

*Matthew J. Hayes, P.E., Chairman
Andy Rodenhiser, Vice-Chairman
Karyl Spiller-Walsh
Cranston (Chan) Rogers, P.E.
John Schroeder
Eric Alexander, Associate Member*

DRAFT – February 2, 2006

**January 17, 2006 Special Planning Board Meeting
Medway High School Library
88 Summer Street**

MEMBERS PRESENT: John Schroeder, Karyl Spiller-Walsh, Chan Rogers, and Matthew Hayes

ABSENT WITH NOTICE: Andy Rodenhiser, Eric Alexander

ALSO PRESENT: Susan Affleck-Childs, Planning Board Assistant

CALL TO ORDER: 7:31 p.m.

CITIZEN COMMENTS: None

PUBLIC HEARING CONTINUATION – The Maids/149 Main Street – Adaptive Use Special Permit

Matt Hayes - Due to absences of Planning Board member Andy Rodenhiser and our associate member Eric Alexander, there is an insufficient number of members to consider this application tonight. We will continue the hearing to January 24, 2006 at 8:15 p.m. (Chan, Karyl and Matt)

NOTE - John Schroeder cannot vote on this project as he was not sworn in at the time the public hearing started.

OTHER BUSINESS

Franklin Creek Definitive Subdivision Plan – Certificate of Action

Bill Halsing, Land Planning, Inc.
John Early, applicant

The Board reviewed the draft Certificate of Action, dated January 5, 2006. The applicant and his engineering firm had reviewed the document. Minor clarifying edits were made throughout regarding the Selective Cutting Zone, Scenic Road work permit, fencing on top of the retaining wall, landscaping, and securing street name approval.

The applicant agreed to the \$4,700 contribution to the Medway Sidewalk Improvement Fund in lieu of constructing sidewalks on Franklin Street.

It was determined that a waiver from Section 4.1.1 of the *Subdivision Rules and Regulations* was needed and text was added to the Certificate of Action.

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to approve the Waiver Findings included in the January 5th draft, as edited 1/17/06. The motion passed by a vote of 3-0.

A motion was made by Karyl Spiller-Walsh, seconded by Chan Rogers to approve the Mitigation Plan included in the January 5th draft, as edited 1/17/06. The motion passed by a vote of 3-0.

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to approve the Waivers included in the January 5th draft, as further edited 1/17/06. The motion passed by a vote of 3-0. Approved waivers are from the following sections of the *Subdivision Rules and Regulations* dated October 13, 1999, as amended April 25, 2000: 3.3.2.16; 3.3.2.25; 4.1.1; 4.1.8; 4.2.2.4; 4.2.4.3; 4.2.5.2; 4.2.6.7; 4.2.7.1; 4.2.9.1; 4.2.9.2; 4.4.1; 4.4.5; 4.9; and 4.11.

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to approve the Franklin Creek Private Way Definitive Subdivision Plan, prepared by Land Planning, Inc. dated July 22, 2005, last revised November 17, 2005 subject to Specific and General Conditions as included in the edited Certificate of Action and with Waivers from the above noted sections of the *Subdivision Rules and Regulations*. The motion passed by a vote of 3-0.

NOTE – John Schroeder did not participate in these votes as he was not a member during the public hearings on this project.

NOTE - The Planning Board signed the Certificate of Action.

Susy Affleck-Childs – I will ask VHB to prepare a construction observation estimate for Franklin Creek.

Hopping Brook Estates – Review Draft Certificate of Action

The Board reviewed the 1/13/06 draft Certificate of Action. Susy reported that the applicant's engineer (Steve Poole) had reported that he and the applicant had reviewed the document and had no comments. Minor clarifying edits and typographical corrections were made throughout.

NOTE – The Board could not vote on this matter as there was an insufficient number of members eligible to vote. Karyl cannot vote due to a conflict of interest. John Schroeder cannot vote as he was not a member during the public hearings on this project.

Susy will revise the document based on the review work and the Board will vote at a future date.

Set Plan Review Fee for Applegate Farm

A motion was made by Karyl Spiller-Walsh, seconded by John Schroeder to accept the estimate of PGC Associates for \$525 for review of the Applegate Farm Definitive Subdivision Plan. The motion passed unanimously.

A motion was made by Karyl Spiller-Walsh, seconded by John Schroeder to accept the estimate of VHB, Inc. for \$6,600 for review of the Applegate Farm Definitive Subdivision Plan. The motion passed. Matt Hayes recuse.

River Bend Village Scenic Road Work Permit

Susy Affleck-Childs – We need to extend the deadline for action on the River Bend Village Scenic Road work permit. Presently, our deadline is January 22, 2006. They are compiling additional information and are scheduled to meet with the Board on February 28th. We have a request from the applicant to extend the deadline to March 10, 2006.

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to extend the deadline for Planning Board action on the River Bend Village Scenic Road work permit to March 10, 2006. The motion passed. Matt Hayes recuse.

127 Main Street Adaptive Use Special Permit

NOTE – Susy reviewed the draft 1-12-06 Adaptive Use Special Permit document with the Board. The Board had voted to approve the special permit at the 1-10-06 meeting. The document is almost identical to the one signed by the Board in January 2005. It has been updated with new dates and to reflect the amendments to the Adaptive Use section of the zoning bylaw made at the June 2005 meeting.

Matt Hayes, Chan Rogers, Karyl Spiller-Walsh and John Schroeder signed the special permit document.

A motion was made by Karyl Spiller-Walsh, seconded by John Schroeder to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 9:25 pm

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant