

SPECIAL PLANNING BOARD MEETING

Tuesday, October 21, 2008

PRESENT: Bob Tucker, Andy Rodenhiser, Karyl Spiller-Walsh

ALSO PRESENT: Susan Affleck-Childs, Planning Board Assistant

Chairman Rodenhiser called the meeting to order at 7:03 p.m.

Little Gym Site Plan Modification/74 Main Street

The Board reviewed and discussed the draft site plan modification decision dated 10/21/08. It was agreed to not require the provision of as-built plans. Also, as no site work is involved (only building work), there is no need for provisions re: performance guarantees. The Board did discuss having a condition to require the property owner to prepare a master signage plan for the development. Discussion took place about when to have that submitted. It was decided to require a master signage plan to be submitted prior to the next tenant application for a sign permit or 8 months, whichever comes first.

A motion was made by Bob Tucker, seconded by Karyl Spiller-Walsh to approve the site plan modification and decision as revised. APPROVED.

REPORTS

Andy Rodenhiser reported on a recent phone call from a representative of CLF Ventures, a consulting group associated with the Conservation Law Foundation. CLF Ventures is preparing a proposal to EXELON (the new owner of the power facility in Medway) for consulting and public relations services. They were looking for names of possible community contacts.

Andy Rodenhiser reported that an attorney contacted the Planning Board office re: the Einis property (River Bend site). The attorney indicated that they were planning to proceed with a 40B application and would be submitting funding proposals to the state soon.

Andy Rodenhiser reported that the PB had received an ANR application from Cheryl Rosenberg for property located in the Kelley Street area. This is the same area as a previous application from 2 years ago which was ultimately withdrawn. Susy noted there was an attorney's memorandum submitted with the application and plan. Does the PB want to ask for Town Counsel review now and not wait until the 10-28 meeting? Susy noted that the PB has 21 days to act on an ANR plan. Susy reported that she had spoken with Town Counsel and has an estimate of 5 hours for \$900. It was agreed to bill the applicant and upon receipt of the funds, to ask Town Counsel to review the application and documentation, preferably before Tuesday evening.

Andy Rodenhiser reported that Town Administrator Suzanne Kennedy had asked the Planning Board to prepare a letter regarding its thoughts on water needs in the east Medway industrial park area. It was agreed that Andy would prepare a draft, get it to Susy who would edit it and forward to the Town Administrator later in the week.

Andy also reported that Susy had been asked by the Town Administrator to review the Town's annual Water Supply Statistical Report (to the DEP) that had been prepared by the Water/Sewer department and to consolidate other review comments and work with Mark Flaherty to revise the report.

Andy mentioned that at the BOS meeting on 10/20, there was discussion about moving forward with a master water plan.

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Approved 10-28-2008

Susy distributed a proposal on establishing a municipal GIS that was to be submitted and presented to the Capital Improvements Planning Committee. Tom Gay had prepared the document; she and Dave D were making minor edits. The CIPC meeting is to be held on 10/23/08.

The meeting was adjourned at 7:35 p.m.