

**Planning Board Meeting Town of Medway, MA**  
**Tuesday August 12<sup>th</sup>, 2008**

***Official votes and motions***

Attendees - Karyl Spiller-Walsh, Andy Rodenhiser, Tom Gay, Chan Rogers, John Williams

Note - Bob Tucker, Gino Carlucci and Susy Affleck-Childs are on Vacation.

Called to Order at 7:06 PM

No comments from citizens.

Jan Fish, FINCOM member also present.

Chan Rogers - The Route 109 project is coming along.

Andy Rodenhiser - Tom Gay, anything new?

Tom Gay - Attended first zoning board meeting, sat in on hearings, looking at application from Fisher St., health and wealth woes are not a hardship, we would require a boulevard. Is that green space down the middle?

The Zoning Board was happy that someone showed up from Planning Board. The Zoning Board promised to keep the Planning Board up to date.

Chan Rogers - I still have concerns about zoning violations. In our meeting last week Bob Tucker had mentioned this might be too much of a responsibility (for us to report violations). I think we should be proactive and bring the items to the zoning enforcer, and that we should move ahead on violations

Karyl Spiller-Walsh – I agree with Chan Rogers

Chan Rogers - As long as we take the most obvious ones and move ahead with them.

Andy Rodenhiser - Is everyone in support of that? I am.

Tom Gay - I am as well.

John Williams - Yes.

Karyl Spiller-Walsh - As we see them we can deal with it like that, we're not going to see all of them

Andy Rodenhiser - And again, what Bob Tucker was talking about was a wholesale process implementation, and that to be completely responsible would be too much of a project, which is

very different than what Chan Rogers is saying. Meaning, we would not take on a large responsibility, and just deal with it case by case as we see it—drive by it.

Tom Gay - Also...GIS. I have been exchanging emails with Pat McHallam (openspace committee). I obtained his use-map and can print as large as we want. Will put on heavy glossy paper.

At 7:13 Dave Pellegrini (Tetra Tech Rizzo) arrives.

Tom Gay - Pat sent information from GIS, gets some free software but have to install and agree to use it for a certain period of time and there is a cost. Also, he has been out there asking software companies to work with us on a starter kit, Cad Corp., a company in Connecticut, provides a consolidated solution. Can use sources from other companies so you are not limited by just using one - GIS software independent reads 280 formats, very different from "MapInfo"  
- He will keep pursuing these

Andy Rodenhiser - If the town were given a disk, it gets uploaded, they go out into the field looking, and it's not there, are we able to go back and find where we got that disk?

Tom Gay - Yes, you can get identification from where it came. There are ways to specify what you need.

Andy Rodenhiser - Tom Gay, can you Cc Gino Carlucci on this?

Tom Gay – I will make sure to pull everything together to make everyone aware – I have been narrowing down the potential vendors

### **Franklin Creek Bond Reduction**

Andy Rodenhiser - Dave, would you like to come up?

Dave Pellegrini takes guest chair.

Dave Pellegrini - Franklin Creek subdivision - Run off leaching field

Dave - reviewed the sketch

Andy Rodenhiser - And it will work?

Dave - Yes, asked about all types of soil volume information at each location, nothing has changed, gave copies of revised

Wrote a memo, Rizzo takes no exceptions to the modifications.

Andy Rodenhiser - has a check from

Karyl Spiller-Walsh to Dave - Are you sure you're comfortable with it?

Dave - Yes, I'm positive, they just really didn't show the detail in the first place but it was in their plans all along

Andy Rodenhiser - What about the bond?

Dave - Yes, they requested another bond reduction; I gave 90% of the item, they probably installed almost 100%, 12 inch ppc pipe, riprap – all Mass Highway unit prices

Andy Rodenhiser - Can you put that on there (on the revised copy?) Mass Highway Unit Prices?

Dave - Sure.

Andy Rodenhiser - Does anyone have questions?

All - No.

Andy Rodenhiser - Do we want to set a motion to accept the bond reduction? I would suggest we stick to what the engineer has suggested.

A motion was made by Chan Roger and seconded by Tom Gay to approve a bond reduction for Franklin Creek from \$78,675 to \$59,621. The motion was APPROVED.

NOTE – To cover the remainder of the work to be completed on Franklin Creek Lane from Station 0+00 to Station 4+25

Andy Rodenhiser to Dave—Please Cc the Conservation Commission and make sure we have a paper trail.

Andy Rodenhiser - We need to make note that the rip rap has been breeched.

Andy Rodenhiser - We need a motion to accept the \$1300 estimate for the change in TTR's fees.

Tom Gay - So moved.

Chan Rogers—Second.

All in favor, yes

Andy Rodenhiser - So, we have a planned revision based on the drawing and the memo. Any problems or questions with this?

Andy Rodenhiser - Motion to accept the plan revisions, roof run-off, and leaching field drawings.

Chan Rogers moves to accept.

Tom Gay seconds.

All in favor - yes

Andy Rodenhiser - How has it been working with us, Dave?

Dave - It's great. I love working here, anytime if you need any help or need our resources, answers or questions please use/contact us.

John Williams – I have a neighbor who might be good for the Design Review Committee. he is an architect, almost has him on board. Doesn't want to give his name up yet till he says yes....

### **Restaurant 45 Site Plan**

Andy Rodenhiser – we will wait for Restaurant 45—they have not arrived yet.

Paul Yorkis arrives at 7:39.

Paul Yorkis - Representing owners of Restaurant 45 – we have a change in the plan, when the site plan was originally approved, we said there might be some changes because the layout of the intersection (126 and 109 reconstruction)

Andy Rodenhiser - We were trying to figure out what was different - Do you have Approved vs. Proposed --I know Route 126 was going to change this around at some point

Andy Rodenhiser - Is the sign going to stay there?

Paul Yorkis—Yes, it is just in a new location. The big change - the engineer has been in contact with mass highway and they have worked out a change in the plan which really affects the original plan on the north side of the site which is Route 109

Andy Rodenhiser - Everyone understands the 6 things that are changing, right?  
Everyone - Yes.

Paul Yorkis - There is one additional parking space—don't know where it is exactly—but it is on the north side of the building, at what is labeled the main entrance, there are now two additional motorcycle spaces. There were none at the beginning.

Andy Rodenhiser - Will they be identified as motorcycle parking?

Paul Yorkis - Yes.

Andy Rodenhiser - Great.

Paul Yorkis – I suggest that we might want to in the future allow for motorcycle parking - on the left of the two motorcycle parking there are additional three spaces for motorcycle parking and we were able to accomplish that, if you look at the where it says new addition 1400sq part of the restaurant that is the new handicap ramp which would have been on the Route 109 side of the building, the change you can't see is that the slope of the roadway has been lowered, so they are literally going to be tearing up the parking lot and lowering, the tangent represents the right of way

The sidewalk and curbing along Route 109 is being done by the applicant to conform to what Mass Highway has established. There really has been outstanding coordination with Mass Highway and the applicant.

This is a subtle change, not sure if it's in the letter

At the Route 109 entrance/exit, you will see a dividing strip. It now is a concrete rumble street type of divider which will allow the access of trucks and snow plowing

Andy Rodenhiser - What was it in there before?

Paul Yorkis – it was an island.

Karyl Spiller-Walsh - Is it narrower now?

Paul Yorkis - No, it's the same, but ripped up right now.

Chan Rogers—It was changed as a safety thing.

Andy Rodenhiser - Since we don't have a past plan, do we want to wait till next week to make decisions?

Paul Yorkis - The direction of traffic flow has not changed

Andy Rodenhiser - Is there a significant amount of change that we need the old plan to make this decision? Should we wait, or no?

Karyl Spiller-Walsh - The new handicap access—is that a new configuration? Was there plantings and a raised bed in the past plan?

Paul Yorkis - I don't have the copy of the approved plan with me

Karyl Spiller-Walsh - Is the new landscape on the corner the same?

Paul Yorkis - Yes, I'm pretty confident that it is.

Paul Yorkis - The handicap ramp meets the old standard, so it's going to be redone because it doesn't meet the new standards. (The one near the raised bed along Route 109 and Rustic Rd.)

Paul Yorkis - There are a lot of small things, like where it says in the back 20 parking spaces, there is more privacy space there than was on the original plan, the buffer hasn't changed at all, Marc's position was we need more fence - What we're trying to do is preserve and enhance what is existing.

Andy Rodenhiser - Let's make a conditional approval that we can't lose any existing landscape.

Paul Yorkis - Marc made a decision not to do anything until the grade has been straightened out.

Karyl Spiller-Walsh - What is going to happen under the decking?

Paul Yorkis - Not sure, but if done correctly shouldn't be able to see it because of the landscape.

Chan Rogers - Along the frontage, the walkway?

Paul Yorkis - At Marc's expense.

Chan Rogers - Only two entrances?

Paul Yorkis - Yes.

Chan Rogers - And across the turn onto Summer St. are there still double-sided island granite curbing?

Paul Yorkis - I know what it says on the plan because that is existing, but it's not the applicants' responsibility. It's Mass Highway's; it is shown as what's existing now.

Paul Yorkis - What is going in is up to Mass Highway.

Andy Rodenhiser - But along Route 109 is your responsibility?

Paul Yorkis - Yes.

Andy Rodenhiser - What about irrigation with the landscape?

Paul Yorkis - The applicant will have it done well, and they are on the town's water supply. We don't see any problems.

Chan Rogers - What about the separation from Milford St. and parking.

Paul Yorkis - It will be low landscaping.

Tom Gay - You have pointed out new parking. Was anything lost because of this?

Paul Yorkis - No. Let me explain how we got the additional spaces. The proposed retail building was actually larger, and with the final calculations it allowed for a few more parking spaces

Chan Rogers - Do we know what type of retail might go in?

Paul Yorkis - We can't really say yet. We are in the process. White Hen is out of the mix, though.

Andy Rodenhiser—Any questions?

All no

Andy Rodenhiser - Motion to accept?

Chan Rogers moves to accept modified plan.

Tom Gay - Second.

All - Yes.

Andy Rodenhiser - Have you talked with Susy Affleck-Childs about the minor site plan revisions or was it a major?

Paul Yorkis - If the board advises me, I will provide a full size set. I have provided a stamped set of plans.

Karyl Spiller-Walsh—Someone should do a once over the site plan so that we can decided if it is minor or major.

Andy Rodenhiser - Do we want to make a friendly amendment to the motion?

Andy Rodenhiser: Motion – provided that there is no net loss in parking or landscaping on this drawing and we will approve it on that basis.

All those in favor, all yes

Karyl Spiller-Walsh - Motion to adjourn

Chan Rogers - Seconds

All in favor - yes

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