

*Matthew J. Hayes, P.E., Acting Chairman
Karyl Spiller-Walsh
Andy Rodenhiser
Alan DeToma
Cranston (Chan) Rogers, P.E.*

PLANNING BOARD MEETING MINUTES May 10, 2005

BOARD MEMBERS PRESENT: Matt Hayes, Andy Rodenhiser, and Karyl Spiller-Walsh

ABSENT with NOTICE: Chan Rogers and Alan DeToma

ALSO PRESENT: Susan Affleck-Childs, Planning Board Assistant; Mark Louro Louro, VHB, Inc.; Gino Carlucci Carlucci, PGC Associates

The meeting was called to order at 7:30 p.m. by Acting Chairman Matt Hayes

Citizen Comments – None

MR. HAYES - Chan Rogers is not able to attend tonight due to a family commitment. Alan DeToma is ill. We will delay the election of officers until May 24, 2005. We have some time until our first appointment.

OTHER BUSINESS

Construction Observation Reports – Mark Louro

Grapevine Estates – Two drywells are to be installed on lots 4 and 5. The roof runoff from the house could not be collected by roadway drainage system. So they are putting it into a dry well to recharge. This kept them under the rate and volume requirements standards. I had to go and inspect the drywells for the two houses

MS. SPILLER-WALSH – Grapevine looks good. Who did the retaining wall? It is a beautiful job.

Mark Louro – It is not in the right of way. He had the stone from another job.

MR. HAYES – They still haven't moved the utility pole.

Mark Louro – For Redgate 2 (Ash Lane and part of Clover Lane), they submitted the as-built plans. Some minor revisions are needed and a little more information. A couple more bounds are needed. Would a pike be OK? All the trees are planted. I checked the detention pond size against the approved plan. It looks fine in the field.

Susan Affleck-Childs – I received info from Paul Kenney on all the legal documents - deeds, easements, etc. They need to add the extension of Clover Lane to the deed and legal description. We have an OK from the Disability Commission and DPS.

Mark Louro – Regarding Lot 9 at Ishmael Coffee Estates, Karyl was concerned about the detention pond location. There is a very large house that has been built very close to the detention pond. I think we should request an as-built footprint of the house as it relates to the drainage easement.

MS. SPILLER-WALSH – It is right there. I also think the shape of the detention pond is not as described.

Mark Louro – It is a little bigger than what is needed. They gave us volume counts with the as-builts. The shape is actually a little larger and the house is closer than is shown on the definitive subdivision plan. The house is also larger than is shown on the plan.

MS. SPILLER-WALSH – There is no room there. I don't think you can walk around the house.

Mark Louro – I paced it off. It is around 10 - 12 feet or so. With the final grading around the house, they may need to put a wall in.

MS. SPILLER-WALSH – Why couldn't they make the pond smaller and build it to plan?

MR. HAYES – Are you concerned about vehicle access?

Mark Louro – It is narrow, but I think they can do it. I think the Planning Board can require an evaluation of the house, easement and pond. It has to be outside the easement. I don't think the house is in the easement but the slope is of concern. They could regrade the pond a little bit and give a little more room to the house.

Mark Louro - Under the current rules and regs, the Planning Board doesn't have control over what happens on the lot in terms of how close the houses are to the ponds.

FY 06 BUDGET – Discussion

Birch Hill Update

John Rosenfeld

Joe Marquedant, surveyor (worked with Dan Merrikin, engineer)

Joe Marquedant - This is an existing circle on Hunter Lane. There is an area where the pavement is deteriorating for some reason. We are proposing a variety of things to attack this issue. We

will replace the stone swale with a grass swale with a stone bottom . We will remove and reseed slope that leads up to Mark Rosenfeld's new home. This is a 3 pronged attack on the pavement problems. We will remove the asphalt and place stone rip rap with a filter pipe to take the water to the nearest outlet in Hunter Lane. Then we will regravel and pave.

Mark Louro – It will be one to 2 inch crushed stone wrapped in filter fabric.

MR. HAYES – What kind of slope?

Joe Marquedant - 3 to 1.

Mark Louro – They have cleaned the drainage system and swept the road. Also, Lot 18 is stabilized. It has been loamed and seeded and seems to be doing better. Some of the issue downstream is due to the fact that 3 lots were developed. Lot 18A contributed to filling in the drainage system.

John Rosenfeld – The lawn is in now?

MS. SPILLER-WALSH – What about the retaining walls??

Joe Marquedant – We have been doing a lot of the individual lot plans with retaining walls.

Mark Louro – Did you notice there is another spot where it is bleeding through? I saw it today.

Joe Marquedant – I can't tell what it is coming from.

Mark Louro –It appears to be the same thing as the bad patch was 6 months ago. I was thinking you could take a line from the drop in inlet from the slope to the center of the cul de sac and expand the pavement area.

Joe Marquedant – All that compromised gravel has to come up. We may want to go 10 – 20 more feet out.

Mark Louro – I want the rip rap and matting to go further west. The difference between what they are proposing now and what they did last year is make a connection to the drain system.

MS. SPILLER-WALSH – There must be a lot of pressure coming down to make it pop up through. Is there any way to recharge this water? Has Dave D'Amico seen this?

Mark Louro – The Rosenfelds have agreed to video the system and see if anything has failed. They will also clean it out. I checked with our paving guys and they said this is a good solution. I also asked them to extend the stone further.

MR. HAYES – Would it make sense to put a second pipe in there?

Mark Louro – You could you install rip-rap to the edge line and maybe put in a second pipe. Or, just center the single pipe. The storage you will get from the swale. Use a 6 inch perforated pipe. Maybe to be safe, put in a second one.

MR. RODENHISER – how large are the perfs? will it plug up with the silt?

Mark Louro – The perforations are actually slits, then it is wrapped in filter. It will be similar to what they did in the sub drain.

MS. SPILLER-WALSH – Is there any way to test this water source to see what it is so we know how aggressively to treat it? Are we putting a thumb in a dyke?

Joe Marquedant – We are really talking about a safety issue at this point.

John Rosenfeld – I think the question is the size of the area, not the flow.

Mark Louro – The pavement in the other 3 quadrants in the circle looks good.

MR. HAYES – You said that DPS is OK with this?

Mark Louro – They were on board with this idea 6 months ago.

Susan Affleck-Childs – What is the next step?

MR. HAYES – Would it make sense to have a clean out at the other end?

Joe Marquedant – We can make changes but they want to go ahead and get going on these changes.

John Rosenfeld – I want to get the slope stabilized first.

Mark Louro – They have improved upon the situation.

John Rosenfeld – Is there any way I can get my brother's lot released?

MR. HAYES – I don't feel I can release a lot yet.

John Rosenfeld – How about if we get on your agenda for the next meeting?

Susan Affleck-Childs – OK for May 24th.

John Rosenfeld – I still have plenty of work to do on the slope. I may cut the pavement but I am not going to install until I have something signed from you and I get VHB out there to inspect while we work.

Mark Louro – At least include everything we discussed tonight in the plan revisions but I will need to be out there to inspect

NOTE – John Rosenfeld and Joe Marquedant leave.

Mark Louro – These guys cleaned this drainage system 3 times last year. They had to cut into the hill.

MS. SPILLER-WALSH – There is a huge amount of water running out of there.

Mark Louro – Maybe they could use it for irrigation.

MR. RODENHISER – With Low Impact Development (LID) that water would be directed to cisterns.

INVOICES

PGC Associates for consulting services. \$1085. ***Motion to approve by Karyl Spiller-Walsh, seconded by Andy Rodenhiser. Motion passed unanimously.***

MINUTES

MR. HAYES – Maybe we need to shorten up the minutes with just the key points to get caught up.

INFORMAL DISCUSSION - Friendly 40B

Andrew MacDonald
Jonathan Fryer

Andrew MacDonald – We have been in the process of doing some affordable elderly housing. We have a project breaking ground in Dover, a 28 unit senior active adult community (the Meadows in Dover center). We also have one in Holliston (Winter Street) that is going to be a 48 unit senior and affordable. We did the Dover project as a friendly 40B. It received a 100% vote on the ZBA. Before we put the land under agreement, we went to the town and asked what they wanted in Dover. In Holliston, it is a little bit different. We put the property under agreement, went to the state and got the site approval letter and we are on track. So we are now interested in Medway and came upon your bylaws that seem to be in favor of some cluster density. We prefer to do it by right, on a friendly positive basis. We are here to find out what the town wants and needs. Does it need senior housing, family, apartments, ownership? What sizes? You know your town. What do you want and need?

MR. HAYES – Welcome to Medway, we have been waiting for you! Do you have a piece of property in mind?

Jonathan Fryer – We have been looking at several sites. We are very interested in your new OSRD bylaw.

MR. HAYES – It simplifies our old process some. Figuring out the number of units is pretty straightforward. I think Medway would love to have a mix of housing types – You are talking 25% affordable?

Andrew MacDonald – Those would be deeded in perpetuity. We do basement level parking. It is warm and dry and secure with elevators. People who are presently living in this building seem to love it. We got the concept up in Tewksbury. The Holliston project is under permitting.

Jonathan Fryer – We have one building with 36 units and a dozen single-family homes scattered around it.

MR. HAYES – Do you have any interest in rental?

Jonathan Fryer – So far, we have only done condo sales.

Andrew MacDonald – We may be looking at a rental market.

MR. HAYES – We have a newly formed Affordable Housing Study Group. They might have some ideas for you.

Andrew MacDonald – Do you have any need for child day care in the community? One of our partners owns 16 day care centers.

MR. HAYES - We could hook you up with the Medway Zoning Board if you would like to discuss a 40B.

Andrew MacDonald – We have a 3 ½ acre parcel with ½ acre zoning that is surrounded by wetlands. What would you like us to do with it?

MS. SPILLER-WALSH – That really depends on the location.

Jonathan Fryer – On the cluster zoning, I read it that you get a special permit and then do a subdivision?

MR. HAYES – Yes

Susan Affleck-Childs – Medway would be very interested in some affordable housing.

Jonathan Fryer – With the cluster option, it gives some opportunity for some cost savings and then you can put some of those savings into an affordable unit. Regular subdivision roads eat up land and capital.

Andrew MacDonald – With interest rates going up, the affordable sales price is going down.

Jonathan Fryer – On the cluster, it doesn't provide for an increase in density?

MR. HAYES – Depending on the site, it may end up a few lots more with the formula provision.

Jonathan Fryer – What about water and sewer?

MR. HAYES – The entire town is not watered and sewered. Our water department could let you know what you need. I don't think there is any real issue on sewer.

Susan Affleck-Childs – Also, our Design Review Committee is available to meet with you as early as you would like.

MR. HAYES – We can you set up with the DRC if you like to meet with them. Where is your nearest project?

Jonathan Fryer – The Dover project is under construction now.

Andrew MacDonald – We like to do these as friendly with 5 fair market units and 1 affordable. It makes sense for all of us to work together. We like to get the abutters in early so they can be part of process.

Andrew MacDonald – We would like to meet with the AHSG.

Jonathan Fryer – We would like to try sometime if the Town had some property that they would like to develop for affordable housing. The best way for any town to get their quota up is to build something yourselves that is affordable.

Andrew MacDonald – Dover tried to do it for 20 years but it was always crummy land.

MR. RODENHISER – The realities have become clear to all of us. We desire to work with folks to do what is best for town but we also understand that this is a business venture for you.

Andrew MacDonald – This is workforce housing. People making \$60,000 qualify. Those people are your teachers, firefighters, police officers, etc.

MS. SPILLER-WALSH – Medway was a town that was filled with affordable housing at one point in time. Today, those houses now are not affordable at all.

Gino Carlucci – Yet even today, 68% of the housing stock is assessed at under \$375,000

MS. SPILLER-WALSH – The town is evolving demographically. It is changing incredibly quickly with all the new houses. We still have some remaining agricultural land that needs to be protected. There are lots of problems with many of the 40B projects we have before town now.

MR. RODENHISER – There is concern about influx of population growth.

Andrew MacDonald – If we were to come in with a 20 unit all ages community, which way would you like to go?

MS. SPILLER-WALSH – I would want to see senior housing.

MR. HAYES – All ages would be preferable.

MR. RODENHISER – Sounds like this could be a market research type meeting. I bet Ann Sherry from the Medway Business Council could help you as well.

Susan Affleck-Childs – We could ask Missy Dzikcek (Medway Senior Center) to attend the AHSG meeting on May 26th. We should also chat with Joe Musmanno (ZBA Chairman) as well.

2005 Annual Town Meeting

IDC Proposal to extend sewer line for west side industrial park

Gino Carlucci – The article is to establish a district improvement financing (DIF) area from Route 109 and Summer street to the town line. It could probably be narrowed.

MR. RODENHISER – Is there a benefit to having the district bigger?

Gino Carlucci – The incremental tax revenues resulting from development in the district would go toward the expense of the up front improvements. Hopping Brook estates could have sewer through this. If they are part of the district improvement financing area, all that revenue would go to the district. The article could be amended to provide some flexibility in the final boundary of the district.

A motion was made by Andy Rodenhiser and seconded by Karyl Spiller-Walsh for the Medway Planning Board to support the District Improvement Financing warrant article for consideration at the 2005 Annual Town Meeting. The motion passed.

Site Plan Bylaw

Gino Carlucci – At the last Medway Business Council meeting, they wanted to hear the selectmen's perspective on the proposed site plan bylaw. They were concerned about personalities and old problems. Raphaella Rozanski, Kent Scott and Glenn Trindade attended but they really didn't address it specifically. The discussion focused more on the town budget and TA search.

MR. RODENHISER - I talked to Bob Parella on Monday. (NOTE – Bob is on the MBC Board.) He is concerned about an appeal having to go to court. I think the Selectmen are more apt to follow the Planning Board recommendations now.

MS. SPILLER-WALSH – That does help, but the problem is with the structure of it and with the applicant appealing to the BOS. The BOS has not gone thru the public hearing process. There isn't enough time for the BOS to make a decision that is thoughtful.

MR. RODENHISER – Is it possible for you, Gino, to solicit their support?

Gino Carlucci – I have been supporting it all along. The MBC Executive Committee met yesterday and didn't discuss it. Perhaps they could meet before the annual town meeting. Many like it and understand it is about the process that it is more business friendly to only go to 1 board instead of 2. That cuts down on time. Nobody else really does it like this.

MR. RODENHISER – Do you want me to talk to Ann Sherry (President of MBC)?

MR. HAYES – Yes please.

Development Handbook

Gino Carlucci – This is a draft. It follows the outline I presented last time. I will add the DRC and Water/Sewer and Historical Commission.

MR. HAYES – We will send a memo to all the boards and ask for input.

Other Business

A motion was made by Karyl Spiller Walsh and seconded by Andy Rodenhiser to approve the PGC estimate of \$140 to review the Pine Meadow 2 Preliminary Plan. The motion passed unanimously.

It was agreed to hold on approving the VHB estimate for \$250 to review the Pine Meadow II plan until the next meeting.

A motion was made by Andy Rodenhiser and seconded by Karyl Spiller-Walsh to approve a PGC estimate of \$315 to prepare Use and Dimension tables for the Zoning Bylaw.

NOTE – Andy Rodenhiser read a memo from Fire Chief Wayne Vinton acknowledging that the Camelot subdivisions are OK for street acceptance.

2 Main Street project (Bob Potheau)

Susan Affleck-Childs – The Building Inspector has determined that this project needs a special permit from the ZBA to building the flood plain. Bob questioned the flood plain line on the approved site plan. Bob Potheau is at the ZBA on May 18. I expect the ZBA will refer him to the PB, BOH and CONCOM for recommendation. So I will put him on our agenda for the May 24th meeting.

Party for Dan Hooper

MR. HAYES – We will do it on June 2 at Primavera in Millis at 6 pm. Please get gift ideas to Susy.

A motion was made by Karyl Spiller-Walsh and seconded by Andy Rodenhiser to adjourn. The motion passed unanimously.

*Minutes of May 10, 2005 Planning Board Meeting
Approved- June 21, 2005*

The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Susan E. Affleck-Childs

Planning Board Assistant