

May 27, 2008
Sanford hall Medway town hall – 155 Village Street

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

7:05 pm – open the meeting –

CITIZEN COMMENTS - None

Bills –

Petrini and Associates – Marian Retreat Center – 616.70 – Plan review – chan, bob – all yes

Tetra Tech Rizzo – 3120.50 – Franklin Creek CO – bob, chan – all yes . . .

Back of packet – request to amend the text of article 19 for 2008
Annual Town Meeting –

Request by streifer family -

Motion by bob, chan – to not modify the language as requested . . . all yes . . .

Committee Report - none

43D

Gino – I prepared a draft of revised rules and regs for our 43D program – I sent out an inquiry to massplanners listserv – Leominster and Walpole are working on theirs – both soon to be completed . . . 180 day turnaround requirement begins after an application is determined to be “complete” -

Send draft version of 43D rules and regs to PB ASAP – send them out on 5/28/08 – electronically

7:17 pm – Open Public Hearing -

Opening comments by Andy –

Motion to dispense with reading of the public hearing notice – chan, bob – all yes

Dan Wolfe, David E. Ross Associates –
Dennis Murphy jr
Dennis Murphy III
Attorney _____

Property is former Swifts landscaping operation – we were here with you for a presubmission meeting – the site right now has a number of different buildings that have been brought in and added over the years – greenhouses and storage trailers – some of those have encroached on adjacent property to the west – proposal – remove all items and move forward to construct a 3309 sq. ft office building for Murphy Insurance Agency –

The building is centrally located on the property – we have moved the existing driveway easterly – new septic system needed fill which set the height of the building and parking, etc. – small parking lot with 10 spaces – your requirements are for 8 – the slope of the parking and driveway is in a southerly fashion runoff to stormwater facilities compliant with DEP most current – serve site with existing town water, on site septic system has been approved already by the Medway Board of Health – we have opted to abandon the gas service to the site – wetlands to the south and west of the site – we do have an application for the concom – within 100 feet – next Thursday night – sight distances are adequate for the speed of the road –

Andy – are you able to address any of the comments –

Dan – the letter from Mr. Carlucci – he points out that under zoning – it is an approved use and complies – we do have 10 spaces, 8 are required – he says size is 9 by 18 – we are asking for a waiver on having to complete the development impact report – summarize comments in the – waiver for a requirement for a landscape architect to complete a landscape inventory – this site itself has nothing of permanent landscaping in terms of trees and plantings – it is more or less devoid of anything –

Comment #5 – the drainage design does not include any catch basins – he is right but the new DEP provisions encourage LID – and we

The other waiver is for a LA prepare a landscape plan – we have prepared a planting plan – I have included photos of their other Murphy – we have done a plan but not completed by a LA

#7 – color renderings of the building – we have a color rendering to show you tonight – not included in the application packet – it is a color rendering of an earlier version – a few architectural details have changed –

Susy – scheduled for the DRC's next meeting . . . – June 9th

Dan showed color rendering – classic new England cape style building with a wing off the back – color is a grey with offset trim color . . .

#8 – area within floor plan is to be labeled – we will use the entire building for office space for Murphy – no tenants

Comment about signage – I do have some pictures to distribute – to show Murphy's company identity – Harvard office sample – we will show

Photo shows type of buffer we installed in Harvard – we will do something comparable for our abutters to the east . . .

Bob – illumination of sign – we are a proponent of down lighting vs. uplighting – some concern about uplighting getting in driver's eyes –

Dan – only plan is to light the block of the light itself . . . rather not have a pole to raise up lights

More on gino's letter – he asked that details I submitted within the bound book be added to the plan –

Andy – yes, that is important . . . what we are trying to do is provide a good communication tool for those that are out reviewing – one comprehensive piece of paper that people can reference - anything you wish to waive please describe and justify . .

#11 – snow storage area – we did not label that on the plans – snow storage at southern back of site behind parking lot – I will add those labels to the plans

#12 – your requirements call for landscape island or shade trees – I am defining this as a relatively small project – this is not a huge project – we did not break up the parking lot with any islands of any sort – whether that is a topic of conversation –

Karyl – not a concern

Andy – just request a waiver –

Tom – the offset layout is good

Andy – any comments

Chan – I would approve the waiver for a LA to prepare a plan – I move we approve that waiver – I will wait

Andy – we will take up all the waivers at one time

Dan – the last comment #13 –

TTR review letter – I deal with many different towns and I have not presented to you before – at least the first couple of pages, the TTR items that are brought up – ask for verification on many items – for example #3 – how would the board like me to verify that we will not have those impacts –

Andy – it seems like an irrelevant to this project –

Susy

Andy – get together with Dave and address these things and put together a letter that addresses these things – and get it to him before the next meeting so he can review . . . – we would like to expedite this and move along

Dan – OK if I contact him directly

Andy – yes . . .

#1 – we do have an application before the ZBA for a special permit – we were here last Wednesday night with the ZBA – no quorum – extended to next Wednesday – June 4th

#2 – not an industrial

#3 – final version will need to be wet stamped

#4 – do a waiver on revised scale – for a smaller lot –

#7 – add all architectural stuff to the cover sheet

#13 – we are not proposing any fire boxes, etc. –

Andy – followup with Wayne Vinton –

#14 – issue of sidewalks . . . the frontage that is along there – you can construct a sidewalk or you can make a payment in lieu of or construct sidewalk someplace else (talk to Dave D’Amico) – cheaper for you to build it somewhere else vs. paying into the fund because that amount is based on what the town’s cost would be per prevailing wages

#15 – snow

Conformance to Subdivision Rules and Regs for construction standards

Ask for waivers where needed –

Dan – shall I ask for a general waiver to all the subdivision standards or to specific items

Andy – sit down with Dave pellegri –

Question #17 – does this site plan package need to include all the drawings approved by the BOH –

Dan – I will speak with Dave on the rest of these and come to a consensus on . .

Question on #24 – 10 ft berm at top of detention ponds -

Conformance with Mass DEP stormwater standards -

Assume construction entrance will go where driveway will go –

Norway spruce barrier on east side – we will not remove the large oak tree –

Karyl – question on leaching field – what is the finished topography

Dan – fairly flat – 2% gradient –

Karyl – will it be a mounded box on top of the lawn

Dan – no – it is not a visible feature

Dave – explain more about the type of septic system

Dan – we intend to remove the structures on adjacent properties and plant with wildflowers – owners unknown per Assessors – restore it and get it - - there has been 20 years of access to these areas . . . there is no one –

Chan – you might even have rights of ownerhsipo

Dan – if we had more time, we might pursue that but not of immediate concern

#49 – will infiltrate

#50 – we will use a well for irrigation purposes –

Andy – you may need to talk to Water/Sewer about having two water sources –

Dan . . end of two consultants letters

Karyl – some comments – about forebay and swales – and landscaping process – we had talked briefly at DRC about planting to naturalize the – especially to buffer

Dan – we could do that but there are requirements for vegetation to be mowed

Dan – some buffering

Karyl – I am concerned about the view from the parking lot

Dan – this is not a huge basin – lots of – about 2 feet maximum depth

Dan – some sort of landscaping buffer at southwestern line of parking lot

Andy – any more info to present

Andy – any questions from the public

Bob – any concerns?

Susy – trash

Mr muphy – we have very little – we truck it – it is trucked twice a day and brought to a central location – we don't generate too much paper – everything is on the computer –

Dan – we don't have a need for a big ugly dumpster –

Mr. Murphy – our runner picks up the trash - please take a look at our other properties and we have a good reputation – we certainly want to get along in the community – I want to add to my customer base – we need some flexilitilty inside in terms of layout – e image everything – all trash bags would be retained within the building – we grind up . . .

Chan – I would like to complement the applicant – I have studied yoru information – very impressed – we are very fortunate to have somebody take this site and develop it – I want to congratulate you for what you have odne

Tom – the other locations look like maintained homes vs. businesses –

Andy – nice job

David pagaini, 300 east main street – milford – I represent the owners – what is the appeal period after decision is filed . .

Susy – twenty day appeal period after filed with the town clerk

Dan – both sellers and buyers

Motion to – june 24 at 7:15 pm – continue – chan, bob –

Motion ito endorse plans and sign covenant – b ob, karyl – all ye s-

John's Auto Body Site Plan – PH continuation –

Revised planting plan – added a tree to the left side (west) and then out front I called for grass strip within plating some bushes on either end and called for repairing the bit berm

Have drywell accommodate runoff from entire building –

Motion to close PGH – chan, bob – all yes

Finalize on June 10th –

Chan – MAPC people are anxious for Medway to get started on the design for Route 109 - we need to get a committee, select a designer, etc. – a year and a half –

and get the BOS to approve the route 109/126 intersection design – approval has to come from the BOS

Andy – they will take this up right after town meeting – they have been fairly full with town meeting, election and posting and last minute budget stuff . . . I spoke with Glenn – waiting for them to have space on their agenda to appoint a committee

Chan – funding for the design can come out of chapter 90 monies. Vallee and Spilka had earmarked some funds for that as well –

Andy – we are talking about a redesign of route 109 from milford to millis – we are talking about a committee to look at this – what chan was also pointing out was the intersection at route 109/126 and the redesign of that area – urge the BOS to approve the redesign of this area . . .

Reminder – a public hearing on 5/30 at 7 pm – on the zoning amendments –

Susy – AH meeting – Wednesday – house in Norfolk possibility to be donated . . .

Bob - \$ for Northeastern project

Susy – contacted two parties for funding – waiting to hear . . .

Master plan update committee – will give a report at town meeting – the group is doing a great job on compartmentalizing the info -

Gino – at the last SWAP meeting, there was a presentation about PICTOMETR
Y software – flyover – aerial photographs taken from oblique angles so it looks 3
dimensional and from multiple angles – to be provided for free – they are in the process
of creating a new set of photos to be provided free to the Town – can be used for
whatever purpose the Town wishes . . . this time it will be on a DVD –

Tom – the high res versions can be georeferenced and have overlays –

Looking ahead – planning session/goals –

Andy – I would like to see us look at the waiver requests coming in for Murphy Site Plan
for a possible way of revising our site plan rules and regs

Andy – state has a LID workshop coming up – I am going to that . . .

Greg Whelan – informal on OSRD -

I have two form A lots with frontage on West Street – they could be used for duplexes

What I am proposing is that – I am thinking of doing 3 buildings with 6 duplexes –

Gino – they are in common ownership –

Greg – there are two existing Form A lots there . .

As an OSRD – I can do 21.5 – I want to do 3 affordables

Greg – how much of the OSRD is flexible?? Do I have to go and hire a landscape
designer? I just want to make the existing driveway a little wider

Greg – is there flexibility?

Andy – 18 units is actually pretty big . .

Kary – I think you would want to have some architectural variation – where are you
going to park them all?

Andy – write it up what - explain what you want to do

Susy – the PB cannot waive the basic requirements of the OSRD zoning

Andy – this is the last informal with the PB on this

Greg – I have been beating this for awhile –

Bob Potheau – site plan modification for 4 Main Street re: façade renovation –

The building was done in 1981 – 2 story structure – there was a junkyard there – what we have tried to do is find a creative way to elevate the building – photo of the building as it is now . . . in order to finish the parking lot we need to set the façade – we have had a for lease sign – interest in industrial use – having 4 overhead doors – I could rent it over and over – I was hoping to come before you with one big tenant – no luck in this climate

Andy – what if you were to tear down the big white building?

Bob – there are no customers right now with real estate market and

If we put a façade on it we would have a better chance to rent it than green tarps – hard for folks to visualize – we need to pave and put on a façade on – if it doesn't look like a building

Karyl – what do you intend to do anything about the interior

Bob – we have put bathrooms in there – inspected by bob – such that it could be divided into multiple tenants or one big tenant

Bob – one of the wishes we had with all of the meetings from original – one of the wishes from the DRC was to have a comparable color scheme – we have picked same colors as the eastern side – with metro west property – same brick and siding –

Bob – it is an existing building – all the beams are in place – there is a very deep beam on the roofline – normally on the end of the building you would have an 8 inch beam – we have a 15 in beam – these are limitations we have in terms of putting on the façade – we don't have a lot of options open to us . . . we have given you a drawing – all of the glass will be low E rating glass as required by building codes – we would like to put up this façade and then the tenant might want something different – I would prefer to see medical offices, professional offices – anything but the industrial uses – lots of people wanted oil changes, and I have avoided that . . .

Susy – three phases

Bob – with this phase – the DRC put a great deal of emphasis on design – we used real stone – and the landscaping – I am just here to put a façade on the building – I need to get a façade so it looks rentable . . . all other aspects

Bob – when I went for the extension last year, I didn't understand that we had to do a full modification – I didn't see that July 2007 decision until just last week . . .

Andy – that was riddled with comments on a plan modification

Bob – I am not allowed to put stores in there right now with the present zoning . . . we want to put something up that will make this marketable

Andy – asked for clarification on wall in front

Bob – we put in the wall for drainage purposes – we would finish it off the landscaping will be in front of the stone wall

Andy – master signage plan?

Bob – that is a whole another issue -

Andy – we would like to see you come in with a plan for signage for this building – for the ones on the front and the ones on the back

Bob – we have no signage -

Andy – I am very concerned that it is mish mashed up and out of control

Bob – it is not out of control at all – I am doing the best I can – I take offense that this is a mish mash – I beg to differ with you – I am here for one thing – we need to put a façade on - the tenants will tell us what they want for signs – they will have to meet the sign codes – I need to put a façade on the building – the bank will pull the construction loan

Tom – one of the things . . . when you might have read this

The DRC recommends –

Where would you put a sign, basic sizes based on sign bylaw, -

Andy – you need to do that

Bob - if I replace the siding

Tom – how hard is it to look at the site plan and decide where you will put a sign? Every project that comes in here has to address signage –

Bob – I don't mind working on that – time is of essence – façade on the building – I relied on one thing – I was told that the PB and DRC wanted to see storefront windows – when I went out and borrowed money

Andy – I remember the DRC begging you to get an architect and get some p

Bob – I am here tonight – I need you to take a vote on the façade of the building

Andy

Andy – signage and lighting – no lighting going in on the façade at all –

Karyl – you don't know who is going to be in there – you want a commercially acceptable presentation of the building so you can attract tenants

Karyl – you need to provide a signage plan – the building needs more detail on it – some kind of simple planter boxes might be enough to soften it – or plantings of some trees in front – in lieu of doing something architectural

Bob – I am not going to revisit – I need to put up a generic storefront

Bob – any kind of signage you get a chance to look at –

Bob – I relied on the fact that the PB and DRC wanted a storefront – June 1 I lose my financing on this – I am not here for you to approve signs – I am here for you to approve the façade design that I was told

Andy – if that is what you have to do

I cannot put this off to another meeting – I am presenting a façade – not

They are exactly the colors of metro west auto – exact same brick –

Tom – I am the new guy – I wasn't involved in 2003, 2004 or 2007 – I am here right now – in the thing that was sent out quite a while ago - July 18 from 2007 – I would ask for what the DRC

Bob – you would like me to come back with signage plan that meets the sign regs – and what you are looking to do – assume

Tom – let's complete this . . .

Karyl – not just the signs – he already has landscaping in the plans – and I want to see some improvements to the façade –

Bob – I believe we will have lighting inside the overhang – Brick façade part way up – this is not a brand new building –

Tom – I think the recos from the DRC –

Bob – I thank the DRC over And over again for the value of the DRC – it was a lot of work . . .

Bob – I don't have a problem coming back here with a master sign plan so we don't have all kinds of mixed up signs

Kayrl – what tenant is going to hate window boxes?

Bob – I cannot agree to the window boxes

Bob – I wouldn't want 4 different signs on a building - I have a sense of aesthetics – take a look at that wall and what I have done at the other end of the site

Susy – I think you can require a master sign plan as having to be done before an occupancy permit is issued

Andy – how about the rest of the work? Can you stay with the September 21, 2008 deadline?

Bob – I believe I can stay with the 9/21/08 deadline for the rest of the site work . . .

Susy – I want you to talk about the awning options with him

Andy – then we need to schedule more time to talk about this

We are sitting here tonight and you are trying to force an issue with a yes or no vote – we would like to accommodate you – it is 10:15 - if we are not able to get everything through – the board will decide whether

Tom – I want to see some minimum things before I would vote – that he be bound to submit a full plan for the building, landscaping and signage – last paragraph of the DRC memo's recommendation

John – I don't think we have fully addressed – we have a DRC recommendation – I would like to see that done before we see what the façade would be

John – I would like to follow up Susy's suggestion and go through the DRC memo one by one – these are consistent things we ask other applicants

Chan – every one of these – this is one of a kind – I would like to see – I would like you to move ahead and not consider recommendations of the DRC –

Karyl – HUH!!

Andy – some details – you could turn the brick, have bluestone –

Tom- flush it out a little bit

Bob – it is 100% - it is a pre-fabricated package we buy from the Morton building – it is 100% identical to the Metro West building

Karyl – the scale is very different between the two buildings . . .

Bob – when I went for this permitting and went ahead with the project, I heard you say that you would

Bob – I cannot add anything to that basic design –

If I can't do that, it will be what it is –

Bob – everything became far more expensive – I am coming in here and asking for a generic front – it is a vast improvement over the green tarps – if I cant get that I stop

Chan – mr. chairman, tom's point, that last paragraph includes building, landscape and signage

Cha – I am suggesting we approve the façade as he has presented and come back with a generic signage -

Bob – the landscaping is already approved . .

Andy – is there a motion here?

Tom – motion to approve the façade and require him to bring in a plan that represents façade, signage and landscape

John – which is one, two and three of the DRC memo

Chan – the DRC implied

Tom – when I go back in the DRC memo, they ask the PB

Tom – if he comes back with a plan with some more detail – there is not enough detail as to what that package is . . basic façade improvements

Andy – this is not a pre-fab

Bob – you are wrong – it is a pre-fab

Bob – prefab piece with overbrick –

Andy – then, there will not be any changes –

Tom - Motion – approve proceeding with the basic façade and require he deliver back a master sign plan with a require a sign plan to be approved before September 21, 2008 completion - seconded by Bob

Andy – I oppose

Karyl – I oppose

Motion carries – approved by Bob, Tom and Chan

File a decision with the town clerk on Wednesday . . .

Bob tucker – in the interest of the interior flooring – look very carefully as to how that façade is attached, especially at the floor level –

Next meeting is Friday – oct 30

Chan – I want to go back to the aerial pictometry – GOOGLE has this available already –

Tom – GOOGLE buys it from PICTOMETRY-

Moiton by karyl – tom – to go into exec session for purposes of discussing pending litigation and not come back to public session

All yes - . . .

EXECUTIVE SESSION

Susy briefed them on letter from Barbara dated 4-30-08 - pretrial conference scheduled for 8-13-08

Barbaqra wants to meet with the PB to discuss strategy . . .

Karyl – I think we can do this . . .

Superior court, not land court

Moiotn ot leave exec session – karyl, chan –

Rolle call – all yes

Motionto adjourn – bob, kayrl – 10:50 p.m.

