

Medway Economic Development Committee
April 7, 2015
Medway Senior Center
76 Oakland Street
Medway, MA 02053

Economic Development Committee Members Present:

Hugh McKinnon, Alissa Parlee, Andy Rodenhiser, and Paul Yorkis.

Also Present:

Maryjane White, Board of Selectmen
Stephanie Mercandetti, Director, Community & Economic Development
Eric Arbeene, Resident
Ken Bancewicz, Cybex International

Acting Chairman Andy Rodenhiser opened the meeting at 7:00 pm.

Reorganization:

As the Economic Development Committee had not met in some time, members felt it would be good to reorganize until such time as members are reappointed and new members are appointed to increase the membership of the Committee.

Vote on Reorganization:

On a motion made by Alissa Parlee and seconded by Hugh McKinnon, the Committee voted unanimously to appoint Paul Yorkis as Chairman to the Economic Development Committee.

On a motion made by Hugh McKinnon and seconded by Paul Yorkis, the Committee voted unanimously to appoint Andy Rodenhiser as Vice Chairman to the Economic Development Committee.

Public Comments:

Eric Arbeene introduced himself to the Committee. He is interested in serving on the Committee. He gave background on his experience and interest.

Ken Bancewicz also introduced himself to the Committee. He is a former member of the Economic Development Committee and works for Cybex International.

New Community and Economic Development Department:

Stephanie Mercandetti introduced her new role in Medway as the Town's first Director of Community and Economic Development. She explained the functions of this new department which is to oversee the implementation and coordination of community and economic development plans, programs and services. The notion is to also coordinate permitting with other Town Department and Boards as well as provide support to the various land use committees in Town. In addition, she will be dedicated to providing assistance to existing and new businesses as well as development and redevelopment opportunities.

Recodification of the Zoning Bylaw:

Stephanie Mercandetti explained Article 24 on the Annual Town Meeting warrant having to do with recodification of the Zoning Bylaw. The proposal reorganizes the bylaw in a more user-friendly fashion by creating a Table of Uses and a Table of Dimensional and Density Regulations. It also eliminates redundant or unnecessary provisions and make revisions to the nonconforming section to make it more consistent with state law. Andy Rodenhiser added that it changes the enforcement fines and removes procedural requirements which are better situated in a Board's rules and regulations. The bylaw has been added to over the years and the proposed recodification cleans up any inconsistencies.

On a motion made by Andy Rodenhiser and seconded by Alissa Parlee, the Economic Development Committee voted 3-0-1 (Hugh McKinnon abstained) to support and recommend Article 24. Hugh McKinnon noted that he had not had enough time to review the draft recodification in its entirety.

Proposed Business Transition District Bylaw:

Stephanie Mercandetti discussed Article 25 on the Annual Town Meeting warrant which seeks to add a new zoning district named Business Transition and rezone six parcels near the intersection of Routes 109 and 126 as Business Transition. This rezoning would provide opportunities for small-scale economic development opportunities. Andy Rodenhiser noted that the Planning and Economic Development Board met with the abutting residential neighbors at Restaurant 45 where 20-25 people were in attendance. He explained the history of the area and that there were previous attempts to rezone the properties to Commercial V which failed to pass with a two-thirds vote at Town Meeting. This is an opportunity to widen the commercial tax base. These properties are currently unoccupied or underutilized. This is a good compromise to allow for some low impact

job growth in the area. He also referenced the Master Plan and some of the objectives under the Economic Development Goals and Action Items. Alissa Parlee said that is a better option and the owners of the parcels subject to the rezoning have approached the Town to have this done. Maryjane White added that this is a compromise to balance the interest and needs of both the property owners and abutters. Paul Yorkis disclosed that he has had dealings with the owner of 31 and 33 Summer Street.

On a motion made by Andy Rodenhiser and seconded by Hugh McKinnon, the Economic Development Committee voted unanimously to support and recommend Article 26.

Proposed Multifamily Housing Overlay District Bylaw:

Stephanie Mercandetti reviewed the proposal to add a new overlay zoning district to allow multifamily housing by special permit. Multifamily housing would apply to three or more units and could be either renovation or new construction. The area being proposed for this overlay district are sections within a half mile of a commercial district. The maximum number of units in a building is 12 and the maximum per development would be 40 units. There is also a development limitation under the proposed bylaw. Questions were raised why certain properties were excluded from the bylaw. This was a modest approach to put something in place and the district could be expanded in the future if need be. Andy Rodenhiser noted that properties that received subdivision approval were removed from the overlay district map as well as some other parcels.

On a motion made by Andy Rodenhiser and seconded by Hugh McKinnon, the Economic Development Committee voted unanimously to support and recommend Article 25.

Past Committee Activities:

Stephanie Mercandetti distributed the general bylaw that created the Economic Development Committee and reviewed some of the items on the list. Paul Yorkis suggested that everyone review the list and reconvene at the next meeting to discuss further.

Priorities for Upcoming Activities:

It was suggested to have the development team for the Tri-Valley Commons come to the next meeting to discuss their proposed project for 72 Main Street. It was also suggested to have a meeting with the Medway Business Council to discuss how the two groups could work together. Other items discussed include a review of the zoning bylaw and goals and objectives in the Master Plan.

Clean Sweep – Saturday, April 11, 2015:

Volunteers form groups and tackle some of the main streets in Medway to collect debris after the harsh winter.

Reports:

There were no other reports made.

Approval of Meeting Minutes:

There were no minutes requiring approval at this time.

Minutes:

There were no minutes available to be voted on and approved at this meeting.

Next Meeting:

The next meeting will be determined based on the availability of developer's project team of the Tri-Valley Commons Project.

Adjourn:

On a motion made by Alissa Parlee and seconded by Andy Rodenhiser, the Economic Development Committee voted unanimously to adjourn the meeting.

The meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Stephanie Mercandetti
Director, Community and Economic Development