

Planning Board  
November 13, 2007

PRESENT: Bob Tucker; Karyl Spiller-Walsh; John Schroeder;  
ALSO PRESENT: Susy Affleck-Childs, Planning Board Assistant;  
ABSENT WITH NOTICE: Andy Rodenhiser

John Schroeder, Vice Chairman, called the meeting to order at 6:30 p.m.

### **CITIZEN COMMENTS**

Bills . . .

Blatman Bobrowski and mead – applicant’s plan review – 7890 – motion by karyl – all yes

VHB – plan review – River Bend – \$8290.19 – plan review – kayrl, bob, all yes

PGC Associates – River Bend – 262.50 – plan review – karyl, bob, all yes

VHB – construction observation Pine Meadow \$5,456.43 – karyl, bob, all yes

VHB – plan review rolling hills 690 – karyl, bob, all yes

Franklin Creek Subdivision – Bond Estimate for next meeting

Bob – concern with smaller subdivisions/projects, in reality they may pay a premium vs. a bulk price – I would like to look at making a revision to our subdivision rules and regs to allow for that adjustment – our regs provide for standard weighted average – I want to make sure there is enough money there –

Karyl – was there an issue to think about this?

Bob – in looking at some of the bonds that are still outstanding – there is nowhere near enough money to take care of some of the things that need to be done . . . let’s do some fine tuning

Susy – cut that section of the subdivision ruels and regs

### **Status Report – Master Plan Update**

Jim Wieler  
Diane Borgatti

Jim Wieler – We did meet and talked about . . . wanted to talk to you on how we go about this – core group – myself, dan, diane, dave kaeli – if you appoint us, we can reach out to other boards and get people from various boards and departments – etc. we talked about doing a survey – how the scope of this . . . this is an update – we can take the chapters as they exist now – assign 2 people to each chapter and make them responsible for updating the data and then taping the boards for what their action items ought to be – survey – how big an effort is this? If we can get the survey form together – get survey out – while that comes back in the census – we could start working on – compile and analyze results in February march – spring – start writing the action items – and work on it and come out with a first draft sometime in the summer or September 2008 time frame – it was 18 months the first time around

Karyl – I don't see it as long a procedure as last time around – decide on the initial format and see if that works –

Jim – we are more sophisticated and graphics

Karyl – the interests of the town are a little bit different than they were back in 1998

Jim – with regard to the survey, susy had put together a compilation from a bunch of communities – we may want to add to this with regards to open space . . . and the biggest thing and formatting it in a way it can be scanned to tabulate the results – we hand entered half a million data points before –

Bob – we had talked about doing it online – had you thought about that

Jim – 2 things – there is stuff you may want to expound upon – difficulty in tabulating that – verbose – off theme – maybe go free form on line – do hard numbers to be scanned

Gino – there are survey companies on line that you can design any way you want – and people can fill in the dots or they can do free form also and it will tabulate automatically the responses – everyone will not respond online – maybe half would be automatically tabulated – but for the other half –

Jim - maybe the election machines could be used to scan – not everybody is web based so we can't just do it

Gino – send form to everybody, offer them on online option – half would come back in paper –

Susy to talk to maryjane to see about

John – the qualitative questions you are talking about – could that be used to help refine the actual survey questions –

Jim –

Karyl – an addendum mailer that could be sent back – something to contemplate – you will pull out again

Jim – maybe with one double sided form, we may be able to – question on how to avoid duplicates

Karyl – this is a very important process on the way to our new open space initiative

John – we need to get some open space questions into the survey –

Karyl – we need to get the word out on what open space – automatically think about active recreation or a hiking trail and we need to clarify all the definitions – it is not necessarily one thing - it may mean 10-25 different options of what it can be

Jim – the Hoag’s gift last week – conservation restriction to be held in perpetuity –

Motion to appoint – jim, diane borgatti, dan hooper and divide kaeli – to master plan update committee – motion by bob, seconded by karyl – all yes . . . .

Motion by bob – to ask committees boards to help - . . . all yes . .

**No senior center site plan endorsement tonight – hold over to November 27, 2007**

### **Committee Reports**

**John** – I am accumulating names of people who want to contribute become involved in the open space committee – awful lot of really qualified people who are responding – quality list of people – November 29 at the senior center and Dec 4<sup>th</sup> at Sanford Hall - hopefully present to the PB

## **7:13 p.m. Public Hearing - Proposed Amendments to Medway Zoning Bylaw**

Attach public hearing notice.

Waive reading of the public hearing notice – karyl, bob – all yes

Open up to the audience – any comment as to any particular article

David Blackwell, 2 milford street – I was concerned about extending the mixed use zoning on route 109 on Holliston street – concerned about the historic district –

Article 19 John – the mixed use zoning would apply only to the mill – it would not extend the district at all size – the boundaries would not change – ar

Resident – on Winthrop street – concern about traffic

Gino – the change only allows the conversion to residential by special permit – at the time an application would come forth, the PB would look at traffic impact and there would be public hearings

Karyl – we have seen several conceptual plans have already improved traffic flow in the area – it looks like whatever happens there – there is not an actual application yet – two or three major accesses to that site

John – the new owner is very committed to that site

Jim coakley, 40 lincoln street – my question is – the way I was reading it – can he put more buildings down there – can he put more buildings down there – will you be in favor – I don't want a giant condo complex on the back land

Gino – it limits to 25% of the area – residential density up to 12 units per acres – he could add a new building – within those limits and only be special permit

Jim – nobody wants a big development there – with the schools and everything like that

John – I actually live right next to the other mill in town and I don't find it difficult

Janet larden, 28 norfolk avenue – if there is additional buildings – if he could propose –

Gino – it is not limited by buildings, but by housing units – the intent right now to add units to the third floor of the original mill buildings – it is not to build new space – it depends on what he builds in the existing space – the more he builds in the existing space the less he can do elsewhere - he intends to do a third floor one concept

Janet larden – would it change the height?

Gino – it would for part of it

Karyl – if and when he comes in with a third story proposal – he needs to hire an architect and it will be run thru our design review committee – it should not look alien – whatever he chooses to do – I wish he was a little more aggressive with some of the other parts of the site – there is a wonderful river that runs thru it – it could have commercial and residential use there – great parking and landscaping – but we intend to be very careful with what goes on top of the building – it could be very beautiful

Janet – that river runs thru my back yard too . . . I don't want it in the house -

John – the intent is to make use of the property in a balanced way – businesses in the day time and residences in the evening – not intended to negatively impact the area -

Russell sherril, 1A Winthrop Street – the plan shows about 11.5 acres of land – with the residential density maximum – that would be something like 120 to 145 units – is that in line

John – that would be maximum number

Gino – the 12 units/acre is exclusive of wetlands – that would all be subtracted out – the

John greene – I live in westborough, I bought the brickhouse apartments and did them all over – 32 bedrooms that are all very well kept and good tenants – along the lines – I operate as a landlord – kids who get out of college want to move back to town – to add some extra housing to do it with a blend to account for everybody's concerns – I bought the mill about 8 months ago – the buildings now have fully operating sprinkler systems, full fire alarm system, we have done one of the buildings – it all has a new roof on three buildings – the main structure is incredible - I have a little sketch I did – it might visually help - intent would be to create a new entry way off of route 109 just west of the main building – parking for 80-90 cars with a good buffer and screen – I would still like to maintain the exit out to Lincoln street – structure has tremendous steel, take the front and rear and get the same look for mill structure – it would really finish off the third floor of the mill – it would be a pretty structure – what could we do up there – if we could utilize that space – if we only have so much parking – if I had apartments there – I am thinking I could have 15-20 one bedroom apartments – and then a couple of 2 bedroom apartments on top of the mill. My other thought is that I may want to look at something for the back buildings – there used to be dumpsters, trucks – we cleaned out whatever we could there – there was a trucking company here – so now I have small style contractors here with small trucks – mr. coakley will attest that I spent money to pave this – as far as another building, my thoughts were perhaps some of the back buildings would be better used for apartments with parking – it wasn't my intent to put a big building up here in back . . . I would always try to keep my neighbors in mind – the size of the building – it would be a nice use of the space

7:40 pm – Chan arrives

John greene – the mill is coming back to life –

Shelia todd, 30 norfolk ave – I have a question about things in back – how high would that be – that is a concern – it all looks great what you have done -

John greene – 2 story – whatever we were going to do – it would probably look better with a nice new building vs. the metal buildings that are out there now . .

Chan Rogers – it would require a special permit and a separate public hearing with the PLANNING Board

Met meyers, malloy street – article 15 – commercial 1 and 2

Johyn – any other questions on article 19?

Jim coakley – my only issue would be with a new owner in 10 years – somebody could go in and put up some large units – I don't think he wants to do that –

John Schroeder – it might not necessarily be the same owner, the same planning board –

Greg perrlini, 37 lincoln – what type of housing? Everyone would be rhtinking about value of their home – what would be established there? Priced range – what would be there

Bob tucker – in this particular case, we couldn't take a guess – until an applicant – it could allow a rental or a condo – it wouldn't work as private house lots

Chan – all the details would have to be presented at a public hearing before the pb – the pb would have the ability to consider all details – lot of discretionary weight that the pb can place on a proposal and the public would have an opportunity to express their like or dislike - we want to give that property the chance for the highest and best use

Karyl – one thing I think is a very good idea – all you that are abutters – before they actually come in with a finite statement application – a good idea is for you to come in with some ideas of what you would like to see there – what would you want to see as a buffer – dense or light, stone walls – that can happen – have an idea of what kind of architecture yhou would like – what do the tops of some of this bigger mill buildings – what do they look like? These – don't just come an dlisten – come in with specific ideas – it is a culmination of ideas – what he can afford

Gary Jacob, 4 broken tree road – another suggswoni – sometimes design review committee gets to look at deisngs in a pre application phase – that might be an opportunity to come to those meetings as well – we don't have control of anything , we recomemd to the planning board – we encourage applicants to look at things and change things

John – I would like to take this opportunity – to talk abou the desigin review committee- the group has evolved ove rhte past few years – working with appolicants to refine the plans early on – right from the get to – leaps and bounds ahead of what it was before – it has been tremendous – I hope you get a chance to see that process take effect

Ned meyr's malloy street – part of the commercial II zone – I have some questions, probably from lack of clarity on – as I understand – it is to make commercial I and II the same – and I understand the rationale for that – simpler – so I hhave anumber of follow up questoinis – in merging zone 2 in zone 1 – were a church and a greenhouse –

Gino – churches and greenhouses were eliminated because they are allowed by right in any zone – as far as the single family houses – to be honest, - if there is a single family house in c1 and c2 now – it can stay that way . . .

Ned – it seems that the only difference between C1 and C2 – it would allow banks to legitimately exist –

Gino – create it as a consolidated center –

Ned – I get concerned about – anything

Bob – article does allow for offices

Ned – the only real expansion is the additional retail that it opens up and zone one gets additional benefit –

Dna hinthorne malloy street – C1 and C2 – what is actual differences now

Gino – he basically mentioned the differences – very minor – retail allowed on one side, offices on one side and not the other – there are no new uses that weren't allowed before –

Dana hinithorne – malley – the way it is outlined on the drawing – across the street on it looks like it follows hosue lots

Gino – that might be a suggestion to do in the future –

Mike Monahan, malloy street - - residents would like to suggest a change in the zoaing boundary to follow the lot lines –

John – we will look at it for ht may town

Meyers - if the special town meeting warrant passes now – residential owners would be at risk - to take the slices of Appleton and malloy and pass it – lets redraw the line and rezone the commercial I and ii together -

John – it would have to go thru a site plan process -

It coujld be deferred

John – the zoning bylaw as it stands today as commercial II – is there any ways they would be treated different

Gino – this adds retail uses in the c2 zone

Meyers – tehniclly any retail use could come in

Meyrs – it would make it harder for them if it was residential –

John – I don't see why passing this effects you negatively in

Orchard street – our issue is – we are losing some

Gino – are you concerned about traffic – what will our neighbor do

Gino –

Cathy Schultz – we own the property on hollisiton street – I can't even sell my space – it is too small – the corner needs to go as

Lisa ecklund – Appleton way – I agree with the gentlemen on our side – it is one step closer – I live on Appleton way - it is completely commercial - I have one question -0 can we defer this amendment and then again do something jointly and rezone the residential part and then address everything else – can we put a package together –

You cannot access commercial

Lets handle both sides of the issue – I didn't know that half of my property is commercial

Citizen – zoning changes in my experience should be taken up at the annual town meeting not special – given the magnitude of these concern s- I would suggest that you postpone it to may

John – at the may town meeting – to do both at one meeting might be too much -

Leo oschskey, orchard street – two different warrant articles – one could be done first cutting off the residential

Meyrs – if you feelthe 2 step article approach is too much – the one we would prefer first would be taking out the residential

Bethany bart – I represent the owners of the medway shopping center – I have some comments on the proposed language – suggest consolidating

Re parking – concern about useable floor space – g. 2 – how would that be calculated?

Concern about definition of usaeable space

Chan – as I understand it the residents that are on Appleton way are concerned about changing the commercial - we could make a change that lessens the impact of what has been proposed – suppose that area was exempted from



Bob – one of the bylaws in town – does not allow access to commercial property thru a residential neighborhood – unless somebody was coming in off of route 109 – on malloy street, the only access to that property would be form route 109. it couldn't be allowed – you are not allowed access to commercial property

Citizen – the intent is to clean it up – this is a huge glitch that needs to be cleaned – we would rather get that done first before doing other stuff

Dana hinthorne – 2 separate articles for may 2009 town meeting –

John – any other input on article 15

Chan – I wanted residents know that you cannot enter residential property to get to commercial property – the fear you have about Appleton way is legitimate

John – that situation needs to be addressed – the combination of c1 and c2 is of concern to you

Greg Whelan – I developed Appleton way – when I got permission to put residential in there it had to be on the approval – I don't really remember

Gino – the zoning can only change at town meeting, not by any vote at planning board

Re; recourse – they could always submit a citizens petition to rezone the area

Citizen – I think these people bought their house thinking it was residential – surprised to find out that they are in c2

Lady - make it ar2 to protect our investment – it is some protection so I don't have to worry about a walmart on that one . . .

John – I think we all understand your concerns –

John – any comments on any of the other articles?

Meyers- on article 16 – any more changes on the tables – you mentioned – the . . .

Record – email note from robert walsh –

Article 18 – proposing a change in the sign application process – right now the design review committee looks at signs – we don't get the applications until the process is almost complete – they have already figured out the design – not open to changes – we are proposing to have them come to us prior to filing their sign permit application – come to us earlier in the process so it doesn't cause any delays – and that way they can incorporate the suggested changes –

Chan- question for Gino – for his input – one of the things that has made this onerous for the people to make both sides the same, suppose an intermediate step was taken so that the lines for the district were redrawn so as to not include any residential property to redraw the line on the south side to not include any residential properties –

Gino – we can't do it at this town meeting

Chan – how did this line become as it is now?

Gino – not clear . . . how it came about . . .

Rick messina, orchard street – I am having a hard time understanding why you feel this will be a big deal to offer two articles at a future town meeting – I think it would make everything clearer – I don't understand why we can't put it all together –

John Schroeder – I feel obliged to address this – there are people that own commercial property on route 109 who might want to see more development potential – we have heard very clearly what you have said tonight.

John Schroeder – we are seriously going to discuss this and work on it . .

Karyl – what are you taxed as?

Neighbors – residential

John – we understand that you do feel strongly that you want us to put it off

Greg Whelan – I think if somebody wants to do some homework, when I got the approval for residential I think that was one of my conditions – 1994/95.

Motion to close the public hearing – chan, karyl – all yes

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Franklin Creek paving – my understanding that you can't get an extension past nov 15 – it was supposed to be paved today but it had to be held off because of the rain – the engineer was there – and the DPS superintendent was there today – they have seen the prep work – hopefully tomorrow will go smoothly – if it doesn't happen tomorrow, if I wait until the rains and wait until next week – all I am doing is putting down the binder coat so contractor can get building permits – I understand

Karyl – it needs to be above 40 degrees –

I understand you couldn't do it after nov 15 – it rained today, they can't pave it tomorrow – so I got another company – if I do have a problem tomorrow, then the 15<sup>th</sup> has come and gone and it is raining –

Karyl – If the weather

Bob – as long as it is a minimum of 40 degrees and onsite inspection

Chan – move to give him to November 30 – for franklin creek, seconded by bob; all yes – karyl recuse

Susy – does this only apply to this one project or others

Bob – motion that this policy would apply to any project this season, seconded by chan – all yes – karyl recuse

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Country View – very close, not quite thru with Jimmie – couple of things – concom meets Thursday night this week to get their sign off – couple little things with the as-builts – I haven't been able to get together with him to go over the list - I would like you to vote to reduce phase II down to \$35,000 – but I can't get the money until I get final sign off – I believe I can come in

Motion to allow reduction – with stipulation that pb will hold the check to allow for – chan – all yes . . .

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Article 14 –

Bob – I would really caution about reducing any parking requiements near 30% - good to have some flexibility – we need to be very cautious - -

Susy – it would be taken care of during site plan process

Gino – one way to handle it is to look for a designated area that could be targeted for future parking expansion -

Motion to approve article 14 – chan, bob – all yes

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Article 15 –

Chan – what is the advisability of our changing the lot line zoning on the south side of route 109 to conform to property lines as opposed to the random line it seems to be now – it doesn't appear there is any kind of advantage to keeping it the way it is –

Gino – I don't think there is any detrimental effect

Chan – given that, I would suggest we fix commercial district II lines at the may town meeting –

Motion to withdraw article 15 – chan, karyl seconded - all yes . .

I would suggest that the board would make the change in the lot loine confitureation at the may town meeting 2008 –

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Article 16 – use tables

John – some comments from audience and see how they were getting mixed up –

Karyl – intent is that they are only for streamlining – they are inherintelty

Bob – I think it provides a good roadmap

Susy – I think we need another go at this . . .

Gino – I don’t understand why town counsel feels it has to be part of the zoning bylaw

Susy – we asked for further clarification in the

Moiton – bob – withdraw article 16 at this time – seoncded by karyl – all yes . . .

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Article 17 – sign surface area

John – I am concerned about colored

Chan – move approval of article 17 – seconded by karyl – all yes

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Article 18 –

John – any objections from building inspector

Motion by bob, seconded by chan – all yes . .

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Article 19 –

Bob – by bringing this under special permit requirement s- it does mean we wouldlook at impacts on upstream and downstream neighbors as well as other eviews for site drainagne, etc. – borders to adjacent residences and the like – traffic reviews and all the

other reviews the pb – I think this is a lot to the good – it does provide an awful lot of flexibility to the owner

John – I am still concerned about the maximum total number

Gino – 6-7 acres – more than 1/3 of the site is wetlands – so 84 units is a maximum and that is by special permit and he has to demonstrate the need for those -

Bob – no entitlement

John – I heard from the abutters – their concern about a future board

John – it is limited by the parking requirements

Bob - We do have parking requirements that would limit the size – that would reduce it to 45 units –

Susy – look at gino’s further suggested revisions

Gino – he was opposed to the statement that “In no case shall the amount of commercial space in the original mill building be reduced due to conversion into housing.”

Wallace Arthur – concerned about wetlands

Authorit for john greene to speak at town meeting as a property owner

Motion by karyl – to approve article 19 as further revised by gino in 11//6/07 version with removal of “in te original millbuilding” in both locations in 4 b. – bob seconded – all yes  
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Partial release of covenant for unit 1 in building 1 of Pine Ridge -

John recuse –

Motion by karyl, seconded by chan – all yes . . .

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Motion to adjourn – bob, karyl – all yes

10 pm

