

**Town of Medway  
Economic Development Committee  
Wednesday February 10, 2016  
76 Oakland Street  
Medway, MA 02053**

**PRESENT:**

Andy Rodenhiser, Alissa Rodenhiser, Eric Arbeene, Ken Bancewicz, Scott Habeeb, Paul Yorkis, Keith Peden, and Chan Rogers.

Stephanie Mercandetti, Director of Planning and Economic Development  
Matt Buckley, Design Review Committee  
Amy Sutherland, Recording Secretary

**NOT PRESENT:**

Hugh Mckinnon, Tina Chemini

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**Design Review Guidelines:**

Design Review Committee Chairman, Matt Buckley was present to provide an overview of the updated Design Review Guidelines. This update was a collaborative effort among the various town departments. The consultant group on the project was the Cecil Group. There were several work sessions to gather the information which is contained in the document. The input from the work sessions was incorporated into the final document.

Chairman Buckley explained one of the activities at the work session which included having the various Members come up with a word cloud for defining “New England Style”. The results of this exercise are shown in the document. Another activity involved a visual survey of the types of buildings which were desirable in the town.

Another task of refining this document was to provide clarity to some of the terms throughout the document. In some areas more definitions were needed and in other areas the prescriptive definitions needed to be revised. If a term is not defined it is open for interpretation.

There was a discussion that no matter how well things are defined, there can still be a lack of understanding/interpretation of the language. The example mentioned was in relation to the windows at Tri Valley Commons. (ex. decorative windows with trim painted white versus white windows with decorative trim. The interpretation of the language will be an issue since design is subjective.

The Planning and Economic Development Board is working to make sure that the decisions are written with clarity based on the design elements. The Design Review Committee now provides a letter of recommendations which is provided to the Planning and Economic Development to be incorporated into their decision.

The Economic Development Committee commended the Design Review Committee for working so hard on creating an improved document.

Member Yorkis communicated that this document is better than the previous document but he made the following recommendations:

- Page numbering is incorrect,
- The list of figures, there are only ten images from the Town of Medway. (Good example of design in Medway should be used.)
- In the residential section, the same drawing is used, and it is not good design.
- There should be examples of variations of housing types from our community.
- Disagrees with the Mission Statement and purpose.

Chairman Buckley informed the EDC that the budget to create the Design Review Document was small for the task which was completed. The Cecil Group did a great job. The next iteration can deal with the shortcomings.

Members Habeeb and Peden agree that this document provides direction to an applicant and shows that a lot of work has taken place to improve some of the content.

Member Rogers left from meeting at 7:40 pm.

### **Maps:**

The Economic Development Committee was provided with the following maps for review. The maps were created using the online mapping tool found at <http://www.maponline.net/medwayma/concom.htm/>. The link will be forwarded to the members.

- Broad Street/Cassidy Property
- Briggs Property (Approximately 29.9 acres)
- Pancelli Property (50 Acres)
- East Medway Industrial Park
- Lally Property (58 Acres)
- Frink Property (10.16 acres)
- Commercial I Zoning District

### **Warrant Articles:**

The Economic Development Committee discussed the parcels relative to West Street. There is an article being submitted to rezone them from AR II to Industrial II. The EDC would like to see a study or evaluation to make sure that the highest and best use of this area is explored. The rezoning of this area should include further discussion. It was recommended to ask the Planning and Economic Development Board to withdrawal the article and it was suggested to have a joint meeting to discuss this parcel of land. The topic of solar panels was also brought up. There are currently no regulations in regards to

ground-mounted solar installations besides where they may be located. This topic could also be part of the discussion with the Planning and Economic Development Committee.

**On a motion made by Ken Bancewicz and seconded by Keith Peden, the Economic Development Committee voted 6-0-1 to request that the Planning and Economic Development Board work with the EDC to make sure that the parcels on West Street will be utilized for the highest and best use. (Member Habeeb abstained from vote).**

**Future Meeting Date:**

- **Wednesday, March 9, 2016.**

**ADJOURN**

**On a motion made by Ken Bancewicz, and seconded by Keith Peden, the Board voted unanimously to adjourn the meeting at 8:35.**

The meeting was adjourned at 8:35 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary  
Approved March 9, 2016