

*Matthew J. Hayes, P.E., Chairman
Andy Rodenhiser, Vice-Chairman
Alan DeToma, Clerk
Karyl Spiller-Walsh
Chan Rogers*

Approved – June 28, 2005

MINUTES
June 14, 2005 Planning Board Meeting

PRESENT: Karyl Spiller-Walsh, Alan DeToma, Matthew Hayes, Andy Rodenhiser, Chan Rogers
(arrived at 8:20 p.m.)

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

Matt Hayes called the meeting to order at 7:33 p.m.

Citizen Comments - None

Construction Observation – Mark Louro

Grapevine Estates – They have reclaimed 200 feet of Oakland Street where the trench patch was not well done. The binder is down. They graded the sidewalk gravel and did sidewalk binder. The utility pole was relocated but the guy wire was set within the sidewalk and that has to be moved. All frames are set to finish grade height.

Birch Hill – They are working diligently out there. They put in the drainage mat below half of the cul de sac. All the fabric is in along with all the pipes and gravel up to binder grade. Yesterday, they were cleaning out the drainage system and videotaping. They had already reconstructed the swales on the slope and the grass is starting to take. They are moving right along. The pavement is left and sidewalks need to be finished.

Forest Edge – I was out at Forest Edge to put together a punch list for Dave D’Amico. The abutters had planted all the rose bushes around the detention pond and they need to put in an 8 foot gate. A couple of frames that need to be dealt with.

Morgan Heights – There are a lot of concerns. The drainage system does not appear to have been installed per the approved definitive subdivision plan. There is no roadside trench to convey water to the detention system. No treatment is being done. The runoff is going right to the wetlands.

ALAN DETOMA – How does CONCOM feel about that? Should we tell them? Can we send them a note out of courtesy?

Mark Louro – The runoff that is going down the hill is creating erosion. The hammerhead shape of the roadway is a little weird. It doesn't match the plan. There is a lot of junk (trucks/construction debris??) left in the street that should be moved off the roadway.

Hartney Acres 2 – They are clearing and grubbing. They are having difficulty getting around the site. They were loading up gravel and they went down 2 feet deeper. We will have to monitor that very closely. They may have to go deeper.

ALAN DETOMA – What concerns are there surrounding the road?

Mark Louro – There are some areas where there is some perched water. Maybe they will need to do some compaction testing before they bring in the gravel for the pavement and get a better handle on the areas that need to be fixed. It needs 95% density. They are in as far as the cul de sac. They put in a temporary pipe to go over the wetlands. They need to come into the PB to finalize that design for the box culverts.

Ishmael Coffee Estates – I looked at lot 9. They finished regarding the pond. They put up a big wall of large stone boulders. The size of the pond looks adequate. Its shape has been restored. I will ask for an as-built of the pond.

ELECTION OF OFFICERS

MATT HAYES – Andy, would you be willing to serve as vice – chairman?

ANDY RODENHISER – What is involved?

MATT HAYES – I will need you only those occasions when I can't be here or have to recuse myself.

ANDY RODENHISER – OK, I will do it.

Motion by Alan DeToma, seconded by Karyl Spiller-Walsh to nominate Andy Rodenhiser as vice-chairman of the Planning Board. The motion passed unanimously.

Motion by Karyl Spiller-Walsh, seconded by Andy Rodenhiser to nominate Alan DeToma as Clerk. The motion passed unanimously.

Update on Country View Estates Subdivision Construction

Neighbors present: Irene Streifer, 37 Broad Acres Farm Road

MATT HAYES – We understand your concerns are on going. We recently met with Greg Whelan, about 2 weeks ago to review some of the issues regarding some of the drainage concerns with the detention basin in the back and some possible remedies.

Irene Streifer – Which ones were discussed?

MATT HAYES – The one on your property. Greg Whelan said he would hire an engineer to analyze the existing pond and compare it to the designed pond.

Mark Louro – They need to look at the forebay to see if the volume is necessary for the system to function as intended. They can provide that volume elsewhere. Greg indicated that he had the original drainage calcs so that the engineer can review those. I think the way he is leaning is to extend the forebay to the west to get the volume he needs.

MATT HAYES – Some of the other concerns are trees at the end of Broad Acres Farm Road near Summer Street. Greg stated he would take those down near the front bus stop.

Mark Louro – I met with Greg in the field. He has someone that was supposed to be here last week to take down the trees. He expects it will be taken care of in 1-2 weeks.

MATT HAYES – There were some concerns about the sewer and catch basins.

Mark Louro – There is settlement or pavement damage around several manhole covers. One of one of the lift holes for the structure was not mortared up correctly and settlement was created. They went out 2-3 weeks ago and cut open the problem area and patched the road. Greg has indicated he has patched up the lift hole. They were also out there today and we reviewed the other locations of concern such as where the concrete that holds the frame in place is too high and causes the pavement around it to settle and crack (9, 20, 30 and 31 Broad Acres Farm Road) For all these catch basins, the pavement has to be removed and then the concrete has to be ground down. Then they will use an infrared panel to heat the pavement. They expect to be out there next week. VHB will be on site to inspect.

ANDY RODENHISER – Are the structures too high?

Mark Louro – That is what I originally thought, but I think the gravel on the roadway is a little too low. Jimmie Smith was out when they were excavating at 30 Broad Acres Farm Road. He said it wasn't the structure but the concrete.

MATT HAYES – Did you notice whether any more sand from the winter has been removed?

Irene Streifer – They did remove the sand. It doesn't sound that you have a long list. In March 2004, there was a huge long list they you prepared. I assume you have a punch list of a sort now.

Mark Louro – That punch list is still intact. Today we were out there to discuss the paving in particular. When we met with Greg, I gave him a master collection of all punch list items from the construction observation reports. In that meeting, Greg stated he expects to have everything done by the end of August. He has talked to a contractor who said he can get the work done by then.

Irene Streifer – My question is whether there is money now for engineering inspections?

MATT HAYES – Greg lets us know when he is doing the work so VHB can be there to inspect.

Irene Streifer – I know that there are some other individuals here from the development. This has gone on for a long time. He has said he will finish it. You have bond money for certain things. I think we need to take a look at that bond money. When it was originally placed it goes back to 1999. There should have been a time of completion. I have been told there isn't enough bond money for the town to complete the work.

MATT HAYES – When the bond is set it is based on current prices.

Mark Louro – And we add a 20% contingency, but not necessarily an inflation rate, plus costs for maintenance and snow plowing. There is some money in there that is not hard costs.

Irene Streifer - In looking at this, he has gotten a lot of money back. The inflation rate has gone up quite a lot. I would think the town would want to make sure that the matters are covered. There is a lot of icing out there in the winter that is not just from a lack of plowing and sanding. My concern is that if something is not completed or something is found after the case, it will cost the Town money to be repaired. We know that won't happen and we residents will just have to live with it. I don't think we paid to live on that block to have these kinds of problems.

MATT HAYES – Once the town accepts the street, it is the town's responsibility to repair the roads.

Chuck Wright, 15 Broad Acres Farm Road – What needs to be done for street acceptance??

MATT HAYES – The construction has to be built to conform to the (definitive subdivision) plan. Then as-built plans need to be submitted. The Town DPS needs to review. VHB inspects. Deeds and other legal documents have to be prepared. The Disability Commission inspects and the Fire Department too.

Irene Streifer - Is the Town willing to give him an end date and stick with it this time?

Gino Carlucci – This is one where there was no date of completion in the Certificate of Action. Bond reductions constitute an implicit extension of time. But it is certainly in the Town's authority to impose a time limit.

MATT HAYES – Is there a 7-year deal?

Gino Carlucci – I believe that pertains to the zoning freeze that comes along with submitting a subdivision plan.

KARYL SPILLER-WALSH – At this stage, can we institute a deadline?

Susy Affleck-Childs – The regs in effect at that time provide for 2 year extensions. As Gino said, by doing bond reductions, there is a defacto extension. The last reduction was made in November 2003. So, that two years is up November 2005.

ALAN DETOMA – Having only been involved in the tail end of this, we are at a point where we seem to be getting a spirit of cooperation with this guy. It appears as though there is some level of cooperation going on. You don't want to counteract that by drawing a line in the sand until he demonstrates that he is not proceeding as promised.

MATT HAYES – Since the construction season has started up again, we need to give him this time.

Mark Louro – But he has made commitments before that he hasn't kept.

ALAN DETOMA – What is your ultimate option? To seize the bond?

Gino Carlucci – How does the bond amount relate to what actually still needs to be done?

KARYL SPILLER-WALSH – Remember, he did some work after November 15, 2003 that needed testing to prove it was done acceptably.

Irene Streifer - Then he took a leave of absence for 2 years.

Susy Affleck-Childs – The Board would be well advised to not authorize any further bond reductions even if work is completed.

Paul DeSimone – Greg is scheduled to do the sidewalk and binder on Stable Way next week.

MATT HAYES – Anything further on drainage design for 37 Broad Acres Farm Road?

Mark Louro – I told Greg to have David Faist (engineer) call me.

Paul DeSimone – Today, Greg called Joe Hanlon, who did the original engineering design, to set up a meeting to discuss this.

NOTE – Alan DeToma read a 6-14-05 letter from Alan and Peggy DiBiasio, 11 Broad Acres Farm Road. That letter is attached and made a part of these minutes.

Chuck Wright - If you apply a deadline and pull the bond, then what happens?

MATT HAYES – The road would have to be accepted and then the Town would use the money to finish the road according to the plan.

Chuck Wright – And if the bond is not enough?

MATT HAYES – The Town would most likely use the money for the most important things.

Irene Streifer – Is it true if you pull over \$100,000, that town counsel has to be involved?

NOTE – No one on the Planning Board could confirm that.

MATT HAYES – We would involve Town Counsel in any circumstance.

KARYL SPILLER-WALSH – This list that the DeBiasios sent in is not 100% accurate.

ALAN DETOMA – Any letter like this has to be taken in its context.

MATT HAYES – This board is actively pursuing this project to completion. We are in contact with Greg to live up to the bargain. In good faith, he has said he will be done by the end of August. If we don't see any progress, we will be in touch.

Brian McSweeney, 20 Broad Acres Farm Road - I have some other questions regarding all this.

NOTE – Chan Rogers arrives at 8:20 p.m.

Brian McSweeney – What about some of the other neighborhoods that have unaccepted streets, how do those neighborhoods carry on?

MATT HAYES – In some cases, the developer takes care of the roadway. In cases where the developer has taken off, the Town does handle plowing. I expect the Town would probably maintain a drainage system if an emergency occurred.

Brian McSweeney – In those neighborhoods whether the developer is taking care of the road, what is the purpose of the red “unaccepted street” signs?

Mark Louro – That is something the former DPS director used to require. What the purpose of those was, I am not absolutely sure. I am not sure the current director requires those.

Brian McSweeney – At some point, they probably had a practical purpose to indicate these were roads not to plow. But from a taxpayer's perspective, those signs are a slap in the face. The Town has let down these neighbors. I don't see the Town of Medway offering any of us any tax reduction because our street is not accepted. Is that practice going to be carried forward?

ALAN DETOMA – We are hypothesizing why that was done. It is really up to the developer to see to it that he meets the requirements to get the road accepted. We, as a board, cannot actively chase these guys. We are somewhat tied at how quickly these things can be constructed.

MATT HAYES – We need to chase them to deal with safety issues.

ALAN DETOMA – We can't drag them to the finish line.

Chuck Wright - Can you apply pressure? What about the house Greg is building? It sounds like you have lost all negotiating power with him. At some point he will walk away.

Susy Affleck-Childs – The total bond amount (for all 3 phases) is about \$240,000.

Brian McSweeney – Those neighborhoods with those red signs, the town has let them down. They totally tick me off and a lot of other people in the town who pay lots of money in taxes. Is there any way to find out the status of those signs?

MATT HAYES – One of the reasons may have been to put prospective home buyers on notice.

Brian McSweeney – So now it is the responsibility of new home owners in a new neighborhood to have to push hard on the Planning Board.

Mark Louro – When those signs were put in, it was a condition of lot releases. It is a warning.

I have to tell you that Country View Estates is not your typical subdivision where the contractors and developers want to get in and out. With the typical ones, they get in, they build the road, they get out and done in 3 years. There are some difficult subdivisions like Country View Estates. You have to understand, that no one on this Board now was involved at the time the subdivision was approved in 1999.

Brian McSweeney – As a taxpayer, I am in a neighborhood that I want to be accepted. I want to brace for what may happen but hope won't happen. Another question. In Country View Estates, could part of it be accepted?

MATT HAYES – The road could be accepted in sections, as long as what is accepted is connected to a public way. That would apply to the first phase.

Brian McSweeney - The only other thing and my last question is what is the best way to get an update? Susy probably gets a lot of calls so I feel guilty calling her. She gives me good info and background. What is the most effective way for the folks on Broad Acres Farm Road to keep abreast of what is going on? How do we know if this is progressing toward being accepted rather than all of us individually getting a hold of Susy?

MATT HAYES – To participate, come to the meetings.

Irene Streifer – What about the punch list? It has been 7 years. Everybody should be apprised of what needs to be done.

MATT HAYES – We can put that together for you to pick up.

Brian McSweeney – Assuming all the work on the list is done, you mentioned some other things that have to happen for the whole package to come together. Is there any estimation on how long it could take?

MATT HAYES – If he completed all the work by August 31, it might be possible to accept the street this fall, if there is a town meeting.

Brian McSweeney – Is it reasonable to expect that?

Mark Louro – Yes, for Broad Acres Farm Road, but probably not for Stable Way.
NOTE - Mark Louro leaves at 8:35 pm.

ANR Plan – Francis Panachelli for 116 Summer Street

Paul DeSimone - They are cutting a lot out of the site. He plans to demolish the house.

MATT HAYES – It is quite an old home, does the demolition delay bylaw kick in?

Paul DeSimone – He is going to raze it or give it away. He is going to move here and tend the farm. The farm will be offered to the town first under 61A, once the lot is cut out.

Gino Carlucci – There were a couple of minor technical deficiencies in the plan.

Paul DeSimone – This property is on town sewer. There is a drainage ditch that runs thru the site.

Gino Carlucci – That is not on the newly created lot.

Paul DeSimone – He is just going to tend the farm and keep it like Jim Panechelli had done.

ANDY RODENHISER – Will the Town have a chance at this?

MATT HAYES – Yes, under the 61A provisions. The Board of Selectmen will probably refer it to the CPS for recommendation.

Motion by Karyl Spiller-Walsh, seconded by Alan DeToma to endorse the ANR plan for 116 Summer Street, prepared by DeSimone and Associates. The motion passed unanimously.

ANR Plan - 236 Main Street – George and Carol Groehl

Paul DeSimone – Mike Fasolino is buying the house and the back parcel is going to be deeded to the abutter to the north (Crowley or Guerroro, whoever owns it at the time.)

Gino Carlucci – It met all the requirements. The in between lot line is being eliminated.

Paul DeSimone – It had been 2 separate parcels. Now it will be one with the back part being sold off.

ANDY RODENHISER – What is the purpose?

Paul DeSimone – The back piece is going to be deeded to the adjacent parcel and I have a preliminary subdivision plan for you on that.

Motion by Andy Rodenhiser, seconded by Alan DeToma, to endorse the ANR plan for 236 Main Street with a revised date of June 14, 2005. The motion passed unanimously.

NOTE – The Board endorsed the plans and signed the A-1 forms for both projects.

OTHER BUSINESS

Paul DeSimone showed a new 2 lot preliminary subdivision plan for the Crowley/Guerrera property on Milford Street, to be known as Rolling Hills.

Susy Affleck-Childs – Did you prepare it in accordance with the new Subdivision Rules and Regs?

Paul DeSimone – We will need a lot of waivers.

Susy Affleck-Childs – That doesn't answer my question.

Paul DeSimone – Yes.

Susy Affleck-Childs – A Development Impact Report is required with a preliminary plan.

Paul DeSimone – I will work on that.

Informal Discussion with John Spink re: Marian Community ARCPUD, 154 Summer Street

NOTE – Associate Member Eric Alexander joins the meeting

John Spink – I filed with the CONCOM yesterday for the first section of the road. I would like to walk you thru verbally what the bridge and road will look like. I want some aesthetics input. Coming off the entrance road it would split and then rejoin. What I want to talk to you about is the dividing of the road. You passed a change in the ARCPUD bylaw to allow one-way roads to be less than 22 feet. So what do you want? 14 or 16 feet width for the split? There will be an underground drainage detention area in the split area, grassed with shrubbery in between the roads with cape cod berm on the side basically at ground level. It goes thru the trees and up to the bridge where it comes together. We will have a stone dust path with a post and rail fence. I need to use locking stone. Pick your color. There is a huge boulder rock formation. We will use pavers with infiltration and a parking area of the same. Do you have any comments?

KARYL SPILLER-WALSH – Certainly the locking stone blocks.

John Spink - I don't have much choice. I don't want to do a concrete wall.

KARYL SPILLER-WALSH – Why not stone? Why don't you bring us some material? We usually recommend stone or cast from stone form liners.

John Spink – OK

John Spink – The Fire Chief wants 18 feet width for the back emergency access road. It will be about 900 feet or so long.

ERIC ALEXANDER – Do you anticipate any occasion where there will be parallel parking along the one way road?

John Spink – The Marian community is a Catholic lay community. Someone has donated a bronze statue of Christ rising that is 14 feet high. This is a park area around the statue with parking. It sits on a granite cross. We anticipate 75 to 85 ARCPUD dwelling units. The existing bridge currently has 2 abutments. We are going to pick off the deck and dig down 32 feet across and put in foundations and put in a U shaped bridge. That will leave the walls and river bank in place. Also, it is in the 100 year flood zone.

MATT HAYES – The elevation of the road is above the flood plain?

John Spink – No. It will flood every 14-15 years.

MATT HAYES – Aren't you concerned about that?

John Spink – If you raise the road, it will cause flooding on either side. The length of time for a 100 year flood is less than one day, 6 inches. I may have to use the emergency access road at the back for the residents when it floods.

ANDY RODENHISER – Will these be public streets?

John Spink – No, not ever.

John Spink – The bottom line is that if it needs to be out of the 100 year flood zone, I will need a culvert 18” high and 6 feet wide. I also need some input on guard rails.

Susy Affleck-Childs – The new subdivision regs provide for Corten (weathering steel.)

John Spink – That is ugly. I have a guard rail between the path and the roadway for 300 feet. I want to keep the cars and the pedestrians separate.

MATT HAYES - If you don't need an actual guard rail, you don't need to have a barrier separating the pedestrians from the vehicular traffic.

ANDY RODENHISER – Have you been to the CONCOM with all this? This seems to be one of those things that what we have to say might not matter. How do they feel about a road that would be submerged in the wetlands?

KARYL SPILLER-WALSH – Our concern from a safety perspective.

Susy Affleck-Childs – So what do you want to see for the fencing/divider?

KARYL SPILLER-WALSH – I suggest you go thru the Design Review Committee on that.

MATT HAYES – On the bridge, would it make sense to have a metal barrier at the outside?

John Spink – It needs to be a metal barrier so I can connect the guardrail strength to the bridge. I could encase it in a reinforcement.

MATT HAYES – The DRC will help you out.

John Spink – The practical aspects of this is that I will be coming with this and the remainder of the site in about 6 weeks for you to have a formal submittal as the ARCPUD special permit and subdivision.

KARYL SPILLER-WALSH – If you have any large buildings, please make sure you have elevations.

John Spink – I still don't have a good reading yet on how it will be structured.

Susy Affleck-Childs – John and I have talked about a possible OSRD component as well for this area for the Marian folks that are under 55 years old.

MATT HAYES – Please talk to the fire chief for his input on the road width for the one way road segments.

ERIC ALEXANDER – My personal preference is less impervious surface, the better.

MATT HAYES – I don't have a big issue with 14 feet, but talk to the fire chief.

Informal Discussion - River Run ARCPUD, Village Street

John Spink – I have almost all the same questions here s with Marian. What about the stone wall at the entrance?

KARYL SPILLER-WALSH – I think we would want to see some sort of sketch.

John Spink – There would be a sign separate from the wall. I have it as a dry laid rock wall. I have got a half of mile of stone wall out in the woods and we might as well bring it out front.

ANDY RODENHISER – Open joint?

John Spink – I would rather see dry laid.

John Spink – We brought the GSA in and found the ground water to be down more than 3 feet so so we can drop the height of the fill. I put the water into underground storage. I may need to do a foot and half of fill around the houses. Does that change anybody's view of what the site islike? We will have sidewalk one with 24 feet width for the roadway. That is OK with us, a sidewalk is 4 feet on one side

John – I don't have much walkway along the roads. I want to stay away from 5 feet width, I would love to do the sidewalks at 3 feet.

MATT HAYES - You have to make sure that this works for wheelchair issues.

KARYL SPILLER-WALSH – I would entertain 4 feet for sidewalks

ERIC ALEXANDER – Will you have one way streets?

John Spink – Yes.

John Spink – So a stone wall up front. What else?? The bridges are culverts and not visible. I will probably do a stone guardrail. All drainage will be underground but I will release it into an aft bay about half the size of this room to settle out everything that is left. You shouldn't see any rock or stone. It will all be grassed with a geogrid product and the grass grows thru it. Visually, it will look like grass.

NOTE – The board took at break at 9:45 p.m. and reconvened at 9:53 p.m.
Eric Alexander leaves meeting.

CHAN ROGERS - If the road is going to be the access road for the ARCPUD, then it should be designed to be above the flood water.

MATT HAYES – This is the first we heard about this.

ALAN DETOMA – We didn't give him much guidance.

KARYL SPILLER-WALSH – We need to talk about it with Mark Louro.

ANDY RODENHISER – I can't imagine CONCOM would want to allow a road under water.

KARYL SPILLER-WALSH – I am thinking we need to discuss this some more.

MATT HAYES – There will be a pre application meeting on this. It has to be looked at during the preliminary stage.

KARYL SPILLER-WALSH – He needs to know how we feel.

ALAN DETOMA – They want to get the statue in place and get the road in.

MATT HAYES – I would think the bridge would constitute a structure per the zoning bylaw.

CHAN ROGERS – We have to tell him he can't have a road under water for access to the ARCPUD.

ANDY RODENHISER – He is looking for tacit approval now beforehand.

CHAN ROGERS – Did we give him anything tonight?

KARYL SPILLER-WALSH – We surely didn't give him a negative response to building the road under water.

CHAN ROGERS – We should notify him by letter or email.

MATT HAYES – Let's clarify this issue with him. Let's do an email that the road that will later be used as access for the ARCPUD cannot be below the 100 year flood plain. It must be above the flood plain.

NOTE – The Board concurred.

MATT HAYES – So they will have to address this in the pre-application meeting so we can take under advisement while they go get a special permit from the ZBA to build in the flood plain.

ANDY RODENHISER – Is there a standard we can reference? We can't allow a road under water.

KARYL SPILLER-WALSH – This could look awful when it has to be replicated.

Gino Carlucci – Flood plain replication is just volume.

FY 06 PB Priorities

Susy Affleck-Childs – I am thinking that considering the late hour, we may want to hold a special meeting just on this topic. I would also suggest that we seek input from other boards, etc.

ANDY RODENHISER – I will be gone the week of June 27 and July 4th on vacation.

ALAN DETOMA – On June 28, I will be off on a business trip. I leave for vacation June 30 and will return July 7.

Susy Affleck-Childs – what about a Saturday?

ALAN DETOMA – No on June 25th.

MATT HAYES – Neither June 18 or 25 work for me.

It was agreed to meet Tuesday evening, June 21st for a special meeting on FY 06 planning priorities from 7:30 – 9 pm. Former Chairmen Dan Hooper and Jim Wieler will be invited. Susy will seek input from the BOS, ZBA, Bob Speroni, IDC, Historical Commission, Medway Business Council, CONCOM, DRC, etc. We should try to get something in writing from these groups.

ANDY RODENHISER – We need to seek some input from Joe Musmanno on the contractor's yard zoning articles.

Bond Release – Camelot II & III, Medway Manor Estates I and II

MATT HAYES – We have a memo from Susy on this.

Motion by Andy Rodenhiser, seconded by Alan DeToma to release the full bond amount remaining for Camelot II and III and Medway Manor Estates I and II. The motion passed unanimously.

Bond Release – Redgate II

Motion by Andy Rodenhiser, seconded by Alan DeToma, to release the full bond funds for Ash Lane. The motion passed unanimously.

NOTE – Karyl Spiller-Walsh departs at 10:30 pm

Appointments to Design Review Committee (DRC)

A motion was made by Chan Rogers, seconded by Alan DeToma to appoint Gary Jacob, Katie Tortorello, Stacey Wetstein and Julie Fallon for a 2 year term to the Design Review Committee through June 30, 2007. The motion passed unanimously.

Appointment to the Open Space Committee

Motion by Andy Rodenhiser, seconded by Alan DeToma to elect Karyl Spiller-Walsh as the Planning Board's representative to the Open Space Committee. The motion passed unanimously.

Committee Liaison Reports

ANDY RODENHISER - Medway Business Council – We met with the executive committee yesterday to discuss the draft Development Handbook. They suggested we should circulate it to local attorney, certified public accountants and commercial realtors. It would help all those folks in guiding their clients to a new and friendlier permitting process. The MBC folks would like to see a revised draft for final comments. They loved the flow charts and would like less words.

ANDY RODENHISER – I approached Bob Heavey on Water/Sewer. I told him I was the liaison from the Planning Board to them. I also talked with Mark Flaherty and tried to bridge some communication there as well.

ANDY RODENHISER – I passed on to Bill Wright an on-site sewage disposal plan for a large apartment building in Bellingham, just for consideration.

MATT HAYES – The CPC met the other night. We won't meet again this summer unless a chapter 61A property becomes available.

MATT HAYES – Also, we met with the Zealand Corporation re: the Medway Mill. There was a good representation from the Historical Commission, CONCOM, the BOS etc. They are still in their due diligence phase, interested in possibly working with the town on a friendly 40B, maybe split up with the site with an ARCPUD in the back and reworking the historic mill for 40B. They mentioned the idea of razing the entire building but that didn't go over well. They also thought about adding on another floor to the top but there was some concern about that. They didn't feel a mixed use residential/commercial project would work well. They are definitely going more toward residential.

ANDY RODENHISER – Why?

MATT HAYES – There are real visibility issues for commercial development in the back. Also, tough access issues. They sounded like they want to work with the town. They know there is CPC funding available for affordable housing and preservation. They are not in any rush. They may just hold it for awhile. The Planning board will be their contact for the town.

Other Business

McDonald's petition to ZBA for a sign variance

Susy Affleck-Childs – McDonalds is seeking a variance from the ZBA to allow them to install a free-standing sign out in front. I would recommend that we sent a letter to the ZBA to encourage them to deny this variance request.

NOTE – I was agreed that Susy and Matt would work on a note from the Planning Board to the ZBA.

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Susy Affleck-Childs – I would also like to encourage the Town to consider alternative styling for signal fixtures for the Route 126 project. Perhaps we could do a letter to the BOS and to Dave D’Amico. But we need to be cost conscious as well as interested in something decorative.

Motion by Alan DeToma, seconded by Chan Rogers to adjourn. The motion passed unanimously.

The meeting was adjourned at 11:25 pm.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant