

June 6, 2006 – Library

Andy, john, matt, chan, karyl, - also bob tucker and dick maciolek

Call meeting to order at 7:35 p.m.

Citizen comments

John Lally – I am severly opposed to this; cutting off the access to coffee street and restricintg access through rosenfelds - my history with mr rosenfeld – I would be surprised if it ever materialized – I would be held hostage -

All roads in there are private

Andy – it would be our intent for the road to have public access – that would be imperiitive to a successful outcome for the otwn of medway

Deliberations

First concern that public expressed was access on coffee street and what type of traffic impacts would occur relative to use of private way and whether it would be connected between green valley and coffee street and whether the small strip of frontage - could we prevent access

Dick – general rule is that you can't cross residentially zoned property to reach commercial or industrially zoned property – so you would have to do something to do something to keep trucks off

Andy – what about adjusting the zoning on 35 coffee street so that it remains residential for 200 deep along coffee street

Dick – the county layout is a private way – owned by the abutters . . .

Susy – assessors office says it is the town's road –

John – what about paul desimone's comments at the public hearing referencing a document from 1974

Dick reviewed the document – he can look it up and find out more about the court case

Susy – is this

Andy – when you first said accessing the back land could not occur – start – could

Andy – mr lally is concerned about whether the easement

Karyl – there is a to the middle of the road issue –

Chan – what about the other properties in that industrial park – they are operating on a network of private streets

Andy – it is our intent to not want to

Matt – this extension from end of marc road is essential – as a practical point, we should have an agreement in place before town meeting and I don't expect that we can pull that together in a week and a half -

Dick – who will build the road, ellen wont

Andy – a future developer

Dick – the other thing you need is a plan that can be recorded – and you can't get that by the 12th of june – real world stuff –

Andy – is the board comfortable with the understnaidng if we move some of the lines back that we can protect coffee street

Chan – what's the matter with dropping the 4 houses 43-49?

Chan – if he wants to use his property,

Andy – I don't want to leave him landlocked and yet I want to protect coffee street

Matt – I think the AG might approve it without the easement being finalized

Karyl – I think the 4 houses on coffee street – where they can get an advantage – those 4 would get a big bump – it would look attractive to Ellen

John – splitting 35 coffee street into residential – if we change the zoning 43-49 then we are removing residential on coffee . .

Chan – I would rather see those people at 43-49 come back and ask for a change

Matt – at the beginning I wasn't in favor of any of this rezoning – now I have more of a reason to not go forward with it for this town meeting

Karyl – I agree with matt – please consider that you have to do something about the buffers - 200 foot buffer

Chan – 30 feet is not a buffer – 200 feet is too much

Dick – you are suggested not rezoning the 43-47 when those people may be OK – or don't care but you are saying you want to go ahead and rezone when the owner doesn't want you to . . .

Andy – it is a large parcel next to existing industrial land

Dick you still have to realize that if

Dick – I knew john's father and their siblings and their generation before – none of them ever wanted to develop it, john doesn't want to develop it

Karyl – mr fontanella said the same thing – I had a conversation with him a gazillion times – he didn't want anything to have it but he didn't do anything to protect it in perpetuity –

Andy – private property and it is his decision whether or not to develop – he can do with it what he wants – if this should fail, it

Karyl – did anybody look into the water issues – at what point isn't it wet – bog, swamp –

Chan – his property is only 26 acres plus 5 – that is peanuts compared to what we really need – maybe that is too small to not do it – I don't feel that the ROW is an issue – he will have to subdivide it

Andy – to summarize on these two big pieces – comfortable with how we get access

Karyl- I don't like the

Andy – we should pursue the no trucks effort – street is too narrow – look at a wetlands map –

Andy – any objections on the back piece

John - why wasn't that made industrial at the time – concerned about the well – there appears to be a swale back there

Andy – mark Flaherty has reviewed what we have proposed and he doesn't have any problem

Chan- I move that we approve article 39 – any discussion – rosenfeld – parcel 493A – seconded by matt –

Andy – I would like to hold off on the other 3 articles so we can check with the IDC on how they feel –

Chan – I feel paul desiimones comments were bogus – but we need to look at the buffer size

Karyl – I feel 70 feet of buffer is far short of what is needed

Chan – there is not much land left in Medway to zone industrial without it becoming an island within residential – we could add to the west without disturbing anything – the only thing on the east is the lally property

Andy – what size right of way

Karyl – I can't tell you for sure – I need to think about it – I would love 200- 70 feet is not enough – 30 feet is an insult –

Andy – matt

Matt – I haven't given enough thought to that

Chan- you cant really specify a set amount – depends on the adjacent property and topography –

Andy – I will get an aerial photo showing the wetlands . . .

Chan – if you take 50

Matt – all those are available on GOOGLE earth –

Karyl – I had a long conversation with Dan and we were talking about buffers and wooded – we were looking at space and through trees and we thought that even up to 100 feet isn't very much – it does depend on what the conditions are in the buffer zone – along spruce and green valley there are lots of woods,

Andy – lots of back lot – the houses are pretty close to the street –

Chan – what are we doing in terms of total perspective

Andy – the master plan is our guide – balance the needs of the community that are impacted most compared to the overall community to try to get uses that don't

Karyl – joe musmanno is saying that the PB needs to look at the broader picture – maybe we are being a little myopic

Andy – if you look at the town as a whole . . . you can see the densities that exist in the village type areas – lots of open land that exists – utilities and pieces of water – no matter where you go you are going to impact one of the preexisting residential areas - this area we are proposing is contiguous

Chan – if we could find 500 acres – major impact – 26 acres is not appreciable either way –

Andy – as we go forward for next year, shall we put together a study group

Karyl – we hired an architect to look at the northeast corner - chilinski

Andy – what has instigated what we are talking about is the master plan – we haven't finished the punch list from the master plan –

Karyl – more infrastructure of roadways that take the burden off roadways

Andy – if you think like that then putting a connector road between coffee street north makes lots of sense – provide relief at intersections . . – look at the effort we are spending tonight to make sure we don't do that

Karyl – we need to explore other options

Andy – first step is to rezone and then

Karyl – I disagree. I think you have to run the gamut of the impact of the rezoning – huge – and sometimes

Chan – if you don't rezone land now – then it is going to go to residential – in this case, Lally says he won't do anything – we can't make a decision based on that alone

Andy – can we hold off until June 8th – and think about what is appropriate – each think about – decide on the June 8th - if we don't pursue it at town meeting, then what should we do?

Matt – we need to look at other places

Chan – we also need to decide to not go ahead with article 36

Chan – motion to exempt article 36 – the 4 lots – withdraw from consideration – seconded by John

Matt – I would like to wait for IDC's input

Chan – I will withdraw the motion then

John – I will withdraw my second . . .

Andy – I will tell them that

Andy – if we could, susy – the footage that we specify depth – so it could be ANR

Matt – could we find out by June 8th who actually owns the county layout – I don't want to go into this blind if 35 coffee street is already divided

Pull plan 320 of 1965

Andy – do you have enough information to get us some advice

Dick – you have to get something off of marc road – ultimately easement and a plan – memorandum of understand in the meantime - once you get that in place, then the property can be accessed from other industrial land

Andy – lets see what we can get

Dick – I can check out

Agreeto table 3 articles until june 8

Matt - consent calendar explanation -

Recommend to Mark Cerel to do 26 – 30 on Consent Calendar

Article 31 – karyl and matt – all yes

Article 32 – karyl, chan – all yes

Article 33 –matt, karyl – all yes

Chan objects requiring a landscape architect

Karylo – first step in LID

Article 34 – karyl, matt – all lyes

Article 35 –

Karyl – I move we dismiss, seconded by andy

Discussion –

John – we want to encourage OSRD vs. conventional

Karyl – we need to make it very attractive to get folks

John – wait until we do inclusionary for conventional -

Matt – I am leaning toward not recommending it

All YES to dismiss

Article 40 – hold off and run it by mark –

Change #14 to # 22 and limit it to one sign and 2 square feet

Smart Growth Grant – FY 07

1. route 109
2. south of medway commons – Cassidy property
3. mill reuse overlay district
4. traditional neighborhood design/mixed use overlay

go for it . . . talk to gino for writing it . . .

announce rescheduled PH on Mrian from 6/14 to 6/22

announce rescheduled PH on Marian from 6/14 to 6/8

email from Susan Bouchard

Committee Assignments

TA/BOS – andy rodenhiser

Water/Sewer – chan rogers

Concom – Bob Tucker

Matt – I have to be off the board by the end of June – the only thing

Talk to Maciolek about associate member

GOALS

Ideas for FY 07

Karyl - Make sure that plans are showing Existing Conditions – where the wetlands are and how the wetlands should effect their number counts and road layouts – 4 step process –

John – enforcement of

Andy – we need a checklist

Karyl – it is already part of the rules and regs –

Andy – before we schedule a hearing we want them to certify

John – as found – inventory of existing conditions . .

Bob – base line information – so as a board you can evaluate what they are really doing to the land

Karyl – it is expensive for the applicants to hire somebody

Review our rules and regs for requirements re: existing conditions – see where we need to fix –

GOAL – Publish the Development Guide

GOAL – start process for zoning changes sooner – early on – develop ideas in a better way- to include people – opponents and proponents –

Susy – franklin experience

Chan – have our public hearings before we submit articles for the warrant

GOAL – have a friendly guide to development steps – ANR, site plan, subdivision, public oriented –

GOAL – reduce the number of times we need to meet with a given applicant –

Bob – need to make them responsible for their actions – accountable – tougher

Explore rejecting applications for incomplete plans -

Chan - take a cursory look at the plan to see if it is complete

GOAL – determine a way to improve the initial submission of plans including existing conditions plans

Andy – maybe a sit down with some of the real trouble engineers

Chan – offer to look over early plans

John – page 22 of medway master plan – explore limiting number of building permits/per year – tie to nonavailability of water

Goal – investigate/research this initiative -

Karyl – would that just cause applicants to submit stuff quickly??

GOAL – complete inclusionary housing bylaw

Andy – how do you feel at town meeting to try to take \$ from somebody else's budget to do a master plan update

No interest in doing that

Andy – we need to promote the master plan

Lets continue this discussion – look at this as just a start

Motion to adjourn – karyl – john

Chan – the master plan is a guide – not to taken absolute

Adjourn at 11 pm
