

**November 24, 2009
Planning and Economic Development Board
Sanford Hall, 155 Village Street**

BOARD MEMBERS PRESENT: Andy Rodenhiser, Bob Tucker, Karyl Spiller-Walsh, and Chan Rogers

ABSENT WITH NOTICE: Tom Gray, John Williams

ALSO PRESENT: Susy Affleck-Childs, Planning Board and Economic Development Coordinator
Gino Carlucci, PGC Associates
Dave Pellegrini Tetra Tech Rizzo
Amy Sutherland, Meeting Recording Secretary

Chairman Rodenhiser called to order at 6:30 pm the joint meeting with the Medway Open Space Committee and the Planning and Economic Development Board.

The members of the Open Space Committee (OSC):

John Schroeder
Jim Wickis
Glenn Murphy
Patrick McHallam
Bruce Hamblin (not in attendance)
Dawn Rice Norton (not in attendance)
Tina Wright
Jim Sullivan

Chairman Schroeder reviewed the OSC's 2008 --2009 accomplishments.

Open Space Committee 2008-2009 Accomplishments:

- The communication and cooperation has improved with other departments and committees.
- Worked with Affordable Housing Committee. Cooperative effort went into negotiations for a property and it continues to be in negotiations.
- Community Preservation Committee and OSC are working together to identify parcels which are important for protecting.
- The CPC funds were explained.
- Successful work of two committees.
- Members sat on a committee to create an organic farm.
- Worked on Master Plan Update Committee.
- The Trust for Public Land is now working with Medway. The groups in town are following the same path.

- The OSC made recommendations for the first time and was asked to look at OSRD and give opinion for project over on West St. The Committee is looking forward to working with Capital Planning on other projects.
- The OSC appreciates input from the public.
- One area of improvement is the town website email. The email function is not working throughout the town website. The IT person is working on this.
- The OSC held their first Natural Treasures Hunt at Choate Park. This event will take place next spring/summer.
- Some Open Space members attended the Massachusetts Land conference. The conference was educational and offered a good opportunity to make contacts.
- There is published a bi-annual newsletter. One goal is to have this published quarterly. Copies of the newsletter are left at key locations around town.
- Chairman Rodenhiser suggested that a flier about the OSC go out with the town clerk's annual census form (January). He offered a folding machine if needed.

The Five Year Action Plan Summary was also discussed. One goal focused on identifying and protecting undeveloped land that directly affects aquifers and groundwater, wildlife habitats, ponds and waterways. More specifically, the committee is identifying key parcels, which are most important for protecting natural resources and wildlife corridors. The implementation mechanism is to develop a ranking system and also develop evaluation guidelines.

A discussion was held about the right of way in regards to power lines.

One of the short-term goals is to focus on creating an appointed Trail Committee. The appointment could be from Planning and Economic Development. It is the vision to have this committee work parallel with the OSC.

Another goal is to establish and expand greenbelts along the Charles River and other water bodies as well as other corridors. The intent of the OSC is to identify and protect undeveloped land. The OSC has been approved with the Community Preservation Funds and is seeking appraisals of three parcels.

Coordinating among town boards has already taken place. This occurs with the Board of Selectmen, Conservation, Affordable Housing, Master Plan Committee, and the School Committee.

Chairman Schroeder wanted to recognize Open Space member, Pat McHallam who has done a great job with the town website by loading graphics, newsletter, and open space maps.

Discussion took place about the rural character in town and how it has come back with active farming. There was talk about pursuing the establishment of an Agricultural Committee.

Chairman Rodenhiser noted that there are many interested residents, which were at the town meeting that may be interested in serving on this committee.

Susy Affleck-Childs indicated that the language of the Agricultural Committee could be created and placed on a warrant article for the spring 2010 town meeting. It was also suggested setting

up a joint brainstorming session where a specialist from the state could be brought in to attend the meeting to discuss how local agricultural committees function.

The Open Space Committee informed all that the town is being invaded by invasive species. The committee would like to get education out to the schools and children.

BOARD BUSINESS:

Minutes:

The minutes from October 27, 2009 will be held until December 15, 2009

- **On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the board voted unanimously to accept the minutes from November 10, 2009. (Chan Rogers abstained)**

Committee/Task Force Reports:

School Building Committee: (Bob Tucker)

The Committee will be interviewing 5 firms. Two firms will be invited back. The Committee will be making a final recommendation for endorsement. Chan noted that more office space is needed along with a future new town hall.

Water and Sewer Committee: (Chan Rogers)

No Update

Conservation Commission: (John Williams)

No Update

PUBLIC HEARING - Daniels Woods II Subdivision Modification

- **On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the board voted unanimously to waive the reading of the public hearing notice.**

The public hearing was opened and the board will be considering an application from Frederic Sibley to modify the Daniels Wood II Definitive Subdivision Plan and Certificate of Action.

Present:

Fred Sibley, property owner
Paul Yorkis, applicant's representative
David Faist, engineer
Glenn Murphy, attorney

The property is a 6.15 acre site located at 12 Oak St. The owner is looking to modify the driveway and site grading and storm water management design. A revised design was shown. The plan was dated October 29, 2009. The proposed revisions will not increase the number of house lots.

Mr. Faist began his presentation by explaining that the plan modification is for the driveway and grading layout. The applicant is also seeking to waive the requirement of the drainage system. They would also like to add a 15-foot grading easement on Lot 2-B. The plan needs to be modified since additional onsite soil testing establishes that the septic system for the house has to be larger and take up more area than shown on original subdivision plan. The new driveway and house design will provide for the use of natural drainage pathways to control additional storm water runoff from the project instead of the original catch basin and drywell system.

It was further explained that low impact drainage design will include the use of natural drainage pathways along with the creation of an 18 “ grass basin and grass swale to allow for natural infiltration. There will be a gravel emergency vehicle turnaround area to reduce runoff. The house size will be decreased to 1,800 s.f. instead of the 3,200 s.f. originally proposed. There will also be a one (1) roof runoff-leaching field (drywell). The calculations were attached as part of the packet, which was supplied to the board.

Attorney Murphy noted that the deed does reference maintenance responsibilities for the road and drainage. The Attorney will need to draft the language regarding the driveway easement. Member Spiller-Walsh would like to see a copy of the deed. The Attorney provided this to member Spiller-Walsh.

There was discussion and concern that the low impact drainage design with the creation of an 18” grass basin and grass swale will not infiltrate as designed. Tetra Tech Rizzo noted that the majority of the stormwater calculations were not submitted as this is a single lot subdivision which is exempt from state stormwater standards.

It was recommended that additional grading detail be shown where the runoff will flow. There is a concern about potential erosion issues if this is not addressed. Lot 2B-2 needs to reflect any grading that is to be completed. No work is noted on the Grading Plan. The engineer for the applicant and the towns engineer will meet to address the issues noted.

Karyl Spiller-Walsh communicated that she is concerned that the lot size may not sufficiently and adequately accommodate the septic and storm water run-off. She would like this addressed by the engineers.

The new test pits are what caused the modification change.

The calculation standards with the numbers were provided to the board. The applicant will still need approvals from the Board of Health and Order of Conditions from the Conservation Commission.

Concerns Noted From the Board:

- North property line in regards to the run-off that will come off this property. The slope and run off will go through the stonewall and the run off will not flow to the east end of the lot.
- Show the side profile.
- Clarification on the parcels and the grass swales. (naturalizing the basin form).

- The letter from the Medway Fire Chief should have date and note the date of the plan.
- Determine who is responsible for Parcel B.
- No Cut Zone (site flag trees)

Susy Affleck-Childs wants to make all aware and ensure that the drainage will continue to function and that all drainage easements are called out specifically in regards to the function in all places.

The review letter from Tetra Tech Rizzo dated November 20, 2009 provided a list of comments. (See attached.)

The public hearing for the Daniel Wood II Subdivision Modification will be continued to **January 12, 2009 at 7:15 pm.**

Country View Estates/Drainage Easement: 37 Broad Acres Farm Road.

The Board was in receipt of a memo from Town Counsel Barbara Saint Andre dated Wednesday November 4, 2009 regarding the proposed Streifer Drainage Easement.

The memo also had attached a copy of the latest version of the proposed drainage easement, which was received from Attorney Ted Cannon. It was recommended by Susy Affleck-Childs that Ms. Saint Andre be asked to meet with the board to discuss this further at which time finality and recommendations will be made in this issue. It will also be suggested that an estimate be provided for legal services if an eminent domain approach is deemed to be an appropriate next step.

OTHER BUSINESS

OSC Chairman John Schroeder came to the board to ask for an executive session to discuss a personnel issue. (See Executive Session Minutes)

Chairman Rodenhiser suggested that the board go into Executive Session.

- **On a motion made by Bob Tucker and seconded by Chan Rogers, the Planning and Economic Board voted by roll call to go into executive session to discuss a personnel issue and to come back into open session to continue the discussion about Country View Estates.**

Roll Call:

Karyl Spiller-Walsh	aye
Bob Tucker	aye
Chan Rogers	aye
Andy Rodenhiser	aye

The Board went into executive session at 9:16 pm and returned from executive session at 9:21 pm.

Country View Estates/Drainage Easement:

The Board continued the discussion about the proposed drainage easement. Member Tucker stated he would never be in favor of recommending the streets and drainage easement for this entire package. He would not want the Town to have these streets with the problems with the conditions of the roadways.

Chan is in agreement with the feelings of member Tucker. However, he feels there is an obligation to work this out. He feels that eminent domain is not a big deal and could be the lesser of two evils for the Town. It is not necessarily a big expense and is used frequently without a lot of expense to Towns. Mr. Rogers believes this is a possibility.

Chairman Rodenhiser communicated that this could be a liability to the Town if the Town accepts these streets.

Susy will get a cost on how much money is left (in the construction observation account). This money will not be enough to cover the title searches. The Board of Selectmen did not want to pay for eminent domain.

Member Rogers expressed his frustration that the Chairman does not recognize when he has something to say. The Chairman responded that he will make sure that Rogers has all the opportunity he wants to speak his opinion.

Applegate Farm Subdivision

Dave Pellegrini from Tetra Tech Rizzo provided a copy of the field report dated November 5, 2009. Mr. Costello prompted the site inspection by informing the town that their intent was to import new material. The owner is to notify the town when they intend to do any other work. It appears that there is work being done without having the pre-construction meeting. The board was in agreement that a memo should be sent asking to have a pre-construction meeting.

- **On a motion made by Chan Rogers and seconded by Bob Tucker, the board voted unanimously to issue a cease and desist until the pre-construction meeting is held.**

Estimate for Daniels Wood II Subdivision:

- **On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the board voted unanimously to approve the estimate for review of the Daniels Wood II Subdivision in the amount of \$2,950.00.**

Revisions to Medway Land Subdivision Rules and Regulations:

This will be tabled until the next meeting.

Zoning Priorities for 2010 Annual Town Meeting:

This will be tabled until the next meeting.

Discussion re: Article 8 from 11-16-09 Town Meeting and Planning Board Fees:

This will be tabled until the next meeting.

Country View:

- **On a motion made by Karyl Spiller-Walsh and seconded by Bob Tucker, the board voted unanimously to pay the voucher in the amount of \$8,754.66 to Petriini Construction toward the installation of a new culvert under Summer Street north of Broad Acres Farm Road, funds to be paid from the bond default account.**
- **On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the board voted unanimously to recommend that the Town Accountant pursue the balance of the money.**

Future Meetings:


The next meeting scheduled will be **December 8, 2009 and December 15, 2009.**

There will be no meeting on December 22, 2009.

- **On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the board voted unanimously to adjourn the meeting.**

The meeting was adjourned at 10:00 pm.

Respectfully Submitted,


Amy Sutherland

Meeting Recording Secretary


Edited by Susy Atteck-Chilts

Planning and Economic Development Coordinator