

**August 31, 2010
Planning and Economic Development Board
Medway Town Hall
155 Village Street**

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

ABSENT WITH NOTICE:

ABSENT WITHOUT NOTICE:

ALSO PRESENT: Amy Sutherland, Meeting Recording Secretary
Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates (Town's Consulting Planner)
Dave Pellegri, Tetra Tech Rizzo (Town's Consulting Engineer)

The Chairman opened the meeting at 7:00 pm.

PUBLIC HEARING CONTINUATION

146 Main Street – Adaptive Use Overly District Special Permit:

Mr. Steinhoff provided an overview of the revised plans for 146 Main Street.

Mr. Steinhoff informed the Board that he did meet with the Design Review Committee on March 1, April 5, and May 3, 2010. A letter dated August 26, 2010 from the Design Review Committee was provided to the Board for the review. The letter references several recommendations.

1. A larger gauge of tree should be used as frequently as possible to offer more buffer and screening.
2. Plantings at the base of the building sign should include evergreens in addition to the day lilies to offer year-round landscape.
3. A series of container plants be employed on the outdoor patio on the West side of the building.
4. Exterior stone material be used on the edifice. An exact sample of the stone material with the vendor name and colors should be produced. This was shown at the meeting.
5. The proposed retaining walls on the West side of the building should include a field stone surface.
6. There should be fencing around the dumpster site.
7. The sign needs to be further refined.

A full copy of the DRC letter is attached.

The applicant provided pictures of a like product which roughly imitated a random field stone pattern in natural color tones. It was indicated that the color green is the preference.

Mr. Steinhoff informed the Board that he proposes vertical wind turbines. It was suggested by the DRC that the proposed positions of the wind turbines be stricken from the site plan and that any future application to the ZBA for small wind systems special permit begin with a review by the DRC.

DRC member Matthew Buckley notes that the plantings are not shown on the plan. This will need to be noted on the revised plans. Affleck-Childs stated that this could also be included as a condition in the decision.

There was a question about the language regarding the wind turbine. Susy Affleck-Childs explained that some language had been developed regarding the location of the wind turbines on the plan. The language regarding the wind turbine is noted on page C2. *“This plan shows possible locations of vertical axis wind turbines as Steinhoff Realty Trust expects to install small wind electric turbines on this property in the future. The Planning and Economic Development Board’s endorsement of this plan for purposes of an adaptive Use Overlay District Special Permit does not constitute an approval of either the future use or the location of such small wind turbine system on this property. Steinhoff Realty Trust will apply separately for the use and location of the small wind system turbines by submitting a special permit request to the Medway Zoning Board of Appeals after the building is constructed and location testing is completed.”* Susy noted that the new wind generation section of the zoning bylaw requires the ZBA to refer any petition for a wind special permit to the DRC for review and comment.

Gino Carlucci, PGC Associates, Inc. provided a document dated August 26, 2010 with comments in relation to 146 Main St. AUOD Special Permit. All parking is to the rear and side as required. The parking lot shows compact spaces along the eastern edge of the parking lot. The lighting is required to be residential in scale and compatible with the architecture of the building. The proposal included a landscape plan that appears to provide adequate screening and buffering.

Dave Pellegrini, Tetra Tech Rizzo provided a memo dated August 25, 2010. It was noted that the site plan is in compliance with the AR-II Zoning District. An updated plan to AC2 was provided during the PEDB hearing on July 27, 2010. The expansion of the curb cut will be reviewed as part of the waiver process. In regards to the lighting, the report indicates that a revised lighting plan had been provided. It appears that the light levels slightly exceed the 0.01 regulatory limits at the property lines in several places. It was recommended that the plan supply details on the height and design of the lighting fixtures. The light poles are shown as 14 ft high and the bylaw notes the lights must be of a residential nature. It was discussed that if the applicant uses smaller poles, then more would need to be added. The Board agrees that 14 feet is too high. Mr. Steinhoff will look into providing a revision to this.

Abutter, Michael Giovangelo, 144 Main St. - Mr. Giovangelo wanted to know when the lights in this area will be turned off. He also wanted to know if a soil test was done on the property.

The Board informed the applicant that there cannot be an increase in light spill over off the property. Mr. Steinhoff communicated that a soil test was done. There were 7-8 test holes dug. Each hole has a detailed report.

The parking designations are visible on the plans. The spaces are compact. There are handicap parking spaces designated. It was noted in the Tetra Tech Rizzo report that the parking spaces for visitor and accessible spaces are marked on the plans.

A letter dated August 10, 2010 was received from the H.L. Turner Group, Mr. Steinhoff's engineering firm. This memo references the expansion of the curb cut. This is necessary to allow two-way traffic safe access to the site.

Mr. Steinhoff presented the color renderings of the building.

Susy Affleck-Childs informed the Board that she has received confirmation that member Bob Tucker has reviewed the meeting video from the first public hearing on July 27, 2010 when he was absent. He also has reviewed all documents and provided a Mullins Rules Certification so he can vote on this application. That is attached.

Abutter, Mrs. Lambert, 7 Temple St. Mrs. Lambert was inquiring whether there was going to be more greenery added to the North portion of the property. Mr. Steinhoff informed her that there would in fact be more greenery added to the North.

A memo dated August 23, 2010 was received from the Medway Economic Development Committee expressing support for the intentions of the adaptive use of the property on 146 Main St.

The Board is in receipt of a waiver list from Mr. Steinhoff. The Board appreciates the format in which the waiver request was submitted. Member Tucker indicated he would like this format used for all future waivers for other projects.

On a motion made by Chan Rogers and seconded by Bob Tucker, the Board voted unanimously to close the public hearing.

Susy Affleck-Childs will draft a decision for consideration at the September meeting.

CORRESPONDENCE:

The Board received a memo from Tim Borchers dated August 23, 2010 regarding his resignation from the Medway Economic Development Committee. The Board thanked Mr. Borchers for his time spent on the committee.

Informal Discussion – Mike Fasolino re: 2 Lot Subdivision at 25 Summer St.

Mr. Fasolino informed the Board that an ANR plan had previously been submitted to the Board and it was determined that there was not sufficient frontage for a second lot on the adjacent private way (because the owner could not provide any documentation that he has rights to that private way). It lacks 37 feet shy of the required 150.

A new concept plan was prepared by O'Driscoll Land Surveying. Dan O'Driscoll was present. It was explained that this new design would be a regular cul-de-sac and ask for waivers for the drainage, street width and curbing. The Board is willing to work with the applicant if he chooses to go through the hearing process and suggested they do a basic drainage framework. The topography slopes down. Member Spiller-Walsh feels that this plan is viable. She suggests the applicant be creative and innovative with a safe turnaround.

The potential applicant noted that if it was approved it would be for two single family homes only; he would not seek a special permit from the ZBA for 2 family dwellings.

Susy Affleck-Childs noted that this could come in under the Board's private way standards which provide for reduced road widths.

Informal Discussion – Rich Merrikin, Merrikin Engineering re: possible plan modification for Speroni Acres Subdivision

Rich Merrikin from Merriken Engineering came before the Board for an informal discussion about the Speroni Acres Subdivision. He wants to try to resolve the drainage issues at Speroni Acres. He would like to find out the ground rules for fixing the basins since they are already built. Mr. Merriken was inquiring from the Board if they are willing to accept a solution which would be different from original design as long as it performed the same function. The Board informed Mr. Merriken that any change to the original plan will involve the filing of a plan modification.

Member Tucker notes that the initial ground rules must be followed and welcomes the engineer to think outside the box.

Affleck-Childs communicates to Mr. Merrikin that since the original plan was approved (1998), the Subdivision Rules and Regulations have changed and the stormwater aspect must be in compliance with the current standards.

Construction Inspection Update: Consultant Report – Tetra Tech Rizzo

Franklin Creek Subdivision Retaining Wall:

The Planning Board sent a letter to Franklin Creek regarding the use of segmented blocks instead of field stone for the retaining wall. The contractor for Franklin Creek was present. He disclosed that he did not view the plan prior to the construction of the segmented block wall. He wanted guidance on what to do next. The Board informed him that the applicant would need to apply for a plan modification to change the specifications for the retaining wall. The Board has to review that during a public meeting and make a determination.

Williamsburg OSRD – Completion of Drainage System:

Dave Pellegri from Tetra Tech Rizzo provided a field observation dated August 24, 2010. The site was visited and the installation of 2-118 drain lines from the forebay #3 to the proposed swale was inspected. It was recommended that filter fabric be installed between the crushed stone and proposed sandy gravel layers above the proposed drain pipe when backfilling the trench.

Affleck-Childs recommended that the applicant do a field change for this and Dave Pellegri will provide his recommendations on behalf of the Board.

The Board is in receipt of an email from Paul Yorkis. He requested that the Planning and Economic Development Board vote and sign the release the land for construction of additional buildings at Williamsburg Condominiums. He suggests that the release be retained in the PED office until Dave Pellegri from Tetra Tech authorizes that the minimum work has been completed.

On a motion made by Chan Rogers and seconded by Bob Tucker, the Board voted unanimously to approve a release of the land for construction of additional buildings at Williamsburg Condominiums. This release document will not be provided until Dave Pellegri from Tetra Tech authorizes that the work has been completed.

Pine Meadow Project Status:

An email was received from abutter Nick Turi about the pile of rocks, broken trees, construction equipment and the 4 foot high weeds. Dave Pellegri from Tetra Tech Rizzo informed the Board that he went to the site that afternoon and took photograph. The Board was able to review those. The Board would like a letter sent to the builder regarding the debris on the site and ask him to address these concerns.

Susy Affleck- Childs informed the Board that she supplied the Zoning Board of Appeals with testimony in relation to 25 Milford Street and attended the ZBA's 9/25/10 meeting. The Zoning Board voted to not grant the frontage variance.

There will be a community meeting on Thursday September 23, 2010 at 5:30 at the Thayer House, 2B Oak Street regarding development options.

Susy Affleck-Childs provided the members with an updated job description. She would like the member to review this and provide comments. The Town Administrator has asked for the updated list of duties.

The Board felt that it would be helpful to set up a meeting on September 21, 2010 to discuss the priorities for the May 2011 Town Meeting. One of the suggested topics recommended was the setback requirement in the Commercial Districts. A handout was included in the board packet with a list of possible ideas.

Members Rodenhiser and Gay communicated that they will not be at the September 14, 2010 meeting.

The Board felt that it would be beneficial to have a seminar on integrating wind power into residential areas. Karyl Spiller Walsh noted Paul Lukasz as an excellent possible speaker.

Gino Carlucci provided a map showing the 35 Towns who are designated as Green Communities. Mr. Carlucci informed the Board that adopting the STRETCH CODE is required for Medway to become a Massachusetts Green Community.

The Board is in receipt of an email communication from Attorney Peter Mello of Petrini and Associates in relation to the problems with the recent Public Hearing for the Charles River Village OSRD application. The information and options for next steps will be communicated to the applicant.

Minutes:

July 12, 2010:

On a motion made by Chan Rogers and seconded by Karyl Spiller-Walsh, the Board voted unanimously to approve the minutes of July 12, 2010.

Chan Rogers abstained from voting as he was not present at the 8-24-10 meeting.

August 24, 2010:

On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the Board voted unanimously to approve the minutes of August 24, 2010.

Bob Tucker abstained from voting as he was not present at the 8-24-10 meeting.

Future Meetings:

The next regular meetings scheduled are: **Tuesday, September 14, & 28 2010.**

Adjourn:

- **On a motion made by Karyl Spiller-Walsh, and seconded by Chan Rogers, the Board voted unanimously to adjourn at 10:30 PM.**

The meeting was adjourned at 10:30 PM.

Respectfully Submitted,

Amy Sutherland
Meeting Recording Secretary

Edited by Susy Affleck-Childs
Planning and Economic Development Coordinator