

December 12, 2006

PRESENT: Bob Tucker, John Schroeder, Karyl Spiller-Walsh; Chan Rogers; Andy Rodenhiser

ALSO PRESENT: Susy Affleck-Childs; Gino Carlucci

The meeting called to order at 7:08 pm

Andy – bill Wright wasn't able to attend this evening; it was suggested by a couple of IDC members that his knowledge is important and it would behoove us to meet with them when Bill can attend; they are excited about having a meeting and were disappointed he couldn't attend

January 16th . . . for next meeting with IDC – 7 pm

Andy – Susy and I met with Suzanne this afternoon on PGC and VHB contract; also to convene the DRCC on the 43D to brainstorm – then try to organize that board – I would like Gino to facilitate visiting the boards to meet with them . . . cooperative spirit it to work well together – I met with a number of folks – positive experience . . . Monday, January 8th at 5 pm - April Anderson from Mass Dept of business and Technology

Gino's update – more expectations and needs – I looked again at the development guidebook and the table that was at the back and I think that is a good starting point – use as a checklist and add some time frames to that for normal situation and then try to come up with some tighter time frames

Andy – how long do you see us going for you to develop a budget for the grant application?

Gino – shortly thereafter

Andy – what are you going to need from us

Gino - other ideas of what to include in that application – and from April, what is eligible? Would wetlands delineation be able to be covered by the grant program – looking at the characteristics of the land

Andy – I thought the grant program was to help us establish the 180 day process – to refine our process and make a better run for how we interact with applicants –

Gino – if they haven't done wetlands delineation

Andy – fast track on permitting – how we can have a 180 day process –

Bob – owner has to be willing to make their engineer work responsibly

John – purpose of 43D is to attract applicants – we can't lose sight of that – we shouldn't put more

Andy – applicant needs to commit to the 180 day process

Karyl – applicants drag their feet,

Andy – they don't do their job in quality preparation;

Bob – it is up to them to come in with a quality product

Susy –

Can grant money be used for consulting services for pre-application – could gino and paul be available

Andy – are you willing to do this at risk

John – are we really having an expedited process if we are just having them do more work before the application

Bob – I think we could move every applicant much faster if they came in prepared

Gino – we will be making it clearer, what does the town expect; rules change during the process – have everything laid out as to what they have to provide – that has to be a plus from their point of view

Andy – there are other issues involved in permitting that we don't know anything about – other state permits – state ombudsman will shuttle application around to the state agencies . . .

John – can we complete our permitting within 180 days?

Andy – there are safety valves built in for time extensions

Karyl –

Andy – they are willing to give us \$150,000 to help us come up with a better review process –

Chan – I can see the first expense would be for gino to dry run to id any potential shortfalls – to look for places where there might be shortfalls – another complexity is if the applicant has a more complex environmental problem – what he is going to do on that site could have something complicated to slow down the approval process

Susy – this 43D program is mostly about local level decisions

Andy – some of the things we have talked about – some enhanced technology – powerpoint projector

Karyl – better system for displaying plans

Andy – wireless microphones

John – getting information into a place where all boards could share – technology that is

Karyl – let's enable people to be able to see a site and the plan

Andy – better communication to the community - I would prefer to use the money to enhance improve communication to the community will pay back many times over – better participation at town meetings, in the approval process – community support

John – we might be creating a lot of work for Susy – there might be a lot of response

Bob – I bet some of that is already available through Comcast – and all it will take is a question to them

Andy – I made a promise to Susy that I wouldn't increase her workload – I want to prevent

Susy – 43D program requires that somebody within town hall becomes the point person

Chan – this is what I was thinking about with the IDC – they need some help to perform their mission – I think it is vitally needed with several boards – we may have to hire somebody to help out – the concomm has a part time person – this program lends itself – IDC needs somebody here at town hall – I think Susy could pick it up to begin with – provide a part time secretary

Andy – I brought it up to Suzanne today – about being more involved in planning – she is just mired in financial stuff –

Chan – there will be some growing pains – even this grant may allow some part time personnel to move things along -

Andy – the cybex project may not come in for 2 years or more until the sewer project is constructed

Gino -

Chan – BOS has signed a contract with an engineer to prep the drawings for the sewer project – the water/sewer board is supposed to be involved – but it isn't clear

Gino – water/sewer is going to oversee the engineering and construction

Andy – it doesn't surprise me one bit that they say they don't know anything about it – that is not surprising to me at all. They weren't involved in the process of getting the -

Susy – The IDC was the driving force between

Gino – they were updated on occasion - the commission itself is supported; their staff has been a reluctant person

Chan – people

Andy – board of water/sewer doesn't recognize any authority of the TA

Andy – I attended the GSC when water/sewer board met with them. Water/sewer thinks everything is just fine.

Andy – I went to the water/sewer board one time with the letter from the Charles River Pollution Control Board re: capacity . . . the water/sewer board wants to just ignore it

Andy – It is frustrating to go to these boards and leave with a smile on your face – I will go back and find out – in 5 years

Andy – GSC may be looking at a DPW bringing water/sewer into DPS –

Andy – There are lots of areas of town that are broken – the craziness that exists in some of these departments – we have to include them in the permitting process.

Chan – IDC is going to need somebody at town hall to be a point person – some transition in the meantime – depends on how Suzanne gets all these boards and towns working together.

Chan – IDC thinks they are totally independent – haven't turned in an annual report for a number of years –

Andy - GSC will make some recommendations - we need to make connections and make improvements on our own –

Andy – get ideas to Gino on what we can put into the grant application

John – seems like issues are communications and technologies – applicants say they aren't sure what the town expects – will you lay out an application process that is clear for 43D projects - is that what we will be looking at

Andy – also looking at rules and regs that aren't as clear – example in ARCPUD – the requirement on 2 types of uses

Gino – also the ARCPUD subdivision dilemma

Susy – two ideas for the grant – GIS stuff and also upgrade town’s web site to have info and be more friendly

Andy – camera shots of drawings and up on the screen and feeds out to homes

Karyl – applicant could bring a disc in

Bob – as far as getting Susy some help – doesn’t the town offer people to provide hours to pay for the taxes

Andy – I want susy to be able to set up the laptop as a second work station so that volunteers could help out more -

Andy – budget process – we will try again for funding purposes – we need to keep referencing the master plan. It is extremely important – bobrowski book

Karyl – master plans are very generic

Andy – or very outdated; we are getting close

Gino – certainly want to update it in 10 years -

Andy – master plan needs to be fairly broad but challenge to refine that more . . . hard for people to do that – difficult to articulate

Karyl – big collect all term that could have many operations . .

Medway Gardens/xxtr Mart Site Plan

Andy – I had two meetings with Bob Speroni and I had multiple conversations with Karyl, Dan Hooper – we have an appointment with Mark Bobrowski Wed at 2:30 to go over site plan review about what we can and can’t do and we will report to you - we can’t deny site plan except for a very few circumstances – handed out site plan training module from CPTC – we are in a statutory position that puts us in a very difficult situation

Andy – applicant makes an application for site plan review – Bob Speroni is the one who issues a building permit – the PB goes through the process and puts on site conditions re: traffic safety, lighting, access, etc. – applicant then goes for a building permit – as soon as the building permit is issued, someone has thirty days to file an appeal – aggrieved party can appeal to the ZBA – person of standing – usually defined by the courts – an abutter – the PB is person of standing/party of interest – PB could appeal Bob’s decision to the ZBA.

Karyl – The DRC has been working with them for 9 months without an application – have made – it is very obvious you have to deal with the problem –

Andy – Use issues are not PB issues

Karyl – I am talking about scale – intrusive nature of architecture is stated in the bylaw

Bob - They should be providing

Chan – we cannot determine the use –

Andy – we can appeal

Andy – bobrowski says there are 3 ways to deny –

Susy – encourage you to think about approvals with conditions that are hearty and detailed and justified

Chan – what they have done is ignored the DRC’s position, from a legal standpoint, the DRC doesn’t have any clout – we can turn it down because we can show it is way out of scale for – we can prove that traffic will be too severe – I feel we are in a good position to turn it down for scale

Andy – impart a condition that reduces scale

Karyl – scale is like BJ’s in Franklin

Andy – issue on economic viability –

Andy – please read this handout

Karyl – study the bylaw,

Andy – we will seek a written opinion from town counsel

Chan – we can not turn it down for is use, but we can appeal it

Karyl – how can you review the site? Traffic conditions, how do you review

Chan – I don’t see how they can justify the scale,

Bob – I will be very interested to see what the neighbors have to say –

John – we should make it known that we have some reservations

Chan- I have talked to two owners that would like to have their property rezoned. Medway Gardens expanding with a beautiful glassed in greenhouse will be supported but they may not be in favor

Karyl – it is not impossible to deny site plan – just improbable

PGC estimate –
VHB

Bob and John motion – all yes on both estimates

Government Study Questionnaire

Andy – we got a survey from the GCS – handout a draft set of responses that Susy and I have prepared – we want to include your input – I want to make sure I represent your perspectives

Bob – I will have a few comments on this – I started to read it this afternoon- I thought overall I didn't have any real concerns – provide more feedback –

FY 07 budget – update

Andy – all Boards meeting on 12/18 to start FY 08 budget process

Andy – there is a Department of Revenue document on Costing for Municipal Services to take a look at how we – I have asked Susy to start to track her time by projects –

susy – need some help to design a time sheet

bob – have 3 kinds –

chan – consultants have a timesheet with great detail – I think it is appropriate to keep your time – which projects you deal with, which events, any general nature things – other projects –

Andy – Susy and I attended the BOS meeting on Saturday to interview Town Counsel candidates – 3 firms; Pettrini Associates of Framingham and Brackett Associates of Worcester. Pettrini offers an outstanding land use focus.

Karyl – would this preclude us from using Bobrowski on occasion?

Andy – it may, we will probably be encouraged to use town counsel for our work

Andy – I went on Wednesday night – Chan was there too – Metro Futures program in Randolph- options for 2030 outlook – what would things look like? Let it be. Imagine scenario the other extreme – ultimate vision. Winds of Change – more aggressive than let it be but not quite imagine. Alternatives were plotted on the computer and see what impacts would be on populations – very cerebral. Variety of towns at my table – Brookline, Westwood, - we voted on different things.

Gino's update – handout – commonwealth capital score – Medway is low – need to work on some techniques – inclusionary zoning:

Andy - In terms of meeting with businesses – is there a schedule or a plan – let's get meetings with the Cassidys, and Goulds and Diversified – put together some meetings in January

Andy – Susy - look for most recent goals

We need to start blocking off time at regular PB meetings for zoning matters –

Bob – wouldn't it be nice if Andy and Bill had some goals for the joint meeting

Chan – we need some kind of objective of what we are meeting with them for

Andy – zoning changes that we have proposed in the past, plus contractor's quarters; how does the industrial park shape up in their mind; ID areas for rezoning;

Chan – I feel we should also go to the IDC them with an offer to help? They seem to be holding everything close to the vest. Other boards are interested in their success. PB would be interested in more progress up there. Ask them how we can help.

Gino – Would you like a little outline of what has gone on.

Bill- there is minimal communication that takes place at this point.

Gino – reconstituted around 1995 after being inactive after many years – they took on that business park to do something to upgrade – alder street was a dirt path. Cybex was there – the IDC's first job was to apply for a PWED grant to build the road - \$1 million – road only – \$ couldn't be used for water/sewer. We went to state looking for a CDAG - first do a feasibility study, organize a business association; preliminary engineering – I have been working with the IDC since they were reorganized – then they got a ready resource grant – then after the IDC did all that, the state's CDAG program was out of money. The prel engineering determined the best route for sewer – looked at various options – tie into Bellingham or Milford; looked at an on-site package treatment plant – best option was to extend sewer from Franklin Street to west street to connect to industrial park - Water Sewer doesn't allow pumping stations/force mains – it was decided to get the propertyowners to agree to form a sort of condo association – they would agree to pay for operating and replacement cost of pumping station – IDC prepared a warrant article for a debt exclusion to pay for residential section of sewer line – approved; but residential portion couldn't go ahead unless the business portion was funded; then state offered DIF program and IDC worked on that – great but it required commitments for the development so you could have enough revenue to payoff the bond. Now the state has a new grant program called MORE jobs – I think they are now waiting for new administration to take over . Requires collaboration for a private partner; commitment from CYBEX to create at least 100 jobs; grant will give you \$20,000 per job – that would generate \$2 million which could be used to fund construction.

John – CPC – there is a meeting Wednesday at 10 am at 2B oak street – contractors are submitting proposals will be taken through the site to get ideas on what it would cost - they

wrote an RFP – to shore up the building and to put \$ into the barn to make it usable – town voted to take that land – historic site – right at choate park – it has potential

Karyl – it is absurd to sink \$ into those structures until we know what to do with them. Barn is too small; rooms in house are too small. The buildings are a liability

John – the \$200,000 grant would be used to shore up the house – goal is to create an entity to own the building and raise money. The most viable use is for the historic society to take it over and use it.

Andy – sell it with a conservation restriction and separate off the land and sell it – proceeds would go to the town

Chan – my activities with traffic signals – Norfolk county engineer has a fund they can study Franklin and Main Street – they will put a new signal there – Route 109

Moiton to adjourn – Karyl, bob – all lyes

10:10 PM