

**Medway Planning Board Meeting
Tuesday, July 24, 2007
Sanford Hall**

PRESENT: Andy Rodenhiser, John Schroeder, Chan Rogers

ABSENT WITH NOTICE: Karyl Spiller-Walsh, Bob Tucker

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

Meeting called to order at 7:05 p.m.

CITIZEN COMMENTS – None

Public Hearing - Design Review Guidelines

Susy Affleck-Childs – Dan Hooper and Gary Jacob need a little more time to complete the suggested edits.

Motion by Chan Rogers, seconded by John Schroeder to continue the public hearing to September 25, 2007 at 7:05 p.m. All yes.

Other Business

Cost estimate for Plan Review services by PGC Associates for 51 Alder Street site plan modification. Motion by John Schroeder, seconded by Chan Rogers to approve the PGC estimate of \$675. All yes.

Gino Carlucci – It is probably an over estimate because I won't be at the meeting on August 7th when I will be on vacation.

Andy Rodenhiser – I noticed the emails that have been going on back and forth re: potential vendors for the permit tracking system. Gino, will you be discussing these options with other departments?

Gino Carlucci – There is a DRCC mtg on 7-30-07 at 5 pm. It will be discussed then. No demonstrations of software that night, but we will invite in demos later.

Andy Rodenhiser – Are we OK on time & budget?

Gino Carlucci –Yes.

Gino Carlucci – If we use one of the vendors already approved by the state, we won't have to go out to bid.

BILLS

\$5,047.66 – Construction Observation services by VHB, to be paid out of applicant funds for Pine Ridge and Country View. Motion by Chan Rogers, seconded by John Schroeder to approve. All yes.

\$5,332.10 – Plan Review services by VHB to be paid out of applicant funds for Charles River OSRD, Senior Center site plan, Betania II/Marian ARCPUD. Motion by John Schroeder, seconded by Chan Rogers to approve. All yes.

CHAN ROGERS – I am making an observation. Our actions (thru site plan review) caused the town to have to pay money for something (VHB review) that was not really necessary

Andy Rodenhiser – I would disagree with you that it was not necessary.

ANR Plan for 24 Main Street

NOTE – Neither the applicant or a representative attended.

Morgan Heights Subdivision – Project completion

Motion to reduce the bond by \$2,651.73 (to keep to pay for VHB services) and refund the balance to John Ryder – Chan Rogers, seconded by John Schroeder. All yes.

Execute the certificate of compliance for completion of private roadway – Motion by Chan Rogers, seconded by John Schroeder. All yes

OTHER BUSINESS

ANDY RODENHISER – Gino, where do we stand with the joint application with Bellingham for the MAPC technical assistance program?

Gino Carlucci – I spoke with Mark Racicot at MAPC. He still has to speak with MAPC director Mark Draisen about the proposed joint project – I feel very positive about it because they are looking for joint projects –

Andy Rodenhiser – is there an approval board or just a guy in the office?

Gino Carlucci – guy in the office – it is Mark Draisen – I heard that Mark Draisen had said that he felt MAPC could handle most of the projects that had applied for their technical assistance program – being a two town project,

CHAN ROGERS – it was favorably received at SWAP when it was discussed

Andy Rodenhiser – We have received document from MAPC looking for some key information about the Town – what is the impact of us not responding by the deadline – we didn't have the resources at the time with Susy being out – Gino, could you complete?

Gino Carlucci – not a problem

Andy Rodenhiser – status of route 109/126 intersection?

CHAN ROGERS – Mass Highway will correct the defects and redesign - how far they will go to is uncertain right now

Andy Rodenhiser – will there be a left hand turning lane?

CHAN ROGERS – they are going to widen the intersection to remove the obstructions particularly at Restaurant 45 and at the police station – they will add stripes to have a storage lane for left turns, thru traffic and right turn lane

Andy Rodenhiser – good news

ANDY RODENHISER – any committee reports?

CHAN ROGERS – I have one more for intersection of route 109 and Franklin – I spoke with the county's traffic engineer - he is meeting with state traffic engineer tomorrow – he should have an answer/results by Thursday - I will call him - give eastbound 109 thru traffic priority at that intersection instead of the traffic going straight thru on Franklin Street

Minutes – July 10, 2007– motion by John, Chan to approve. All yes.

CHAN ROGERS – If we approve the first time, it is done

John Schroeder – the discussion we had last time was about the format of the minutes – more direct format –

Andy Rodenhiser – put a generic note – standard nomenclature on front that board chose to have simplified minutes.

ANR Plan for 24 Main Street

CHAN ROGERS – can I go back to 24 Pond Street ANR??

Andy Rodenhiser – they were supposed to be here at 7:15 p.m.

NOTE – Andy handed out a memo from Gino Carlucci with corrections requested

Susy Affleck-Childs - we should probably deny so that it is not approved by default with the 21 day required window

CHAN ROGERS – move reject ANR for reasons stated in Gino Carlucci's letter, let applicant be aware of the reason – seconded by John – all yes

OTHER BUSINESS

Susy Affleck-Childs – You have a very nice summary of land use court cases prepared by Town Counsel

ANDY RODENHISER – Here is a publication I started to get – all kinds of different projects and things in it – a lot of what is happening in developments around Massachusetts – condominiums – articles on smart growth and 40R – starting to filter out to the developers – we are going to start seeing more and more of that – cost savings associated with multiple housing vs. detached single family homes . . . affordability matters.

Informal Discussion – Possible rezoning on Main Street/Route 109

Bob Rojee, owner 29 Main Street
Gary Bersetette, with REMAX
Jim Sia – adjacent property owner

Bob Rojee – we are good friends

Andy Rodenhiser – who owns abutting property?

Bob Rojee – Julia Sia

Gary Bersetette – Jim, the son of Mrs. Sia plans to attend tonight – he too is receptive to a possible change in the zoning -

John Schroeder – he owns the parcel to the east?

Bob Rojee – the one to the west of me is Mrs. Newton – 14 acres and then Mrs. Boczanowski has about 50 acres - I have not talked with either one of them . . . we are here for guidance –

Andy Rodenhiser – I think it is a good idea to get as many people involved – take a temperature as to what the mood is

Bob Rojee – neighbors want to know if it be advantageous to them to change the zoning and have a mixed zone – asset or detriment to me?? PB needs to come in a say you can do this, but not that – what would be an asset to the community

Andy Rodenhiser – our role is to enable or put changes before the town meeting – and then put in place rules and regs . . .

Susy Affleck-Childs – what do you mean by mixed?

Bob Rojee – industrial park is within ¼ mile – another ½ mile up the street is the plaza – main street has to be an asset to the town to bring in business – well traveled – since I moved there in

1994, the traffic has moved quite substantially – I would like to see mixed zoning to allow somebody to sell either residential or commercial – a business/commercial would be beneficial to the town – roughly 75 acres – don't want to 38-40 houses that would put stress on the town –

CHAN ROGERS – I think we all agree totally with that basic premise – the shape and location of your property, to ask for it to be changed without relation to other adjacent parcels would essentially be spot zoning – wouldn't be approved by AG – need to get abutters involved so it is a larger area to be considered – you cannot do spot zoning – AG would probably reject it if it is a single lot

Bob Schroeder – how do we approach the town and get support of the town?

Andy Rodenhiser – you have done the first step - he has asked from the new shopping plaza east to the Millis town line – talk to the neighbors – you don't necessarily have to have the zoning perfectly match the lot/parcel lines - Gino Carlucci, at first blush . . . What do you think of this?

Gino Carlucci – for starters, the traditional neighborhood development project, if that were to go forward with the rezoning – as it is currently drafted, it would be eligible for that – that is a start right there

Bob Rojee – what is that??

Gino Carlucci – TND allows denser housing with mixed uses – heavily design dependent – like the old time neighborhoods with stores nearby, front porches, lots of walking – this could very well fall – special permit option – overlay district – underlying zoning could stay intact. As a general rule, I don't think it is good to have different zones on opposite sides of the street - but

Gary Bersetse – from Millis line up to Bob's land there are some sizeable parcels –

Andy Rodenhiser – how much is wet?

Bob Rojee – I have 3.5 acres and about 1/25 is wet

Jim Sia – my mom owns two parcels – one is 7 acres and the other one is a few acres –

Bob Rojee – all of Brentwood drains onto my property and onto Mrs. Newton's - there is no drainage east of the shopping plaza – 24 inch pipe from Brentwood out from Lee Lane – not natural wetlands, but drainage . . .

Jim Sia – is there some minimum amount of frontage or acreage that you require to consider converting – 25 acres or 1000 feet of frontage

Andy Rodenhiser – more than one

CHAN ROGERS – several especially considering the shape of your parcel. The move to do this has to come from a larger number of people – PB is interested in making some changes for all the same reasons you noted – it has to have a broader base to push this

Bob Rojee – we agree

Jim Sia – would 3 parcels be enough?

Bob Rojee – 15-16 acres

Gary Bersetette – if you are looking for the land in there to be mixed – some makes sense to remain residential (Brentwood) – but the parcel we are looking at plus the one presently for sale plus the SIA properties and bob's property –

Andy Rodenhiser – I think was is difficult when you have a residential then commercial, then residential and then commercial

CHAN ROGERS – I don't know that we as a PB could come up right now with some meaningful discussion -0 you might be able to bring together a group of people with contiguous – you need something that is sizeable – several lots with significant acreage and frontage

John Schroeder – I like to look at the zoning map as logical blocks – from Oakland street to the commercial VI district – seems like there are about 5 owners – logically, get all 5 owners together to put forth some kind of proposal –

Andy Rodenhiser – knit together

Bob Rojee – could also include the Cassidy property – there is the existing apartment building in there -

John Schroeder – this would be very difficult with 300 land owners – seems like there are 5-6-7

Bob Rojee – 8 to 10 people

Andy Rodenhiser – if there is a group of people interested in doing something –

Gary Bersetette – look at bob's property – say he approached from his property east to the Millis line on both sides of the street?

Andy Rodenhiser – always difficult to where we draw the line - tries to keep the uses on one side of the street congruent with what is one the other side

John Schroeder – TND overlay – would give commercial potential

Gino Carlucci – yes, Brentwood was brought out as an example of higher density neighborhood with smaller lots – TND does provide for commercial as part of it - combine with adjacent properties – we have a draft already developed – requires a minimum of 10 acres – hasn't been passed yet –

Andy Rodenhiser – we have done the work to make it a bylaw - shooting to put it on the next town meeting warrant

Susy Affleck-Childs – info packet on TND and our sample bylaw

Gary Bersetette – Bob and Jim can talk – and Bob can talk to his neighbors –

Susy Affleck-Childs – needs a larger area to be assembled – need some mass for a developer to be interested

CHAN ROGERS – PB has some other priorities that are closer to coming to fruition than yours

Andy Rodenhiser – market will drive it but you can try to create demand but that can be risky – we want to create opportunities – doing more planning instead of reacting constantly – we look at the town as a whole and try to do what the town wants – must look to the neighbors across the street – do things that would benefit the neighborhood with parks, better traffic signals

Gino Carlucci – in all of the commercial zones right now, it is 100 feet of frontage – that is not what it might be in a TND

John Schroeder – TND is a type of zoning that the state is supporting – clusters, walking – more environmentally friendly

Andy Rodenhiser – preserves the ability for the ground to absorb water and not just pave over

Susy Affleck-Childs– Gino Carlucci, any other types of zoning options other than the TND overlay

CHAN ROGERS – office space vs. retail

Andy Rodenhiser – IDC keeps saying there is no market for office space –

CHAN ROGERS – I think there is a demand for office type vs. pure commercial or industrial

Gino Carlucci – I think the IDC's perspective is that there is not a demand for major office space

Gino Carlucci – if we want to push the redevelopment between Holliston and Pond Street, you run the risk of diluting the potential for that change by creating other areas like this area

Gino Carlucci – eligibility for TND is ½ mile from a commercial area – as drafted now

Andy Rodenhiser – also potential for work force housing

John Schroeder – good connections of this site with town center,

CHAN ROGERS – PB has its own agenda. . We can't just shift gears over to this – let him shuffle the deck . . .

Susy Affleck-Childs – if they get the neighbors, would any of you want to attend a meeting to listen to what they have to say?

Andy Rodenhiser – pass along – contact from arc of innovation project – Ron roux’s consultant (SECORE) from Framingham that did location and retail consulting –

Susy Affleck-Childs – maybe we can give them several names of this type of firm –

Discussion - Agenda for 7/31/07 joint meeting with IDC

Andy Rodenhiser - Update them on where we are with things

CHAN ROGERS – how can we help them and each other?

Andy Rodenhiser – next steps for zoning initiatives relative to what might come out of the MAPC study

How we can jointly work on the bottle cap lots to make sure that we are being symbiotic –

CHAN ROGERS – don’t we need to have a session with town counsel to strategize?

Andy Rodenhiser – yes . . . we could get ideas

Susy Affleck-Childs – draft report from UMASS project came in today from Adam at the Metro West 495 Partnership

TO DO - check on whether we have their actual presentations from the final workshop . . .

Note – make at least one copy of the report for IDC – and email

CHAN ROGERS - SWAP meeting – Transfer of Development Rights – discussed

Gino Carlucci – think of it as an OSRD for non-contiguous parcels – it can be transferred from residential to commercial – save infrastructure costs – designate a receiving area for TDR – can buy development rights

CHAN ROGERS – motion to adjourn – seconded by john

DONE - 8:48 pm

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant