

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

Approved- June 21, 2005

**Minutes
Special Planning Board Meeting
Monday, June 6 and Tuesday, June 7, 2005
(Before and During the 2005 Annual Town Meeting)
Medway Middle School**

BOARD MEMBERS PRESENT: Matt Hayes, Karyl Spiller-Walsh, Andy Rodenhiser, Chan Rogers, and Alan DeToma

ALSO PRESENT: Susan Affleck-Childs, Planning Board Assistant

Matt Hayes called the meeting to order at 6:47 p.m. in Room 112 at the Medway Middle School.

Consideration of ANR Plan from James Byrnes for 21 High Street

Jim Byrnes summarized his plan to split off a lot from his property for his daughter.

Susy Affleck-Childs – This plan came in last week. I forwarded it to Gino for review. (NOTE – Gino’s review letter was distributed.) The plan presented to you tonight by was revised based on Gino’s comments which have all been addressed.

NOTE – The Board reviewed the plan, and asked a few questions which Mr. Byrnes answered.

A motion was made by Karyl Spiller-Walsh, seconded by Alan DeToma to endorse the ANR plan for 21 High Street dated 5-16-05 prepared by Andrews Survey & Engineering, Inc. of Uxbridge, MA for James Byrnes. The motion passed. Andy Rodenhiser abstained.

Street Acceptance Recommendations for 2005 Annual Town Meeting

Susy Affleck-Childs – All outstanding items have been addressed for Redgate II (Mike Narducci) and the Camelots/Medway Manor (Greg Coras) subdivisions

A motion was made by Andy Rodenhiser, seconded by Karyl Spiller-Walsh, to recommend the following streets, included in Article 29 of the warrant, for acceptance by the 2005 Annual Town Meeting.

King's Lane from Station 1+90 to Station 10+55.53 as shown in the *Definitive Subdivision Plans Camelot II* dated September 10, 1992 prepared by GCG Associates, Inc. and endorsed by the Medway Planning Board on February 23, 1993.

Crestview Avenue from Station 10+59.68 to Station 16+57.87 and **King's Lane** from Station 0+00 to Station 5+12.87 as shown in the *Definitive Subdivision Plan Medway Manor Estates II*, dated January 10, 1989 prepared by Westcott Site Services and endorsed by the Medway Planning Board on January 23, 1990.

Crestview Avenue from Station 9+28 to Station 10+59.68 and **Gable Way** from Station 0+00 to Station 4+50 as shown on the *Definitive Subdivision Plan Medway Manor Estates* dated March 4, 1988 prepared by Westcott Site Services and endorsed by the Medway Planning Board on June 14, 1998.

Ash Lane from Station 0+00 to 12+38.77 and **Clover Lane** from Station 0+00 to 2+79 as shown on the *Definitive Subdivision Plan of Redgate II*, dated August 26, 1998, prepared by Consolidated Design Group, Inc., endorsed by the Medway Planning Board on July 27, 1999, and amended on March 13, 2001.

All other streets listed in Warrant Article #29 should be dismissed, as the requirements for street acceptance have not been satisfactorily completed. The motion passed unanimously.

Susy Affleck-Childs – I will place both of these subdivisions on the agenda for the next PB meeting for bond release.

Consideration of Reducing Site Plan Modification Fee for 159 Main Street

Susy Affleck-Childs – Matt talked to Bob Speroni about this matter and I understand that Bob and Paul Yorkis spoke as well. Paul understands that the work involved constitute a minor site plan modification. He has asked the Board to consider reducing the site plan modification application fee (normally \$500) due to the limited scope of the project. When you considered this same issue for a modification to the site plan for 133 Main Street, you voted to reduce the fee to \$250.

Andy Rodenhiser – Is that a recommendation? Will that amount cover your time and that of the Town Clerk, BOS office, Gino, etc.

Susy Affleck-Childs – It is not a recommendation, just information on what you did in the recent past. I think my work on this will involve about 4 hours total.

Andy Rodenhiser – We need to be able to figure in the total cost of these things, including benefits.

A motion was made by Andy Rodenhiser and seconded by Karyl Spiller-Walsh to reduce the site plan modification application fee from \$500 to \$250 for 159 Main Street. The motion passed unanimously.

Susy Affleck-Childs – Do you want our discussion with Mr. Yorkis last week to count as the PB's review?

Matt Hayes - I want to have him in to a meeting for us to do a full review. He needs to do an application.

Karyl Spiller-Walsh – I have some concerns about the sight lines from the second driveway.

Medway Mill Redevelopment

Susy Affleck-Childs – A couple of weeks ago, we were contacted by some folks representing that they had put the Medway Mill under agreement and were interested in finding out about what kinds of things the Town was interested in happening there. They specifically asked the PB to convene a meeting of various folks to have a brainstorming session. I spoke with Matt and that meeting is scheduled for Thursday night this week at 7 pm. I have been in contact with the BOS, IDC, CONCOM, Historical Commission, CPC, ZBA and DPS. I think we will have a very good turnout.

Matt Hayes – Did you include the DRC? I think they should be invited.

Susy Affleck-Childs – No, I didn't. Good idea. I will contact Gary Jacob tomorrow. I did contact the Historical Commission and they were very appreciative.

NOTE – Chan Rogers and Karyl Spiller-Walsh will try to attend. Alan DeToma and Andy Rodenhiser cannot.

FY 06 Planning Board Budget

Susy Affleck-Childs – I have reviewed the PB budget recommended by the FINCOM that will be voted on tonight. The salary amount is not sufficient to cover my present salary and it certainly does not reflect the % and step increases per the union contract for FY 06. I ask that the PB take some time at a future meeting to decide how it wants to allocate its total budget for FY 06 between Salaries and Expenses.

2005 ATM Articles 11 and 13

Susy Affleck-Childs – Selectman Jim Galligan sent an email around this afternoon to a number of folks, sharing some information he had received from the Department of Revenue at a workshop he attended last week. Folks from DOR had reviewed the 2005 ATM warrant and raised some concerns about the two articles on establishing revolving funds. The DOR people thought the revolving funds would not be approved by the AG's office. According to Moderator Mark Cerel, some of the other FINCOM folks are now concerned. I responded to Jim and tried

to address the concerns. He seems OK to let it go through tonight and take our chances with the AG's review.

NOTE – Copies of the various email communications were provided to Alan DeToma who is responsible for speaking for the PB on behalf of these two articles.

Other Business

Karyl Spiller-Walsh – With this discussion on the sidewalk fund, Gene and I had an idea. For the amount we have to pay in lieu of sidewalk construction at Wingate Farm, we would rather see the money used for something else, like architectural assistance to the DRC to come up with some design ideas for these big box residential buildings we are starting to see proposed (River Run ARCPUD, and possible other multi-family project by Metro West Housing Initiative.)

At 7:25 p.m., the Planning Board relocated to the 2005 Annual Town Meeting held in the gymnasium. NOTE – At this time, Susan Affleck-Childs departed.

The 2005 Annual Town Meeting was opened by Moderator Mark Cerel. The town meeting continued until 11:00 p.m. on June 6, 2005 and was reconvened on June 7, 2005 at 7:30 p.m. Chan Rogers did not attend on June 7, 2005.

The Planning Board meeting adjourned at approximately 9:45 p.m. on June 7, 2005 at the close of the 2005 Annual Town Meeting.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant