

Medway Planning & Economic Development Board Meeting
Tuesday, May 19, 2009
Medway Town Hall, 155 Village Street

PRESENT: Andy Rodenhiser, Bob Tucker, Chan Rogers, Tom Gay, John Williams

ABSENT WITH NOTICE: Karyl Spiller Walsh
Susy Affleck-Childs, Planning Board Assistant

ALSO PRESENT: Gino Carlucci, PGC Associates
Fran Hutton Lee, Administrative Secretary
Dave Pellegrini, Tetra Tech Rizzo

The meeting was called to order at 7:00 pm by Chairman Andy Rodenhiser

CITIZEN COMMENTS – None

Pine Meadow II – Subdivision Modification Public Hearing

A motion to waive the reading of the Public Hearing notice was made by Bob Tucker and seconded by Tom Gay. The motion was approved unanimously. The public hearing notice is attached.

Dave Pellegrini - There are 2 items outstanding; the detention pond and the stop line paving. I saw a picture, and it looks fine. The as built plan from 2007 looks fine.

I looked at the former bond estimate (prepared by VHB in June 2007). I modified it based on current Mass Highway prices. Susy said to add legal fees.

Andy Rodenhiser – What about the requirements for street acceptance? Are you aware of them?

Gary Feldman - Yes

Andy Rodenhiser – It can be a nightmare; some don't get easements, just so are you aware.

Gary Feldman - Yes. Susy said this has been a problem. We are working on it; we are aware.

Andy Rodenhiser – Another contentious issue was the grading of the slope.

Nick Turi, 8 Fisher Street – We want to make sure we are okay, all in line, with everything on the table.

Gary Feldman - The only thing I need...

Nick Turi - Could we go over it again to refresh it all in our minds what we agreed to.

Bob Tucker - Do you have a copy of ...

Gary Feldman – No.

Andy Rodenhiser - So you guys are all in agreement?

Gary Feldman and Nick Turi - Yes

Bob Tucker - They will do the fence?

Nick Turi - We want a solid fence.

Gary Feldman - We did agree to take the property and take care of it.

Nick Turi - We'd like to see ground cover on the slope, not grass. Something like pachysandra. I don't want to be out there mowing.

Gary Feldman - Put something else in the letter, then.

Nick Turi - No grass.

Andy Rodenhiser – Okay.

??? -The drawing shows a 4 foot split rail fence.

Andy Rodenhiser - We need to change this to reflect what will happen, a solid vinyl fence.

But not...

Andy Rodenhiser - Shouldn't we make it clear?

Gary Feldman and Nick Turi - We have a gentlemen's agreement.

Andy Rodenhiser - Well, if that's okay with you guys...

Gary Feldman - We are concerned about the aesthetics, that it looks good for people pulling in.

The other time frame, what are we looking at, it has been a problem for me.

Andy Rodenhiser - 20 days after for an appeal...

Gary Feldman - When I get the lot releases...

Gary Feldman - Everything is supposed to close at sale time...still putting up houses

Nick Turi - Where?

Gary Feldman - Lot 7

Nick Turi - Behind us? Good.

Gary Feldman – I'm not sure about the back lot.

Nancy Turi - We are looking toward a vinyl fence.

Chan Rogers - same thing...this is a new subdivision going in, so other things could change. Time expired, and you guys opened it up again...

Nancy Turi - We are tired of looking at rocks.

Gino Carlucci – I was going to suggest regarding the plans that you could have the minutes reflect that there is an agreement between the two parties that there be a white vinyl fence.

Andy Rodenhiser – Is there anything else to discuss?

Nick Turi - Are you going to replace some other shrub?

Nancy Turi - How long is this going to take?

Andy Rodenhiser - The rules and regs only allow for a one year extension.

Nick Turi – Is there going to be blasting again?

Gary Feldman - Only for foundations or septic if we hit ledge, but I hope not.

Nick Turi - We are anxious. It has been five years, now. We are affected by it more than most.

Gary Feldman - I feel for you. I like to build houses, and haven't been able to.

Andy Rodenhiser – Is there a motion to approve the modifications submitted?

A motion was made by Bob Tucker, seconded by Chan Rogers to accept the modifications as submitted - Alternative Intersection Plan for Fisher Street and Pine Meadow Road, dated 12/1/06, revised 12/4/06, prepared by Faist Engineering and

O'Driscoll Land Surveying Co. and to extend the deadline for one year. The motion was approved unanimously.

Pine Meadow II - Review of Construction Inspection Report and Bond Estimate

Andy Rodenhiser - Do we need to accept this bond? Is there a motion to accept the bond?

A motion was made by Bob Tucker to accept the total recommended bond in the amount of \$147,616.00 dated May 14, 2009 as prepared by Tetra Tech Rizzo.

There is no second immediately, and the Board members look at the bond value estimates prepared by TTR.

Andy Rodenhiser - Is that bond ...we have a motion...

Chan Rogers – Clarification...is there an escrow account for this?

Fran Hutton Lee - Susy keeps the revolving accounts for those.

Gary Feldman – Oh, we gave \$3000.00 already.

Andy Rodenhiser – Okay. We have a motion, is there a second?

Chan Rogers – I second the motion.

The motion passes unanimously.

Andy Rodenhiser – Is there anything else?

Tom Gay – No. They agree...it seems all good.

Andy Rodenhiser - Is there a motion to adjourn?

Gary Feldman – The plan...do I need this recorded? This is a Mylar. The original was just a paper plan that was signed.

Assorted board members discussed whether the PB needs to sign the plan.

Gary Feldman - Susy wanted to make sure it was recorded.

Andy Rodenhiser – Dave, could you review this plan and make sure it matches the drawing that had been approved before?

Dave Pellegri – We can take it and make sure it is the original.

A motion was made by Bob Tucker and seconded by Chan Rogers to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 7:23 PM.

Respectfully submitted,

Fran V. Hutton Lee

Administrative Secretary
Planning & Economic Development Board

NOTICE OF PUBLIC HEARING Pine Meadow II Subdivision Modification

In accordance with the provisions of M.G.L, C. 41, s. 81A – 81GG and Medway's *Rules and Regulations for the Review and Approval of Land Subdivisions*, notice is hereby given that the Medway Planning and Economic Development Board will conduct a public hearing on Tuesday, May 19, 2009 at 7:00 p.m. in the Sanford Room of Town Hall, 155 Village Street, Medway, MA to consider an application from Pine Meadow Development LLC of Allston, MA to modify the *Pine Meadow II Definitive Subdivision Decision/Certificate of Action and/or Plan*.

The subject property is a 6.4 acre site located behind 8-12 Fisher Street, presently owned by Pine Meadow Development LLC. On November 1, 2005, the Planning Board approved the site for a 7 lot residential subdivision, construction of 755 linear feet of roadway on two streets (Pine Meadow Road and Lantern Lane) and installation of municipal services including a stormwater drainage system with a detention pond on lot #3. The subdivision is comprised of the following parcels as shown on Medway Assessors Map 2 - #42, 42-1, 42-2, 42-3, 42-4, 42-5, 42-6 and 42-7. Construction on the subdivision infrastructure commenced but was not completed within the two year time schedule specified in the decision. The current developer now wishes to complete the subdivision roads/utilities and convey building lots for house construction. A modification to the Pine Meadow II Subdivision Certificate of Action is required to establish a new completion date. The Board will also hear any public testimony that is offered pertaining to matters of subdivision construction.

The previously approved *Pine Meadow II Definitive Subdivision Plan* is on file with the Medway Town Clerk at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Fridays from 8:00 am to 1:00 p.m.

Interested persons or parties are invited to review the previously approved plan, attend the public hearing, and express their views at the designated time and place. Written comments are encouraged.

Andy Rodenhiser, Chairman

To be published in the *Milford Daily News* – Monday, May 4, 2009 and Tuesday, May 12, 2009

cc: *Owners of Land, Abutters, and Parties of Interest within 300'*

Planning Boards – Bellingham, Franklin, Holliston, Milford, Millis & Norfolk

Medway Town Officials/Departments – Board of Selectmen/Town Administrator, Board of Assessors, Board of Health, Board of Water and Sewer Commissioners, Conservation Commission, Design Review Committee, Disability Commission, Fire Department, Inspector of Buildings/Zoning Enforcement Officer, Police Department, Public Services Department, Town Clerk, Treasurer/Collector, Tetra Tech Rizzo, PGC Associates.