

March 6, 2007
Joint PB/IDC meeting – Sanford Hall

Planning Board Members Present - Bob Tucker, John Schroeder, Chan Rogers, Andy Rodenhiser
Planning Board Members Absent – Karyl Spiller-Walsh

IDC Members Present – Dave Harrington, Rick Kaplan, Bill Wright, Kellie Ployer, Glenn Trindade

Also Present – Susy Affleck-Childs, Planning Board Assistant and Gino Carlucci, PGC Associates

Meeting was called to order at 7:15 p.m.

Andy – Update on student project from UMASS regional planning and landscape architecture – helping us with a development plan for the bottle cap lots into some kind of mixed use with some higher density housing and business development – town get the property thru tax title or eminent domain – Treasurers office working on tax title for those that are delinquent – some university owned land, some utility owned land and a Mr. Williams who has been acquiring lots – small cottages scattered throughout/tool shed type structures - they will hand us off a package – maybe continue to see this through with future town meetings . . .

Gino – 43D grant – in response to comments from the PB, I have worked with a technical consultant to put together the proposal – technology upgrade – with plans to be on the screen to broadcast into homes – finish up development handbook – also some money to take the design review guidelines to turn them into a handbook with graphics and illustrations of what is desirable – seek a quicker hearing process – also some permitting software to keep boards/departments better informed – add a ton of efficiency for short money - we should send the draft off to April Anderson – also communicate with Barbara Durand, the town’s accountant and IT person to coordinate with her -

Bill Wright – good news, we got notice this week that the program we have been waiting for called MORE jobs – the new secretary of economic development will be having a press conference to announce it is in place - \$2 million range to complete the sewer project – anxious to get our application in –

Andy – let us know if we can help with anything

Bill – Kellie, Rick and Dave – from our last meeting – we wanted to come back to you and give you some more ideas of our vision for the town – I will let Kellie take it from here

Kellie – I have been sick since Feb. 16 with pneumonia – I am not at my best –

NOTE – Kellie handed out a Power Point presentation –

Marketing piece on Medway that would go to a whole large list of commercial brokers -

Industrial I zone – create more space – we have a lack of buildable space – this has some decent buildable space that can be used – I saw a sign in Hopping Brook in Holliston with 200 acres available – would pick up 8 houses

Andy – we learned last year that you can't access industrial property through residentially zoned land – we were able to get a handshake agreement with Ellen Rosenfeld to extend the Marc Road ROW – When Lally met with the IDC, he was agreeable to convert the whole thing to industrial – with a large buffer toward Green Valley – follow the wetland line – We have also talked with the DRC to come up with several different methods of buffering

Bob – vegetation, fencing

Andy – different types depending on the particular situation. . . choose most appropriate one for the use – visual buffer, sound buffer

West Medway along Route 109 – create a zone – combo commercial and residential right along route 109 from Milford to the first paper street – support the industrial area – give us an out on Section 40 B – or 40R for affordable housing – keep density to the edge of town – nice way of getting people to be able to stay in town – I have talked to a lot of people in their 60's who can't afford to stay in Medway or afford the new over 55 communities that are coming up

Problems – everything associated with eminent domain and tax taking. . . – dealing with some unique egos in that area . . .

Glenn – I went to arc of innovation meeting last week – they have merged DHCD and economic development – the new MORE program is now going to be for mixed use – if you can combine housing and economic development – this project we have undertaken with UMass – with this new program - we are trying to meet with under secretary Kaufman on this – could put us over the top here – the original 100 million for the program was supposed to be for 5 years but Governor Patrick wants to push this – grant application is available on Thursday.

Bill – we have had the preliminary

Gino – it is not an intensive application to put together – very simple and straight forward –

Bill – because it is a partnership grant – we would have to partner with Cybex type of jobs they are creating –

Andy – what about the component of mixed use development?

Glenn – they haven't put together the rules on that

Bill – they haven't had the actual application available yet – CYBEX has to complete an application to go along with this – dollar figure per job created – minimum of 100 jobs –

Andy – the more that could be included with the mixed use stuff –

Glenn – we could take this and go show the UMass project with the arc group –

Andy – can those grant applications be modified or added to

Gino – no,

Andy – could we do two?

Gino – not likely

Glenn – give us the money to put in the sewer for Cybex and this is what can happen as a result

Andy – do you have a way to come up with some quantifiable density –

Gino – probably – I will need to do this

Gino – 43D communities are going to have priority for the MORE program, we should also mention that we are working on 40R – the other component is to get our inclusionary housing bylaw on the warrant

Rick – is the application available?

Bill – not yet on the web site

Industrial I zone – expand; add in buffer requirements, keep traffic down on Coffee Street – follow a wetland line for the zoning line –

Bob – if we are going to call for buffer zones – we need to define where those buffer zones take place

Chan – the buffer zone can only be within the newly zoned industrial land – question is how big? Have to leave enough to allow for development

Rick Kaplan – the only way in and out would be from industrial road –

Gino – remember that the PB rules and regs would define that as a dead end road – maybe need an emergency access

Second area for industrial near 495 – convert some AR2 to industrial - see Dave Harrington's map

Andy – so that is the land across from Cumberland Farm in Bellingham-

Another new zone – along route 109 along the power lines to industrial zone 2 at nelson's gas station on route 109 - aquaculture production – go toward biotech

Dave – in industrial III – might have to think about allowing a higher height – 100 feet
Some of the new digesters need to be 100 feet high to operate

Andy – the fire chief has no concerns about the height of the buildings

Glenn – biotech needs lots of water . . . let's now worry about these issues now – let's get it zoned . . . and see what happens - making it available for that particular use – I don't want to scare anybody about

Chan – important to protect – until we get the sewer in the buyers aren't going to come –

Dave – get it under consideration – we know that we as the IDC – we know it has to come to the PB – we can support you to do this

Glenn – combine forces here and with the BOS – and now it is about crafting the proper language – town counsel has lot of expertise in this area . . .

Andy – Susy, based on what you have heard here tonight, what are the restrictions on us – can we use some of the things we have in the breech –

Susy – break into some pieces – don’t take on too much – need time to write and time to sell -

Chan – the town is in trouble, look at these things – tied to town’s financial reorganization

Andy – what area is priority?

Dave – industrial zone III, especially if it connects up to industrial zone II – convert 60 acres to industrial – land appears to be somewhat dry

Dave – the east side could go to the back burner -

Bill – what about the groundwater protection district?

Glenn – those restrictions are fairly easy to live with . . .

Bill – I think the IDC would feel anything on the west side would be a priority –

Kellie – you have some legs with AZZ going in.

Andy – do you see a roadway connecting Granite Street to West Street?

Glenn – any time you do a zoning change, you have to put yourself in the place of the neighbors – how will it impact me – protect quality of life – look to do the right thing by the abutters – I think we can craft something through site plan –

Glenn – town counsel will do this kind of stuff for us

Andy – we need to think about this from the concerned residents . . . meetings with neighbors . . . IDC and PB together . . .

Andy – Avellino piece, wants to address CV– we had talked about extending the C5 district down route 126

Glenn I am seeing it on west side of the street – but not the east side of the street – put ourselves in their shoes, they are looking gas station and new

Chan – do this in pieces. . That is a hair raiser in terms of getting people’s

John – we wanted to do two things with Commercial v – make it more flexible and expand it – maybe we should just focus on making it more flexible –

Andy – looking for certain uses by special permit

Glenn – they showed us, 2-3 years ago when we voted to create that district – at that IDC meeting, we voted to support that – we didn't see a gas station there - we saw a greenhouse and retail – I feel like a little bait and switch here – if I had known that was what they are going to do, I would not have voted for it. If you are now talking about expanding that use - I would have concerns on the corner

Andy – they asked to have expanded use – realtors that are coming to them for that site – gas station – they now know that it is not an allowed or accessory use – we would like to change the zoning to make it an allowed use – work out scale and canopy size so we craft a zoning bylaw – told him to work with Gino directly – so it ends up with scale and setbacks so that it will be suitable – smaller in scale – by special permit – then for a drive thru window, we think it is critical . . the planning of how those drive thru windows function with where they spill out near the pumps and exit and entrance areas – we need to know how they function . .

Glenn – you need to worry about people using it as a cut through

Andy – the proposed entrances were 300 feet back – when something like this would go to special permit we need to be much safer

Susy – the ledge – the cost to develop was far more than they expected – they are small business people – not developers

Glenn – what makes sense, what are the town's needs? – how do we provide commercial space to develop within guidelines we set for them. . has to take in the traffic component and the aesthetics component

Chan – and that is what site plan would do –

Andy – as long as we retain the special permit authority

Kellie - also have some photos of samples – Forge Park and Constitution examples for 495 business park – brick components, more landscaping, - this type of buildings are our vision . . . this is what is leasing – want to see Conroy and Cybex type buildings -

Class A product for I – 495 – more landscaping requirements - Cybex and Conroy

Class B product for east side industrial park

Glenn – I looked at bylaws on the cape – specify type of plants, maintenance rules, building design –

Gino – Cape Cod commission

Andy – Can we as a Planning Board specify certain things thru the zoning?

Rick – what about thru site plan review?

Kellie – Mansfield Park – check this out.

Andy – we can easily change the height limitations.

John – this is exactly what we were hoping to get from you

Kellie – 36 foot clear height (slab to truss) –

Susy – DRC would make anything that Paul would start with better . . . he has taken what is his interpretation of the bylaw and he may go ahead and file for site plan review -

Glenn – there is no money for the town (tax revenues) for what Yorkis wants to do –

Andy – there is a strangely shaped parcel – Yorkis

Rick – it would fit in with what is around it

Andy – could the type of construction you are advocating work on a smaller lot like Yorkis?

Kellie – try to get office uses into these buildings . . .

Glenn – the only reason Paul is pursuing this option is because he doesn't believe the sewer is ever going to come in . . .

John – can we get an overlay of your proposals?

Bob – what is available map wise? Do we have access to AutoCAD?

Chan – I went to the MAPC workshop – we don't have plotting capability? –

Gino's map – based on mapping info from Britt Hall (Assessor's office)

John – so our focus should be . . .

Bill Wright – west side of town

John – for industrial II and III

Andy – and make a connection between the two

Glenn – we would need to get an easement from Cybex for the sewer project to go across the property to route 109 . . .

Chan – postpone anything on the east side of town and route 126

MORE DISCUSSION on Yorkis plans for property in 495 Business Park

Bob – use decorative block vs. insulated

John – if the use were allowed but it looked like their model, I don't think the IDC would protest

Andy – do we want to get some benefit from that land today?

John – I got the impression from IDC that they were concerned that the tin can building would be an eyesore and effect future land buyers – if that use looked like their model, that argument would be negated.

They also argue that the tax revenue generated would be less on the type of building Yorkis would do vs. other types

Andy – they are looking at personal property tax generators . . .

John – I think we can get him to make it look good . . .

Andy – it is important for us to take a look at this and craft his plans around it . . .

Andy – I have a tin can building and I love it – I am in an industrial park in Holliston – I could not have afforded to build anything fancier. .

Andy – would she be happy with something that looked better . . .

Who owns the property where the easement is between I2 and I3 -?

Gino – I know they own it – NSTAR. They probably don't want people coming in there

John – what about a connection thru to industrial II from Bellingham/route 126.

Susy – please, let's focus on what we are going to do in the next 3 weeks. .

Andy – I have been focusing on the east Medway stuff. . with my meetings, etc. and now the IDC is saying to hold off there . . .

Chan – one advantage to not pushing east Medway, is to let the residents rest. .

Andy – we should hold off on rezoning the west side land until the tax takings and eminent domain stuff is thru . . .

Andy – have setbacks bigger for a gas canopy to push it further back onto the site – have a separate setback for canopy

Bob – if you force the canopy further back onto the site, the underground gas storage tanks would be closer to residential uses – I don't like that – also concerned about the lighting impact on abutters

Andy – coming into town from route 109 eastbound, the sight lines of a big canopy are huge

Gino – Avellinos said any gas station is going to want their canopy on their corner for the visibility

Chan – front setback on a corner lot is from both streets

TO DO

1. commercial v – make allowed use by special permit by PB –

Gino – not make it as a gas station. . but to make it an accessory use –

Andy – limit to not more than 4 pumps

Gino – some towns don't allow canopies at all

Gino – actual building coverage in C1 and C2 is roughly 12%

Bob – concerned that we are doing something just for this one use . . .

Chan – I feel like my identity has been smattered

Bob – allow other uses by special permit and not specify just auto/gas stations . . . not specify what those uses are – give ourselves lots of opportunities - give the board some discretionary ability. . . to say yes it is reasonable in this area . . .

Andy – or any others by special permit

Andy – Gino, do you see what Bob has talked about in other towns?

Gino – you can always say no, but you are opening yourself

Susy – what standard/criteria would you use to allow something?

Gino – it almost transfers the use variance authority from the ZBA to the PB

Andy – what do we want to do? Automotive fuel use and drive-thru? Gino, to try to work with the DRC . . .

Gino – yes

Andy – are we Ok with the canopy being out front?

John – yes, as long as we restrict the number of pumps and size

Chan – yes, but we should have sufficient setback requirements so it doesn't give the effect of dominating the site – in the case of a canopy – we should set a requirement that it be 50 feet from any boundary edge . . . I don't think we want to push the canopy to be 10 feet from residential – set restrictions on the size of the canopy – I don't think just limiting the number of pumps, but also the canopy size - what about a bank thru

Bob – if runoff has to be taken care of on site, then I think we need to have a minimum permeable area

Gino – 20% permeable is pretty common - 60-80% for imperability coverage

Put something like that in the General standards – to apply to all areas

of pumps – not to exceed 4

Andy – require any more than X number of by right uses to be by special permit – 3 more

Andy – use of the drive thru causes other problems –

Susy – three allowable uses by parcel, or by site?

Andy – what if parcel is divided later?

Gino – details of the special permit needs to be monitored

Susy – do we want to be in the zoning enforcement complaint business? Bob generally responds to complaints only . . .

DRC – Monday – March 12 . . . for Gino to attend to work on CV idea

Andy – Gino, start to draft, talk with DRC and then speak with Barbara St. Andre . . .

Gino – the sewer grant with the MORE program ties in well with the 43D expedited permitting project

John – I don't want to put too many restrictions on OSRD projects by limiting what can be included in the open space

Susy – with the OSRD, relative percentage for wetlands . . . apply similar standard

Bob – I don't think we should let them use easement areas as open space

Andy – it is like a false credit

New Winthrop Street property on the market – 14 acres - maybe see if Barberry Homes would like to do that as an OSRD and include the affordable requirements for the Daniels village ARCPUD in it . . .

ARCPUD – just change # of uses to one vs. 2

OSRD –

John – I don't want to reduce the incentive to builders to use the OSRD function

Gino – include power line land area in the formula for determining density but then they have to increase amount for open space provided because it can't be counted toward the minimum

Motion by bob seconded by Chan to approve the performance guarantee agreement for Pine Ridge . . .

Board signed the document.

Motion to adjourn – 10:55 pm