

February 12, 2008 –PB meeting

PRESENT – andy, karyl, bob, chan and tom

Also – susy and gino

Continue public hearing on daniels wood to 3/11 at 8:30 p.m.

Tina wright interested in open space committee – life long medway residents – I remember some of the farms – I would love to see medway protect the open space – overall benefit to the town and resident s- I would love to be a part of – I think ii could bring some business background to it and just help to protect it

Chan – I am impressed with your background

Bob – I would second that – I couldn't think of anyone better

Tom – membership of trustees,

Karyl –

Motion by bob to appoint Tina Wright – seconxded – all in favor . .

Medway/Bellingham study area

Andy – provided some background – meeting with the state several months ago – this is the work product Gino has put together – as you look at this . . we want to be able to go to Bellingham with this – meet with their TA, DPS and Planner andpresent it to themand work with them to comment, feedback – possibly expand on it if necessary

Gino – presentation on Medway Bellingham border study area – the map shows the area – rezonig this area to connect our industrial zone and the business zone in Bellingham – area is not ideal for residential use – concerns about Bellingham traffic issue – utilities like perpendicular crossings instead of parallel –

Andy –do we have a list of contacts that we need to deal with

Gino – we can get those

Gino – the other area which I call I-495 frontage area is a lot less promising because of the wetlands – dotted red line on page 5 . . . I snaked it thru the wetlands – I have a suspicion that the wetlands are more extensive that what is shown here – because of the

wetlands on both sides, we would be talking about quite a bit of roadway without much development potential – it would intersect with farm street in Bellingham and I expect people who live there would be concerned about traffic but it would provide a relief valve and it would connect with the cul de sac at the end of alder street and connect to route 109

Andy – maybe the Shoppes at Bellingham might consider constructing this road as part of their mitigation

Gino – next steps, if this looks acceptable, and get some feedback from the Bellingham TA, planner and DPS director –

Karyl – when would we want to bring in an engineer

Andy – lets see if Bellingham would even consider this idea before – it is

Kayrl – accessibility and road relief would be a big benefit to them

Gino – maybe as a start would be WS Development to look at this . .

Karyl – feasibility of putting this road thru the wetlands –

Andy – is board OK with us going to Bellingham

Bob – concept is good, a lot of unknowns, first step is to see if Bellingham might be interested at all and then see where it shakes out –

Andy – this is congruent with what the IDC asked us to do when we had our joint meeting

Tom – I agree with all that – before we spend any more money – to check this out with Bellingham

Moiton to proceed – bob, chan – all yes . . .

7:20 p.m. – Informal Site Plan Discussion re: 130 Milford Street with Murphy Insurance Agency

Dan wolfe, of david ross associates – I represent Murphy

Dennis muprhy, art tataraoanis, deniis and Michael Murphy the sons –

We are here to discuss site on milford street – swift gardens – my terra – in the background here – what we are looking at is to purchase the property – put up a 4,000 sq. ft office space to house the insurance agency itself – we did some survey work – bottle cap lots area – we have defined the property offered for sale – this is a preliminary

plan for this pre-submission meeting to get some ideas from you before we take this to final stages – the first thing we explored was the wetlands on the property – on the western and southern side of the property, did some soil testing – the septic system needs to be a filled system – the front area has to be mounded up – we found this placement for the building – driveway parallel along the side – we have looked at the zoning bylaw, with parking spaces – we need between 8 – 9 spaces – we have shown 10 spaces – a few of the concerns we have – fitting in all the parking – drainage – the site drains southwest – we would imagine some low impact drainage – swales and a detention area in the back – there is not a whole lot more impervious area than there is now – I am always challenged by planning boards to deal with snow storage area – there is an area in the back that we can plow into – one of the concerns that jumped out to me – on the west side is vacant land – out back is the bottle cap lots – there is one residential house to the east – our intent would be to heavily screen the driveway and parking area – in terms of lighting – just bracket lights on the building as well as a few bollard type lights for the parking – no big overhead lamps lighting this place up – not the look we seek – I have worked with the Murphys before on 2 sites – praise the overall end result of the products they have done – well landscaped – beautiful looking facility and will brighten up this neighborhood as well – take something that has been sitting dormant for – consideration – currently a utility pole on the north side of route 109, we would like to install a – I understand you have a design review committee – I read through some of their documentation and a lot of what it talks about – small New England town feel – it will not be a big box – going through a design process – Cape Cod looking façade – house appearance from the front with a wing off the back

Bob –

Dan – single story

Murphy – we have a similar facility in route 109 in Mendon near golf course that we completed 4-5 years ago – most of the other property we have is up in the Marlborough, Hudson, Groton, Bolton area, - this would be a branch office – use it as a service and sales facility – 4-5 employees – the one in Mendon we have 4 employees – we rent a location in Milford the Hickey agency – we would relocate that to Medway – we don't want to be in a shopping center – we will bring pictures of our existing offices – we would like to get some input from you – we don't want to get down the road too far – we want to do something that is pleasing to you – we want to develop good will here – we think it is a great opportunity for us down here – we think this location is good for our Milford customers – we have been in business 70 years - . . .

Chan – Murphy Insurance is applicant and business – are you a general agency for all forms of insurance

Murphy – Murphy Insurance may not be the actual building owner – no donuts, no Hooters

Karyl – it looks like a wonderful project – it should be good for everybody – all the remarks about the architecture and scale – I have a couple of concerns about water – the area where the driveway is now – is it a cut

Dan – we would put the septic system there –

Karyl – I have a concern about the driveway going over the septic

Dan – no, it would be right next to the driveway . . . 6 inch rise

Karyl – definitely no area in the back – I am sure that that hasn't been glued – it is very close to the building

Dan – the public and employee access comes from the side – no pedestrian user type traffic in the back where the pond would be – it will be very minimal

Karyl – we have some history of foundations ending up being so close to ponds . .

Dan – what we could do then, because – we could elongate the basin and make it tight to the property line – there is no direct abutter behind us at this time –

Karyl – maybe the parking might not have to be entirely pervious

Dan – the amount of impervious space is pretty comparable

Mr Murphy – we don't want to have any problem – we faced something similar to this down in Mendon – see what right on route 16 – next to the New England restaurant – across from Dunkin Donuts . . .

Dan – frontage is 176 feet

Mr. Murphy – the buildings that are in the trailers are actually on someone else's property

Karyl – does anyone remember – isn't this one that came in with a proposed site plan –

Dan – assessors map shows that the conservation commission owns land that is next to us but that is not actually the case

Andy – Mr. Bemis might be able to tell you – he was a surveyor –

Mr. Murphy – it may have been owned by KING –

Andy – you are familiar with the idea of the bottle cap lot area – it is well underway
The town owned parcels are going to be designated as 43D priority development sites – we are trying to knit together the parcels along there into

Dan – we have

Andy – there are over 1000 parcels . .

Mr Murphy – they didn't

Rick Kaplan, broker for swifts and the murphys – also IDC member . . dan has put together a very impressive presentation – about where the property lines – if the town is getting to a point – he has done a lot of research – he found this piece of property that nobody knew about .

Dan – one of the surveyors who worked

Dandy – the character and nature of the building will be important - this needs to be a marquee property, even though it is small parcel – create an identity –

Mr Murphy – 48 years in business, I want to make it – we have to make it practical, if you looked at any of our property, you will see we want to make it so it attracts attention – modest size signs, well maintained sites – we were the first ones that did anything in downtown Hudson, and now others have done some things – we want to be in an area that people will remember us – we have 25,000 customers now – treat people nicely and fair . .

Chan – I think this is a beginning of a renaissance for that portion of route 109 – I am very pleased

Andy – welcome you to medway . . .

Dan – what sort of role does the DRC - how would you like that to work

Andy – as soon as you can, get your application to susy, sets

Dan – we would like to finish up the architectural plans,

Karyl – any rough landscape concepts would be helpful –

Mr. Murphy – we can bring photos of other sites

Karyl – any images of walls or fencing that you might be using

Bob – ideas on shielding with the neighbor

Dan –

Karyl – more

Bob – the DRC reports back to the PB – we consider their recommendations,

Andy – a variety of people who serve on the DRC

Andy – would encourage you to get involved with the medway business council – third Thursday of the month –

Karyl - I would like to go to the breakfast . . .

Bob – when it comes to handling water, think outside the box . .

Karyl – any key site features –

Dan – nothing . . .

Appointments to Master Plan Committee

Appoint – andy rodenhiser, rob pomponio, mark cerel, - bob motion, seconded by karyl – all yes . . .

Chan - I would want to make sure that the plan will go to town meeting –

Andy – they will formulate it and recommend to us

Susy – I would suggest to you that these committees are not subcommittees of the PB – they are committees in their own right

Chan – these boards are independent – I don't feel that our members should be voting members

Karyl – I disagree – I don't see why not – I know there are people who have positions on multiple boards – what is the concern? What is negative about it?

Chan – these committees are supposed to be independent committees . . . I think it is disingenuous of us to appoint ourselves to boards – it puts you in a position to shape the position

Tom – the only comment I would make is that the other people are representatives of other boards – I would disagree on this instance with the PB

Chan – I don't think it is proper for the

Zoning Articles

CI?II – add assisted living facility as a use –

Andy – site between the bank and papa gino's on north side of main street . . .

Susy – make it by right use or a by special permit??

Gino – my thought is to make it a future by right use in the town center overlay –

Andy – midway business council wants to see special permit and site plan review done simultaneously – I know ZBA wants to retain their special permit authority

Karyl – I don't want to jump the gun, but if we remember back when we joined CV – the corner of route 109 and summer street, when we rezoned that area - what we did in allowing the zone was that we wrote the bylaw to describe exactly what we wanted to see and not to see – we sort of had an understanding it was going to

Andy – we used form based code

Karyl – I see something similar here – it could be wonderful here, depending on the scale, setbacks, architecture – very important piece of property to the whole business corridor – very important architecturally - it could be exemplary or it could be horrible – integrity and success of it visually and functionally, . . . if we are going to allow it by special permit, then we should have something on what it should look like . . .

Andy – what you are saying, the text of the item that is being proposed needs to include language that stipulates what it is you want as part of the special permit . . .

Karyl – YES . . .

Chan – the ZBA is set up statutorily -

Chan – we are trying to set up something within zoning, the site plan process is a way to control the aesthetics . . . we have said that special permit by the PB is a good technique – I am very much in favor of having these uses by special permit from the planning board

Susy – ZBAs . . . do have authority to do special permits

Chan – I just feel the PB is in a better position . . .

Andy – if you have the ability to do a special permit, then you have a better ability to make the site plan work

Karyl - you need to have some verbiage

Gino – general special permit criteria - page 10 – does reference the general purpose and intent of the bylaw which does include the aesthetics

Andy – karyl, do you have something else to propose

Karyl – not at this time,

Chan – I want to go back and revisit the premise that the ZBA stays as the special permit granting authority –

Andy – I think that would be a real fight on the town meeting floor

Andy – would you like to propose that it be a stand alone item,

Motion to change to K 1 – chan, bob – all yes

Karyl – I would like to make a comment –

Andy – I will bet that the business council will come in with a request to change the whole section . . .

Chan – the process before the zba is much more rigorous than it would be before the PB .

Tom – are there any other uses that are not covered?

Susy – unless uses are specifically authorized in a zoning bylaw, they are not allowed

Gino – of general interest on naming uses . . somebody once did

Business/Industrial

See NOTES on drafts . . .

Contractors quarters – discussion – karyl – these tend to be the least attractive, - as long as none of them are on the main street I would be OK . .

Question – 2-4 Main Street – there is a fence around the back – that I don't think was on the site plan – it is a wooden fence - . . . WE NEED TO LOOK AT THIS . . .

Affordable Housing

10 a)

Karyl – I have been thinking about this a lot – and I don't know what it needs to get to – I think we don't know what it is – it involves a financial - I am concerned that it is egregious and difficult for very small developers – I am not for this right now – I think it reduces the bargaining chip for getting open space - I don't think there is a comfort zone – it is going to come from somewhere –

Chan – when you say THIS . . what is it that you are not comfortable with

Karyl – the proportional component –

Andy – how do you make the nexus for linking this to open space

Karyl – if you take out the affordable

Andy – this includes a density bonus

Gino – for a conventional subdivision, this would allow the PB to adjust the lot size; in an open space subdivision, there is a formula and flexibility – they would still have to meet the minimum amount of open space required

Karyl - I don't want to lose the flexibility

Gino – there is flexibility to provide two family or multi family –

Karyl – I think we are guessing

Andy – do you have a suggestion

Karyl – no, because I don't know

Chan – any impacts to the developers operation that causes him to do less will have an impact on open space - there are towns that have called for a referendum on 40B – our housing stock is a very comprehensive, we don't have McMansions . . I just don't see us taking the lead on something – I don't feel this is the way to make it happen

Andy – I think we need to take a leadership role in getting something done – the legislature hasn't had a reason to capitulate on that statute – we can sit here and complain about it and try to get there – I would rather add something to the mix – doing nothing gets you nothing – attempt to try to fix a problem – I see it as a problem – but in the absence of a suggestion

Karyl – we are making a blind

Tom – I don't know if we have to be worried about the health of the people who build these things – we are worried about the health of the town

Karyl – this is about how developers use the land in our town – anything that gets built in this town be done with integrity and

Karyl – my concern is about taking from Peter to pay Paul . . .

Andy – can you be more specific?

Bob – I would like to see this go to a public hearing and get some feedback . . .

Chan – I move we adopt this as written . . . bring this forward as a best case effort to achieve affordable housing in medway – we should put in the basket for consideration -

Andy – the best time to pass this is when we are in a housing trough

Motion – seconded . . .

Vote – 4 yes, karyl – NO

Non conforming use –

Gino – this restates what state law requires . . . to make it consistent – clarifies . . .

Susy – this was asked for by Bob Speroni, and drafted by Town Counsel

Forthcoming project applications . . .

Marian Community – site plan review for

Training opportunities . . .

Susy – possible intern for the summer from Clark University

Andy – meeting this morning with property owners in the industrial park – group to form their own association up there - possible joint meeting with IDC, BOS, PB and Water/Sewer board to discuss issues of the town’s policy of not allowing for pumping stations within the town system . . . I am reporting this to you and asking for your authority to go before water and sewer and selectmen and idc to try to ask them to overturn something like that

Bob – the decision to not allow pump stations is one made by Water/sewer – do we really want to get into the fray on this . . . why???

Karyl – is it an archaic conclusion in this day and age

Chan – it is unusual for boards to make an absolute policy when there could be valid reasons

Karyl – 10:05pm leave – I think it should be talked about . .

Bob – if we are going to step into this . . maybe we could get some info – pros and cons of what communities might expect for allowing this – average costs for typical sized

Andy – the group was asking for the Town to own it and then bill the ongoing expense back to the owners –

Chan – this should have been talked about 2 years ago . . .

Andy – water and sewer has stymied this process; that is why the IDC took up this issue – there is now a sewer route, a draft proposal to create an association . . . now a conversation with real facts can occur -

Chan – I felt their position was archaic . . but I haven't poked my nose into this

Andy – there are several engineers that are advising the water/sewer

Tom – it is absolutely needed . . . they would like to assume somewhat of a joint venture with the town . . . sounds like a discussion that needs to happen . . .

Andy – it may happen as soon as this Thursday or even next Thursday . . I will report back to the board . . .

Bob – I did go to the CPC meeting, my first meeting – most of the meeting was centered around reviewing the previous meetings minutes . .

Chan – May 4, first Tuesday of the month, I will not be present

Motion to adjourn – bob, tom – 10:15 pm

Make a copy of the zoning bylaw for Tom Gay –

