

**Tuesday, July 10, 2007  
Medway Planning Board Meeting - Sanford Hall**

PRESENT: Bob Tucker, Karyl Spiller-Walsh Spiller-Walsh, John Schroeder, Andy Rodenhiser Rodenhiser, Chan Rogers, Eric Alexander

ALSO PRESENT: Paul Carter Carter, VHB; Gino Carlucci, PGC Associates; and Susy Affleck-Childs, Planning Board Assistant

The meeting was called to order at 7:05 p.m. at Sanford Hall

**CITIZEN COMMENTS** – None

Chan Rogers – I would like a status on the lawsuit with Daniels Village

Susy Affleck-Childs – I will be glad to provide you with copies of the lawsuit as filed

Andy Rodenhiser – We have been advised to not discuss this in public

Motion to move beyond this discussion - Karyl, John – yes . . .

**Public Hearing Continuation – Betania II ARCPUD**

Richard Coppa, Marian Community  
Bill Proia, attorney  
John Spink, Coneco Engineering

Eric Alexander – I want to apologize to the applicant – a little bit of miscommunication on my part re scheduling

Bill Proia– we would like to talk about the overall site plan, general discussion on the waiver list;

Andy Rodenhiser – has anything been submitted to VHB

Paul Carter – we have not received anything

Bill Proia – we met with ConCom and BOH and we wanted to address

Andy Rodenhiser – if VHB gets the info today then they need 3 weeks.

Bill Proia – we would try to set a reasonable next meeting date

Andy Rodenhiser – we did confer amongst ourselves that the engineers would work together to resolve concerns and comments on the drainage

Bill Proia – yes. . and nothing has yet been sent to Paul Carter

Bill Proia – site plan changes; waiver list; open space plan and how that has changed; construction sequencing and phasing; the ZBA recommendation letter – we filed with the ZBA I don't think we will make their July 18<sup>th</sup> hearing – just get that started

John Spink – the road layout hasn't changed for 4-5 months – components outside road layout have been moving around

The primary item that has moved is that the septic system previously had 3 fields. The analysis finds = the mounding process with the ledge is not practical – that is too difficult to overcome for the mounding calcs – we ended up going back to the drawing board looking at good soils – down at the southern end of the site, moving the septic field – regular title 5 field for 65 units – that has gone to the BOH, they have had it reviewed - it is a PRESBY system – we have gotten fairly close on working out details with BOH and VHB – that moved a couple of houses around – some movement – generally the same configuration

We did reconfigure the water supplies – they run behind the houses and not in the streets

Geo thermal –

We are now in pretty good shape for every piece of this – drainage has gone from detention ponds to large underground pipe storage – it works fairly well – we are still going back and forth with VHB on that review – I think I understand all VHB's comments – that is the overall where we are at now

I went to ConCom last Thursday – comments on the septic field near the river and the detention area – they also wanted us to look at the path again . . . I think we are pretty well there with everybody

We ended up getting considerable amount of walls in there – we have walls in the back – we have not gone thru and dug up the area yet – dug some infiltration pits – we may end up with few built walls and have natural ledge, if not, build walls out of rock that remains; at last resort, will use versalock

Chan Rogers – what is THAT?

John Schroeder – The PRESBY septic system – has it been approved by DEP?

Chan Rogers - are those functioning for entire development?

John Spink – one is a field and one is a reserve and they serve the whole subdivision

Chan Rogers – how can leeching fields and houses coexist in the same location?

John Spink – we moved the houses and relocated the leeching fields - new location is very sandy, all perc rate of less than one minute;

Chan Rogers – is there a holding tank?

John Spink – each individual house has a septic tank, some parts flow by gravity; some parts are pumped – pump chamber buried in the ground to be maintained by subdivision

Bob Ticker – single pump station?

John Spink – yes, I believe so

Chan Rogers – you said you had not submitted something to Paul Carter Carter, and then you talked about a meeting on the 18<sup>th</sup>

Bill Proia - I was referring to the possible date of the ZBA hearing on the flood plain special permit

Karyl Spiller-Walsh – what were the comments on the two fields from ConCom?

John Spink – they would like us to modify the location a bit – flip the reserve and the regular field so the reserve is closer to the riverfront area . . .

Karyl Spiller-Walsh – how will the 2 Presby systems present themselves? How will it merge with the current topography?

John Spink – slightly mounded, there is an existing topographic swale in the middle of the area

Karyl Spiller-Walsh – I did have a conversation with Bill Proia Fisher – BOH – he had nothing but praises to say for the design and the PRESBY system – great confidence in the efficacy of their proposal

Andy Rodenhiser – seems a lot less complicated

Karyl Spiller-Walsh – how different is it going to appear

Andy Rodenhiser – it sounds like you have eliminated some of the LID techniques

John Spink – yes, we

John Spink – the woods will actually come in closer to the houses, although we can't count that in the open space calcs

Andy Rodenhiser – the wells for the other units close to the septic system?

John Spink – showed well locations . . . they meet the DEP standards and requirements

John Spink – ConCom wanted to change path location to the middle of the site -

John Spink – we are going to send out Rich and talk with Jim Wieler on the path/trail and get a recommendation to you from him

Chan Rogers – path?

John Spink – we are giving the town the connectivity to Wenakeening woods

John Spink – that change that ConCom wants would require us to make a very winding path

Bill Proia – it doesn't seem like it is a wetlands issue . . . just a preference

Bill Proia - we will talk to Jim re: materials, etc.

Andy Rodenhiser – Do you want to talk about phasing??

Bill Proia – Open Space Devotional area . . . it is not going to happen – it is not anything special designated – blended into arcpud space

Phasing . . . Phase I build a road up to a certain point at the north end of the and have it operate as a two way street – about 46 units along that stretch – 16' width on what will ultimately

We talked to Officer Watson and he sent a note to the PB

Karyl Spiller-Walsh – I don't see any trouble with that – seems practical as long as there is a time frame

Andy Rodenhiser – there would have to be a bond put in place for the remaining portion

Bill Proia – the performance guarantee would be in place anyway – always in place

Karyl Spiller-Walsh – has there been a final width on the bridge

Bill Proia – 22 feet curb to curb – guard rail does not infringe

Bob Tucker – on the two way use of the 16' paved area – mirror to mirror on my pick up truck is 8' – that may be too tight with construction traffic – I would suggest some pull off areas for trucks – how is it going to work practically

John Spink – they will drive on the grass

Chan Rogers – I move the PB require that they have at least two pull outs along the 850 foot area – seconded by Karyl Spiller-Walsh

Paul Carter – please show these pull outs on your phasing plan

Bob Tucker – don't feel you have to limit yourself to two pull outs

Chan Rogers – are any units going to be occupied before the road is completed to make the loop?

Bill Proia – yes

Chan Rogers – they should be more positive in solving this problem

Bill Proia – if the concept

Chan Rogers – I will withdraw the motion - agreed

Rich Coppa – we will come up with something –

Susy Affleck-Childs– please have the phasing plan include both a drawing and text

Paul Carter – why wait to do the entire loop?

Rich Coppa – economic issue –

Eric Alexander – the modular construction for the houses has brought something to mind – do you have a staging area on site to take delivery?

Rich Coppa – yes, down near the existing parking

Chan Rogers – I make a motion plan and text for a phasing plan that includes parking and one way operations and other incidentals –

Bob Tucker – does that need to be a motion?

Rich Coppa – it makes a lot of sense

Paul Carter – so, essentially two major phases – you will complete the drainage for each phase?

John Spink – yes

Paul Carter – same with sewer and other utilities

John Spink – yes

Bill Proia – it benefits us to have a phasing plan – part of our discussions with our lender

Andy Rodenhiser – I would like to see some sort of cross section – you said some are built into the hills, and some cut into the ledge – can you give us a typical detail?

John Spink – first stage – if there is existing rock face we will use that; second, if rock face can't work, we will use fieldstone from the site - no walls are higher than 40"; then versa lock as the third choice

Chan Rogers – you should show some cross sections randomly – in several situations that have different profiles

John Spink – there are about 4 different profiles

Karyl Spiller-Walsh – do they act as retaining walls?

John Spink – yes. .

Paul Carter – if you are doing a ledge cut, you would do a ledge face – you are leaving a lot of things unknown

John Spink – you see a full wall in the design - the whole thing is designed to use versa lock

Paul Carter – you need to define where you will

Karyl Spiller-Walsh – what is the highest anticipated?

John Spink – 12 feet

John Schroeder – didn't you say there was as much as 40 foot difference?

Paul Carter - it would be helpful for the board to have cross sections

Andy Rodenhiser – include the paths in the cross section

Karyl Spiller-Walsh – Paul Carter has checked the plans and it shows 15 feet

John Spink – they would be 3 four foot walls – with landscaping in between

Karyl Spiller-Walsh – couldn't the ledge be incorporated?

John Spink – that is why I said we will use ledge to begin with . . . it appears that 60% of the walls will be able to be just ledge face . . .

Karyl Spiller-Walsh – is rock face unstable?

John Spink – you go to it until it is stable. .

Karyl Spiller-Walsh – think of it as a positive, not as a problem . . .

Paul Carter – are the walls in cut or fill sections?

John Spink – cut sections is where there will be walls

Andy Rodenhiser – what is span from edge of cut to edge of fill?

John Spink – 300 – 350 feet

John Spink – finished grade will have a 4 foot difference on houses between

Karyl Spiller-Walsh – in your estimation at this point, on the fill side (eastern side) – how much of that will be wall?

John Spink – very little; we are doing walk out basements there

Karyl Spiller-Walsh – how high could the wall go on the cut side?

John Spink – 18 feet

Chan Rogers – random set of circumstances

Andy Rodenhiser – we need to see these cross sections

Paul Carter – do them to scale and show them on the grading plan

Karyl Spiller-Walsh – I need to give you a heads up on versa lock – I cringe at the thought . . . .

Bill Proia – waiver list is about 12-15 items now – similar in number and type from other ARCPUD projects

John Spink – I have one question on one of the waivers – the general stormwater design requirements?

Paul Carter – catch basin to catch basin approach defeats the purpose of the catch basin

John Spink – that is correct . . . but we will have a vortex unit in between – that provides the basic suspended solids required by DEP . . . is that some waiver you would be receptive to?

Paul Carter – typically, catch basin to manhole or maybe it could be one catch basin to another catch basin

John – I think that is a good solution – no more than two catch basins in a row with the first structure being a catch basin -

Bob Tucker – as long as there is an ability to remove the solids – I don't mind going outside the box – let's be creative here

Paul Carter – the other aspect is the spacing for cleanout purposes

Andy Rodenhiser – the 80% clarity

John Spink – that is DEP standard – we will submit those calcs

John Spink – because of the 16 foot road, putting three structures is very tight

Andy Rodenhiser – do you have enough direction?

Karyl Spiller-Walsh – at that time, I want to discuss open space and mitigation and particularly as such relate to lot #3 – especially if we are going to have a waiver discussion . . . all encompassing conversation - we need to become construction and come up with

Continue public hearing to August 21 at 8 pm – motion to continue – Karyl, seconded by John – all yes . . .

Paul Carter – you will submit so we have at least 3 weeks for review – I will be out the week of July 23

Nancy Maxwell (Diane Drive) - Can you point out where the old stone ruin is?

Vernal pools? Are you going to fill in there?

John Spink – not within 100 feet of them . . . anything to the right/east of the existing north/south pathway is not being built upon

NOTE - Karyl Spiller-Walsh distributed a map that depicts the town of Medway property, the marguerite property around the Marian site

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Board Agreed to change PB meetings to august 7 and 21 instead of August 14 and 28th

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**Bob Potheau – 2-4 Main Street site plan**

Bob Potheau – I am here for a site plan extension – January 11, 2005 Certificate of Approval from the BOS –

Bob Potheau– doing the phase in front of the large building – parking lot, - not changing any of the plans you approved

Bob Tucker – June 1, 2008 – everything would be completed? Make this a date that you can really live with. . Make it achievable

Henry Marcel – we will do paving – and go to DRC for façade renovation plans -

Bob Tucker – do you really need

Henry Marcel – we can make it September 1 instead

Bob Potheau – I will come back with a new site plan for the middle building – grenade concept

Bob Potheau - parking lot paving may be the only issue

SAC NOTE – This discussion pertains to the most westerly building on the site.

Bob Potheau - Let’s go with September 21, 2008. I will remember that date.

Andy Rodenhiser – we ran into some difficulties with the first phase – we did not have any of our own inspectors involved –



Susy Affleck-Childs read from the Certificate of Approval which specifies that the Town can require inspections

Bob Potheau – I am the one taking the risk if the project does not conform

Andy Rodenhiser – I think someone should be looking at the drainage structures and how they are being put in

Bob Potheau – I have a licensed builder who is there everyday, he has his license, I am not doing anything that does not conform to the plans – if somebody questions, I would be glad to look into anything – the site is open 24 hours a day – the building inspector is out there –

Andy Rodenhiser – our area of concern does not have anything to do with the building inspector – I want to make sure that we don't come to a point

Karyl Spiller-Walsh – there was a complication as I recall it from the first phase – the difficulty in the site elements in that it was a phasing process from east to west – it was hard to follow . . .

Andy Rodenhiser – MetroWest auto component of this project – concerns about some issues during construction of the drainage. .

Bob Potheau – the real complication was from ConCom in terms of final inspection

Andy Rodenhiser – at some point we are going to be asked to sign off on this.

Henry Marcel – would you be happy if you had your inspectors out there?

Bob Potheau – perhaps if we could have someone from the planning board take a look and decide whether an inspector is needed – but I am trying to cut some expenses here

Bob Tucker – is your engineer doing inspections?

Bob Potheau – yes . . . I want to keep this simple . . . when we built the MetroWest side, it was all done according to plan and Merrikin inspected it. The new phase is more involved . . . manhole, overflow, drainage field, - we need to have the right pipes and the right materials in place – we will have Merrikin come out to do inspections

Andy Rodenhiser – and do a bottom inspection

Motion – Chan Rogers – to have engineer's inspection reports provided to the PB – seconded by Bob Tucker – all yes

Move to extend site plan approval to September 21, 2008 – all yes . . . . .

Bob Potheau – hopefully, we will get a building permit tomorrow . . . your secretary knows our situation.

8:50 p.m. – short break . . .

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**Discussion re: Morgan Heights – project completion/plan revision**

John Ryder, Morgan Heights developer  
Paul Carter DeSimone – Colonial Engineering

Paul Carter – Here is the easement plan you asked for. It will be recorded

Paul Carter – John submitted a revised as-built plan last week which I have reviewed and have a letter for you dated July 9th – basically they have addressed the comments – the driveway easement plan – the driveway for lot 3 is on lot 4 – they have prepared an easement plan – some inconsistencies between easement plan and design plan - Sewer system has been accepted by the water/sewer department.

Paul Carter – I did an inspection last Friday of the cul techs for lot 3 and lot 4 – I did observe that it was done satisfactorily

Susy Affleck-Childs – there is an actual application we need you to do – plan revision – and a \$250 fee

Conditions for plan revision – record the plan, finalize the application materials/fee to turn into Susy Affleck-Childs

NOTE - Susy Affleck-Childs will prepare a plan revision document to file with the original subdivision certificate of approval

Chan Rogers – I move approval now of the plan revision – seconded by bob/john – OK

Susy Affleck-Childs – The next step is to figure out bond release and release on lot #4 from the special agreement - do that on July 24<sup>th</sup> . . .

Susy Affleck-Childs to work with John Ryder and Steve Kenney to finalize certificate of compliance on roadway completion

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Paul Carter leaves at 9:10 pm

NOTE - Paul Carter will not be at the July 24<sup>th</sup> meeting

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**Discussion of PB Goals**

John Schroeder – priorities don't change - increase tax revenue from non-residential sources; preserve natural resources and character of town of Medway; affordable housing

Goal – bottle cap lots project; industrial zone 3; new industrial 6 between 2 & 3 on west side of Medway; connections to Bellingham area; amend zoning bylaw for mixed use per ARC of innovation plan – also – C1 and C2 – also traditional neighborhood development overlay – affordable housing fund for payments in lieu; chicken brook corridor – is there a real overall plan for land acquisition? – Winthrop street -

Karyl Spiller-Walsh – let's not have that area (Winthrop street/corridor/trail system) be the only focus of our discussion on land acquisition.

John Schroeder – I think it would be good for the PB to provide some guidance to CPC on land acquisition – just layout a map and show the parcels and why . . .

John Schroeder – publish the design review handbook

Chan Rogers – I think the board should have a relationship with the CPC and the CONCOM to give them our guidance . . . I don't think the PB should be doing this

John Schroeder – I think a land acquisition plan should come from the PB

Bob Tucker – as the PB, we could provide some overall guidance

John Schroeder – we have so much paper with our projects – we also need to look at automation

Karyl Spiller-Walsh – desperate need for meeting space with good technology – small kitchen, restrooms – suggest to demolish the 2B Oak Street properties and build something new there.

John Schroeder – there will really be some resistance from the CPC to any proposal to demolish 2B Oak Street

Chan Rogers – Goals . . . bottle cap lots; working with Bellingham to work on the border property;

Andy Rodenhiser – agree that the west side of Medway is our priority area for economic development

Chan Rogers – Summer Street/126 south of Milford Street . . . for commercial purposes

NEXT STEPS on BOTTLE CAP LOTS - some additional discussion, meetings with neighbors, We have new town counsel and new BOS – let's get BOS approval to go to Town Counsel to figure out how to knit the properties together

ANDY RODENHISER - IDEA – Draft Rules and Regs subject to approval of the zoning bylaw. That way they will be ready to go

Gino Carlucci – have regs in a draft form before the town meeting vote.

Bob Tucker – good approach when we met with neighbors at 109/126 – get grass roots involvement early on so by the time we go to town meeting, we have community support

Chan Rogers – I think the PB will have to take the lead and have informal public hearings on the whole idea

Andy Rodenhiser – I think there may be a different taking process for properties of “limited use”

Bob Tucker – I don’t want us to get so mired in the how tos

Andy Rodenhiser – people need to understand how it will be done – how will they be paid? The less mysterious this seems, the better, the specter of 2B Oak Street is still in everybody’s mind

Karyl Spiller-Walsh – we need to give this a NAME – instead of the bottle cap lots . . .

Gino Carlucci – Gateway Village???

Chan Rogers – Andy Rodenhiser should go to BOS and get OK for Town Counsel to work on this – lay out the steps for land acquisition . . .

John Schroeder – let’s start advertising/promoting what we are doing. . the \$3 million grant – how terrific.

Chan Rogers – if we could deal with all this electronically . . .

Karyl Spiller-Walsh – why do we need the stenography of notes???

Converting to Susy Affleck-Childs ’s notes to formal minutes takes a lot of time . . .

Andy Rodenhiser – Susy Affleck-Childs . . . what ideas/goals do you?

Susy Affleck-Childs – Can I beg off for tonight . . . and get back to you with my ideas

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## **OTHER BUSINESS**

**1. GINO CARLUCCI** – Bellingham/Medway project – ideas on an overall scope of work – I sent it off to MAPC – Mark Racicot will review it with MAPC Director Mark Draisen for their Technical Assistance program – Stacey in Bellingham reviewed proposal and wants more effort on traffic issues –

Gino distributed copies of the FY07 Smart Growth Grant report – with the analysis and drafts of mill overlay district and traditional neighborhood design overlay district zoning bylaw proposals

Andy Rodenhiser – what do you need from us?

Gino Carlucci – nothing until we want to propose the mill draft for town meeting consideration – I would suggest that we do this by amending the AUOD bylaw . . .

Andy Rodenhiser – could you please do that? There may be a special town meeting in October/November -

Gino Carlucci – yes . . .

Chan Rogers – We should give a copy of the report to every town board – also make copies for all DRC members – BOS, Water/Sewer – let’s distribute color copies

Andy Rodenhiser – I will get on BOS agenda to discuss bottle cap lots and also hand deliver copies of the Smart Growth Grant report to them

Gino Carlucci – I will do 10 more color copies of the report

**2. Chan Rogers** – Re Route 126/109 traffic signal – I made a complaint at the SWAP meeting that went to MAPC and then to Mass Highway – to change the design of the traffic signals for the intersection – design change in process – Dave needs to come up with \$13,000 to fund the design change – Mass Highway has agreed to the change.

Andy Rodenhiser – I think Dave needs info on future growth to help him

Chan Rogers – Senior center shell is done – the landscaping and inside work is still to be done – I have advised them to not count on the Daniels Village ARCPUD mitigation money (because of the lawsuit)

Chan Rogers – I am now serving on MAPC’s Regional Transportation Advisory Committee and now I am also serving on the Storrow Drive

**3. Meet with IDC** – Susy Affleck-Childs to talk to Bill Proia Wright about a special work session with IDC for 7-31

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**Invoices**

CO - \$111 for Petrini and Associates for CV Estates – Bob, John – all yes

CO - \$2,446 to VHB for CV Estates and Morgan Heights– Karyl, John – all yes

CO - \$7,002.52 to VHB for Pine Meadow II – Karyl, Chan Rogers – all yes

PGC Associates - \$56.25 – for Hoag ANR – John, Karyl Spiller-Walsh – all yes

\$700 – For our share of new copy machine for the first floor – Office Equipment – Karyl, Chan Rogers – all yes . . .

PGC for Contracted Services - \$6500 for Smart Growth grant – Karyl, John – all yes – to be reimbursed 85% by the State

*Minutes of July 10, 2007 Medway Planning Board Meeting*  
*Approved – July 24, 2007*

PGC for Consulting Services – Bellingham/Medway project; etc. – Karyl, Chan Rogers -  
\$262.50- all yes

PGC for 43D program – \$3,625.00 – Karyl, john – all yes . . .

Motion to adjourn – Bob, Chan Rogers – all yes

10:25 pm DONE

Respectfully submitted,

Susan E. Affleck-Childs  
Planning Board Assistant