

Minutes of 1/16/07 PB mtg

PRESENT:

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

IDC members: Bill Wright; Rick Kaplan; Kellie Ployer; Glenn Trindade; Dave
Harrington

Others: Susy Affleck-Childs; Gino Carlucci, PGC Associates; Rich Dunne,
BOS; Dennis Crowley/BOS

7:12 – Call to order

Andy – thanks for coming, happy New Year to everybody

JOINT PB/IDC WORK SESSION

Bill Wright – handout for first agenda item

Andy – we want to work more congruently with you – we need to better understand your role and how you see us working better with you – develop a better process – part of our most recent endeavor with the 43D expedited permitting program

Andy – we don't want to have critics from afar –

Introductions all around

Andy – Bill, can you outline for us –

Bill – we have taken our approach right from the master plan – primary purpose is to promote and develop the industrial resources of Medway – maximum economic development resources See list from handout . . . that being said, over the last 5 years, our top priority has been bringing sewer to the Medway business park at 496 feeling that that would help accomplish a number of our goals – and others become less of a priority – that has been our primary goal –

Andy – how is it that you guys got so wrapped up in the sewer

Bill – how did we get involved originally? I don't know – when I got involved in the IDC, the group had already received a grant for research/economic feasibility and preliminary engineering – at that point, we embraced

Glenn Trindade – the IDC goes back to the 80's – in 1999 when Mike Hartman was the TA, there was a big disagreement between the IDC and Mike Hartman – at that time the IDC disbanded – I volunteered to get on the IDC and called some of the former members and asked them to stay on (Paul DeSimone, senior – Bill came on board as did others – bill has really brought the committee back – the process to get to the sewer was a continuation of the old IDC's

work related to the construction of Alder Street and then Conroy built its building – without sewer, we were limited in type of development that could happen at that park – the one place where it made the most sense for sewer was the west side industrial park

Andy – how come we didn't rely on the sewer dept to do it?

Glenn – they didn't take the ball and run with it –

Chan – that is essential to the whole problem here

Glenn – the sewer commission did not run with it – if you put yourself in their shoes – the argument would be why should everybody in town subsidize the cost to put sewer out to the park – we could try to do that and waste town – instead we have aggressively pursued grants and with the property owners to work to bring sewer – get their support – talk to Gino, bill – conversations with legislative delegation – we chose that route instead of waiting for somebody else to do the job – we could sit here and talk about being armchair quarterbacks, we could sit back and criticize all the folks in the 80s when sewer wasn't put in – so tonight, how do we collectively move forward – look at opportunities – we have a jobs MORE grant –that could come in at 7 figures – also the other grant for 500,000 – look at the folks there like Cybex who are waiting and want to build – add 100 jobs here – give us sewer – I would argue that the PB and the IDC have never had any problems in the past . . . We have worked

Chan – why cant you enlist others to help you – you are keeping it to yourself - let us al know what you have said – I haven't known it – you have been keeping it to yourself f- we all need to help – that is my point – we want you to ask us –

Bill – why didn't the sewer board run with it – another reason why is the best alternative for the sewer route requires a pumping station – the master sewer plan says that Medway will not have any pumping stations – they don't want to have anything to do with that – because that is in the mix, the water sewer folks have not embraced –

Andy – mark Flaherty has said he is opposed to it – he has made it clear that he is opposed with that methodology for dealing with sewers

Chan – I am an engineer, I understand sewers – why haven't we had this 2 years ago – that is why I am upset – we should have had this meeting 2 years ago –

Glenn – I commend the board for bringing us together – how do we move forward

Andy – sewer seems to be

Bob – status?

Bill – engineering has commenced - we have taken the approach that we will not start this until we have all the funding in place – with grant money we have already secured, we have started the engineering work – finalize that and develop detailed budgets instead of working off the preliminary stuff form 6-7 years ago – we are still in process of trying to secure remaining funding – hopefully thru the MORE jobs grant which isn't quite available yet – we have started the process for the DIF application – earmarking the incremental tax increase to pay for the bond to pay for the sewer – that is our last resort to go to that – we hope to use the MORE program in

partnership with Cybex – we are all on board, and we need the state to say yes we are reading to take applications

Bob – where

Bill – connect at Franklin and Village Street and the route from the business park to there is a little up in the air – the best route seems to be on Granite Street for a ways –

Dave – lots of turns

Andy – to help residents tie in

Bill – vision ahead –whole stallbrook neighborhood would probably want to tie in or need to tie in someday – trying to make it not just a single focus to the business park – what is in the best interest of time

Karyl – what is happening to the mark Flaherty hiccup – how will that effect the state in funding

Bill – it is a hiccup, it has been a speed bump – we’ll have an associaotin formed of the business owners who will own the pumping station who will contract with the town to maintain it

Karyl – what about the stallbrook neighbors

Bill – any resident would have to pay to tie in

Bill – we have secured the easement to locate the pumping station

Kellie –annual cost

Dave Harrington – less than \$20,000

Gino – definitely – the payment was both maintenance and future replacement

Bill – like a condo fee – it would have to be fully replaced within 20 years

Dave – there is another pumping station in town – there is precedent

Andy – up on Summer Street

Karyl – was there a philosophical difference with Hartman

Glenn – there was a battle between the IDC and Mike Hartman – one of the other things was that the BOS kind of left the IDC hanging – it was almost like everybody ignored it –people forgot the IDC – the issue with water and sewer, it was brought up and they said no – and it was just left – the IDC just pushed forward – to reach out to water and sewer – they have supported all the plans up until now - we do have an issue with the pump – we have had to go through – we passed a debt exclusion for this which we never issued; we fixed the betterment fee is only \$12,000 – this is cheap for those who live along the route – if we can pull off the last piece of the funding g

Chan – what have the selectmen done to try to bring them into the picture – we can't stand the separation

Glenn – it doesn't exist anymore – the BOS has supported the IDC on the grants, engineering work – funding for Gino's work here – the BOS has been very supportive

Chan – but you have done nothing to get the water/sewer guys into the picture

Glenn – we are past that – we don't need to fight that

Andy – when will it be relevant for the IDC to hand off to the water /sewer

Bill –

Chan – you are letting them run off on their own – any attempt to get the water/sewer folks to work with everybody

Rich dune – the water/sewer commission reports only to town meeting – that is how we are structured – that is one of our real issues

Karyl – that is my problem – there is autonomy

Chan – there is nobody interested in

Bill – we have had numerous meetings with the sewer board – they have come to many meetings with us – they have been involved in the process – they are not the catalyst – but they have been kept in the loop of what is happening –

Andy – in the absence of leadership on their part, the IDC stepped up when no one else was – that has caused the IDC to be directing an inordinate amount of time to this project

Glenn – everybody should know – Rick Kaplan, Kellie Ployer are professionals in real estate – they have helped us – contacts with others folks in industrial develop – we now have materials to market the park – the park has limitations until the sewer is there – if you look at what it takes to get project off the ground, a business is not going to commit the money - this is a chicken and the egg problem – everybody needs to know we are looking at this – plans for the future- we are very frustrated

Andy – there is vision before there is need – we have developed because of the need in terms of being caught behind the curve on development – our tax base being upside down

Bill – in my ignorance before getting involved – I used to say how in the world do we have this great piece of land with nothing there

John – I have a little issue – your goals are very similar to ours – you have the expertise to market that property –to develop a plan for marketing the property and we have applicants coming before us who want to do things over there and we don't know what your concept is for that park – you are going to develop that vision - if we understood what the plan is

Bill – we fully realize it is not going to be a forge park – a Cybex international is a good example of what could be there – combo office/manufacturing – providing employment opportunities in the area, and a tax base that will promote others business in town – there are all sorts of things that can come from a vibrant business park that has the structure and the employment base

Glenn – Cybex – you ought to take a tour – they make all the metal parts – stamped into the equipment, painting process with an evaporator – huge piece of equipment is needed to evaporate the waste water – they wouldn't need that if there was sewer service

Kellie – their business costs would be much less somewhere else - but I renew tenants who will stay because the cost to move is too much

Glenn – Conroy was so interested that they wanted to loan the town money to help fund the sewer project – cause they had somebody that would have taken the whole building – that would have been 400-500 employees – with loads of taxable personal property – and it is biotech – clean – well paid people – peripheral development to service those people – again to your point – we weren't prepared so we missed that opportunity - that opportunity will happen again – ask Kellie to tell you about Mansfield – look at Milford

John – C1 and C2 – I have a good understanding of where we want to go due to Gino's work – what about Industrial III

Andy – and codify zoning changes that reflect that desire so applicants know what is expected and allowed - we have looked at a use table – we only have an annual town meeting once year == we got a window of opportunity to preserve land and reserve it if you will, - we have the east and west sides that we need to work to reserve land before we get applications

Kellie – the east side park where Millis is – def b- use – far below – we want to reserve our best at the 495 –

Andy – does that mean we shouldn't do anything with the b?

Kellie – no, but they are different

Andy – lets talk about the potential in Medway – we have this large track of land and it is dry – and reserve it so we are having that vision today, so we didn't just focus on one little gem

Kellie – Rick and I could talk to other people in the industry – tell us what the piece of land is

Glenn – I think you are absolutely right - I think we need to have height restrictions lifted –

Andy – there is no reason to have them – I talked to bob Speroni

Rick – on 495 you aren't going to go up 3-4 stories high – unique opportunity now – the owners are all sitting on their property and not doing anything with it – with town sewage there will be a higher and better use

Andy – I would say you have sufficient momentum – the torpedo has been released

Rick – the DIF thing – I am hesitant until we can really prove that it will be beneficial – we should go full forward and see where the numbers – we need to get the property owners more involved – they aren't very appreciative of our work at all – I think sometimes as members of a town board, we have to look beyond the perspective of an individual – without their agreement, we won't be able to market the property – until we have the sewer money

Andy – is there a consensus among fractured owners?

Bill – everyone has to feel frustrated and doubting – just do it – what is the big deal? I think they are tired of hearing that we are another step closer, etc.

Glenn – how can business people make development plans – they may not have 3-4 years to wait - lets look at some of the other parcels on the land that abuts the park – starts to tie into the sewer

Chan – who is the “their” in your statement?

Rick – the private property owners in the industrial park

Chan – I am concerned that we don't have this kind of discussion among us earlier so we can market

Rick – to whom do you want to market - the current owners are not willing to see

Kellie – I work for Deutsch bank – I manage industrial and commercial and mixed use properties – I manage 18 buildings – I am responsible for finding tenants, lease, and putting them in the building – they have to make sure their zoning use is allowed – I am the go between with the town – 21 years – we know commercial brokers – we can't go out and show this land without the sewer – we are all here now

Rick Kaplan – I am a commercial real estate broker – I find tenants and go to

Chan – these things have not come out before, that is part of the problem we have – it is too bad that we don't have this kind of relationship – this is the first time in 2 years -

Bob – let's go forward

Chan - we don't understand each other

Andy – possibly you don't

Andy – I talk to these guys on a regular basis

Glenn – we do need to create a common vision – we need to tighten up the zoning bylaws and we can use the development review coordinating council – and I joined the arc of innovation – 495 corridor communities and businesses – so one of the things they have created is a statewide data base of properties that are available – we are making sure that Medway's postings are included and updated – we changed the info to proposed sewer – we are doing all of those things to move forward – maybe we need a master plan for both parks and here is what we need to do – zoning changes that are necessary

Kellie – when a large company wants to come to Massachusetts, they contact one of the big commercial houses – show me your top 10 places – we need to get our info in all the books – COSTAR – we have to get on this radar screen

Andy – do you want to be on the radar screen with no sewer?

Kellie – no

Chan – you have been doing this by yourselves – you haven't brought anybody else in – you could use somebody like me who is an agitator

Glenn

Andy – I think that the critical aspect is somewhat appreciated – being an agitator I can appreciate that – I have been - we have been talking

Chan – you have done that privately

Glenn –

Rich – it is what it is – how do we move forward – how do we get the right people involved – obvious that we have a diamond in the rough on 495 to make it saleable – Let's put an action in place

Kellie - let's do this 3-4 times a year

Karyl – we still have the opportunity – this is a positive thing – what happened to the idea of large company coming in – 43D expedited permitting – why aren't we think that is realistic

Andy – john and I on Friday were talking about whether it would make sense for us to go to the Milford Hospital and talk to them about doing something here in Medway – up to 300 residents with our new ARCPUD – maybe we could put a medical use

Kellie – not in the park, it is not the highest and best use – but along route 109

Dave – it takes 3-5 year plan for somebody to – why Medway? List . . . how is Medway different? Single tax rate, not in the water resource district;

Karyl – diamond in the rough; wouldn't some company see the hurdle as a blip

Kellie – there are other choices where people can go – Conroy took a big chance

Dennis Crowley – what is stopping us from the building the sewer?

Glenn –none

Karyl – what is the cost?

Bill – let's say it is \$4 to bring it in – where does that come from

Dennis – what

Glenn – 1/3 is debt exclusion; 1/3 betterments; 1/3 with grants and state financing options – the issue has been, we borrow that money – the way the DIF work, the incremental tax revenues go to pay off the notes – it will take us about 18 months to get the sewer extension out there – but there could be a delay in the revenue stream

Dennis – you have to react now – unless you build it

Bill – it is being engineered –

Rick – at what period do you make it a responsibility of the water/sewer commission so the IDC can work on filling the park?

Andy – wherever it can fall apart or drop, then get it beyond that point

Bill – we would be ecstatic to turn it over and get to marketing

Dennis – what do you have to do to start construction in 6 months?

Bill – get money - \$2.1 million short

Dennis – the only way to do that is to get more debt exclusions

Bill – relative to the town funding the whole thing – our debt exclusion was dependent on getting outside funds –

Gino – 2.2 and we need about another 2.1 – the MORE jobs program sounds like it is worth a shot – they were supposed to accept applications in November, but dropped it to wait for

Rich – without that money, we don't get sewer and then no prospects

Bill – we have presented the dif plan and taken it to the state and it was approved – all we would have to do to pursue that route is to - incremental revenue would have to be targeted

Dennis – window?

Bill- 6 months to take the DIF and get it fully approved,

Gino – that depends on getting the commitments from the developers, has to be secured by commitments from a certain % of development – we have letters of intent. .

Gino – part of the earlier question, - I did the calcs a year or so ago – it would take 17 cents on the tax rate to fund it –

Dennis – can you prove a revenue stream that would pay that off over 5-7 years?

Bill – individual parcels of land that are owned, unless a property owner agrees to do something, we won't have the revenue stream coming in

Chan – this is why we should be meeting together

Glenn – I drove Franco around - our park is so much easier to get to than Milford – I believe this is a no brainer, that park would be developed if people know it was there – we have applied for the jobs MORE grant – Cybex is committing that if we get sewer and they put in their addition, and they would add 100 people –

Andy – the 150,000 can be used to support rapid permitting – if we can guarantee 180 day turnaround

Kellie – my husbands company is – glen Ellen country club – Millis was very responsive to making a change – got everybody together – got the property rezoned – I don't see that happening in Medway Planning Board

Glenn – in the past the BOS fought with the PB – IDC was ignored – now the BOS is receptive – the PB is very business focused -

Karyl – this town wasn't competent in the past –

Andy – going forward, it seems like the best things we can do is run on some tracks –

1. identify the uses and the master plan for the west side industrial park
2. same thing for the east side industrial park – gives an opportunity to expand businesses and develop revenue
3. Look at other changes of uses and what shortages we have and what vision we might see using your professional skills – what is Medway – what could Medway be? And look at mechanism to make changes in the zoning bylaw –

Kellie – when Rick and I talk, we are usually on the same page, when we talk about what the east side should look like - we know what should be going in there

Glen – what will sell there?

Dennis – this is all about bringing revenue into the town – Medway is 90% residential – how do we stack up compared to Bellingham and Franklin? Do we know?

Gino – Franklin and Bellingham are close to 80-20%

Dennis – we have to get out to the people in the town that 90% of the town is residential based – you go to get into the paper, and on TV and start planning for the future

Glenn – look at Bellingham, where you didn't want to be – how that is changed . . .

Bill – why don't we divvy up responsibilities?

John – I don't know if I want the intersection of 495 and route 109 to work

Glenn – all that development is at the edge of town – we get the benefit with minimal impact

Kellie – it will adversely affect that property on Milford 109 side

John – can we put

Chan- should be talking about this more often

Bob – we need to look at some zoning modifications – do our homework – so the next time we get together – we can match up nicely with what kind of overlays or site plan

Andy – IDC meets once a month – would it be possible to do every other week

Kellie – for a finite time

Andy – to get ready for town meeting – to show the community we have aggressively focused on these issues –

John – the question that the selectmen are asking us – how hard would it be to put together on a spreadsheet?

Kellie – Gino has that

Gino – the engineering firm is going to update the estimates

John – obstacle on a master plan – funding limitations?

Bill – if you want us to come back with the vision in words and writing –

Andy – articulate to us that medical wouldn't work on the 495 park –

Dave – medical has to be on sewer, simply because of toxic materials – you will probably see MRI, CT materials coming into medical areas – where do you want that? I can lay all that stuff for you – I have been working for the m medical year for more than 40 years, I spend a lot of time with venture capitalists and angels – I do a lot of digging and pass along leads to Kellie and Rick – most of my clients are working out of their houses, waiting for the FDA to approve and then they have to move fairly quick and they have to start to building – can be 3-5 years

Andy – so you can help overlay

Bill – you would like us to come back to you with –our vision concept

Andy – both sides of town – also where would medical uses work? So we can go to the next step to pursue

And do another joint meeting – maybe 3 weeks

ANR Plan – 59 Fisher Street

Motion by Karyl, seconded by bob to sign ANR plan for 59 Fisher Street – board signed – one lot being divided into 2 lots with one parcel

Invoices

VHB – plan review – 4586 – bob, john – all yes

BBM – 2265 – john, bob – all yes – legal for Marian

VHB – CO – 9034.96 – bob, john – all yes –

Susy - 5 weeks to meet again with IDC? That would be Feb 20.

River Bend

Eric Alexander arrives

Mark Bobrowski is here

Rich Cornetta

Lee bloom

John spank

Rich Cornetta – we submitted a few items to update plans per VHB’s last memo – we meet all the requirements – we shrunk the conservation space area b it to get some of the drainage structures out of the conservation area – ConCom agreed with that approach – it changed one or two calculations

Karyl – how much did it shrink it by?

John – I don’t know that number off the top of my head. – The better part of an acre or so. . . Same uses, it just isn’t

Karyl – does it effect any stormwater, any plantings – no modifications to any roadways

Andy – just a line change

John – precisely. .

Andy – doesn’t effect the calculations for open space

Paul – I reviewed the plan as submitted – he separated out what was shown on the subdivision plan – he has a separate conservation restriction plan which shows the detailed bounds for the CR –

John – we broke out the easements -

Paul – you might want a place for the board to sign the restriction plan

John – this will now be an attachment to the conservation restriction agreement -

Andy – one of the things that was of concern when we last met was that this technique of drainage is somewhat new and often times we have residents that will come before us after you have sold it off and left – the new residents and the condo association will approach the town to accept the streets and drainage system as public – future board may not have insight – is it possible that we could have some type of language in this decision that would possibly absolve the town of the uniqueness of the drainage system or at least recognize it that we are not going to be liable before it works - we want to recognize the difference – we want to be sure

Eric – statement of intent

Mark – that is no problem – I can come up with something . . .

Andy – we want to protect the town from the future residents

Mark – I would expect that town meeting wouldn't

Mark – one of the things is that the homeowners' docs come to you for review – you can put in that those docs that this shall be included in those

Bob – we did just recently have a group come in –

Karyl – we are very concerned about the success

Lee – whatever language

Mark – we say – you will build the system, you will turn it over to the homeowners association – you want to have the town be able to come in and fix it and we can lien it – that gets it to where – that needs to go into the homeowners association

Construction Observation issues

Susy – Some board members wanted to revisit the CO issue, whether you will require CO services by VHB?

Bob – will you be doing this under construction control system? Your engineer would come out with affidavits and as-builts

Lee – absolutely

John – I am uncomfortable with not having VHB involved in some fashion – but if Bob is comfortable with it, I am – maybe there are some key points

Mark – there is a provision for the controlled construction component of the building code that the building inspector can engage

Bob – under the normal way we do business, would Dave D'Amico be going out to inspect

Andy – no we have VHB inspector do that

Lee Bloom – different municipalities – do it differently – if during site work , a reasonable schedule to come out – VHB – I really don't have a problem with that if you feel more comfortable

Mark – I would recommend you always set up an escrow

Paul – this is a little different – private development – also a very large project as well –

Andy – environmentally sensitive area and new technique for stormwater – I think there is some questions/interest in this and we want this to be successful but also to make sure it is done right – all of us are intrigued by the method

Lee – John Spink will be doing construction administration –

Paul – you have to do it according to your regs or don't do it at all –

Karyl – they are observing private subdivisions now – on a private road

Andy – checking compliance with the plan

Paul – if we are going to do it, it would be in accordance with the regs

Bob – if you have a registered engineering putting his stamp on it and saying it was done – it is a question, is there an advantage to having another set of eyes look at it – unless you are watching every bucketful go in, you can be cheated – I have seen it numerous times when I dug up something that somebody else installed

Eric – as a funder in my day to day life, I want somebody looking over their shoulder – if there is a PE with their name on it , I am comfortable with that – I will defer to that

Mark – separate those aspects of controlled construction from the site

Susy – building inspector only looks at structures and not infrastructure

Susy – this is a policy matter – prior boards have determined that private developments will be inspected –

Eric – I move we proceed with construction observation thru our consultant per the subdivision rules and regs – john seconded

Chan – what are we doing differently?

Eric – the intent is to be consistent with what we have doing in term of inspecting private way subdivisions –

Andy – if we want to change to a different method, we should discuss in a broader way with care that it needs and not try to make a policy change with the appearance that it is being done for a particular developer

Chan – I am missing appoint here – I don't see where it is different

Bob – we have been doing construction inspection on private ways -

Andy – Eric is suggesting that we stay consistent and don't change now

Bob – I wouldn't be opposed to that – believe me I push consistently all the time whether you are right or wrong – I have been on both sides

Bob – if we have consistently, we follow our normal protocols –

All yes – Karyl – recuse - approved by Andy, Eric and John . . . Chan abstains from voting

Andy – as far as the legal stuff, are we sufficiently down the road with the permit decisions?

Mark Bobrowski – conditions #2 on page 14 – reference to ARCPUD plans

C11 – C15 – to be recorded with the special permit document

C11 – site layout plans

C12 -

John – the subdivision plan with the property lines goes to record

Paul – add a place for the board to sign on the conservation restriction plan and be added to the set

Mark – subdivision plan to be recorded needs to have more

John – normally the front part of the big plan set (52 pages) – would be the normal subdivision plan

Mark – the subdivision decision should refer to the special permit – and the special permit should refer to the subdivision

Mark – a few items I will work with Susy on . . . stormwater management lien issues

Mark – in the definitive plan decision, there are a few changes – rich Cornetta – there is some stuff in the definitive decision that should be in here – triggering mechanism – build it in 3 years and . . . we will forward

Keep them both up in the air

Mark – I understand the ConCom is done –

John – ConCom is writing the order of conditions – couple of weeks

Rich – we have a few housekeeping details

Rich – the next time we come together there should be 2 documents to finalize –

Motion to extend of 2-20 – Karyl, John – all yes –

Lee – thanks

Andy – when do you expect to start?

Lee – depends on whether our lender changes our presale requirements – spring –

Lee – we budget about 1 sale a month right now – probably a 3 year process – will use community building as sales office

Walnut Grove – new name for River Bend

9:40 pm – Eric leaves

Mark – will not attend the 1-23-07 PB mug on Medway Gardens – I don't have any iota of difference -

Karyl – we want to deal with the zoning issue – called out right now - deal with it now

Mark – I will send Adam costars to do the Marian thing next week – I will call Bill Proia re: next week's PB hearing

ANR Plan – 97 Holliston Street –

Gino – plan is Ok as revised

Motion to approve – Karyl, john – all yes

AZZ Site Plan -

The Board signed the AZZ site plan

Motion to adjourn

Meeting was adjourned at 10:30 pm