

Medway Planning & Economic Development Board Meeting
Tuesday, May 12, 2009
Medway Town Hall, 155 Village Street

PRESENT: Andy Rodenhiser, Bob Tucker, Chan Rogers, Karyl Spiller-Walsh, John Williams
ABSENT: Tom Gay
ALSO PRESENT: Susy Affleck-Childs, Planning Board Assistant
Gino Carlucci, PGC Associates
Fran Hutton Lee, Administrative Secretary.

The meeting was called to order at 7:02 pm by Chairman Andy Rodenhiser.

CITIZEN COMMENTS – None

Presentation/Discussion – Draft Open Space and Recreation Plan

Gino Carlucci
John Schroeder

John Schroeder – Thank you to Gino Carlucci for his work on this. A lot of good things are happening. The most important reason is the OSRP. Everybody says to me and asks me if we have a plan. I say it is almost done. They ask if what we are trying to do is covered in the OSRP and the Medway Master Plan. It would have taken us many months and years to do – we are working the plan even though it is not yet approved. These goals have helped to keep us focused – very helpful already – if anybody has any questions?

I will tell you, if I may, one specific thing. I received an email from the Trust for Public Land. I have been trying to get them involved in Medway. To conserve land for people is their mission. They are a national organization. They are coming to Medway – Greg Caparossi and Chris Lapointe – Chris has been here already. They are going to work together with us in Medway to protect the open space that is in town. I got that email – they are coming. A lot of it has to do with having an OSRP. They bring a skill set that the learning curve would be long and steep to relearn what they already know.

Andy Rodenhiser – All the options are under their belt. They have tried different things.

John Schroeder – As a municipality, we have to do things a certain way. We have to get an appraisal. As a private nonprofit, they have their own appraisers and negotiating teams. Their goals are very similar to ours. They love to keep farmers on their farms, and work with them long periods of time to preserve the land. They are very much in favor of OSRD and ARCPUD and AH – They like to work historical preservation into their program. – Also traditional neighborhood development.

Karyl Spiller-Walsh – Will they have a presentation or discussion?

John Schroeder – not sure yet – there will be many looked at on a project by project basis – they look at a big grand scheme for the chicken brook corridor and they work on it one piece at a time over many years

Karyl Spiller-Walsh – Will they come down before a project starts to conceptualize interests?

John Schroeder - They have been very accessible to me via email. They drove around with me for an afternoon. I showed them every parcel I could think of – getting to know the town – very approachable – he was very interested – they have enough info to come on board –

Gino Carlucci – I can give you the highlights of the plan – For starters, it is essentially complete. We need letters from PB, BOS and MAPC. We have the MAPC letter already. It would be good to get letters from ConCom and the Parks Board too (but those are not yet required).

Andy Rodenhiser – Have we sent them the draft and requested feedback and ask for letters?

Bob Tucker – Can we give them a time frame?

Gino Carlucci – Yes. It doesn't need to be anything special.

Andy Rodenhiser – You need to tell them you need it by a certain date. Can you draft an example?

Gino Carlucci – Sure.

John Schroeder – I look at this as an opportunity to get back in touch with them. We need to this work – we will do both. I have met with Parks, and I did assure them that they would have a chance to review this and have some input. They can still comment and add to it. It is really important to have that input.

Gino Carlucci – highlights – If you look at 1970 population and the land area that was devoted to housing it averaged .19 acres per person. In 2000 it went up to .34 acres per person.

Land use changes between 1971 and 1999 – the loss of crop land etc was about 1500 acres in Medway. The increase in low density residential development was about 1500 acres. That is where we have lost the land.

John Schroeder – I think we have about 550 acres of Chapter 61 land in Medway

Gino Carlucci – There are 3 rare and threatened species: a fish, a reptile, and a vascular plant.

Gino Carlucci – There aren't any Priority Habitat areas – none shown on the maps in Medway – state defined and it changes every two years – I don't know how they designate areas for that

Gino Carlucci – There is another map called a Bio-Map and we do have two areas on that map in the western part of the town.

In terms of protected open space, the town has 39 parcels that equal 269 acres, and the Army Corps of Engineers has an additional 52 acres, which totals 321 acres that are protected open space.

Bellingham and Franklin have about 1500 acres each, state owned land and Army Corps of Engineers owned property along the Charles River.

Gino Carlucci – Bellingham has a lot more town owned open space; a lot is Army Corps of Engineers land along the Charles River.

Karyl Spiller-Walsh – We have a lot of catching up to do.

John Schroeder – We do have a lot of land that is protected by the citizens of Medway, open space protected by private landowners.

Andy Rodenhiser – What do you mean? Under what auspices?

John Schroeder - Used as privately owned farmland and the owners seem to want to keep it that way.

Susy Affleck-Childs – but those are not legally protected . . .

Gino Carlucci – There is just under 200 acres of public and private recreation land.

Gino Carlucci – The goals and objectives are the heart of the plan. I brought copies for you to just go thru . . .

John Schroeder – We had a Natural Treasures Walk last Saturday – there was not a great turnout, but we went thru the exercise and it did raise awareness.

Gino Carlucci – That is a common issue. People just aren't aware of the open space that does exist in their communities.

John Schroeder – 2 major landowners have come forward and want to talk to the town about selling their land to the town. There is a culture of preservation that has reached the landowners, and they now want to talk to the town. In the past, the town was looked at as unfriendly.

Gino Carlucci – These goals were developed by the OSC after multiple meetings – very thoughtful –

Karyl Spiller-Walsh – Why isn't there a goal to maintain some existing farms in Medway Planning Board

John Schroeder – I don't think that is spelled out directly. But we could do so.

Bob Tucker – Are you guys going to be at Medway Pride Day?

John Schroeder – We did discuss that but I am afraid we didn't get our act together.

Bob Tucker – That is the clientele you would like to get the word to.

John Schroeder – It is \$50 for a booth.

Susy Affleck-Childs – I can check to see if the Town is going to have a booth.

Bob Tucker – It is a good opportunity not to be missed.

John Schroeder – I haven't asked specifically, but we had volunteers clean up the river on Earth Day, we have done walks – the committee members have been really great participating.

Chan Rogers arrives at 7:25 pm.

A motion to was made by Bob Tucker to authorize \$50 for a booth for the OSC at Medway Pride Day, seconded by Karol Spiller-Walsh. The motioned passed with Chan Rogers abstaining and all others voting in favor.

Bob Tucker – Do it if you can get the people, or target for next year.

John Schroeder – Back to Karyl Spiller-Walsh's point – let's work that into goals #1 and 7 – maintain and protect existing farms. That clearly is an objective.

Gino Carlucci – The last section lists all the goals and objectives - identify lead body to implement, and a schedule, and a secondary body to help with implementation.

Susy Affleck-Childs – What do we need to do?

John Schroeder – WE need a letter of support from the Planning Board.

A motion was made by Karyl Spiller-Walsh, seconded by Bob Tucker to prepare a letter from the Planning Board to support the OSR Plan. Approved.

Gino Carlucci – We also need to get an appointment with the BOS.

Susy Affleck-Childs - I will contact them to schedule that for you.

Andy Rodenhiser – Get them an electronic copy, maybe even a summary piece.

Susy Affleck-Childs – What kind of feedback did MAPC provide?

Gino Carlucci – They want our local plan to be in sync with their Metro Futures regional plan. The other comment they had, there is a requirement that the issue of environmental justice be addressed. Medway does not have environmental justice populations. If you had a section of town that was low income, and you didn't have any parks there, then that would be an issue.

Andy Rodenhiser – So should the plan should reflect that environmental justice is not an applicable issue in Medway.

Gino Carlucci – Yes, I think I did say something about that.

John Schroeder – That is a big part of goal #2, to diversify open space offerings.

Chan Rogers – This exhibit was prepared by Gino Carlucci. Is there any plan to have it reproduced?

John Schroeder – It will be part of the OSRP.

Chan Rogers – It is a very compelling document.

Andy Rodenhiser – Can we get a copy of that?

Gino Carlucci – Yes.

John Schroeder – Yes.

Bob Tucker – Before we let John Schroeder go, let's discuss Open Space Committee members.

A motion to reappoint the slate of 4 (John Schroeder, Dawn Rice Norton, Tina Wright and Pat McHallam) for a two year term thru 6-30-11 was made by Chan Rogers and seconded by Bob Tucker. The motion passed unanimously.

Susy Affleck-Childs introduced Jim Sullivan as a possible candidate.

John Schroeder – Jim came to our last meeting. He spent some time with us and is still interested in working with us. I am grateful for that.

A motion was made by Chan Rogers and seconded by Bob Tucker to appoint Jim Sullivan to the OSC. The motion passed unanimously.

Design Review Committee Appointments

A motion was made by Bob Tucker and seconded by Karyl Spiller-Walsh, to reappoint Gary Jacob, Julie Fallon, and Beth McDonald for terms through 2011. The motion passed unanimously.

ANR Plan – 25 Summer Street

Mike Fasolino, property owner
Paul Kenney, attorney

Andy Rodenhiser – Is this different from what we had seen before?

Andy Rodenhiser – The detention pond at the back of Little Tree Road may be problematic for you.

Bob Tucker – We are just making you aware of what is going on next door.

Gino Carlucci's comments letter – no map and parcel number shown on the subject property, and also the letter that was submitted with the plan said that all the buildings would be razed, but that

was not the same as indicated on the plan. They have revised the plans and now remedied my concerns, so it looks fine.

John Williams – Are there any wetlands on the property on lot #1?

Bob Tucker – It says 100% upland. There are wetlands shown on lot #2.

John Williams – According to the ANR regs, we should require the calculation of the shape factor to be shown on the plan.

Gino Carlucci – I have always interpreted that to mean to show the result of the shape factor analysis.

John Williams – I think we should familiar ourselves with how it is calculated. It is part of the process. I would like us to recognize it, and we should follow the plan. The regs say the analysis should be shown.

Gino Carlucci – I just always interpret that to mean that it is just the result of the analysis.

Andy Rodenhiser – Can that go onto the list of things to consider in our rules and regs.

Susy Affleck-Childs – Sure.

Andy Rodenhiser – Anybody object to us going ahead?

Susy Affleck-Childs – We need to be aware that we do not check all the numbers of every plan. That is why a surveyor prepares the plan and stamps it.

Andy Rodenhiser – Is there a motion to endorse?

Chan Rogers – That this is 100% uplands could be questioned because this whole end is about 40 feet below. I am sure it is wet, but maybe that is not the definition of wetlands.

John Williams – It is required to be identified.

Chan Rogers – It still doesn't effect whether the plan is to be endorsed.

Gino Carlucci – The zoning is not criteria for ANR endorsement.

Andy Rodenhiser – It goes to the stamp of the surveyor/engineer.

Andy Rodenhiser – Are you going to need any zoning variances?

Mike Fasolino – No.

Chan Rogers – When does lot #2 become buildable with this way here? The private way?

Karyl Spiller-Walsh – That is an old topic we already discussed with them before.

Gino Carlucci – They would need to submit a subdivision plan to build that road in the future.

Gino Carlucci – I recommend it be endorsed. They have addressed the items I noted.

A motion was made by Karyl Spiller-Walsh and seconded by Bob Tucker to endorse the ANR plan for 25 Summer Street, stamped May 12, 2009. The motion was unanimously approved.

Franklin Creek Subdivision

Marko Vajentic, owner – We are here because we need an extension to complete the project.

Susy Affleck-Childs – The regs only allow you to do one year at a time. They will need to do this as a formal modification – This is an opportunity to look at the plan and construction and determine if any changes are needed.

Marko Vajentic – May I continue with the work?

Susy Affleck-Childs – The risk is yours. Technically this is a defunct def plan.

Susy Affleck-Childs – We will probably not be able to schedule the public hearing until sometime in June.

Country View and Broad Acres Subdivisions

Ted Cannon, attorney for Greg Whelan

Andy Rodenhiser – There was a question before on the catch basin hoods. Dave D’Amico is confirming that he is OK with not requiring

Karyl Spiller-Walsh – So we should be deducting that amount from the bond estimate.

Andy Rodenhiser – I just received a text message that our sound is not working –I wanted to report that.

Ted Cannon – that was the discussion last week that it was an open issue – that there some research

Andy Rodenhiser – As ugly as it seems, it doesn’t seem like it is a relevant issue any longer.

John Williams – If the hoods are required, they should be put in.

Karyl Spiller-Walsh – Lets move on. Let’s take it off the bond we are holding.

John Williams – It bothers me.

Chan Rogers – It really isn’t that big a deal.

Bob Tucker – If I take off the catch basin hoods and the 25% contingency, it brings the grand total of the bond to \$17,012.

Ted Cannon – I would like the board to consider two other matters on this – also release the gravel work on the slope and the loam and seed – this is private property on the other side of the sidewalk there – a developer bought that lot back in 2003 – they are holding it – we don't own it anymore.

Andy Rodenhiser – Is the slope on the private property or in the right of way?

Ted Cannon - 24 Stable Way (lot 26) – It is privately owned.

Dave Pellegrini – It does look like the slope is out of the right of way.

Andy Rodenhiser – Is there sidewalk?

Dave Pellegrini – Yes - the bottom of the slope is at the right of way

Karyl Spiller-Walsh – Can he stabilize it?

Bob Tucker – It is owned by Guerreao and Associates and is not in the right of way.

Ted Cannon – Greg will take care of the berm.

John Williams – Can you explain the hoods?

Dave Pellegrini – It is pretty much a device to protect against trash. It keeps oils and trash out of the system. It does help.

Bob Tucker – If you remove loam and seeding, etc... The new bond total is \$13,562.

Bob Tucker – Wait a minute . . . I didn't take out the gravel borrow. So it will only be \$8,750

NOTE - Andy Rodenhiser received a personal business cell phone call and left the meeting.

Five minute recess @ 8:30 pm

Chan Rogers – There was a question last time about \$8000 for legal fees and other engineering expenses to be placed in the construction account.

8:35 pm - reconvene

A motion was made by Karyl Spiller-Walsh, seconded by Bob Tucker, to reduce the bonds for Country View Estates and Broad Acres Estates to \$8750. The motion was approved unanimously.

Ted Cannon - Greg is OK for you to retain \$8000 of the bond for the construction account.

A motion was made by Karyl Spiller-Walsh, seconded by Bob Tucker, that \$8000 of the bond reduction is to be directed to the project's construction consultant account. The motion was approved unanimously.

Ted Cannon – Greg went down and cleaned out the catch basin at the Streifers. We have one other grant to a drainage easement. We need to get one from Paul DeSimone.

Andy Rodenhiser – I did speak with Diane Borgatti. I just have to go over and pick up that deed. Susy Affleck-Childs could call and see when I can do that.

Susy Affleck-Childs – Marylou Whelan stopped by They have sent notices to lenders.

Chan Rogers – What is the final disposition on the flooding at Summer Street at the end of Broad Acres?

Andy Rodenhiser – When the state redid the road, the town had to prepare takings for the ROW. – That structure is now in the expanded ROW and it now belongs to the town. It is no longer on private property. It is now a Town asset.

Chan Rogers – My analysis is that it is purely the state's problem. The water drainage on Route 126 is causing major erosion on Route 126, and the water out of Broad Acres is being carried to the east side of Route 126. The system of drainage that the subdivision put in is now being carried to the system for 126.

Andy Rodenhiser – I think they are talking about the water coming overland by way of swale.

Chan Rogers – The high ground in the woods is draining into a swale which is being conveyed across Broad Acres to a wetlands area at the intersection of the two streets. There is a huge natural wetland there.

Andy Rodenhiser – There seems to be a pretty substantial brook.

Chan Rogers – That crosses Route 126 and that works well. The erosion is on the opposite

Dave Pellegrini – It is not going under Broad Acres.

Dave Pellegrini - It could be the culvert under Route 126 that backs up, and it could be the culvert under Broad Acres Farm Road.

Andy Rodenhiser - The structure at the end of Broad Acres Farm Road – the elevation is too high and it goes overland.

Karyl Spiller-Walsh – The pipes were not set down low enough when it was built – that why the manhole is higher than what it should be.

Andy Rodenhiser – The concrete structure there – final grade came in and there was no way to correct it. The fix was to poke out the bricks, and now the water - to get the structure down, you need to replace it. That is a major project.

John Williams – Who set the manhole?

Andy Rodenhiser – The developer – but the state owns the structure now.

Dave Pellegrini – You look at VHB’s recommendations and what Jim Smith and Dave D’Amico suggested – they wanted to look at some velocity dissipation – but it is really hard to do.

Dave Pellegrini – I think it may be a volume issue, not a velocity issue.

Andy Rodenhiser - Could we slow down the flow out of there?

Bob Tucker – All you will do is accumulate the water up stream. The problem is at the outfall site.

Dave Pellegrini – I think it is one of the culverts.

Karyl Spiller-Walsh –I heard Jimmie Smith say it is the culvert under Route 126, that there is a beaver dam there.

Andy Rodenhiser – Can we have Dave look at it?

Susy Affleck-Childs – Yes.

Does this connect to the developer?

Andy Rodenhiser – If it is flowing too

Chan Rogers – Dave D’Amico asked us to be concerned about whether it is working properly. I think all the problems there are the state’s responsibility.

Andy Rodenhiser – I want to know if there is anything the developer has done – is the pipe too low or do we need to or check dams.

Dave Pellegrini – To do an accurate review, I would need to do a true drainage analysis.

Dave Pellegrini - I can certainly go out and look at this. It will not take me more than an hour to look at it, and I would not bill for it and give you something to work from.

Bob Tucker – I can look at it, too, this week.

Andy Rodenhiser – Maybe when you go to Pine Meadow – give me call and I can meet you there.

Dave Pellegrini – I would like to pick a day when it is raining to see how it works.

Priority Development Grant Report and Application for Supplemental Funds

Gino Carlucci – I have the narrative for you that goes with the parcel analysis I gave you several weeks ago – I made assumptions that first floor would be commercial and second floor would be housing. 106,000 sq. ft of additional commercial space under a more flexible zoning than could be done under the existing zoning.

Taking the assessed values of commercial space which exists now which varies tremendously – just taking an average of \$100/sq. ft., that results in about \$161,000 more in tax revenues. (\$10,000,000 in valuation)

Then using the second floor using for apartments – that would be 646 apartments - using Sanford Mill as comparable (assessed at \$300/sq. ft) – that would generate 3million in tax revenues.

In another scenario – if half of the upper floor space was used for offices instead of housing, it reduces the assessed value somewhat – it would result in about 2million in annual tax revenues.

Third assumption – no apartments, all commercial – it brings it down to 1.2 million – residential results in higher tax revenues, but higher costs.

I end this narrative – recommend additional study.

First – market study to determine whether there is any demand for commercial

Second – more detailed fiscal impact of the development

Third – detailed set of design standards for any new development

All that rolled into additional public education campaign.

Gino Carlucci – That would be the segue to the application for additional funds to continue this process. I apologize for this copy, it has since been fixed. There are a lot of typos in here. I had trouble printing this out. It is an on-line application. It doesn't spell check, and it is difficult to read. I sent it to Angus Jennings (Concord Square) and that is what he did, and sent it back to me.

Gino Carlucci – It follows the format of the PDF application. It documents the 4 tasks I have just mentioned. It gives more detail, makes the case to link to master plan, and OSP, and housing production plan. – all support

Andy Rodenhiser – Is there another barrier? What else besides the investors? What do we need to have in place to move forward?

Andy Rodenhiser – We have this Route 109 redevelopment - Within the context for how the plan (road) – if we were to move forward on this and – could we add parking spaces so that Route 109 becomes wider in some places, and perhaps we provide some infrastructure support to these property owners – here is what we will do to help you.

Gino Carlucci – Perhaps agreeing to accept the drainage from the private properties – that might leave more room for development.

Andy Rodenhiser – So where will we send the water??

Bob Tucker – Where does it go now?

Gino Carlucci – Is the whole town eligible for the TIF? Is it an economic target area there?

Andy Rodenhiser – The new EDC group wants to move in the direction of attraction of business. Give them an economic reason to – Medway Plaza is holding out. We need to provide economic impetus to invest in something new.

Karyl Spiller-Walsh – We could look at allowing 3 stories throughout that section.

Andy Rodenhiser – And some on street parking

Bob Tucker – Is the right of way wide enough?

Gino Carlucci – It is 42 feet – if you do not have the middle lane you could probably have some on street parking. The right of way is not wide enough for parking and a middle lane.

Karyl Spiller-Walsh – You don't need that everywhere.

Gino Carlucci – Sidewalks would have to be on private property instead of in the right of way.

Andy Rodenhiser – We need to bring these folks into this discussion. Clearly it is in their best interest – to formulate – possible to have some tables out there in the summer time-

Karyl Spiller-Walsh – What about the terminology? Could we not call it redevelopment? What about rehab?

Susy Affleck-Childs – I would suggest you refer to it as a revitalization program instead of redevelopment. Rehab means work to existing buildings.

Karyl Spiller-Walsh – I saw a smart growth show on WGBH – great examples

Chan Rogers – Unless something is done drastically, I don't think the plaza will ever be anything but second fiddle to Medway Commons.

Andy Rodenhiser – We need a grant or something to work in conjunction with the owner, and getting you, Gino, in front of the EDC to bring them up to speed on the whole project.

Karyl Spiller-Walsh – It was always a thought. When we were in the process of approving Medway Commons – the way it looked is that the Medway Commons would be the outskirts of a revitalized area – that more concentrated development would be around the plaza.

Andy Rodenhiser – You need action from us?

Gino Carlucci – Yes, this has to be submitted electronically, and followed up with a letter from the chief elected official.

Andy Rodenhiser – Can you prepare the letter?

Gino Carlucci – Yes.

Andy Rodenhiser – Have we spelled out everything we need?

Susy Affleck-Childs – Maybe another piece is to identify what infrastructure improvements are going to be needed to support this revitalization

Gino Carlucci – That should really be part of the Route 109 redesign project.

Chan Rogers – I agree. There is going to be a problem of putting parking on Route 109 without widening it.

And we may need to ask the property owners to give up some land for a wider roadway with parking.

Karyl Spiller-Walsh – It pushes the sidewalk in.

Gino Carlucci – It should be an 8 foot sidewalk.

John Williams - On price per sq. ft - \$300/sq. ft seems very high.

Gino Carlucci – These are the numbers.

Fran Hutton Lee – Assessment of property is done every year by the Board of Assessors.

Andy Rodenhiser – Revaluations are supposed to be done every 3 years –

Fran Hutton Lee – Minimum requirement by the state

John Williams – It does skew the analysis dramatically

A motion was made by Karyl Spiller-Walsh, seconded by Bob Tucker to approve submitting the Priority Development Fund progress report and the application for \$35,000 in additional grant funds. Approved unanimously.

Andy Rodenhiser – I will talk to Glenn Trindade to let him know this is coming.

Tax Assessments in Oak Grove

Andy Rodenhiser – I had a meeting with a property owner in the Oak Grove area. Their tax bill had gone up 700% - so in the course of this meeting – they wanted to meet to ask us about buying the parcels – this is on a buildable lot – I tell them you need to get it appraised and do a title search – they felt that would cost more than what the land is worth.

They asked if the town is just trying to raise the value of these parcels to be taken because if we don't pay the tax bills the town will get the property.

Andy Rodenhiser – I said NO – we didn't know about these increases. We went to the assessors' office and spoke with Terri. She said the company that does the revals for the town had used a formula and that resulted in some changes. It sounded fishy; it didn't seem right. It was done by a third party outside of the town. We didn't tell them to do anything. So I set up an appointment. I met with the Board of Assessors. They were somewhat aware of it on several of the other lots as they had received applications from other sites for abatements. So what came from this is that the DOR had had a conversation with KAPINOS which does the valuations and told them they needed to make these changes. I asked for written correspondence between the DOR and Kapinos and BOA so I can explain it. I don't want to have a credibility issue. I asked the BOA for the info. I spoke with Fran Hutton Lee. We offered her assistance. The BOA says they are not getting return calls form Kapinos. There isn't a clear cut reason or explanation that can be easily explained.

Karyl Spiller-Walsh – Ulterior motive?

Andy Rodenhiser – Probably just a stupid mistake – I imagine they were just looking at the data without necessarily looking at any maps. Frequent conversations between local assessors' office and DOR with questions – I offered Fran Hutton Lee's time to BOA and asked they get something in writing.

Karyl Spiller-Walsh – It puts that project in a very awkward position.

Andy Rodenhiser – That is why I am talking bout it here in an open meeting - I want to be straight –

Susy Affleck-Childs – I think we should put this in writing to the BOA and the new Administrative Assessor and ask for clarification/explanation.

Andy Rodenhiser – imagine you own some of these parcels and you don't go for abatement – if the Town jacks up the value?

Andy Rodenhiser – are you OK if we craft this letter to the BOA?

A motion was made by Bob Tucker, seconded by Karyl Spiller-Walsh to authorize Andy Rodenhiser and Susy Affleck-Childs to prepare a letter to the Board of Assessors regarding this matter. Approved. Ask specific questions – how many lots were affected? Have they applied for abatements?

Zoning Articles for 6-15-09 Town Meeting

PB Definition – Article 30

A motion was made by Bob Tucker, seconded by Karyl Spiller Walsh to recommend approval. All yes. APPROVED.

Sign Regulation for Business/Industrial district – Article 31 – with the clarifying amendment –

A motion was made by Karyl Spiller-Walsh, seconded by Chan Rogers to recommend approval as amended. All yes. APPROVED

Adult Uses – article 32 – with further amendments by the PB

Bob Tucker – A really good explanation is going to be needed

Susy Affleck-Childs – An option to put this off and resubmit it in this fall with all of the amendments already included in the article.

Bob Tucker – I think we should try to get it thru – it is not good to leave ourselves open.

Andy Rodenhiser – we leave ourselves susceptible to challenge.

John Williams – I think it is worth a shot to try it – with education we should have overwhelming support – sometimes it takes people being at the meeting – if it prompts discussion

Andy Rodenhiser – I think we can do it - we will be posted for a PB meeting during the annual town meeting so we could pull our support if needed if it gets really involved -

Andy Rodenhiser – we are also at risk for not having something

John Williams – if it is ready, we should go

Bob Tucker – I would agree it would be cleaner to submit it fresh – I think we should give it our best shot – Mark is going to have to work with us – to make sure people will understand

Karyl Spiller-Walsh – I hope we don't regret it -

Gino Carlucci – part of the preamble is to make the point that these uses could go anywhere if we don't regulate it

Motion was made by Bob Tucker, seconded by Karyl Spiller-Walsh to go forward with article 32 with the additional amendments – 3 yes – 1 nay. APPROVED.

Commercial V - Article 33

Chan Rogers – I feel we should not recommend approval of 6 pumps

Andy Rodenhiser – let's pull the whole thing

Susy Affleck-Childs – You could address the language re: signs for the fall town meeting

Andy Rodenhiser – I want to acknowledge the letter of the DRC even though it came in after the public hearing

Motion by Karyl Spiller-Walsh, seconded by Chan Rogers to recommend dismissal of Article 33 re: Commercial District V. All yes. APPROVED.

Article 34 – Infill Affordable Housing with amendment recommended by AHC

Motion by Bob Tucker, seconded by Karyl Spiller-Walsh to recommend approval of Article 34 with the additional amendment recommended by the Affordable Housing Committee. All yes – APPROVED.

Article 35 – OSRD Amendments

Motion by Karyl Spiller-Walsh, seconded by Bob Tucker to recommend approval of Article 35 with additional amendments – all yes. APPROVED.

Williamsburg Condominium OSRD

The Board endorsed the Williamsburg Condominium OSRD plan.

Committee Reports

Chan Rogers – The Town formally requested funding for an earmark for \$9 million and submitted it to Congressman Jim McGovern for Route 109 redevelopment.

Bob Tucker – CPC meeting this last week – Work is going along at 2B Oak Street, working on the barn.

Chan Rogers – I have been going up and down Main Street every day – There is an awful sign in front of 122 Main Street for Classic Tile. It is horrible. The new building is nice.

Susy Affleck-Childs – It is a temporary sign. They will come before the DRC next week.

Andy Rodenhiser – There is a new sign for Chris' Automotive at Nielson's Garage. We should check that out.

Susy Affleck-Childs – It has not come before the DRC.

NOTE - Andy Rodenhiser will not be here for the June 23rd meeting. He will be climbing Mt. Rainier.

Meeting Minutes

A motion was made by Karyl Spiller-Walsh, seconded by Chan Rogers to approve the minutes of the March 31, 2009 and April 28, 2009 meetings. All Yes. APPROVED.

Other Business

Bob Tucker – I would suggest we send inspection reports to Bob Speroni.

Andy Rodenhiser – We received a public information request for the content of the text messages that I received during our last PB meeting (April 28th). I provided the information to Susy Affleck-Childs, and she responded to Paul Yorkis who had made the inquiry. In the course of this I discussed the request with town counsel. Any type of electronic communication is subject to public scrutiny. Any time we get a text message during the course of a meeting that pertains to anything on the meeting or is relative to the discussion going on at hand, you do need to make that available. We can cut and paste it into a document and make part of the public record. The person who texted me has agreed to not do so in the future.

Susy Affleck-Childs – It is disruptive and subject to misinterpretation.

Andy Rodenhiser – It makes it more complicated.

A motion to adjourn the meeting was made by Karyl Spiller-Walsh and seconded by Bob Tucker. The motion passed unanimously. The meeting was adjourned at 10:10PM.

Respectfully submitted,

Susan E. Affleck-Childs
Planning Board Assistant