

**TOWN OF MEDWAY**  
**Planning & Economic Development Board Meeting**  
Sanford Hall, 155 Village Street  
June 23, 2009

PRESENT: Bob Tucker; Tom Gay; Chan Rogers

ABSENT WITH NOTICE: Andy Rodenhiser, Karyl Spiller-Walsh, Gino Carlucci, Dave Pellegrini

ALSO PRESENT: Susy Affleck-Childs, Planning Board Assistant

The meeting was called to order at 7:15 pm by Vice-Chairman Bob Tucker once a quorum was established.

**Rolling Hills Subdivision – Request to Extend Completion Deadline**

Olga Guerrero – I have requested an extension for one more year (to complete the subdivision). I have been in the real estate business for 27 years. I didn't expect this kind of economy.

Susy Affleck-Childs – A one year extension would go to November 21, 2010

Bob Tucker – I would like to commend you for staying on top of the schedule.

A motion was made by Tom Gay, seconded by Chan Rogers, to grant a one year extension for the Rolling Hills Subdivision to November 21, 2010.

Olga Guerrero – Thank you for the time.

**Citizen Comments**

Peter Badger – I live on Blue Ribbon Lane off of Alder Street. I noticed the sewer line is moving along very well. In previous meetings with the IDC (many years ago), we had discussed the problem of thru traffic. Is there a plan to address that issue? I spoke with the Planning Board about 12 years ago. They were supposed to close the end of Alder Street where it connects to Trotter Drive. You could talk to Mr. Brodeur who was chairman of the Planning Board at that time. There is a cul-de-sac at the end so that says there was some intent to close it off. I have noticed some increase in traffic for the end of Alder Street. We live a short distance from the industrial park. Years ago it was a concern to us.

Susy Affleck-Childs – So you understood that Alder Street was supposed to end at Trotter Drive?

Peter Badger – Yes. I attended meetings back in 1995 and 1996. I remember discussions with Mr. Maciolek at town meeting.

Bob Tucker – Is Alder an accepted street?

Susy Affleck-Childs – yes

Peter Badger – I would like to see if the road could be closed off in some way.

Susy Affleck-Childs – I would think in this day and age, the police and fire folks are not going to want to reduce access to the industrial park businesses.

Bob Tucker – Susy Affleck-Childs, can you try to do some research?

Susy Affleck-Childs – I can do that.

Peter Badger – Some sort of restricted access would be an option. There are presently signs that say no truck traffic but that doesn't work very well.

Tom Gay – I think the best thing to do is to go back through and see what the commitments are and see what the plan was.

Susy Affleck-Childs – Is Jimmie Brodeur still in town?

Peter Badger – I had proposed a gated entry years ago - 1995-1996. We have been here since 1990.

Susy Affleck-Childs – I can try to do a little bit of background work, but this is truly a matter for the Board of Selectmen. They are the Road Commissioners.

Other people to contact – Paul Desimone, Raphaella Rozanski, Marian Cole, Jim Brodeur, Lee Henry, Joe Dziczek,

Peter Badger – My recollection is that they said they would do something to close it off. My phone number is 533-4247. Peter Badger – Thank you for your time.

### **Appointments to New Economic Development Committee**

**Susy Affleck-Childs** – The Committee has been meeting. The bylaw creating the EDC was approved at town meeting last week. The following lists the candidates.

#### **2 year terms thru June 30, 2011**

Kai Imgenberg, 8 Newton Lane

Ron Cornwell, 13 Deerfield Road

Tim Borchers (non-resident) – Owner of Borchers Law Group

Mike O'Mara, 21 Oak Street

Paul Yorkis, 7 Independence Lane

#### **1 year term thru June 30, 2010**

Carolyn Chodat, 85 Fisher Street, Owner Classic Properties & President of Medway Business Council

John W. Williams, 18 Cottage Street

Ken Bancewicz (non-resident) – Facilities manager at CYBEX

A motion was made by Chan Rogers, seconded by Tom Gay to approve all the appointees to the New Economic Development Committee. The motion was approved unanimously.

### **Pine Meadow Subdivision**

Susy Affleck-Childs – There are 3 items to sign – the plan modification, bond agreement, and lot release document.

Gary Feldman – I would like to get everything done this year up to the final paving.

A Motion was made by Chan Rogers, seconded by Tom Gay, to sign the plan modification, bond agreement and lot releases and to hold the bond agreement and lot release until bond amount is paid in full. The motion was approved unanimously.

### **133 Milford Street Site Plan Completion**

Susy Affleck-Childs – I have a draft of our Certificate of Site Plan Completion. There are still some open ended items. Generally, we like to wait until we have proof that CONCOM has issued its Certificate of Compliance. We do have the sign off from DPS on the sidewalk and from the BOH on the septic system. Bob Tucker reviewed the as-built plans (info – date, source, etc.) conducted an inspection and prepared a report for you.

NOTE - The Board reviews the as-built plan.

Tom Gay – Everything looks better and nicer than what they agreed to.

Bob Tucker – He has set the bar at the right location for others to follow now.

Tom Gay – A nice clean look – they put in granite for curbing where they only had to do berm.

Bob Tucker – He did plant trees along the side of the property on the east end. If you look at the trees on the eastern end where the neighbors are they will probably inter-grow in a few years. They have gone and they added to it and have come up with a good product.

Motion by Tom Gay, seconded by Chan Rogers, to accept the as-built plan as presented – the motion was approved unanimously.

### **Ishmael Coffee Estates (ICE) As-Built/Street Acceptance Plan**

Susy Affleck-Childs – Town meeting voted to accept these streets (Freedom Trail and Independence Lane). You now need to sign the As-Built/Street Acceptance Plan.

A motion was made by Chan Rogers, seconded by Tom Gay to accept the plan and sign it. The motion was approved unanimously.

Susy Affleck-Childs - July 13 is the Board of Selectmen meeting for them to sign plan and accept deeds/easements. Then the documents are recorded at the Norfolk County Registry of Deeds.

### **Meeting Minutes**

It was decided to hold over the minutes from the June 9 and 16<sup>th</sup> meetings and consider them at the July 14<sup>th</sup> meeting.

### **Committee/Reports**

Chan Rogers – We are making a presentation on the Route 109 reconstruction at the Medway Business Council’s next meeting, a breakfast meeting on Thursday. There was a Chronicle episode last week on route 109 from Dedham to Milford – very impressive program.

Bob Tucker – Susy, What is the status of establishing a committee for the community farm at 50 Winthrop Street? One of the recommendations as a committee was to follow through on that. Has the Board of Selectmen taken any action?

Susy Affleck-Childs – The Board of Selectmen has signed the lease. I do not believe they have officially appointed a committee. I will check on that.

Susy Affleck-Childs – Habitat for Humanity is holding several workshops for interested families. The BOS will sign the lease next week at the June 29<sup>th</sup> meeting.

Susy Affleck-Childs – The update to the Medway Zoning Map will soon be completed and printed with money from this fiscal year.

Bob Tucker – The 2B Oak Street barn renovation is coming along nicely.

Susy Affleck-Childs – The new Assessor is looking to update the maps.

TOM GAY – I would like to explore some ways to use the aerial imaging software (PICTOMETRY) a little more especially as we talk more about potential sites. I would even like to see if we could project it on the wall here at town hall.

Chan Rogers – We need a projector

Bob Tucker – Or a monitor

Tom Gay – They aren’t that expensive anymore.

8:15 PM – JOHN WILLIAMS arrives.

Tom Gay – Talk to Rich Boucher about technology.

John Williams – Is it possible we can use some grant money.

Susy Affleck-Childs – I keep hearing that the Medway cable is supposed to do some upgrades in Sanford Hall.

Bob Tucker – Is there any other business?

Susy Affleck-Childs – Nothing from me.

Motion to adjourn was made by Chan Rogers, seconded by Tom Gay. The motion passed unanimously.

The meeting was adjourned at 8:20 pm.

NOTE – The next meeting is July 14<sup>th</sup>. Bob Tucker will not attend.

Respectfully Submitted,

Susan Affleck-Childs  
Planning and Economic Development Coordinator

fvhl/sac