

**January 20, 2009**  
**Medway Planning & Economic Development Board Meeting**  
**Medway Senior Center**

PRESENT: Bob Tucker, Karyl Spiller-Walsh, Tom Gay, John Williams, Andy Rodenhiser  
ABSENT: Chan Rogers  
ALSO PRESENT: Susy Affleck-Childs  
Gino Carlucci  
John Schroeder, OSC Chairman

Chairman Rodenhiser called the meeting to order at 7:20 pm

No comments from the public – no public in attendance

Andy Rodenhiser – we will need further education/training on 40R – Gino Carlucci may need 2 months to work on a new grant. What is the low hanging fruit for spring town meeting?

**List of items to discuss for 2009 annual town meeting**

OSRD tweaks  
Adult entertainment  
Affordable Housing – Infill Special Permit  
Master Plan adoption

Karyl Spiller-Walsh – I see conflict in ideologies – density issues, open space, maybe something could be done to connect OSRD open space – conflict – by counting waterways, we are really reducing the amount of open space we get

Andy Rodenhiser – Isn't the idea that you gain open space by putting more into this?

John Williams – Let's go through the open space thing as a whole, and then take a crack at issues. – I have a PowerPoint presentation – what do we like and what don't we like?

Tom Gay – I think I am struggling with the difference between open space and OSRD

Karyl Spiller-Walsh – I was relating only to the open space in an OSRD

Andy Rodenhiser – I see philosophically – OSRD is a dance or tradeoff – quid pro quo for not developing the whole site, and concentrating development

John Schroeder – We want to encourage it for the purpose of protecting open space -

Susy Affleck-Childs – And to connect open spaces to each other.

NOTE – John Williams went thru his PowerPoint presentation on Medway's OSRD bylaw and his comments on sections that should be revised

John Williams – I went thru the info Susy Affleck-Childs had given me about OSRD in general. I went through our bylaw, and then I looked at OSRD in other SWAP towns, and then some topics for improvements, and then some suggestions at text changes. Issues – minimum parcel size, contiguous, yield plan/formula,

John Williams – I suggest we look to establish some criteria for location. – There are some significant wetlands and riparian zone is already untouchable. What about net gain? We have ability to not approve the maximum number of units per the formula.

Karyl Spiller-Walsh – We have now added the requirement for affordables.

Gino Carlucci – One wrinkle with the Affordable Housing requirement – it provides for a bonus, and if you are trying to reduce the number of units. . .

Andy Rodenhiser – The conflict is in the bylaws. You have a bonus density with Affordable Housing. Within the realm of the negotiation – we need an SOP for how we do this . . . we need to sustain an appeal – they choose how to get into the dance –

John Williams – It is not necessarily that the developer wouldn't want to do this – not a forgone conclusion that they would go to court – I want to understand what leverage we have. Perhaps we need to tweak the formula.

Karyl Spiller-Walsh – The type of storm water design can impact the quality of the open space.

Andy Rodenhiser – We need to write decisions with more findings –

Gino Carlucci – You could put in more criteria about the impact of storm water on open space

Andy Rodenhiser – I want to make decisions defensible. You lay out why you found it necessary, why is it in the best interest of the town. We have a tendency to rush through findings. We don't see the sense in doing it – we brush over – This guy may sell this project (Williamsburg Condos). Greg Whelan is not building this –

John Williams – There are dimensional requirements. The open space has got to be truly usable.

Gino Carlucci – It is the minimum amount of required open space. Those acres cannot have a higher percentage of wetlands than the entire parcel has

Tom Gay – Word it in such a way to make it simpler – ten acre site. . one quarter 2.5 acres is wetlands - so you have 7.5 acres -

Bob Tucker – We were trying to decrease our reliance on wetlands to meet open space requirement

Gino Carlucci – If open space exceeds 50% of the parcel – think of it as two parcels – one is the amount needed to meet the minimum and the other is extra

Andy Rodenhiser – What are you suggesting?

John Williams – How do we calculate the quality of the open space?

Bob Tucker – The intent was to force people to provide quality land for open space - when we did this, we were adapting what we did before . . .

John Williams – I think we need to write it so we can understand it.

John Schroeder – Keep in mind, the area under utility easements does have some value as a wildlife corridor –

John Williams – So how do we write this?

John Schroeder – Maybe focus on the uplands

Bob Tucker – We might want to look at the original text that was there and see how we modified it.

John Williams – Take a look at parcels that are potentially developable by our bylaws and determine whether regular subdivision is proper or OSRD is proper.

Andy Rodenhiser – How do you textually change?

John Williams – Establish a minimum

John Schroeder – We were looking at a zoning map at what could be done. Let's change this zoning map. These two districts were chosen a long time ago. Is it possible to have an AR5 zone with large lot zoning and then give higher densities in the village zones? Essentially allow for the same overall number of units?

John Williams – Change the minimum lot sizes. – I think in Millis they allow for very small lots, and then they have 1.5 acres –

Gino Carlucci – Part of Sherborn has 3 acre –

John Williams – Raise the lot sizes to reduce the residential growth and that way we take care of all the extra houses that will be created by the increased affordable housing

Andy Rodenhiser – Want to have better land uses

John Williams – One way to do this is to be more restrictive to the number of people allowed to move into town which puts a burden on all of our services and infrastructure we need to provide. Who are our customers? The people of Medway. If you read the surveys, they are worried about traffic, quality education, population growth, and all of the financial problems that resulted from increased demands and services. If we were a little more restrictive, we could eliminate some of the problems

Karyl Spiller-Walsh – OSRD is an attempt is to do just that to give larger lot – when the Affordable Housing overlayed, we ended up with minimal open space – and it is sketchy

John Williams – Reduce overall density by increasing lot size to offset increase in # of units required by affordability requirements

John Schroeder – I don't care whether it goes away one or two acres at a time – please think about ways to make other pieces more attractive for higher density, and then reduce density elsewhere

Andy Rodenhiser – How much is it going to take to buy all that land? How much can CPC money be leveraged? What is it going to take to buy Briggs development rights?

John Schroeder – Find a way to compensate the landowners

Andy Rodenhiser – We could transfer the development rights from Briggs to Cassidy – I don't see how we can function as a stopping board – smart growth encourages development in the right places

John Schroeder – If we decrease lots sizes in ar2??

John Williams – Why is increasing lot sizes bad?

Andy Rodenhiser – Because you up the cost of construction/ you will cut the yield -

Andy Rodenhiser – John is saying he wants to have estates every 500 feet – that would change the character of town.

Bob Tucker – That would promote McMansions

John Williams – Are we running away?

Karyl Spiller-Walsh – John Schroeder is saying we in Medway are enjoying the character of combinations of workforce housing and estate type living/large lot areas, not unlike Lincoln that has village. But we don't have identified open space areas. What percentage of our town is open space?

Andy Rodenhiser – There is a lot of money in those other towns

Karyl Spiller-Walsh – They are closer to the city. I watched this town become what Wayland and Lincoln was 50 years ago

John Williams – The only SWAP town that has more people per acre is Milford –

Karyl Spiller-Walsh – The intent of open space subdivision – way of doing better development than a conventional –

Susy Affleck-Childs – OSRD preserves open space and allows for more diverse housing type

John Williams– The Planning Board does have a lot of leeway in making its decisions. My point with the whole experience – we do have a strong bylaw, we have areas where we can enforce, and we do have ability to change the shape of open space. I think we have in the bylaw the right to negotiate with the developer more. I think being new to the process I wasn't involved in the early discussions. Negotiate more. Make sure there is a common area included. I think we should point out more to the developer. We have the right to discuss more items with them. We should have done more of that at the beginning – and not compare it to a 40B – We have to respect the integrity of the process. – four step process needs to be more focused – I would have liked to see common areas – I want to maintain property values –

John Williams' recommendations –

Require OSRD in certain areas of town – because the land is of a higher quality . . .

Gino Carlucci – remember we had the memo from Town Counsel Barbara Saint Andre about the Westwood case with “major residential development” projects needing a special permit. The court ruled that if somebody complies with the subdivision control law, they can go ahead, no special permit needed.

Gino Carlucci – Some towns do have the requirement to provide two options – conventional and OSRD –

John Schroeder – By right OSRD by form based code

Karyl Spiller-Walsh – Open space is many things – wild, big expanses – also small pocket parks – a small relief within a bigger development – within subdivisions . . .

John Williams – I would also like to limit the type of housing to 50% of what is comparable in the surrounding neighborhood –

John Williams – Why have we placed such a priority on this type of housing? I think it is free wheeling. I think this pushes the edge of what is acceptable?

John Schroeder – We are looking at the zoning. I think we should break this town up into little pieces. There are areas that are different. Gino Carlucci presented a traditional neighborhood design option. We could overlay a zoning district that would create that option. I don't think we should apply OSRD across the board. Look at the town's parts

Andy Rodenhiser – Let's go with that. Let's say we passed that next week. Nothing is going to happen,

John Schroeder – One OSRD formula works very well in one part of town and might not work very well in another

Andy Rodenhiser – Possibly OSRD 1, 2 and 3 for various parts of town, with varied criteria depending on the area.

John Williams – that gets back to the predominant housing stock within the area – I think it is neighborhood changing to go with different housing stock. I think 50% is a good compromise.

Andy Rodenhiser – What about neighborhood conservation districts –

John Williams – I would like us to increase setbacks between structures from 15 feet to 40 feet to provide some privacy and setback from public access ways.

Go thru John William’s list of recommendations on OSRD –

Bob Tucker – We are enabling, but not defining . . .

Andy Rodenhiser – I want to have Gino Carlucci and Susy Affleck-Childs look at all of these ideas and give us their thoughts on changes

John Williams – Whole issue of contiguous lots is important

### **Adult Entertainment**

Gino Carlucci distributed a revised draft for adult entertainment for industrial zone I

After discussion, the board agreed to change the distance from 1000 feet to 500 feet

### **Other**

Susy Affleck-Childs distributed RFPs for organic farm, 9 Walker Street, draft job description – letter from Barbara St. Andre to Board of Selectmen re: street acceptance issues.

Andy Rodenhiser – Thanks for the efforts –

Bob Tucker – It is good to go back to revisit –

John Williams – I would be interested in the lawfulness. – I think for closure, instead of leaving things open, let’s look at it and decide. Put it on the table. If it doesn’t work for you, let the chips fall where they may - Thanks for listening –

A motion was made by Bob Tucker, seconded by Tom Gay to close the meeting. APPROVED.

The meeting was adjourned at 10:30 pm

Respectfully submitted,

Susan E. Affleck-Childs  
Planning Board Assistant