

Medway Planning Board Meeting Tuesday, August 26, 2008

PRESENT: Andy Rodenhiser, Tom Gay, Chan Rogers, Karyl Spiller-Walsh, Bob Tucker

ALSO PRESENT – Kristen Domurad, summer intern
Gino Carlucci, PGC Associates
Jan Fish, FINCOM
Phil Giangarra, FINCOM

Meeting called to order at 7:08 pm. by Andy Rodenhiser

Citizen Comments

Jan Fish – You are doing a great job.

Andy Rodenhiser – No public hearings, but we do have an 8 PM appointment with the IDC – informal discussion on next steps

TOWN CENTER OVERLAY DISTRICT - Discussion

Andy Rodenhiser – Susy Affleck-Childs and I met with a developer of an assisted living facility for the parcel next to Medway Cooperative Bank –

We will be meeting this week with the Goulds, and then we are looking to meet with Diversified soon, and then the Cassidys as well.

Gino Carlucci – Town Center Overlay District was drafted with the state Smart Growth grant – 40R district – with incentives – If you zone for a minimum of 101 units, you can get a payment of \$200,000, plus \$3000 for each building permit. Because the state is pushing this type of housing, we also have a grant (Priority Development Fund) to produce this. We have an obligation to at least put forth a bylaw (for town meeting to consider). One of the requirements of 40R is that the developments be by right instead of special permit. Financial incentives would not be available if the zoning does not allow the development BY RIGHT.

Concept provides for 3 major entrances plus linkage roadways making connections from Holliston to Pond Street – on south side connecting properties to each other – bulk of parking to the rear of the buildings

Parking ratio was less strict than what the regular zoning was – but not with the NEW parking standards. we would want to adjust the parking - building height similarly, we now allow for higher heights by special permit – so we would need to adjust that as well. .

Density

12 units per acre for townhouse style

20 units per acre for multi family (comparable to approved 40B project) at Elm Street.

There would be architectural requirements - certain percentage of doorways and windows instead of blank facades to create a pedestrian oriented environment –

Would include requirement for sustainable development principles – low impact development, reuse, energy efficient, transit oriented –

Andy Rodenhiser – We could have the shuttle bus stop there. Are you required to have a component of each?

Gino Carlucci – Probably nobody is going to comply with all of the requirements. We would probably meet the requirements for an area of concentrated development.

Gino Carlucci – One of the things that have been an issue is setbacks. In this draft, it calls for a minimum setback of 5 feet and a maximum setback of 20 feet in order to bring it up toward the street with the parking in the back. However, since that time, I have checked the right of way width of Route 109 and it is only 42 feet. Based on that, I would recommend a higher minimum setback.

Probably some of paved street is on private property.

Bob Tucker – If we want to go with a smaller setback on back streets that would be OK, but I definitely think we need setbacks along Route 109 to make sure we have room.

Andy Rodenhiser – Is there funding available to help write form based code part of this?

Gino Carlucci – I would say yes, generally; that is the intent.

Andy Rodenhiser – What would DRC want to see in form based code?

Karyl Spiller-Walsh – We have had lots of conversations about form based code, the good and the bad, and in a nutshell to understand and institute form based codes, it is so complicated and to understand the minutia of what has to go into form based codes . . . just to educate the board, DRC, the town – as to what to include and how you would modulate that was such an undertaking is that it would take a phenomenal amount of time and money - we talked about it at length – a good hour discussion 3-4 times

Andy Rodenhiser – Is it something the DRC would like to work on?

Karyl Spiller-Walsh – No hostility to the idea, we wanted to understand where it would be a relief to us. You lose the idiosyncrasies that you get with a special permit option – we thought it would be easier to do form based codes in the Midwest with flat undeveloped land – we thought it would be a daunting undertaking here

Tom Gay – lot going on with a rehab

Karyl Spiller-Walsh – Form based codes mean you have to have a vision.

Andy Rodenhiser – We have a plan for redevelopment, with multiple owners up there. If you were to try to get each owner to agree to develop in a certain way, the likelihood of that is far less likely to be successful with each owner getting their own architect.

Gino Carlucci –If you remember the transept for form based codes, it runs from rural to urban. In the mid ranges it is much less intense. At the far urban end it is very detailed and specific. I don't think anybody wants to get at that level.

Andy Rodenhiser – I am hearing you say it wouldn't work here.

Karyl Spiller-Walsh – It would work and make sense in vast open areas. I want you to recollect when we were doing Medway Commons and we were doing design guidelines and sign guidelines - we didn't have a preconception

Andy Rodenhiser – So are you in support of form based code?

Karyl Spiller-Walsh – What I was saying, by default, what happened with Medway Commons, it wasn't exactly unlike form based codes –

Andy Rodenhiser – That was through a process that wasn't easy for a developer. It was through an iterative process that involved negotiations...we are trying to avoid that

Tom Gay – That was a difficult process whose result has a feeling of form based code.

Karyl Spiller-Walsh – The good thing is that it isn't horrible.

Andy Rodenhiser – Would we have gotten there quicker if we had form based code?

Karyl Spiller-Walsh – Form based code – start at edge of town and becomes more urban in the center. . what we started with was the outskirts with Medway Commons and we are now moving toward the center

Andy Rodenhiser – Is the board in favor of form based code?

Bob Tucker – I am not against it.

Gino Carlucci – Sometimes it sounds like you are talking about form based code and design guidelines interchangeably

Form based code is on the location of the buildings (on the site) and the streetscape
Form based codes leave out the architecture completely,

Karyl Spiller-Walsh – Could the COSMOS plan exist in form based codes? There are so many variations – it looks to me like it wouldn't – form based codes lack creativity – I don't think the COSMOS plan could work.

Andy Rodenhiser – It doesn't necessarily mean uniformity.

Andy Rodenhiser – Is the COSMOS plan how we want Medway to look like

Karyl Spiller-Walsh – That plan is a flavor – this was well received – people want rural, variety of architecture – everybody who looked at that was so thrilled – there are a lot of qualities

Andy Rodenhiser –So what are you saying?

Karyl Spiller-Walsh –The qualities that made the COSMOS plan are what we want to retain. We can do that with special permits.

Chan Rogers – COMOS plan is what it could look like, providing other things are in control, integrating some of the other properties;

Tom Gay – I have some more fundamental questions about the overlay district. It would seem that with the discussions with changes in Route 109 corridor to facilitate easier travel that creating an area with foot traffic would be a conflict. I am also wondering how that particular area got targeted as opposed to some of the more traditional village type areas of the town? At one point or another, there was a particular charm to the area near the police station (where the train station used to be) – West Medway Center/Rabbit Hill area – there was Medway Village – Why we are targeting this particular area on Route 109 while the older parts are falling apart.

Andy Rodenhiser – What was the history?

Gino Carlucci – I should probably resend the original report that was a predecessor to this. If you step back away from this area – some of the densest housing surrounds this. There are two schools in proximity. There are a lot of facilities here that are typically found in a town center. It was ripe for redevelopment into a town center vs. being just a strip to drive through. It already had a lot of characteristics. The other thing, as an aside, part of the intent of this was to not make it congested by having an alternative pathway for the neighborhoods to use without having to get out onto Route 109.

Tom Gay – Two sides of the street that are totally divided by route 109

Gino Carlucci – Just like Millis and Medfield – philosophically differentiate – traffic flow or have first priority be to serve Medway residents as a town center.

Dave Harrington (IDC member) – Are you thinking about punching Sunset Drive through to the shopping center? The neighbors would really be ticked at you.

Gino Carlucci – The plan does not envision a traffic connection through Sunset, only a pedestrian connection.

Karyl Spiller-Walsh – Could I make a recommendation on this – DRC probably has not ever seen the COSMOS plan – we need a copy for every PB member and DRC –

Tom Gay – I can do this for you.

Andy Rodenhiser – Tom Gay has purchased a roll of paper to be able to make prints at work.

Chan Rogers – This should be looked at as a tool to show what it can be – but not jump through hoops – but you do have to address some of the problems that it shows.

Andy Rodenhiser – We are meeting on a regular basis with folks.

First of many work sessions we are having during PB meetings to focus on town center and form based codes.

Tom Gay – I think we want to be very careful about what we want to do . . . How about that new building in Millis – what is going on there?

Andy Rodenhiser – We are talking about implementing a code so that a developer knows what is expected. We get what we want.

Karyl Spiller-Walsh – What I am telling you, we don't know exactly what we want – we need time and education – I don't see anybody on the PB or the DRC who would take this lightly – we the DRC are way ahead of what we have done here . . . we know we need so much input – we don't know if we even want to go there – I would suggest a conversation with DRC – it is not new material – I am telling you the DRC is not sure it wants to go there - the DRC wants to look at it a lot more – it is a Pandora's box - are we even prepared to go there?

Gino Carlucci – The overlay district doesn't need to be a full form based code district. There is time to refine and develop as time goes on.

Andy Rodenhiser – It would help to know whether this board is happy with the overall direction of the COSMOS plan.

Chan Rogers – Several of you have pointed out it cannot evolve exactly as it is drawn.

Gino Carlucci – This concept plan shows both Drybridge and Gould's Plaza intact.

Joint Meeting with the IDC

Bill Wright, Kelli Ployer, Dave Harrington, Rick Kaplan

Andy Rodenhiser – Welcome, I understand most of the IDC members have decided to not continue to serve

Bill Wright – We are feeling it is time to move on to do something different. One of our challenges is finding recommended replacements. I have none.

Dave Harrington – What is in the PB's mind? – What do you want us to do? – I started doing some digging – Went to the town website – It is horrible – One of the things that really got me – 97.9% of dwelling units in Medway have school age children – We only have 2800 school kids in Medway – but when somebody is doing a quick study – that is a YIKES – What is our build-out in Medway? How many more years can we have building going on before we are full? What is the percentage of industrial land? How much of it is useable? Did we rezone the Lally property or not?

Andy Rodenhiser – We are talking about the IDC here.

Dave Harrington – If I am bringing somebody into town – our web site turns people away –

Andy Rodenhiser – IDC should be promoting the town in a factual way.

Bill Wright – One of the responsibilities of an IDC is to market and promote the town.

Dave Harrington – Are we going to put it on the October town meeting? Lally's property is up for sale on Coffee Street.

Dave Harrington – Are you going to push for sewer expansion? If somebody comes in with a subdivision that is a quarter of a mile close to the sewer line will you support that?

Andy Rodenhiser – Probably depends on capacity at the sewage treatment plant. I don't think we will be pushing anybody to connect to sewer. We need to reserve it for expansion of industrial lands, or additional expansion that you guys suggested near Bellingham town line. I met with Marzelli and Merrimac today to talk about a road out to the utility line.

Susy Affleck-Childs – Where would you like to see the IDC go?

Bill Wright – West Medway is most desirable for commercial and industrial development. Most business parks are owned by one entity that is trying to develop it. Ours is owned by a variety of entities, mixed ownership. Medway has had a lot of positive exposure in the press. We don't control the land - one role of the IDC is to be a facilitator to try to make partnerships to blend parcels to be developable

Rick Kaplan – The more land you put together, the more you can do with it. There are some pockets there. There is land behind Parrella. can we get parcels together? There is a lot of land.

Gino Carlucci – BEMIS is wet, but Parrella's property is mostly dry.

Oak Grove is a great opportunity

Bill Wright – partnerships – Medway shopping plaza bringing that back up – unless they want to redevelop it, we can't make them do it

Andy Rodenhiser – Just create an opportunity.

Bill Wright – Find grants.

Kelli Ployer – Tax incentives like Centennial Place in Millis – residential on top, office and commercial on first floor - higher and better use – more of a community –

Tom Gay – heard people say they don't like that scale of development in Millis – taking over that town - do we want it done that way? Out of scale with town hall because it sits right on the sidewalk -

Bill Wright – Village concept – all sorts of state money available –

Bill Wright – Smart growth – village concept - money for that type of development –

Bill Wright – Any sort of commercial development will have many opinions.

Karyl Spiller-Walsh – That could have been a much better project with some design insights.

Bill Wright – Whether you like the look or not, conceptually the idea of a village with housing, mixed use – more open space – that is something that could be done in Medway Planning Board.

Chan Rogers – Millis doesn't have a design review committee!

Chan Rogers – We are identifying some things to do – membership?

Bill Wright – To attract somebody to serve on the IDC you have to be able to give them a vision – more than just the marketing arm of the town –

Chan Rogers – That is definitely one of the functions –

Andy Rodenhiser – facilitate private public partnerships

Karyl Spiller-Walsh – Did everybody hear on the news this weekend that Norfolk County was rated 25th in the nation as best place to live and raise children?

Dave Harrington – I go to various entrepreneurial sessions out of Worcester and – always talking with people to get people to come and look at Medway – they can't get enough space together – it is very frustrating – good power, sewer, gas, highway access – everything there except we have a mixture of owners who don't talk to each – it is very difficult

Dave Harrington – Take the whole thing by eminent domain and then resell it.

Andy Rodenhiser – I think we have been advised that we cannot take land for economic development.

Rick Kaplan – I think Parella will do something.

Andy Rodenhiser – Fractured by roads, wetlands – not a contiguous piece of land that even could be assembled.

Gino Carlucci – After Cybex and Parella the next best place is two ten-acre parcels at the end of Trotter Drive. Those two together could be something.

Andy Rodenhiser – They have agreed in principal to have a road between the two to go out to the utility line.

Note – Andy Rodenhiser showed on the aerial photograph – the Bellingham/Medway – we had tried for a grant from MAPC but we weren't successful.

Gino Carlucci – There is another round of that coming up.

Kelli Ployer – Move down east Medway toward Millis –

Andy Rodenhiser – Lally and Ravell own the land up there – dispute between the two re: the ownership of the land where the new well will be located – we will work on that end of town when we can.

Bill Wright – IDC members should be trying to form partnerships – public and private – much better opportunity to get things accomplished – somebody to facilitate

Andy Rodenhiser – Suggest that the IDC be called an economic development board.

Dave Harrington – Industry is changing. Now so much is designer drugs, nanotechnology—they don't need as much floor space. But there are some that do. I just want us to get a shot at some of them.

Rick Kaplan – How will you try to attract new members?

Bill Wright – Change the name of it and get a defined role for it. Laser in on residents that have the skill set

Kristen Domurad – I looked through the directory of folks that live in Medway - identified folks with backgrounds in banking, industry

Bill Wright – People that have been involved – Parella, Rozanski, Desimone – they may have some ideas on folks that would be good.

Andy Rodenhiser – I met a gentleman from Gallante's one morning. He is some type of economic developer in another country. Maybe we could talk to him about that.

Andy Rodenhiser – Are there things you wish you had done in terms of the people you have had – were there needs you had that weren't met.

Bill Wright – If, based on what we were doing before, it would have been great to have resources to identify parcels – a marketing campaign to the owners to find out what kind of zoning they would like – there is still a fair amount of vacant land – there is a lot of stuff is available in town

Dave Harrington – For the last 5 years, we have concentrated on the sewer – we haven't had the chance and wherewithal to do that –

Bill Wright - What I am suggesting on the facility partnerships – the final grant came about because of the grant with Cybex – nurturing that relationship over the years – we did what I am suggesting we do to pursue grant money

Andy Rodenhiser – In the area for the expansion near Bellingham, trying to partner with a national developer to sell to one developer

Kelli Ployer – Great idea. You are running down the right road. Forge Park and Franklin Industrial Park used to be a multitude of owners.

Rick Kaplan – help facilitate – meet with owners –

Kelli Ployer – I can't serve on the IDC a regular basis. I know people at the larger national companies. I wanted to have a list for all the commercial brokers. We were going to get a web site up and then send out info to Medway, but we don't have a lot of parcels.

Andy Rodenhiser – Would it be something you could maybe draft a letter for us to use?

Kelli Ployer – Yes. Then handpick 6-8 big development companies to meet with.

Andy Rodenhiser – Put together something that we could have on the web site.

Kelli Ployer – I would recommend on the website – feature info on east side and west side and Oak Grove

Andy Rodenhiser – Anything else you would like to share or talk about?

Dave Harrington – I am willing to listen when you are ready to appoint new people.

Bill Wright – Changing the name would be very important—more positive.

Andy Rodenhiser – Thanks for all you have done.

Phil Giangarra (one of the two liaisons from the FINCOM) – We are most concerned about the PB making decisions that cost the town money – I am concerned about 40R – what is the reason behind it?

Gino Carlucci – It would bring in - the state would provide a cash payment up front for adopting it and then \$3,000 per building permit and then the school expenses

Andy Rodenhiser – When you have a million dollar house, it comes on a large lot which causes suburban sprawl, which causes inability to control storm water – higher densities in smaller areas where people can live allows open space to be preserved – we don't have a diversification of our housing stock – people can't afford to live here – young people can't - higher costs drive up wage pressure further economic

Andy Rodenhiser – There is a pretty steep education curve – if you are going to be liaison – we will provide you with a lot of tools and opportunities to learn –

Phil Giangarra – Say I have ten acres – get 8 houses – if we did a 40R on it and we same the same ten acres –

Andy Rodenhiser – the goal is to eliminate sprawl – town meeting would have to vote on a 40R district and 40S reimbursement goes along with it – more housing options

Phil Giangarra – Please don't misunderstand me – I don't disapprove of cluster stuff personally – I am trying to be convinced from a finance standpoint that more intense development is good for town

Chan Rogers – Residential development is a deficit -

Andy Rodenhiser – People come here and use schools and leave – we lose a sense of community

Karyl Spiller-Walsh – I disagree – people are staying – close to Boston – property values are pretty fair hanging

Andy Rodenhiser – Wage pressure is so high to pay people to work and live here – businesses cannot compete -

Karyl Spiller-Walsh – Concerned that we might end up with massive number of dwelling units – too much impact

Phil Giangarra – The more units that we put in, for residential, commercial and industrial, then we have traffic – we certainly don't want a Route 9 (Framingham/Natick) in Medway . . .

Karyl Spiller-Walsh – There are some good concepts for relieving congested spots –

Phil Giangarra – We don't want to become another Chelmsford –

Andy Rodenhiser – Chan Rogers, who is one of the foremost traffic engineers, tells us that Route 109 is at about 40% of its capacity – the problem is how the traffic signals function

Phil Giangarra – Biggest improvement is that the high school moved away from there (Holliston and Main Street)

Andy Rodenhiser – Susy Affleck-Childs can put together a packet of info for Phil Giangarra – I would be glad to chat with you after the meeting – I do want to apprise you of – we had an issue with a staff person that has been split between the building department and us – the person came from inside – there will be a warrant article to move some money from assessors' salary account

Discuss Town Meeting Articles

Mitigation

Susy presented drafts of mitigation text to include in the Site plan, OSRD and ARCPUD sections of the zoning bylaw.

A motion was made by Chan Rogers, seconded by Bob Tucker to approve the mitigation text as written for Site Plan, OSRD and ARCPUD sections (and to submit to town meeting for consideration). Approved. Karyl Spiller-Walsh abstained.

Site Plan Modification

Susy presented an August 26 draft of text to modify the section on modifying site plans

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to approve the language as presented (and submit to town meeting for consideration). APPROVED.

Rezone Commercial VI to the new Commercial I district

Karyl Spiller-Walsh – Would this worsen things for the properties on the corner –

A motion was made by Chan Rogers, seconded by Bob Tucker to go ahead with an article to rezone commercial VI to the new commercial I district (and submit to town meeting for consideration).

AUOD

Proposal to adjust the district boundaries to include 3 parcels between Winthrop Street and Temple Street and remove Choate Park parcel from the district

Tom Gay – Why?

Gino Carlucci – I would also suggest adding two more lots between Temple and Cottage Streets

Chan Rogers - I agree

A motion was made by Bob Tucker, seconded by Karyl Spiller-Walsh to modify the AUOD boundaries as further revised tonight to include 5 lots and to remove Choate Park. APPROVED. Andy Rodenhiser abstained.

List of Zoning Districts

Gino Carlucci – this is to update the language listing all the zoning districts

A motion was made by Chan Rogers, seconded by Bob Tucker to approve a modification of list of districts (and submit to town meeting for consideration). APPROVED.

43D Priority Development Site

Andy Rodenhiser – we recommend adding some of the parcels in Oak Grove/bottle cap area owned by the Town and by the Williams.

Susy Affleck-Childs – We are working on the details of the lot numbers to include both the current map and parcel numbers linked back to the old Oak Grove lot numbers

A motion was made by Bob Tucker, seconded by Tom Gay to approve adding parcels for 43D designation (and submit to town meeting for consideration) subject to completion of the list. APPROVED

STREET ACCEPTANCE

Susy presented a draft article listing streets for acceptance.

A motion was made by Chan Rogers, seconded by Karyl Spiller-Walsh to approve the list of streets for acceptance (and submit to town meeting for consideration). APPROVED. Bob Tucker voted no.

Bob Tucker – I am concerned that these are not really ready

Tom Gay – This is really a holding place.

Chan Rogers – Give benefit to the citizens who live on the street.

Susy Affleck-Childs – Old regs were not prescriptive – on process for accepting streets

Murphy Insurance Site Plan – Plan Endorsement

PB endorsed the site plans.

OSRD application - Williamsburg Condominium for West Street

Susy Affleck-Childs – I need you to set the plan review fee. WE have an estimate from Gino Carlucci.

A motion was made by Bob Tucker, seconded by Karyl Spiller-Walsh to approve plan review fee of \$1,000. APPROVED.

Susy Affleck-Childs – We will start the public hearing on Tuesday on September 23 at 7:15 p.m.

Tom Gay – I will be gone the week of September 14th – 20th and may not be here on September 23rd.

Other Business

Oak Grove Task Force meeting – Wednesday at 8 pm at Senior Center –

A motion was made by Bob Tucker, seconded by Karyl Spiller-Walsh to adjourn the meeting. APPROVED.

The meeting was adjourned at 10:20 pm

Respectfully submitted,

Susan Affleck-Childs
Planning Board Assistant

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