

12-11-07  
Sanford Hall

Open at 7:02 pm by Andy Rodenhiser

Larry Ellsworth - liaison from FINCOM - will attend periodically,

Bob – it behooves us to start to look at – with the charter moving in a positive direction – take a look at our rules and regs so we aren't in any conflict with anything . . . so we

Andy – the human services component of the master plan per state law –

Gino – facilities and services is actually part of it – I am not aware of any town really addressing human services – slight mention – dev goals will help support – I don't think it is appropriate or a function of the pb to develop a detailed plan for how to approach human services – not part of a PB's responsibilities

Andy – how is human services defined? How broad to draw a distinction – veterans, elder, youth, recreation? The context should be facilities and infrastructure to support such . . .

Andy – also we need to look at impacts of development projects

Susy – fiscal impact – something that planning boards/departments

Election of Vice Chairman

Andy – we had to accept the resignation of John Schroeder who was our vice chair – we thank him for his service –

Karyl – motion to nominate Bob Tucker for vice chair

Bob – I am OK with that

Andy – is there a second

Andy – I will do so

Vote – 3 yes – Chan abstain

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Medway Commons –

Andy – Karen Johnson had come in before at last meeting - Karen has provided documents; spoke with Melanie Phillips – appreciative that we haven't signed off – implores us to not do so until town collects the money – she has much data – send a quick note to Karen, Melanie is putting together some copies

Bob – have you had a chance

Andy – provide this info to Melanie – ask her for direction –

Andy – note to Karen –

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Franklin Creek Subdivision –

Dave Pelligri – Tetra Tech – to date, they are almost at the bond estimate – put the binder down, installed majority of drainage and utilities – we prepared the bond estimate a couple of weeks ago – but at that time, there was still portions of the drainage not installed – striping, street signs – things not complete

Andy – stone piled on frankin street

Brian cravens  
Susanna

Dave – the only thing that is outstanding – stormwater is not complete at this time

Brian – only 2 things are the signs – that is all ordered, we will go to same company that medway uses – should be in tomorrow – not a major installation at all; then the one other thing is the completion of the drainage system, we finally got the components in – we are at 75% now, by the end of the week or next week we will be at 100% - we got one in today and got started on the second one and then the infiltration system, - no guarantee with weather . . . that will be the last component

Karyl – I stopped by today – this is one of the best job ii have seen – trees on the site – best consideration and the neatest work around the trees – it looked great – it reallly is appreciated – no trees are injured – beautiful

Brian – I wasn't required to do that

Andy – I think residents when they move in appreciate

Dave – stop line?

End up between \$60-80,000 –

Bob – motion to set bond – work to be certified by TTR, final bond amount to be determined - \$116,519 minus the work to be completed – 25% contingency; mass highway pricing – seconded by karyl – all yes . . .

Dave – I will modify the bond amount . .

Board signed lot releases . . . for all 3 lots . . for susy to hold.

Surety bond – will have it reviewed by town counsel and treasurer’s office

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Invoice

2116.17 – TTR – Franklin Creek – motion by chan, bob – all yes

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Announcement

Andy - Mark Louro will now be taking Paul’s place at VHB, paul has left – I talked with Paul and wished him well on behalf of the board –

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ANR for stable way –

Gino – y minor issues – rules and regs require

Greg – we are separating the back land – the way it has been since I purchased the property – this is just being cut off here – they are just going to hold onto this thinking that something might happen in the future

Chan – why 20’ right of way?

Greg – that is what paul desimone made it - it’s nothing more than a foot trail to get to the back land to cut trees

Karyl – it is an easement over the lot

Greg – yes

Bob – the problem I have . . while gino has called out a number of items are specific in nature – clearly defined requirements that need to be on the drawing – that information needs to be on the drawing – the fact that signature blocks need to be flexible – I don’t have an issue with that – but . . they need to be here . . .

Greg – some of them are . . I was with Paul – some of these things are ridiculous – they

#2 – zoning district

Greg – should it say it is not a scenic road?

Gino – OK

Greg – 61A reference – we added this in . . .

Andy – Bob’s point is that these things should be taken care ahead of time – follow the rules

Susy – it is not Paul’s place to decide whether he likes the rules or not . . .

Greg – the messenger is being shot in the foot right now – I am just helping dottie out –

Andy -

Gino – the revised plan has everything that is needed – the changes I had asked for have been made –

Chan – where is lot 31A and B which are referenced on the plan

Greg – A and B were on the original def plan – because part was in midway and part was in Holliston

Bob – I don’t want to see you get caught in a bind – I think the triangular piece should be identified on its own

Greg – there is no pressure to do this . . it can be done next month

Greg – I will just have Paul add that

Karyl – it is not really our problem . . .

Motion to accept – bob, as submitted tonight – chan – all yes –

To sign later tonight . . .

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ANR – 46 Hollisotn Street

Ted Cannon  
Theresa Tiernan

Chan – if the ZBA approved the variance,

Gino – it has been listed with the assessor’s office as two separate lots –

Ted – there was no followup ANR plan done after the variance was approved

Andy – looking for approval of the back lot –

Bob – motion to accept and sign off – chan – all yes –

Gino’s letter –

Ted – I will drop off the mylar –

Board will have to come in to sign

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Street Acceptance Fee

Bob – any kind of w

Chan – each project is different –

Karyl – problems reflecting back – have had issues that are more construction process and the bonding process - I think we are confusing here . .

Andy – once we are past all that, we then have to provide a report to the BOS that it is

Bob – another – I would like to hear from Dave on how much time is involved – I think it would be worthwhile to collect some info from them how much time it takes them to – site visit – looking at paperwork that has accumulated – I think we need to have an idea of how much time they are spending – however they quantify that

Andy – what would we do with that information?

Karyl – it is part of their job – to go out and OK

Andy – they don’t have a problem doing that – we are asking to do a bit of a time study –

Chan – you have to verify what is in the ground – the recent ones that have been reviewed – on anything that we don’t know –

Gino – this is part of the difference between an as-built and a street acceptance plan – that may be causing part of the confusion – the acceptance of the as-built plan – town counsel - it could probably become a fairly routine thing – whereas the as-built plan process – the routine administrative process that has to be done at the end – recovering

Larry – what do other towns?

Karyl – I don't want to do it at all . . .

Andy – what if we brought you - fee needs to reflect true cost of what the service – we should ask them - ask people involved some estimate – talk with Barbara on some hourly cost associated with –

Larry – we want to make sure that – estimate of time spent

Andy – each department – what we do here in Medway . . . .

Karyl – it is totally arbitrary and capricious – this list . . .

Susy – broader issue of how we determine fees in general – DOR booklet – pricing municipal services

Larry – similar to our discussion on water rate study –

SUSY – send fee structure to Larry

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Merrickin Engineering – has provided us with a stamp on his letter –

Chan – he has moved the storage off the sidewalk

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Candidates –

Bruce Hamblin – municipal planning experience

Tom Gay – he had volunteered previously to help the town implement a GIS program – very smart guy – he serves on all kinds of committees with Factory Mutual Insurance Co

Karyl – when we first started the initial meetings of DRC – Bruce came in on those early meetings – we got to know him pretty well, - I know matt bucklye – excellent on the DRC – we have admired him an awful lot – I have mentioned the vacancies to him, he has never said no, he is considering it –

Andy – would you ask him – in or out so we can him consider or not?

Bob – is this something we could have the applicants come in and talk with us?

Andy – bruce,

Karyl - I think it would be a good idea if you or susy sent him an email to see if he is interested – I think he would be effective

Chan – interview the candidates

Special meeting – dec 18<sup>th</sup> for intervciws . . .

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Habitat for Humanity - SAC letter to BOS re:

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Chan – 40B backlash going on; towns have used zoning to keep out people because they can't afford the schools – historically towns have used big lot zoning to run up the price of housing

Gino – they have gotten ballot signatures to put it on - also legislative efforts to revamp it

Andy – government is screaming for workforce housing – so people can afford to live in the community

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Gino – report on meeting with Medway Coop – regarding possible redevelopment of their land next to papa ginos – for an assisted living facility – not an allowed use in the current C1 district – we discussed with them the idea of adding it as a use within the C1 overlay – mutual benefit – viable, high quality building

\$13-15,000,000 investment – architecture would be comparable to the bank building – they would want that

Andy – minimal parking

Bob – how would that fit in with our C1 plan?

Gino – very well, it adds housing to the area – assisted living tends to lean toward a single building –

Karyl – mission springs in Holliston is not what I would want to see – yet there are some very beautiful design options for assisted living – does it count toward affordable?

Karyl – could we require that some be affordable?

Andy – they might not come to town if there was an affordable component

Andy – looking to bridge between Foxboro and Ashland

Andy – they want us to make a zoning change to make it an allowed use

Chan – does it need a zoning change?

Gino – yes, a change to allow that use in the Commercial I district –

Chan – I think it is a good idea – that site is definitely going to be inhibited by business activity around it – the traffic there is not going to be conducive – I would hope they would not cut down all the trees – special permit process would help – would probably generate the highest value of property of anything that is not pure commercial –

Karyl – going back to the C1 concept plan – we had a rear entry road access designed – maybe we could consider the venture as planners and have them come to us with plans before we even consider making a zoning change - they need to come in with visuals and architectural plans before th

Bob – I wouldn't think they would do that before the zoning

Karyl - all the towns are going to ask the same question

Andy – huge taxable asset, and a lot of people who are not necessarily hospitalized who will walk around - pedestrian friendly access –

Karyl – assisted living is going to be one of the biggest businesses

Andy – if anything we would be better off to address it by form based code – allow by right, but protect design

Karyl – if we change the zoning without seeing what they want to do

Andy – to expect design drawings before is ludicrous – it is not even allowed right now – what is to entice someone to spend thousands of dollars on arch drawings and site analysis – that is a risk that no developer would take

Chan – I agree with you

Bob – I agree too – I don't think a developer would not offer something up ahead of town

Karyl – when Franklin Creek was under review – a 40B developer came in with a design concept that they showed us to fit on that property – they did do an architectural rendition

Andy – one building

Karyl – visual concepts are what I am looking for . . .

Andy – we are trying to consider enabling something like this – do you believe if we were to write the enabling text to allow form based - the bank said they would require it to look like the bank – the market they are going after is that it demands



Karyl – coveted by this town – tremendous advantage to our community – needs to have a real sense of the site

Andy – what would be more advantageous to us – to pass this as an allowed use with form based code or a special permit process?

Karyl – put that to the master plan committee – how do things look?

Chan – specifically what did they ask for? I don't have any problem

Andy – I think they would like it to be an allowed use.

Chan – I don't see any problem with allowing assisted living in any of the commercial districts –

Bob – I would say the same thing – I hate to get ratched into allowing this in just one specific area – maybe somebody else would like to build something

Karyl – if we were sitting here as conceptual planners, and we were thinking in the town of medway, where would we like our first large assisted living facility – is this location our first choice or is it because this particular owner has come before us right now?

Andy – as I think about the amenities that would be necessary and suitability – I would also expect as part of the process

Karyl – I would doubt the walkability issue – my mother in law was in one – van service – not like an over 55 development – most are not near town centers – not much walking beyond the site – to think they will walk is not realistic

Andy – that is what they said is important – attractive – lots of amenities that were walkable to people

Gino read thru the definition of assisted living facility that they provided

Chan – I think you are going to find half the residents don't really need assisted living so there would still be a lot of people that would walk around – mobility may not be an issue for them – some folks live there for convenience – some are campus style – 40 acres – one highrise and separate units spread around campus style – have flexibility -

Andy – village at farm pond in Framingham, also a place in Walpole

Karyl – I am talking about the town of medway bringing in a business like this –

Andy – how does that tie to open space committee?

Karyl – the osc will look at sites

Andy – the land is not for sale –

Karyl – is it actually a good spot?

Andy – the land where the car dealer and village spa, is another alternative or down at the corner – if we enable this, we put 3 property owners in play to consider something like this – if you allow it to occur, it provides an amenity to our citizens – provides a substantial asset that becomes a benefit to the community

Gino –the whole rest of the town is allowed as an arpcud – which needs 10 acres

Bob – are you looking for an opinion on this?

Andy – we are briefing you on this – we pulled the C1 overlay district last time – one of our major goals between now and may town meeting – we should focus onthis aspect – we have grant money that gino is ovrkingon

Karyl – if I was thinking about alternative site – it would be on the south side near the car dealersip – the inherent problems there need to be addressed – one charaqcteristic ofhte land next to the bank is that the site is quite lovely – concerned about massing of blocks with a project like this. – how it ends up is vitally important

Gino – we showed them the C1 plan idea

Andy – gino and I have met with Corey Finkelstein and he is happy with the set up – he will lease – he only wants cash – anywhere along there I would like to see something . . . We create the enabling legislation first –

Karyl – let’s ask them to come up with an idea

Karyl – what would they say in Sherborn

Gino – Sherborn voted a zoning change to allow for an assited living- it was never

Chan – we have been going around the bush here without getting any place – karyl has asked a specific question about a specific site – I think an assited living facility would be good subject to site plan review – medway is going to suffer from what has gone on before – the site we are talking about is a beautiful wooded area – I cannot think of a better use to preserve the site – nice building, no all night lights/glare, it would be appropriate to change the oznign throuth that area to allow assited living as long as there is a site plan – I think it should be changed to allow it

Andy – we will plan some time for it – we will pass it off to DRC for comments for help with crafting whatever proposed legislation we may come up with

Karyl – would it be a special permit where we would have some control?

Andy – I want to make sure we gather input from different places

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Survey money – karyl, bob – all yes - \$200

Survey document is very close to being completed . . .

Susy distributed current working draft of survey document

Susy – started with document from 1998 and then added stuff from surveys from other towns

Andy – it isn't so much the – statistically we don't need a huge number – but the more people that participate, the more valid it is – option to do it online or do it

Chan – is it possible to do both

Karyl – a lot of very good questions and issues . . .

Chan – what are we being asked

Andy – tacit endorsement -

Susy – any comments by 12 noon Wednesday . . PLEASE

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Dev Handbook

Gino distributed dev handbook

Andy – would this be the place to put in the matrix of the table

Would like the print style to be changed – with a less decorative style for the section titles

Karyl – all yes – bob, seconded that we run with this . .

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Roll call vote to go into executive session for purposes of discussing land acquisition and to not come back to the public meeting and immediately adjourn – karyl, bob -

Karyl – yes

Bob – yes

Andy – yes

Chan – yes

All agreed

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50 Winthrop Street – status on offer to purchase

Owners have accepted a bid of \$975,000 for site –

BOS have voted on it – voting to support

CPC – voted on it to support

John Schroeder – was point person

Andy – one of the concepts that may come from this – a community farm and operate on the land as a farm – roadside stand –

Susy – organic farm idea is being discussed . . .

14 acres –

Karyl - it has a cash crop of hay – we did an idea of 10 acres of producing hay fields –

Andy – nice to see that it is about to happen – something positive happening to spill over to bobby briggs –

Chan – how much does cpc have?

Andy – about \$3.1 million is in our fund - some concern about source of matching funds being available

Motion by chan – to support – karyl – all yes . . .

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Motion to come out of executive session –

Chan, moved, bob seconded –

Chan- yes

Andy –yes

Bob – yes

Karyl – yes

9:48 pm

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Adjourn – at 9:49 pm