

**Town of Medway  
Economic Development Committee  
Wednesday, January 13, 2016  
76 Oakland Street  
Medway, MA 02053**

**PRESENT:**

Paul Yorkis, Andy Rodenhiser, Alyssa Rodenhiser, Eric Arbeene, Ken Bancewicz, and Scott Habeeb,

Stephanie Mercandetti, Director of Planning and Economic Development

**NOT PRESENT:**

Keith Peden, Hugh McKinnon

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The Chairman opened the meeting for the Economic Development Committee.

There were no public comments.

The Chairman welcomed the Medway Business Council and introductions were followed:

**Medway Business Council:**

Paul Rao, Vice President Berkshire Hathaway Home Services Page Realty

Gail Rao, Rao Design Groups, Inc.

Jennifer Powell, Sole Proprietor Graphic Designer

Edward Martin

Member Rao explained that the Medway Business Council was formed in early 70's. The Council is non-profit organization which is open to any person owning, operating a business. When this Council was first formed, the Town of Medway had a reputation for not being business friendly and in fact it was anti-business. Through the efforts of several concerned business people, this committee was formed to advocate for the benefits of business owners in town. The goal is to promote interests of the business community. The town has shown a lot of interest in helping to promote this. The Business Council wants to work in collaboration with the Economic Development Committee.

The Business Council did explain that there has been some issues in the past with the Design Review Committee in terms of signage. It was challenging working with this committee. The Business Council was made aware that the town has also created a task sign task force committee to address some of the sign issues.

The Business Council will be having a presentation on Wednesday February 17,

2016 to learn about the new Design Review Guidelines. The Design Review Guidelines document was shown. The rework of the document was from feedback the community and businesses. The consultant group on the project was the Cecil Group. The Business Council is concerned how the small businesses will be able to meet the Design Review Committee expectations.

Stephanie Mercandetti noted that there has been work done regards permits for signs and timelines. Once an application is filed, the DRC will have 30 days to provide a letter of recommendation. If a recommendation is not made within the 30 days, the building department may then act on a request for a permit. She further explained that the town staff is available to help in any way with the process. There is a goal to get to the businesses before any type of application for a permit is filed.

The Business Council was informed that there is a seat on the Design Review Committee for someone from the Medway Business Council. There was a suggestion that if there is discussion about the DRC review process both positive and negative, please communicate this to Stephanie. The EDC wants to be proactive with the business community.

There was discussion about the Tri Valley Commons and how the applicant spent significant time meeting with the DRC going over the details for building placement and other items. There was hope that the window in the building would not have been fake.

Chairman Yorkis communicated his displeasure with the placement of the building on the site. The placement of the buildings goes against what the town is trying to achieve in regards to pedestrian walkability site and doing what we as a community have been trying not to do. He wanted the buildings closer to the street. He further explained that the Planning Board has been proactive in incorporating leadership to institute more zoning concepts for the business area. The current bylaw now allows for buildings to be closer.

Member Rodenhiser responds that the decision maybe could have been written better in relation to the placement of the buildings. The project is currently for sale. There is also another building to be built on the right hand side. He further explained that the composition of the DRC has changed and this should help applicants. Tom Gay is a great addition with practicality along with an architectural background.

The Committee was made aware that TC Scoops is moving from 101 Main Street to 104 Main Street.

The following suggestions were had to the Medway Business Council on how to promote businesses:

- Utilize the shop local websites. Link to information on the Town's website and vice versa.
- Post information on Friends of Medway site.
- List all of the Business Council members and recognitions in the local newspaper.

- Community and Economic Development will inform the Business Council of any new businesses to the town.

### **Rt 109:**

Stephanie did inform the Business Council that there will be email communication about the upcoming Rt. 109 construction. There was a suggestion to put updates on a signage board. There will be also a spot on the website for residents and business owners to view updates.

### **Economic Development Survey Tool:**

The Economic Development Committee discussed what type of questions could be included in the survey tool about businesses in town.

Member Arbeene will send to Stephanie a copy of the survey he has used in the past.

### **IDEAS:**

- Where do you usually shop?
- What type of shops would you like to see in Medway?
- What type of restaurants would you like to see?
- Ideas on how to distribute: hand out survey at town meeting, library, put out an email, place on Friends of Medway site.

### **Old Business:**

#### **Trotter Drive:**

The EDC wants Stephanie to follow-up on if the Department of Public Services has completed the short term fixes as noted in the report. The EDC would like this to be an agenda item for their next meeting.

### **Business Survey Focus Areas:**

- The C1 area with the four major players there, old plaza, commons, and Cory Finkelstein.
- Ponchielli property (North of Adams Street) There is vacant land and that site would be a good spot for a mixed use development housing, retail, or apartments.
- Briggs property
- Area off of Board Street.
- Old dump site and lease for solar facility. (part of lease negotiation to clean up with incentives)
- Lally Property (significant expansion of Industrial Park).
- Create a road Frank property at Bellingham Line (West Street) VHB has created a map on this. There could be a connector road from Alder St. into the Walmart to re-leave traffic from Walmart to gain frontage on that area. Dave Pellegrini did the mapping on this.

Stephanie responded that we need to do more than one parcel in regards to zoning changes since this would be spot zoning. Stephanie further asks, if the current commercial areas are not

being utilized to their full capacity, would the residents support a push for more commercial.

Stephanie can map out all the parcels and look at it at the next meeting.

Alyssa Rodenhiser communicated that we need to be careful that a developer does not just come and is allowed to build a strip mall. We should encourage them to look at the location of their business. For example, who wants a nice restaurant in a strip mall? A good location for a nice restaurant might be the Thayer House.

Stephanie is looking at software for visual planning. This program could show 3D modeling in specific district or neighborhoods.

The town needs to do a better job at creating a more diverse housing stock.

Stephanie suggested these ideas should be discussed during the master planning process.

**Medway Business Council Meeting:**

- Wednesday, January 20, 2016 at 7:30 am to 9:30 am at the VFW. Exelon will be presenting their proposed expansion plans.

**Economic Development Committee Update:**

**Medway Redevelopment Authority:**

The Medway Redevelopment Authority is moving forward with the URP process. BSC is starting to collect data and will be putting together a tentative schedule for the public meetings and forums. The next Medway Redevelopment Authority meeting is Wednesday, January 20, 2016 at 6:30 pm.

**Sign Bylaw Task Force:**

There will be a sign bylaw task force meeting to be held Wednesday, January 27, 2016.

**Timbercrest:**

The town received the Project Eligibility letter from MassHousing for the proposed 40 B Timbercrest project. This now enables the developer to file for a 40B Comprehensive Permit with the Zoning Board of Appeals. The project is for 188 units.

**Catalog:**

Stephanie had copies of a resource guide for small businesses. She also received a letter and catalog with loan programs to assist businesses.

**Design Guidelines:**

The Economic Development Committee will discuss the new design review guidelines at their next meeting which is to be held on Wednesday, February 10, 2016.

The EDC members would like a copy of the guidelines sent electronically.

**Commuter Rail Schedule:**

Chairman Yorkis provided a copy of the proposed commuter rail schedule change. Before the scheduled changes become in effect, the deadline for comments is February 12, 2016. Representative Spilka has worked to ensure an allocation of funds from GATRA for a shuttle bus services for a year.

**Minutes:**

**November 23, 2015:**

**On a motion made by Andy Rodenhiser, and seconded by Eric Arbeene, the Economic Development Committee approved the minutes from November 23, 2015.**

(Andy Rodenhiser and Tina Chemini abstained from vote).

**Future Meeting:**

The next Economic Development Committee meeting will be held on Wednesday, February 10, 2016 at 7:00 pm.

**Adjourned:**

**On a motion made by Andy Rodenhiser, and seconded by Eric Arbeene, the Economic Development Committee adjourned the meeting at 9:30 pm.**

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary  
Approved