

**August 12, 2015  
 Economic Development Committee  
 155 Village Street  
 Medway, MA 02053**

Members	Paul Yorkis	Andy Rodenhiser	Hugh McKinnon	Alyssa Parlee	Tina Chemini	Keith Peden	Eric Arbeene	Scott Habeeb	Ken Bancewicz	Cranston Rogers
Attendance	X	X	X	X				X	X	

**ALSO PRESENT:**

Stephanie Mercandetti, Director of Planning and Economic Development  
 Amy Sutherland, Meeting Recording Secretary

The Chairman opened the meeting at 7:15 pm.

**Willows Adult Retirement Community Project:**

The Board is in receipt of a packet regarding the Willows at Medway Adult Retirement Community. The applicant is proposing to construct an adult retirement community planned unit development (ACRPUD) on a 57 Acre site located on Village Street. This is in the AR11 Zoning District. This is owned by Charlotte Realty LLC of Sharon MA. The property abuts the Charles River. The proposal is to include 56 independent congregate apartment homes, 60 traditional assisted living apartments, and 40 memory impaired assisted living apartments, all in the main building; 15 independent cottage homes attached to the main building; 56 independent cottage homes detached and separate from the main building; a 7950 sq. ft. medical office building; and a 3,522 sq. ft. pavilion/clubhouse building. There will be 1.7 miles of hiking trails, an ice skating pond, and a canoe/kayak launch adjacent to the Charles River. To meet the affordable housing responsibilities, the developer proposes to make a payment to the Medway Affordable Housing Trust in lieu of constructing eight affordable housing units on-site.

The EDC discussed that this type of project is beneficial for the following reasons:

- No impact on the school system.
- There will be over 100 jobs created including the medical staff.
- Increased revenue for town.

This project will be phased and will be completed in 2018. There will be 156 parking spaces. The Committee discussed that there may be an extra burden on the Fire Department since they will be handling most of the calls. It was clarified that an outside EMS service may also be utilized. The town does receive revenue into an ambulance fund. The ambulance service is billable.

The applicant is doing a payment in lieu of affordable housing. This money will possibly be used for the American Legion property for affordable housing. The town is currently at 5.3% for affording housing but the State wants all towns at 10%. The 56 independent congregate

apartments are not counted as affordable housing. The EDC was made aware that the bylaw is silent on assisted living and congregate apartments.

This project will create more jobs for the community which is beneficial. There was a question if there will be any preference to the Medway residents in terms of hiring (ex. Cafeteria workers, janitorial staff, etc.)

The projected tax revenue for this project is between \$800,000 - 900,000 not including money for affordable the affordable payment which is about \$290,000.

The EDC discussed if the Willows is requesting and serviced services from the Medway Council on Aging. It was explained that the project has a set fee schedule for various services within the development. If the Willows residents used the Council on Aging services, it would provide a net gain for that department.

### **Support of the Willows:**

**On a motion made by Andy Rodenhiser and seconded by Hugh McKinnon, the Economic Development Committee voted unanimously to support the Willows project and agree that the the property is well suited for this project and reflects the highest and best use of the property.**

The Committee was informed that the Planning and Economic Committee was presented with a two page memo from Fire Chief Lynch. The EDC is inquiring about if the Medway Fire Department have the appropriate equipment to handle a fire at that facility with the three story dwelling units. The EDC thought it would be beneficial to get this information from the Fire Department. Stephanie informed the purchasing of a ladder truck is not part of any mitigation measure for the applicant. This type of item would need to be a capital appropriation. The EDC is in agreement that there should be some type of emergency response plan in place for this new project. Stephanie will forward the comments of the EDC to the Fire Chief.

### **Route 109 Project:**

The Committee was made aware that the Rt.. 109 project has reached the 100% design status. This will be going out to bid by September 20, 2015. There was a meeting with businesses and property owners to talk about the next steps. The EDC would like to come up with effective ways to provide the most accurate and up to date communication to the community and business owners about the construction events. There needs to be a strategy to communicate the pre-construction subscribe for updates upon selection of contractor. It was suggested that this information also needs to be communicated to the business counsel to gather ideas about how to communicate the construction schedule and other information to the community.

### **Ideas to communicate the status of the project for construction and other project information:**

- Set up an open house night
- Portable message boards.
- Printed media/signage(Milford newspaper, Country Gazette, Millis media newspaper. Social media outlets.
- Flier in tax bill.

- Weekly show on cable but a public interest story with interviews with business and construction crew and document the history of project.
- Video clips to upload on the cable show.
- Set up a site where updates are provided on website which is updated on a regular basis.

### **Community Transportation Technical Assistance Program:**

The Committee is in receipt of a document dated March 2, 2015 from the Boston Region Metropolitan Planning Organization. This document is the analysis from the Community Transportation Technical Assistance Program relating to the intersection of Route 109 (Milford St.) and Trotter Drive.

The Committee discussed making two motions to support this moving forward.

**On a motion made by Andy Rodenhiser and seconded by Ken Bancewicz, the Economic Development Committee voted unanimously to have the DPS address the short term recommendations regarding the signage with the intent to meet the long term goal which is to have a fully actuated traffic signal along with seeking any State funding to get this project completed.**

The Chairman asked the EDC if he could explore with Representative Roy, Spika and Fernandes funding opportunities for this project. It would also be beneficial to get the support from the Board of Selectmen. Medway Redevelopment Authority and Planning and Economic

### **Sign Bylaw:**

The sign bylaw will need discussion at another meeting.

### **Minutes:**

**On a motion made by Andy Rodenhiser and seconded by Alyssa Parlee, the Economic Development voted unanimously to approve the minutes from May 7, 2015 with the noted revisions. (Ken Bancewicz and Scott Habeed abstained from voting)**

### **Scheduling of Upcoming Meeting:**

Stephanie will send out a doodle poll for the purpose of scheduling the next set of meetings from September through November 2015.

### **Power Plant:**

The Economic Development Committee discussed if they wanted to take a stance on the power plant. This is definitely an issue that will effect the community. There will be a visual impact of that proposed facility will have on the entire neighborhood. The application was recently filed with the Energy Facility Board. It also has to have an application filed with the Conservation Commission and Planning and Economic Development. The Economic Development Committee would like to provide recommendations when the application is submitted to the various Boards and Committees. One of the big areas of concerns are the height of the stacks. The proposed are much higher than what is currently there. There was a filing for a public exemption. There will need to be a sound wall constructed. Currently, the town has been

utilizing all their consultants to look at the project with the intent to protect the community and gather information. There is nothing to comment on in regards to the power plant since there is nothing submitted at this point. The EDC would like to provide comments when the application is submitted.

**Future Meetings:**

The next meeting will be determined.

**Adjourn Meeting:**

**On a motion made by Alyssa Parlee and seconded by Andy Rodenhiser, the Economic Development Committee voted unanimously to adjourn the meeting at 8:45 pm.**

Respectfully Submitted,

Amy Sutherland  
Recording Secretary  
Approved