

Medway Planning Board
Special Meeting
Monday, November 19, 2007
Medway Middle School – Room 120

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

ALSO PRESENT: Susy Affleck-Childs, Planning Board Assistant; Town Counsel Barbara Saint Andre.

The meeting was called to order at 7:15 pm.

Article 19 – Mill Conversion Subdistrict in AUOD Overlay District

Andy Rodenhiser explained that he had just met with members of the Finance Committee to provide answers to the questions which arose on 11-14-07 when Susy Affleck-Childs had briefed them on the various warrant articles. A copy of the informational handout dated 11-19-07 that he provided to the FINCOM was distributed to Planning Board members. SEE ATTACHED. A revised version of Article 19 was prepared by Gino Carlucci and Susy Affleck-Childs which addressed some of the issues. SEE ATTACHED. Andy reported FINCOM members were now comfortable with Article 19 as revised. However, since there was not a quorum of FINCOM members present, the Committee could not change its recommendation to dismiss Article 19 it voted on 11-14-07.

Town Counsel Barbara Saint Andre reviewed the revised text for Article 19 and indicated that the proposed revisions were reasonable and would probably not cause any objection from the Attorney General's office.

A motion was made by Bob Tucker, seconded by Chan Rogers, to recommend Town Meeting approval of the revised Article 19, dated 11-19-07. The motion passed unanimously.

Article 14 – Parking Regulations

Susy Affleck-Childs noted that a question had been raised since last week's public hearing whether the new parking regulations applied to residences, particularly item h) which prohibits a parking design whereby cars could back out of a parking space directly onto a public way.

After discussion, the Board agreed that single family and two-family homes should be exempted from the new parking provisions.

A motion was made by Karyl Spiller-Walsh, seconded by Bob Tucker, to recommend Town Meeting approval of a revised Article 14, by inserting a sentence as follows: *These provisions shall not apply to single family and two family residences* at the end of the opening sentence in paragraph 6. The motion passed unanimously.

Planning Board members then attended the special town meeting which convened at 7:30 p.m. and adjourned at 8:45 p.m.

A motion was made by Karyl Spiller-Walsh, seconded by Bob Tucker to adjourn the Planning Board meeting. The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant

ARTICLE 19 – Additional Revisions

Add a Mill Conversion Provision to Adaptive Use Overlay District Bylaw

Add a new Section 4 and renumber subsequent sections accordingly:

4. **Medway Mill Conversion Subdistrict** – The existing Medway Mill building and property within the Adaptive Use Overlay District present unique features and opportunities as part of the district. In addition to the purposes listed in Section 1, the Mill property provides an opportunity to promote diverse housing types and to encourage sustainable mixed-use development. In recognition of these unique features, there is hereby created the Medway Mill Conversion Subdistrict within the Adaptive Use Overlay District. The Subdistrict shall consist of Parcel 7 of Assessors Map 5G. The following provisions shall apply to the Medway Mill Conversion Subdistrict:
 - a) Permitted uses - In addition to the uses specified in Section 3, multifamily dwellings, with an average bedroom count not to exceed 2 per unit shall be allowed by special permit within any of the existing buildings or within a new building(**s**) on the premises.
 - b) Residential density shall not exceed 12 units per acre, exclusive of any wetlands, as determined by the Conservation Commission. Residential space, by square footage, shall not exceed 25% of the usable building space on the premises, **and the amount of commercial space at the time of adoption of this section shall not be reduced due to conversion to housing** unless the Planning Board determines that a greater percentage **and/or conversion of commercial space to housing** is in the best interests of the Town as evidenced by a documented need for the type of housing proposed. ~~In no case shall the amount of commercial space in the original mill building be reduced due to conversion to housing.~~
 - c) Building coverage shall not exceed ~~the greater of 30% of the lot or~~ 1.25 times the footprint of buildings existing as of the date of adoption of this section.

And add the following to the end of the sentence in Subsection 7 (a) [*to be renumbered as 8 (a)*] “or 4. a).”

NOTE – Premises – A lot together with all buildings, structures and uses thereon.
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NOTE – Footprint is not the same as total building area