

**Thursday May 7, 2015**  
**Economic Development Committee**  
**76 Oakland Street**  
**Medway, MA 02053**

**PRESENT:**

Chairman, Paul Yorkis, Vice Chairman, Andy Rodenhiser, Members: Tina Chemini, and Alissa Parlee.

**ALSO PRESENT:**

Stephanie Mercandetti, Director of Planning and Economic Development  
Amy Sutherland, Recording Secretary  
Ken Bancewicz, Employee at Cybex,  
Keith Peden, resident

There were no public comments

The Director of Planning and Economic Development entered the following into the record:

**Boston Region Metropolitan Planning Organization CCT Program:**

The Community Transportation Technical Assistant Program provides technical analysis and support to municipal officials about local transportation issues. The purpose of this study was to examine the feasibility of installing a traffic signal at the intersection of Route 109 (Milford Street at Trotter Drive). This intersection is the entrance to the 495 Business Park and provides access to the Oak Grove redevelopment area. There was a site visit performed on April 17, 2015. The concerns and issues include traffic congestion during peak hours, especially on the northbound Trotter Drive. There is also inadequate signage, poor sight distance for northbound vehicles. The report provided five different options with the last option costing \$950,000 for the installation of a traffic signal.

Chairman Yorkis prefers option one for widening of the northbound approach to provide one northbound left-turn lane and one northbound right-turn lane. The cost estimate is \$170,000.

Ken Bancewicz is an employee in this park and responded that if there is anything short of signalization it is a waste of money

There is an economic development issue that needs to provide employees and customers an easy way to get in and out.

It was recommended that all members review the report and the EDC will take a vote at their next meeting with a recommendation for the best option.

**2009 Master plan Implementation Action:**

The members are in receipt of a document entitled Medway Master Plan 2009 Actions. This has a breakdown of the goals and implementation actions for the Economic Development Committee.

It Master Plan committee has representation of residents undertook the activity of updating to towns vision and there are six elements to this plan. The committee developed the plan which was approved by the town meeting to endorse. It was approved unanimously. This is a ten year plan and this is mid-year.

**Economic Development Goal # 1 – Maximize the economic area’s economic development resources.**

One of the goals is to continue to work with the Metropolitan Area Planning Council and the Southwest Area Planning to promote Medway as a potential development area. This item is being addressed and Consultant Carlucci does attend the SWAP meetings and reports back to the PEDB. The EDC needs to continue working with the Medway Business Council to keep the Town’s goals and objectives consistent with the needs of local businesses. The EDC should look into becoming active members in the Milford and Franklin Chamber of Commerce to promote Medway and Medway’s businesses. Chairman Yorkis communicated that this is a budgetary item. The Planning and Economic Development Board has the funds to join these groups, but we also need to know what the cost is to attend the workshops or seminars offered. The joining of these groups helps with networking. Stephanie noted that this could also come from her budget.

The 2009 Master plan was compiled by consultants, town boards/committees. PC Associates looked at demographics and helped with action items. The first time this was done, surveys were mailed to the homes for outreach, and there were focus groups.

Chairman Yorkis explained that he had participated in the 2009 implementation plan. There was a wealth of expert knowledge within the town provided by individuals at no cost to the community. With the new administration, there is a goal to do some reorganization of the planning and permitting offices, which has been in desperate need. The administrator is advocating for a better business environment with concrete suggestions. The Planning and Economic Development Committee under the leadership of Andy Rodenhiser has taken a proactive approach instead of reactive. Stephanie Mercandetti is providing leadership to the various boards. Chairman Yorkis communicates that the EDC is not where he hopes it can to be as a committee since the challenges are always changing.

**Goal #2- Facilitate smart redevelopment of the Rt. 109 corridor to create Village/Town Center:**

This goal is to utilize the previously created “vision” of a pedestrian friendly Town Center, share with town boards and the community to that the vision can be shared and understood by the residents. The goal is to also obtain approvals for this specific zone to be an Economic Target Area as defined by the MA Department of Economic Development so that the parcels can qualify for tax incremental financing and other state developmental programs. The next goal would be to explore alternative means of providing appropriate infrastructure through grants,

district improvement financing, or other programs to enhance this area. This would include facilitating discussion groups with the landowners to stipulate consideration of the develop

Stephanie informed the EDC that the State has a modified program that would make us be eligible for incentive programs. EDC program is under the oversight of business development. The EDC incentive program is a tool and there are tax break for businesses for improvements made. The guidelines of state for retail has changed.

Another goal of the master plan is to create a realistic vision for the Oak Grove area that maximize the best use for the area in a manner consistent with the master plan along with sharing and promoting the vision to various town boards and community so that it can be understood by residents.

**Goal #5 – Identify and utilize any “brown field” parcels:**

The goal is to review a;; “brown field” sites and their current conditions along with researching and identifying available grants available for “brown field” cleanups. This would also include meeting with property owners of identified “brown fields” to discuss options. The EDC would like the help of Stephanie to assist in securing grants to clean-up and potentially redevelop “brown field” sites including Town dump and DPS Highway Barn.

A question was asked if we could undertake this project for clean-up and solar with Holliston.

Stephanie responded that we own the liability until this area is cleaned up. There may be federal funds to secure the funds to address this issue. Stephanie will contact Karen Sherman from Holliston.

Chairman Yorkis is attending a meeting in Washington and could ask the members of congress about clean-up and funding.

Stephanie will provide an updated list.

**Goal #6 Attract New (and retain existing) businesses and increase the industrial/manufacturing base:**

The discussion next moved to the entrance signage in the area at the business park. We need To be the advocates to clean up this area. There has been no money dedicated for clean-up.

Ken indicated that some work has been done. There is mulch and it has been cleaned. Hopefully it is on a routine maintenance plan. This sign still needs to be updated.

Member Rodenhiser wanted to know if there is there is leadership in the park for an association.

**Tri-Valley Commons:**

The Tri-Valley Commons site plan was provided to the EDC members. The committee was made aware that the Tri-Valley developer has met with the PEDB, and DRC. The applicant also attended the Rt.109 committee meeting. GPI has provided the consultant work as it relates to traffic issues. There will be a total of three buildings on site. There are currently two tenants.

Chairman Yorkis commented that from last night's Rt. 109 meeting, there was a concern raised regarding a tractor trailer being able to make a right hand turn without going into the center lane. It appears that the radius will need to be changed. DPS Director, Dave Damico was present and is planning on sending a communication to PEDB. The traffic engineer was there. GPI was present at the meeting. The second item which needs to be addressed is the land behind Advance Auto Center which may be developed. If this will be the case, future planning with traffic needs. The town has one opportunity to get this entrance the first time. The plaza and internal circulation will need to be worked on. The master signage plan will come later.

In relation to the signage, the Zoning Board of Appeals had a hearing for the signage and it was suggested to revise the proposal. The dialogue is happening.

There was a meeting with the property manager at the plaza. They want to see a commitment from the town to improve this area. The new zoning will allow for housing on top of the buildings. This could be a life style center. The parking requirement change will allow for additional sites for this area.

The Town has consulted with The Cecil group to assist with the revising of the DRC standards and guidelines.

The EDC discussed that with the Tri Valley site, the buildings should be adjacent, and the retail building should be to the street. This would encourage pedestrian access and is better aesthetically. There also needs to be pedestrian connection from and to the proposed plaza to Goulds.

**On a motion made by Andy Rodenhiser and seconded by Alyssa Parlee, the EDC voted unanimously to support a letter being sent to the PEDB in regards to the placement of buildings for the Tri Valley site.**

Director Mercandetti will prepare a communication to the Planning and Economic Development board.

The EDC wants to make sure when the construction begins on Rt. 109, there is minimum disruption to the businesses. It was suggested to have temporary signage with possible displays with special offerings to bring business in. Stephanie discussed that when the construction at Rt. 109 begins, she is planning on construction alerts on the website. There was a suggestion to post on "Friends of Medway. There was some reservation since all the information on the facebook is not accurate.

This will need to be discussed further.

**Future Meeting Date: Thursday, June 11, 2015.**

**ADJOURN**

**On a motion made by Alyssa Parlee, and seconded by Tina Chemini, the Board voted unanimously to adjourn the meeting.**

The meeting was adjourned at 9:00 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary  
Approved