

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

**May 22, 2012**

**ECONOMIC DEVELOPMENT BOARD MEMBERS PRESENT:**

Ray Himmel, Paul Yorkis, Ann Sherry, and Ken Bancewicz

**MEMBERS ABSENT WITH NOTICE:** James Byrnes, Kent Scott and Andy Rodenhiser

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

Tom Holder, Director of the Medway Department of Public Services (DPS) was also present.

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

**Tom Holder, Director of DPS:**

Medway DPS Director Tom Holder was present. Susy had invited him to speak to some of the EDC's questions about sewer and water capacity for economic development.

The purpose of Mr. Holder attending the meeting was to explain the limitations relative to the water capacity of the Town of Medway as it pertains to the Town's economic development work.

Mr. Holder reported as follows.

Residents can see the tangible things that the DPS is doing through the capital budget such as the new water tank and through the residential side with the installation of new water meters and on the water management act permit and efforts to reduce the I & I inflow and infiltration.

Inflow is when there is a direct connection to the sewer system.

Infiltration involves things that compromise the integrity of the pipe which has caused it to fail and the result is that the ground water is illicit and not in the pipe and this water goes to the Charles River Pollution Control District treatment plant and we as a Town are charged to treat this water.

The Town is mandated by the state through a permit to discharge only a certain level of wastewater per day. Currently, our level is 895,000 gallons.

During wet weather we are not within that level, we exceed that amount. This is a real problem.

The Charles River Pollution Center is held to a specific standard and they then place the standard on the participating communities.

The wet weather events do exceed the limits. There is a drive to have a Water Resources master plan performed and some identification of the I & I was taken. We are moving forward and focused on the Chicken Brook interceptor. Through looking at several meters, we know that this area is a prime candidate for the infiltration program. We had it inspected and had remote cameras driven down the pipe. The structural integrity of pipe is ok. There are spot areas which need repairs. There has been allocated \$200,000 for repair work which will take place for sewer improvements and make the spot repairs and eliminate the infiltration in that segment of pipe. We will start investigation other tributaries which come into Chicken Brook. This will be an ongoing and a continuous effort.

The goal is to reduce the infiltration and this will free up capacity in the future.

The DEP has not been asked to come in with any orders. We are meeting the permits on an annual basis. There is a risk it could occur. The limit is set and broken up by number of households and businesses based on standards about consumption and establish the permit levels based on number of units.

If we increase East Medway, we would need to seek approval.

The Town has the ability to seek an increase to this level, but we need to be well below our current standard or capacity level before seeking an increase.

Some towns might sell sewage treatment capacity to Medway such as Franklin or other towns with surplus capacity.

The mechanics of the process would include Title 5 calculation completed and would propose the amount of flow. Then the flow and permit is approved or denied within the permitting levels. There has not been a denial of to Charles River Pollution Control Plant.

The Economic Development Committee's concern is that we could have a business interested in coming to Medway but we do not have enough sewage treatment capacity for this business. MASS Development has noted that we need to know what resources we have in town as we speak with businesses.

Tom Holder responded that the CRPC approved the new sewer extension for the Medway 495 business Park and would not have approved this if they thought it would be an issue. If there was a high water user business which wanted to come to town, it may need to be looked at.

The infrastructure is there.

The water management permit is a strict threshold on the water side which is issued through the DEP.

Tom Holder noted that there is mitigation, and mentioned that some modifications have been done and we can encourage within the decisions for businesses to remove the I & I to allow connection. This concept has been successful in some communities.

A question was asked if the toxicity of the wastewater has to be tested.

Tom Holder answered that the volume and parameters of discharge is monitored.

#### Water Capacity

The Town's water management permit was renewed by DEP but they reduced our threshold. The level was lowered and data was underestimated and the meters were not totally accurate. The DCR did population and demand projections and went to court and challenged this since they showed the population declining. The water withdrawal amount was lowered and we challenged this and said that the production levels were poor due to reporting and with the new metering systems we can give better figures. We did get an amendment to this permit. There was language added that should there be an identified increase, the DEP would entertain raising the limit.

We have the well capacity to get the water out of the ground, and the report stated the capacity will provide enough water. But we are held to a significant restriction on what we can draw from the ground. We are permitted to draw 910,000 gallons a day.

The Annual 2011 figures are under 0.89.

We are good in the DEP's eyes for water quality and the tanks looks good and we have made good faith effort.

We report to DEP's central district in Worcester and meet with them regularly.

The timing of the spot repairs will be completed within the year. The problem is getting access to the pipe. We will be replacing some of the 8 inch pipes with 12 inch pipes.

The Town is currently operating with water bans. Residents can only hand water currently. The non-essential watering ban may occur within a month. We need to keep the water tanks full for safety purposes (fire fighting). There may be increased bans throughout the summer.

Member Bancewicz wanted to know what the DPS can do to improve the appearance of the industrial parks.

Tom Holder indicated that they do have a piece of equipment that could cut the grass in that area. The problem was that there were no licensed operators for this particular piece of equipment. We are getting the licenses and the work will get done.

Susy Affleck- Childs noted that these are the gateways to the community. We collectively and the business owners need to look to the Town to clean up the area.

Chairman Himmel inquired about picking up trash along Rt. 109. There is a lot of trash.

Tom Holder communicated that there will be summer workers assigned for roadside cleanup.

Tom Holder also informed al that they are looking to implement a commercial recycling program. This will be a great service for businesses.

**FY 2013 Budget Plan:**

Susy informed the Committee that she has asked for some time with the Board of Selectmen at their June 18<sup>th</sup> meeting. She would like the EDC to provide a specific proposal.

The next step will take a couple more months to search for someone. We will need to look at the original proposal and repackage and decide what we want to do.

It was noted this money will have to be approved and reappropriated each year.

It was recommended by MassDevelopment that we hire a person who knows the town and can get out there make the connections.

The words in the proposal could be a contract employee, someone who is an independent contractor but not a firm. The person would report to Suzanne Kennedy.

The Committee was in agreement that they would like to hire a contract employee.

**On a motion made by Paul Yorkis and seconded by Ann Sherry, the Committee voted unanimously to recommend a contracted employee.**

The Committee will put together a formal proposal and letter to the BOS.

It was also proposed to answer the five questions that the Board of Selectmen had put forth to us at the beginning of the process.

The Board discussed that they need to think of people within the community which may be a fit for this position.

There will need to be discussion about where this person's office is going to reside. This will be an issue as Town Hall is very tight. There needs to be a place where this person will be able to work. We need to be creative about this.

Chairman Himmel suggested that maybe this person can use a room at the middle school.

This person would need to report to Suzanne and this is the gray area which needs to be worked out.

The Board needs to look into office space further.

The EDC will put together a summary of the direction taken.

Ken will provide the questions to Susy.

The Board would need to have the informational materials to the Board of Selectmen by June 13, 2012.

It was suggested that Ray have conversation with Andy Espinosa about getting a liaison from the Board of Selectmen to serve on the Economic Development Committee.

**Oak Grove Public Forum:**

There will be a meeting at the Medway Public Library June 19, 2012 at 7:00 pm for the Oak Grove Public Forum. The abutters and owners have been notified. There will be a presentation by Will Naser of the titles and information confirmation about ownership. There will be new maps.

The Forum will be moderated by Planning Board Chairman Andy Rodenhiser.

Ann would like to get a copy of the presentation as she will not be able to attend that night.

**Reports:**

Retired Fire Chief, Mr. Trufant was recognized by the Medway Business Council at its annual meeting and will be considered an honorary life-time member. Susy Affleck-Childs was at the ceremony.

Member Yorkis communicated that all the zoning bylaw amendments proposed by the PB passed at town meeting. It was suggested that the parking provisions be reviewed and changed with the goal to create more buildable square footage for a pad site and bigger capacity for restaurants. This could be worked on by the Planning and Economic Development Board this year.

There would need to be bylaw changes within the districts. There are already options for compact cars.

Chairman Himmel wanted to know if there are any electrical cars.

The Town is working on locating an electrical vehicle charging station somewhere.

Susy would appreciate the EDC preparing a letter to the Planning Board with a bullet list of the zoning amendment priorities the EDC would like the Board to work on collectively. The next step for Oak Grove will be some zoning changes. This could be included on a list.

Mr. Yorkis also mentioned we do not really have work force housing in Medway. This is needed but our current zoning does not encourage this. This needs to be addressed.

Susy mentioned that the new zoning map shows that there are two residential zoning districts. The only place where a duplex can be built is within ARII and that is by special permit. She indicated she is looking at creating a new village residential zone and allow a duplex by right instead of special permit.

There are some people in town that are not comfortable with “by right” duplexes. This item needs to be addressed delicately.

**MINUTES:**

**March 20, 2012:**

The minutes from March 20, 2012 will be held to the next meeting.

**March 23, 2012:**

**On a motion made by Ann Sherry and seconded by Ray Himmel, the Economic Development Committee voted unanimously to accept the minutes from March 23, 2012.**

**April 25, 2012:**

**On a motion made by Paul Yorkis and seconded by Ann Sherry, the Economic Development Committee voted unanimously to accept the minutes from April 25, 2012.**

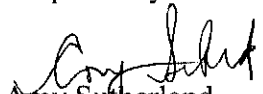
**Next Meeting Date:**

The Economic Development Committee will meet on Tuesday June 19, June 27, and July 17 2012 and August 21, 2012.

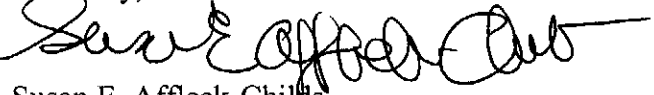
**ADJOURN:**

**On a motion made by Paul Yorkis and seconded by Ann Sherry, the EDC voted unanimously to adjourn the meeting at 9:00 pm.**

Respectfully Submitted,

  
Amy Sutherland  
Recording Secretary

Edited by,

  
Susan E. Affleck-Childs  
Planning and Economic Development Coordinator