

March 11, 2008 PB meeting

PB MEMBERS PRESENT: Bob Tucker, Karyl Spiller-Walsh, Tom Gay, Chan Rogers, John Williams

ABSENT: Andy Rodenhiser

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

The meeting was called to order at: 7:05 pm

CITIZEN COMMENTS – None

Bob – we are going to start off tonight with Marc Horne, Research Associate

PRESENTATION – Marc Horne, Northeastern University Center for Urban and Regional Policy

Guests – Glenn Trindade, Andy Espinosa, Dennis Crowley – BOS
Jim Wickis, Open Space Committee
Bill Wright, IDC
Alison Slack, Affordable Housing Committee/Master Plan Update Committee
Dave Harrington, IDC
Jan Fish, FINCOM
Jim Wieler, Master Plan Update Committee
Kelli Ployer, IDC

Background – what causes businesses, developers to choose where they locate – biggest things that came out of this – labor availability, speed of permitting process, highway access, real estate cost, amenities/services - child care, parking, lunch, business association,

Myths came out that aren't important – minimum wage laws; access to rail; unions; local taxes;

What we hope to do is be a sophisticated partner – and assist small communities -

You can attract development – importance to be partners – we have partners with the commercial real estate community - 50 communities are participating thru out new England -

We talked to developers, site location specialist, chambers, competitive initiative, economic development groups –

We consider ourselves more than a research facility and think tank – we want to have partners at the community levels to make our research real

We do training programs – in Worcester about 1 year ago – inaugural event – primarily about how the economy works and how it relates

Municipal leadership academy – with MMA – on new forms of regionalism shared services

Self assessment tool – measures where you are – what kind of development you are suited for – measured against other communities in the study – you end up benchmarking yourself against the other towns – originally it was the older industrial communities – very comprehensive – 200 questions thru 10 categories – when you are done you get a report on line and then a written report with issues and concerns – you can measure against different kinds of jurisdictions – very easy to view – let's you know where you are in comparison – red, yellow, green - a lot of communities use this to write or rewrite their master plan – others use it as a way to understand what is going on – others use it to answer questions about how they compare – the more participants we get, the better the data – there is a lot of knowledge in these town halls -

You enroll once, but we would hope that you would continue as part of it – suggest you retake the test once a year – get feedback as often as you would want to . . . – one time fee of \$5000 – fairly reasonable – funds can come from anywhere – 43D towns can use that money – we are always available – we do have training sessions – we are focusing now on what is really working in Massachusetts –

We are also working on a corollary set of questions on how to attract a specific type of industry – logical next step in the process –

We want everyone in Massachusetts hopefully to participate – I have some brochures here – also direct you to our web site

John Williams – what type of access do you have to mass industry – who from the bus industry is involved –

Marc – we partner with associations – NIAOP – but not individual businesses – we have a localtion specialist, MMA, our partners

Bill wright – NIAOP

Dave Harrington – why did you target medical device – that business is going overseas so quick

Marc – not targeting that – just an example

Jim wieler – the self assessment – who does it – how does that work –

Marc – normally one person will head it – gather the info from various sources, - town fills out one of the questionnaire

Jim – what is your basis for grading against

Marc – right now we have 50 communities, mostly in Massachusetts – 41 – we may be going into pennsylvania soon – the sample is getting bigger -

Jim – how is this center funded? Say a town was to do this? Will you be around in 5 years

Marc – the CURP is part of Northeastern – part of – director of the center is the dean of the new school – part of Northeastern

Chan rogers – what does the \$5000 fee get you –

Marc – the \$5000 puts you in – feedback comes as quickly as you can put the info together – normally it takes about 4 weeks to fill out the test – and then we need 2-3 weeks to evaluate – we will come out for site visits and meetings – we don't think of this as a one time thing – take the test see what is wrong, build on what is good, see what is wrong – hopefully you can demonstrate progress . . .

Glenn trindade – very interesting to hear – what is most important is being able to permit quickly – we are using our grant money to put in place technology – the other piece is transportation access – we are putting sewer into the park – we fit this framework almost to the letter here – all the other stuff we are doing with the bottle cap lots – I would love to do this . . . in all seriousness, we would love to participate – money will be na issue –

Marc – sometimes towns partner with a chamber group to help fund the program –

Marc – Greg Bielecki, state ombudsman – maybe some grant money may be available

Bob – any grants out there that might fit this?

Gino – not off the top of my head . . usually, grants aren't that small – I could think about it a little bit

Bob –

Karyl – is there some kind of legal binding contract between the town and the university

Marc – normally, we send you a welcome letter and a contract – we try to not make it too complicated – we have signed long contract agreements with communities if they want to do that – it is a

Dave Harrington – idc – ask the PB one question, about expanding the industrial zones – have you done anything on that?

Bob - yes, . . part of program that andy is in – thesis is going to be the oak grove area – it is going forward

Bill wirght – comment – on the fees – andy and I had a brief conversation in preapation for tonight – explore with midway business council and getting local businesses to possibly sponsor this effort

Bob – we don't have this as a line item in our budget –

Bill – the results of this could be very helpful with the master plan – good timing – if we are doing it, I would hope we could use it as part of the master plan process –

Jim – I am a little foggy in terms of ongoing support – we get an assessment, but downstream, we get the report, - we can do this year after year, can we call you up for consulting

Marc – usually when they are having trouble interpreting – we field a lot of questions and it doesn't run out, we may get back logged trying to answer questions - we don't have student staff working on this – we keep this all with our permanent staff

Karyl – do you supply any site help on a specific applicant on a review? With what we go through – how general

Jim – they really help with marketing

Marc – how do you attract people initially –

Karyl – we have a grey period – informal – come talk to us, that becomes a very important, insightful period – are you able to help us during those conversations?

Marc – no one has asked us to do something like that –

Dave Harrington – let's say a particular industry is thinking of coming to town, we weren't sure what that industry needs – could we come to you to help us evaluate how to handle a particular type of industry –

Marc – we certainly have info on what you can expect from certain types of industry – we are learning about industry specific factors – we are developing this . . .

Karyl – do you ever have a conflict of interest between communities

Marc – we are the only ones with access to all the towns data – you will never know which towns you are specifically being compared – we keep the town's info

Chan – do you look at subset problems within a town or small sub region for specific evaluation

Marc – if you have a specific question relative

Chan – about whether zoning an area a certain way, or how big an area needs to be for a certain industry type

Marc – we do get into some pretty specific questions how you are built out

Marc – marketing value to the towns? - it can help to know when you are talking to developers that you have the details . . . info and comparisons to other towns – this is how we stack up against

Kelli ployer – do you have a subsection that breaks down by highway region – 495 . . . I think people want to stay with 10-15 miles of a specific area -

Marc – you are competing against all kinds of towns – site location specialists are very active looking nationwide - if it has gotten to the stage where they are focused on the region -

Jim – I think you might be talking about the larger companies

Bill – can it be a subset of a smaller geographic area – like 495 corridor

Marc – we can't do that – we can't give you another

Tom – by town size, b

Marc – yes, budget size, racial makeup – but not a specific geographic area . .

Dave – I personally don't think a national developer will be coming into Medway Planning Board

Marc – a lot of small, regional

Dave – medway doesn't have a huge amount of land that can be put into development – Weymouth and devons are the big boys –

Marc – there is a reason why development doesn't take place – we want to help people find out why

Tom – cycle for changing questions?

Marc – yes, ongoing

Susy – who are the partners?

Alison slack – master plan – what kind of focus do you have?

Marc – it is a whole section of the test – median sale price, vacancies,

Jim – labor component,

Marc - educational background of residents;

Bob – did you have a listing on the presentation that you query into? Transportation, housing, -

Marc – 10 sections –

Gion – is there a way to account for nearby services – earlier example – midway business park is right across the line from milford –

Marc – yes . . . we intentionally word things very carefully – somewhat vague – so you can say it is not in our town, but it is in our area –

Kelli – is this something you can start and save and go back to?

Marc- yes, online all the town –

Jim – could we see the list of questions so we could determine

Marc – I could send that to susy – so you can look over them – a lot of intellectual property there – complete discretion

Kelli – are there other colleges that are doing something like this?

Marc – we are not aware of this,

Kelli – do you have a partner with ULI

Marc – yes . . .

Susy – how do towns organize to get the data together?

Marc – divide up the sections – not any one person who could sit down – we hope that by taking the test you learn and become

Kelli – are there questions in there like – about – does our community have enough landfill area for waste that will come off new development -

Marc – yes . . . that would be covered in the infrastructure section

Dave Harrington – in terms of trash, is there a contract for commercial trash in town?

Bob – I don't believe the town gets involved in that . . .

Marc – I am going to leave some info here with susy – thank you for your time – a lot of good questions, a lot of new questions –

Bob – thanks for coming out tonight – we will take a five minute break or so and continue on

8:05 p.m. – BREAK /// Discussion . . .

Reconvene 8:20

Invoices

\$375 – PGC – chan, karyl, - all yes

\$437.50 – Petrini and associates – chan, tom – all yes

Miscel consulting services -pgc 1106.25 – chan, karhyl – all yes

Sac - \$200 – for survey monkey – chan, karyl – susy put it on her master card

PGC – 43D project - \$2400 – chan, bob – all yes . . .

Informal Discussion on 39 Broad Acres Farm Road –

Paul Desimone - I live at 39 Braod acres Farm Road – I would like to extend broad acres farm road and add in a lot – 2700 sq. ft of pavement for road – remove mly basketball court which is 5000 sq. ft – I wont propose any system – because antual pervious surface would be increased – I have 4.8 acres –

Chan – extend the right of way and then a T turn – private street – never to become public - 12 foot driveway

Paul – yes, they would have access thru my driveway

John Williams – anything about the geometry of the lot that wouldn't conform

Paul – no, both would conform – frontage, shape factor, area – I would be looking for construction waivers – it would meet specs

Karyl – for those that are new on the PB – quite a history in this area – streifer proerlty – this is a contrivance, there isn't frontage – there has been a bit of a moratorium on the PB for extneidng off of a cul de sac – it rests in the desires of the PB whether you would want to allow fo rhte congtrivance and then waive the construction of the - it becomes a contrivance to create frontage – he is creating a cul de sac which creates frontage and then he is asking us to waive the construction of the cul de sac to put in a T turn – do we want to do that

John Williams – is there another way for the lot to be developed

Paul – I would have to pave the actual cul de sac

Karyl – it is not a slam dunk to do a cul de sac off a cul de sac – see Tulip Way – we don't want to repeat that – should he actually construct and pave or allow him to do

Chan – you might use the word ingenuity instead of contrivance

John Williams – without the contrivance, would the lot go thru anyway . . . is this a question of no lot of all,

Chan – this particular configuration is not that prevalent – nice neighborhood –

Paul – my land is the lowest –

Tom – are you showing the actual wetlands

Paul – no flood plain, this shows the flagged wetlands

Tom – I think we have multiple issues here – if you are looking for waivers on some stuff,

Bob – in order to grant a waiver, there has to be something in the best interest of the town – you do have that requirement –

Paul – this section of my driveway now – it will be my maintenance

Karyl – if the second cul de sac was constructed I would imagine that would start shedding a lot of water problems to that way - been a long road with the owner to the south streifer – what is

Paul – 60 foot radius – 75 foot radius for the existing cul de sac – that is the old regs . .

Chan – what are you proposing for width

Paul – existing 12 foot now, whether you want me to up that?

Karyl – this is not unlike the situation we are looking at with Mr. Sibley's property –

John – where is the best interest of the town criteria met?

Bob – I guess you have heard our comments on it . . . I would say 18 foot paved

Karyl – is everyone convinced on allowing that . . .

Bob – I am not too keen about a cul de sac off of a cul de sac

Gino – I am not aware of it . .

Karyl – do you know what I would like to see – I would like for you to come in with a couple of different concepts

Paul – I can show you an alternative – I could bring that in

Karyl – a couple of visual concepts - I want to see other ways than a cul de sac off of a cul de sac . . – if there is another solution, I would entertain that . .

Chan – he has plenty of land to develop - say it is an extension of a road off a cul de sac – it is the interest of the PB to be fair to everybody

Karyl – I disagree a little bit - . . in the philosophy – the idea was to have roads that go onto and off of main roads and connect – this becomes not that – this is a convenience

Bob – paul is saying he could come back with another scheme – we all have valid points, we have given him some input now

Tom – I think there is a concern about cul de sac off of cul de sac – is there a way to waive frontage

Paul – I went to the ZBA first to try for a variance – they declined to do that . . . I would like to not do this, I will come back . .

Daniels Wood II – PH continuation

Paul – history - our last discussion was pavement and drainage – we had Rick Merrikin – he came up with a design – cul tech units – we got comments back from Susy - Rick Merrikin will call TTR direct on the comments – Rick Merrikin recommends an 8 inch pipe under the driveway – you got to keep the drain clear - the drainage system will be on a separate parcel which is the road –

Dave Pellegrini – very basic design – more just adding a few things to the analysis to meet the regs – it was pretty straightforward –

Paul – one of the comments on infiltrators for the roof – we can give you that test data – we can give that to you

Bob – how did your end of the driveway make out with the last storm

Todd allen – runoff along the stone wall – I redirected it back to the drain and that handled it fine –

Paul – Rick said an 8 inch drain would be better . .

Todd – I have started to talk with the Eltons to work together to do some grading

Paul – we are asking for a waiver on the long dead end – todd's pavement is about 13 feet wide on the average – we are looking at 14 feet width for new paving and then 18 feet width for the turnaround

Karyl – I think it needs at least 14 feet

Karyl – are you going to lose a lot of trees

Fred – November 2003 original certificate of approval – the way is to appear as a single family home driveway –

Paul – we will try to keep as many trees

Paul – cul tech unit is 36 feet long by 15 feet wide

Karyl – how about some decent landscaping planting scheme to replace

Paul – we could plant some stuff – most will stay natural – we will lose some trees to construction

It will need a waiver from 18 feet standard

14 feet all the way to the cul de sac

John –

Fred – it was agreed upon that there would be a second lot – if I had developed the site as to its full capacity, it could have been 6 duplexes – the board agreed to 4 lots total in exchange for certain waivers

Rob Kenney – that will cap Daniels Road – what is lot 2B?

Fred Sibley – it is a subdivision of a larger piece of property –

Paul DeSimone – the lots have all frontage and area as required

John Williams – why the common drive?

Karyl Spiller-Walsh – as a way to get open space . . .

Bob Tucker – I don't see any reason why Susy couldn't start to work on the decision . . . the generic parts I see that you have some additional communications –

Gino Carlucci – one other waiver is for a typical cross section – you need them for both . . .

Motion to continue to march 25 at 8:30 pm – chan, tom . . . approved

Susy AC report

Zoning . . .

Marina community

Town Counsel estimate - \$1750 - 10 hours

PGC Associates - \$450 - 6 hours

Chan – how many sessions

Susy

Karyl – any feedback from Andy on request for another attorney

Bob – Andy does have a call into Suzanne to ask her about that – once he gets an answer, he did indicate he would let you know what that feedback was

Chan – one thing that might help, is to say we only need the attorney one night, not both nights,

Karyl – the fact that we are relying on the opinion of the attorney that was with us at the time and her understanding at that moment, it is very important that there be as to our parameters – we are in the dark – what is important to decipher the subtleties between the lines – it could be extensive

Tom – don't get fooled by the limits of legal review . .

Bob – as with any project, it is an estimate – so many unknown conditions –

Karyl – do we expect to be giving money back

Tom – we have a little bit more than the estimates –

Motion to go ahead – tom, karyl – all yes . . .

Committee/Liaison Reports

DRC – Gatra sign – we went to the ZBA last week, they had to postpone and reschedule for april

Tom – this issue came up with my collection of signatures

Chan – we have a couple of meetings next week . .

Bob – We did have the CPC meeting last week – tthere annual event – number of proposals for use of CPC 4 – consider to possibly increase membership of CPC to include a rep from the Open Space Committee –

Bob – I have only been on the PB a short time, it is a constant learning curve – there is something to be said about learning from the standards over the years, think outside the box and challenge some of those standards . . .

Chan – lovefest here last night at BOS meeting with the state legislative delegation . . . I spoke with the two reps Vallee and Loscocco re: special legislation to address - maybe to effect bottle cap lots – to declare it by eminent domain . . . I think it is very interesting that they would be willing to help.

Motion to adjourn – karyl, tom – 9:35 pm