

**Medway Economic Development Committee  
Medway High School – Room 138  
88 Summer Street**

**January 30, 2012**

**ECONOMIC DEVELOPMENT COMMITTEE MEMBERS PRESENT:**

Ray Himmel, Ann Sherry, Kent Scott, Ken Bancewicz, Paul Yorkis and James Byrnes

**ECONOMIC DEVELOPMENT COMMITTEE MEMBERS ABSENT:**

Andy Rodenhiser

**ALSO PRESENT:** Susy Affleck-Childs, Planning and Economic Development Coordinator  
Amy Sutherland, Meeting Recording Secretary

Planning & Economic Development Board member Chan Rogers was also present.

The Chairman opened the meeting of the Medway Economic Development Committee at 7:00 pm.

**DEBRIEF Joint Meeting with BOS and PEDB – January 18, 2012**

EDC members expressed that the joint meeting with the Board of Selectmen and the Planning and Economic Development Board went well. The members of the Board of Selectmen seemed supportive. The Committee knew that the justification of the numbers would be needed. The Board agrees that all of the points indicated were valid. The Committee needs to firm up the numbers.

Member Scott communicated that he went to the Town of Needham for work and explained that their Needham has a staff person whose job is both Economic Development and Planning. He also shared that another town he visited has a person for the Planning Board functions and another person who handles Economic Development.

**Vacant Property Inventory:**

The members received a copy of vacant parcels for Commercial and Industrial land in the Town of Medway. **(See Attached)**

The provided list was generated by the Board of Assessor's office. The data was divided into Commercial and Industrial districts. This sheet included the parcel id, location, land area; assessors land use code, land value, owner, mailing address, and assessor's neighborhood code. These are determined by the land use code which is determined by the Board of Assessors.

The provided list does not include vacant residential property that is designated as protected Chapter 61 land. The Committee would like to have a copy of this.

The Board is also in receipt of a map of the Medway Vacant Industrial and Business Parcels. **(See Attached)**

Member Yorkis notes that this request was made to the Board of Assessors and the information was provided in an efficient and timely manner. There is great capability of our employees in putting together good data collection in a short period of time. It was suggested to attach Google earth to show the topography.

The Committee discussed that there are good opportunities in Medway which could be marketed by the right person and with the accurate data in place. Member Yorkis was very pleased with the data provided.

It was indicated that there is more land available than shown on the map.

Susy Affleck-Childs indicated that there has been some build out analyses had been prepared on some of the areas. This references a memo from 2008 created by PGC Associates.

The Committee wants to create and distribute a letter to the Board of Selectmen. Ray Himmel and Ann Sherry will work on this task.

Member Scott wants to look at the project potential on the tax revenue. The Committee needs to define the use and put a master plan together of the space available. This will help us know what we are targeting.

The Committee discussed the need for a person in charge of the economic development of the town. The Committee does not want to target the position to becoming a revenue generator.

Member Yorkis does not want to indicate revenue. We do not want to quantatative this in anyway. We do not control this.

Chan Rogers communicated that we must look at new revenue sources; salary budgets will hurt the town. The Town needs to look at regionalizing all the services. This will take several years to implement. We need to create one of the two major sources of revenue. Another source is to regionalize services including schools. He urged the town to move ahead.

Member Himmel does not want to put a promise on a return of investment.

Member Yorkis offered suggestions to the map. It was suggested to label the parcels to go with the list by including the addresses and not parcels. Mr. Yorkis wants the Board of Selectmen to put this in the budget. The Committee needs to communicate to the public the need for a person to work as the economic driver for the town.

Member Scott will do the one on one pre-promotion around town to get support for the next three months. We must go to the Finance Committee and Board of Selectmen. Put this on as a task assignment. Paul Yorkis, Ray Himmel and Kent Scott will be designated to provide the information.

Member Yorkis noted that we have the ability to explain that there are opportunities in other locations for a pad site by changing the parking standards. This needs to be worked into the discussion.

It was suggested that we get the local businesses in on this.

All understand that the taxes are high and one of the ways to decrease the rate of growth of real estate taxes is to increase the commercial and industrial tax base.

It was suggested to get a breakdown of numbers by zone for the reevaluations.

Member Scott notes that the land is ultimately to be developed and what gets developed will determine the revenue in the future. The longer we go not doing anything, it is missed opportunities.

The Board felt that they would like to have a line item in the FY 13 budget for Economic Development.

The Committee would like to provide a presentation to the Finance Committee, Medway Business Council, and the newspapers. It is important to lay the ground work for the community to get their support for the position. This is a sales campaign.

Three points to assemble to get support:

- Tax revenue projections
- Power point presentation
- Timeline( looking at zoning, land zoned mixed use)

**Role of an Economic Development Staff Person:**

1. Advocacy for creating a better business environment
2. General marketing of opportunities

3. Facilitating deals
4. Working with state and regional agencies

The Board would like to get something together so that all share that same story.

The Committee agreed that the next steps are to put all the information into a visual and have conversations with the Board of Selectmen and the Finance Committee. Members Scott and Yorkis agreed meet with the Finance Committee and the Board of Selectmen.

The Committee wants to make sure that the presentation includes vacant land, but include pad sites and refer to underutilized land.

It was suggested to put down the answers to the five questions that the Board of Selectmen asked during the joint meeting and provide a working script for us to make sure we are on the same page.

**Fiscal 2013 Budget:**

A proposed FY 13 economic development budget was formally submitted. The Committee would like the number to be revised so that the total is \$49,650.00. This would be for a recommended position to begin October 2012 - June 2013. This is for a 19 hour a week position.

**Committee Member Tasks:**

List of underutilized properties	Answer Questions from Joint Meeting	Attend Finance and BOS Mtg	Contact John Foresto (BOS) Kristine Devine (FINCOM)	Create a working document to show BOS & Finance
Susy	Ken and Kent	Ray and Paul	Anne and Kent	Anne & Ray

**Minutes:**

**On a motion made by Anne Sherry and Paul Yorkis, the Committee voted unanimously to accept the minutes from the January 18, 2012 joint meeting with the BOS and PEDB.**

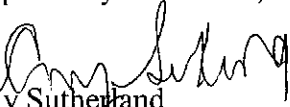
**Adjourn:**

**On a motion made by Ray Himmel and seconded by Ken Scott, the Committee voted unanimously to adjourn the meeting at 8:50 pm.**

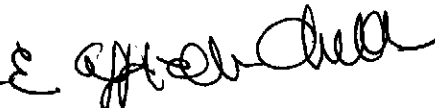
**Future Meetings:**

- Tuesday, February 21, 2012
- Tuesday, March 20, 2012
- Tuesday, April 17, 2012

Respectfully Submitted,

  
Amy Suteland  
Recording Secretary

Edited by,

  
Susan E. Affleck-Childs  
Planning and Economic Development Coordinator

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**PGC ASSOCIATES, INC.**

1 Toni Lane  
Franklin, MA 02038-2648  
508.533.8106  
508.533.0617 (Fax)  
gino@pgcassociates.com

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DRAFT 5-11-10

**ESTIMATED BUILDOUT OF PROPOSED PDS SITES IN  
INDUSTRIAL I, II AND III DISTRICTS**

**Industrial I District (East Medway Industrial Park)**

East Medway Industrial Park has virtually all its infrastructure in place, including water, sewer and roadways. Therefore, lack of infrastructure is not an impediment to development here.

There are two existing PDS sites in East Medway Industrial Park. Each consists of three parcels. The proposed additional parcels are the remaining ones within the Industrial II district. They include 23.74 acres as follows:

<b>PROPOSED PRIORITY DEVELOPMENT SITES</b>		
<b>Parcel</b>	<b>Area (acres)</b>	<b>Development Potential @ .2 FAR</b>
6-480Y	6.68	58,196
6-480E	5.02	75,416*
6-480D	1.98	17,250
6-480B	4.24	52,500*
6-480L	2.6	30,900*
6-480F	1.38	18,212*
6-480HB1	.92	8,015
6-480HB2	.92	9,800*
<b>TOTAL</b>	<b>23.74</b>	<b>270,289</b>

\*Actual building exceeds .2 FAR

This scenario for future development assumes that the vacant parcels in the park are developed at the same density as the average of the existing developed parcels. This is a floor area ratio (FAR) of .2. The areas marked with an asterisk are those parcels with an existing building with an FAR greater than .2. Parcels 6-480Y (28,582 ft<sup>2</sup>), 6-480E (14,400 ft<sup>2</sup>) and 6-480HB2 (9800 ft<sup>2</sup>) have buildings with FAR's smaller than .2. Only Parcel 6-480HB1 is vacant.

**Industrial II District**

The parcels within the proposed PDS sites in the Industrial II district are owned by Exelon and NStar respectively. The Exelon site includes a peak electricity generation facility and the NStar site has high-tension electric transmission lines. It is not anticipated that these sites would accommodate any significant commercial or industrial

development. However, together they could accommodate at least 50,000 square feet of space.

More importantly, these sites have the potential for locating significant alternative energy facilities. In particular, the sites are relatively flat and open and already have electrical generation and transmission facilities on them. Therefore, they would make excellent sites for a commercial solar electricity generation facility.

**Industrial III District (Medway-495 Business Park)**

As with the Industrial I district, the Industrial III district has all of its infrastructure in place. It also has two existing Priority Development Sites. One consists of two parcels totaling 22.61 acres and is the site of Cybex International. The other is a Town-owned site that consists of several small parcels totaling 8 acres, and it abuts the Cybex site.

The table below lists the remaining developable sites within the Industrial III district. They are all located along Trotter Drive and Alder Street. While there are extensive wetlands in the area that constrain the development potential, as shown below, there is considerable development potential remaining.

<b>PROPOSED PRIORITY DEVELOPMENT SITES</b>		
<b>Parcel</b>	<b>Area (acres)</b>	<b>Development Potential @ .2 FAR</b>
3-6A	5.00	43,560
3-4	12.50	0 <sup>1</sup>
3-3	10.72	93,393*
3-39	6.59	30,000* <sup>2</sup>
3-40	7.70	30,000 <sup>2</sup>
3-41	16.00	30,000 <sup>2</sup>
3-42	18.74	164,020 <sup>3</sup>
3-37-1A	13.20	114,998*
3-37-7A1	10.73	50,000* <sup>2</sup>
3-37-7A2	11.03	30,000* <sup>2</sup>
4-1	4.00	0 <sup>1</sup>
<b>TOTAL</b>	<b>116.21</b>	<b>585,971</b>

<sup>1</sup> Little or no development potential due to wetlands constraints, but could be combined with abutting sites for additional development capacity.

<sup>2</sup> Constrained by wetlands but retain limited development potential as indicated.

<sup>3</sup> Actual building size, which approximates .2 FAR

\*These parcels have existing buildings that occupy considerably less than a .2 FAR

VACANT PARCELS  
COMMERCIAL AND INDUSTRIAL

PARCEL ID	LOCATION	LAND AREA (ACRES)	LUC Assessors Land Use Code	LAND VALUE	OWNER	MAILING ADDRESS	NBC Assessors Neighborhood Code
<b>Industrial District III (includes Medway 495 Business Park and some Oak Grove parcels)</b>							
3-41	49 ALDER ST	16.00	440	\$ 435,300	EAST HILL ASSOCIATES REALTY TR /	3 THAYER STREET - FRAMMINGHAM, MA 01702	C2
3-4	36 R ALDER ST	12.50	442	\$ 135,400	BEMIS HAROLD W. /	PO BOX 1198 - BREWSTER, MA 02631	C2
3-6-2R	26 ALDER ST	11.31	440	\$ 378,000	ICYBEX INTERNATIONAL, INC. /	26 ALDER ST - MEDWAY, MA 02053	C2
3-40	39 ALDER ST	7.70	440	\$ 310,000	PAPADOPOULOS GEORGE & / YORKIS PAUL	4 DAFFODIL LANE - MEDWAY, MA 02053	C2
3-6A	18 ALDER ST	5.00	441	\$ 297,800	MELE ANTHONY & MARGUERITE /	203 MAIN ST - MEDWAY, MA 02053	C2
3-38	OR GRANITE ST	5.00	442	\$ 53,400	VARNER BROS SAND & GRAVEL INC /	P O BOX 94 - BELLINGHAM, MA 02019	C3
3-43	OR GRANITE ST	3.00	442	\$ 44,400	STOCKTON ISABELLE /	176 FARM ST - BELLINGHAM, MA 02019	C3
3-42A	51 ALDER ST	0.80	440	\$ 196,000	495 ASSOCIATES TRUST / BRUCE GURBALL, TR.	CONCORD PROPERTY MGMTG, INT. - ONE MAIN ST, P O BOX 459 - CONCORD, MA 01742	C2
3-103	OR ALDER ST	0.51	442	\$ 8,200	WATERS TECHNOLOGIES CORP /	34 MAPLE ST - MILFORD, MA 01757-3690	C2
3A-195	0 OAK GROVE	0.43	442	\$ 2,800	FORNI DAVID J. /	2 COVE RD. EX 7 - SALEM, NH 03079	OG
3A-140	0 OAK GROVE	0.21	442	\$ 13,700	SIDNEY SMITH TRUST / SIDNEY SMITH, TR.	P O BOX 223 - MILFORD, MA 01757	OG
3A-133	0 OAK GROVE	0.18	442	\$ 11,800	LIPTON SIDNEY C. ESTATE / C/O PAULETTE V. ARMSTEAD ADM.	2575 40TH ST NORTH - ST. PETERSBURG, FL 33713	OG
3A-130	0 OAK GROVE	0.15	442	\$ 9,800	NIRO MATTHEW N. & MARGARET /	108 WEST ST. - MEDWAY, MA 02053	OG
3A-9	0 OAK GROVE	0.15	442	\$ 9,800	PARENTE DOROTHY E / PARENTE MICHAEL T SR	43 WHITEWOOD ROAD - MILFORD, MA 01757	OG
3A-109	0 OAK GROVE	0.11	442	\$ 7,200	KIRCHER LILLY E. /	BX 25 - NEWTONVILLE, NY 12128	OG
3A-112	0 OAK GROVE	0.10	442	\$ 6,500	WILLIAMS RICHARD W/MARGARET M /	119 MILFORD ST - MEDWAY, MA 02053	OG
3A-127	0 OAK GROVE	0.10	442	\$ 6,500	PAIGE STELLA & WALTER /	155 VILLAGE ST - MEDWAY, MA 02053	OG
3A-134	0 OAK GROVE	0.10	442	\$ 6,500	HARTFORD WALTER W. /	40 CLARENDON ST - NEWTONVILLE, MA 02160	OG
3A-142	0 OAK GROVE	0.10	442	\$ 6,500	MOLNARI CARLO A JR & BERNICE / KITREDGE PLAN LOTS 251 & 252	REALTY TRUST - 39 CLARK STREET - MEDWAY, MA 02053	OG
3A-17	0 OAK GROVE	0.10	442	\$ 6,500	SIDNEY SMITH TRUST / SIDNEY SMITH TR.	P O BOX 223 - MILFORD, MA 01757	OG
3A-208	0 OAK GROVE	0.10	442	\$ 6,500	PAIGE STELLA C. & WALTER /	155 VILLAGE ST - STREET, MA 02053	OG
3A-8	129 MILFORD ST	0.30	442	\$ 5,900	SANMARIANO INVESTMENT TRUST	219 TEMPLE ROAD - WALTHAM, MA 02452	OG
3A-10	129 N MILFORD ST	0.15	442	\$ 1,000	FISHER GEORGE A. & VIRGINIA /	15 COLONIAL RD. APT 7 - MILFORD, MA 01757	OG
3A-12	127 N MILFORD ST	0.15	442	\$ 1,000	MOLNARI JOHN & VICTORIA /	89 MEDWAY RD. - MILFORD, MA 01757	OG
3A-21	121 N MILFORD ST	0.10	442	\$ 500	SMITH SIDNEY /	P O BOX 223 - MILFORD, MA 01757	OG
3A-6	129 N MILFORD ST	0.10	442	\$ 700	WINCH GEORGE E. /	PINE LN RFD 2 - FRAMMINGHAM, MA 01701	OG
<b>Industrial Zone I (East Medway Industrial Park)</b>							
6-480AA	2 MARC RD	3.86	440	\$ 204,400	ELEEN REALTY TRUST / ELLEN ROSENFELD, TR.	730 MAIN STREET - UNIT 2A - MILLIS, MA 02054	I1
6-480	0 MARC RD	3.42	441	\$ 165,200	ELEEN REALTY TRUST / ELLEN ROSENFELD, TR.	730 MAIN STREET - UNIT 2A - MILLIS, MA 02054	I1
6-480-BF	5 MARC RD	2.14	440	\$ 184,900	ELEEN REALTY TRUST / ELLEN ROSENFELD, TR.	730 MAIN STREET - UNIT 2A - MILLIS, MA 02054	I1
6-480-C	0 MARC RD	2.07	440	\$ 147,000	ELEEN REALTY TRUST / ELLEN ROSENFELD, TR.	730 MAIN STREET - UNIT 2A - MILLIS, MA 02054	I1
6-480P	0 JAVAR RD	1.63	441	\$ 134,800	ROSENFELD ELLEN TRS / ELLEN REALTY TRUST	730 MAIN STREET - UNIT 2A - MILLIS, MA 02054	I1
6-480HB1	25 JAVAR RD	0.92	440	\$ 87,000	SOLARI JOHN J. JR./CAROLINE C. /	18 WINTHROP ST. - MEDWAY, MA 02053	I1
<b>Business/Industrial Zone</b>							



VACANT PARCELS  
COMMERCIAL AND INDUSTRIAL

PARCEL ID	LOCATION	LAND AREA (ACRES)	LUC Assessors Land Use Code	LAND VALUE	OWNER	MAILING ADDRESS	NBC Assessors Neighborhood Code
6-480T	8 MAIN ST	1.10	440	\$ 219,800	ELLEN REALTY TRUST / ELLEN ROSENFELD, TR.	730 MAIN STREET - UNIT 2A - MILLIS, MA 02054	C2
<b>Commercial I Zoning District</b>							
6-317A	72 MAIN ST	4.54	390	\$ 389,200	MECOBA PROPERTIES, INC. /	70 MAIN ST. - MEDWAY, MA 02053	C1
5G-21	123 MAIN ST	6.30	390	\$ 300,500	MARITIME HOUSING FUND LLC /	PO BOX 540073 - - MILLIS, MA 02054	C2
6-38D	81 R MAIN ST	0.97	392	\$ 41,800	ROSENBERG CHERYL /	PO BOX 126 - - MEDWAY, MA 02053	C1
6-365	74 HOLLISTON ST	1.89	390	\$ 235,700	HIDDEN ACRES REALTY I, LLC / CASSIDY DAVID L.	800 WESTCHESTER AVENUE - - RYE BROOK, NY 10573	C2
<b>Commercial III Zoning District</b>							
1B-20	26 BARBER ST	0.67	390	\$ 101,900	MEDWAY OIL CO., INC. /	37 BROAD ST. - - MEDWAY, MA 02053	C3
<b>Agricultural Residential I Zoning District</b>							
6-0	1 N MAIN ST	0.34	392	\$ 43,700	ROBMAR REALTY TRUST / ROBERT LUCAS, TR.	P.O. BOX 95 - - MILLIS, MA 02054	C2
<b>TOTAL</b>		<b>94.30</b>		<b>\$ 4,217,600</b>			
<b>Land Use Code (LUC) Key - Per Medway Board of Assessors/Mass Dept of Revenue</b>							
440	Vacant Industrial - Developable						
441	Vacant Industrial - Potentially Developable						
442	Vacant Industrial - Undevelopable						
390	Vacant Commercial - Developable						
392	Vacant Commercial - Undevelopable						

NOTE - Data provided by Medway Assessors office. This list does NOT include vacant residential property or property that is designated as protected chapter 61 land (farming, woodlands, etc.)

## **ACTION ITEMS FROM EDC MEETING HELD ON 30 JANUARY 2012**

- 1) The Committee wants to create and distribute a letter to the Board of Selectmen. **Ann Sherry and Ray Himmel**
- 2) We must go to the Finance Committee and Board of Selectmen. The Committee agreed that the next steps are to put all the information into a visual and have conversations with the Board of Selectmen and the Finance Committee. Members Scott and Yorkis agreed to meet with the Finance Committee and the Board of Selectmen over the next three months. The Committee agreed that the next steps are to put all the information into a visual and then have the conversations with the Board of Selectmen and the Finance Committee.
  - i) **Paul Yorkis, Ray Himmel and Kent Scott will be designated to provide the information.**
- 3) Compile a list of underutilized properties – **Susy Affleck-Childs**
- 4) Summarize and answer questions from the Joint meeting held on 18 January 2012 – **Ken Bancewicz and Kent Scott**
- 5) Attend the Finance and BOS meeting – **Ray Himmel and Paul Yorkis**
- 6) Contact John Foresto (BOS) and Kristine Devine (FINCOM)- **Anne Sherry and Kent Scott**
- 7) Create a working document to present to the BOS and Finance Committee – **Ray Himmel and Anne Sherry**

*The Medway Economic Development Committee will work proactively to promote, Encourage, and facilitate the development of responsible and properly planned business and industrial growth within the community in order to expand and Strengthen the local economy and diversify the community's tax base.*