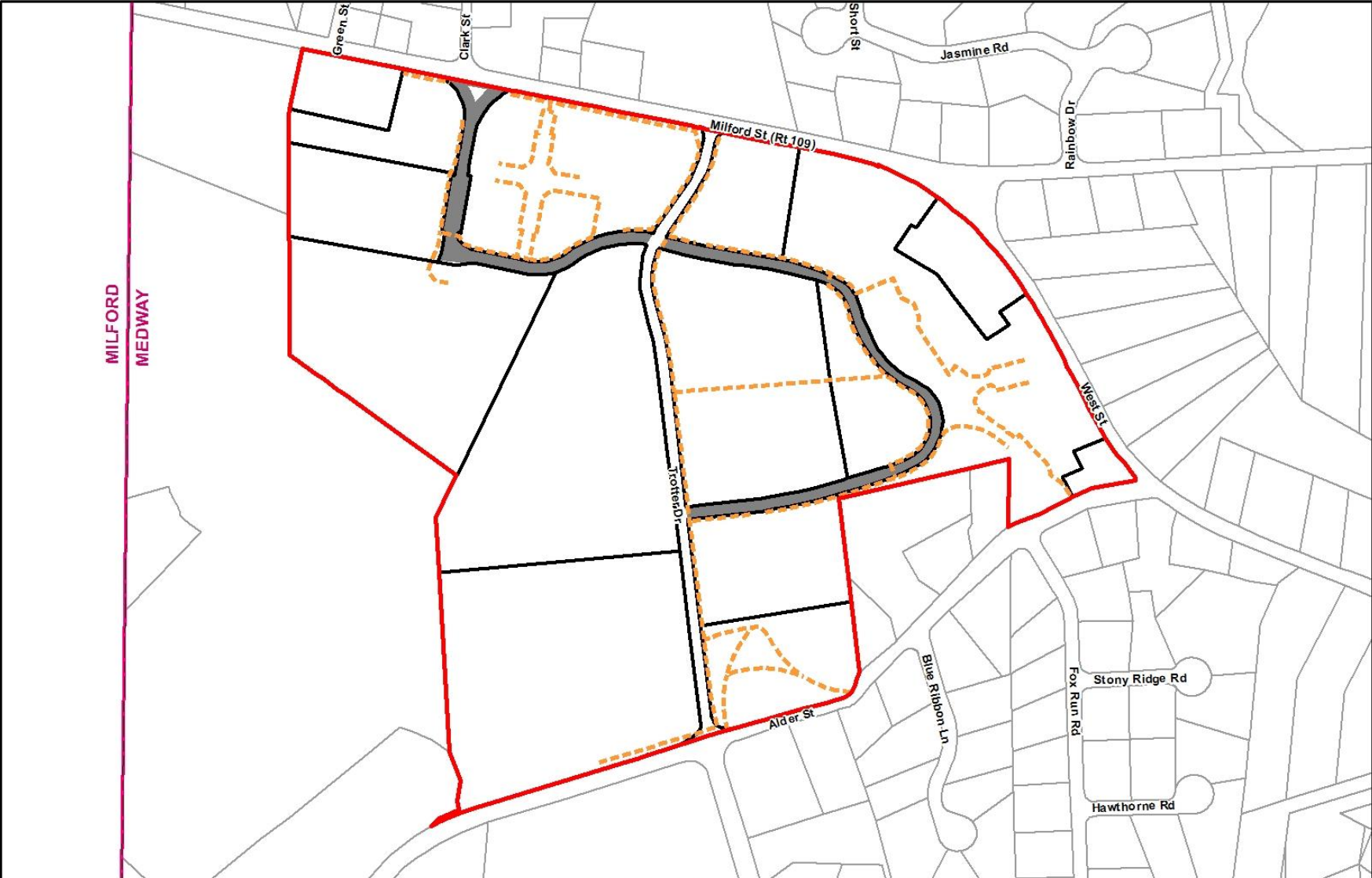


Figure F-1: Existing Roadways, Public Rights-of-Way and Easements








MILFORD
MEDWAY

Figure F-2: Proposed Roadways, Public Rights-of-Way and Easements



PROPOSED ROADWAYS, PUBLIC RIGHTS-OF-WAY AND EASEMENTS

Legend

-  Proposed Urban Renewal Boundary
-  Proposed Parcel Boundary
-  Town Boundary
-  Proposed Road
-  Proposed Walkways

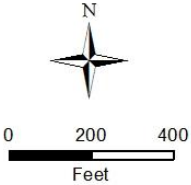


Figure G-1: Parcels to be Acquired

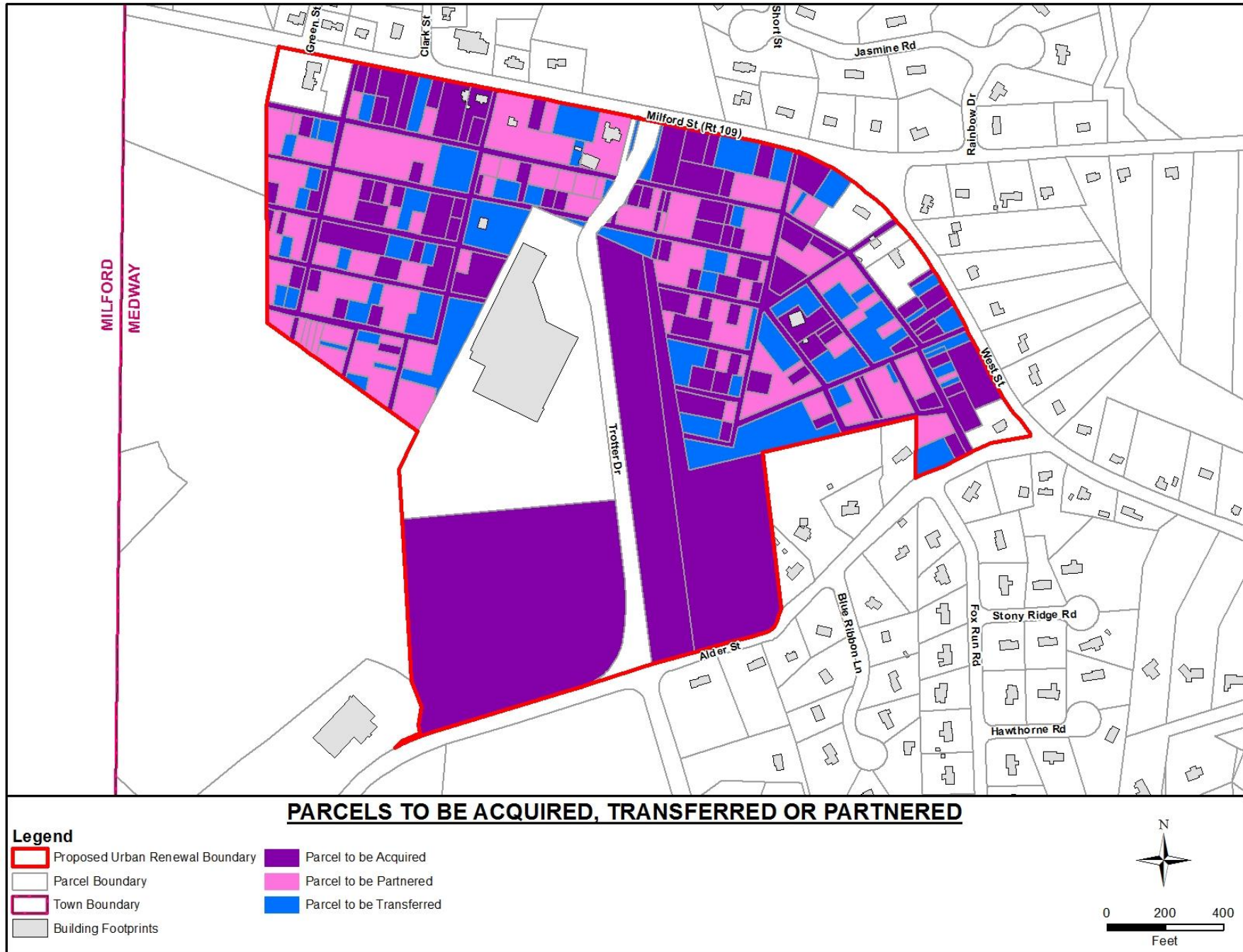
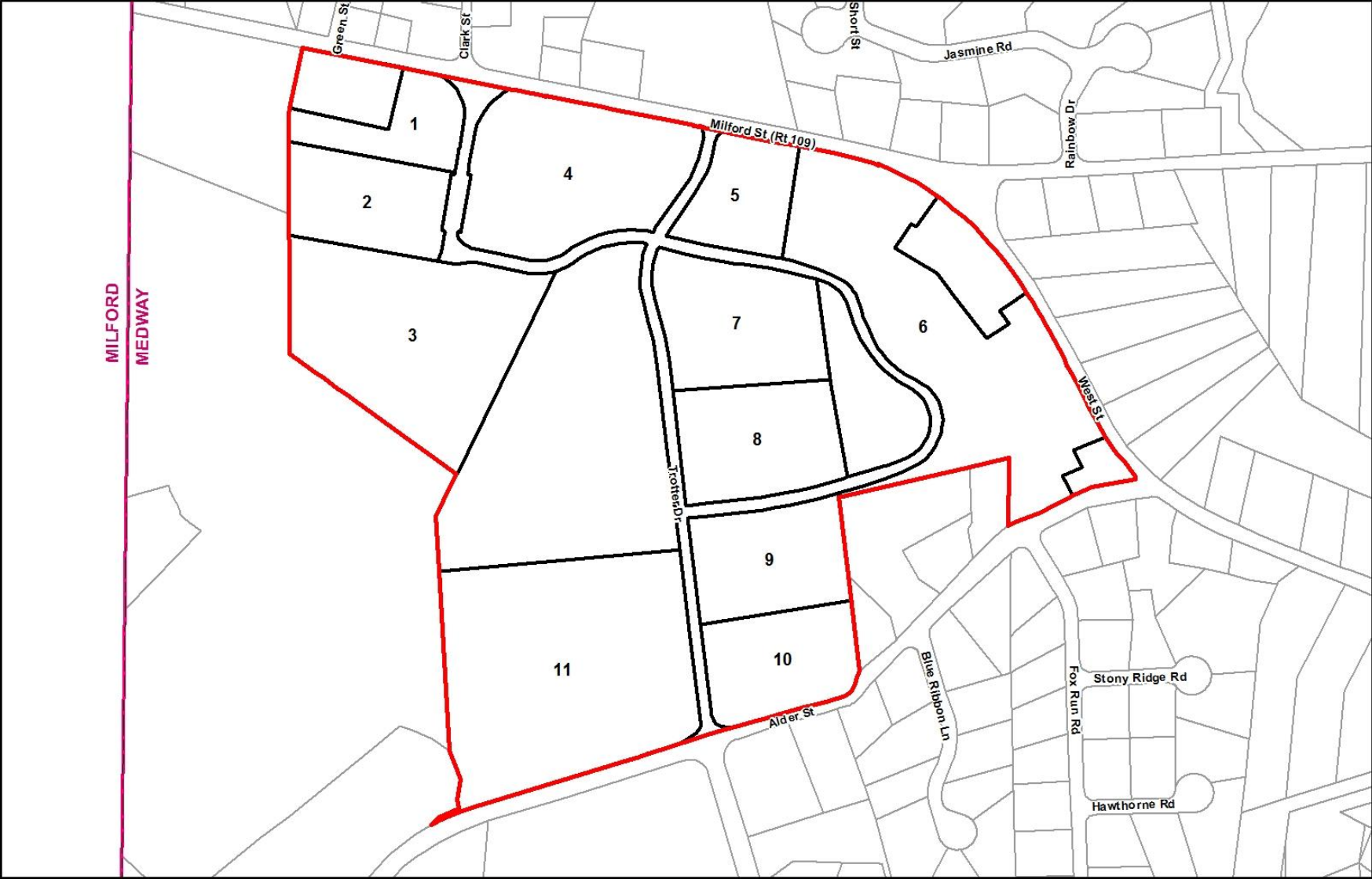


Figure H-1: Lots to be Created for Disposition



LOTS TO BE CREATED FOR DISPOSITION

- Legend**
- Proposed Urban Renewal Boundary
 - Lots to be Created for Disposition
 - Town Boundary
 - #1-11 Proposed Parcel IDs

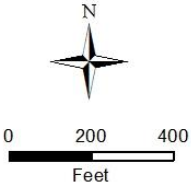


Figure I-1: Buildings to be Demolished

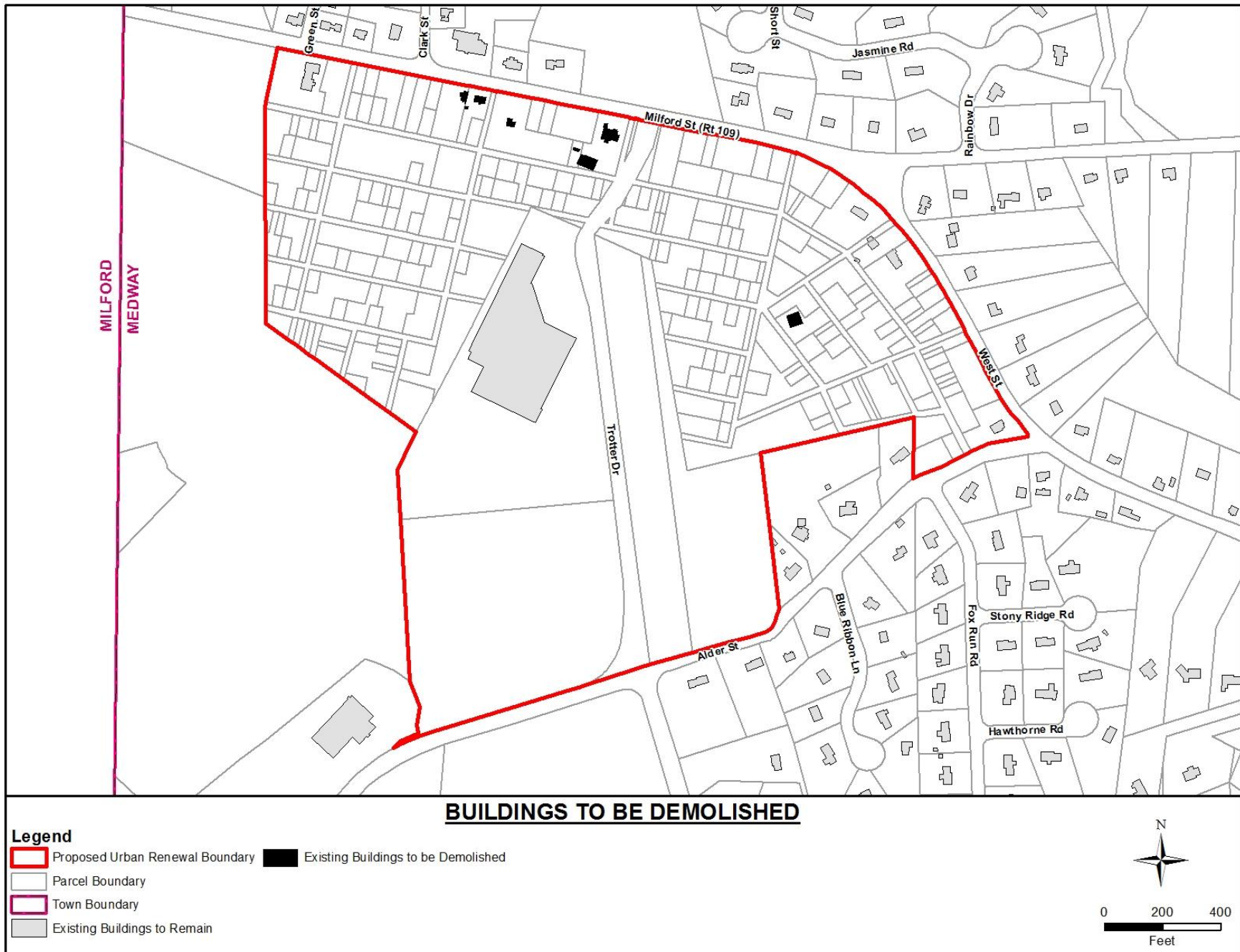


Figure K-1: Buildings to be Constructed

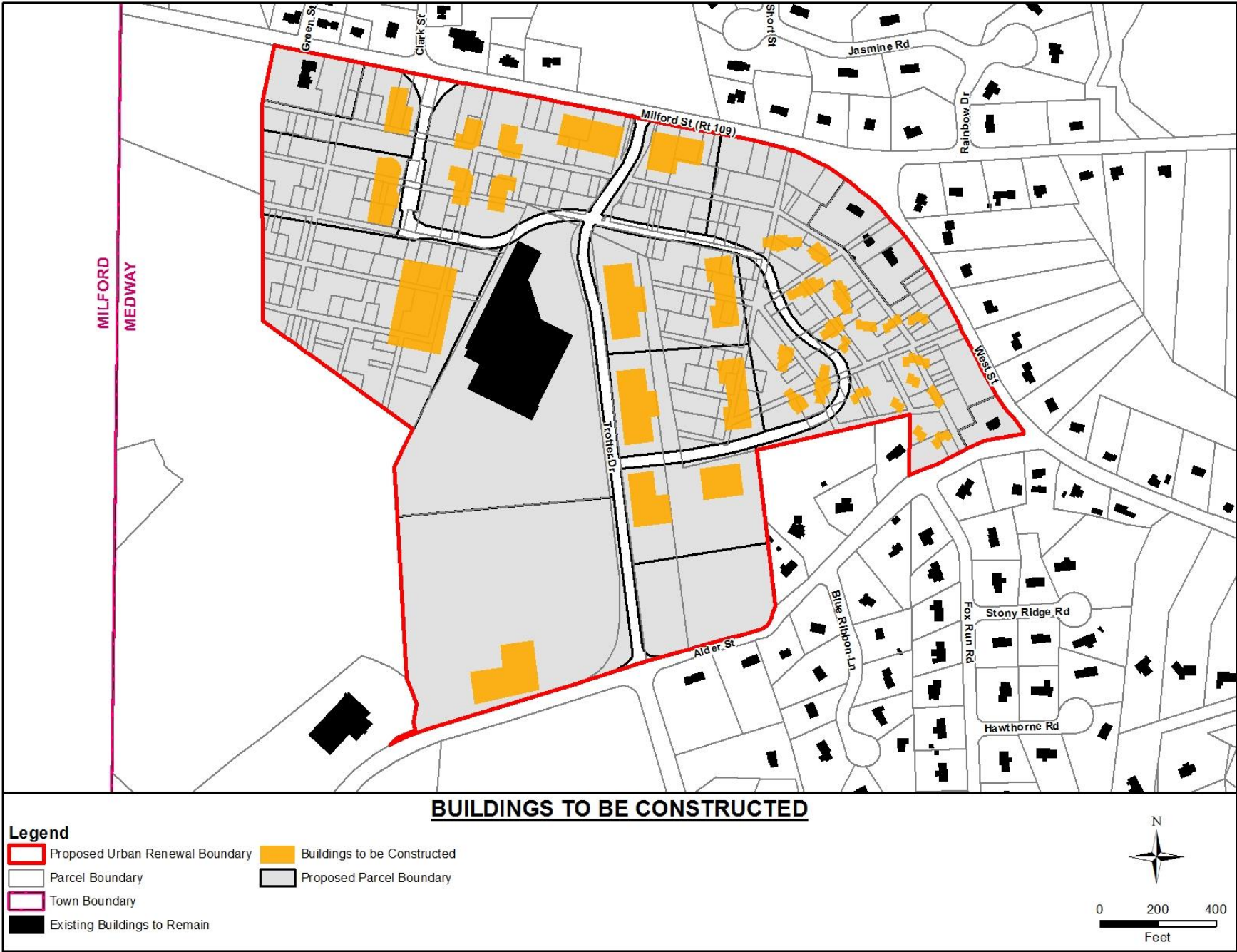


Figure S-1: Study Area Location – USGS Locus

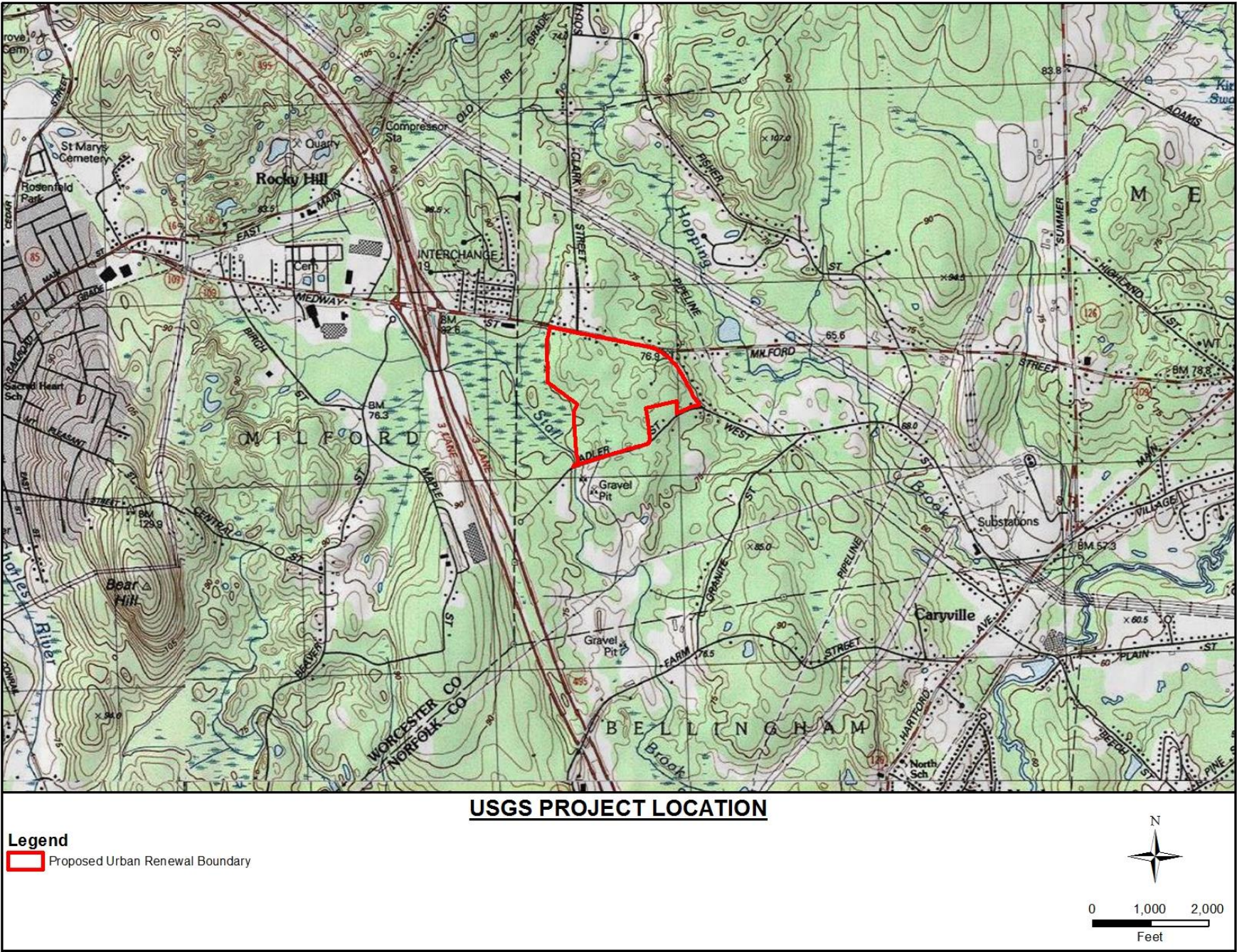


Figure S-2: Environmental Resources



ENVIRONMENTAL RESOURCE MAP

- Legend**
- Proposed Urban Renewal Boundary
 - Parcel Boundary
 - Town Boundary
 - ✱ Potential Vernal Pools
 - Zone II Wellhead Protection Area
 - MADEP Hydrologic Connections
 - MADEP Wetlands
 - 100ft Buffer to Wetlands
 - FEMA Floodplain
 - Article 97 Land
 - Open Space Land
 - MHC Historic Point

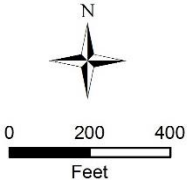


Figure S-3: Parcels to be Acquired/Original Parcel Configuration



PARCELS TO BE ACQUIRED, TRANSFERRED & PARTNERED / ORIGINAL PARCEL CONFIGURATION

- Legend**
- Proposed Urban Renewal Boundary
 - Parcel Boundary
 - Town Boundary
 - Building Footprints
 - Historic Parcel Boundary
 - Parcel to be Acquired
 - Parcel to be Partnered
 - Parcel to be Transferred

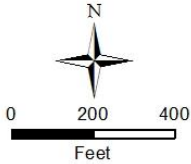


Figure S-4: Distribution of Parcel Ownership

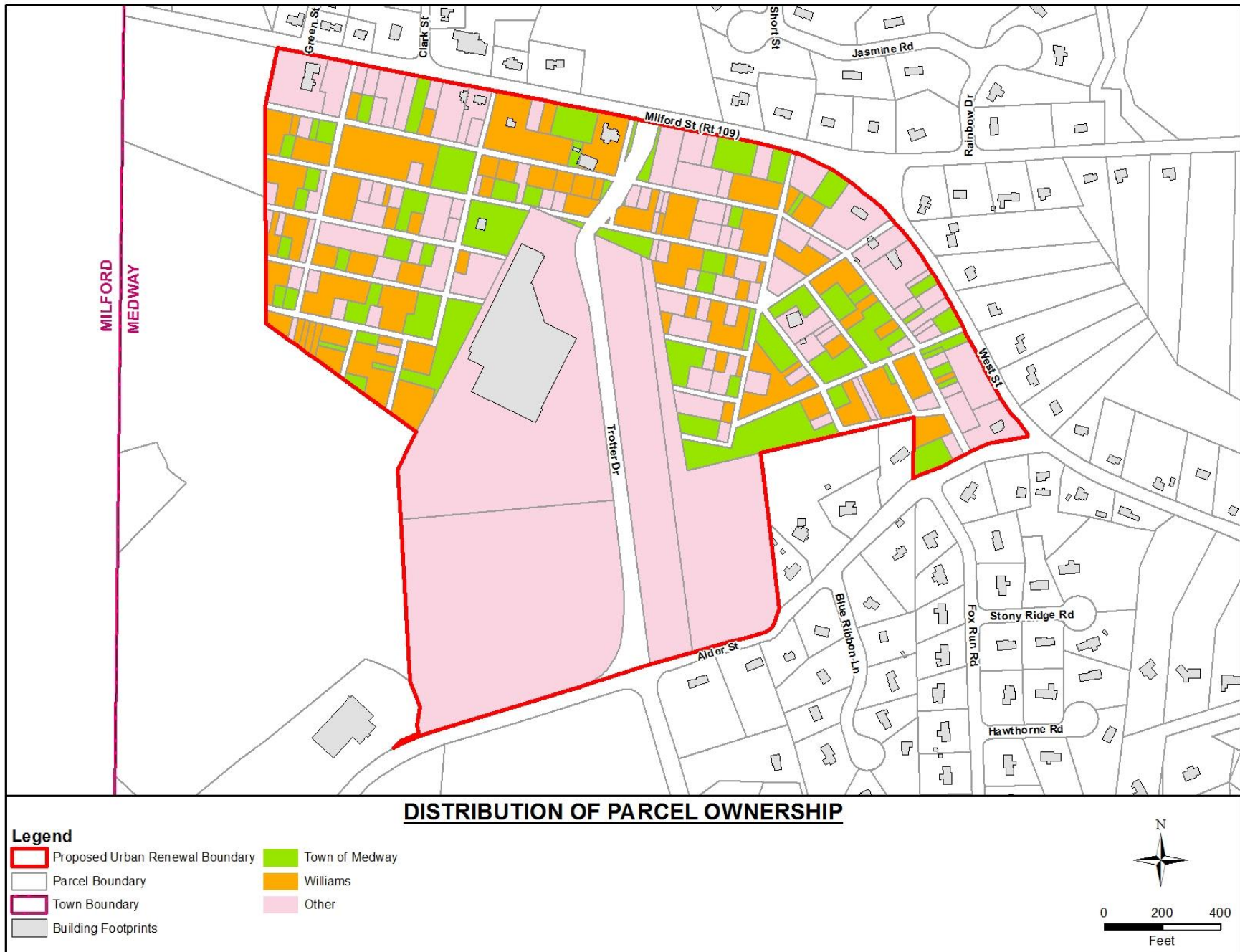
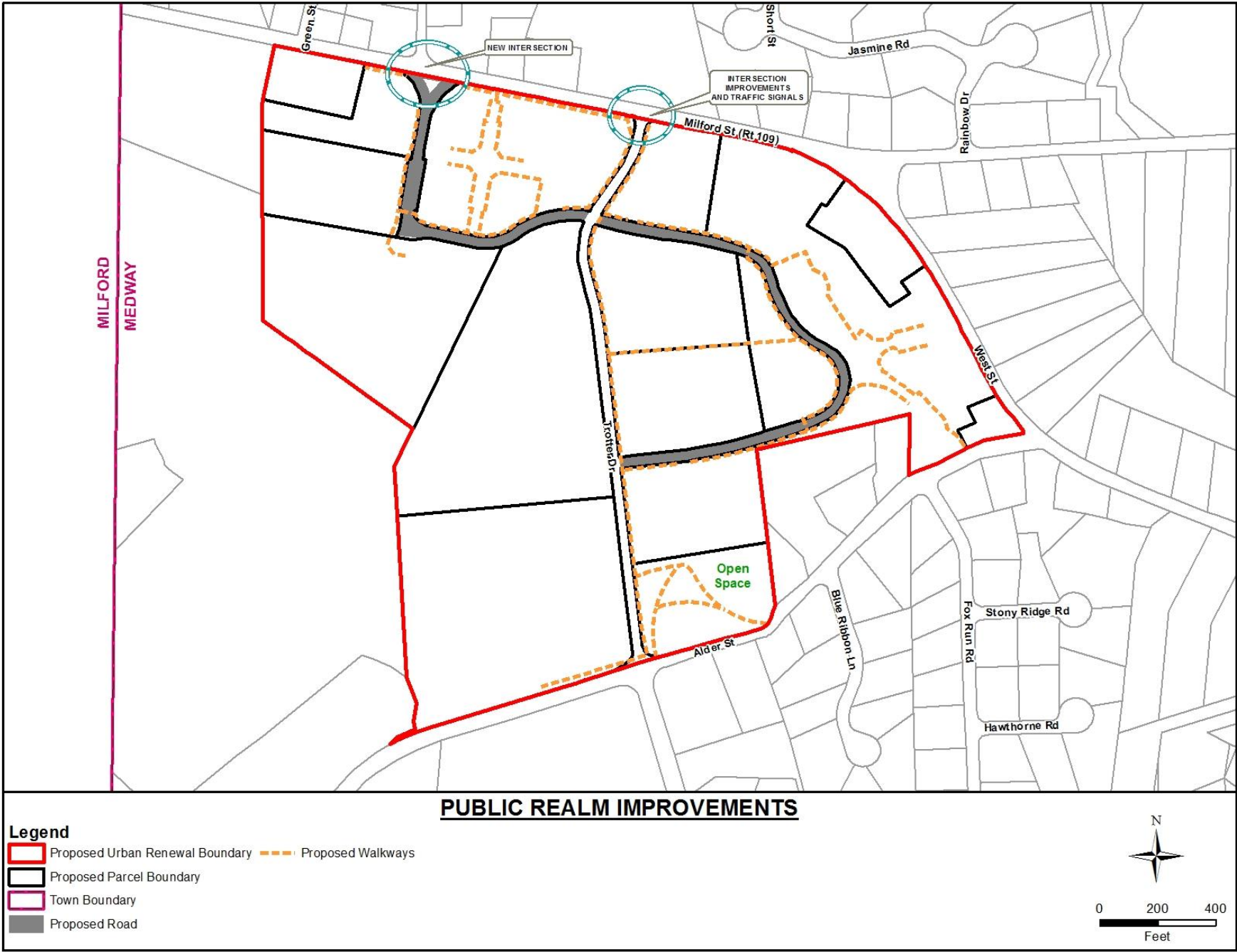


Figure S-5: Public Realm Improvements



PUBLIC REALM IMPROVEMENTS

Legend

- Proposed Urban Renewal Boundary
- Proposed Parcel Boundary
- Town Boundary
- Proposed Road
- Proposed Walkways

Figure S-6: URP Concept Plan



Figure S-7: Trotter Drive Intersection Improvements



Source: Central Transportation Planning Staff, March 2015

Section 1.2: Characteristics of the Urban Renewal Area

Most of the figures presented in *Section 1.1* are self-explanatory, but some warrant a brief narrative to provide insight into the information provided. This section expands on the information presented in some of the maps, as appropriate, and is supplemented by the material presented in **Chapter 12.02 (2) Eligibility** to support the area eligibility designation.

1.2.1 Figure A-1: Project Location and URA Boundary

Medway is centrally located between three major New England cities. Boston is situated approximately 27 miles to the northeast, Worcester is approximately 27 miles northwest, and Providence, Rhode Island is approximately 25 miles to the south. Medway is bordered by Holliston to the north, Millis to the east, Franklin and Bellingham to the south and Milford to the west. The Charles River forms the boundary between Medway and Franklin.

The Urban Renewal Area (URA), also referred to herein as the Study Area, is located near the western boundary of Medway. The URA is roughly bounded by:

- Route 109 (Milford Street) along the northern edge;
- West Street to the east;
- Alder Street to the south; and
- A wetland area which extends to the Milford municipal boundary along the western edge.

The URA is comprised of approximately 82.2 acres and 238 properties.⁵ The northern portion of the URA consists of a multi-parcel segment known as the “Bottle Cap Lots.” The Bottle Cap Lots derive their name from a 1920’s marketing promotion by Clicquot Club, which awarded over 1,000 small parcels to customers with winning bottle caps.⁶ The Bottle Cap Lots were part of a paper subdivision which predated the Subdivision Control Law (M.G.L. c. 41 §§ 81K-81GG), and streets and utilities were never constructed to serve the properties. The original average size of each Bottle Cap Lot was approximately 1,600 square feet with dimensions of approximately 80 feet by 20 feet. The Bottle Cap Lot portion of the URA is approximately 44.5 acres, including Trotter Drive.

The southern portion of the URA includes four additional parcels which total approximately 37.7 acres, including public roadways. Three of the parcels are undeveloped and one contains an active manufacturing facility. Please refer to **Chapter 12.02 (2), Section 2.1: Background Information**, for additional detail on the Project Area.

1.2.2 Figure A-2: Aerial Photography with URA Boundary

The aerial view depicts the existing conditions of the URA with regard to the type and extent of existing development, roadways, parking areas and vegetation more efficiently than a schematic drawing. Medway’s URA is more characteristic of suburban development than an urban setting, primarily because much of the area is vegetated rather than paved.

⁵ Contiguous parcels in the Bottle Cap Area which are owned by the same party are grouped together and considered to be one property. See the *Property Ownership* figure in **Attachment A**.

⁶ Clicquot Club was a soft drink manufacturer founded in nearby Millis which operated from 1885 to 1980.

1.2.3 Figure A-3: Topography

The URA is relatively flat with a gently undulating topography and an approximately 30-foot differential between elevations 245 and 275 feet above mean sea level. The highest points are in the interior of the Bottle Cap Lots. Topography does not appear to be an obstacle in developing the Study Area, but it is a factor in determining whether proposed development can access public sewer without the need for ejector pumps or a pump station.

1.2.4 Figure B-1: Boundaries of Proposed Clearance Areas

M.G.L. c. 121B, § 1 defines “clearance” as “the demolition and removal of buildings from any substandard, decadent, or blighted open area by an operating agency in accordance with subsection (d) of section 26.” This figure highlights the proposed clearance areas associated and spot clearance areas (discussed further below as part of Figure I-1: Buildings to be Demolished). None of the existing structures within the URA are proposed for rehabilitation.

1.2.5 Figure C-1: Existing Property Lines, Building Footprints and Parking Areas

The property lines shown depict the consolidation of the Bottle Cap Lots that has occurred with the common ownership of contiguous properties. The consolidation occurs when parcels that do not comply with zoning minimum requirements for area and frontage are contiguous parcels under the same ownership are merged. This has resulted in an overall reduction in the total number of Bottle Cap Lots. This has also resulted in oddly configured noncontiguous parcels with the same parcel identification. For example, Parcel 99-999 is comprised of approximately 68 separate Bottle Cap Lots. See the discussion of *Figure S-4: Distribution of Parcel Ownership*, later in this chapter, for additional information.

In terms of existing parking, all parking within the URA is private, and there is no on-street parking. There is one large private parking area associated with the Cybex Corporation at 10 Trotter Drive and a small private lot associated with the D. Francis Murphy Insurance Agency at 133 Milford Street.

1.2.6 Figure C-2: Proposed Property Lines, Building Footprints and Parking Areas

Proposed property lines reflect the assemblage of parcels required to accommodate the development contemplated by the URP. Conceptual building footprints and parking areas are depicted to reflect the general location and massing of potential development. To simplify referencing the new parcels within the URA they have been numbered 1 through 11 on this figure.

1.2.7 Figure D-1: Existing Land Use

Existing land use information was primarily obtained from MassGIS and the Medway Assessor’s Office, and supplemented by field observations. A breakdown of land uses by type is presented in Table 1 (on the following page). This breakdown, along with field knowledge of the general conditions within the Study Area, supports the following observations:

- Unlike most urban renewal areas, which have a more typical urban context, the primary land use in the Medway URA is undeveloped/vegetated;
- The light industrial land use is associated with the existing Cybex International, Inc. 120,000-square-foot corporate headquarters and manufacturing facility along Trotter Drive;
- There are nine single-family homes within the URA, two of which also have small businesses;
- Most of the residences are along Milford Street, but one is in the interior portion of the Study Area and
- The “paper” streets are technically private ways in the Bottle Cap Lot area.

Table 1-1: Existing Land Use

| Land Use Classification | Area (acres) | % of Total Property Area | % of Total Property Area Exclusive of Public Roadways |
|---|--------------|--------------------------|---|
| Undeveloped/Vegetated | 53.7 | 65.4% | 67.7% |
| Commercial | 1.3 | 1.6% | 1.7% |
| Industrial | 11.3 | 13.7% | 14.2% |
| Low Density Residential with Commercial | 0.8 | 1.0% | 1.0% |
| Low Density Residential | 4.1 | 4.9% | 5.1% |
| Public Roadways | 2.8 | 3.4% | |
| "Paper" Streets | 6.4 | 7.8% | 8.1% |
| Disturbed Land | 1.8 | 2.2% | 2.2% |
| Total | 82.2 | 100% | 100% |

In terms of adjacent land uses, a large undeveloped wetland/swamp area is situated to the west; commercial/industrial development to the south; and residential development to the east and north. The Milford/Medway town boundary is situated just west of the URA. Further to the west in Milford, just on the other side of the Interstate 495/Route 109 interchange, are a number of large scale shopping and commercial/industrial office parks.

1.2.8 Figure D-2: Existing Zoning

Approximately 65% of the URA is zoned Industrial III (I-III), and 35% is zoned Agricultural-Residential District II (AR-II). Information regarding dimensional requirements for these zones is presented in *Table 1-2*. The Medway Groundwater Protection District (GPD) is a zoning overlay district that overlaps the western half of the Study Area.

Table 1-2: Existing Zoning within the URA

| Zoning Classification ¹ | Detail ² | Area within URA (acres) ³ | % of URA |
|------------------------------------|--|--------------------------------------|----------|
| I-III | Minimum lot size: 40,000 sf Minimum Frontage: 100 feet Setbacks f/s/r: 30, 20, 30 feet | 47.65 | 65% |
| AR-II | Minimum lot size: 22,500 sf Minimum Frontage: 150 feet Setbacks: 35, 15, 15 feet | 25.36 | 35% |
| Overlay District | Purpose | Total Area within URA (acres) | % of URA |
| Medway GPD | Intended to protect the MassDEP Zone II recharge areas for municipal water supply wells. | 44.6 | 61% |

Notes:

1. Source: Town of Medway Zoning Bylaw and Map as amended through November 14, 2016

2. sf = square feet, f/s/r = front/side/rear

3. The area excludes public roadways.

Examples of uses which are permitted, prohibited, or require a special permit under current zoning are shown in *Table 1-3*.

Table 1-3: Examples of Permitted, Prohibited and Special Permit Uses Under Existing Zoning

| Residential and Institutional Uses | Zoning Classification ¹ | |
|---|------------------------------------|----------------|
| | AR-II | I-III |
| Detached Single Family dwelling | Y | N |
| Two-family Dwelling with Exterior Appearance of a Single-family Dwelling | SP | N |
| Open Space Residential Development | PB | N |
| Assisted Living Residence | PB | N |
| Adult Retirement Community Planned Unit Development | PB | N |
| Multi-family Units in Combination with a Commercial Use that is Permitted or Allowed by Special Permit | N | N |
| Home-based Businesses | Y | N |
| Business Uses | AR-II | I-III |
| Retail Sales | N | N |
| Shopping Center | N | N |
| Hotel/Motel | N | Y |
| Restaurant Providing Food within a Building, which May Include Outdoor Seating on an Adjoining Patio | N | N |
| Restaurant Providing Live Entertainment within a Building | N | N |
| Accessory Use/Drive-through | N | N |
| Cultural and Entertainment Uses | N | Y ³ |
| Industrial and Related Uses | AR-II | I-III |
| Research and Development | N | Y |
| Research and Development and/or Manufacturing of Renewable or Alternative Energy Products | N | Y |
| Warehouse and Distribution Facility | N | Y |
| Wholesale Showroom or Office, Including Warehouse | N | Y |
| Manufacturing, Processing, Fabrication, Packaging and Assembly, and Storage of Goods Manufactured on the Premises | N | Y |

Notes:

1. Source: Town of Medway Zoning Bylaw (through November 14, 2016), Table 1: Schedule of Uses.
2. Y=Permitted by Right, N=Prohibited, SP=Special Permit from Zoning Board of Appeals, PB = Special Permit from Planning and Economic Development Board.
3. Only for Commercial Indoor Amusement under this category.

The GPD overlay district overlaps the western half of the Study Area. It is associated with drinking water supply wells in the adjacent Town of Bellingham. The State mandates that Medway's Bylaw regulate the types of allowable activities in aquifer and water resource districts. The GPD restricts certain uses such as landfills, storage, use, or

disposal of hazardous materials, and earth removal. Such uses are either prohibited outright or require a special permit. Onsite wastewater disposal other than sanitary sewerage is prohibited within the Wellhead Protection Area. Any use rendering more than 15% or 2,500 square feet of any lot whichever is greater requires a Special Permit.

1.2.9 Figure E-1: Proposed Land Use

Based on the Concept Plan (discussed later in this chapter), the breakdown of proposed land use depicted in *Figure E-1* and broken down by land area in *Table 1-4*.

Table 1-4: Proposed Land Use

| Land Use Classification | Area (acres) | % of Total Property Area | % of Total Property Area Exclusive of Public Roadways |
|---------------------------------------|--------------|--------------------------|---|
| Commercial ¹ | 15.7 | 19.1% | 20.3% |
| Industrial ² | 43.2 | 52.6% | 56.0% |
| Multi-Family Residential ³ | 12.7 | 15.4% | 16.4% |
| Public Roadways | 5.1 | 6.2% | |
| Private Roadways ⁴ | 0.4 | 0.4% | 0.5% |
| Low Density Residential | 1.9 | 2.3% | 2.5% |
| Open Space | 3.3 | 4.0% | 4.3% |
| Total | 82.2 | 100% | 100% |

Notes:

1. Commercial land uses include office space, retail, restaurant, hotel and flexible space.
2. Industrial land uses include research and development and industrial or warehouse development.
3. Multi-Family Residential includes garden flat type units and townhouses.
4. Private roadways are anticipated to be privately developed and maintained.

1.2.10 Figure E-2: Proposed Zoning

The current underlying zoning does not support the URP Concept Plan with regard to allowable uses, development standards, and flexibility. Further, the town's existing zoning regulations do not currently contain categories consistent with the proposed development. To allow for development flexibility that is tailored to the Oak Grove Area Concept Plan, the Town of Medway anticipates implementing a new Oak Grove Overlay District. The overlay district will define standards and a review process which will facilitate development which is consistent with the URP Concept Plan. This mixed use overlay zoning district is expected to allow for and reflect the following principles:

- Avoid strip commercial development with multiple access points;
- Create a sense of place through careful consideration of design and scale;
- Protect natural resource areas, specifically nearby wetland resource areas and the drinking water supply;
- Employ LID techniques to manage stormwater in an effective and aesthetically pleasing manner;
- Explore a mix of uses to integrate a variety of activities and attractions, where appropriate;
- Promote internal pedestrian circulation and recreational opportunities;
- Leverage Route 109 visibility and access to I-495;
- Identify uses that are consistent with market demand;
- Minimize ingress and egress points to manage traffic efficiently and safely;
- Consider the compatibility of different uses, and allow for transitions, as appropriate; and

- Provide adequate parking with landscaped features to avoid the appearance of large, uninterrupted expanses of pavement.

No change to the GPD overlay district is proposed.

1.2.11 Figure F-1: Existing Roadways, Public Rights-of-Way and Easements

Existing roadways which are adjacent to the URA include portions of Milford Street (Route 109), West Street and Alder Street. Trotter Drive is located within the URA. As noted previously, the paper streets within the Bottle Cap Lots were never built and are considered private ways. The location of water and sewer is shown in *Figure F-1* and discussed in detail in *Section 2.1.7 of Chapter 12.02 (2) Eligibility*.

1.2.12 Figure F-2: Proposed Roadways, Public Rights-of-Way and Easements

Figure F-2 highlights the proposed roadways that will support the Concept Plan. All of the roads are two lanes (24 feet wide) with no on-street parking. Most traffic will access the proposed developments via Trotter Drive. The intersection of Trotter Drive and Milford Street will be expanded to safely accommodate left turns into and out of the area. Access off Milford Street will occur at one point in the northwest portion, and this access will be restricted to right turn in and right turn out only. It is anticipated that some of the roads will be privately developed and maintained, in particular the interior roadway serving the residential development in the eastern section.

1.2.13 Figure G-1: Parcels to be Acquired

As shown in *Figure G-1*, the parcels within the URA generally fall into three categories:

1. the privately owned parcels that may be acquired by the MRA;
2. the town-owned parcels to be transferred to the MRA (considered to be acquisitions); and
3. the privately-owned parcels which are likely to become part of a partnership relationship with the MRA.

Table 1-5: Parcels to be Acquired or Transferred lists the which fall into the first two categories. Regarding the third category, parcels which are likely to become part of a partnership relationship, it is expected that the town will partner with Mr. Williams for most, if not all, of his 364 properties within the URA. It is also possible that any number of parcels currently identified for acquisition listed in *Table 1-5* could ultimately participate in a partnership capacity with the MRA. Some properties owned by Mr. Williams are included in *Table 1-5* to be conservative, but they may also become part of the partnership agreement.

Using “partnering” as part of the urban renewal process is unique, but because the Oak Grove Area URA contains multiple small parcels the approach offers a feasible and cost effective alternative to outright acquisition. For example, an acquisition requires two separate appraisals for each parcel which, given that Mr. Williams owns approximately 364 of the original Bottle Cap lots within the URA, would be cost prohibitive and potentially impede the successful implementation of the Project. Mr. Williams has indicated a willingness to participate in the Project as a partner with the MRA, and it is possible that other private property owners may also be amenable to this approach. No partnership agreements have been formally developed to-date, but any long-term financial agreement is anticipated to incorporate considerations such as investments by the town for infrastructure to support development.

While conceptual, it is envisioned that partnering will take the form of a land pooling approach. Land pooling is a “land assembly process that is used for developing and redeveloping real estate.”⁷ It is seen as a potential alternative to land assembly by developers and eminent domain. Typically, property owners work with local government or developers to reconfigure parcels for more optimal development in such a way that increases total land value. Private parcels may be temporarily put into common ownership and later reallocated to a new highest and best use. Development costs associated with land pooling process are paid through creation of new, denser properties that can be sold or leased, and each property owner is compensated in proportion to their original property values. Land pooling allows existing landowners to share the wealth generated from development, while avoiding the process of eminent domain.

As noted previously, the original configuration of the Bottle Cap Lots was over 1,000 small parcels, but adjacent parcels that are owned by the same party have largely been consolidated by the town’s Assessor’s office (refer to *Figure S-4: Distribution of Parcel Ownership*). Some of these parcels are non-contiguous, so to avoid confusion, the acquisition, transfer and partner information is also presented as an overlay on the original parcel configuration in *Figure S-3: Parcels to be Acquired/Original Configuration*. This allows the reviewer to easily reference specific parcels by the original parcel number, and is consistent with the approach to obtaining property appraisals. The parcel information presented in *Table 1-5: Parcels to be Acquired or Transferred* references both the consolidated and original parcel numbers. *Table 1-5* also provides information regarding the address, lot size, owner, present use and the proposed use(s) of each parcel.

⁷ Metropolitan Area Planning Council and Lincoln Institute of Land Policy Presentation, *Land Pooling: A possible Alternative to Eminent Domain and Tool for Equitable Urban Redevelopment*, May 11, 2011, http://www.mapc.org/sites/default/files/FINAL_MAPC%20Presentation%20-%20Land%20Pooling%20Symposium%20-%205%2011%202011.pdf

Table 1-5: Parcels to be Acquired or Transferred

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-------------------------|------------------------------------|---------------------|------------------|-------------|--------------|
| 99-280 | 4 | Town of Medway | 31-34 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 41, 42 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 51 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 73, 74 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 4 | Town of Medway | 83-86 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 101 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 105 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 112, 113 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 119 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 19 | Town of Medway | 130, 131, 137-149, 185-188 | Rear Milford Street | 0.70 | Undeveloped | Commercial |
| 99-280 | 6 | Town of Medway | 156-159, 177, 178 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 210, 211 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 4 | Town of Medway | 227-230 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 233, 234 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 9 | Town of Medway | 244-250, 297, 298 | Rear Milford Street | 0.33 | Industrial | Commercial |
| 99-280 | 2 | Town of Medway | 254, 255 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 259, 260 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 7 | Town of Medway | 320-322, 324-327 | Rear Milford Street | 0.26 | Undeveloped | Commercial |
| 99-280 | 10 | Town of Medway | 331, 332, 335, 336, 369-374 | Rear Milford Street | 0.37 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 396, 397 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 7 | Town of Medway | 405, 406, 408, 497, 500 | Trotter Drive | 0.26 | Undeveloped | Commercial |
| 99-280 | 4 | Town of Medway | 441, 442, 463, 464 | Milford Street | 0.15 | Undeveloped | Commercial |
| 99-280 | 10 | Town of Medway | 485-492, 415, 416 | Milford Street | 0.37 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 511, 512 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 514, 515 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 558, 559 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 9 | Town of Medway | 587, 587 A-G, 588 | Rear Milford Street | 0.33 | Undeveloped | Commercial |

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-----------------------------|------------------------------------|---------------------|------------------|----------------|----------------|
| 99-280 | 6 | Town of Medway | 598-601, 618, 620 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 644, 645 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 652 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 658 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 9 | Town of Medway | 659 -664, 681-683 | Rear Milford Street | 0.33 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 672, 673 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 6 | Town of Medway | 697-702 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-280 | 19 | Town of Medway | 703 -707, 950-963 | Rear Milford Street | 0.70 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 751, 752 | West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 1 | Town of Medway | 796 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-280 | 2 | Town of Medway | 799, 800 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 1 | Town of Medway | 803 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-280 | 1 | Town of Medway | 840 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-280 | 3 | Town of Medway | 845-847 | Rear West Street | 0.11 | Undeveloped | MF Residential |
| 99-280 | 10 | Town of Medway | 868-871, 895 -900 | Rear West Street | 0.37 | Undeveloped | MF Residential |
| 99-280 | 2 | Town of Medway | 874 -875 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 6 | Town of Medway | 885-890 | Rear West Street | 0.22 | Undeveloped | MF Residential |
| 99-280 | 9 | Town of Medway | 901-904, 931-935 | Rear West Street | 0.33 | Undeveloped | MF Residential |
| UP-31 | 2 | Town of Medway | 914-915 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 3 | Town of Medway | 919-921 | Rear West Street | 0.11 | Undeveloped | MF Residential |
| 99-280 | 9 | Town of Medway | 941 -949 | Rear West Street | 0.33 | Undeveloped | MF Residential |
| 99-280 | 5 | Town of Medway | 971-975 | Rear West Street | 0.18 | Undeveloped | MF Residential |
| 99-280 | 1 | Town of Medway | 993 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-280 | 7 | Town of Medway | 1004-1010 | Alder Street | 0.26 | Undeveloped | MF Residential |
| 99-119 | 10 | Richard W. Williams | 409-414, 493-496 | 119 Milford Street | 0.37 | SF Residential | Commercial |
| 99-123 | 8 | Richard W. Williams | 427-430, 475-478 | 123 Milford Street | 0.29 | SF Residential | Commercial |
| 99-200 | 4 | Bette J. and Jane Armstrong | 724-727 | Milford Street | 0.15 | Undeveloped | Open Space |
| 99-200 | 3 | Bette J. and Jane Armstrong | 518-520 | Milford Street | 0.11 | Undeveloped | Open Space |

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-----------------------------|------------------------------------|---------------------|------------------|----------------|----------------|
| UP-11 | 1 | John E. Chapman | 402 | Milford Street | 0.04 | Undeveloped | Commercial |
| 99-215 | 2 | Harold Cronin | 167, 168 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-200 | 2 | Mary L. Dwyer | 635, 636 | Rear West Street | 0.07 | Undeveloped | Commercial |
| 99-225 | 4 | George A. Fisher | 443, 444, 461, 462 | Milford Street | 0.15 | Undeveloped | Commercial |
| 99-230 | 11 | David J Forni | 216-226 | Rear Milford Street | 0.40 | Undeveloped | Commercial |
| 99-230 | 1 | David J Forni | 64 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-240 | 12 | Richard Graham | 763-774 | West Street | 0.44 | Undeveloped | Residential |
| 99-250 | 3 | Lily E. Larsen | 381-383 | Rear Milford Street | 0.11 | Undeveloped | MF Residential |
| 99-280 | 4 | Manual Freed | 728-731 | Milford Street | 0.15 | Undeveloped | Open Space |
| 99-280 | 3 | Manual Freed | 521-523 | Milford Street | 0.11 | Undeveloped | Open Space |
| 99-255 | 7 | William M. Leacu | 786-792 | Rear West Street | 0.26 | Undeveloped | MF Residential |
| 99-260 | 1 | Robert C. Lindsay | 807 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-265 | 5 | Sidney C. Lipton Estate | 263-267 | Rear Milford Street | 0.18 | Undeveloped | Commercial |
| 99-270 | 6 | John A. Maccini | 535-540 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-121 | 8 | Robert and Pamela Brown | 911-913, 922-926 | 121 West Street | 0.29 | SF Residential | MF Residential |
| 99-270 | 3 | John A. Maccini | 630-632 | Rear Milford Street | 0.11 | Undeveloped | Commercial |
| 99-275 | 2 | Thomas Mangelly | 801, 802 | Rear West Street | 0.07 | Undeveloped | Residential |
| 99-285 | 2 | Carlo A. Molinari, Jr. | 251, 252 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-290 | 2 | John A Molinari | 339, 340 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-295 | 4 | New England Power Company | 571-574 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-295 | 12 | New England Power Company | 501-510, 403, 404 | Milford Street | 0.44 | Undeveloped | Commercial |
| 99-295 | 4 | New England Power Company | 614 -617 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-295 | 4 | New England Power Company | 677-680 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-300 | 4 | Jacqueline A. Niro | 52-55 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-305 | 2 | Estate of Stella C. Paige | 61, 62 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-400 | 2 | Estate of Stella C. Paige | 81, 82 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-310 | 6 | Sammartano Investment Trust | 445, 446, 457-460 | Milford Street | 0.22 | Undeveloped | Commercial |
| 99-315 | 2 | Carol Smith | 431, 432 | Rear Milford Street | 0.07 | Undeveloped | Commercial |

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-----------------------------------|------------------------------------|---------------------|------------------|-------------|----------------|
| 99-320 | 6 | Sidney Smith | 253, 256, 289-292 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-330 | 4 | Wellesley College | 750, 753 -755 | West Street | 0.15 | Undeveloped | Open Space |
| 99-323 | 4 | Parish of St. Charles of Borromeo | 604-607 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-325 | 2 | Grace Wagner | 455, 456 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-340 | 4 | George Capes | 202-205 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-350 | 2 | Dorothy E. Parente | 400, 401 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-350 | 2 | Dorothy E. Parente | 447, 448 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-360 | 2 | Linda Legeyt Executrix | 453, 454 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-370 | 2 | Paul V. and Lloyd S. McCausland | 483, 484 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-380 | 2 | Melinda Kirstein | 793, 794 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 6 | Richard W. Williams | 423-426, 479, 480 | Milford Street | 0.22 | Undeveloped | Commercial |
| UP-38 | 2 | Sarah I. Hernandez | 69, 70 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-52 | 1 | Manuel Tankle | 93 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| UP-53 | 2 | Mary A. Browne | 115, 116 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-49 | 2 | John J. Fleming | 154, 155 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-48 | 2 | Elizabeth L. Paul | 160, 161 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-41 | 5 | Arod R. Pelkey | 189-193 | Rear Milford Street | 0.18 | Undeveloped | Commercial |
| UP-40 | 4 | Henry M. Williams | 194-197 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| UP-39 | 2 | Grace Clifford | 231, 232 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-40 | 3 | Ida Gotlund | 235-237 | Rear Milford Street | 0.11 | Undeveloped | Commercial |
| UP-41 | 4 | Lena Williams | 240-243 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-99 | 2 | Agata Parrinello Mandozzi | 276, 277 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-22 | 2 | Howard G. Hartford | 278, 279 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-440 | 2 | Estate of Catherine C. Hartford | 280, 281 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-24 | 2 | Anne R. Bradford | 283, 284 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 4 | Eugene and Fred Fortim | 285-288 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| UP-25 | 2 | Anna E. Luchini | 293 -294 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Ellen R. Madigan | 295, 296 | Rear Milford Street | 0.07 | Undeveloped | Commercial |



| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|----------------------------|------------------------------------|---------------------|------------------|-------------|----------------|
| 99-280 | 2 | Delia C. Cotter | 299, 300 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Catherine Honey | 301, 302 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-390 | 2 | Heirs of Robert C. Raymond | 316, 317 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-7 | 2 | Margaret M. Mercer | 318, 319 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-6 | 1 | James F. Carron | 330 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| UP-9 | 2 | Ludger J. Violette | 398, 399 | Trotter Drive | 0.07 | Undeveloped | Commercial |
| UP-11 | 2 | Caroline E. Lindgren | 481, 482 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 1 | Frederick W. Hughes | 513 | Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 2 | Frederick W. Hughes | 516, 517 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-450 | 2 | Agnes L. White | 533, 534 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-28 | 2 | Louis Charbonneau | 541, 542 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-28 | 2 | Louis Charbonneau | 584, 585 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-28 | 2 | Louis Charbonneau | 621, 622 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-11 | 1 | Margaret L. Hebert | 545 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| UP-12 | 2 | Giovanni and Maria Maccini | 546, 547 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-51 | 2 | Giovanni and Maria Maccini | 674, 675 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-999 | 4 | Evelyn Audrey Allinson | 548-551 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| UP-13 & 14 | 10 | Marie Zampino | 552-556, 575-579 | Rear Milford Street | 0.37 | Undeveloped | Commercial |
| 99-999 | 2 | Joseph C. Randall | 565, 566A | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-27 | 2 | Selina Carney | 590, 591 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-30 | 2 | Minnie Bennard | 610, 611 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-43 | 2 | F. J. Steinman | 640, 641 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-42 | 6 | Matilda A. Goodsell | 653-657, 658A | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| UP-50 | 2 | Victor Shur | 665, 666 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-51 | 2 | Doris E. Creed | 669, 670 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-54 | 2 | Rebecca Wolf | 695, 696 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-3 | 2 | Frederici W. Caldwell | 811, 812 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-4 | 2 | Susan C. Keith | 756, 757 | West Street | 0.07 | Undeveloped | MF Residential |

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|---------------------------|------------------------------------|---------------------|------------------|---------------------|----------------|
| UP-4A | 2 | Esther I. MacCabe | 808, 809 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-5 | 2 | Helen G. Blanchard | 805, 806 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-16 | 3 | Sylvia O. Levitre | 842-844 | Rear West Street | 0.11 | Undeveloped | MF Residential |
| 99-410 | 2 | Albert E. Roberts | 850, 852 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-17 | 4 | Catherine M. Sudbury | 855, 857, 859, 861 | Rear West Street | 0.15 | Undeveloped | MF Residential |
| 99-430 | 2 | Estate of Blanche P. Owen | 858, 860 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-19 | 2 | William F. Coye | 862, 863 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 2 | Josephine F. Bird | 864, 865 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-999 | 2 | Catherine D. Gordon | 891, 892 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 2 | Walter L. MacGillivray | 893, 894 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-35 | 2 | Themistocles Verdy | 908, 909 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-31 | 2 | Percy A. Horton | 916, 917 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-31 | 1 | Ethel Stroum | 918 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| UP-33 | 4 | Clara Mae Corliss | 927-930 | Rear West Street | 0.15 | Undeveloped | MF Residential |
| UP-46 | 2 | Sarah A. Cunningham | 938, 939 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-420 | 2 | Edwin Townley | 964, 965 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-36 | 2 | Adam Langil | 978, 979 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-37 | 3 | Isabel Richards | 980-982 | Rear West Street | 0.11 | Undeveloped | MF Residential |
| UP-20 | 2 | Demetio Anastas | 994, 995 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-21 | 2 | Jennie A. Baldwin | 1011, 1012 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 43-089 | 23 | 133 Milford Street LLC | 1-23 | 133 Milford Street | 0.85 | Undeveloped | MF Residential |
| 43-089 | 2 | 133 Milford Street LLC | 29, 30 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 449, 450 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-999 | 2 | Richard W. Williams | 451, 452 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-127 | 8 | Tommy Chan | 435 -438, 467-470 | 127 Milford Street | 0.29 | SF Residential | Commercial |
| 99-125 | 6 | Cheryl Howe Trust | 471-474, 473, 474 | 125 Milford Street | 0.22 | SF Res/Dog Grooming | Commercial |
| 99-290 | 2 | John A Molinari | 465, 466 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-250 | 1 | Lily E. Larsen | 323 | Rear Milford Street | 0.04 | Undeveloped | Commercial |

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|---------------------------|------------------------------------|---------------------|------------------|-------------|----------------|
| 99-295 | 2 | New England Power Company | 543, 544 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-55 | 2 | John Maccini | 628A, 629 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-56 | 9 | John Maccini | 684-692 | Rear Milford Street | 0.33 | Undeveloped | MF Residential |
| 99-999 | 2 | Richard W. Williams | 238, 239 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-999 | 1 | Richard W. Williams | 566 | Rear Milford Street | 0.04 | Undeveloped | MF Residential |
| 54-005 | 1 | New England Power | NA | 16 Alder Street | 5.55 | Undeveloped | Commercial |
| 54-001 | 1 | Cybox International | NA | 26 Alder Street | 10.34 | Undeveloped | Commercial |

Notes:

Some properties owned by Mr. Williams may be

1. acquired.
2.  Potential Mr. Williams Ownership
3.  Potential Town of Medway Ownership



1.2.14 Figure I-1: Buildings to be Demolished

Five structures, plus some ancillary buildings on these properties (e.g., sheds, garages), have been identified for demolition. *Table 1-6* lists the buildings to be demolished, as shown in *Figure I-1*.

Table 1-6: Buildings to be Demolished

| Current Parcel ID | Original Parcel ID | Address | Building Size (Square Feet) | Owner | Current Use | New Parcel ID & Proposed Use(s) |
|---|--------------------|--------------------|-----------------------------|-------------------------|--------------------------------------|--|
| 99-119 | 493-496 409-414 | 119 Milford Street | 4,695 | Richard Williams | Single Family Residence and Business | Parcel 4 Commercial (Retail and Office) |
| 99-123 | 475-478 427-430 | 123 Milford Street | 1,304 | Richard Williams | Single Family Residence | |
| 99-125 | 472-474 433 | 125 Milford Street | 2,248 | Nelson Funding Trust | Single Family Residence and Business | |
| 99-127 | 467-471 434-438 | 127 Milford Street | 1,655 | Tommy Chan | Single Family Residence | |
| 99-121 | 911-913 922-926 | 121 West Street | 2,604 | Robert and Pamela Brown | Single Family Residence | Parcel 6 Residential (Apartments and Townhouse Units) |
| Total Square Feet to be Demolished | | | 12,506 | | | |

1.2.15 Figure K-1: Buildings to be Constructed

As shown in *Figure K-1*, a number of new buildings are planned within the URA. The intended use of the new structures is indicated on the figure and noted in *Table 1-7* on the following page. Please note that the actual layout and number of buildings could vary somewhat depending on the needs of the private developer.

Table 1-7: Buildings to be Constructed

| New Parcel ID | Estimated # of Buildings | Estimated Size (Square Feet) | Proposed Use(s) |
|-----------------|--------------------------|--|---|
| 1 | 1 | 12,000 | Commercial/Restaurant |
| 2 | 1 | 60,000 | Commercial/Hotel |
| 3 | 1 | 55,000 | Commercial/Flex Space, Office or Retail |
| 4 | 5 | 15,000 15,000 18,000 19,000 24,000 | Commercial Retail/Office (2 story) Commercial Retail/Office (2 story) Commercial Retail/Office (2 story) Commercial Retail/Office (2 story) Commercial Retail (1 story) |
| 5 | 1 | 20,000 | Retail/Childcare (1 story) |
| 7 | 2 | 58,000 21,000 | Office (2 story) Flex Space (1 story) |
| 8 | 2 | 58,000 21,000 | Office (2 story) Flex Space (1 story) |
| 9 | 2 | 21,000 15,000 | Research and Development (1 story) Research and Development (1 story) |
| 11 | 1 | 35,000 | Industrial |
| Subtotal | 16 | 467,000 | |
| New Parcel ID | Estimated # of Buildings | # of Dwelling Units | Proposed Use(s) |
| 6 | 8 11 | 80 30 | Apartment Buildings Townhouses |
| Subtotal | 19 | 110 | |
| Total | 35 | | |

1.2.16 Figure S-2: Environmental Resources

Based on Mass GIS data supplemented by field observations, Stall Brook and a large wetland system are situated immediately to the west and extend into the URA just south of the Cybex facility. A portion of the URA is overlapped by a FEMA 100-year floodplain (primarily Zone A with a small area of Zone AE) and contains two potential vernal pools (PVPs). A Zone II Wellhead Protection Area also overlaps this area, extending across the western portion of the URA. Another wetland resource area is located to the northeast near the intersection of Milford Street (Route 109) and West Street.

Figure S-2 also depicts the 100-foot Buffer Zones for the bordering vegetated wetlands (BVWs) and the 200-foot Riverfront Area (RA) associated with Stall Brook where it crosses Alder Street. These resources are regulated under the Massachusetts Wetlands Protection Act (WPA). For additional information on Environmental conditions in the URA please refer to the *Summary of Environmental Conditions* presented in **Chapter 12.02 (2)**.

1.2.17 Figure S-3: Parcels to be Acquired, Transferred or Partnered/Original Parcel Configuration

Please see the discussion for *Figure G-1*, above.

1.2.18 Figure S-4: Parcel Ownership

Determining parcel ownership was a significant challenge during the urban renewal process. Research was conducted along with extensive coordination with the Medway Assessor. Over the years, many contiguous Bottle Cap Lots were acquired such that majority ownership is largely divided between the Town of Medway and a single private party, Mr. Richard W. Williams. For the purpose of this URP, where a party owns more than one parcel they are assigned a specific number (e.g., most of the parcels owned by the Town of Medway are designated Parcel 99-280 and parcels owned by Mr. Williams are designated Parcel 99-999). Further, contiguous parcels with the same owner have been grouped together.

This is shown graphically in *Figure S-4*. Town-owned properties are highlighted in green and Williams-owned properties are highlighted in orange. Ownership of the remaining parcels is distributed among a number of private parties. Other large property owners include New England Power and Cybex International. Despite intensive efforts, there are still four Bottle Cap Lots with unknown ownership (highlighted in pink in *Figure S-4*).

Parcel ownership is summarized below in *Table 1-8: Summary of Land Ownership*. As shown in *Figure S-4: Distribution of Parcel Ownership*, ownership of the Bottle Cap Lots is extremely fragmented. For example, the Town of Medway owns a total of 59 parcels which total approximately 10.41 acres. However, these town-owned parcels are not all contiguous, resulting in a scattered pattern across the URA. The same is true of the Williams-owned parcels. The town and Mr. Williams combined control approximately 31% of the URA.

Table 1-8: Summary of Land Ownership

| Land Distribution | # of Parcels | Area (acres) ¹ | % of Total Study Area |
|--|--------------|---------------------------|-----------------------|
| Town of Medway | 59 | 10.41 | 13% |
| Richard W. Williams | 72 | 14.4 | 18% |
| National Grid (formerly New England Power) | 7 | 0.83 | 1% |
| Other Bottle Cap Lot Owners | 96 | 14.26 | 18% |
| Paper Roads ² | 0 | 6.42 | 8% |
| <i>Subtotal of Bottle Caps Lots</i> | 234 | 46.32 | 58% |
| Cybex International, Inc. | 2 | 22.63 | 28% |
| National Grid | 1 | 5.55 | 7% |
| Mele | 1 | 4.94 | 6% |
| <i>Subtotal for Other URA Parcels</i> | 4 | 33.12 | 42% |
| <i>Total</i> | 238 | 79.44 | 100% |

Notes:

1. Town roadways are not included in these acreages.
2. The paper roads are not considered to be parcels; they are owned by adjacent property owners to the midpoint of the way.

Figure S-4 also clearly shows that parcel sizes vary widely throughout the URA, particularly in the Bottle Cap Lots. Within the URA, the smallest parcel is 0.00018 acres and the largest approximately 11.3 acres. Overall, within the URA approximately 56.5% of the parcels are 1/8-acre or less, and approximately 77.4% are 1/4-acre or less.

Please refer to **Attachment A: URA Parcel Owner Information and Map**, for a list of all known property owners.

1.2.18 Figure S-5: Public Realm Improvements

The public realm improvements within the URP are shown in *Figure S-5*. These actions will support the anticipated private development shown in the URP Concept Plan (discussed below and throughout this URP). These include the following:

- Development of parcels which are currently vacant or occupied by obsolete structures;
- Improved open space;
- Streetscape and intersection improvements for improved pedestrian and traffic connectivity; and
- Façade Rehabilitation Programs to improve storefront aesthetics.

The Concept Plan reflects the Feasibility Study and public input provided during the URP process during Steering Committee Meetings and Public Forums, and the priorities established by the town for future development. Please refer to the discussion of the overall redevelopment strategy in **Chapter 12.02 (3) Project Objectives** for additional information, and the overview of public realm improvements in **Chapter 12.02 (7) Public Improvements**.

1.2.19 Figure S-6: URP Concept Plan

The proposed Concept Plan presents the conceptual vision for the long-term development of the URA. It includes the public realm improvements along with anticipated private development, as discussed throughout this URP. The Concept Plan reflects the results of the Feasibility Study and other relevant plans and studies, public input provided during the URP process during Steering Committee meetings and Public Forums, and the priorities established by the town for future development. Please refer to the discussion of the overall development strategy in **Chapter 12.02 (3) Project Objectives** for additional information, and the overview of public realm improvements in **Chapter 12.02 (7) Public Improvements**.

12.02 (2) ELIGIBILITY

The Commonwealth's Department of Housing and Community Development (DHCD) must make the following six findings in order to approve a proposed URP:

- Without public involvement, the area would not be (re)developed;
- The proposed projects will enhance/promote private reinvestment;
- The plan for financing the project is sound;
- The designated urban renewal area is decadent, substandard or blighted open area;
- The Urban Renewal Plan is complete; and
- The Relocation Plan is approved under M.G.L. c. 79A.

This chapter focuses on presenting data which support the finding that the Study Area is a decadent, substandard, or blighted open area, and that these conditions are present to a reasonable degree in all portions of the area. The discussion begins with an overview of the Town of Medway and its history, followed by a description of the trends and conditions that are relative to the physical and economic conditions in the Study Area. The data and other descriptive material presented herein supplements information presented in **Chapter 12.01 (1) Characteristics**, and collectively demonstrates that the Study Area meets the eligibility criteria to be categorized as decadent, substandard, and blighted open within the definitions of M.G.L. c. 121B, § 1.

Section 2.1: Background Information

2.1.1 URA Location

Medway is centrally located between three major New England cities. Boston is situated approximately 27 miles to the northeast, Worcester is approximately 27 miles northwest, and Providence, Rhode Island is approximately 25 miles to the south. Medway has a land area of 11.5 square miles and is bordered by Holliston to the north, Millis to the east, Franklin and Bellingham to the south and Milford to the west. The Charles River forms the boundary between Medway and Franklin. Medway is part of Norfolk County and as of 2015 is home to approximately 13,200 residents with a population density of approximately 1,150 people per square mile.⁸

The town's main highway connection on the western side is Interstate 495 (I-495), which is a major regional north/south highway linking the outer belt of Boston's suburbs and extending south towards Cape Cod. Approximately 10 miles north of Medway, I-495 intersects with the Massachusetts Turnpike (I-90) for travel either east towards I-95/Route 128 in the Lexington/Waltham area or continuing to Boston, or west toward Worcester and New York. I-495 connects to Interstate 95 (I-95) about 15 miles southeast of Medway, allowing travel south toward Providence or northeast toward Boston. To the east of Medway, via local roadways through neighboring towns, is I-95/Route 128 in the Dedham area. Thus the town has excellent access to major regional and national highways.

The main roadway running west to east through Medway is Route 109 (Milford Street and Main Street), which is locally owned and maintained. Route 126 (Summer Street), also a state numbered local roadway, runs north to south through town. West Street is a local arterial road which provides access to Medway Center and the Town of

⁸ Town of Medway, Massachusetts 2015 Annual Town Report, http://www.townofmedway.org/sites/medwayma/files/uploads/annual-town-report_2015.pdf, p. 4.

Bellingham. Trotter Drive bisects the Study Area and is the main access to the Medway I-495 Business Park. Alder Street is an arterial street which connects West Street to Trotter Drive and proceeds southwesterly, servicing businesses in the Business Park.

The Urban Renewal Area (URA), also referred to as the Study Area, is located near the western boundary of Medway, not far from I-495. The URA is roughly bounded by the following:

- Route 109 (Milford Street) along the northern edge;
- West Street to the east;
- Alder Street to the south; and
- A wetland area which extends to the Milford municipal boundary along the western edge.

2.1.2 Local History

Medway was settled as a part of Medfield in 1657, and was incorporated as a separate town in 1713. Medway also included the land that is now Millis until about the 1880s. The first settlements in Medway began as an agricultural community and the economy evolved by the early 1800s into cottage and light industry, then throughout the 1800s expanded rapidly into manufacturing using the power of the Charles River. Items produced in Medway included cotton and woolen goods, paper, boots, awls and needles, and straw goods. The mills were primarily in an area historically known as Factory Village, which is located along the Charles River in the southeast corner of town. This area is now part of the Medway Village National Historic District. Another historic district, notable for buildings associated with a 19th-century village, is the Rabbit Hill National Historic District, which is roughly bounded by Highland, Main, Franklin, and Milford Streets.

2.1.3 Area History

The URA is located in the western part of Medway, well away from the Charles River and associated mill development. While there are no historic districts in the vicinity of the URA, Milford Street dates to approximately 1835, and a historic map dated 1876 shows that Milford Street, West Street and Alder Street were all established by 1876. No structures were mapped in the vicinity of the URA on historic maps.⁹ As noted previously, the Bottle Caps Lots derive their name from a 1920's marketing promotion by Clicquot Club, a now defunct soft drink manufacturer. This occurred approximately 30 years before I-495 was constructed. The Bottle Cap Lots were awarded to customers with winning bottle caps as part of a paper subdivision which predated the Subdivision Control Law (M.G.L. c. 41 §§ 81K-81GG). Streets and utilities were never constructed to serve the properties. The original area containing the Bottle Cap Lots was larger than the Study Area currently under review, and reportedly consisted of over 1000 individual parcels, each approximately 1,600 square feet with dimensions of approximately 80' x 20'.

Trotter Drive, which separates the Study Area at its midpoint, was constructed off Milford Street through the original Bottle Cap Lots. Trotter Drive provides access to the adjacent Medway I-495 Business Park, including a large Cybex office and manufacturing facility located south of the Study Area on the west side of Trotter Drive.

Opposite the Cybex property on the easterly side of Trotter Drive, there are two long narrow parcels situated between the Study Area and the road frontage. One of the parcels is owned by National Grid (formerly New England Power) and was originally acquired for a transmission line right of way. The transmission line has since been constructed off-

⁹ <http://www.historicmapworks.com/Map/US/47293/>

site to the east and the National Grid parcel remains undeveloped. The second large parcel is a panhandle strip of land which has most of its land area on Alder Street to the south.

Along Milford Street/Route 109, there are approximately eight structures with street-front access and approximately two small additional areas of development which are set back from the road. Aside from one onsite structure along Trotter Drive, the Study Area is predominantly undeveloped with forested sections. See Figure 1-1 Site Locus and Figure 1-2: Aerial Overview.

In terms of adjacent land uses, a large wetland/swamp is situated to the west; commercial/industrial development to the south; and residential development to the east and north. Milford/Medway town boundary is situated just west of the URA. Further to the west in Milford, on the other side of the Interstate 495/Route 109 interchange, are a number of large scale shopping plazas and commercial/industrial office parks.

2.1.4 Parcel Size and Condition

The figures presented in **Chapter 12.02 (1) Characteristics** clearly show that parcel sizes vary widely throughout the URA. The average size of the original Bottle Cap Lots was approximately 1,600 square feet with dimensions of approximately 80 feet by 20 feet, but these have been consolidated more on the lines of property ownership.

Based on the current ownership distribution within the URA, the smallest parcel is 0.00018 acres and the largest approximately 11.3 acres. Overall, within the URA approximately 56.5% of the parcels are 1/8-acre or less, and approximately 77.4% are 1/4-acre or less. Most of the parcels are undeveloped, but some contain structures. The Cybex facility is in excellent condition. The homes (two of which also contain businesses) are in fair to good condition based on external visual surveys.

2.1.5 Vehicular and Pedestrian Access

As noted previously, vehicle access is provided on Milford Street, Trotter Drive, West Street, and Alder Street. Milford and West Streets are both two-lane roads with soft shoulders and no sidewalks. Trotter Drive is a two-lane road with a curb on the east side and a sidewalk on the west side. Alder Street is a two lane road with a sidewalk on the east side of the street between West Street and Fox Run Road, beyond which it narrows and is lined on both sides with soft shoulders and, occasionally, stone walls or guardrails. Due to the limited sidewalks throughout most of the URA, particularly along busy Milford Street, safe pedestrian access and connectivity with nearby areas is limited.

2.1.6 Transportation and Access

The Study Area is strategically located at the southeast quadrant of the intersections of Interstate 495 and State Highway 109 (Milford Street). Access to the Massachusetts Turnpike (Interstate 90) is situated just over 10 miles to the north. Interstate 95, the major interstate corridor along the eastern seaboard, is located approximately 15 miles east via Interstate 495. Thus the URA has excellent access to major regional and national highways.

Milford Street (Route 109) is categorized as a two-lane Principal Arterial roadway. Although it is a state numbered roadway, Milford Street is locally owned and maintained. According to a traffic study performed in 2015 by MassDOT, the annual average daily traffic (AADT) flow on Milford Road in Medway was approximately 16,502 vehicles.¹⁰ The

¹⁰ <http://mhd.ms2soft.com/tcds/tsearch.asp?loc=Mhd&mod=>

Study Area's close proximity to Interstate 495 and the high daily traffic volumes are attractive site attributes for economic development.

West Street is a local arterial road which provides access to Medway Center and the Town of Bellingham. Trotter Drive bisects the Study Area and is the main access to the Medway Business Park. Alder Street is an arterial street which connects West Street to Trotter Drive and proceeds southwesterly servicing businesses in the Business Park. With frontage on multiple streets, the Study Area has excellent access and flexibility for ingress and egress.

Rail transit to Boston's South Station is available via MBTA Franklin Line at stations in nearby Franklin and Norfolk. The Franklin Commuter Rail Station is located at 75 Depot Street, which is approximately 8 miles south of the URA via either Interstate 495 or Pond Street. This station has 173 parking spaces, 3 accessible spaces and 7 bike spaces. The average weekday parking availability is less than 16% at this station. The Norfolk Commuter Rail Station is located at 9 Rockwood Road, which is approximately 9.5 miles southeast of the URA via Route 109 and Route 115. This station accommodates 532 parking spaces, 11 accessible spaces and 8 bike spaces. The average weekday parking availability is less than 42%, which indicates that parking is typically available.

Medway is part of the Greater Attleboro Taunton Regional Transit Authority (GATRA). GATRA provides demand response services (Dial-A-Ride) for people with disabilities and seniors in all 28 member communities. GATRA also operates the Medway T Shuttle, which transports passengers between Medway and the Norfolk MBTA commuter rail station. The Medway stops are located at the Medway Middle School at 45 Holliston Street and the Village Street Post Office. These locations are approximately 4.2 miles and 4.3 miles, respectively, from Trotter Drive. There is no other public bus service in the Town of Medway.¹¹

2.1.7 Utilities

Water Supply: Public water is available to the URA from water mains located in Milford Street, Trotter Drive, West Street and Alder Street. There is a 12-inch concrete lined ductile iron (CLDI) main in Milford Street that continues on into West Street. Alder Street has an 8-inch PVC main running from West Street which changes to an 8-inch CLDI line and changes again to a 12-inch CLDI line at Trotter Drive. A 10-inch ductile iron (DI) main is located on Trotter Drive between Milford Street and Alder Street.

Medway's water supply issues relate to both overall system capacity and the relationship of demand to permitted withdrawal limits. The public water system in Medway is supplied by four local groundwater supply wells installed in sand and gravel aquifer deposits. The town can pump from these wells in any combination to meet system demands, provided the following requirements are met, per the Mass Department of Environmental Protection (MassDEP) Water Management Act Withdrawal (WMA) Permit:

1. Average daily withdrawal from all four wells combined is less than or equal to 0.92 million gallons per day (MGD) over the course of a calendar year; and
2. No groundwater sources are pumped above their individual safe yields for maximum daily withdrawal.¹²

¹¹ <http://www.gatra.org/index.php/medway-t-shuttle/>

¹² Town of Medway, MA Department of Public Services. *Water Supply & Demand Assessment in Relation to Exelon Power 'West Medway II' Project for Town of Medway, MA* (Kleinfelder, October 2015). p. 2-1.

A water supply and demand assessment completed in 2015 indicates that there is a projected near term supply deficit of 0.06 MGD and a future supply deficit of 0.15 to meet average daily demand (ADD). In addition, Medway is unable to meet maximum day demand (MDD) when its largest water source is offline.

There are a number of potential approaches that could increase the town's supply capacity. First is to reduce unaccounted for water through increased leak detection and repair. These efforts are expected to result in comparatively lower daily production demand (ADD and MDD). Another way the town could increase supply is to construct treatment to remove iron and manganese for the Oakland Well to increase supply and allow the town to meet MDD with their largest source offline. Finally, Medway may also pursue the options of adding an additional well and/or contracting with Milford for additional capacity by extending their existing pipe along Route 109 into Medway.

In terms of Medway's permitted withdrawal limits, the report notes that the town has pumped above their MassDEP maximum withdrawal volume of 0.92 MGD on an average daily basis in the past.¹³ Withdrawal limits will increase to 0.94 in 2019 and 0.95/1.00 in 2024, but these increases may not be adequate to incorporate potential future development. The report also explored the new requirements that Medway will need to meet in order to obtain an increase in its Permit limit of ADD. Development of a mitigation plan which incorporates direct and indirect mitigation measures would be required.¹⁴ At a minimum, any new development will need to incorporate LID techniques to maximize ground water recharge as well as water efficient design strategies to minimize water consumption. Medway has indicated that they plan to file an application with MassDEP to increase the permitted withdrawal limits.

Sewer: As with water, Medway's sewer issues pertain both to service and capacity. In terms of service, only a portion of the URA has wastewater collection. A sewer extension completed in 2008 brought sewer service to the Cybex facility on Trotter Drive. A 12-inch PVC main extends service from Village Street to West Street. At Alder Street, the line changes to an 8-inch main and runs to a point east of the intersection with Trotter Drive. At that point the sewer line connects to a force main, which is serviced by a sewage pump station located at the southern end of the Business Park. The pump station is fed by 8-inch PVC mains which serve portions of Alder Street and Trotter Drive terminating at the Cybex building south of the Study Area. The invert elevation of the sewer main stub at its terminus on Trotter Drive is 257.48 feet with the surface elevation at 266.93. With over nine feet of cover it may be feasible to extend the sewer service north on Trotter Drive to service at least a portion, if not all of the URA without the need for a pump station.

Regarding treatment capacity, Medway is a member community of the Charles River Pollution Control District (CRPCD) which provides regional wastewater treatment and residuals disposal for the communities of Franklin, Medway, Millis, Norfolk, Sherborn, Dover and Wrentham. The CRPCD operates a wastewater treatment facility in Medway which treats and discharges effluent into the Charles River. The plant has an average daily flow of 4.5 MGD from July 1 to September 30, and 5.7 MGD from October 1 to June 30.

As of 2007, Medway was allocated 0.895 MGD of flow, or 15% of the facility's authorized capacity. The Town's 2007 average use was 0.720 MGD, which left an excess capacity of approximately 0.175 MGD. The 2008 sewer extension serves two existing businesses and 111 existing residences with a design flow of 86,630 gallons per day or 0.087 MGD. The addition of this sewer extension effectively reduced the remaining excess sewer capacity to approximately 0.088 MGD, or 88,000 gallons per day.

¹³ Ibid, p. 1-2.

¹⁴ Ibid, B-4 to B-5.

Capacity at the wastewater treatment facility is not expected to expand in the foreseeable future. The Town of Medway has initiated efforts to reduce inflow and infiltration (I/I) to prevent extraneous water entering the sewer system. Certain areas with I/I were identified and corrected in 2001 and 2004, but additional I/I reduction measures will be necessary in order to free up additional capacity. Medway may also have the ability to purchase additional sewer capacity from other communities that are also members of CRPCD.

Currently there is limited onsite stormwater collection within the Study Area. Catch basins are located along Trotter Drive, at the intersection of Milford Street and West Street, and the intersection of Alder Street and Trotter Drive. Electric service to the Town of Medway in the vicinity of the Study Area is provided by Eversource via overhead lines on Route 109/Milford Street. Trotter Drive also has overhead electric transmission lines. Columbia Gas of Massachusetts (formerly Bay State Gas) provides natural gas service to portions of the Town of Medway. Comcast Broadband Cable and Verizon FIOS are the providers of high speed internet and voice service in Medway.

2.1.8 Environmental Conditions

Based on Mass GIS data, supplemented by field observations, we note the following environmental resources located in or adjacent to the Project Area (please refer to *Figure S-2: Environmental Resources* in the previous chapter):

- A large wetland system and Stall Brook are situated west of the URA. The wetland system overlaps the URA just south of the existing Cybex facility.
- This area also contains two potential vernal pools (PVPs) and a FEMA 100-year floodplain.
- The northern portion of Stall Brook (near Milford Street) is categorized as intermittent, but the southern portion (which crosses Alder Street at the southwest corner of the URA) is a perennial stream thus is subject to the Riverfront Protection Act.
- A Zone II Wellhead Protection Area extends over much of the western half of the URA. This Zone II is associated with water supply wells situated in the adjacent Town of Bellingham.
- A small wetland resource area is located in the northeast portion of the Study Area at the intersection of Milford Street (Route 109) and West Street.

There are no known endangered species, outstanding resource waters, Areas of Critical Environmental Concern (ACECs), 21E or other reportable waste sites or any other regulated resource areas within the URA.

2.1.9 Cultural Resources

Although the Town of Medway contains a number of historic districts and architectural resources, a review of the MHC Inventory of Historic and Archaeological Assets of the Commonwealth did not identify any known historic resources or districts within the URA.

There are two historic structures in the vicinity of the Study Area. Inventory # MDW.88 is a Federal style single family dwelling located across from the Study Area at 108 Milford Street. The house is believed to have been built in the mid-19th century and occupied by Alvin Wight. According to the Massachusetts Cultural Resource Information System (MACRIS), the house may be associated with the opening of Milford Street in 1835 but no documentary evidence for the building occurs until the 1858 county map.¹⁵ This building has been converted into two condominiums.

The second historic structure is Inventory MDW.89 located at 90 Milford Street, which is east of the Study Area at the corner of Milford Street and Gray Squirrel Drive. This single-family dwelling is in the Greek Revival Style and

¹⁵ <http://mhc-macris.net/Details.aspx?Mhclid=MDW.88>

constructed around 1839. The house is known as the Elias T. Fisher House, and is a rare example of an early 19th century brick residence in a rural setting. The brick may have been locally produced by the owner.¹⁶

Regarding the presence of Native American sites, the MHC Reconnaissance Survey Town Report for Medway (1980) does not identify any inland settlement sites near the Study Area, but notes that hunting and gathering were possible in both dry uplands and bog areas. The report also notes that Native trails remain as the basic network within the town, particularly near the Charles River (which is not in the vicinity of the URA), and that likely settlement locations include well drained terraces and knolls overlooking the Charles River, especially at confluent points and along Chicken Brook.¹⁷

2.1.10 Market Considerations

As noted throughout this URP, fragmented and disparate ownership has been a major barrier to development, and the private sector alone has been unable to overcome this in a significant way. The URP, implemented through the MRA, can serve as the catalyst to break the bottle cap lot bottleneck in site assemblage through:

- Partnerships;
- Land Pooling; or
- Strategic Acquisitions.

This section considers the market conditions that may impact the types of development in the URA that are reasonable given the location, area demographics and overall current trends and economic conditions on a local, regional and national level. A marketing analysis completed as part of the *2012 Feasibility Study* concluded that the development opportunities listed below should be considered for the URA:

- Approximately 70 to 110 multi-family and townhouse units, possibly more depending upon footprint.
- A 150 to 200-bed hotel with 10,000 to 20,000 square feet of conference space.
- Commercial Mixed Use (e.g., first floor retail with office space above) aimed at the local market.
- Building footprints of approximately 20,000 to 30,000 square feet with space that is easily subdivided.
- Industrial lot design which allows for expansion of footprint to accommodate on-site expansions (e.g., potential tech business increasing from 50,000 to 100,000 square feet) for maximum flexibility.

It is important to note that locally-focused retail may require subsidy and perhaps be tied to an incentive program involving the housing. This is due to the current difficulties in the retail market due to the competition from online vendors.

2.1.11 Municipal Demographic Data

Some basic demographic data for Medway is presented in *Table 2-1*. The data supports the following conclusions:

- A high percentage of housing is owner-occupied;
- Relative to the county, Medway has a low population density;
- Medway's median income is significantly higher than the county and the state;
- Medway's residents have achieved a high level of education;

¹⁶ <http://mhc-macris.net/Details.aspx?Mhclid=MDW.89>

¹⁷ <https://www.sec.state.ma.us/mhc/mhcpdf/townreports/Eastern/mdw.pdf>, p. 2

- The relatively longer mean travel time indicates that many residents commute to Boston, other business centers along the I-495 corridor, or business centers in Rhode Island (e.g., Providence or North Smithfield);
- The community has a very high rate of home ownership;
- Rents appear to be very reasonable compared to the county and state, but given the high rate of home ownership, rental units are more likely to be smaller units that are occupied by non-families; and Medway has higher employment rates than the state and county.

Table 2-1: Medway Demographic Data

| Demographic Parameter | Town of Medway ¹ | Norfolk County | Massachusetts |
|--|-----------------------------|----------------|---------------|
| Population | | | |
| Population Estimates, July 1, 2015 | 13,253 | 696,023 | 6,794,422 |
| Population per square mile, 2010 | 1047.7 | 1,693.6 | 839.4 |
| Median Age (years) | 41.7 | 40.8 | 39 |
| White alone, not Hispanic or Latino, percent, April 1, 2010 | 93.5% | 80.3% | 76.1% |
| Housing | | | |
| Housing Units, April 1, 2010 | 4,613 | 270,359 | 2,808,254 |
| Number of Households, 2010-2014 | 4,530 | 258,675 | 2,538,485 |
| Median value of owner-occupied housing units, 2010-2014 | \$368,000 | \$393,500 | \$329,900 |
| Owner Occupied Housing Rate, 2010-2014 | 84% | 69% | 62% |
| Median gross rent, 2010-2014 | \$827 | \$1,305 | \$1,088 |
| Income | | | |
| Median Household Income, in 2014 dollars, 2010-2014 | \$109,841 | \$86,469 | \$67,846 |
| Per capita income in past 12 months in 2014 dollars, 2010-2014 | \$45,617 | \$45,375 | \$36,441 |
| Persons in Poverty (%) | 3.1% | 6.5% | 11.6% |
| Educational Attainment Level | | | |
| High school graduate or higher, percent of persons age 25 years+, 2010-2014 | 96.8% | 93.7% | 89.5% |
| Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014 | 52.4% | 49.9% | 40.0% |
| Employment | | | |
| In civilian labor force, total, percent of population age 16 years+, 2010-2014 | 75.8% | 69.1% | 67.5% |
| Mean travel time to work (minutes), workers age 16 years+, 2010-2014 | 35.5 | 31.9 | 28.3 |

Notes:

1. Source: US Census Bureau American, American Community Survey, 2014.
<https://www.census.gov/quickfacts/table/PST045215/25,25021,2502139975,00>

Section 2.2: Area Eligibility Designation

In order to undertake the actions proposed in this URP, the Study Area must be designated as an URA. The MRA, Board of Selectmen and DHCD must each make a determination that the area meets the standards of a decadent, substandard and/or blighted open area in accordance with the state's Urban Renewal regulations (M.G.L. c. 121B). This section integrates the information presented above with the elements of the regulatory definitions to demonstrate that the area meets these requirements.

The Bottle Cap Lots pose a number of unique challenges, in particular the extensive number of small lots, the diversity of ownership across non-contiguous parcels, and the difficulty of ascertaining some ownership records and deeds. The paper subdivision predates the Subdivision Control Law (M.G.L. c. 41 §§ 81K-81GG), and streets were never constructed. It is possible that the lots were intended to be used for camping, offering an opportunity to get away from manufacturing centers where most people lived and worked, because development of residential housing at the density suggested by the original layout in an area that at that time was without water or sewer service would not be feasible.

The parcels were predominately long and narrow, most with frontage (on paper streets) no wider than 20 feet. Over time, groups or blocks of the Bottle Cap Lots have been assembled privately, and some now contain single-family homes or small businesses. However, constraints associated with small and irregularly shaped lots with fragmented ownership still prevail. Sound development of appropriately assembled parcels through private enterprise is highly unlikely to occur without public involvement to resolve these constraints.

After extensive and thoughtful review of available data, in conjunction with input from stakeholders and town officials, the most appropriate findings for the URA are "decadent" and "blighted open." The regulatory definition of each was presented in the Executive Summary, *ES.III Statement of Need*, and is summarized below.

Decadent – An area which is detrimental to the sound growth by reason of any combination of the following conditions:

- the buildings are out of repair, physically deteriorated, unfit for human habitation, obsolete, or in need of major maintenance or repair;
 - the real estate in recent years has been sold, or taken for nonpayment of taxes upon foreclosure of mortgages;
 - buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced;
 - there has been a substantial change in business or economic conditions;
 - there is inadequate light, air, or open space;
 - there is excessive land coverage; or
- there is diversity of ownership, irregular lot sizes or obsolete street patterns which make it improbable that the area will be redeveloped by the ordinary operations of private enterprise.

Blighted Open – A predominantly open area which is detrimental to the safety, health, morals, welfare or sound growth of a community by reason of any combination of the following conditions:

- the area is unduly costly to develop soundly through the ordinary operations of private enterprise by reason of the existence of ledge, rock, unsuitable soil, or other physical conditions;
 - the necessity for unduly expensive excavation, fill or grading, foundations, retaining walls or measures for waterproofing structures or for draining the area or for the prevention of the flooding thereof or for the protection of adjacent properties and the water table therein;
 - the necessity for unduly expensive measures incident to building around or over rights-of-way through the area, or for otherwise making the area appropriate for sound development;
- | |
|---|
| <ul style="list-style-type: none"> ▪ the presence of obsolete, inappropriate or otherwise faulty platting or subdivision; |
| <ul style="list-style-type: none"> ▪ deterioration of site improvements or facilities, ▪ division of the area by rights-of-way; |
| <ul style="list-style-type: none"> ▪ diversity of ownership of plots; |
| <ul style="list-style-type: none"> ▪ inadequacy of transportation facilities or other utilities; ▪ tax and special assessment delinquencies; |
| <ul style="list-style-type: none"> ▪ because there has been a substantial change in business or economic conditions or practices, or an abandonment or cessation of a previous use or of work on improvements begun but not feasible to complete without the aids provided by urban renewal; or |
| <ul style="list-style-type: none"> ▪ a predominantly open area which by reason of any condition or combination of conditions which are not being remedied by the ordinary operations of private enterprise is of such a character that in essence it is detrimental to the safety, health, morals, welfare or sound growth of the community in which it is situated. |

2.2.2 Area Eligibility Findings

As noted, the definitions require that one or more specific conditions be present for each category. To that end, the above-listed conditions which are applicable in the consideration of eligibility are outlined. Given the unique characteristics of the Bottle Cap Lots, the most prominent decadent condition is “diversity of ownership, irregular lot sizes or obsolete street patterns,” but several blighted open conditions are also relevant to the discussion of eligibility. The remainder of this section focuses on relating the above definitions to the existing conditions of the URA.

Decadent

Condition: *Diversity of ownership, irregular lot sizes or obsolete street patterns which make it improbable that the area will be redeveloped by the ordinary operations of private enterprise.*

Finding: The Study Area contains all of the characteristics noted in this decadent condition, and as a result redevelopment by private enterprise has been severely impeded. The Bottle Cap lots are small and irregularly-shaped, ownership is extremely diverse, and many parcels have no access to or frontage along legal streets. The layout of the paper streets is infeasible for development. Although Mr. Williams and the Town of Medway have acquired a number of the parcels over time, many of these properties are not contiguous. Others also own multiple non-contiguous properties. In addition to the Bottle Cap Lots, Parcels 54-004 and 54-005 are irregularly shaped and, if developed separately, may not optimize their potential to contribute to economic development. Within the URA, approximately 56.5% of the parcels are 1/8-acre or less, and approximately 77.4% are 1/4-acre or less.

Blighted Open

Condition: *The presence of obsolete, Inappropriate or Otherwise Faulty Platting or Subdivision*

Finding: The layout of the Bottle Cap Lots and associated paper streets is inappropriate and faulty, and does not support development prioritized by the Town of Medway in the Master Plan and Feasibility Study, as well as this URP.

Condition: *Diversity of Ownership of Plots*

Finding: The issue of fragmented ownership was addressed above in the discussion of the decadent condition, and a full discussion of ownership is presented earlier in this chapter (refer to *Section 2.1.4.*). Fragmented ownership of plots is probably the most significant impediment to the development of the Oak Grove Area.

Condition: *Inadequacy of Transportation Facilities or Other Utilities*

Finding: There is currently no public transportation to the URA. Proposed development, as described in the Concept Plan, includes a bus stop for shuttle buses either directly to nearby MBTA Commuter Rail stations or to existing shuttle stops. This service could bring residents of the apartments and townhouses to commuter trains for access into Boston, as well as bring commuters from the Boston area to employment centers such as the hotel, industrial, or research and development offices. The bus stop could also be utilized for local bus service to nearby shopping centers, for example, to bring residents of the multi-family units to local supermarkets.

The flow of traffic in the URA is currently beleaguered by backups at the intersection of Trotter Drive and Milford Street (Route 109), particularly during peak hours, as well as the use of Alder Street as a way to avoid Trotter Drive. A new traffic signal and dedicated left turn lanes are proposed to reduce the wait times and increase safety at the Trotter Drive intersection (see *Figure S-7*). The improved flow at Trotter Drive should reduce the appeal of using Alder Street as an alternative route, but traffic calming methods along Alder Street (e.g., speed bumps) will also be considered as part of the implementation of the URP.

In terms of other utilities, as noted in *Section 2.1.7*, water and sewer service may adversely impact the potential for future development. For both, limitations pertain to overall system capacity as well as the relationship of demand to existing permitted thresholds. Medway plans to pursue options for increasing water capacity and extending the existing sewer service area, as well as increasing water withdrawal limits and sewer discharge capacity.

Condition: *Abandonment or Cessation of a Previous Use*

Finding: The use originally planned for this site is inappropriate in scale and has never been developed. The URA is currently not being used to its full potential. It has been identified by the town as a priority development site for development. The location has excellent proximity to major transportation corridors and nearby commercial development. Parcel assemblage is the only feasible approach to comprehensive development. The area can become an employment center and generate taxable revenue for the town.

Condition: *A Predominately Open Area with Conditions which are Not Being Remedied by the Ordinary Operations of Private Enterprise of such a Character that it is Detrimental to the Sound Growth of the Community in which it is Situated*

Finding: The primary conditions preventing development by the ordinary operations of private enterprise revolve around irregular parcel size, shape and diversity of ownership. Assembling the lots into developable parcels will provide a cohesive and contemporary property framework from which to begin the redevelopment process. Without this step, Medway's economic development strategy cannot be implemented.

Section 2.3: Area Eligibility Acquisition, Clearance and Disposition

Parcels to be acquired are shown in Figure G-1, and the buildings to be demolished are shown in Figure I-1. Table 1-1 presents the list of acquisition, clearance, and disposition parcels. Clearance is necessary and justified for the assemblage of disposition parcels and the provision of suitable access and improvements for the proposed redevelopment.

DHCD requires justification for clearance as well as and spot clearance areas. A building meets the clearance criteria if more than 50% of the floor area is functionally obsolete, structurally substandard, or is not reasonably capable of being rehabilitated for productive use. If conditions warranting clearance do not exist, the appropriate treatment may be spot clearance to remove substandard buildings and blighting influences. Spot clearance may involve buildings that are in good condition, but whose demolition is necessary to achieve the Plan objectives within the URA.

Section 2.4: URP Conformity with Local Comprehensive Plan

The 2009 Medway Master Plan is the official document which outlines the town's land use and development policy. It helps guide the Planning and Economic Development Board and other town boards in their decision making. Medway's Master Plan was last updated during 2008 and was approved by Town Meeting in 2009. The effort was undertaken by a committee of residents and representatives of various Town boards and committees. Goals and implementing actions were established for land use, open space and recreation, housing, public facilities, economic development, and transportation.

The Master Plan's discussion of economic development notes that the Oak Grove Bottle Cap Area is largely underutilized, primarily because of the small size of the lots. One of the goals for economic development is to "Facilitate smart development of the Oak Grove area" to assist in the growth and diversification of the town's tax base".¹⁸

In addition to the Master Plan, the town, working in partnership with MassDevelopment, commissioned the Oak Grove Park Mixed Use Feasibility Study (the Feasibility Study) in 2012. This study evaluated the existing characteristics of the Bottle Cap Lots, and estimated the area's development potential. Market conditions were evaluated to identify potential development opportunities. Three concept plans were developed, all of which incorporated a number of design principles, such as create a sense of place, avoid strip mall development, protect natural resources, emphasize LID techniques, promote internal pedestrian circulation, and appropriate transitional or compatible adjacent uses. While the current Study Area is slightly expanded to the south, the same basic concepts are inherent in this URP. Therefore, the activities proposed as part of this URP are completely consistent with both the 2009 Master Plan and the 2012 Feasibility Study.

Also relevant to consider is the current regional policy plan of the Metropolitan Area Planning Council (MAPC), *Metrofuture: Making a Greater Boston Region*, dated May 2008 (referred to herein as "Metrofuture"). Medway is categorized by MAPC as a Mature New England Town. These communities are characterized by a mixed-use town center surrounded by compact neighborhoods, with conventional single family subdivisions elsewhere. They have a large amount of vacant developable land, and new growth comes in the form of new subdivisions; a few towns have experienced revitalization of their town center. The western edge of Milford is within or very close to an area

¹⁸ <http://www.townofmedway.org/sites/medwayma/files/uploads/masterplan.pdf>, p. 40.

designated as a “regional hub” and targeted growth area, which involves focused growth in major suburban economic centers. Likely this hub is associated with the large commercial developments in Milford just west of Interstate 495.

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12.02 (3) PROJECT OBJECTIVES

This chapter presents detailed information regarding the topics listed below.

- URA Goals and Objectives
- Overall Redevelopment Strategy
- Implementation Schedule
- Economic Benefit

The discussion relies on the maps and characteristics presented in **Chapter 12.02 (1) Characteristics**. This URP is an outgrowth of recent studies and recommendations, in particular the 2007 UMass Study, the 2009 Medway Master Plan, and the 2012 Feasibility Study.

Section 3.1: Urban Renewal Goals and Objectives

Citizen participation has been an integral component of the URP process. **Chapter 12.02 (11) Citizen Participation**, supplemented by:

- Incorporate the priorities and goals of previous studies and master plans, as appropriate, to identify and prioritize development projects.
- Facilitate land assembly and disposition to advance the vision of the URP, which reflects the town's priorities for sound development.
- Encourage private sector investment and utilize public funds judiciously and strategically as a catalyst for private investment.
- Foster an environment for business to thrive and create sustainable jobs.
- Increase real estate tax income generating properties.
- Provide opportunities which encourage and preserve economic diversity and quality of life.
- Facilitate the thoughtful integration of the URA with adjacent land uses and transportation networks.
- Develop incentives to promote sustainable development.
- Encourage alternative transportation opportunities.
- Improve infrastructure systems to support modern development needs.
- Provide necessary public services efficiently and effectively.
- Seek opportunities to promote healthful living amenities (e.g., walking paths, bike lanes, links to other recreational trails).

Section 3.2: Overall Redevelopment Strategy

The overall goal for the Project is to create an environment that has a strong identity and sense of place within Medway, and to identify sites that provide primary transformation opportunities for housing, commercial, and entertainment, and the infrastructure improvements needed to support those uses. The plan embraces a mix of uses to facilitate economic development, as well as provides opportunities for passive recreation. The following objectives were established in order to achieve this goal:

- Incorporate the priorities and goals of previous studies and master plans, as appropriate, to identify and prioritize development projects.
- Foster a flexible and supportive environment for businesses to thrive and create sustainable jobs.

- Facilitate land assembly and disposition to advance the goals, objectives and activities of the URP by identifying parcels that have high potential for development.
- Increase real estate tax income-generating properties in the URA.
- Encourage private sector investment and utilize public funds judiciously and strategically as a catalyst for private investment.
- Improve wayfinding, circulation and pedestrian connections within the URA as well as with key destinations throughout the region to promote the integration of residential and commercial uses.
- Improve access to modern and efficient public transportation options in order to make the URA more accessible, with consideration to intermodal transportation networks.
- Develop features (e.g., restaurants and shopping) which attract regional residents to the URA.
- Provide necessary public services efficiently and effectively.
- Create connections (including wayfinding) between the Oak Grove Area and other landmarks that safely facilitate all modes of transportation and are aesthetically appealing.
- Increase stock of market-rate multi-family housing.
- Manage and increase the parking supply with appropriate thought given to shared usage and proximity to high demand areas.
- Improve roadways and sidewalks, as well as traffic circulation, as appropriate.
- Improve infrastructure systems to support modern development needs.
- Consider future programming opportunities for live, work, study and play.

Section 3.3: Implementation

The Concept Plan presented in *Figure S-6* depicts a viable alternative for development within the URA. The overall summary of square footage by type of development is as follows:

Table 3-1: Summary of Development by Type of Use

| Proposed Use | Square Footage | # of Parking Spaces | Lot Size (Acres) |
|---------------------------------------|----------------|---------------------|------------------|
| Commercial/Restaurant | 12,000 | 40 | 2.04 |
| Commercial/Hotel | 60,000 | 250 | 3.24 |
| Commercial Office and/or Retail | 207,000 | 647 | 6.41 |
| Commercial/Day Care | 20,000 | 66 | 2.31 |
| Flex Space/Office/Retail | 97,000 | 370 | 8.3 |
| Research and Development | 36,000 | 135 | 3.55 |
| Industrial | 35,000 | 120 | 11.7 |
| Multi-family Residential ¹ | 110 DU | 240 | 9.63 |
| Total | 467,000 | 1,868 | 47.18 |

1. Multi-family Residential is expressed in terms of Dwelling Units (DU) rather than square footage.

As noted in Table 3-2 (on the following page), implementation of the URP is expected to be undertaken in phases. Overall, the URP has a 20-year implementation phase to accommodate the projects that require long-range planning.

The URP is a reflection of current conditions and the MRA's development priorities, which are dynamic and subject to change. The town also seeks to remain flexible and open to feasible opportunities which further the goals of this URP.

Any major changes to the URP will be subject to Board of Selectmen approval as well as submitted to DHCD for approval. Information submitted will include a detailed description of the change, the purpose and effect of the plan change on project activities, and pertinent revision to the original application to reflect the change.¹⁹

Section 3.4 Regulatory Requirements

Regulatory considerations for URP implementation include obtaining the necessary permits and approvals for the URP. As noted below, additional approvals may be required for individual projects, but these will be obtained by proponents for those developments, as appropriate.

The URP requires DHCD approval along with submittal of an Environmental Notification Form (ENF) to the Executive Office of Energy and Environmental Affairs (EEA) in accordance with the Massachusetts Environmental Policy Act (MEPA) (301 CMR 11.0). Coordination with MHC is also required. At the local level, the URP requires approvals by the Medway Board of Selectmen, Town Administrator, and consistency reviews by the MRA, Planning Board and Town Counsel (refer to **Attachment B: Declaration of Necessity** and **Attachment C: Approval Documents**).

Implementation of projects within the URA by proponents of individual projects may include filing with MEPA, as necessary, and obtaining MassDEP approval under the MCP for the site remediation work to address unanticipated contamination. Coordination with MHC may also be required. At the local level, proponents would need to obtain any necessary approvals from the Planning Board, and the respective proponent for projects that are within regulated wetland resource areas will be required to file a Notice of Intent (NOI) with the Medway Conservation Commission under the Massachusetts Wetlands Protection Act (WPA) (310 CMR 10.00). Any project with site disturbance of greater than one acre will also be required to file a National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges and Construction Dewatering Activities/Stormwater Pollution Prevention Plan (SWPPP) with the US Environmental Protection Agency (EPA).

¹⁹ <http://www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-12.html>

Table 3-2: URP Project Implementation by Phase

| Activity ID | Activity Description |
|--|--|
| Phase 1 – Short-term (0 to 5 Years) | |
| 1.1 | Acquire, transfer or partner to assemble parcels in the western area of the URA (Parcels 1 and 2) for development as a new restaurant and hotel. |
| 1.2 | Acquire, transfer, or partner to assemble parcels in the eastern section and seek a qualified developer for apartments and townhouses residential development on Parcel 6. <ul style="list-style-type: none"> • Minimize the visual impact of the structure through the strategic use of screenings and vegetative buffers • Provide a bus stop • Emphasize connectivity within the URA |
| 1.3 | Install a new traffic signal and widen the left turn lanes at the intersection of Trotter Drive and Milford Street (Route 109). |
| 1.4 | Consult with property owners of parcels that are currently for sale (e.g., Parcel 11 owned by Cybex) so all parties are informed of the URP status. |
| 1.5 | Actively coordinate with potential developers, marketing the URA, as appropriate. |
| 1.6 | Actively coordinate with property owners in order to continue the process of property acquisition and partnerships. |
| 1.7 | Actively coordinate with Medway’s Board of Selectmen and other town officials to facilitate the process of property transfers. |
| 1.8 | Consult with MassDEP and the CRPCD regarding water and wastewater service and capacity issues, as appropriate. |
| 1.9 | Coordinate with Medway Department of Public Services regarding traffic calming measures for Alder Street. |
| Phase 2 – Medium term (0 to 10 years) | |
| 2.1 | Acquire, transfer, or partner to assemble parcels on the east side of Trotter Drive at Milford Street (Parcel 5) and seek a qualified developer for retail or a child care facility. |
| 2.2 | Acquire, transfer, or partner to assemble parcels on the west side of Trotter Drive at Milford Street (Parcel 4) and seek a qualified developer for commercial retail and office. |
| 2.3 | Acquire, transfer, or partner to assemble Parcel 3 for development as flexible space, office or retail and Parcel 11 for industrial use. |
| 2.3.A | Consider the feasibility of a land swap (Parcel 11 for Parcel 3) to allow flexibility for future expansion of existing manufacturing facilities. |
| Phase 3 – Long-term (0 to 20 years) | |
| 3.1 | Acquire, transfer, or partner to assemble parcels on the east side of Trotter Drive (Parcels 7, 8 and 9) for development that includes office, flexible space and research and development facilities. |
| 3.2 | Set aside a portion of the properties acquired for parcels 7, 8 and 9 for use as a 3.3-acre open space parcel. Develop walking paths with connectivity within the URA. |

Section 3.5: Economic Benefits

Redevelopment of the URA will return property that is currently underutilized into places of commerce and productivity, which increases employment opportunities for the local and regional workforce. Consistent with the objectives outlined for the URP, economic benefits of the proposed plan focus on the following:

- Act as a catalyst for private investment.
- Create temporary employment opportunities during construction, then sustainable and permanent jobs in a wide variety of fields.
- Provide a wide range of leasable space options for new and existing local businesses.
- Provide new residential opportunities, in particular provide residential alternatives to the town's more typical single family home and opportunities for market-rate housing.
- Provide an environment with a mix of uses.
- Return vacant and underutilized land to the town's tax rolls.
- Provide adequate and strategically located parking.

Redevelopment within the URA will create temporary employment opportunities upon completion. Construction may create up to approximately 660 temporary jobs over the course of the implementation phases. The redevelopment is expected to create approximately 1360 new permanent positions.

12.02 (4) FINANCIAL PLAN

The financial plan for the Medway URP is based on financial cost estimates of the programs and projects which have been designed to fulfill the previously stated goals and objectives. *Table 4-1* (on the following page) presents the cost estimates of implementing the URP, and notes the potential sources of funding, as described later in this section. Additional detail for each cost category is also presented below.

Section 4.1: Land Assembly

It is anticipated that a number of parcels will be transferred to or acquired by the MRA to facilitate assemblage (please refer to *Table 1-5: Parcels to be Acquired or Transferred*). Alternatively, an owner may decide to retain ownership and participate in the URA development as a partner, which means they will share in a predetermined portion of the proceeds from the sale of the assembled parcels to a third party. Mr. Williams, who owns a significant number of the Bottle Cap Lots, is presumed to follow this approach for most of his properties within the URA. The preliminary cost estimates presented in *Table 4-1* conservatively assume that only Mr. Williams will participate in a partnership capacity, but the MRA reserves the right to be flexible in this regard. To be conservative and retain flexibility during implementation, some properties owned by Mr. Williams have been identified as parcels to be acquired. These parcels include those with buildings, in the event relocation assistance is required, and other strategic properties. The designation of these parcels for acquisition allows for flexibility should the parties mutually agree that acquisition is preferable to partnering.

The estimated acquisition costs are based on information from multiple sources, including preliminary appraisals conducted as part of this URP and the Town of Medway Assessor. A professional, licensed appraiser will evaluate subject properties and prepare an up-to-date appraised value prior to any actual acquisitions by the MRA.

Section 4.2: Relocation Expenses

Relocation expenses are anticipated for the five structures slated for demolition. All five of these buildings are single-family homes, two of which also contain small businesses. Cost estimates reflect the size and type of businesses to be relocated. The need for special equipment and zoning compliance is also considered. To estimate relocation expenses, a general cost of \$25,000 per housing unit was applied, and an additional \$12,500 was applied where the home also contains a licensed business. Please refer to **Chapter 12.02 (8)** for additional information on relocation requirements.

Section 4.3: Demolition and Site Preparation Costs

The preliminary costs for the structures to be demolished are conservatively assumed to be approximately \$50 per square foot. The estimate includes the following buildings:

- 119 Milford Street (Parcel 99-119)
- 123 Milford Street (Parcel 99-123)
- 125 Milford Street (Parcel 99-125)
- 127 Milford Street Parcel 99-127)
- 121 West Street (Parcel 99-121)

Site preparation costs include building demolition, foundation removal, fence removal, soil erosion control and grading of parcels. Site remediation to meet MassDEP requirements for future industrial and commercial use may include removal of asbestos and lead paint, and/or soil or groundwater remediation. A cost for site remediation will be estimated only after testing is done of any building and parcel being considered for acquisition. Thus, it is important to note that estimated remediation costs have not yet been determined.

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Table 4-1: URP Cost Estimate

| URP Public Action | Estimated Cost | Funding/ Resources in Place | Funding Source |
|---|---------------------|-----------------------------|-----------------------|
| Land Acquisition | | | |
| Land Acquisition | \$1,810,000 | \$138,000 | A, B, F, G, N.2, Q, R |
| Appraisals | \$100,000 | | A, B, F, Q, R, |
| Legal Costs | \$500,000 | \$ | A, B, P |
| Relocation Costs | | | |
| Relocation Plan | \$25,000 | | A, B, R, |
| Relocation Consultant | \$50,000 | | A, B, R, |
| Relocation Payments (Estimated) | \$150,000 | | A, B, R, |
| Rehabilitation Costs | | | |
| Rehabilitation Costs | N/A | N/A | |
| Demolition and Site Preparation | | | |
| Demolition | \$50,000 | | B, O, R, |
| Site Preparation | \$850,000 | | A, K, O P, R |
| Remediation | TBD | | H, N.1 |
| Public Realm Improvements | | | |
| Streetscape Improvements | \$500,000 | \$ | C, D, N.3, P |
| Traffic Improvements (including new signal at Trotter Drive) | \$500,000 | \$ | C, D, E, K, P, Q, R |
| Walking Path | \$325,000 | \$ | D, F, O |
| Wayfinding | \$100,000 | \$ | B, D |
| Consultants | | | |
| Site Engineering | \$500,000 | | A, O, P, Q, R |
| Environmental Assessments | \$10,000 | | A, O |
| Administrative | | | |
| Administrative Legal | \$100,000 | \$100,000 | A, B |
| Administration/Staff | \$200,000 | \$200,000 | A, B |
| Fees (Bond Fees, Misc. Fees) | \$100,000 | | A, Q, R |
| Contingency 20% | \$1,174,000 | | A, Q, R |
| Total Estimated Project Costs | \$7,044,000 | | |
| Income from Sale or Lease (Estimated) | \$2,155,000 | | |
| Net Project Cost | \$4, 889,000 | | |
| Funding/Resources in Place | \$438,000 | \$438,000 | |
| Grants (Estimated) | TBD | TBD | |
| Estimated Funding Required | \$4,451,000 | | |

Section 4.4: Public Realm Improvements

As described in **Chapter 12.02 (7): Public Improvements**, public improvements proposed as part of the URP implementation include streetscape and roadway improvements, a new signal at the intersection of Milford Street and Trotter Drive, a bus stop, an open space parcel, sidewalks and walking paths to promote passive recreation, lighting, signage, and associated improvements in the public realm. Water and sewer service and capacity issues will also be addressed. Estimates for these actions consider design and engineering costs.

Section 4.5: Sources of Funding

The MRA intends to rely on a mix of funding sources, including federal, state and local funding opportunities, to spur private investments to implement the URP. Below are descriptions of typical sources of funding. The last column in *Table 4-1* references the source that the MRA believes could be appropriate for that particular activity.

- A. MRA Proceeds
- B. Town Funding/In-kind Support
- C. MassWorks Infrastructure Funding
- D. Transportation Enhancement Program
- E. Chapter 90 Funding
- F. Massachusetts Parkland Acquisition and Renovations for Communities (PARC) and Massachusetts Local Acquisitions for Natural Diversity (LAND) Grant Programs
- G. Land and Water Conservation Fund (LWCF)
- H. MassDEP/EPA Brownfields Funds
- I. Economic Development Incentive Program (EDIP), including Tax Increment Financing (TIF)
- J. Urban Center Housing Tax Increment Financing (UCH-TIF)
- K. State Transportation Improvement Program (STIP)
- L. Funding from Massachusetts General Law Chapter 40R
- M. The New Markets Tax Credits Program
- N. MassDevelopment
 - 1. Brownfields Redevelopment Fund (BRF)
 - 2. Mass Site Readiness Program
 - 3. Commonwealth Places Program
- O. Private Developer
- P. Urban Revitalization Development Grant (URDG)
- Q. District Improvement Financing (DIF)
- R. Bonds

Each funding option is briefly described below.

- A. MRA Proceeds: The MRA does not currently have a budget for any of the recommended actions in the plan. However, according to M.G.L. c. 121B, Redevelopment Authorities such as the MRA, have the power to issue bonds, borrow money, invest funds, receive grants and accept gifts. As the MRA acquires and disposes of property, they will be able to generate income that can be reinvested into the Study Area.

- B. Town Funding/In-kind Support: Town funding or in-kind support from town staff may be the best resource for some of the identified URP actions. Funding could come from bonding or the annual town budget process. “Seed” funds will need to be identified in order to create a self-sustaining budget for future actions. The following funding sources are potential mechanisms to generate revenue for the MRA to perform actions throughout the life of the plan and beyond:
1. Property transfers: The plan identifies town-owned parcel to be transferred to the MRA. This would be considered a MRA acquisition. The process for the MRA to acquire this property would be done so by a vote of the Board of Selectmen to transfer ownership from the town to the MRA. Once acquired, the MRA would then own this asset which could be sold and generate revenue.
 2. Grants and Gifts: An allocation of funds from the Town Selectmen to the MRA would enable the MRA to begin taking on projects, such as land acquisitions, site preparation, and parcel assemblage. Funding these initial actions would allow the MRA to use revenue from initial actions to fund future projects.
- C. MassWorks Infrastructure Funding: A state program that promotes economic development and job creation through improvements to streets, sidewalks, and other specified infrastructure. Eligible activities include design, construction and/or reconstruction of existing and or newly relocated streets, sidewalks and related infrastructure. This program is a potential source of funds for URP projects involving roadway, streetscape, infrastructure and bridge improvements.
- D. Transportation Enhancement Program: A federal program that provides funding for a wide range of non-traditional surface transportation projects. Examples include development and improvement of pedestrian and bicycle facilities and safety education programs, acquisition or improvements of scenic or historic sites, preservation of abandoned railway corridors, alleviation of environmental impacts on water quality or wildlife, and other projects. Streetscape and bikeway improvements along major streets in the Study Area may be eligible for funding from this program.
- E. Chapter 90 Funding: A 100% reimbursable state funding program provided to each municipality for local roadway improvements. Funds must be allocated to roadway projects, such as resurfacing and related work and other work incidental to the above such as preliminary engineering. Potential funding for project design costs associated with roadway improvements.
- F. Massachusetts Parkland Acquisition and Renovations for Communities (PARC) and Massachusetts Local Acquisitions for Natural Diversity (LAND) Grant Programs: The PARC and LAND Gants provide financial assistance to municipalities to acquire critical open space. The open space must be used for conservation or passive recreation purposes. PARC Grants aid cities and towns in acquiring, developing, and renovating park and outdoor recreation facilities. LAND Grants assist municipal conservation commissions acquiring land for natural resource and passive outdoor recreation purposes.
- G. Land and Water Conservation Fund (LWCF): Provided to the States, and through the States to local governmental jurisdictions, on a matching basis for up to fifty percent (50%) of the total project-related allowable costs for the acquisition of land and the development of facilities for public outdoor recreation. Appropriations from the LWCF may be made annually by Congress to the Secretary of the Interior who apportions the funds to the States. Payments for all projects are made to the state organization that is authorized to accept and administer funds paid for approved projects. Local units of government participate in the program as subgrantees of the State with the State retaining primary grant compliance responsibility.
- H. EPA/MassDEP Brownfields Funds: The federal program provides funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites. If contamination is discovered there are a number of federal and state grant programs to carry out clean-up activities, including the U.S. Environmental Protection Agency’s (EPA) Brownfields Cleanup Grant, which provides funds for site clean-up for brownfield sites owned by the applicant; HUD Brownfields Economic

Development Initiative, which provides financial assistance to public entities in the redevelopment of brownfield sites; MassDEP Brownfields Site Assessment/Cleanup Grant of Service, which through the EPA provides funding for site assessment and clean-up of brownfields on behalf of municipal and non-profit entities by using state contractors (rather than granting funding directly to the applicant).

- I. Economic Development Incentive Program (EDIP): A tax incentive program administered through the Massachusetts Executive Office of Housing and Economic Development (EOHED) designed to foster job creation and stimulate business growth throughout the Commonwealth. Participating companies may receive state and local tax incentives in exchange for job creation, manufacturing job retention and private investment commitments. Designated as an Economic Target Area (ETA), Medway is eligible to offer incentives which includes a local tax exemption and requires approval by the municipality.
 1. Tax Increment Financing (TIF): EDIP tool that promotes redevelopment by use of public/private partnerships by offering tax breaks to developers. TIF is authorized by M.G.L. c. 40 section 59 and its implementing regulations 760 CMR 22.01. Under this legislation, landowners may be granted property tax exemptions of up to 100% of the tax increment. A municipality may enter into a TIF Agreement with a landowner for a maximum term of 20 years. M.G.L. c. 40 section 60 also authorizes TIF's for housing in urban centers as part of the Urban Center Housing Tax Increment Financing Program (see below). A TIF Zone must be in an area approved by the Economic Assistance Coordinating Council (EACC) as an Economic Opportunity Area (EOA) or found to be an area "*presenting exceptional opportunities for economic development*" by the Director of Economic Development. Certification of the TIF Plan is issued by the EACC after the plan is accepted by municipal vote.
- J. Urban Center Housing Tax Increment Financing (UCH-TIF): The Urban Center Housing Tax Increment Financing (UCH-TIF) Program is a statutory program authorizing cities and towns to promote housing and commercial development, including affordable housing, in commercial centers through tax increment financing. The UCH-TIF Program provides real estate exemptions on all or part of the increased value (the "Increment") of improved real estate. Such development must be primarily residential. Tax increment financing may be combined with grants and loans from local, state and federal development programs..
- K. State Transportation Improvement Program (STIP): The Commonwealth of Massachusetts' State Transportation Improvement Program (STIP) is a federally-mandated, prioritized listing of highway, bridge, intermodal, and transit investments planned to be undertaken during the next four federal fiscal years (FFY): FFY 2016 through FFY 2019. The document is a compilation of state, regional and local transportation priorities that will be implemented with funding provided by the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA), along with investments that impact air quality regardless of the type of funding.
- L. Funding from Massachusetts General Law Chapter 40R: Housing production within the Commonwealth has not kept pace with the growing number of households looking for an affordable place to live. To help meet this demand, the Commonwealth adopted Chapter 40R within the General Laws allowing municipalities to encourage housing production that is aligned with the principles of "*smart growth*." Eligible municipalities, upon approval, will receive zoning incentive payments for housing creation based on number of units of new construction. Each new housing unit that meets the statutory requirements will allow the town to collect \$3,000 per building permit.
- M. The New Markets Tax Credits Program: The New Markets Tax Credit Program (NMTC Program) was established by Congress in 2000 to spur new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions

called Community Development Entities (CDE's). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years (five percent for each of the first three years, and six percent for each of the remaining four years). The investment in the CDE cannot be redeemed before the end of the seven-year period.

- N. MassDevelopment: As the Commonwealth's economic development and finance agency, MassDevelopment works with businesses, nonprofits, and local, state, and federal officials and agencies to strengthen the Massachusetts economy. Through these collaborations, they facilitate the creation of jobs and housing, the elimination of blight, and address factors limiting economic growth including transportation, energy and infrastructure deficiencies. Offering a wide range of finance programs and real estate development services, MassDevelopment supports economic growth, development, and investment across all sectors of the Massachusetts economy: public and private, commercial, industrial, and residential; and nonprofit, including healthcare, educational, cultural, and human service providers. They work in collaboration with private and public sector developers, businesses, and banks to identify investors and leverage public and private funds to support economic growth.
1. *Brownfields Redevelopment Fund (BRF)*: The BRF is administered by MassDevelopment, the state's economic development and financing agency, which works with private businesses and nonprofits to create housing and economic growth in blighted areas. It provides technical assistance and money, in the form of both loans and grants, to worthwhile projects around the state.
 2. *Mass Site Readiness Program (MSRP)*: The 2016 Economic Development Bill authorizes \$15M for the Commonwealth Site Readiness Fund, to be administered by MassDevelopment, for the purpose of funding site assembly, site assessment, predevelopment permitting and other predevelopment and marketing activities that enhance a site's readiness for commercial, industrial or mixed-use development; provided, that a portion of the funds shall be used to facilitate the expansion or replication of successful industrial parks; and provided further, that a portion of the funds shall be used to support the revitalization of downtown centers.
 3. *Commonwealth Places*: Commonwealth Places provides a creative funding mechanism to advance community placemaking projects throughout Massachusetts. The statewide program will help fund place-based, community-driven projects (e.g., art installations, parks, bike trails, markets) which have the potential to revitalize downtowns and neighborhood commercial districts. Successful projects must activate a new or underused public or community space and the program will give preference to permanent physical projects. Commonwealth Places aims to engage and mobilize community members to make individual contributions through a crowdfunding platform Patronicity with the incentive of a dollar-for-dollar funding match (up to \$50,000) from MassDevelopment if the crowdfunding goal is reached within 60 days.
- O. Private Developer(s): The Plan contemplates certain portions of roadways and utilities will be financed and constructed by private developers as part of the overall site improvements associated with their respective development. Some portion of this work may be undertaken in partnership with the MRA.
- P. Urban Revitalization Development Grant (URDG): As authorized by M.G.L. c. 121B, sections 45 through 57 the Department may provide an Urban Revitalization Development Grant (URDG) to a municipality in an amount equal to half of the net project cost of a project, as determined by the Department. All grants are subject to a prior appropriation by the Legislature sufficient to fund the grant. Approval of an Urban Renewal Plan by the Department shall be a necessary condition of such a grant, but such approval shall not guarantee that the Department will make a grant. Such URDG projects will require detailed information regarding the redeveloper and redevelopment proposal, including the financing of the redevelopment, and the operating agency's management plan for the project site, to the extent known. An URDG request may be submitted in conjunction with an application for approval of an Urban Renewal Plan or as a separate grant application for

a project under an approved plan. Any applicant for a grant shall provide all information requested by the Department for use in its determination of the grant request.

- Q. District Improvement Financing (DIF): Channels tax dollars into targeted redevelopment districts. DIF is authorized by M.G.L. c. 40Q and its implementing regulations 402 CMR 3.00 et seq. New to Massachusetts, DIF has been implemented in other states with considerable success. A city or town wishing to utilize DIF must first designate a development district and a corresponding development program. The district and program must then be certified by the EACC. A development district may be as small as one parcel or may comprise up to 25% of a town or city's land. A district can be in effect for a maximum of 30 years. Each district must have a unique development program.
- R. Bonds: Municipal bonds are debt securities issued by a government entity to fund day-to-day obligations and to finance capital projects. Because of the significant cost of many of the actions, loans or bonds will need to be applied for. The payback of these bonds will require a business model that will generate revenue from projects in the Plan.

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12.02 (5) REQUISITE MUNICIPAL APPROVALS

As required by M.G.L. c. 121B, Section 48, evidence of each required municipal approval is to be included in the Attachment for the final URP, as listed below.

Attachment B Declaration of Necessity from the MRA

Attachment C Evidence of a Public Hearing (w/Massachusetts Historical Commission Notification)

Attachment D Approval of the Plan by Local Boards and Officials (i.e., Board of Selectmen, Town Administrator, Planning Board)

Attachment E Opinion of Legal Counsel

The Massachusetts Environmental Policy Act (MEPA) Environmental Notification Form (ENF) for the URP has not yet been filed by the MRA, but a copy will be sent to DHCD when the document is submitted for review by the Secretary of Energy and Environmental Affairs (EEA). The MRA understands that any DHCD approval issued prior to receipt of the Secretary's Certificate will be conditional upon completing the MEPA process.

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12.02 (6) SITE PREPARATION

Site preparation activities will address the existing conditions on the sites that will be developed for public use as well as sites that will be prepared for disposition and private development. This chapter provides a summary of the activities planned as part of the site preparation process, as required by 760 CMR 12.02 (6). Most of the URA will be affected by site preparation activities to accommodate the Concept Plan presented in Figure S-5. Site preparations will include the action items described below.

Section 6.1: Site and Building Assessment for Contamination Issues

Based on known information about the past uses within the Study Area in conjunction with observed conditions, there is a low potential of encountering hazardous materials within the URA. A small amount of asbestos-containing tiles or siding and/or lead paint may be present within the buildings to be demolished (refer to Figure I-1). Initial site and building assessments will be conducted to identify potential areas or sources of contamination. Once this evaluation is completed, actions and costs for remediation, if necessary, can be estimated.

Section 6.2: Demolition to Support Redevelopment

Structural demolition is proposed at the following locations:

- 119 Milford Street
- 123 Milford Street
- 125 Milford Street
- 127 Milford Street
- 121 West Street

All utility services to the structures will be cut and capped within ten feet of the existing building foundations. All building materials, floor slabs and foundations of the demolished buildings will be removed and disposed of off-site, as appropriate. To the extent feasible, the contractor will recycle demolition debris. Any open excavations will be backfilled with on-site soils or imported clean fill and graded. Public access to demolition sites will be restricted, as appropriate.

12.02 (7) PUBLIC IMPROVEMENTS

As required by 760 CMR 12.02 (7), this chapter describes proposed public improvements in the Study Area, and notes how the improvements will foster one or more of the URP objectives. These improvements are intended to support or enhance private redevelopment initiatives or recommendations, as well as enrich the URA. Public improvements proposed as part of the URP implementation include streetscape and roadway improvements, a new signal at the intersection of Milford Street and Trotter Drive, a bus stop, an open space area, sidewalks and walking paths to promote passive recreation, lighting, signage, and associated improvements in the public realm. Water and sewer service and capacity issues will also be addressed.

It should be noted that while no specific stormwater improvement projects are noted, the collection and treatment of stormwater must be addressed in the redevelopment plan for any parcel, and will be a significant consideration in the redevelopment of the URA.

Section 7.1: Roadways and Circulation

The intersection of Trotter Drive and Milford Street (Route 109) will be improved, and a new traffic signal will be installed. In addition, traffic calming measures will be implemented along Alder Street to discourage its use as a shortcut to and from Trotter Drive. The goal is to make it safer, easier, and faster to exit Trotter Drive via the new signalized intersection. As shown in *Figure S-7*, the westbound lane of Milford Street will be widened to accommodate a dedicated lane for left turns onto Trotter Drive, and the northbound lane of Trotter Drive will be expanded to two lanes to accommodate left-turn and right-turn lanes. Crosswalks and other appropriate pedestrian safety measures will also be incorporated, as appropriate.

A single new access point will be situated along Milford Street for access to the hotel, restaurant and commercial businesses. This is consistent with the goals of minimizing new curb cuts and avoiding the fragmented appearance of strip malls along Milford Street. The new access point will allow only right turns into and out of the development. Any left turns will be completed via the Trotter Drive signalized intersection. This approach takes into account site distances and speed limits along Milford Street, and is designed to maximize the safety of oncoming and merging traffic.

The Concept Plan also shows three new roadways off Trotter Drive to accommodate development on the new parcels. On the west side of Trotter Drive (just north of the existing Cybex facility) a new road will connect to the above-mentioned access drive off Milford Street. On the east side, two new roads will provide access to the multi-family residential development, as well as to the new office, flex space and research and development buildings along Trotter Drive.

Section 7.2: Infrastructure Improvements

The town plans to pursue opportunities to expand existing infrastructure to accommodate projected future growth. For example, they may pursue some combination of the following actions:

- decrease I/I in their existing wastewater system;
- increase water supply capacity;
- increase MassDEP water withdrawal allowance;

- expand the sewer service area to include all of the URA; and/or
- increase sewer treatment capacity at the CRPCD.

The town is optimistic that some combination of the above-listed actions will be undertaken in partnership with one or more private developers in order to attain full build-out of the Oak Grove Area URA as the projects unfold.

Section 7.3: Pedestrian Circulation and Open Space

As shown in the Concept Plan, pedestrian circulation will be encouraged by a network of sidewalks within the URA. This will facilitate interaction between the commercial businesses and area employees and residents. It will also improve outdoor passive recreational opportunities throughout the developed areas.

A parcel located at the intersection of Trotter Drive and Alder Street has been identified as designated open space. This approximately 3.3-acre site will be comprised of a native vegetation with gravel walking paths. It is anticipated that this outdoor space will be utilized by town residents and area workers.

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12.02 (8) RELOCATION

In accordance with the CMR 27.02 and 27.03, the Town of Medway and the MRA intend to provide fair and equitable treatment to parties displaced due to public actions associated with the URP. Businesses and residents displaced by public action are entitled to receive relocation assistance and payment under M.G.L. c. 79A, as overseen by the Massachusetts Bureau of Relocation (BOR).

The MRA will request a relocation advisory agency designation prior to any relocation activities. The MRA will prepare and submit a detailed relocation plan to the BOR for review and approval before relocation activities commence for any property involving public acquisition for redevelopment pursuant to M.G.L. c. 79A and 760 CMR 27.00. The MRA anticipates engaging the services of an experienced relocation consultant to provide assistance, e.g., finding alternative sites, identifying relevant zoning issues, and reviewing moving cost estimates.

The town acknowledges that each legal occupant at the time of the acquisition is entitled to remain on the said property for not less than four months from the date of receipt of the notice to vacate. The town will consult with the BOR in advance of property acquisition to ensure that 760 CMR, M.G.L. c. 79a and 49 Code of Federal Regulations (CFR) Part 24 are met.

Site occupant surveys have not been undertaken at this time due to the fact that site occupants may change between now and the point in the future when acquisition of property and relocation of occupants may occur. When appropriate, the relocation plan will consider a number of factors, including the size of the existing home and/or business, the need for visibility, customer access, and any necessary special equipment.

Table 8-1 presents a list of residences and businesses that are known to currently occupy parcels to be acquired.

Table 8-1: Residential/Business Relocation Requirements

| Parcel | Owner | Type of Relocation | Address | Type of Business (if applicable) |
|--------|----------------------------------|--------------------------------------|--------------------|---|
| 99-119 | Richard Williams | Single Family Residence and Business | 119 Milford Street | Superior Sandblasting Williams Car Restoration |
| 99-123 | Richard W. and Margaret Williams | Single Family Residence | 123 Milford Street | N/A |
| 99-125 | Cheryl Howe House Trust | Single Family Residence and Business | 125 Milford Street | The Doggie Shoppe Grooming |
| 99-127 | Tommy Chan | Single Family Residence | 127 Milford Street | N/A |
| 99-121 | Robert E. and Pamela J Brown | Single Family Residence | 121 West Street | N/A |

12.02 (9) REDEVELOPER'S OBLIGATION

To the maximum extent possible, the town seeks to stimulate and leverage private investment and activities within the URA. After approval of the URA, the MRA will be responsible for the disposition of properties requiring public acquisition for redevelopment. The MRA, in consultation with the town, will outline the desired uses for the parcels in accordance with this URP. For each public acquisition and disposition event, potential redevelopers shall be required to provide, at a minimum, the following information:

- A full description of the proposed development;
- A detailed description of the nature and location of any public improvements being sought;
- Financial strength of the developer with financial sources;
- Proposed job creation and job retention – temporary, permanent and construction jobs;
- Timetable for design, permitting and construction;
- Past experience and references; and
- Partners or development team.

When submissions are made by interested developer(s), the MRA will check each proposal for completeness and adherence to submission requirements. The MRA will evaluate the proposals, considering issues such as (but not limited to) the following:

- Job creation and retention;
- Acquisition cost of MRA parcels;
- Commitment to add new industrial, commercial and/or retail activity;
- Advancement of URP goals and objectives, including job creation; a clean safe, physical and natural environment; and access and circulation;
- Adherence to applicable zoning and design principles that reflect energy efficiency; and
- Representation that the developer shares the MRA's vision for the revitalization of the URA.

After evaluations are completed, the MRA will identify a preferred developer. The selected developer and the MRA will enter into a Land Disposition Agreement, to be approved by the DHCD as required by 760 CMR 12.00, and a Development Agreement. The preferred developer will be required to comply with the goals and objectives of this URP, applicable zoning regulations, and with Design Guidelines as may be promulgated by the town of Medway.

12.02 (10) DISPOSITION

Under M.G.L. c. 121B and c. 30B, the sale or lease of industrial or commercial real property by redevelopment authorities or their successors, engaged in the development and disposition of the real state in accordance with an approved plan, is exempt from public disposition procedures required of all other local entities. The MRA, vested with the powers of an urban renewal agency, will exercise this authority and negotiate directly with any business within the Study Area who wishes to relocate onto one of the designated redevelopment parcels, provided they meet the requirements of this Plan. Following negotiations, the MRA will move forward with a process that will solicit proposals from outside entities to facilitate the redevelopment of the remaining disposition sites.

The proposed building, parking and service area improvements shown for each new lot on the URP Concept Plan (see Figure S-5 in **Chapter 12.02 (1) Characteristics**) are conceptual in nature and are intended to depict an option which maximizes development potential and is consistent with the goals of the URP and previous planning studies. The disposition parcels for redevelopment by the private sector (see Figure H-1) provide the maximum opportunity to facilitate private redevelopment of this area. However, the selected redeveloper(s) will be provided with the opportunity to propose alternative building and/or parcel arrangements for the URA, provided they meet the requirements of this Plan, the goals and objectives of the town/MRA and applicable law. All development proposals will be reviewed by the MRA and the appropriate town representatives in accordance with the goals and objectives of the URP and the terms of the Land Disposition Agreement(s) to be negotiated with the developer.

12.02 (11) CITIZEN PARTICIPATION

This URP incorporates input received from public outreach efforts undertaken during the planning process, as well as the recommendations that were developed for the 2012 Feasibility Study and the 2009 Master Plan, which incorporated extensive public outreach. The main components of the town's overall approach to citizen participation throughout the URP process has included:

- URP Steering Committee;
- Two Public Forums;
- Online availability of the draft Urban Renewal Plan; and
- Media outreach (e.g. recording the forums for broadcast on local cable channel television, newspaper).

The citizen involvement process was initiated in late 2015. A URP Steering Committee was formed in early 2016, comprised of a dedicated group of stakeholders that included local residents, business owners and municipal officials who are committed to the development and implementation of the URP (see member list in Attachment F: Public Participation). The committee has approved the URA boundary and defined the framework of this URP. The MRA is grateful for the commitment of the Steering Committee, and plans to meet with the group on a regular basis during URP implementation. In addition, if amendments to the URP are proposed, they will be presented by the MRA to the Steering Committee for review and comment.

The first of two public forums was held on March 23, 2016 to discuss the URA, define issues of concern, and collect information relative to the URP and its objectives. The second meeting was held on September 20, 2016. This meeting focused primarily on the types of development considered in the Concept Plan. Information presented at meetings has included site conditions, redevelopment options, elements of this URP, proposed infrastructure improvements, and implementation strategies and funding initiatives. Discussions, question and answer periods, and future planning steps rounded out the forums.

Forum attendees have included local residents, business owners, steering committee members, public officials, institutional representatives and elected officials. Comments and concerns expressed at public forums regarding such matters as traffic volume and circulation, public infrastructure improvements, and private property physical improvements. Comments and concerns are reflected in the goals and objectives, defined in **Chapter 12.02 (3) Project Objectives**.

ATTACHMENTS

Attachment A: URA Parcel Ownership Table and Map

Attachment B: Local Approvals and Documentation

Attachment C: Legal Counsel Opinion

Attachment D: Public Participation

Attachment E: Market and Economic Analysis

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Attachment A: URA Parcel Ownership Table and Map

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**Attachment A: List and Map of Parcels
Oak Grove Urban Renewal Area, Medway, MA**

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-------------------------|------------------------------------|---------------------|------------------|-------------|--------------|
| 99-280 | 4 | Town of Medway | 31-34 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 41, 42 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 51 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 73, 74 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 4 | Town of Medway | 83-86 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 101 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 105 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 112, 113 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 119 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 19 | Town of Medway | 130,131, 137-149, 185-188 | Rear Milford Street | 0.70 | Undeveloped | Commercial |
| 99-280 | 6 | Town of Medway | 156-159, 177, 178 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 210, 211 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 4 | Town of Medway | 227-230 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 233, 234 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 9 | Town of Medway | 244-250, 297, 298 | Rear Milford Street | 0.33 | Industrial | Commercial |
| 99-280 | 2 | Town of Medway | 254, 255 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 259, 260 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 7 | Town of Medway | 320-322, 324-327 | Rear Milford Street | 0.26 | Undeveloped | Commercial |
| 99-280 | 10 | Town of Medway | 331, 332, 335, 336, 369-374 | Rear Milford Street | 0.37 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 396, 397 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 7 | Town of Medway | 405, 406, 408, 497, 500 | Trotter Drive | 0.26 | Undeveloped | Commercial |
| 99-280 | 4 | Town of Medway | 441, 442, 463, 464 | Milford Street | 0.15 | Undeveloped | Commercial |
| 99-280 | 10 | Town of Medway | 485-492, 415, 416 | Milford Street | 0.37 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 511, 512 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 514, 515 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 558, 559 | Rear Milford Street | 0.07 | Undeveloped | Commercial |

**Attachment A: List and Map of Parcels
Oak Grove Urban Renewal Area, Medway, MA**

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-------------------------|------------------------------------|---------------------|------------------|----------------|----------------|
| 99-280 | 10 | Town of Medway | 587, 587 A-H, 588 | Rear Milford Street | 0.37 | Undeveloped | Commercial |
| 99-280 | 6 | Town of Medway | 598-601, 618, 620 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 644, 645 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 652 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 1 | Town of Medway | 658 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 9 | Town of Medway | 659-664, 681-683 | Rear Milford Street | 0.33 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 672, 673 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 6 | Town of Medway | 697-702 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-280 | 19 | Town of Medway | 703-707, 950-963 | Rear Milford Street | 0.70 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 751, 752 | West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 1 | Town of Medway | 796 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-280 | 2 | Town of Medway | 799, 800 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 1 | Town of Medway | 803 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-280 | 1 | Town of Medway | 840 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-280 | 3 | Town of Medway | 845-847 | Rear West Street | 0.11 | Undeveloped | MF Residential |
| 99-280 | 10 | Town of Medway | 868-871, 895-900 | Rear West Street | 0.37 | Undeveloped | MF Residential |
| 99-280 | 2 | Town of Medway | 874-875 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 6 | Town of Medway | 885-890 | Rear West Street | 0.22 | Undeveloped | MF Residential |
| 99-280 | 9 | Town of Medway | 901-904, 931-935 | Rear West Street | 0.33 | Undeveloped | MF Residential |
| UP-31 | 2 | Town of Medway | 914-915 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 3 | Town of Medway | 919-921 | Rear West Street | 0.11 | Undeveloped | MF Residential |
| 99-280 | 9 | Town of Medway | 941-949 | Rear West Street | 0.33 | Undeveloped | MF Residential |
| 99-280 | 5 | Town of Medway | 971-975 | Rear West Street | 0.18 | Undeveloped | MF Residential |
| 99-280 | 1 | Town of Medway | 993 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-280 | 7 | Town of Medway | 1004-1010 | Alder Street | 0.26 | Undeveloped | MF Residential |
| 99-119 | 10 | Richard W. Williams | 409-414, 493-496 | 119 Milford Street | 0.37 | SF Residential | Commercial |

**Attachment A: List and Map of Parcels
Oak Grove Urban Renewal Area, Medway, MA**

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-----------------------------|------------------------------------|---------------------|------------------|----------------|----------------|
| 99-123 | 8 | Richard W. Williams | 427-430, 475-478 | 123 Milford Street | 0.29 | SF Residential | Commercial |
| 99-200 | 4 | Bette J. and Jane Armstrong | 724-727, | Milford Street | 0.15 | Undeveloped | Open Space |
| 99-200 | 3 | Bette J. and Jane Armstrong | 518-520 | Milford Street | 0.11 | Undeveloped | Open Space |
| UP-11 | 1 | John E. Chapman | 402 | Milford Street | 0.04 | Undeveloped | Commercial |
| 99-215 | 2 | Harold Cronin | 167, 168 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-200 | 2 | Mary L. Dwyer | 635, 636 | Rear West Street | 0.07 | Undeveloped | Commercial |
| 99-225 | 4 | George A. Fisher | 443, 444, 461, 462 | Milford Street | 0.15 | Undeveloped | Commercial |
| 99-230 | 11 | David J Forni | 216-226 | Rear Milford Street | 0.40 | Undeveloped | Commercial |
| 99-230 | 1 | David J Forni | 64 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-240 | 12 | Richard Graham | 763-774 | West Street | 0.44 | Undeveloped | Residential |
| 99-250 | 3 | Lily E. Larsen | 381-383 | Rear Milford Street | 0.11 | Undeveloped | MF Residential |
| 99-280 | 4 | Manual Freed | 728-731 | Milford Street | 0.15 | Undeveloped | Open Space |
| 99-280 | 3 | Manual Freed | 521-523 | Milford Street | 0.11 | Undeveloped | Open Space |
| 99-255 | 7 | William M. Leacu | 786-792 | Rear West Street | 0.26 | Undeveloped | MF Residential |
| 99-260 | 1 | Robert C. Lindsay | 807 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| 99-265 | 5 | Sidney C. Lipton Estate | 263-267 | Rear Milford Street | 0.18 | Undeveloped | Commercial |
| 99-270 | 6 | John A. Maccini | 535-540 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-270 | 3 | John A. Maccini | 630-632 | Rear Milford Street | 0.11 | Undeveloped | Commercial |
| 99-275 | 2 | Thomas Mangelly | 801, 802 | Rear West Street | 0.07 | Undeveloped | Residential |
| 99-285 | 2 | Carlo A. Molinari, Jr. | 251, 252 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-290 | 2 | John A. Molinari | 339, 340 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-295 | 4 | New England Power Company | 571-574 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-295 | 12 | New England Power Company | 501-510, 403, 404 | Milford Street | 0.44 | Undeveloped | Commercial |

**Attachment A: List and Map of Parcels
Oak Grove Urban Renewal Area, Medway, MA**

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-----------------------------------|------------------------------------|---------------------|------------------|-------------|----------------|
| 99-295 | 4 | New England Power Company | 614-617 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-295 | 4 | New England Power Company | 677-680 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-300 | 4 | Jacqueline A. Niro | 52-55 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-305 | 2 | Estate of Stella C. Paige | 61, 62 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-400 | 2 | Estate of Stella C. Paige | 81, 82 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-310 | 6 | Sammartano Investment Trust | 445, 446, 457-460 | Milford Street | 0.22 | Undeveloped | Commercial |
| 99-315 | 2 | Carol Smith | 431, 432 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-320 | 6 | Sidney Smith | 253, 256, 289-292 | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| 99-330 | 4 | Wellesley College | 750, 753-755 | West Street | 0.15 | Undeveloped | Open Space |
| 99-323 | 4 | Parish of St. Charles of Borromeo | 604-607 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-325 | 2 | Grace Wagner | 455, 456 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-340 | 4 | George Capes | 202-205 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-350 | 2 | Dorothy E. Parente | 400, 401 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-350 | 2 | Dorothy E. Parente | 447, 448 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-360 | 2 | Linda Legeyt Executrix | 453, 454 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-370 | 2 | Paul V. and Lloyd S. McCausland | 483, 484 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-380 | 2 | Melinda Kirstein | 793, 794 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 6 | Richard W. Williams | 423-426, 479, 480 | Milford Street | 0.22 | Undeveloped | Commercial |
| UP-38 | 2 | Sarah I. Hernandez | 69, 70 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-52 | 1 | Manuel Tankle | 93 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| UP-53 | 2 | Mary A. Browne | 115, 116 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-49 | 2 | John J. Fleming | 154, 155 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-48 | 2 | Elizabeth L. Paul | 160, 161 | Rear Milford Street | 0.07 | Undeveloped | Commercial |

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Oak Grove Urban Renewal Area, Medway, MA*

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|---------------------------------|------------------------------------|---------------------|------------------|-------------|--------------|
| UP-41 | 5 | Arod R. Pelkey | 189-193 | Rear Milford Street | 0.18 | Undeveloped | Commercial |
| UP-40 | 4 | Henry M. Williams | 194-197 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| UP-39 | 2 | Grace Clifford | 231, 232 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-40 | 3 | Ida Gotlund | 235-237 | Rear Milford Street | 0.11 | Undeveloped | Commercial |
| UP-41 | 4 | Lena Williams | 240-243 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| 99-99 | 2 | Agata Parrinello Mandozzi | 276, 277 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-22 | 2 | Howard G. Hartford | 278, 279 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-440 | 2 | Estate of Catherine C. Hartford | 280, 281 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-24 | 2 | Anne R. Bradford | 283, 284 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 4 | Eugene and Fred Fortim | 285-288 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| UP-25 | 2 | Anna E. Luchini | 293-294 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Ellen R. Madigan | 295, 296 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Delia C. Cotter | 299, 300 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Catherine Honey | 301, 302 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-390 | 2 | Heirs of Robert C. Raymond | 316, 317 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-7 | 2 | Margaret M. Mercer | 318, 319 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-6 | 1 | James F. Carron | 330 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| UP-9 | 2 | Ludger J. Violette | 398, 399 | Trotter Drive | 0.07 | Undeveloped | Commercial |
| UP-11 | 2 | Caroline E. Lindgren | 481, 482 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 1 | Frederick W. Hughes | 513 | Milford Street | 0.04 | Undeveloped | Commercial |
| 99-280 | 2 | Frederick W. Hughes | 516, 517 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-450 | 2 | Estate of Agnes L. White | 533, 534 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-28 | 2 | Louis Charbonneau | 541, 542 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-28 | 2 | Louis Charbonneau | 584, 585 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-28 | 2 | Louis Charbonneau | 621, 622 | Rear Milford Street | 0.07 | Undeveloped | Commercial |

**Attachment A: List and Map of Parcels
Oak Grove Urban Renewal Area, Medway, MA**

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-----------------------------|------------------------------------|---------------------|------------------|-------------|----------------|
| UP-11 | 1 | Margaret L. Hebert | 545 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| UP-12 | 2 | Giovanni and Maria Maccini | 546, 547 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-51 | 2 | Giovanni and Maria Maccini | 674, 675 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-999 | 4 | Evelyn Audrey Allinson | 548-551 | Rear Milford Street | 0.15 | Undeveloped | Commercial |
| UP-13 & 14 | 10 | Marie Zampino | 552-556, 575-579 | Rear Milford Street | 0.37 | Undeveloped | Commercial |
| 99-999 | 2 | Joseph C. Randall | 565, 566A | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-27 | 2 | Selina Carney | 590, 591 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-30 | 2 | Minnie Bennard | 610, 611 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-43 | 2 | F. J. Steinman | 640, 641 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-42 | 6 | Matilda A. Goodsell | 653-657, 658A | Rear Milford Street | 0.22 | Undeveloped | Commercial |
| UP-50 | 2 | Victor Shur | 665, 666 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-51 | 2 | Doris E. Creed | 669, 670 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-54 | 2 | Rebecca Wolf | 695, 696 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-4 | 2 | Susan C. Keith | 756, 757 | West Street | 0.07 | Undeveloped | MF Residential |
| UP-5 | 2 | Helen G. Blanchard | 805, 806 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-4A | 2 | Esther I. MacCabe | 808, 809 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-3 | 2 | Frederici W. Caldwell | 811, 812 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-16 | 3 | Sylvia O. Levitre | 842-844 | Rear West Street | 0.11 | Undeveloped | MF Residential |
| 99-410 | 2 | Estate of Albert E. Roberts | 850, 852 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-17 | 4 | Catherine M. Sudbury | 855, 857, 859, 861 | Rear West Street | 0.15 | Undeveloped | MF Residential |
| 99-430 | 2 | Estate of Blanche P. Owen | 858, 860 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-19 | 2 | William F. Coye | 862, 863 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-280 | 2 | Josephine F. Bird | 864, 865 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-999 | 2 | Catherine D. Gordon | 891, 892 | Rear West Street | 0.07 | Undeveloped | MF Residential |

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Oak Grove Urban Renewal Area, Medway, MA**

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|---------------------------|------------------------------------|---------------------|------------------|---------------------|----------------|
| 99-280 | 2 | Walter L. MacGillivray | 893, 894 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-35 | 2 | Themistocles Verdy | 908, 909 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-31 | 2 | Percy A. Horton | 916, 917 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-31 | 1 | Ethel Stroum | 918 | Rear West Street | 0.04 | Undeveloped | MF Residential |
| UP-33 | 4 | Clara Mae Corliss | 927-930 | Rear West Street | 0.15 | Undeveloped | MF Residential |
| UP-46 | 2 | Sarah A. Cunningham | 938, 939 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 99-420 | 2 | Estate of Edwin Townley | 964, 965 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-36 | 2 | Adam Langil | 978, 979 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-37 | 3 | Isabel Richards | 980-982 | Rear West Street | 0.11 | Undeveloped | MF Residential |
| UP-20 | 2 | Demetio Anastas | 994, 995 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| UP-21 | 2 | Jennie A. Baldwin | 1011, 1012 | Rear West Street | 0.07 | Undeveloped | MF Residential |
| 43-089 | 23 | 133 Milford Street LLC | 1-23 | 133 Milford Street | 0.85 | Undeveloped | Office |
| 43-089 | 2 | 133 Milford Street LLC | 29, 30 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-280 | 2 | Town of Medway | 449, 450 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-999 | 2 | Richard W. Williams | 451, 452 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-127 | 8 | Tommy Chan | 435-438, 467-470 | 127 Milford Street | 0.29 | SF Residential | Commercial |
| 99-125 | 6 | Cheryl Howe Trust | 471-474, 473, 474 | 125 Milford Street | 0.22 | SF Res/Dog Grooming | Commercial |
| 99-290 | 2 | John A. Molinari | 465, 466 | Milford Street | 0.07 | Undeveloped | Commercial |
| 99-250 | 1 | Lily E. Larsen | 323 | Rear Milford Street | 0.04 | Undeveloped | Commercial |
| 99-295 | 2 | New England Power Company | 543, 544 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-55 | 2 | John Maccini | 628A, 629 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| UP-56 | 9 | John Maccini | 684-692 | Rear Milford Street | 0.33 | Undeveloped | MF Residential |
| UP-45 | 4 | Unknown | 712-715 | Rear Milford Street | 0.15 | Undeveloped | MF Residential |
| 99-121 | 8 | Robert and Pamela Brown | 911-913, 922-926 | 121 West Street | 0.29 | SF Residential | MF Residential |
| 99-117 | 16 | Michael R. Acquafresca | 827-834, 732-739 | 117 West Street | 0.59 | SF Residential | SF Residential |

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Oak Grove Urban Renewal Area, Medway, MA**

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-------------------------------------|--|---------------------|------------------|----------------|----------------|
| 99-113 | 17 | Matt and Farah Aghgolain | 813-825, 740-749 | 113A West Street | 0.63 | SF Residential | SF Residential |
| 99-115 | 6 | Trevor A. Francis, Susan M. Glennon | 740-741, 823-825 | 115 West Street | 0.22 | SF Residential | SF Residential |
| 99-02 | 11 | Miguel Ramos | 775-785 | 2 Alder Street | 0.40 | SF Residential | SF Residential |
| 99-999 | 2 | Richard W. Williams | 238, 239 | Rear Milford Street | 0.07 | Undeveloped | Commercial |
| 99-999 | 1 | Richard W. Williams | 566 | Rear Milford Street | 0.04 | | MF Residential |
| 99-999 | 262 | Richard W. Williams | 24-28, 35, 36-40, 43-50, 56-60, 63, 65-68, 71, 72, 75, 77-80, 87-92, 94-100, 102-104, 106-111, 114, 117, 118, 120-129, 132-136, 150-153, 162-166, 198-176, 179-184, 198-201, 206-209, 212-215, 257, 258, 261, 262, 268-275, 282, 303-308, 311-315, 328, 329, 333, 334, 337, 338, 341-368, 375-380, 384-395, 402, 417-422, 439, 440, 524-532, 557, 560-564, 567-570, 580-583, 596, 589, 592-597, 602, 603, 608, 612, 613, 619, 623-628, 633, 634, 637-639, 642, 643, 646-651, 667, 668, 671, 693, 694, 708-711, 716-723 | Rear Milford Street | 9.64 | Undeveloped | Commercial |

*Attachment A: List and Map of Parcels
Oak Grove Urban Renewal Area, Medway, MA*

| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-------------------------|--|------------------|------------------|-------------|--------------|
| 99-999 | 5 | Richard W. Williams | 758-762 | West Street | 0.18 | Undeveloped | Residential |
| 99-999, UP-34 | 68 | Richard W. Williams | 796, 804, 810, 835-839, 841, 848, 849, 851, 853, 854, 856, 866, 867, 872, 873, 876-884, 905-907, 910, 936, 937, 940, 966-970, 972, 974, 976, 977, 983-992, 996-1003, 1013-1018 | Rear West Street | 2.50 | vacant | Residential |
| 54-005 | 1 | New England Power | NA | 16 Alder Street | 5.55 | Undeveloped | Commercial |

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| Current Assessor Parcel ID | # of Lots | Owner (Now or Formerly) | Original Bottle Cap Parcel Numbers | Address | Lot Size (Acres) | Current Use | Proposed Use |
|----------------------------|-----------|-------------------------|------------------------------------|------------------|------------------|-------------|--------------|
| 54-004 | 1 | Anthony Mele | NA | 18 Alder Street | 5.00 | Undeveloped | Commercial |
| 54-002 | 1 | Cybex International | NA | 10 Trotter Drive | 11.30 | Industrial | Commercial |
| 54-001 | 1 | Cybex International | NA | 26 Alder Street | 10.34 | Undeveloped | Commercial |



Potential Town of Medway ownership

Potential Williams ownership

UP Unassessed Parcel

NOTE: The Ownership Map on the following page uses the Original Bottle Cap Lot Parcel Numbers



**Attachment A: List and Map of Parcels
Oak Grove Urban Renewal Area, Medway, MA**



Legend

- Proposed Urban Renewal Boundary
- New Parcel Boundary

Historic Parcel Ownership

- Town of Medway
- Richard Williams
- Other

1 inch = 85 feet

0 170 340

Feet



Source:
MapInfo
Bentley & Environmental Data
Aerial & Topo Imagery
ESRI, DigitalGlobe, GeoEye, iStock, Delorme, NAVTEQ, TerraTime, Intermap, Infrared P Corp., AIG, GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, Geomatics, AeroGIS, IGN, IGC, Kadaster, NL, Cianciarulo, Swire, EPRI, Japan, METI, ESRI China (Hong Kong), Swisstopo, & the GIS User Community

**OAK GROVE
URBAN RENEWAL PLAN**

Medway, MA



THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE

Attachment B: Local Approvals and Documentation

DRAFT

Attachment C: Legal Counsel Opinion

DRAFT

Attachment D: Public Participation

DRAFT

Attachment E: Market and Economic Analysis

DRAFT

**RESOLUTION
MEDWAY BOARD OF SELECTMEN
APPROVING THE TOWN OF MEDWAY OAK GROVE AREA
URBAN RENEWAL PLAN**

VOTED: **WHEREAS**, the Town of Medway and Medway Redevelopment Authority have been investigating the use of urban renewal to revitalize the Oak Grove Area which has suffered from fragmented ownership; substandard lot sizes; and lack of infrastructure;

WHEREAS, the Town of Medway and Medway Redevelopment Authority have undertaken a multi-phase planning process with public informational meetings and, providing citizens and property owners an opportunity to comment since February 2011;

WHEREAS, the Medway Planning Board determined the Oak Grove Area Urban Renewal Plan is based on a local survey and is consistent with Medway's Master Plan, and approved said Oak Grove Area Urban Renewal Plan on March 21, 2017;

WHEREAS, the Medway Redevelopment Authority determined the area contained within the Oak Grove Area Project Boundary is decadent as defined by M.G.L. c. 121B, and is in need of revitalization and redevelopment, and approved the Oak Grove Area Plan on March 20 2017;

WHEREAS, the Medway Board of Selectmen seeks to further the goals and objectives contained in Oak Grove Area Urban Renewal Plan dated March 2017, to promote revitalization opportunities within the Oak Grove Area Urban Renewal Plan as defined in the plan.

NOW, THEREFORE, BE IT RESOLVED that the Town of Medway Board of Selectmen:

1. Finds that there is a clear need and necessity for an urban renewal plan for the Oak Grove Area;
2. Approves the boundaries of the Oak Grove Area Urban Renewal Plan, as depicted in the Figure A-1: Project Location and URA Boundary, attached hereto;
3. Finds that the area contained within the Oak Grove Area Urban Renewal Plan Project Boundary is decadent as defined by M.G.L. c. 121B, and is in need of revitalization and redevelopment;
4. Approves the Oak Grove Area Urban Renewal Plan dated March 2017 prepared by BSC Group and Ninigret Partners;

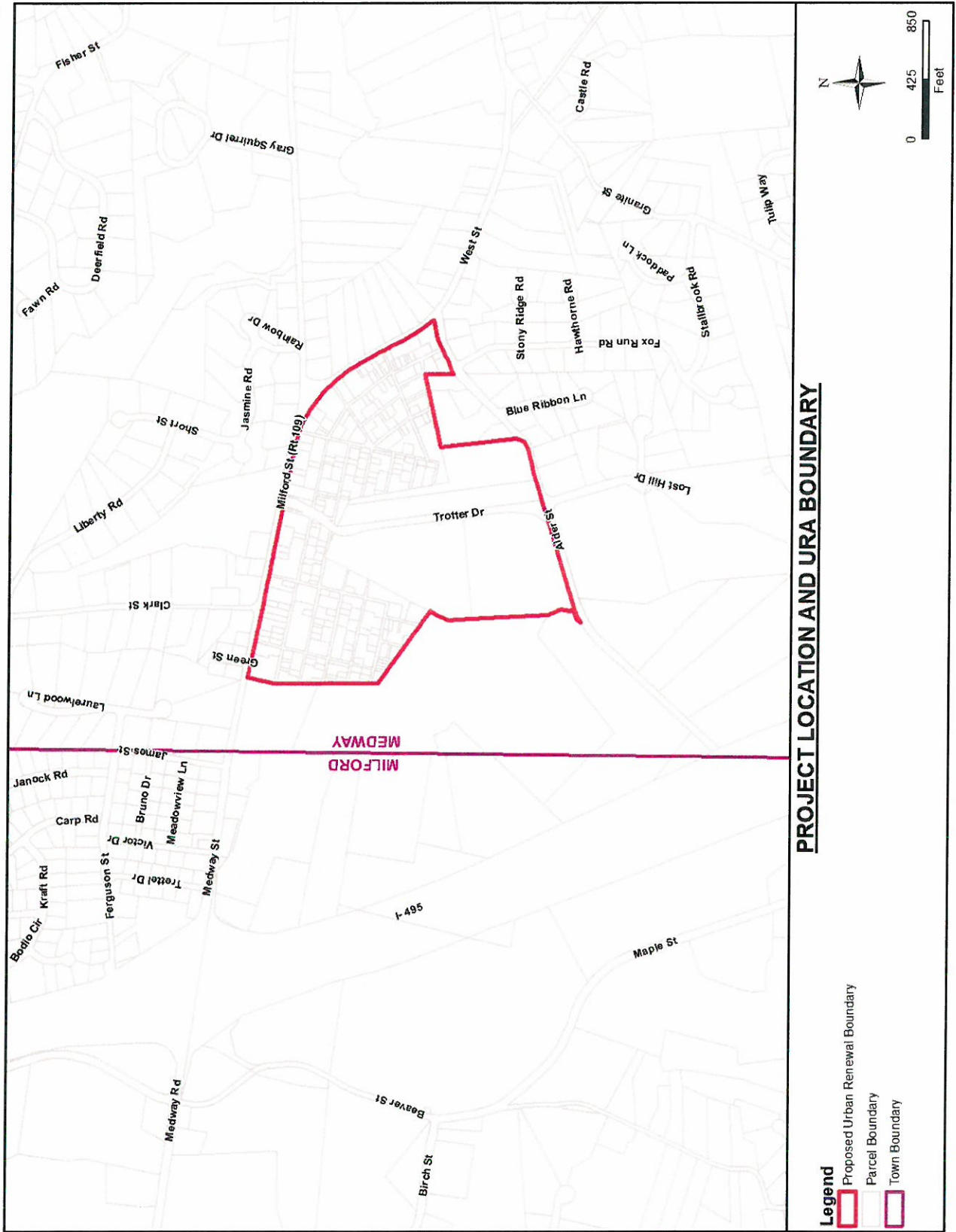
5. Requests Board of Selectmen Chairman Glenn Trindade to submit the Oak Grove Area Urban Renewal Plan dated March 2017 to the Massachusetts Department of Housing and Community Development for final approval; and
6. Authorizes the Medway Redevelopment Authority to approve minor changes to the Oak Grove Area Urban Renewal Plan if such changes are recommended by the Massachusetts Department of Housing and Community Development.

VOTED: AYES _____ NAYES _____

DATE: _____

SIGNED: _____
Glenn Trindade, Chairman

Figure A-1: Project Location and URA Boundary



PROJECT LOCATION AND URA BOUNDARY

- Legend**
- Proposed Urban Renewal Boundary
 - Parcel Boundary
 - Town Boundary

AGENDA

ITEM #2

Hearing – Vote on Potential Revocation of Class II Dealers License – Ali A. Hodroj

Associated backup materials attached:

- Notice of Bond Cancellation, CNA Surety
- Correspondence

Note: The license holder has not responded to certified letters or phone calls leading up to this hearing.

Proposed Motions:

1. I move that the Board open the hearing on the potential revocation of a Class II Dealers License currently held by Ali A. Hodroj.
2. I move that the Board close the hearing.
3. I move that the Board revoke the Class II Dealer's License currently held by Ali A. Hodroj for non-compliance of the bond requirements per MA General Law, Chapter 140, Section 58.

AGENDA

ITEM #3

Grant Expenditure Authorization – 2016 Emergency Management Performance Grant - \$3,200

Associated backup materials attached:

- Grant Expenditure Form
- Email Correspondence

Proposed Motion: I move that the Board authorize the expenditure of the 2016 Emergency Management Performance Grant for purchase of additional traffic safety supplies including portable hi-visibility barricades, directional arrows, road closure arrows and hi-visibility safety vests, in an amount not to exceed \$3,220.

**TOWN OF MEDWAY
NOTICE OF GRANT AWARD**

DEPARTMENT: Police Department DATE: 3/21/2017

PERSON RESPONSIBLE FOR GRANT EXPENDITURE: Chief Allen M. Tingley

NAME OF GRANT: 2016 EMPG Grant

GRANTOR: MEMA Grant

GRANT AMOUNT: 3,220.00

GRANT PERIOD: 3/16/2017 - 6/30/2017

SCOPE OF GRANT/
ITEMS FUNDED 9 Pop up, Hi vis yellow barricades
6 directional arrows
6 road closed arrows
9 Hi vis safety vests

IS A POSITION BEING
CREATED: No

IF YES: CAN FRINGE BENEFITS BE PAID FROM GRANT? _____

ARE MATCHING TOWN
FUNDS REQUIRED? No

IF MATCHING IS NON-MONETARY (MAN HOURS, ETC.) PLEASE SPECIFY:
No

IF MATCHING IS MONETARY PLEASE GIVE ACCOUNT NUMBER AND DESCRIPTION OF TOWN FUNDS
TO BE USED:
N/A

ANY OTHER EXPOSURE TO TOWN?
No

IS THERE A DEADLINE FOR BOARD OF SELECTMEN APPROVAL: As soon as possible

APPROVAL SIGNATURES _____

DATE _____

**DEPARTMENT HEAD MUST SUBMIT THIS FORM, A COPY OF THE GRANT APPROVAL, AND A COVER
LETTER TO THE SELECTMEN'S OFFICE FOR APPROVAL OF DEPARTMENT TO EXPEND
THE FUNDS RECEIVED FOR THE PURPOSE OF THE GRANT**

ONCE APPROVED - ORIGINAL TO TOWN ACCOUNTANT

Chief Allen M. Tingley

From: Gifford, Lorri (CDA) <Lorri.Gifford@MassMail.State.MA.US>
Sent: Friday, March 17, 2017 10:00 AM
To: Chief Allen M. Tingley; cpratt@townofmedway.org
Cc: Mannion, James A. (CDA)
Subject: 16EMPG - Medway signed/finalized contract
Attachments: Medway-signed.pdf

Importance: High

Your 16EMPG contract has been finalized and a copy has been attached to this email.

Your contract/project start date is **3/16/2017**. This means you should not obligate funds prior to this date.
Your contract/project end date is **6/30/2017**. This means you will want all items received, installed and completed by this end date.

16EMPG is a reimbursement based grant program. You're Reimbursement, Match, and Close-out Report is due, via email, no later than 30 days after your contract end date, including all backup documentation for your reimbursement and match.

Don't forget to check out our updated MEMA PMO policies, grant guidance and required forms on our website:
<http://www.mass.gov/eopss/agencies/mema/resources/grants/empg/>

Call or email if you have any questions.
Thank you

Lorri Gifford
Grants Management Specialist
Massachusetts Emergency Management Agency
400 Worcester Road
Framingham, MA 01702-5399
Desk: 508.820.1407
Fax: 508.820.2030
lorri.gifford@massmail.state.ma.us

COMMONWEALTH OF MASSACHUSETTS ~ STANDARD CONTRACT FORM



This form is jointly issued and published by the Executive Office for Administration and Finance (ANF), the Office of the Comptroller (CTR) and the Operational Services Division (OSD) as the default contract for all Commonwealth Departments when another form is not prescribed by regulation or policy. Any changes to the official printed language of this form shall be void. Additional non-conflicting terms may be added by Attachment. Contractors may not require any additional agreements, engagement letters, contract forms or other additional terms as part of this Contract without prior Department approval. Click on hyperlinks for definitions, instructions and legal requirements that are incorporated by reference into this Contract. An electronic copy of this form is available at www.mass.gov/osc under Guidance For Vendors - Forms or www.mass.gov/osd under OSD Forms.

| | | | |
|---|--|--|--|
| CONTRACTOR LEGAL NAME: (and d/b/a): MEDWAY, Town of | | COMMONWEALTH DEPARTMENT NAME: Massachusetts Emergency Management Agency | |
| Legal Address: (W-9, W-4, T&C): 155 Village Street, Medway, MA 02053-1147 | | MMARS Department Code: | |
| Contract Manager: | | Business Mailing Address: 400 Worcester Road, Framingham, MA 01702-5399 | |
| E-Mail: | | Billing Address (if different): same | |
| Phone: | | Contract Manager: Lorri Gifford | |
| Fax: | | E-Mail: lorri.gifford@massmail.state.ma.us | |
| Contractor Vendor Code: VC6000191877 | | Phone: 508.820.1407 | |
| | | Fax: 508.820.2030 | |
| Vendor Code Address ID (e.g. "AD001"): AD | | MMARS Doc ID(s): FY17EMPG160000MEDWA | |
| (Note: The Address ID must be set up for EFT payments.) | | RFR/Procurement or Other ID Number: FFY2016 EMPG | |
| <input checked="" type="checkbox"/> NEW CONTRACT | | <input type="checkbox"/> CONTRACT AMENDMENT | |
| PROCUREMENT OR EXCEPTION TYPE: (Check one option only) | | Enter Current Contract End Date <i>Prior</i> to Amendment: _____, 20____ | |
| <input type="checkbox"/> <u>Statewide Contract</u> (OSD or an OSD-designated Department) | | Enter Amendment Amount: \$ _____, (or "no change") | |
| <input type="checkbox"/> <u>Collective Purchase</u> (Attach OSD approval, scope, budget) | | AMENDMENT TYPE: (Check one option only. Attach details of Amendment changes.) | |
| <input checked="" type="checkbox"/> <u>Department Procurement</u> (includes State or Federal grants 815 CMR 2.00) (Attach RFR and Response or other procurement supporting documentation) | | <input type="checkbox"/> <u>Amendment to Scope or Budget</u> (Attach updated scope and budget) | |
| <input type="checkbox"/> <u>Emergency Contract</u> (Attach justification for emergency, scope, budget) | | <input type="checkbox"/> <u>Interim Contract</u> (Attach justification for Interim Contract and updated scope/budget) | |
| <input type="checkbox"/> <u>Contract Employee</u> (Attach <u>Employment Status Form</u> , scope, budget) | | <input type="checkbox"/> <u>Contract Employee</u> (Attach any updates to scope or budget) | |
| <input type="checkbox"/> <u>Legislative/Legal or Other:</u> (Attach authorizing language/justification, scope and budget) | | <input type="checkbox"/> <u>Legislative/Legal or Other:</u> (Attach authorizing language/justification and updated scope and budget) | |
| The following COMMONWEALTH TERMS AND CONDITIONS (T&C) has been executed, filed with CTR and is incorporated by reference into this Contract. | | | |
| <input checked="" type="checkbox"/> Commonwealth Terms and Conditions <input type="checkbox"/> Commonwealth Terms and Conditions For Human and Social Services | | | |
| COMPENSATION: (Check ONE option): The Department certifies that payments for authorized performance accepted in accordance with the terms of this Contract will be supported in the state accounting system by sufficient appropriations or other non-appropriated funds, subject to intercept for Commonwealth owed debts under 815 CMR 9.00. | | | |
| <input type="checkbox"/> <u>Rate Contract</u> (No Maximum Obligation. Attach details of all rates, units, calculations, conditions or terms and any changes if rates or terms are being amended.) | | | |
| <input checked="" type="checkbox"/> <u>Maximum Obligation Contract</u> Enter Total Maximum Obligation for total duration of this Contract (or <i>new</i> Total if Contract is being amended). \$3,220.00 | | | |
| PROMPT PAYMENT DISCOUNTS (PPD): Commonwealth payments are issued through <u>EFT</u> 45 days from invoice receipt. Contractors requesting accelerated payments must identify a PPD as follows: Payment issued within 10 days ___% PPD; Payment issued within 15 days ___% PPD; Payment issued within 20 days ___% PPD; Payment issued within 30 days ___% PPD. If PPD percentages are left blank, identify reason: ___agree to standard 45 day cycle ___ statutory/legal or Ready Payments (G.L.c. 29, § 23A); <input checked="" type="checkbox"/> only initial payment (subsequent payments scheduled to support standard EFT 45 day payment cycle. See Prompt Pay Discounts Policy.) | | | |
| BRIEF DESCRIPTION OF CONTRACT PERFORMANCE or REASON FOR AMENDMENT: (Enter the Contract title, purpose, fiscal year(s) and a detailed description of the scope of performance or what is being amended for a Contract Amendment. Attach all supporting documentation and justifications.) | | | |
| Funding for this grant is provided via a Federal Fiscal Year 2016 (FFY16) Emergency Management Performance Grant (EMPG), CFDA #97.042 and has a required dollar for dollar match. The Contractor/Subrecipient will perform activities as stated in your approved 16EMPG application and in accordance with DHS/FEMA Terms and Conditions, and MEMA-PMO Special Terms and Conditions. | | | |
| ANTICIPATED START DATE: (Complete ONE option only) The Department and Contractor certify for this Contract, or Contract Amendment, that Contract obligations: | | | |
| <input checked="" type="checkbox"/> 1. may be incurred as of the <u>Effective Date</u> (latest signature date below) and <u>no</u> obligations have been incurred <u>prior</u> to the <u>Effective Date</u> . | | | |
| <input type="checkbox"/> 2. may be incurred as of _____, 20____, a date <u>LATER</u> than the <u>Effective Date</u> below and <u>no</u> obligations have been incurred <u>prior</u> to the <u>Effective Date</u> . | | | |
| <input type="checkbox"/> 3. were incurred as of _____, 20____, a date <u>PRIOR</u> to the <u>Effective Date</u> below, and the parties agree that payments for any obligations incurred prior to the <u>Effective Date</u> are authorized to be made either as settlement payments or as authorized reimbursement payments, and that the details and circumstances of all obligations under this Contract are attached and incorporated into this Contract. Acceptance of payments forever releases the Commonwealth from further claims related to these obligations. | | | |
| CONTRACT END DATE: Contract performance shall terminate as of <u>June 30, 2017</u> , with no new obligations being incurred after this date unless the Contract is properly amended, provided that the terms of this Contract and performance expectations and obligations shall survive its termination for the purpose of resolving any claim or dispute, for completing any negotiated terms and warranties, to allow any close out or transition performance, reporting, invoicing or final payments, or during any lapse between amendments. | | | |
| CERTIFICATIONS: Notwithstanding verbal or other representations by the parties, the "Effective Date" of this Contract or Amendment shall be the latest date that this Contract or Amendment has been executed by an authorized signatory of the Contractor, the Department, or a later Contract or Amendment Start Date specified above, subject to any required approvals. The Contractor makes all certifications required under the attached <u>Contractor Certifications</u> (incorporated by reference if not attached hereto) under the pains and penalties of perjury, agrees to provide any required documentation upon request to support compliance, and agrees that all terms governing performance of this Contract and doing business in Massachusetts are attached or incorporated by reference herein according to the following hierarchy of document precedence, the applicable <u>Commonwealth Terms and Conditions</u> , this Standard Contract Form including the <u>Instructions and Contractor Certifications</u> , the Request for Response (RFR) or other solicitation, the Contractor's Response, and additional negotiated terms, provided that additional negotiated terms will take precedence over the relevant terms in the RFR and the Contractor's Response only if made using the process outlined in <u>801 CMR 21.07</u> , incorporated herein, provided that any amended RFR or Response terms result in best value, lower costs, or a more cost effective Contract. | | | |
| AUTHORIZING SIGNATURE FOR THE CONTRACTOR: | | AUTHORIZING SIGNATURE FOR THE COMMONWEALTH: | |
| x: <u>Alex M. Tingky</u> , Date: <u>2-28-17</u> | | x: <u>David Mahr</u> , Date: <u>3/16/17</u> | |
| (Signature and Date Must Be Handwritten At Time of Signature) | | (Signature and Date Must Be Handwritten At Time of Signature) | |
| Print Name: <u>Alex M. Tingky</u> | | Print Name: <u>David Mahr</u> | |
| Print Title: <u>Chief of Police / EMD</u> | | Print Title: <u>Chief Administrative Officer</u> | |

AGENDA

ITEM #4

Annual Report – Medway Community Farm

Associated backup materials attached:

- 2016 Annual Report

2016

ANNUAL REPORT



Food. Community. Education.

Dear Medway Community Farm Supporter,

Despite a difficult growing season, Medway Community Farm supplied a fantastic selection of vegetables to 108 Spring, 243 Summer, and 136 Fall share holders, as well as to our Winthrop Street honor system farm stand, Medway Farmer's Market, and select wholesale accounts, while donating \$5000 worth of produce to the Medway Village Church Food Pantry. With income from farm operations, grants, your generous donations, and collaborations with local businesses, Medway Community Farm was able to invest extensively to improve its infrastructure. In 2016 we purchased a new tillage tractor (with a no-interest loan), as well as a basic cultivating tractor, the new farm stand, new cooler (almost complete), as well as a high tunnel greenhouse (our third, and biggest yet at 100' long) fully reimbursed through a NRCS – National Resources Conservation Service grant. Additional smaller yet significant purchases made this year contributed to irrigation, deer fencing, and overall farm productivity.

Medway Community Farm remained active in providing education opportunities, in the schools and on the farm. Education remains a pillar in our mission, and is a key area of investment for 2017 as we implement a plan to fund a part-time Education Coordinator. To this end we are thrilled to announce the recent hiring of Alison Dempsey for this position, and look forward to working with her supporting and expanding our programming in the community. We trust that you will enjoy her creative spirit, energy, and vision for connecting community and farm.

2016 also provided MCF community outreach at *Medway Pride Day* in May, where families planted seedlings to

2017 Event Calendar - Save The Dates

- **March 2:** Panera Bread Fundraising, Milford MA 4:00-8:00PM
- **April 8:** Clean Sweep
- **May 13:** Library Seedling Sale
- **May 20:** Medway Pride Day
- **May 20-21:** Seedling sale @ Winthrop St. Farm Stand
- **September 9:** Farm To Fork
- **October 1:** Fall Festival

Please follow us on Face book at :

www.facebook.com/MedwayCommunityFarm/

take home to their gardens, along with spring vegetable market; our Seedling Sales took place during the Spring Library Book Sale, and also at the Farm Stand beginning on Pride Day, and beyond; other events were documentary film screenings of *Kombit* (cooperative farm projects in Haiti); our 5th Annual *Farm to Fork Dinner*; and our 5th Annual *Fall Festival*.

We thank you again for your support, and look ahead to another wonderful season including many of these events continuing, along with new developments in 2017.

Sincerely, Medway Community Farm

Medway Community Farm Mission

To maintain a place that enhances Medway's rural character, foster community spirit and encourage "learning from the land" by providing locally grown food, volunteer opportunities, educational programming and public events.

medwaycommunityfarm.org

Farming Update

This year's weather was a challenge for most local farms, yet we managed rather gracefully. We were able to provide high quality veggies each week to our CSA customers despite the lack of rain and intense heat. We also supplied our produce weekly at the Medway Farmers Market, Restaurant 45, our farm stand at 50 Winthrop Street, and made weekly donations to the Medway Food Pantry. We really enjoyed having a well set up irrigation system at two of our fields and made do with the lack of irrigation at our Adams Street field. We grew some our best carrots, tomatoes, leeks, and popcorn this year, and had more summer squash than ever before!

We were able to make our field preparation easier this year by purchasing a new 47 horsepower Kubota tractor that will be a great investment for the farm's future. It's the biggest tractor we've ever owned and will be the workhorse of the farm in coming years and will help to take pressure off the rest of our fleet. We also managed to build a new 30' by 100' high tunnel (our largest hoop house yet) with an NRCS grant. This will allow us to have an even longer growing season, and grow more veggies! We also purchased a larger building to serve as our new farm stand and built an additional walk-in outdoor cooler with help from the Seeds of Change Grant. We



hope to have electricity installed to it before next summer so we can keep our greens and other heat-sensitive produce nice and fresh without constant restocking for our honors system farm stand. Overall, this was a great year for farm infrastructure and these improvements have helped and will help to make the farm more efficient, sustainable, and impactful for our community.



Produce Donations

We are pleased to consistently support the work of the Medway Village Church Food Pantry, serving area residents in need. Even despite the worst drought in recent history, we managed to make weekly donations from early May up to Christmas and we didn't miss a week! This year we donated upwards of 1,500 lbs. of food, for a donated value of approximately \$5,000.

Produce donations and giving back to the community remain an important aspect of the Medway Community Farm mission. Produce donation will continue to be a prominent MCF outlet for vegetables going forward.

Farewell and Thank You, Kevin Overshiner!



2016's Farm Manager, Kevin Overshiner, has decided to take on a new challenge and will be leaving MCF to join his wife, Brittany (MCF founding farmer), at Upswing Farm. The MCF Board thanks Kevin for all of his hard work, especially this past year, ensuring the future success of the farm. Brittany and Kevin worked tirelessly starting this farm, and made significant sacrifices to get us where we are today. For this, we cannot thank them enough.

The 2016 season began with skillful hiring and planning, bringing on Katie Bekel as Assistant Farm Manager, along with a very hardworking, committed team of Assistant Growers and Field Workers. Many volunteers also participated in aspects of farm productivity, in large part managed by Katie, helping our community find their role in helping our community's farm, high school students, and shareholders alike.

A significant part of the success of our farm is founded on the relationships that our farmers and board have built: with members, town leadership, the schools (initially with some visionary teachers), local restaurants and caterers, church organizations, Food Pantry volunteers, and many others who care about healthier food for all. Our Mission has continued to guide us, and implementation of Strategic Planning from the beginning of 2016 has helped to further clarify and codify our process and organization. Kevin brought his respect and commitment to carrying forward both the traditions and the developments, as an ambassador of farming, food education, and community connections. He has represented our Mission well, and we deeply appreciate all that that has meant.

As Kevin said recently "Remember to always support your local farms, they are an important cornerstone of the local economy and their strength benefits us all. There are a lot of folks who live out here, more farms are a good thing, the saturation point is a long ways away!" Dig in.

We wish Kevin and Brittany great success in their new adventures together!



Congratulations Katie Bekel!



We are pleased to announce Katie Bekel as the new MCF Farm Manager for 2017. Katie has an extensive history with farming on many levels. The past year she was Medway Community Farm's Assistant Farm Manager and was instrumental to a successful 2016 growing season. Prior to MCF, Katie held positions at Linden tree Farm in Lincoln, MA, Waltham Fields Community Farm in Waltham, MA, and Canaan Family Farm in Wenham, MA. She also has education experience through her tenures at Groundwork Lawrence and The Food Project in Lynn, MA.

We are confident in Katie's success and look forward to working with her in the coming year.

Please join us in congratulating Katie on her new role!

Thank You to the Farm Staff!

The Medway Community Farm would like to thank the entire farm operations staff for a successful 2016 growing season. Without the tireless efforts of all the farm staff MCF could not properly supply the sheer volume and fantastic variety of vegetables throughout the year.

Thank you to the entire farm staff:

- Kevin Overshiner
- Katie Bekel
- Laura O'Regan
- Sat Tara Brower
- Kathleen Lewis
- Liddy Healy
- Morgan Evans-Weiler
- Emma Lower
- Maria Fallavollita



Thank You!

Medway Community Farm thanks all volunteers for their hard work, dedication, and assistance provided throughout 2016. Medway Community Farm could not be where it is today without the thankless acts of kindness from individuals, local businesses, and the community.

All volunteers are greatly appreciated. Medway Community Farm would like to especially thank the following individuals and groups for their contributions in 2016:

- Norman Snow
- Peter Carlson
- Joe O’Koren
- Andrea Gray Davis
Photography
- Medway Cable Access
- Jefferson Bailey Masonry
- Andy Rodenheiser
(Rodenheiser Plumbing and Heating)
- Jeanne Raffa
- Becky and Paul Atwood
- Dennis Coakley
- Deby Carlson



If you would like to volunteer your time on Medway Community Farm, please email:

volunteer@medwaycommunityfarm.org



Thank You, Kathleen Yorkis!

Kathleen Yorkis, a veteran of the Medway Community Farm Board of Directors, assumed the role of President during 2015. She worked tirelessly to help advance Medway Community Farm during this past year. In addition to increasing collaboration and communication with the town of Medway, selflessly coordinated education programs, and actively assisting with any and all events, she seamlessly orchestrated the Board of Directors' operations. Kathleen has since stepped down from the Medway Community Farm Board of Directors to pursue new career opportunities. Medway Community Farm sincerely thanks her for her years of dedication to the farm and especially for her contributions in 2016. We also acknowledge our recently appointed Board President, Don Franzen, whose leadership experience and collaborative qualities and efforts we appreciate. Welcome.

Community Events & Fundraising

Community involvement is a fundamental part of MCF's charter and mission through events, fundraising, and volunteer action. This year's efforts surpassed \$20,000 in gross income.

We participated in *Medway Pride Day* connecting Farm with the community, promoting hands-on learning, our *Seedlings Sales*, there and at the Farm, and building Farm familiarity. The fifth annual *Farm to Fork Dinner* continued the legacy of celebrating the harvest with a special meal, provided again this year by *Sweet Pea's Catering*, and a really fun time with the *Hipswayers* band from Worcester. We also had a beautiful fun-filled day at our fifth annual *Fall Festival* with crafts and activities for the kids, tractor and pony rides, local vendors with treats, and long time supporters again providing music were *Little Jed and Phat Daddies*.

If you would like to volunteer for event planning next year, please email:

Education

volunteer@medwaycommunityfarm.org

Medway Community Farm participates in both farm-based and school-based education. This past year, the program continued with financial support from both the PTO and the School Activity Funds. As in the past, all the fourth-graders had the opportunity to work in the garden beds planting, weeding, watering and harvesting their plots. This was an intense endeavor with approximately 160 children participating in hands-on activities at the farm. At the end of the growing season, the delight of the students selling the produce they had grown themselves made it all worthwhile!

This past year, the 2nd, 3rd, and 6th grades continued to have at-school garden beds, providing hands-on education coinciding with the school curriculum. All classes in the 2nd and 3rd grades at Memorial Elementary School participated.



In addition to the school programs, the summer activities continued through our *Fun on the Farm* program for 5-10 year olds, and *Farmer in Training* program for 10-12 year olds. The *Farmer in Training* program has great appeal to those middle school students interested in farming.

We believe that this type of immersive education allows the individual to experience the connection between farming and food production. It makes theoretical classroom learning tangible, it makes healthy eating exciting, and it maintains a connection between consumers and the food system. Through this experience, our community is better able to understand the social, environmental, economic, and health impacts of food production. This year, we hope to expand our education outreach by hiring an education coordinator to support both school and adult education. With your support, we will continue to provide high quality educational programs for our community.

2017 Event Calendar - Save The Dates

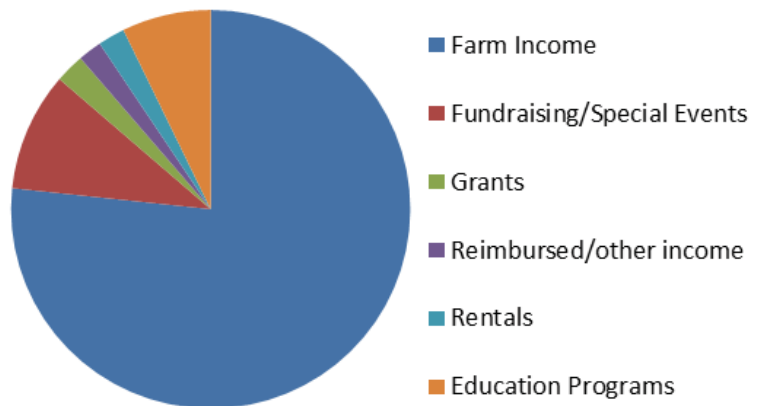
- **March 2:** Panera Bread Fundraising, Milford MA 4:00-8:00PM
- **April 8:** Clean Sweep
- **May 13:** Library Seedling Sale
- **May 20:** Medway Pride Day
- **May 20-21:** Seedling sale @ Winthrop St. Farm Stand
- **September 9:** Farm To Fork
- **October 1:** Fall Festival

Please follow us on Face book at :

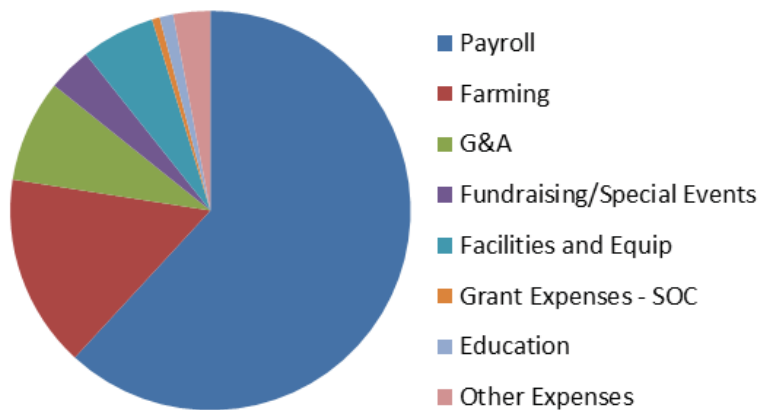
www.facebook.com/MedwayCommunityFarm/

2016 Financial Summary

| | |
|----------------------------|------------------|
| Farm Income | \$158,963 |
| Fundraising/Special Events | \$20,076 |
| Grants | \$4,895 |
| Other income | \$3,972 |
| Rentals | \$4,740 |
| Education Programs | \$14,838 |
| Total Income | \$206,706 |



| | |
|----------------------------|------------------|
| Payroll | \$114,955 |
| Farming | \$28,074 |
| G&A | \$15,017 |
| Fundraising/Special Events | \$6,278 |
| Facilities and Equip | \$11,011 |
| Grant Expenses - SOC | \$1,102 |
| Education | \$1,957 |
| Other Expenses | \$4,720 |
| Total Expenses | \$183,104 |



In 2016, our capital expenditures reached over \$22,000 and we invested in:

- New 47HP Kubota Tillage Tractor
- Farmall Cub cultivating tractor
- High Tunnel Greenhouse
- Farm Stand
- Walk-in Cooler
- Irrigation Pumps
- Greenhouse Hoops
- Deer Fencing



AGENDA

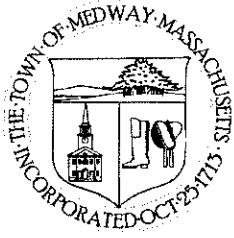
ITEM #5

Approval – 2 Year contract with CJP & Sons for Road Work Services - \$100,000

Associated backup materials attached:

- Memo from Dave D'Amico, DPS Director
- Contract

Proposed Motion: I move that the Board authorize the Chairman to execute a two year contract with CJP & Sons Construction for road work services in an amount not to exceed \$100,000 for year one, and subject to funding in year two.



TOWN OF MEDWAY
DEPARTMENT OF PUBLIC SERVICES
MEDWAY, MASSACHUSETTS

*Entrusted To
Manage The
Public
Infrastructure*

DAVID D'AMICO
DIRECTOR DPS

MEMORANDUM

To: Board of Selectmen
From: Dave D'Amico, Director | Department of Public Services
Date: April 3, 2017
RE: **CJP & Sons Construction – Road Services contract for 2 years**

Please find attached three (3) copies of a contract for **CJP & Sons Construction – Road Services** Contract provides for labor and material to preform asphalt and concrete repair, catch basin and manhole structure adjustments throughout Medway for two year contract

Total contract amount not to exceed \$100,000 per year

Bid opening results

| | Bituminous Repair | Concrete repair |
|-----------------------|--------------------------|------------------------|
| CJP & Sons | \$4,700 per day | \$4,700 per day |
| North East Roads | \$6,500 per day | \$6,500 per day |
| Parcella | \$6,965 per day | \$6,965 per day |
| Martinez | No Bid | No Bid |

This Contract is for Bituminous Repair and Concrete repair. Also, when the work requires to repair Catch Bain Adjustments located inside the bituminous repair area.

We greatly appreciate your consideration of this issue.

ROADWORK BID RESULTS 2017

CJP & Son Contruction
1420 Main St Millis, MA

5% Bid Bond received
4 Letter of references received

Yes
Yes

| | |
|---------------------------------------|---------|
| Bituminous Concrete Repair -FULL DAY | \$4,700 |
| Bituminous Concrete Repair - Half Day | \$3,500 |
| Cement Concrete Repair -FULL DAY | \$4,700 |
| Cement Concrete Repair - Half Day | \$3,500 |

Sewer and Drain Manholes, Catch Basin Adjust

| | | | |
|-----------------------|------------|------------------|-------------------------|
| 1" to 3.9" | 1" to 3.9" | <u>275</u> X 180 | <u>\$49,500</u> |
| 4" - 6.9" | 4" - 6.9" | <u>275</u> X2 | <u>\$550</u> |
| 7" - 11.9" | 7" - 11.9" | <u>280</u> X2 | <u>\$560</u> |
| 1' - 2.9' | 1' - 2.9' | <u>350</u> X1 | <u>\$350</u> |
| 3' - 4.9' | 3' - 4.9' | <u>500</u> X1 | <u>\$500</u> |
| 5' - 6.9' | 5' - 6.9' | <u>1200</u> X1 | <u>\$1,200</u> |
| 7' - 8' | 7' - 8' | <u>2500</u> X1 | <u>\$2,500</u> |
| 2" Adjustments | | <u>275</u> X220 | <u>\$60,500</u> |
| Water Box Adjustments | | <u>150</u> X220 | <u>\$33,000</u> |
| TOTAL COST | | | <u>\$148,660</u> |

①

Parcella Enterprises, Inc
Wentham, Ma

Yes
Yes

| | |
|--|---------|
| | \$6,965 |
| | \$4,850 |
| | \$6,375 |
| | \$4,125 |

| | | |
|-------------------|------------------|-------------------------|
| 1" to 3.9" | <u>220</u> X 180 | <u>\$39,600</u> |
| 4" - 6.9" | <u>220</u> X2 | <u>\$440</u> |
| 7" - 11.9" | <u>275</u> X2 | <u>\$550</u> |
| 1' - 2.9' | <u>800</u> X1 | <u>\$800</u> |
| 3' - 4.9' | <u>1350</u> X1 | <u>\$1,350</u> |
| 5' - 6.9' | <u>1900</u> X1 | <u>\$1,900</u> |
| 7' - 8' | <u>2200</u> X1 | <u>\$2,200</u> |
| 2" Adjust. | <u>220</u> X220 | <u>\$48,400</u> |
| WaterBox | <u>185</u> X220 | <u>\$40,700</u> |
| TOTAL COST | | <u>\$135,940</u> |

②

Martinez Road Construction
142 Clarendon St, Fiyhburg, MA

Yes
Yes

| | |
|--|--------|
| | No Bid |
| | No Bid |
| | No Bid |
| | No Bid |

| | | |
|-------------------|------------------|-------------------------|
| 1" to 3.9" | <u>300</u> X 180 | <u>\$54,000</u> |
| 4" - 6.9" | <u>400</u> X2 | <u>\$800</u> |
| 7" - 11.9" | <u>500</u> X2 | <u>\$1,000</u> |
| 1' - 2.9' | <u>700</u> X1 | <u>\$700</u> |
| 3' - 4.9' | <u>1400</u> X1 | <u>\$1,400</u> |
| 5' - 6.9' | <u>2200</u> X1 | <u>\$2,200</u> |
| 7' - 8' | <u>2975</u> X1 | <u>\$2,975</u> |
| 2" Adjust. | <u>250</u> X220 | <u>\$55,000</u> |
| WaterBox | <u>150</u> X220 | <u>\$33,000</u> |
| TOTAL COST | | <u>\$151,075</u> |

③

ROADWORK BID RESULTS 2017

North East Roads

679 High Roack Road, Fitchburg, MA 01420

5% Bid Bond received

4 Letter of references received

Yes

Yes

| | |
|---------------------------------------|---------|
| Bituminous Concrete Repair -FULL DAY | \$6,500 |
| Bituminous Concrete Repair - Half Day | \$4,500 |
| Cement Concrete Repair -FULL DAY | \$6,500 |
| Cement Concrete Repair - Half Day | \$4,500 |

Sewer and Drain Manholes, Catch Basin Adjust

| | | | | |
|-----------------------|------------|-------------|-------|------------------|
| 1" to 3.9" | 1" to 3.9" | <u>325</u> | X 180 | <u>\$58,500</u> |
| 4" - 6.9" | 4" - 6.9" | <u>450</u> | X2 | <u>\$900</u> |
| 7" - 11.9" | 7" - 11.9" | <u>500</u> | X2 | <u>\$1,000</u> |
| 1' - 2.9' | 1' - 2.9' | <u>800</u> | X1 | <u>\$800</u> |
| 3' - 4.9' | 3' - 4.9' | <u>1250</u> | X1 | <u>\$1,250</u> |
| 5' - 6.9' | 5' - 6.9' | <u>1750</u> | X1 | <u>\$1,750</u> |
| 7' - 8' | 7' - 8' | <u>2450</u> | X1 | <u>\$2,450</u> |
| 2" Adjustments | | <u>325</u> | X220 | <u>\$71,500</u> |
| Water Box Adjustments | | <u>175</u> | X220 | <u>\$38,500</u> |
| TOTAL COST | | | | <u>\$176,650</u> |

(4)

Blue Diamond Equip

73 East Belcher Rd, Foxboro, MA

Yes

Yes

| | |
|---------------------------------------|---------|
| Bituminous Concrete Repair -FULL DAY | \$7,000 |
| Bituminous Concrete Repair - Half Day | \$4,000 |
| Cement Concrete Repair -FULL DAY | \$7,000 |
| Cement Concrete Repair - Half Day | \$4,000 |

| | | | |
|------------|------|-------|------------------|
| 1" to 3.9" | 700 | X 180 | <u>\$126,000</u> |
| 4" - 6.9" | 800 | X2 | <u>\$1,600</u> |
| 7" - 11.9" | 900 | X2 | <u>\$1,800</u> |
| 1' - 2.9' | 2000 | X1 | <u>\$2,000</u> |
| 3' - 4.9' | 2000 | X1 | <u>\$2,000</u> |
| 5' - 6.9' | 4500 | X1 | <u>\$4,500</u> |
| 7' - 8' | 5000 | X1 | <u>\$5,000</u> |
| 2" Adjust. | 700 | X220 | <u>\$154,000</u> |
| WaterBox | 500 | X220 | <u>\$110,000</u> |
| TOTAL COST | | | <u>\$406,900</u> |

(5)

J H Lynch & Sons

50 Lynch Place, Cumberland, RI

Yes

Yes

| | |
|---------------------------------------|----------|
| Bituminous Concrete Repair -FULL DAY | \$16,000 |
| Bituminous Concrete Repair - Half Day | \$10,000 |
| Cement Concrete Repair -FULL DAY | \$9,000 |
| Cement Concrete Repair - Half Day | \$5,000 |

| | | | |
|------------|-------|-------|------------------|
| 1" to 3.9" | 325 | X 180 | <u>\$58,500</u> |
| 4" - 6.9" | 750 | X2 | <u>\$1,500</u> |
| 7" - 11.9" | 1150 | X2 | <u>\$2,300</u> |
| 1' - 2.9' | 1600 | X1 | <u>\$1,600</u> |
| 3' - 4.9' | 3000 | X1 | <u>\$3,000</u> |
| 5' - 6.9' | 12500 | X1 | <u>\$12,500</u> |
| 7' - 8' | 1600 | X1 | <u>\$16,000</u> |
| 2" Adjust. | 325 | X220 | <u>\$71,500</u> |
| WaterBox | 250 | X220 | <u>\$55,000</u> |
| TOTAL COST | | | <u>\$221,900</u> |

(6)

EXHIBIT B

AGREEMENT BETWEEN TOWN AND CONTRACTOR

THIS AGREEMENT shall be effective as of the date it becomes fully executed by all parties hereto for **(Bituminous and Concrete repair, catch basin and manhole adjustments)** (hereinafter referred to as the "Services"), by and between **CJP & Sons Construction, Inc**, a corporation duly organized under the laws of the Commonwealth of Massachusetts, with a usual place of business at 1420 Main Street, Millis, MA 02054 (hereinafter referred to as the "CONTRACTOR"), and the Town of Medway, (hereinafter referred to as the "TOWN").

WITNESSETH that the CONTRACTOR and the TOWN, for the consideration hereinafter named, agree as follows:

ARTICLE 1: CONTRACT DOCUMENTS

The Contract Documents consist of the following, and in the event of conflicts or discrepancies among them, they shall be interpreted on the basis of the following priorities:

- 1) This agreement between town and contractor
- 2) Contractor's bid or proposal
- 3) Invitation for bids, bid specifications, request for proposals or purchase description
- 4) Copies of all required bonds, certificates of insurance and licenses required under the contract.

EACH OF WHICH IS ATTACHED HERETO. These documents form the entire Agreement between the parties and there are no other agreements between the parties. Any amendment or modification to this Agreement must be in writing and signed by an official with the authority to bind the Town.

ARTICLE 2: SCOPE OF WORK

The CONTRACTOR shall furnish all materials, labor and equipment, and perform all work shown on the Contract Documents, **(Bituminous and Concrete repair, catch basin and manhole adjustments)** and the CONTRACTOR agrees to do everything required by this Agreement and the Contract Documents.

ARTICLE 3: TERMS OF AGREEMENT

This service agreement is effective as of the date of execution by ALL Parties and shall remain in effect for 24 months from the date of contract execution. With an option at the Town's sole discretion to extend for a third year as specified in the bid form

ARTICLE 4: THE CONTRACT SUM

The TOWN shall pay the CONTRACTOR for the performance of this Agreement on a per unit basis per Contractor's proposal. Services to be ordered by individual release by authorized personnel only. Quantities may vary. Total Contract amount shall **not exceed \$100,000** (One Hundred Thousand dollars). Each year for two years.

ARTICLE 5: PAYMENT

- (a) On a monthly basis, forty-five days after receipt of an invoice for work performed or materials supplied the previous month, the TOWN shall pay the CONTRACTOR.
- (b) With any invoice, the CONTRACTOR shall submit evidence satisfactory to the TOWN that the goods or supplies have been delivered and/or that the work has been completed in accordance with this Agreement. Only charges authorized by this agreement in keeping with the Contractors proposal shall be allowed.
- (c) Payments upon substantial completion of contracts for construction of public works shall be governed by General Laws chapter 30 section 39G. Submit all Massachusetts Weekly Certified Payroll Report with each Invoice.

ARTICLE 6: NON-PERFORMANCE

In the case of any default on the part of the CONTRACTOR with respect to any of the terms of this Agreement, the TOWN shall give written notice thereof, and if said default is not made good within such time as the TOWN shall specify in writing, the TOWN shall notify the CONTRACTOR in writing that there has been a breach of the Agreement, and thereafter the TOWN shall have the right to secure the completion of the work remaining to be done on such terms and in such manner as the TOWN shall determine, and the CONTRACTOR shall pay the TOWN any money that the TOWN shall pay another CONTRACTOR for the completion of the work, in excess of what the TOWN would have paid the CONTRACTOR for the completion of the work, and the CONTRACTOR shall reimburse the TOWN for all expenses incurred by reason of said breach. In case of such breach, the CONTRACTOR shall be entitled to receive payment only for work satisfactorily completed prior to said breach, less any retainage the TOWN is entitled to. The amount of any balance due the CONTRACTOR shall be determined by the TOWN and certified to the CONTRACTOR.

ARTICLE 7: TERMINATION

- (a) By executing this Agreement, the CONTRACTOR assumes the risk that the necessary funding for completion of the project will be secured. If adequate funding for the project cannot be secured after execution of this contract, the Town Accountant shall certify that fact in writing for the parties.
- (b) Notwithstanding any other provision of this Agreement, the Town reserves the right at any time to suspend or terminate this Agreement in whole or in part for its convenience or due to an unavailability of funds upon fourteen (14) days written notice to CONTRACTOR. Town shall incur no liability by reason of such termination for convenience except for the obligation to pay for work performed and accepted accruing through the date of termination less any offset or claim of Town. Such obligation shall not exceed the available appropriation. CONTRACTOR shall have no right to recover other amounts, including but not limited to amounts for lost profits, indirect, incidental or consequential damages.
- (c) If for any reason the TOWN terminates the Agreement due to lack of funding, CONTRACTOR hereby releases the TOWN and every member, agency, and agent thereof from all claims and liability to the CONTRACTOR for everything done, furnished for or relating to the work pursuant to this agreement.

ARTICLE 8: NOTICE

All notices required to be given under this Agreement shall be in writing and shall be effective upon receipt by hand delivery or certified mail to:

Town of Medway:

Town of Medway - DPS
David D'Amico, DPS Deputy Director
45B Holliston Street (door #9)
Medway, MA 02053

Contractor:

CJP & Sons Construction Co. Inc.
Cesidio Pinciario Jr. - President
1420 Main Street,
Millis, MA 02054

ARTICLE 9. INSURANCE

- (a) The CONTRACTOR shall, at its own expense, obtain and maintain commercial general liability, including products-completed operations coverage, and motor vehicle liability insurance policies protecting the TOWN in connection with any operations included in this Contract, and shall have the TOWN named as an additional insured on the policies. General liability coverage shall be in the amount of at least \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury liability and property damage liability. The commercial general liability policy shall contain additional insured endorsements of ISO CG 20 37 and either ISO CG 20 33 or CG 20 10, or their equivalent. **The Contractor shall provide a copy of additional insured endorsements for all policies that require the Town to be listed as an additional insured.**
- (b) The CONTRACTOR shall, before commencing performance of this Contract, provide by insurance for the payment of compensation and the furnishing of other benefits in accordance with Mass. Gen. L. Ch. 152, as amended, to all employed under the Contract and shall continue such insurance in full force and effect during the term of the Contract.

All insurance coverage shall be in force from the time of the Agreement until six (6) years beyond the date when all work under the Contract is completed and accepted by the TOWN. **Certificates and any and all renewals substantiating that required insurance coverage is in effect shall be filed with the TOWN and shall list the TOWN as additional insured for each policy.** Since this insurance is normally written on a year-to-year basis, the CONTRACTOR shall notify the TOWN should coverage become unavailable or if its policy should change. If the insurance required by this contract is to be cancelled, whether by the insurers or the insured, such cancellation shall not be valid unless written notice thereof is given by the party proposing cancellation to the other party and to the Town at least fifteen days prior to the intended effective date thereof, which date should be expressed in said notice. Such cancellation shall not waive or excuse the Contractor's responsibility for complying with the insurance requirements of this Contract.

To the fullest extent permitted by law, the CONTRACTOR shall indemnify, defend, and save harmless the TOWN and all of the TOWN'S officers, agents and employees from and against all suits and claims **of liability of every name and nature, including costs of defending any action, for or on account of any injuries to persons or damage to property of the TOWN or any person, firm, corporation** or association arising out of or resulting from any act, omission, or negligence of the CONTRACTOR, subcontractors and its and their agents or employees. The foregoing provisions shall survive the termination or expiration of this Agreement and shall not be deemed to be released, waived or modified in any respect by reason of any surety or insurance provided by the CONTRACTOR under the Contract.

ARTICLE 10: SUBCONTRACTING OF WORK

The CONTRACTOR shall not subcontract any of the work that it is required to perform under this Contract to any corporation, entity or person without the prior written approval of the TOWN.

ARTICLE 11: MATERIALS AND WORKMANSHIP

Unless otherwise specified, all materials and equipment incorporated in the work under the Contract shall be new. All workmanship shall be first class and by persons qualified in the respective trades.

ARTICLE 12: PREVAILING WAGE RATES

The CONTRACTOR shall pay the prevailing wage and comply with Mass. General Laws chapter 149, sections. 26 - 27D, and a Statement of Compliance shall be included in the Contract Documents. Pursuant to Mass. General Laws chapter 149, sections 26 and 27B, the CONTRACTOR shall file weekly certified payroll records with the TOWN for all employees who have worked on the Project. The TOWN and the CONTRACTOR shall preserve said records for a period of not less than three years from the date of completion of the Agreement.

ARTICLE 13: PERFORMANCE AND PAYMENT BONDS

- (a) The CONTRACTOR shall furnish a performance bond from a surety company qualified to do business under the laws of the Commonwealth of Massachusetts which is satisfactory to the TOWN in the full amount (100%) of the Contract price.
- (b) The CONTRACTOR shall furnish a payment bond from a surety company qualified to do business under the laws of the Commonwealth of Massachusetts which is satisfactory to the TOWN in the full amount (100%) of the Agreement price for payment of all labor and materials used to carry out the Agreement.

ARTICLE 14: GUARANTEE OF WORK

- (a) If, within any guarantee period, repairs or changes are required in connection with guaranteed work, which in the opinion of the TOWN are rendered necessary as a result of the use of materials, equipment or workmanship which are inferior, defective or not in accordance with the terms of the Agreement, the CONTRACTOR shall, promptly upon receipt of notice from the TOWN and at its own expense:

- (1) Make goods and services conform to this Agreement;
- (2) Make good all damage to the site, or equipment or contents thereof, which, in the opinion of the TOWN, is the result of the use of materials, equipment or workmanship which are inferior, defective, or not in accordance with the terms of the Agreement; and
- (3) Make good any work or material, or the equipment or site, which is disturbed in fulfilling any such guarantee.

ARTICLE 15: GOVERNING LAW

The CONTRACTOR shall perform the work required under this Agreement in conformity with requirements and standards of the TOWN and all applicable laws of the Commonwealth of Massachusetts, its political subdivisions, and the Federal Government.

This Agreement and performance thereunder are governed by the laws of the Commonwealth of Massachusetts and all other applicable by-laws and administrative rules, regulations and orders.

ARTICLE 16: BINDING AGREEMENT AND ASSIGNMENT OF INTEREST

This Agreement shall be binding upon the TOWN and the CONTRACTOR and the partners, successors, heirs, executors, administrators, assigns and legal representatives of the TOWN and the CONTRACTOR. Neither the TOWN nor the CONTRACTOR shall assign, sublet or transfer any interest in this Agreement without the written consent of each other, and such consent shall not be unreasonably withheld.

ARTICLE 17: LICENSURE AND COMPLIANCE WITH MASSACHUSETTS TAX LAW

By executing this Agreement, CONTRACTOR agrees and certifies that it is licensed to perform the services required by this Agreement, and that it will secure such licensure for so long as it is bound to perform services under this Agreement. Documentation of such licensure shall be attached to this Agreement as an Exhibit. CONTRACTOR shall comply with all applicable laws, ordinances, rules or regulations or codes of the State or Town in performing the work embraced by this Agreement.

Pursuant to Mass. General Laws chapter 62C, section 49A, the CONTRACTOR certifies under the penalties of perjury that the CONTRACTOR has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

ARTICLE 18: CORPORATE CONTRACTOR

The CONTRACTOR shall endorse upon this Agreement (or attach hereto) a Clerk's Certificate certifying the authority of the party signing this Agreement for the corporation and the existence of such corporation. Such certificate shall be accompanied by a letter or other instrument stating that such authority continues in force and effect as of the date of submission. The certificate and letter will be Exhibit D to this Agreement. This Agreement shall not be enforceable against the Town unless and until the CONTRACTOR complies with this section.

ARTICLE 19: GENERAL LAWS

The following provisions of state statute apply to the work performed under this agreement, and these provisions supersede any conflicting provision of this agreement: General Laws chapter 30 §39F; chapter 30 §39G; chapter 30 §39I; chapter 30 §39M; chapter 30 §39N; chapter 30 §39O; chapter 30 §39P; chapter 30 §39R; chapter 149 §25; chapter 149 §26; chapter 149 §34; chapter 149 §34A; chapter 149 §334B; copies of these statutes are attached hereto and the applicable sections are incorporated herein by reference.

Each and every other provision of law or clause required by law to be inserted in this agreement shall be deemed to be inserted herein, and the agreement shall be read and enforced as though it were included herein and any provision contrary to such law or clause shall be deemed null and void. If through mistake or otherwise any such provision is not correctly inserted, then upon application of either party, the agreement shall forthwith be physically amended to make such insertion.

ARTICLE 20: SCHEDULING AND PENALTIES

- (a) The Contractor shall provide a contact telephone number and e-mail address to be used by the Town of Medway Highway Superintendent or his designee to schedule work releases. The Town shall contact the Contractor Monday through Friday, 7:00 am to 3:00 pm. at either the telephone number or email address supplied by the Contractor to schedule work releases. The Contractor shall respond within 36 hours to the Superintendent or his designee (excluding Sundays). Failure to respond to a scheduling request within 36 hours will result in the Town receiving a 15 percent discount on all work associated with the work release requested to be scheduled.
- (b) The Contractor agrees to schedule work within a 30 day period from the time of a scheduling contact from the Town unless an alternate time is selected by mutual agreement.
- (c) The Contractor agrees to mobilize and be ready for work as scheduled for any given work release. Failure to mobilize as scheduled will result in the Town receiving a 15 percent discount on all work associated with the work release. In addition, the Contractor agrees to compensate the Town for all preparation work associated with the work release including crew time, equipment, and police details for any no show/no notification. This amount will be calculated by the Town and subtracted from the next payment due to the Contractor; if no further payment is due to the Contractor from the Town, then the amount calculated by the Town will be billed to the Contractor, payable within fifteen days of the date billed.
- (d) The Town recognizes the need to re-schedule work from time to time due to weather and other unforeseen conditions. The Contractor shall notify the Highway Superintendent or his designee of a need to reschedule work at least 36 hours in advance of the scheduled time (excluding Sundays). Work to be rescheduled must be completed within 14 days of the original schedule. Work will not be allowed to be rescheduled more than one time unless mutually agreed to by the Town.
- (e) The obligations of the TOWN hereunder shall be subject to appropriation on a fiscal year basis. In the absence of appropriation, this agreement shall be terminated immediately without liability of the TOWN for damages, lost profits, penalties, or other charges arising from early termination

IN WITNESS WHEREOF the parties hereto have executed copies of this Agreement the day and year first above written. *

*If a Corporation, attach to each signed copy of this Agreement an attested copy of the vote of the Corporation authorizing the said signing and sealing.

CONTRACTOR: CJP & Sons Construction Co.

TOWN OF MEDWAY
By its Board of Selectmen

By: *[Signature]*

Title: President

Corporate Seal:

DATE Signed: _____

[Signature]
Dave Damico -- Director
Department of Public Service

[Signature]
Town Accountant

Dated: 3/28/17

Approved As To Form

[Signature]
Town Counsel

Dated: 3-24-17

Funding Source:

Account: VARIOUS

Exhibit C

CERTIFICATE OF COMPLIANCE WITH
MASSACHUSETTS TAX LAWS

Pursuant to Massachusetts General Law Chapter 62C, Section 49A, the undersigned acting on behalf of the Contractor*, certify under penalties of perjury that to the best knowledge and belief, the Contractor* is in compliance with all laws of the Commonwealth relating to taxes, reporting of employee and contractors, and withholding and remitting child support.

Individual

Signature

Date

Name (please print or type)

Social Security Number

Corporate

CJP and Sons Construction Co. Inc.
Corporate Name (please print or type)

Signature of Corporate Officer

Date

Cesidio J. Pinciato Jr
Name of Corporate Officer (please print or type)

President
Title

042831253
Taxpayer Identification Number

* As used in this certification, the word "Contractor" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Exhibit D

CERTIFICATE AS TO CORPORATE BIDDER

I James A. Pinciario

Certify that I am Clerk of the

Corporation named as Bidder in the within Bid Form that Cesidio J. Pinciario Jr

who signed said Bid Form on behalf of the Bidder was then

President of said Corporation; that I know his signature and

that his signature hereto is genuine and that said Bid Form was duly signed, sealed, and executed for

and on behalf of said Corporation by authority of its Board of Directors.

(Corporate Seal)

(Signature)

President

(Title)

This Certificate must be completed where the Bidder is a Corporation, and should be so completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the Corporation, this Certificate must be completed by another Officer of the Corporation.

Exhibit E

CERTIFICATE OF AUTHORITY

At a duly authorized meeting of the Board of Directors of the

CJP and Sons Const Co held on 1/1/17 it
(Name of Corporation) Inc. (Date)

was voted that:

Cesidio J. Pinciaro Jr President
(Name) (Officer)

Of this company, he and he/she hereby is authorized to execute contracts and bonds in the name and on behalf of said company, and affix its corporate seal hereto; and such execution of any contract or obligation in this company's name on its behalf by such

President under seal of the company,
(Officer)

Shall be valid and binding upon this company.

A true copy,

ATTEST:

TITLE:

PLACE OF BUSINESS:

DATE OF THIS CONTRACT:

I hereby certify that I am the clerk of the CJP and Sons Const. Co. Inc.
(Name of Corporation)

And that Cesidio J. Pinciaro Jr is duly elected President
(NAME) (POSITION)

Of said company, and that the above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

CORPORATE SEAL:

(CLERK)



Town of Medway, Massachusetts 02053

CERTIFICATE OF NON-COLLUSION

REVENUE ENFORCEMENT AND PROTECTION ACT

Massachusetts General Laws, Chapter 701 of the Acts of 1983, requires that each bidder must certify as follows:

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Gregory P. Perry president.
Signature of individual submitting bid or proposal

CJP and Sons Construction Co. Inc.
Name of Business (please type or print)

Exhibit G

PUBLIC CONTRACTOR DEBARMENT

The undersigned certifies under penalty of perjury that the below named contractor is not presently debarred from doing public construction work in the commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

OSHA TRAINING

Pursuant to G.L. c. 30, §39S, the Contractor hereby certifies under penalties of perjury as follows:

Contractor is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed in the work;

All employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and they shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and

All employees to be employed in the work subject to this contract have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration.

COMPLETE AND SIGN BELOW:

Cesidio J. Pinciaro Jr. President
Authorized Person's Signature

3/21/17
Date

Cesidio J. Pinciaro Jr. President
Print Name & Title of Signatory

CJP and Sons Construction Co. Inc.
Name of Contractor

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That we CJP & Sons Construction Inc
(Name of Contractor)

a Massachusetts hereinafter called "Principal" and
(Corporation, Partnership, Joint Venture or Individual)

Fidelity & Casualty Insurance Co of Maryland of _____, State of _____
(Surety) (City & State)

_____ hereinafter called the "Surety" and licensed by the State
Division of Insurance to do business under the laws of the Commonwealth of Massachusetts, are
held and firmly bound to the City/Town of Medway, Massachusetts, hereinafter called
"Owner", in the penal sum of
One Hundred Thousand and 00/100 Dollars
(\$ 100,000.00) in lawful money of the United States, for the payment of which
sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and
successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that Whereas, the Principal entered into a
certain contract with the Owner, dated the _____ day of _____, 20____ (the
"Construction Contract"), for the construction described as follows: Bituminous and
Concrete Repair, Catch Basin and manhole adjustments

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the
undertakings, covenants, terms, conditions, and agreements of the Construction Contract during
the original term thereof, and any extensions thereof which may be granted by the Owner, with
or without notice to the Surety, and if he shall satisfy all claims and demands incurred under the
Construction Contract, and shall fully indemnify and save harmless the Owner from all costs and
damages which it may suffer by reason of failure to do so, and shall reimburse and repay the
Owner all outlay and expense which the Owner may incur in making good any default, then this
obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the Surety's obligation under this Bond shall arise after (1) the
Owner has declared the Principal in default of the Construction Contract or any provision thereof
or (2) has declared that the Principal has failed, or is otherwise unable or unwilling, to execute
the work consistent with, and in conformance to, the Construction Contract (collectively referred
to as a "Contractor Default"). The determination of a Contractor Default shall be made solely by
the Owner. The Owner need not terminate the Construction Contract to declare a Contractor
Default or to invoke its rights under this Bond.

When the Surety's obligation under this Bond arises, the Surety, at its sole expense and at the
consent and election of the Owner, shall promptly take one of the following steps: (1) arrange for
the Principal to perform and complete the work of the Construction Contract; (2) arrange for a
contractor other than the Principal to perform and complete the work of the Construction
Contract; (3) reimburse the Owner, in a manner and at such time as the Owner shall decide, for
all costs and expenses incurred by the Owner in performing and completing the work of the

Construction Contract. Surety will keep Owner reasonably informed of the progress, status and results of any investigation of any claim of the Owner.

If the Surety does not proceed as provided in this Bond with due diligence and all deliberate speed, the Surety shall be deemed to be in default of this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner.

After the Surety's obligation under this Bond arises, the Surety is obligated, to the limit of the amounts of this Bond, for (1) the correction of defective work and completion of the Construction Contract; (2) additional design, professional services, and legal costs, including attorneys' fees, resulting from the Contractor Default or from the default of the Surety under this Bond; (3) any additional work beyond the Construction Contract made necessary by the Contractor Default or default of the Surety under this Bond; (4) indemnification obligation of the Principal, if any, as provided in the Construction Contract; and (5) liquidated damages as provided in the Construction Contract, or if none are so specified, actual and foreseeable consequential damages resulting from the Contractor Default or default of the Surety under this Bond.

Any proceeding, legal or equitable, under this Bond shall be instituted in any court of competent jurisdiction in the Commonwealth of Massachusetts.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Construction Contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Construction Contract or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument is executed in Six (6) counterparts, each one of which shall be deemed an original, this the _____ day of _____, 20__.

ATTEST:

CJP & Sons Construction Co Inc

Principal

[Signature]
(Principal Secretary)

By

[Signature] Pres.

1420 Main Street

Millis MA 02054
(Address-Zip Code)

[Signature] (SEAL)

Witness as to Principal

1420 Main

Millis, MA 02054
(Address-Zip Code)

ATTEST:

Fidelity & Deposit Company of Maryland

Surety

[Signature]
(Attorney-in-Fact)

By

[Signature]

Gail M Paling

85 Main Street, Easton MA 02356

(Address-Zip Code)

(SEAL)

Witness as to Surety

Shannon Cassidy

85 Main Street, Easton MA 02356

(Address-Zip Code)

NOTE: Date of Bond must not be prior to date of Contract. If Contractor is a Partnership, all partners should execute Bond.

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That we _____

CJP & Sons Construction Inc a Corporation
(Name of Contractor) (Corporation, Partnership, Joint Venture or Individual)

hereinafter called "Principal" and Fidelity & Deposit Company of Maryland of 60 Federal Street,
(Surety)

State of Boston MA hereinafter called the "Surety" and licensed by the State
(City and State)

Division of Insurance to do business under the laws of the Commonwealth of Massachusetts, are held and firmly bound to the City/Town of Medway, Massachusetts, hereinafter called "Owner", in the penal sum of One Hundred Thousand and 00/100 Dollars (\$ 100,000.00) in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that Whereas, the Principal entered into a certain contract with the Owner, dated the _____ day of _____, 20____, for the construction described as follows: Bituminous and Concrete Repair, Catch Basin and manhole adjustments

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the prosecution of the work provided for in such contract, and any authorized extension or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such work, and all insurance premiums on said work, and for all labor, performed in such work whether by subcontractor or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of this contract or to the work or to the specifications.

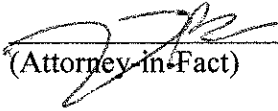
PROVIDED, FURTHER, that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in Six (6) counterparts, each one of which shall be deemed an original, this the _____ day of _____, 20____.

ATTEST:


Fidelity & Deposit Company of Maryland

Surety


(Attorney-in-Fact)

Gail M Paling

By



85 Main Street, Easton MA 02356

(Address-Zip Code)

(SEAL)

Witness as to Surety

Shannon Cassidy

85 Main Street, Easton MA 02356

(Address-Zip Code)

NOTE: Date of Bond must not be prior to date of Contract. If Contractor is a Partnership, all partners should execute Bond.

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **THOMAS O. MCCLELLAN, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Joseph J. LANE and Gail M. PALING, both of North Easton, Massachusetts, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 16th day of September, A.D. 2015.

ATTEST:

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



By: *Eric D. Barnes*
Secretary
Eric D. Barnes

Thomas O. McClellan
Vice President
Thomas O. McClellan

State of Maryland
County of Baltimore

On this 16th day of September, A.D. 2015, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **THOMAS O. MCCLELLAN, Vice President, and ERIC D. BARNES, Secretary**, of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Constance A. Dunn



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2019

AGENDA

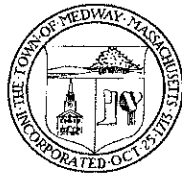
ITEM #6

Review/Approve - Annual & Special Town Meeting Warrants – (ATM Articles 2, 30 & 41-49; STM New Article 9)

Associated backup materials attached:

- Memo, Susy- Affleck Childs- Planning and Economic Development Coordinator
- May 8 Annual Town Meeting Warrant
- May 8 Special Town Meeting Warrant

Note: recommendation votes for referenced ATM articles needed; vote to approve addition of STM Article 9 and recommendation needed.



TOWN OF MEDWAY
Planning & Economic Development
155 Village Street
Medway, Massachusetts 02053

March 30, 2017

TO: Board of Selectmen
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Results of 3/21/17 Zoning Public Hearing

On March 20, 2017, Andy Rodenhiser and I attended the BOS meeting to review proposed amendments to the Zoning Bylaw and Map with you. At that time, you decided to delay voting the BOS' recommendations for Articles 41 – 49. You indicated you wanted to hear from us regarding the results of the PEDB public hearing on those articles.

On March 21, 2017, the Planning and Economic Development Board held its public hearing on proposed amendments to the Medway Zoning Bylaw and Map. The hearing was attended by 2 residents. One person was interested in Article 30 regarding proposed changes to Noise Regulations. The other party lived on Summer Street and was interested in Article 45 regarding the proposed zoning district boundary changes on Summer Street and Independence Lane. After responding to their questions, the PEDB then discussed the other articles. The PEDB subsequently voted to recommend approval of Articles 31 – 49. However, the Board voted to not take any action on Article 30 regarding Noise Regulations. The Board felt the article needed additional work before any action is taken.

Please let us know if you have any questions.

TOWN OF MEDWAY
WARRANT FOR MAY 8, 2017
ANNUAL TOWN MEETING

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the **Medway High School, 88 Summer Street, on Monday, May 8, 2017** at 7:30 PM, then and there to act on the following articles:

ARTICLE 1: (ESCO Stabilization Reserve Transfer)
To see if the Town will vote to transfer the sum of \$34,396 from the ESCO Stabilization Fund to the Fiscal Year 2017 Debt Service expense account for the purpose of funding ESCO related debt service, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 2: (Appropriation: FY18 Operating Budget)
To see if the Town will vote to fix the salary and compensation of all elected officers of the Town, provide for a Reserve Fund, and determine what sums of money the Town will raise and appropriate, including appropriation from available funds, to defray charges and expenses of the Town including debt and interest, for the Fiscal Year ending June 30, 2018, or to act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: **To Be Determined**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 3: (Appropriation: FY18 Water Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$2,522,849 for the maintenance of the Water Department Enterprise Fund as follows, or to act in any manner relating thereto:

Direct Costs

| | Amount |
|---------------------------|--------------------|
| Salaries | \$ 697,603 |
| Expenses | 611,100 |
| Debt | 946,054 |
| Direct Costs Total | \$2,254,757 |

Indirect Costs

And further to raise and appropriate or transfer from available funds the sum of \$290,977 for indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

| | |
|-----------------------------|------------------|
| Indirect Costs Total | \$268,089 |
|-----------------------------|------------------|

| | |
|--------------|--------------------|
| Total | \$2,522,849 |
|--------------|--------------------|

And further that the above listed appropriations be funded as follows:

| | |
|------------------------------|--------------------|
| Fees for Service [User Fees] | \$2,522,849 |
| Total | \$2,522,849 |

WATER SEWER COMMISSION

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 4:

(Appropriation: FY18 Sewer Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of \$1,659,630 for the maintenance of the Sewer Department Enterprise Fund as follows, or to act in any manner relating thereto:

Direct Costs

| | Amount |
|---------------------------|--------------------|
| Salaries | \$ 250,427 |
| Expenses | 1,050,250 |
| Debt | 242,832 |
| Direct Costs Total | \$1,543,509 |

Indirect Costs

And further to raise and appropriate or transfer from available funds the sum of \$123,301 for indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

| | |
|-----------------------------|-----------|
| Indirect Costs Total | \$116,121 |
|-----------------------------|-----------|

| | |
|--------------|--------------------|
| Total | \$1,659,630 |
|--------------|--------------------|

And further that the above listed appropriations be funded as follows:

| | |
|--------------------------------|--------------------|
| Fees for Service [User Fees] | \$1,642,575 |
| Sewer Betterment Stabilization | 17,055 |
| Total | \$1,659,630 |

WATER SEWER COMMISSION

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 5: (Appropriation: FY18 Solid Waste Enterprise Fund)

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of \$1,633,234 to operate the Solid Waste/Recycling Department Enterprise Fund as follows, or to act in any manner relating thereto.

Direct Costs

| | |
|---------------------------|--------------------|
| | Amount |
| Salaries | \$ 342,425 |
| Expenses | 1,117,342 |
| Debt | 14,626 |
| Direct Costs Total | \$1,474,393 |

Indirect Costs

And further to raise and appropriate or transfer from available funds the sum of \$169,764 for indirect costs consisting of health insurance, workers' compensation, Medicare, liability insurance, administrative and operational services.

| | |
|-----------------------------|-----------|
| Indirect Costs Total | \$158,841 |
|-----------------------------|-----------|

| | |
|--------------|--------------------|
| Total | \$1,633,234 |
|--------------|--------------------|

And further that the above listed appropriations be funded as follows:

| | |
|-----------------------------------|-------------|
| Trash Recycling Fees/Bag Revenues | \$1,450,000 |
| Solid Waste Retained Earnings | 183,234 |

To see if the Town will vote to appropriate the sum of \$1,837,954 from Certified Free Cash for the purpose of funding the following capital and other items, including associated engineering, personnel, maintenance and legal service costs; said appropriations to be expended by June 30, 2018, with unexpended funds as of June 30, 2018 being returned to the General Fund, or act in any manner relating thereto:

| Project | Department | Cost |
|--|--------------------|---------------------------|
| Various Road and Sidewalk Repair | DPS | \$445,000 |
| Classroom Furniture – Middle School | School | \$302,667 |
| Food Service Equipment Replacement | School | \$110,000 |
| Boiler Replacements Design – McGovern and Memorial | School | \$40,000 |
| Fire Alarm System – McGovern | School | \$95,000 |
| Passenger Van | School | \$55,000 |
| Service Truck Replacement | School | \$36,000 |
| Technology Replacements | Info. Services | \$161,500 |
| System-wide Town Security Cameras | Info. Services | \$86,667 |
| Generator Replacement | Police | \$90,000 |
| Facility and Systems Security Improvements | Police | \$80,800 |
| Digitize Police Logs and Arrest Reports | Police | \$6,300 |
| Roof and Gutter Repairs | Library | \$60,000 |
| Lower Level A/C Unit Replacement | Library | \$10,000 |
| Replace Inspector’s Vehicle AWD/4WD | Inspectional Svcs. | \$25,000 |
| Sidewalk Repair and Access Improvement | Council on Aging | \$25,000 |
| Gas Stove Replacement | Council on Aging | \$6,000 |
| ALS Equipment and Turnout Gear | Fire | \$158,020 |
| Replace Turnout Gear | Fire | \$45,000 |
| Free Cash Total | | <u>\$1,837,954</u> |

**CAPITAL IMPROVEMENT
PLANNING COMMITTEE**

BOARD OF SELECTMEN RECOMMENDATION: **To Be Determined**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 8: (Free Cash Appropriation: Oak Grove Project)
 To see if the Town will vote to appropriate the sum of \$74,400 from Certified Free Cash for the purpose of funding initial land acquisition costs, including but not limited to any legal and technical costs associated thereto, for the purpose of implementing a redevelopment and/or urban renewal plan for the so-called Oak Grove project, with said funds to be expended under the direction of the Community Development Department in consultation with the Redevelopment Authority, or act in any manner relating thereto:

CAPITAL IMPROVEMENT

PLANNING COMMITTEE

BOARD OF SELECTMEN RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 9: (Repurpose Community Development Funds – Master Plan)
To see if the Town will vote to repurpose the sum of \$45,000 previously voted under Article 4 of the May 2014 Annual Town Meeting, originally for a Community Development Program, for the purpose of providing for technical and consulting services for the 2019 Update of the Medway Master Plan or act in any manner relating thereto:

**CAPITAL IMPROVEMENT
PLANNING COMMITTEE and
BOARD OF SELECTMEN**

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 10: (Transfer – Retained Earnings – Sewer Enterprise)
To see if the Town will vote to transfer from Sewer retained earnings the sum of \$50,000 for Fiscal Year 2018 from the Sewer Enterprise Fund for the purpose of funding the following project(s), including associated engineering, personnel, maintenance and legal services costs:

| Project | Department | Cost |
|-----------------------------------|-------------------|-----------------|
| Various Sewer Collection Projects | SEWER | \$50,000 |
| Total | | \$50,000 |

Or act in any manner relating thereto.

PUBLIC SERVICES DEPT.

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 11: (Transfer – Retained Earnings – Water Enterprise)
To see if the Town will vote to transfer from Water retained earnings the sum of \$73,000 for Fiscal Year 2018 from the Water Enterprise Fund for the purpose of funding the following project(s), including associated engineering, personnel, maintenance and legal services costs:

| Project | Department | Cost |
|--------------------------------------|-------------------|-----------------|
| Replace Truck (2004 Chevy Silverado) | WATER | \$58,000 |
| Various Water System Improvements | WATER | \$15,000 |
| Total | | \$73,000 |

Or act in any manner relating thereto.

PUBLIC SERVICES DEPT.

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 12: (Free Cash Transfer to General Stabilization)
To see if the Town will vote to transfer the sum of \$100,000 from Certified Free Cash to the General Stabilization Fund, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 13: (Lease-Purchase Air Packs)
To see if the Town will vote to appropriate the sum of \$263,200 for the procurement of self-contained breathing apparatus for the Medway Fire Department, and to meet this appropriation the Board of Selectmen is authorized to enter into a lease-purchase agreement with a qualified vendor and financing program exceeding three years, with funding for said program to be provided under Section 1a of the Host Community Agreement between the Town and COMMCAN, Inc. dated May 16, 2016, or to act in any manner relating thereto.

FIRE/EMS DEPTS.

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 14: (Appropriation: Health Care Reimbursement Account)
To see if the Town will vote to Raise and Appropriate the sum of \$150,000 to the Health Care Reimbursement Account, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 15: (Appropriation: OPEB Trust)

To see if the Town will vote to accept Mass. General Law Chapter 32B, Section 20, as recently amended, and to raise and appropriate the sum of \$100,000 to the Town of Medway Other Post-Employment Benefits (OPEB) Trust account, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 16: (Appropriation: Medway Day)
 To see if the Town will vote to raise and appropriate the sum of \$9,500 for Medway Day, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 17: (Transfer to Athletic Fields Stabilization Fund)
 To see if the Town will vote to transfer the sum of \$50,000 from the Parks Revolving Fund to the Athletic Fields Stabilization Fund, or act in any manner relating thereto.

PARKS AND RECREATION COMMISSION

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 18: (Appropriation: Community Preservation Committee)
 To see if the Town will vote to act on the report of the Community Preservation Committee for the Fiscal Year 2018 Community Preservation budget and to appropriate, or reserve for later appropriations, monies from the Community Preservation Fund annual revenues or available funds for the administrative expenses of the Community Preservation Committee, the payment of debt service, the undertaking of community preservation projects and all other necessary and proper expenses for the Fiscal Year 2018, as follows:

| | |
|--|----------|
| CPC Administrative Expenses | \$15,000 |
| CPC Salaries | 5,000 |
| CPC Debt Expense | 463,475 |
| <u>Transfer To Affordable Housing Trust:</u> | |
| Affordable Housing Trust Coordinator | 20,000 |
| Affordable Housing Trust Administrative | 2,000 |

ARTICLE 24: (Land Acquisition: DPS Facility – 13R Chestnut St)
 To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase and to accept the deed to the Town of a fee simple interest in all or a portion of a parcel of land located at 13R Chestnut Street, Assessors Map 51, Parcel 51-007, containing 0.957 acres more or less, upon such terms and conditions as the Board of Selectmen shall determine to be appropriate, to be under the management and control of Board of Selectmen for general municipal purposes, and, further, to see if the Town will vote to transfer \$15,000 from Certified Free Cash to pay costs of purchasing the property and for the payment of all other costs incidental and related thereto and to authorize the Board of Selectmen and Town officers to take all related actions necessary or appropriate to carry out this acquisition, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 25: (Accept MGL Ch. 138 – Cordials & Liqueurs)
 To see if the town will vote to accept the provisions of the following paragraph of General Laws chapter 138, Section 12: “A common victualler, who holds a license under this section to sell wines and malt beverages may, upon written approval, also sell liqueurs and cordials pursuant to said license, subject, however, to all other licensing provisions of this chapter.”, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 26: (Amend General Bylaws – Revolving Funds; Authorize FY18 Spending Limits)
 To see if the Town will vote pursuant to the provisions of G.L. c.44, §53E½, as most recently amended, to amend the General Bylaws by inserting a new bylaw establishing various revolving funds, specifying the departmental receipts to be credited to each fund, the departmental purposes or programs for which each fund may be expended, and the entity authorized to expend each fund, such bylaw to provide as follows:

Revolving Funds

There are hereby established in the Town of Medway pursuant to the provisions of G.L. c.44, §53E½, the following Revolving Funds:

| Program or Purpose | Authorized Representative or Board to Spend | Department Receipts |
|--------------------|---|---------------------|
| | | |

| | | |
|---|-------------------------------|--|
| Self-supporting parks and recreation services | Department of Public Services | Fees and charges received from permitting parks, fields, and recreational activities. |
| Dial-a-ride van service for seniors and disabled; shuttle service to Norfolk commuter rail station, and other necessary transportation services | Council on Aging Department | Fees, charges or donations received in connection with transportation services provided through the Council on Aging and the Greater Attleboro Taunton Regional Transit Authority (GATRA) reimbursement. |
| Library printer, copier and fax expenses | Library Department | Fees or charges received in connection with public use of this equipment. |
| Library meeting room | Library Department | Fees or charges received in connection with public use of meeting rooms. |
| Thayer Homestead partial self-support of property | Town Administrator | Fees or charges received in connection with rental of the facility. |
| Tobacco license compliance inspections | Health Department | Tobacco license fees |

Expenditures from each revolving fund set forth herein shall be subject to the limitation established annually by Town Meeting or any increase therein as may be authorized in accordance with G.L. c.44, §53E½.

And, further, to set FY2018 spending limits for such revolving funds as follows:

| Program or Purpose | FY 2018 Spending Limit |
|---|-------------------------------|
| Self-supporting parks and recreation services | \$150,000 |
| Dial-a-ride van service for seniors and disabled; shuttle service to Norfolk commuter rail station, and other necessary transportation services | \$120,000 |
| Library printer, copier and fax expenses | \$3,000 |
| Library meeting room | \$1,000 |
| Thayer Homestead partial self-support of property | \$50,000 |
| Tobacco license compliance inspections | \$2,500 |

Or take any other action relative thereto.

**BOARD OF SELECTMEN
(For the Various Departments Indicated)**

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 27: (Amend General Bylaws: License or Permit Denial)
To see if the Town will vote to amend Medway General Bylaws Section XVI, License or Permit Denial, Section 16.1, to conform to recent amendments to Massachusetts General Law Chapter 40, Section 57, as follows:

Section 16.1: insert after the word “annually”, the following: “, and may periodically”; and delete the words: “for not less than a twelve month period”.

Or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 28: (Amend General Bylaws: Fire Dept.)
To see if the Town will vote to amend the Town of Medway General By-Laws, Article III, by eliminating in its entirety the wording in Section 3.2.1 and replacing it with the following:

“Any call firefighter of the Medway Fire Department must be a resident of the Town of Medway or a municipality which is contiguous to the Town of Medway.”,

And, by also eliminating in its entirety Section 3.3 of said Article III and reserving this section number for future use, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 29: (Amend General Bylaws: Stormwater Regulation)
To see if the Town will vote to amend the Medway General By-Laws Stormwater Management Article XXVI by replacing the language in its entirety with the proposed text dated _____ as found on file in the Office of the Town Clerk and at the Medway Public Library, or act in any manner related thereto.

**DEPARTMENT OF PUBLIC SERVICES
CONSERVATION COMMISSION**

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 30: (Amend Zoning and General Bylaws – New Noise Bylaw)

To see if the Town will vote to amend the Zoning Bylaw by deleting Paragraph C. 2. Noise of Section 7.3 Environmental Standards and to amend the General Bylaws by adding a new section XXX Noise Regulations as follows:

ARTICLE XXX

Noise Regulations

Section 30.1

Prohibited Noise. It shall be unlawful for any person to willfully create, assist in creating, continue or allow to continue any excessive, unnecessary, or unusually loud noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness in the area. The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include, but not be limited to, the following:

- a) The level of the noise.
- b) The intensity of the noise.
- c) Whether the nature of the noise is usual or unusual.
- d) Whether the origin of the noise is natural or unnatural.
- e) The level and intensity of the background noise, if any.
- f) The proximity of the noise to residential sleeping facilities.
- g) The nature and zoning of the area within which the noise emanates.
- h) The density of the inhabitation of the area within which the noise emanates.
- i) The time of day or night the noise occurs.
- j) The duration of the noise.
- k) Whether the noise is recurrent, intermittent or constant.
- l) Whether the noise is produced by commercial or non-commercial activity.

Section 30.2

Exemptions. None of the terms or prohibitions of Section 1 shall apply or be enforced against:

- a) Emergency Vehicles. Any police or fire vehicle or any ambulance while engaged in necessary emergency business.
- b) Highway and utility maintenance and construction. Necessary excavation in or repairs of bridges, streets or any public utility installation by or on behalf of the Town or any public utility or any agency of the Commonwealth of Massachusetts.
- c) Public address. The reasonable use of amplifiers or loudspeakers for public addresses which are non-commercial in nature.
- d) Parades and school bands. School bands, duly licensed parades and other authorized activities.
- e) Noise caused by agricultural, farm related, or forestry-related activities as defined by Massachusetts General Law, Chapter 128, Section 1A, as amended from time to time, including, but not limited to, the operation of farm equipment, sawmills, harvesting equipment, noises from farm animals, and the like.

Section 30.3

Enforcement. The Police Department shall be charged with the enforcement of the provisions of this bylaw A verbal warning to abate the noise violation shall be given first; only if a person

refuses to abate a noise violation after being warned to do so by a police officer shall any penalty be imposed.

Section 30.4

Penalties. The first violation of this bylaw shall be punished by a fine of \$50. The second violation of this bylaw within twelve months after the first violation shall be punished by a fine of not less than two hundred dollars. Further violations within twelve months after the last violation shall be punished by a fine of two hundred dollars. Each such act which either continues or is repeated more than one-half hour after issuance of a written notice of violation of this bylaw shall be a separate offense and shall be prosecuted as a separate offense. If the violation occurs on the premises of rental property which is owned by a non-resident owner, then the owner will be notified in writing that the violation has occurred.

Section 30.5

Variances. The Board of Selectmen shall have the authority to grant special variances to this bylaw. Any person or entity seeking a special variance to this bylaw shall file an application with the Board of Selectmen that demonstrates that bringing the source of sound or activity for which the special variance is sought into compliance with this bylaw would constitute an unreasonable hardship on the applicant, on the community or on other persons. The Board of Selectmen shall establish procedures for processing applications for such special variances, including such hearing as the Board of Selectmen deems appropriate.

Section 30.6

Severability. If any provision of this bylaw is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the bylaw shall not be invalidated.

Or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION:

To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 31:

(Amend Zoning Bylaws – Nonconforming Uses and

Structures)

To see if the Town will vote to amend Section 5.5. Paragraph B Nonconforming Uses and Structures of the Zoning Bylaw as follows:

B. Commencement of Construction or Operation. Construction or operations under a building permit or special permit shall conform to any subsequent amendments to this Zoning Bylaw, unless the use or construction is commenced within a period of not more than ~~six~~ **twelve** months after the issuance of the permit and in any case involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 32: (Amend Zoning Bylaws: Flood Plain/Wetland Protection District)

To see if the Town will vote to amend the Zoning Bylaw, Sub-Section 5.6.1 Flood Plain/Wetland Protection District by revising Paragraph C. Applicability as follows:

C. Applicability. The Flood Plain/Wetland Protection District includes:

All special flood hazard areas designated as Zone A or AE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program as may be updated or revised. The map panels of the Norfolk County FIRM that are wholly or partially within the Town of Medway are panel numbers 25021C - 0136E, 0137E, 0138E, 0139E, 0141E, 0142E, 0413E, and 0144E with a preliminary date of June 12, 2009 and an effective date of July 17, 2012. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Norfolk County Flood Insurance Study (FIS) with an effective date of July 17, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning and Economic Development Board, Conservation Commission, Building Department and Board of Assessors.

And by deleting items 2-5 in Paragraph C. Applicability as noted below:

~~2. All land bordering any natural water body that lies within a horizontal distance of twenty-five feet from the mean high water line except as otherwise defined on the Flood Plain/Wetland Protection District Map.~~

~~3. All water bodies encircled by boundary lines of the District.~~

~~4. All that land along the following named brooks and their tributaries: Stall Brook, Hopping Brook, Chicken Brook and certain unnamed brooks and streams that lie within a horizontal distance of twenty-five feet of the thread of said brooks and streams except as otherwise defined on the Flood Plain/Wetland Protection District Map.~~

~~5. All those wetlands which may be described as upland swamps or marshes which lie at the source of the brooks or their tributaries or which lie in surface depressions without drainage outlets, as defined on the Flood Plain/Wetland Protection District Map.~~

And by changing the name of Sub-Section 5.6.1 from Flood Plain/Wetland Protection District to Flood Plain District.

And by changing all references to Flood Plain/Wetland Protection District in Sub-Section 5.6.1 to Flood Plain District.

And by changing the reference to Flood Plain/Wetland Protection district in Paragraph C. 1 Overlay Districts in Section 4.1 Districts and in Paragraphs A and B in Section 4.2 Zoning Map to Flood Plain District.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 33: (Amend Zoning Bylaws: Correct Internal Cross References)

To see if the Town will vote to amend the Zoning Bylaw at various locations throughout to correct the numbering of internal cross references to other sections or sub-sections of the Bylaw as follows:

In Sub-Section 5.6.2 Adaptive Use Overlay District, Paragraph E. Medway Mill Conservation Subdistrict.

- In the opening paragraph, by deleting the reference to SECTION 1 and inserting **5.6.2. A.** in its place.
- In item 1. Permitted Uses, by deleting the reference to Section D(1) and D(2) and inserting **5.6.2.D.1. and D.2.** in its place.

In Section 7.2 Signs, Sub-Section 7.2.2 Exempt Signs, Paragraph A. 16. c., by deleting references to Paragraphs 7 and 8 and replacing those with **7.2.4 and 7.2.5** in its place.

In Section 7.2 Signs, Sub-Section 7.2.6 Administration, Paragraph A. 1, by deleting the reference to Paragraph 5 and inserting **7.2.2** in its place.

In Section 7.3 Environmental Standards, by deleting the reference in Paragraph A. to Section 3 and inserting **SECTION 5.** in its place.

In Section 8.1 Infill Housing, by deleting the reference in Paragraph C. Basic Requirements, 4. to Section 5.5.1 and inserting **Section 8.1.** in its place.

In Section 8.5 Adult Retirement Community Planned Unit Development, Paragraph H. Open Space, 2. by deleting the reference to Section 5.5.3.(F) and inserting **8.4. F.** in its place.

In Section 8.4 Open Space Residential Development, Paragraph I. Special Permit Procedures, 3. Decision, by deleting the reference in a. to Section 5.5.3 and inserting **Section 8.4** in its place.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 34: (Amend Zoning Bylaws: New Definitions)

To see if the Town will vote to amend the Zoning Bylaw, SECTION 2 DEFINITIONS by adding certain new definitions in alphabetical order, by revising other definitions, and inserting Figure A as follows: (deletions are noted with a ~~strikethrough~~):

Assisted Living or Congregate Living Facility: An assisted living residence facility as defined by G.L. c. 19D.

Buffer Area – Natural, wooded, vegetated, open areas, earthen berms or mounds, landscaped areas or any combination thereof including fences and walls, used to physically separate or screen one use or property from another use or property or provide a visual or sound barrier between adjacent properties by shielding or reducing noise, lights or other intrusions.

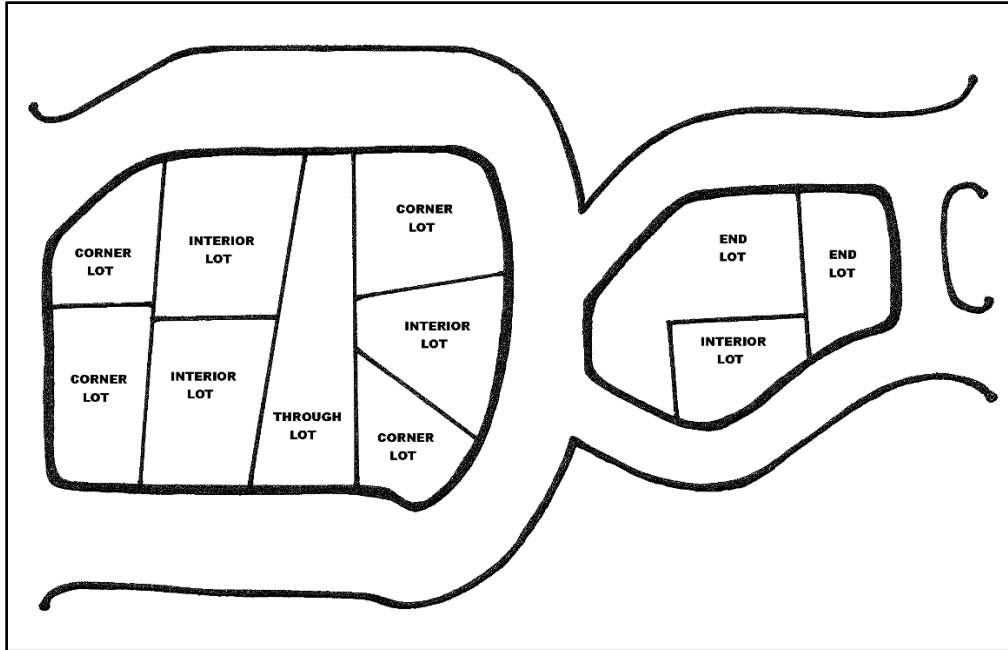
Frontage: That portion of a lot which fronts on a street or streets from which physical access to the principal building on the lot can be provided. ~~Frontage is measured as the distance between the points of intersection of the side lot lines with the front lot line. In the case of a corner lot bounding more than one street, the measurement on both streets may be used to determine if the lot meets the minimum frontage requirements of the particular zoning district. With a corner lot, the frontage is measured from the side lot line to the midpoint of the arc that constitutes the corner rounding at the intersection of the two streets.~~ See Section 6.2., Paragraph E.

Lot: A single area of land in one ownership defined by bounds or boundary lines in a recorded deed or shown on a recorded plan.

- **Lot, Corner:** A lot that is contiguous with the intersection of two streets meeting at an angle of less than one-hundred and thirty-five degrees. A corner lot has two front lot lines. A lot that is contiguous with one street and located at an arc of said street which is less than one hundred and thirty-five degrees shall also be defined as a corner lot.
- **Lot, End:** A lot that is contiguous with the intersections of one or more streets meeting at an angle of less than one-hundred and thirty-five degrees at two or more points. An end lot has at least three front lot lines. A lot that is contiguous with one or more streets and located at an arc of said streets which is less than one hundred and thirty-five degrees at two or more points shall also be defined as an end lot.
- **Lot, Interior:** Any lot which is not a Corner Lot or an End Lot.
- **Lot, Through:** An interior lot having a pair of parallel, or approximately parallel, front lot lines and street frontages.

See Figure A – Lot Types

FIGURE A – Lot Types



Lot Area: The total area of a lot, including land over which permanent easements have been granted, but not including the area of any adjacent street rights-of-way.

Lot Line: A line of record bounding a lot that divides one lot from another lot or from a way or any public space.

- **Lot Line, Front:** A lot line separating a lot from a street right of way.
- **Lot Line, Rear:** A line separating a lot from other lots or from land in a different ownership, being the boundary of a lot which is opposite or approximately opposite the front lot line. Any lot line other than a front or side lot line.
- **Lot Line, Side:** Any lot line other than a front or rear lot line. Any lot line which intersects a front lot line.

Manufacturing – The transformation or processing of raw materials or substances, components or parts into new finished or semi-finished products by the use of machines, tools, and labor through a mechanical, chemical or other process. Also includes May also include the blending of materials, fabrication, and the assembly of component parts, and the packaging of products for distribution, storage and sale.

- **Assembly** – The putting together of manufactured parts to make a machine or other completed product
- **Fabrication** – A manufacturing process in which an item is made from raw or semi-finished materials instead of being assembled from ready-made components or parts
- **Packaging** – The enclosing or protecting of manufactured products for distribution, storage, sale and use.
- **Processing** – A manufacturing process in which a series of mechanical or chemical operations takes place on something in stages or a sequence of actions taken in order to change or preserve something during production

- **Light Manufacturing** – The manufacturing of finished products or parts from predominantly previously prepared materials, which may include processing, fabrication, assembly, treatment, and packaging of such products, provided that all manufacturing activities are contained entirely within a building and any resulting noise, dust, glare, odor, smoke, heat, and vibration are confined entirely within the building.

Tract: An area, piece of land, property, site, parcel, or lot or a combination thereof.

Two Family House/Duplex: A building intended and designed to be occupied by two families living independently in separate dwelling units within the same building, each of which has direct access to the outside.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 35: (Amend Zoning Bylaws: Schedule of Uses, Table 1)
To see if the Town will vote to amend the Zoning Bylaw, Section 5.4 Schedule of Uses, TABLE 1: Schedule of Uses as shown below:

NOTE: Table 1 Legend

Y: A use permitted by right

N: A prohibited use

SP: A use that may be allowed by special permit from the Zoning Board of

Appeals

| TABLE 1: SCHEDULE OF USES | | | | | | | | | | |
|--|-------------|--------------|-----------|-----------|-----------|------------|-----------|------------|-------------|--------------|
| | AR-I | AR-II | VR | CB | VC | C-V | BI | I-I | I-II | I-III |
| C. RESIDENTIAL USES | | | | | | | | | | |
| Detached single-family dwelling house | Y | Y | Y | N | Y | N | N | N | N | N |
| Two family house/duplex dwelling, provided that the exterior of the dwelling has the appearance of a single-family house dwelling. | N | SP | SP | N | N | N | N | N | N | N |
| E. INDUSTRIAL AND RELATED USES | | | | | | | | | | |
| Manufacturing, processing, fabrication, packaging and | N | N | N | N | N | N | Y | Y | Y | Y |

| | | | | | | | | | | |
|---|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| assembly, and storage of goods manufactured on the premises | | | | | | | | | | |
| Light Manufacturing | N | N | N | N | N | Y | Y | Y | Y | Y |

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 36: (Amend Zoning Bylaws: OSRD)
 To see if the Town will vote to amend the Zoning Bylaw, Section 8.4, Open Space Residential Development (OSRD) as described below:

By inserting a new Paragraph D. Affordable Housing as follows and relabeling Paragraphs D through J to become E through K.

D. Affordable Housing. An OSRD is subject to Sub-Section 8.6 Affordable Housing of this Bylaw.

And by revising existing Paragraph E. Density and Dimensional Regulations, Item 3. as follows:

E. Density and Dimensional Regulations
 3. ~~There shall be a buffer area at least 15 feet side, consisting of natural vegetation, earthen materials and/or landscaping and/or fencing, located along the boundary of the site where it abuts existing neighborhoods unless waived by the Planning and Economic Development Board. The fifteen foot area from the side and rear lot lines of the subject parcel shall serve as a buffer area as defined in this Bylaw. No buildings, structures, roadways, above ground utilities or other infrastructure shall be constructed within this buffer area, however fencing/stone walls and walking paths/trails are permitted.~~

And by inserting a new Item 4 as follows and relabeling the current item #4 to become #5.

4. No buildings or structures shall be constructed within fifty feet from the street right-of-way line of a public way or within fifty feet from the side and rear lot lines.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 37: (Amend Zoning Bylaws: ARCPUD Definition and ARCPUD Regulations)

To see if the Town will vote to amend the Zoning Bylaw, SECTION 2 DEFINITIONS by amending the definition for Adult Retirement Community Planned Unit Development (ARCPUD) in SECTION 2 DEFINITIONS as follows:

Adult Retirement Community Planned Unit Development (ARCPUD): A master-planned development of land ~~as a unified, self-contained~~ for a residential community, constructed expressly for use and residency by persons who have achieved a minimum age requirement for residency of fifty-five years of age or older in accordance with G.L. c. 151B, § 4 and also incorporating the preservation and/or establishment of ~~natural~~ open space areas as an integral element of the development. ~~An ARCPUD shall be permitted only in an Adult Retirement Community Overlay District and only upon the granting of a special permit by the Planning and Economic Development Board. An ARCPUD shall include at least one of the Adult Retirement Community Residential Uses defined below in this Section 2 of the Zoning Bylaw. The Planning and Economic Development Board in its granting of the ARCPUD special permit may specifically authorize other appropriate uses.~~ An ARCPUD may include a variety or combination of housing types that may be sold or leased to individual residents, or may be operated or ~~managed~~ sponsored as a ~~coordinated unit~~ by a corporation or organization having among its principal purposes the provision of housing and resident services for retired and/or aging persons.

And by amending Section 8.5, Adult Retirement Community Planned Unit Development as specified below:

By amending Paragraph B. Applicability to read as follows:

B. Applicability. The Planning and Economic Board may grant a special permit for an Adult Retirement Community Planned Unit Development (ARCPUD), ~~ARCPUD Assisted Living Residence Facility, ARCPUD Congregate Living Facility, or ARCPUD Long Term Care Facility~~ for any tract of land with ~~ten~~ 10 or more acres, whether in one parcel or a set of contiguous parcels in the AR-I and AR-II district.

And by amending Paragraph D. Use Regulations, item 1. to read as follows:

1. The ARCPUD shall include at least one of the following residential uses.
 - a. ~~Congregate housing~~
 - a. b. Assisted living residence facility
 - b. e. Long-term care facility
 - c. d. Coordinated unit
 - d. e. Independent living residence facility
 - e. f. ~~Residential~~s Subdivision

And by amending Paragraph D. Use Regulations, item 2. to read as follows:

2. The ARCPUD may include any one or more of the following:
 - a. Detached single-family house ~~dwelling or cottage~~
 - b. Townhouse
 - c. Two-family house/duplex ~~Multifamily dwelling~~
 - d. Multifamily dwelling or apartment house
 - ~~d.~~ e. Conservation, agricultural, and recreation uses
 - ~~e.~~ f. Accessory uses, provided that aggregate floor area for accessory uses shall not exceed 5 percent of the total gross floor area of the buildings in the ARCPUD:
 - i. Local convenience retail, up to a maximum of 4,500 sq. ft. of gross floor area
 - ii. Medical office or clinic
 - iii. Adult day care

- iv. Community center

And by amending Paragraph E. Density and Dimensional Regulations, item 2. as follows:

- 2. For purposes of this Section 8.5, a housing unit shall be defined as equal to:
 - a. A home site in an ARCPUD Subdivision, a dwelling unit in an ARCPUD Independent Living Residence Facility, an ARCPUD Coordinated Unit, a townhouse, or a dwelling unit as defined in Section 2 of this Zoning Bylaw;
 - b. Two studios or suites of rooms apartments/suites in an ARCPUD Assisted Living Residence Facility or Congregate Living Facility;

And by amending Paragraph E. Density and Dimensional Regulations, item #5 as follows:

- 5. No buildings or structures shall be constructed within fifty 50 feet from the street right-of-way line of a public way or within fifty 50 feet from the side and rear perimeter lot lines. The 50-foot buffer shall be maintained in its natural state or a landscaped open space.

And by amending Paragraph E. Density and Dimensional Regulations by inserting a new item #6 as follows and relabeling current items #6 and #7 to become items #7 and #8.

- 6. The fifteen foot area from the side and rear lot lines of the subject parcel shall serve as a buffer area as defined in this Bylaw. No buildings, structures, roadways, above ground utilities or other infrastructure shall be constructed within this buffer area, however fencing/stone walls and walking paths/trails are permitted.

And by amending Paragraph H. Open Space, by adding item 5. as follows:

- H. Open Space. At least 40 percent of the total land area of the ARCPUD shall be set aside and maintained as open space in accordance with the following standards:
 - 5. Buffer areas required by E. 6 may be included in the required open space area.

And by inserting a new Paragraph E. Affordable Housing as follows and relabeling Paragraphs E through M to become F though N.

- E. Affordable Housing. Except for a long-term care facility, an ARCPUD is subject to Section 8.6 Affordable Housing of this Bylaw.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 38:

(Amend Zoning Bylaws: Special Permits)

To see if the Town will vote to amend Paragraphs B, C and D in Section 3.4. SPECIAL PERMITS of the Zoning Bylaw as follows:

3.4 SPECIAL PERMITS

B. Public Hearing. The special permit granting authority shall hold a public hearing within sixty-five days of receipt of a special permit application, and shall issue a decision no later than ninety days from the close date of the public hearing. Notification requirements for a public hearing shall be in accordance with G.L. c. 40A, § 11.

C. Decision Criteria. Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In making its determination, the special permit granting authority, in addition to any specific factors that may be set forth in other sections of this Zoning Bylaw, shall make findings on all of the applicable criteria specified below: ~~The determination shall include findings that all of the following criteria for granting a special permit are met:~~

~~1.2. The proposed site use is in an appropriate location for the proposed use, and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.~~

2.3. Adequate and appropriate facilities will be provided for the operation of the proposed use.

3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians or the environment.

4.5. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.

5.4. The proposed use will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, flooding, odors, dust, smoke, noise, vibration, sewage, refuse materials, or other undesirable visual, site or operational attributes of the proposed use, or other nuisances.

6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.

7.4. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.

8.6. The proposed use is consistent with the goals of the Medway Master Plan.

9. The proposed use will not be detrimental to the public good.

D. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Zoning Bylaw. Such conditions may include but shall not be limited to the following:

1. Deadline to commence construction.

2. Dimensional standards more restrictive than those set forth in Section 6 of this Zoning Bylaw.

And by adding a new Section 6.3 Accessory Buildings and Structures in SECTION 6 DIMENSIONAL REGULATIONS as follows:

6.3 Accessory Buildings or Structures

- A. In a residential zoning district, there shall be no more than five accessory buildings or structures on any lot unless authorized by special permit from the Zoning Board of Appeals.
- B. In a residential zoning district, an accessory building or structure shall not exceed 3,000 sq. ft. in gross floor area unless authorized by special permit from the Zoning Board of Appeals.
- C. In a residential zoning district, the area of any single accessory building or structure shall not exceed the gross floor area of the principle residential building on the premises unless authorized by special permit from the Zoning Board of Appeals.
- D. In any zoning district, the primary and accessory buildings and structures shall not exceed the maximum lot coverage requirements specified in TABLE 2 DIMENSIONAL AND DENSITY REGULATIONS of this Bylaw.
- E. In reviewing special permit applications for accessory buildings or structures in residential zoning districts, the Zoning Board of Appeals shall consider the *Medway Design Review Guidelines* applicable to residential zones.

And by amending Section 6.1 TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS as follows:

| TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS | | | | | | | | | | |
|--|-------------|--------------|-----------|-----------|-----------|------------|-----------|------------|------------|------------|
| Requirement | AR-I | AR-II | VR | CB | VC | C-V | BI | I-1 | I-2 | I-3 |
| Maximum Lot Coverage (pct. of lot) (Primary and accessory buildings and structures) | 25% | 30% | 30% | 80% | 80% | 40% | 40% | NA | NA | NA |

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 40: (Amend Zoning Bylaws: Lot Frontage and Setbacks)
 To see if the Town will vote to amend the Zoning Bylaw, Section 6.2 General Provisions by revising Paragraph E. Lot Frontage, item 2. Measurement of Lot Frontage as follows:

E. Lot Frontage

2. Measurement of Lot Frontage.

- a. Frontage is measured in a continuous line along the sideline of the street right-of way between points of intersection of the side lot lines with the street- right-of way line. The measurement of lot frontage excludes jogs in the street width, backup strips and other irregularities in the street line.
- ~~b. The minimum frontage for a Corner Lot or End Lot shall be provided from one contiguous line along the front lot line, from the point of intersection with a side lot line to the midpoint of the corner are.~~
- b. For a Corner Lot or End Lot, the measurement of multiple front lot lines may be used, however the entire minimum length of frontage shall be continuous without any breaks.
- c. For Through Lots, only one front lot line may be used to meet the minimum frontage length requirement.

And by inserting a new Paragraph F. Setbacks as follows:

F. Setbacks

- a. Minimum setbacks. Every lot must have at least the minimum lot setbacks set forth in TABLE 2 Dimensional and Density Regulations for the zoning district in which the lot is located.
- b. For a Corner or End Lot, the required minimum front setback shall be required from all front lot lines.
- c. For Through Lots, the front setback shall be required on all front lot lines; side setbacks shall be required on all remaining side and rear lot lines.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 41: (Amend Zoning Bylaws: Affordable Housing)

To see if the Town will vote to amend the Zoning Bylaw by adding or revising the definitions in SECTION 2 DEFINITIONS as follows:

Affordable Housing Unit: A dwelling unit that is affordable to and occupied by a Low or Moderate Income Household and meets the requirements for inclusion on the Subsidized Housing Inventory. ~~Affordable units shall remain as affordable units in perpetuity. These units shall have the same construction methods, physical characteristics as, and be intermingled with other units in the subdivision or development.~~

~~**Affordable Housing Trust Fund:** An account established and operated by the Town for the exclusive purpose of creating or preserving affordable housing units in the Town of Medway.~~

Area Median Income (AMI): The median income for households within the designated statistical area that includes the Town of Medway, as reported annually and adjusted for household size by the U.S. Department of Housing and Urban Development for the Boston Standard Metropolitan Statistical Area.

Deed Rider: A legally binding instrument in a form consistent with LIP requirements which runs with the land to ensure the long-term affordability of an Affordable Housing Unit. It specifies the terms and conditions under which an Affordable Housing Unit may be occupied, refinanced, improved, marketed and sold. A deed rider is appended to the deed of any Affordable Housing Unit and recorded with the relevant registry of deeds or land court registry district.

DHCD: Massachusetts Department of Housing and Community Development and its successors, as established and currently existing pursuant to G.L. c. 23B and c. 6A.

Eligible Household: Any household whose total income does not exceed eighty (80) percent of the Area Median Income of households in the Boston Standard Metropolitan Statistical Area adjusted for family size, or such other equivalent income standard as may be determined by the Medway Affordable Housing Trust Fund. Also referred to as Qualified Purchasers and Renters.

~~**Equivalent Affordable Housing Unit Value:** An amount equal to the difference between the median sale price for market rate single family homes sold in Medway during the thirty six months preceding the date of application, as determined by the Board of Assessors based on deeds recorded with the Norfolk Registry of Deeds for arms length transactions, and the purchase price of a home that is affordable to a qualified purchaser as determined by (DHCD), assuming a household size of four, or one person per bedroom plus one additional person with the number of bedrooms being the average number in the development, whichever is less. For developments other than single family detached structures (e.g. duplexes or multifamily condominiums) the Planning and Economic Development Board may substitute the median sale price of the applicable type of market rate dwelling unit for the median sale price of single family homes in the preceding formula.~~

LIP: Massachusetts Local Initiative Program pursuant to G.L. c. 40B.

Medway Affordable Housing Trust: An organization established by the Town of Medway pursuant to G.L. c. 44, § 55C to support the creation and preservation of affordable housing in order to secure rental and homeownership opportunities for Low or Moderate Income Households.

Medway Affordable Housing Trust Fund: A fund established by the Town of Medway pursuant to G.L. c. 44, § 55C for the purpose of receiving, holding, investing, and/or expending funds to reduce the cost of housing for Qualified Purchasers and Renters, or for the purpose of encouraging, creating, preserving, or subsidizing the construction or rehabilitation of housing for Qualified Purchasers and Renters. Sources of receipts for the Fund shall be as specified in Section 2.18 of the Medway General Bylaws.

Mixed-Use Development: A development project that combines retail/commercial, service, and/or office uses with residential in the same building or on the same site.

Off-Site Unit: An Affordable Housing Unit produced by the Applicant on a site other than the primary residential development in compliance with Section 8.6 of the Medway Zoning Bylaw.

Regulatory Agreement: A tri-party contract provided by DHCD and entered into by DHCD, the Town of Medway and the developer of Affordable Housing Units. The Agreement specifies the rights and responsibilities of the three parties throughout a housing unit's term of affordability including compliance monitoring, enforcement of affordable housing restrictions, and affirmative fair housing marketing requirements. A Regulatory Agreement is recorded with the relevant registry of deeds or land court registry district.

And by replacing Section 8.6 Affordable Housing in its entirety by inserting the following in its place:

8.6 Affordable Housing

A. **Purpose and Intent.** The purpose of this Affordable Housing Bylaw is to create housing opportunities in Medway for people of varying ages and income levels; to increase the supply of affordable housing for Eligible Households with low and moderate incomes; to promote a mix and geographic distribution of affordable housing throughout the town; to provide housing options for people who work in Medway; and to create housing units eligible for listing in the Subsidized Housing Inventory. At a minimum, affordable housing produced through this Section should comply with the requirements set forth in G.L. c. 40B §§20-23 and related regulations, guidelines issued by DHCD, and other affordable housing programs developed by the Commonwealth of Massachusetts or the Town of Medway.

B. Applicability.

1. In applicable zoning districts, this Section shall apply to the following uses:
 - a. Any Two Family House or Multifamily Development or Mixed-Use Development that results in a net increase of six or more Dwelling Units, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space, whether on one or more contiguous parcels.
 - b. Any development of detached single-family Dwellings that results in a net increase of ten or more Dwelling Units.
 - c. Open Space Residential Development (OSRD) approved pursuant to an OSRD special permit under Section 8.4 of this Zoning Bylaw.
 - d. Adult Retirement Community Planned Unit Development (ARCPUD) approved pursuant to an ARCPUD special permit under Section 8.5 of this Zoning Bylaw.
2. Multifamily Developments, Mixed-Use Developments, or single-family developments shall not be segmented to avoid compliance with this Section. Segmentation shall mean one or more divisions of land that cumulatively result in a net increase of ten or more lots or Dwelling Units above the number existing thirty-six months earlier on any parcel or set

of contiguous parcels held in common ownership on or after the effective date of this Section.

3. This Section shall not apply to the construction of single-family dwellings on individual lots if said lots were in existence prior to the effective date of this Section.
4. For projects not listed herein, Affordable Housing Units may be provided voluntarily in exchange for density bonus pursuant to a special permit from the Planning and Economic Development Board.

C. Mandatory Provision of Affordable Housing Units.

1. In any development subject to this Section, the percentage of Affordable Housing Units required will be as specified in Table 11, *Affordable Housing Units Required by Project Size*:

| TABLE 11 | |
|--|---------------------------------|
| Affordable Housing Units Required by Project Size | |
| Project Size (Units) | Percent Affordable Units |
| 6-12* | 10% |
| 13-17 | 12% |
| 18-20 | 15% |
| 21 and over | 20% |

*Projects consisting of less than 10 single-family detached units do not require an affordable set-aside.

2. The table above may generate a fractional Affordable Housing Unit. A fractional Affordable Housing Unit of 0.5 or higher shall be rounded up to the next whole number. Fractional housing units of less than 0.5 shall require a payment equal to the product of the fraction multiplied by the cash contribution for a whole Affordable Housing Unit as specified in Paragraph D. 3. herein. The Applicant may choose to have the fractional housing unit of less than 0.5 rounded up to the next whole number, rather than converted to a cash payment.
3. **Deed rider.** Any Affordable Housing Unit shall have a Deed Rider to regulate the future resale of the property. The Applicant is required to prepare a Deed Rider for each Affordable Housing Unit that is consistent with that used in the LIP and the Regulatory Agreement approved by DHCD for recording with the appropriate Registry of Deeds or Registry District of the Land Court.

D. Methods of Providing Affordable Housing Units. The Planning and Economic Development Board in consultation with the Medway Affordable Housing Trust and Affordable Housing Committee may authorize one or more of the following methods for providing Affordable Housing Units, alone or in combination.

1. **On-Site units.** Construction of Affordable Housing Units within the development shall be permitted by right.
2. **Off-Site Units.** Creation of Affordable Housing Units on a lot or parcel that is not included in the subject development.

- a. Off-Site Units may be constructed by the Applicant or be an existing Dwelling Unit that is rehabilitated.
 - b. Off-Site Units need not be located in the same zoning district as the development.
 - c. The Planning and Economic Development Board shall approve the location of the Off-Site Units.
 - d. The Applicant shall provide a demonstration of site control, documenting that the Applicant or a related entity holds title, ground lease, option, or contract for purchase.
 - e. The Applicant shall demonstrate that the land is developable and suitable for the number of Affordable Housing Units required in conformance with this Zoning Bylaw and any relevant state and local regulations governing the property.
 - f. The Applicant shall provide a demonstration of the necessary financing to complete the off-site development or rehabilitation.
 - g. The Applicant shall provide an architect's conceptual site plan with unit designs and architectural elevations, a demonstration that the site plan can meet the Site Plan Review standards set forth in Section 3.5 of this Zoning Bylaw.
 - h. Preservation of existing Dwelling Units for affordable housing, rather than construction of Off-Site Units, may be accomplished by purchasing deed restrictions and providing funds for capital improvements.
 - i. The Planning and Economic Development Board may require that the Applicant submit appraisals of the off-site property in question, as well as other data relevant to the determination of equivalent value.
3. **Payment of a fee in lieu of Affordable Housing Units**
- a. Such payments shall be made to the Medway Affordable Housing Trust.
 - b. The payment shall be an amount equal to the required number of Affordable Housing Units multiplied by the median sales price of a Medway market-rate home comparable in type, size, and number of bedrooms over a period of eighteen months prior to the date of application submission. The amount of such payment shall not be decreased based on the value of an Affordable Housing Unit. Data for sales price shall be that as provided by the Medway Assessing Department.
 - c. Payments in lieu of Affordable Housing Units shall not be accepted as part of a rental development, either Mixed-Use Development or Multifamily Development.
 - d. Payments in lieu shall be made according to *Table 12 - Schedule for Completion of Affordable Housing Units* set forth in Paragraph I herein.
4. In no event shall the total value of newly constructed or rehabilitated Off-Site Units and/or cash payments provided be less than the median price of a Medway market-rate home comparable in type, size, and number of bedrooms over a period of eighteen months prior to the date of application submission multiplied by the number of Affordable Housing Units required under Paragraph C.1.

E. Density Bonus; Affordable Housing Special Permit.

1. The Planning and Economic Development Board may grant an Affordable Housing special permit, by a four-fifths vote, to modify or waive this Bylaw's dimensional and density requirements as specified in Section 6.1 in order to increase the number of market-rate units to help offset the affordable housing requirement:
 - a. **On-site provision of Affordable Housing Units.** A density bonus may be granted to increase the number of market-rate units by the required number of Affordable Housing Units under Paragraph C. For example, for a development that must provide two Affordable Housing Units and the developer chooses to include those on the premises, two additional on-site market-rate units may be allowed.
 - b. **Off-site provision of Affordable Housing Units.** A density bonus may be granted to increase the number of market-rate units by one-half the required number of affordable units under Paragraph C. For example, for a development that must provide two Affordable Housing Units and the developer chooses to provide those off-site, one additional on-site market rate unit may be allowed.
 - c. No density bonus shall be granted when the requirements of this Section are met with a payment in lieu of Affordable Housing Units pursuant to Paragraph D. 3.
 - d. The density bonus may be granted for a development not subject to Paragraph B.1 that provides Affordable Housing Units voluntarily.
2. **Adjustment of Dimensional Requirements.** When the subject development is a subdivision, the Board may adjust the minimum lot area, minimum lot frontage, and minimum front, rear, and side setbacks required in the underlying zoning district for the subject development to allow for the increase in total number of Dwelling Units as long as the layout of all lots meets the following requirements:
 - a. No individual lot shall be reduced in area or frontage to less than eighty percent of the required minimum in the district, and
 - b. Any lot with an Affordable Housing Unit shall be no smaller in area and frontage than the median of the lot area and frontage of all the lots in said development.
3. **Type of Dwelling Unit.** The Board may authorize types of Dwelling Units not otherwise permitted in the underlying zoning district to allow for the increase in the total number of market rate Dwelling Units. For example, in a district where only single-family dwellings are allowed by right, a development with an affordable housing density bonus may be designed to include duplexes, townhouses, or multi-family dwellings for both the market rate and Affordable Housing Units.

F. Location and Comparability of Affordable Housing Units.

1. The permit application for the proposed development shall include a plan showing the proposed locations of the Affordable Housing Units.
2. On-site Affordable Housing Units shall be proportionately distributed throughout a development in terms of location and unit type, size and number of bedrooms in accordance with the LIP requirements. For example, a development consisting of a mix of single-

- family detached homes, attached townhouses, and apartments shall include Affordable Housing Units of each housing type in proportion to the market-rate units.
3. On-site Affordable Housing Units shall be as conveniently located to the development's common amenities as the market rate units.
 4. Newly constructed on and off-site Affordable Housing Units shall comply at a minimum with the LIP Design and Construction Standards as they may be amended, including the requirement that Affordable Housing Units shall be indistinguishable from market-rate units as viewed from the exterior.
 5. On-site Affordable Housing Units shall:
 - a. Be equivalent to the market-rate units in terms of design, quality of construction and workmanship, mechanical, plumbing, heating and cooling systems, roofing, insulation, windows and energy efficiency; and
 - b. Include a garage(s) and/or parking space if the market-rate units include a garage(s) and/or parking space; and
 - c. Contain good quality and highly durable interior finishes, flooring, lighting and plumbing fixtures, and appliances that are consistent with contemporary standards for new housing and installed with equivalent workmanship to the market rate units.
 - d. Be provided product and system warranties equivalent to those supplied for market rate units.
 - e. Include an equivalent quantity of cabinets, countertops, appliances, lighting and plumbing fixtures, and closets to those provided for market rate units.
 6. Off-site rehabilitated units for affordable housing shall comply at a minimum with the following criteria:
 - a. Exterior renovations/improvements shall reflect the character of the surrounding neighborhood.
 - b. DHCD's HOME/HSF/CIPF/CATNHP Construction/Rehabilitation Guidelines as may be amended.
 - c. State Building Code as amended by Massachusetts regulations 780 CMR, as may be amended.
 7. Newly constructed Affordable Housing Units shall contain at least the minimum amount of interior living space, excluding basement space, as specified in the LIP Design and Construction Standards. The Planning and Economic Development Board may make reasonable exceptions for the size and number of bedrooms of existing Dwelling Units that are purchased and resold or rented as Affordable Housing Units with an appropriate deed restriction.
 8. The owners and tenants of market-rate and on-site Affordable Housing Units shall have the same rights and privileges to use any common amenities within the development.

9. The Building Inspector may inspect the premises to ensure that the developer has complied with these requirements and if necessary, require reasonable changes to achieve compliance.

G. Affordable Purchase and Rental Prices.

1. The initial affordable purchase price shall comply with the LIP Guidelines in effect when the Regulatory Agreement is filed with DHCD. The calculations used to determine an affordable purchase price shall be consistent with the terms, rates, fees, down payments, and other requirements of first-time homebuyer mortgage products available from lending institutions licensed by the Commonwealth of Massachusetts in accordance with the requirements of DHCD.
2. The initial affordable rent shall comply with DHCD requirements and LIP Guidelines in effect when the affordable housing special permit application is filed.

H. Applicant Responsibilities.

1. **Marketing Plan for Affordable Housing Units.** The Applicant shall select Qualified Purchasers and Renters via lottery under an Affirmative Fair Housing Marketing Plan prepared and submitted by the Applicant and approved by the Planning and Economic Development Board in consultation with the Medway Affordable Housing Committee or the Medway Affordable Housing Trust. The marketing plan shall comply with LIP Guidelines in effect on the date of filing the Regulatory Agreement with DHCD.
2. **Regulatory Agreement.** For both ownership and rental projects, the Applicant shall prepare the Regulatory Agreement in consultation with and for approval by the Town of Medway and DHCD. Said Regulatory Agreement will be executed by DHCD, the Town of Medway, and the Applicant. The Applicant shall record the Regulatory Agreement with the Norfolk County Registry of Deeds or Registry District of the Land Court.
3. **Deed Restriction.** The Applicant shall prepare a Deed Rider for each Affordable Housing Unit that is consistent with that used in the LIP and the Regulatory Agreement to be recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court.

I. Timing of Construction of Affordable Housing Units

1. On-site Affordable Housing Units shall be constructed in accordance with Table 12 below. Proportionality shall be determined by the number of building permits issued for affordable and market-rate units. In accordance with the table below, Affordable Housing Units shall not be the last units to be built in any development that is subject to this Section.

| TABLE 12 | |
|--|---------------------------------|
| Schedule for Completion of Affordable Housing Units | |
| Percent Market-Rate Units | Percent Affordable Units |
| Up to 30% | None required |
| 30% plus 1 unit | At least 10% |
| Up to 50% | At least 30% |
| Up to 75% | At least 50% |
| 75% plus 1 unit | At least 70% |

| TABLE 12 | |
|--|---------------------------------|
| Schedule for Completion of Affordable Housing Units | |
| Percent Market-Rate Units | Percent Affordable Units |
| Up to 90% | 100% |

2. Construction or rehabilitation of Off-Site Units shall be completed prior to issuance of the building permit for the unit representing fifty-one percent of the development triggering this Section.
3. In the case of payments in lieu of Affordable Housing Units, the following methods of payment may be used at the option of the Applicant:
 - a. The total amount due shall be paid upon the release of any lots or, in the case of a development other than a subdivision, upon the issuance of the first building permit; or,
 - b. The total amount due shall be divided by the total number of market rate units in the development. The resulting quotient shall be payable at, or prior to, the closing of each market rate unit; or,
 - c. A combination of the above methods if approved by the Planning and Economic Development Board.

J. Preservation of Affordability.

1. Homeownership and rental Affordable Housing Units provided under this Section shall be subject to the requirements of guidelines issued by DHCD and a DHCD approved Deed Rider that complies with LIP requirements as they may be amended for inclusion in the Chapter 40B Subsidized Housing Inventory and is enforceable under G.L. c. 184, § 26 or §§ 31-32. Units required by and provided under the provisions of this Section shall remain affordable to the designated income group in perpetuity, or for as long as legally permissible.
2. No building permit for any unit in a development subject to this Section shall be issued until the Town has approved the Regulatory Agreement and the Applicant has submitted it to DHCD. Further, the building permit representing fifty-one percent of the development shall not be issued until the Regulatory Agreement has been approved by DHCD and recorded with the Norfolk County Registry of Deeds or Registry District of the Land Court.
3. For homeownership units, issuance of the certificate of occupancy for any Affordable Housing Unit is contingent on a DHCD-approved Deed Rider signed by the qualified purchaser.
4. Subsequent resale of an Affordable Housing Unit shall be made to a qualified affordable housing purchaser in accordance with the deed restriction.
5. The purchaser of an Affordable Housing Unit shall execute a Deed Rider in a form provided by the DHCD, granting, among other things, the Town of Medway the right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be found.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 42: (Amend Zoning Bylaws: SECTION 8. Special Regulations, Add Section 8.10 Temporary Moratorium on Non-Medical Marijuana Establishments) To see if the Town will vote to amend the Zoning Bylaw, SECTION 8. SPECIAL REGULATIONS, by adding a new Section 8.10 as follows:

8.10 TEMPORARY MORATORIUM ON NON-MEDICAL MARIJUANA ESTABLISHMENTS

A. **Purposes.** On November 8, 2016, the voters of the Commonwealth approved a law regulating the cultivation, processing, distribution, possession and use of marijuana for recreational purposes (new G.L. c. 94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed). The law, which allows certain personal use and possession of marijuana for persons at least twenty-one years of age took effect on December 15, 2016 and (as amended on December 30, 2016; Chapter 351 of the Acts of 2016) requires a Cannabis Control Commission to issue regulations regarding the licensing of commercial activities by March 15, 2018 and to begin accepting applications for licenses by April 1, 2018.

The law authorizes municipalities to adopt ordinances or bylaws regulating the time, place and manner of operations of marijuana establishments. Further it authorizes municipalities to enact ordinances or bylaws or hold local ballot questions to impose additional limitations regarding the types and number of Marijuana Establishments to be allowed in a community and whether to allow for marijuana cafes for the consumption of marijuana and marijuana products on the premises where they are sold.

Currently under the Zoning Bylaw, a non-medical Marijuana Establishment (hereinafter, a “Non-Medical Marijuana Establishment”), as defined in G. L. c. 94G §1 is not specifically addressed. Regulations to be promulgated by the Cannabis Control Commission may provide guidance on certain aspects of local regulations of Non-Medical Marijuana Establishments. The regulation of Non-Medical Marijuana Establishments raises novel and complex legal, planning, and public safety issues. The Town needs time to study and consider the regulation of Non-Medical Marijuana Establishment and address such issues. Questions and concerns have been raised regarding the timeline for implementation, local control mechanisms, regulation of marijuana products, amount of tax, licensing of non-medical marijuana establishments, and additional matters. The Town needs to consider the potential impact of the State regulations on local zoning, and to undertake a planning process to consider amending the Zoning Bylaw regarding regulation of Non-Medical Marijuana Establishments.

The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Non-Medical Marijuana Establishments so as to allow the Town sufficient time to engage

in a planning process to address the effects of such structures and uses in the Town and to enact bylaws in a manner consistent with sound land use planning goals and objectives.

B. **Definitions.** As used in this Sub-Section, the following term shall have the following meaning:

Non-Medical Marijuana Establishment: A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of marijuana-related business as defined by G.L. c. 94G.

C. **Temporary Moratorium.** For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for Non-Medical Marijuana Establishments and other uses related to personal use of marijuana. The moratorium shall be in effect through June 30, 2018 or until such time as the Town adopts Zoning Bylaw amendments that regulate Non-Medical Marijuana Establishments, whichever occurs earlier. During the moratorium period, the Town shall undertake a planning process to consider how the Town will address the potential impacts of Non-Medical Marijuana Establishments in the Town, and to consider the Cannabis Control Commission’s regulations regarding Non-Medical Marijuana Establishments, and shall consider amending the Zoning Bylaw in response to these new issues. This temporary moratorium shall not affect in any way the use of land or structures for Registered Marijuana Dispensaries, (for medical marijuana), which are governed by Section 8.9 of this Zoning Bylaw.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION: To Be Determined

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 43: (Amend Zoning Bylaws: AR-I & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled “Proposed Changes to AR-I & AR-II Zoning Districts, January 3, 2017, MAP 5 OF 7” on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential I district shall be zoned Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| Address | Medway Assessor’s Parcel ID # | Parcel Size | Current Owner |
|----------------|-------------------------------|-------------|---------------------------|
| 10 Clover Lane | 21-070 | .68 | Joseph & Shari Meehan |
| 8 Clover Lane | 21-069 | .68 | Paul & Deborah Rossi |
| 6 Clover Lane | 21-068 | .68 | Michael & Janice Kaslosky |
| 4 Clover Lane | 21-067 | .68 | Michael & Dawn Heffron |

| | | | |
|---|--------|-------|-------------------------------------|
| 2 Clover Lane | 21-066 | .68 | Stephen & Gail Kadlik |
| 13 Delmar Road | 30-021 | .4 | Edward & Helen Richard |
| 15 Delmar Road | 30-022 | .87 | Matthew Parabolicoli & Heidi Dragon |
| 17 Delmar Road | 30-023 | 1.446 | Dale & Vanessa Lambirth |
| 0R Maple Street (also listed in Article B) | 30-010 | .5 | Robert Briggs |

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|---|-------------------------------|-------------|---|
| 60 Winthrop Street | 21-062 | 10 | Michael & Elaine Ruggieri |
| 50 Winthrop Street | 30-003 | 14 | Town of Medway Conservation Commission |
| 38 Winthrop Street (also listed in Article 44) | 30-005 | 32.00 | Shady Oaks Rlty, Robert Briggs Et. Al. Trst. |

The following parcels shall be rezoned from the present zoning in the Agricultural Residential I district to Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|--------------------|-------------------------------|-------------|----------------------|
| 62 Winthrop Street | 21-063 | .25 | Bernard & Donna Peck |
| 64 Winthrop Street | 21-064 | .25 | Anne Marie Price |
| 66 Winthrop Street | 21-065 | .25 | Steven & Myra Abate |

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 44: (Amend Zoning Bylaws: AR-I & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled "Proposed Changes to AR-I & AR-II Zoning Districts, January 3, 2017, MAP 6 OF 7" on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential I district shall be zoned Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|--|--------------------------------------|--------------------|-------------------------|
| 0R Maple Street (also listed in Article 43) | 30-010 | .5 | Robert Briggs |
| 23 Maple Street | 30-008 | .735 | Thomas & Kathleen Gay |
| 28 Winthrop | 39-005 | .7 | David & Phyllis Linardy |
| 19 Winthrop Street | 39-071 | 1.18 | Sheila Donovan |

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|---|--------------------------------------|--------------------|---|
| 38 Winthrop Street (also listed in Article 43) | 30-005 | 32.00 | Shady Oaks Rlty, Robert Briggs Et. Al. Trst. |
| 30 Winthrop Street | 39-004 | 3.29 | Robert Briggs |
| 25 Winthrop Street | 38-010 | 47 | Shady Oaks Realty Trust |
| 11-R Winthrop Street | 39-078 | 4.4 | Town of Medway |
| 0R Oak Street | 47-032 | 9.15 | Town of Medway Conservation Commission |
| 16R Oak Street (also listed in Article 45) | 38-011 | 30.1 | Town of Medway Conservation Commission |

The following parcels shall be rezoned from the present zoning in the Agricultural Residential II district to Agricultural Residential I district, so that the entire parcels is zoned Agricultural Residential I.

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|----------------------|--------------------------------------|--------------------|--------------------------------|
| 11-R Winthrop Street | 39-078 | 4.4 | Town of Medway |
| 0 Oak Street | 39-074 | 10.0 | Town of Medway Conservation |
| 0 Oak Street | 39-074-0001 | .060 | Town of Medway Conservation |
| 2-B Oak Street | 47-033 | 3.29 | Town of Medway |

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 45: (Amend Zoning Bylaw: AR-I & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled “Proposed Changes to AR-I & AR-II Zoning Districts, January 3, 2017, MAP 7 OF 7” on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential I district shall be converted to Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|---------------------|--------------------------------------|--------------------|--|
| 3 Independence Lane | 46-031 | 1.443 | James & Darlene Lane |
| 1 Independence Lane | 46-032 | .826 | John & Tanya Green |
| 2 Independence Lane | 46-041 | .574 | Mendes Realty Trust |
| 4 Independence Lane | 46-042 | .518 | John Khoury |
| 56 Summer Street | 46-028 | 6.0 | Michael & Paulene DelGenio |
| 62 Summer Street | 46-040 | .96 | Dennis & Susan Nickerson |
| 39 Highland Street | 46-023 | 1.5 | Francis Davis |
| 37 Highland Street | 46-024 | 1.219 | Barbara Phillips & Marlene Levine Phillips |
| 35 Highland Street | 46-025 | 1.312 | Daniel & Barbara Tramontozzi |
| 33 Highland Street | 46-026 | 1.25 | Harlan Peterson |
| 31 Highland Street | 47-092 | 1.04 | Glen & Tammy Reed |
| 31A Highland Street | 47-093 | 1.02 | Robert & Charlene Coakley |
| 3 Brandywine Road | 47-005 | 1.585 | Brian & Tina Marie Bartel |
| 5 Brandywine Road | 47-006 | 1.824 | John & Rosanne Hamblin |
| 6 Brandywine Road | 47-008 | 1.01 | Edward & Eileen Paulsen |
| 3 Daniels Road | 47-009 | 1.01 | Susan Steinhauer |
| 5 Daniels Road | 47-010 | .769 | Robert & Stephanie Kenney |

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|---|-------------------------------|-------------|--|
| 16R Oak Street (also listed in Article 44) | 38-011 | 30.1 | Town of Medway Conservation Commission |

The following parcels shall be rezoned from the present zoning in the Agricultural Residential I district to Agricultural Residential II district, so that the entire parcel zoned Agricultural Residential

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|---------------------|-------------------------------|-------------|-----------------------------|
| 0 Independence Lane | 46-033 | .019 | Town of Medway |
| 46 Summer Street | 46-034 | .23 | Peter & Regina Bates |
| 48 Summer Street | 46-035 | .23 | Tara & Christopher Rice |
| 50 Summer Street | 46-037 | .417 | Kristopher Loper |
| 58 Summer Street | 46-038 | .39 | Sally Newton |
| 60 Summer Street | 46-039 | .46 | Vicki Boyd |
| 64 Summer Street | 46-021 | .3 | BHR Development |
| 41 Highland Street | 46-022 | .75 | Daniel & Stephanie McMullin |
| 32 Highland St | 47-001 | .6879 | Erin & Gregory Cabral |
| 30 Highland St | 47-002 | .593 | Richard & Jessica Scalzo |
| 8 Brandywine Road | 47-007 | 1.01 | Gary & Lauri Kline |

II:

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 46: (Amend Zoning Bylaws: AR-I & VC Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled "Proposed Changes to AR-I & VC Zoning Districts, January 3, 2017" on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcel shall be rezoned so that the portion which is presently zoned Village Commercial district shall be zoned Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|-----------------|-------------------------------|-------------|-----------------------------|
| 41 Broad Street | 50-010 | 21.90 | Hidden Acres Realty II, LLC |

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 47: (Amend Zoning Bylaws: AR-II & IND-III Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled "Proposed Changes to AR-II & IND-III Zoning Districts, January 3, 2017" on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Industrial III district shall be zoned Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

| Address | Medway Assessor's Parcel ID # | Parcel Size | Current Owner |
|-------------------|-------------------------------|-------------|---------------------------|
| 1 Lost Hill Drive | 64-007 | 1.078 | Matthew & Kelly Rice |
| 2 Lost Hill Drive | 64-013 | .92 | John & Eileen Aviza |
| 5 Lost Hill Drive | 54-125 | 1.5 | Jeffrey & Eileen Kalukin |
| 28 Fox Run Road | 64-020 | 4.82 | Marie Fortune |
| 0 Granite Street | 64-066 | 11.54 | Boston Edison/NSTAR |
| 40 Granite Street | 64-073 | 10.79 | Bertrand & Julie Goemaere |
| 42 Granite Street | 74-002 | 7.5 | Michael Charney |
| 19 Alder Street | 54-126 | 1.687 | Edward Griffin |

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 48: (Amend Zoning Bylaws: IND-II & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled “Proposed Changes to IND-II & AR-II Zoning Districts, January 3, 2017” on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcel shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Industrial II district, so that the entire parcel is zoned Industrial II:

| Address | Medway Assessor’s Parcel ID# | Parcel Size | Current Owner |
|----------------|------------------------------|-------------|---|
| 34 West Street | 66-012 | 48.7 | Sithe West Medway LLC NStar Services Co. |

The following parcels shall be rezoned from the present zoning in the Agricultural Residential II district to Industrial II district, so that the entire parcel is zoned Industrial II:

| Address | Medway Assessor’s Parcel ID# | Parcel Size | Current Owner |
|----------------|------------------------------|-------------|--|
| 30 West Street | 66-011 | .7 | New England Power Company Property Tax Dept |
| 12 West Street | 66-010 | .2 | Sithe West Medway LLC NStar Services Co. |

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 49: (Amend Zoning Bylaws: CB & AR-II Zoning Boundary Changes)

To see if the Town will vote to rezone the following parcels as shown on a map titled “Proposed Changes to CB & AR-II Zoning Districts, January 3, 2017” on file with the Town Clerk and to amend the Zoning Map accordingly, such that:

The following split parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be zoned Central Business district, so that the entire parcel is zoned Central Business:

| Address | Medway Assessor’s Parcel ID # | Parcel Size | Current Owner |
|-----------------|-------------------------------|-------------|-----------------------|
| 123 Main Street | 48-047 | 6.3 | Maritime Housing Fund |
| 117 Main Street | 40-071 | 4.112 | CMR Investments LLC |

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

**TOWN OF MEDWAY
WARRANT FOR MAY 8, 2017
SPECIAL TOWN MEETING**

NORFOLK ss:

To either of the Constables of the Town of Medway

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Town affairs to meet at the **Medway High School, 88 Summer Street, on Monday, May 8, 2017** at 7:00 PM, then and there to act on the following articles:

ARTICLE 1:

(Transfer: Snow and Ice Deficit)

To see if the Town will vote to transfer a sum of money from available funds and/or Certified Free Cash for the purpose of funding the Snow & Ice Fiscal Year 2017 appropriation deficit; or act in any manner relating thereto.

DEPARTMENT OF PUBLIC SERVICES

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 2:

(Transfer to Stabilization from Receipts Reserved for Appropriation)

To see if the Town will vote to transfer the sum of \$400,000 from Receipts Reserved for Appropriation to the General Stabilization Account, or to act in any manner relating thereto.

BOARD OF ASSESSORS

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 3:

(Transfer to Revaluation Acct. from Receipts Reserved for Appropriation)

To see if the Town will vote to transfer the sum of \$30,000 from Receipts Reserved for Appropriation to the Assessors' Revaluation Account, or to act in any manner relating thereto.

BOARD OF ASSESSORS

BOARD OF SELECTMEN RECOMMENDATION: **Approve**

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 4: (Transfer to Revaluation Account)
To see if the Town will vote to transfer the sum of \$5,000 from the Fiscal Year 2017 Assessors' Department Budget Professional/Technical Account to the Assessors' Revaluation Account, or act in any manner relating thereto.

ASSESSING DEPARTMENT

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 5: (Transfers to Health Care Reimbursement Account)
To see if the Town will vote to transfer the sum of \$50,000 from the Fiscal Year 2017 Health Insurance Account to the Health Care Reimbursement Account, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 6: (Prior Year Bills)
To see if the Town will vote to transfer the sum of \$427.04 from the Department of Public Services' Fiscal Year 2017 Roads and Sidewalks account and the sum of \$286.65 from the Department of Public Services' Fiscal Year 2017 Snow and Ice Contract Services account for the purpose of paying prior year, unpaid bills of the Town, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 7: (Repurpose Monetary Article – Fire Department)
To see if the Town will vote to repurpose the amount of \$15,000 from the Engine 2 Refurbishment article voted under Article 8 of the 2016 Annual Town Meeting for the purpose of making repairs and improvements to Fire Engine 1 and to extend the sunset provision for this purpose until June 30, 2018, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 8: (Veteran Benefits)

To see if the Town will vote to transfer from the Fiscal Year 2017 Health Insurance account the sum of \$15,000 to the Fiscal Year 2017 Veterans' Services budget for the purpose of supplementing the Veterans' Benefits line item, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION: Approve

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 9: (Extend Expenditure Deadline –May 2016 Annual Town Meeting Article 8 – Hazard Mitigation Plan)

To see if the Town will vote to extend the expenditure deadline for the following appropriation made under Article 8 at the May 2016 Annual Town Meeting:

| Project | Department | Cost |
|------------------------|----------------------|-------------|
| Hazard Mitigation Plan | Emergency Management | \$16,000 |

Said appropriations to be expended by June 30, 2019 with unexpended funds as of June 30, 2019 being returned to the General Fund, or act in any manner relating thereto.

BOARD OF SELECTMEN

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

AGENDA

ITEM #7

Discussion – Pickup of Solid Waste/White Goods

Associated backup materials attached:

- Proposed Changes to Medway White Goods Collection Program Submitted by DPS Director

Medway White Goods Collection Program

Proposed Changes

- Medway's White Goods collection is managed by Waste Management (WM) as part of their curbside collection contract. Collection is every Tuesday by appointment. The current contract provides for a flat rate fee of \$954.90 per month / \$11,458.80 annually. The contract expires on June 30, 2017.
- WM has made a new contract proposal. Under that proposal, the White Goods collection program will remain unaltered from a service perspective, but costs will change to \$25 per item. Based on 2016 history, costs would be \$98,400 annually. An increase of \$86,941.
- 2016 White Goods Data

| ITEM CATEGORY | ITEM |
|-------------------|--------------|
| APPLIANCE | 761 |
| GRILL | 164 |
| HOME FURNITURE | 137 |
| HOME IMPROVEMENT | 48 |
| OUTDOOR FURNITURE | 105 |
| POWER EQUIPMENT | 237 |
| SCRAP METAL | 41 |
| SMALL ELECTRONICS | 1,071 |
| SPORTING GOODS | 198 |
| TV/MONITOR | 1,174 |
| Total: | 3,936 |

| No. of Accounts | No. of Visits | No. of Items | Items per Account | Items per Visit |
|-----------------|---------------|--------------|-------------------|-----------------|
| 5 | 8 | 69 | 13.8 | 1.7 |
| 2 | 7 | 17 | 8.5 | 1.2 |
| 7 | 6 | 126 | 18.0 | 3.0 |
| 14 | 5 | 158 | 11.3 | 2.3 |
| 36 | 4 | 271 | 7.5 | 1.9 |
| 111 | 3 | 623 | 5.6 | 1.9 |
| 293 | 2 | 1,089 | 3.7 | 1.9 |
| 880 | 1 | 1,583 | 1.8 | 1.8 |
| 1,348 | 2,109 | 3,936 | 2.9 | 1.9 |

- WM has been instructed to stop collection of home improvement waste, home furniture, and small electronics immediately. These items may be put out curbside for regular collection. Based on 2016 data, reduction of 1,256 items. 2017 potential cost of \$67,000, saving \$31,400.
- To further reduce costs yet provide a high level of service, the following additional changes / limitations to the program are being proposed:
 - Limit collection to white goods (appliances) ONLY.
 - Limit collection to no more than 4 pick-ups per year per account.
 - Limit collection to no more than 2 items per pick-up and
 - Small electronics, TV's, and computer monitors will be accepted at the Recycling Center.
- Based on 2016 data, reduction of 3,175 items. Higher reductions likely due to limitations on number of pick-ups. 2017 potential cost of \$19,025, saving \$79,375.

AGENDA

ITEM #8

Authorization of Town Administrator to Work in Consultation with Special Counsel to Respond to Requests for Information, File Pleadings and Carry Out Other Administrative Proceedings on Behalf of the Board of Selectmen in the Exelon Matter (EFSB 17-01) on the Energy Facilities Siting Board

No associated backup materials.

Proposed Motion: I move that the Board authorize the Town Administrator to work on consultation with Special Counsel to respond to requests for information, file pleadings and carry out other administrative proceedings in the Exelon matter before the Energy Facilities Siting Board (docket # EFSB 17-01).

AGENDA

ITEM #9

Approval - Public Event Permits

- a) Youth Baseball Parade –April 23, 2017
- b) 6th Annual Ride for Food – September 24, 2017

Associated backup materials attached:

- Baseball Parade Request
- Ride for Food Request
- Police Chief's Recommendations

Proposed Motion: I move that the Board approve special event permits for the Youth Baseball Parade and the 6th Annual Ride for Food to be held on April 23, 2017 and September 24, 2017 subject to the Police Chief's recommendations.

Lindsey Rockwood

To: Anthony Mazzola
Subject: RE: Medway Little League Parade

From: Anthony Mazzola [REDACTED]
Sent: Thursday, March 16, 2017 2:01 PM
To: Lindsey Rockwood
Subject: Re: Medway Little League Parade

Allison,

Here are the details of the parade.

Medway Youth Baseball will hold like to hold its annual Parade on April 23rd. The parade will begin 12 noon at McGovern School and will proceed down Lovering to Maple and Winthrop ending at Cassidy Field. All festivities should conclude in about 1.5 hrs to 2hrs. Members of Medway Youth Baseball should be marching for about 1hr from McGovern School to Cassidy Field.

Please let me know if you need anything else.

Thanks in advance,

Anthony Mazzola



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

March 15, 2017

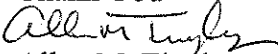
To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

Re: Annual Medway Youth Baseball Parade

I have reviewed the parade route, for the annual Medway Youth Baseball Parade, scheduled for April 23, 2017 at 12:00 PM. I would approve of the issuing of the permit with the stipulation that two detail officers be hired by the organization, to assure the safety of the parade participants and the movement of traffic during the parade. The parade route does require the closing of Lovering Street from Holliston Street to Maple Street, Maple Street from Pond to Winthrop Street and Winthrop Street from Maple Street to the back entrance to the park. The road closures are for a very short period of time.

Thank You


Allen M. Tingley
Chief of Police



March 3, 2017

Board of Selectmen
155 Village Street
Medway, MA 02053

Dear Board of Selectmen,

I am writing to request permission to direct a portion of our sixth annual bicycle Ride for Food through Medway on Sunday morning September 24th, 2017. As in the past, the purpose of the Ride for Food is to raise awareness and funds to combat hunger in New England communities. This year the Ride for Food will benefit the food pantries of Dedham, Needham, Newton and Wellesley as well as the following hunger relief organizations, A Place to Turn, Boston Area Gleaners, Food for Free, Food Link, The Food Project, Fresh Truck, Gaining Ground, JF&CS Family Table, Open Table, Ripples of Hope, The Urban Farming Institute of Boston, The Women's Lunch Place, and the Waltham Fields Community Farm.

Only riders choosing the 50 mile route (<http://ridewithgps.com/routes/2460525>) will travel through Medway, and should be coming through between 8:00 and 10AM. Based on last year's percentages of riders choosing the 50 mile option, we estimate that approximately 150 riders will be cycling through your town, and will do so on a staggered basis leaving Dedham at between 7:00 and 8:00 and will be coming briefly into Medway via Millis by Village Street. Riders will take a right onto Holliston Street crossing Route 109 at the light and then travel into Holliston from there.

I have also included our insurance certificate.

For more information about the Ride for Food, please go to our website at www.threesquaresne.org. Thank you for considering this proposal. Please contact me at 617-710-2610 or clint@threesquaresne.org if you have any questions.

Best Regards,



Clint Moon

cc: Chief Allen Tingley



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/07/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| PRODUCER American Specialty Insurance & Risk Services, Inc. 7609 W. Jefferson Blvd., Suite 100 Fort Wayne IN 46804 | CONTACT NAME: PHONE (A/C, No, Ext): 260-969-5203 FAX (A/C, No): 260-969-4729 E-MAIL ADDRESS: | | | | | | | | | | | | | | | | | | | | |
|--|--|-------------------------------|--|--------|------------|------------------------|-------|------------|--|--|------------|--|--|------------|--|--|------------|--|--|------------|--|
| | <table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>Arch Insurance Company</td> <td>11150</td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table> | INSURER(S) AFFORDING COVERAGE | | NAIC # | INSURER A: | Arch Insurance Company | 11150 | INSURER B: | | | INSURER C: | | | INSURER D: | | | INSURER E: | | | INSURER F: | |
| INSURER(S) AFFORDING COVERAGE | | NAIC # | | | | | | | | | | | | | | | | | | | |
| INSURER A: | Arch Insurance Company | 11150 | | | | | | | | | | | | | | | | | | | |
| INSURER B: | | | | | | | | | | | | | | | | | | | | | |
| INSURER C: | | | | | | | | | | | | | | | | | | | | | |
| INSURER D: | | | | | | | | | | | | | | | | | | | | | |
| INSURER E: | | | | | | | | | | | | | | | | | | | | | |
| INSURER F: | | | | | | | | | | | | | | | | | | | | | |
| INSURED League of American Wheelmen 1612 K Street NW, Suite 1102 Washington DC 20006 | | | | | | | | | | | | | | | | | | | | | |

COVERAGES

CERTIFICATE NUMBER: 1001388330

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|---|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: CLUB | | | SBCGL0054500 | 02/01/2017 | 02/01/2018 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| | <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$ | | | | | | EACH OCCURRENCE \$ AGGREGATE \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | Y / N | N / A | | | PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

- Coverage applies to THREE SQUARES NEW ENGLAND, PO BOX 1055, DEDHAM, MA 02027.

- The Certificate Holder shall be an Additional Insured, but only with respect to the operations of the Named Insured, and subject to the provisions and limitations of Form 00S GL002900 Additional Insured - Designated Person or Organization Written Contract or Written Agreement, but only with respect to RIDE FOR FOOD on September 24, 2017.

CERTIFICATE HOLDER

Board of Selectmen

155 Village Street

Medway

MA 02053

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/27/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | |
|--|---|--|
| PRODUCER American Specialty Insurance & Risk Services, Inc. 7609 W. Jefferson Blvd., Suite 100 Fort Wayne IN 46804 | CONTACT NAME: PHONE (A/C, No, Ext): 260-969-5203 FAX (A/C, No): 260-969-4729 E-MAIL ADDRESS: | |
| | INSURER(S) AFFORDING COVERAGE | |
| INSURED League of American Wheelmen 1612 K Street NW, Suite 1102 Washington DC 20006 | INSURER A: Arch Insurance Company NAIC # 11150 | |
| | INSURER B: | |
| | INSURER C: | |
| | INSURER D: | |
| | INSURER E: | |
| | INSURER F: | |

COVERAGES CERTIFICATE NUMBER: 1001375410 REVISION NUMBER:

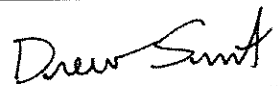
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: CLUB | N | | SBCGL0054500 | 02/01/2017 | 02/01/2018 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COM/PROP AGG \$ 5,000,000 \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ |
| | <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N | N/A | | | | PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

- Coverage applies to THREE SQUARES NEW ENGLAND, PO BOX 1055, DEDHAM, MA 02027.

- Coverage is not provided for special events unless those events are first scheduled and approved by the insurer and appropriate premium is paid. Special events are any ride for which a participation fee is charged (certain exceptions may apply). Club insurance must be in place before special event coverage can be purchased.

| | |
|--|---|
| CERTIFICATE HOLDER THREE SQUARES NEW ENGLAND PO BOX 1055 DEDHAM MA 02027 | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  |
|--|---|

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Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

March 21, 2017

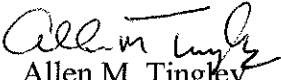
To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

RE: Bicycle Ride for Food

I have reviewed the bicycle route, for the Bicycle Ride for Food, scheduled for Sunday September 24th 2016. I would approve of the issuing of the permit with the stipulation that one detail officer be hired by the organization (intersection of Main and Holliston Street) to assure the safety of the riders and the movement of traffic during the bicycle ride.

Respectfully Submitted,


Allen M. Tingley
Chief of Police

AGENDA

ITEM #10

One-day Liquor License Requests for Events to be Held at Thayer Homestead

- a. Laurie Walker – April 15, 2017
- b. Tanya Abdilmasih – April 16, 2017
- c. Megan Park Wedding – June 17, 2017

Associated backup materials attached:

- Applications
- Police Chief's Recommendations

Proposed Motion: I move that the Board approve one day liquor licenses for Laurie Walker, Tanya Abdilmasih and Megan Park for events to be held at Thayer Homestead on April 15, April 16 and June 17, 2017 subject to Police Chief's recommendations and proof or appropriate insurance coverage.



Town of Medway

BOARD OF SELECTMEN

155 Village Street, Medway MA 02053
Ph. (508) 533-3264 Fax: (508) 321-4899

APPLICATION FOR SPECIAL ONE-DAY LIQUOR LICENSE

MGL c.138, §14

Application for the purpose of selling or dispensing the following beverages permitted by law. A Section 12 license holder may not also be granted a Section 14 (one-day) license unless event is held at a separate location. A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. Purchase must be made from a licensed wholesaler/importer, manufacturer, farmer-winery/brewery, or special permit holder.

For Profit Businesses are eligible for wine and malt license only.

Application must be submitted at least two weeks prior to event.

Fee: \$0

All Alcohol [] Wine and Malt [x]

Event [Wedding, Shower] Event Date [4-15-17]

Event Location [Thayer House] Hours [11:00 AM - 3:00 PM]
(No later than 1:00 AM; last call 12:30 AM)

Name of Organization/Applicant [Laurie Walker]

Address [Redacted]

Phone [Redacted]

Non-Profit Organization? Y [] N [x] (If yes, attach non-profit certificate of exemption)

TAX ID# [] (If applicable)

Is event open to the general public? Y [] N [x] Estimated attendance [35]

Will there be an age restriction? Y [] N [x]

How, where and by whom will ID's be checked? []

Is there a charge for the beverages? Y [] N [x] Price structure: []

Name of Alcohol server(s) (Attach Proof of Alcohol Server Training)



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

March 28, 2017

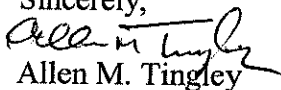
To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

Re: One day Wine and Malt license- Thayer Property- Wedding Shower

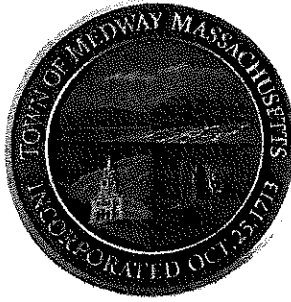
I have reviewed the request from Laurie Walker for a one day wine and malt license for a wedding shower, to be held at the Thayer House, 2B Oak Street, on April 15, 2017. I approve of the issuance of this one day license with the stipulation that the wine and malt will be purchased from a licensed alcohol wholesale distributor, as indicated on the license application and the Town of Medway's Alcohol Policy. There will be no on-street parking on Mechanic Street and Oak Street and that a responsible adult with some knowledge of Mass liquor laws will be checking ID's of individuals being served wine or beer at the party.

Sincerely,


Allen M. Tingley
Chief of Police

Board of Selectmen

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3264
Fax (508) 321-4988



**TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS**

APPLICATION FOR SPECIAL ONE-DAY LIQUOR LICENSE

MGL c.138, §14

Application for the purpose of selling or dispensing the following beverages permitted by law. A Section 12 license holder may not also be granted a Section 14 (one-day) license unless event is held at a separate location. A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. Purchase must be made from a licensed wholesaler/importer, manufacturer, farmer-winery/brewery, or special permit holder.

For Profit Businesses are eligible for wine and malt license only.

Application must be submitted at least two weeks prior to event.

There is no fee for this license.

All Alcohol Wine and Malt

Event 45th Anniversary Party Event Date 4/16/17

Name of Organization/Applicant Tanya Abdilmasih

Address [REDACTED]

Phone # 9 [REDACTED]

Non-Profit Organization Y N (Attach non-profit certificate of exemption)

Event Location Thayer Homestead

Event Hours 5PM to 10:00PM (No later than 1:00 AM; Last call 12:30 AM)

Is event open to the general public? Y N Estimated attendance 60 People

Will there be an age restriction? Y N Minimum age allowed:

How, where and by whom will ID's be checked? Family Gathering all adults except children 8 and younger.

Is there a charge for the beverages? Y N Price Structure:

Alcohol server(s) (Attach Proof of Alcohol Server Training) _____

Provisions for Security or Detail Officer _____

Does the applicant have knowledge of State liquor laws? Y N

Experience _____

The following may be required:

Police Dept. – Detail; Fire Dept. – Detail; Board of Health – Food Permit; Building Dept. – Tent Permit

Applicant's Signature _____ Date of Application _____

Applicant's Name (Please Print) _____

The Board of Selectmen's Office will forward this application to the Police, Fire, and Building Departments and the Board of Health for approval and recommendations.

Police Department _____
315 Village St _____ Date _____

Fire Department _____
44 Milford St _____ Date _____

Board of Health _____
Town Hall, 2nd Fl _____ Date _____

Building Department _____
Town Hall, 1st Fl _____ Date _____



Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

March 27, 2017

To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

Re: One-Day Liquor request – Thayer House – Abdilmasih 45th Anniversary Party

I have reviewed the application for a one day liquor license request for a 45th anniversary party scheduled for April 16, 2017 at the Thayer House.

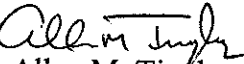
I approve of the issuing of the permit with the following conditions.

There will be no on-street parking on either side of Oak Street or Mechanic Street. Additional parking may be found at the Choate Park complex and in the rear parking lot off of Winthrop Street.

The serving of the beer, wine and alcoholic beverages will comply with the standards set forth in the Town of Medway's liquor policy for a one day alcoholic beverage license, including the stipulation that all alcohol/wine served at the event will be purchased from a licensed alcohol liquor distributor, as indicated on the license application.

A responsible adult will be checking ID's of individuals being served alcohol at this event.

Respectfully Submitted


Allen M. Tingley
Chief of Police



Town of Medway

BOARD OF SELECTMEN

155 Village Street, Medway MA 02053
Ph. (508) 533-3264 Fax: (508) 321-4899

APPLICATION FOR SPECIAL ONE-DAY LIQUOR LICENSE

MGL c.138, §14

Application for the purpose of selling or dispensing the following beverages permitted by law. A Section 12 license holder may not also be granted a Section 14 (one-day) license unless event is held at a separate location. A person holding a Section 14 license cannot purchase alcoholic beverages from a package store. Purchase must be made from a licensed wholesaler/importer, manufacturer, farmer-winery/brewery, or special permit holder.

For Profit Businesses are eligible for wine and malt license only.

Application must be submitted at least two weeks prior to event.

Fee: \$50 (May be waived at Board of Selectmen's discretion)

All Alcohol _____ Wine and Malt

Event Wedding

Name of Organization/Applicant Megan Park + Jenn Croke

Address _____

FID# _____

Phone (781) _____

Non-Profit Organization Y _____ N

Attach non-profit certificate of exemption

Event Location Thayer Homestead

Event Date 06/17/17

Event Hours (No later than 1:00 AM; Last call 12:30 AM) 4pm - 11pm

Is event open to the general public? Y _____ N

Estimated attendance ~100

Will there be an age restriction? Y _____ N

Minimum age allowed:

How, where and by whom will ID's be checked? Hired bartending service

Is there a charge for the beverages? Y _____ N
Price structure: _____

Alcohol server(s) _____

Attach Proof of Alcohol Server Training

"At Your Service" Bartending - should be on file - recommended by Thayer Homestead

Provisions for Security, Detail Officer _____

Does the applicant have knowledge of State liquor laws? Y N _____

Experience _____

The following may be required:

Police Dept. – Detail; Fire Dept. – Detail; Board of Health – Food Permit; Building Dept. – Tent Permit

Date of Application 2/4/17

Applicant's Signature Megan Park

Applicant's Name Megan Park

Address _____

Phone (78) _____

The Board of Selectmen's Office will forward this application to the Police, Fire, and Building Departments and the Board of Health for approval and recommendations.

Police Department _____
315 Village St _____ Date

Fire Department _____
44 Milford St _____ Date

Board of Health _____
Town Hall, 2nd Fl _____ Date

Building Department _____
Town Hall, 1st Fl _____ Date



Medway Police Department

315 Hillage Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

February 16, 2017

To: Michael Boynton
Town Administrator

From: Allen M. Tingley
Chief of Police

Re: One-Day Liquor request – Thayer House – Park/Croke Wedding Reception

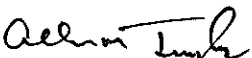
I have reviewed the application for the ^{one} day liquor license request for the Park/Croke wedding reception scheduled for June 17, 2017 at the Thayer House.

I approve of the issuing of the permits with the following condition.

There will be no on-street parking on either side of Oak Street or Mechanic Street. Additional parking may be found at the Choate Park complex and in the rear parking lot off of Winthrop Street.

The serving of the beer and wine and will comply with the standards set forth in the Town of Medway's liquor policy for a one day alcoholic beverage license. Alcohol service will be provided by At Your Service Bartending. All bartenders are TIPS certified servers.

Respectfully Submitted


Allen M. Tingley
Chief of Police

AGENDA

ITEM #11

Action Items from Previous Meeting

Associated backup materials attached:

- Action Items List

| | DATE | ACTION ITEMS BOS | WHO | COMPLETED |
|---|------------|--|--------------------|-----------|
| 1 | 7/6/2010 | Street acceptance progress | S. Affleck-Childs | Ongoing |
| 2 | 9/20/2010 | Route 109 Project | DPS | Ongoing |
| 3 | 2/3/2014 | Cable license renewals ; Mtg of Cable Advisory Com; Ascertainment Process | TA/CAC | Ongoing |
| 4 | 7/28/2014 | DPS Facility Building Project | DPS/TA/Committee | On hold |
| 5 | 4/4/2016 | Recreational Facility Improvements | BOS | Ongoing |
| 6 | 10/17/2016 | Benches at memorial park across from Police Station | TA/DPS | |
| 7 | 12/5/2016 | Urban Renewal Plan submission to State | Redevel. Authority | |

AGENDA

ITEM #12

Approval of Minutes

No minutes available.

AGENDA

ITEM #13

Town Administrator's Report

No associated backup materials.

AGENDA

ITEM #14

Selectmen's Reports

No associated backup materials.