

**February 23, 2010
Planning and Economic Development Board
Medway Town Hall
155 Village Street**

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

ABSENT WITH NOTICE: John Williams

ABSENT WITHOUT NOTICE:

ALSO PRESENT: Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates
Amy Sutherland, Meeting Recording Secretary

The Vice Chairman Tucker opened the meeting at 7:03 pm.

BOARD BUSINESS:

Minutes:

February 9, 2010:

- **On a motion made by Chan Rogers, and seconded by Karyl Spiller-Walsh, the Board voted unanimously to accept the minutes from February 9, 2010 with the noted revisions. (Andy Rodenhiser abstained).**

Draft Medway Housing Production Plan:

Consultant Gino Carlucci from PGC Associates gave a presentation about Town of Medway Housing Production Plan. The document presented to the Board was dated December 17, 2009. The Housing Production Plan is “intended to serve as an update to the housing element of the 2004 Community Development Plan.” The first section of the plan is a Comprehensive Housing Needs Assessment. The second section presents Affordable Housing Goals. The final section is the implementation strategies section. This section discusses a variety of options available for accomplishing the goals and objectives of the Affordable Housing Goals.

Development Constraints:

There are five sites in Medway which were designated as Chapter 21 E sites by the state. Chapter 21 E sites are contaminated by oil or other hazardous material and are subject to special restrictions for redevelopment. These sites are classified by tiers based on their level of contamination. After reviewing the sites which fall within the Chapter 21 E sites, the Board communicated that there were some sites not included and were interested in knowing when this determination was made. Consultant Carlucci indicated that he will research this further.

It was suggested by Affleck-Childs that Zone II Areas should indicate within the title that it is a Mass DEP Designation.

Birch Hill Subdivision:

The project completion review and consideration of request to release bond will be held over until March 9, 2010.

Articles for 2010 Annual Town Meeting:

NON ZONING:

Stretch Energy Code:

The Board is in receipt of the draft article for the “Stretch Energy Code”. The Chairman brought up information he had read about Pace Bonds. There are currently 15 states have adopted this. It sets specific criteria for energy improvements to residents and businesses. The Chairman suggested that the town consultant research this further and report back to the Board. It was suggested that once the Board gets further information, it could be forwarded to the Energy Committee.

Land Conveyances: - Granite Estates Subdivision:

This article is to see if the Town will vote to authorize the Board of Selectmen to accept as a gift from Granite Estates one parcel totaling .41 acres. This land will be used by the Town for stormwater/drainage purposes. The second section references one parcel totaling 3.53 acres. This land will be used by the Town for open space/conservation purposes.

Land Conveyances: - Ishmael Coffee Estates Subdivision:

This article is to see if the Town will vote to authorize the Board of Selectmen to accept as a gift one parcel of land totaling 58,006 sq. ft identified as Parcel D on the Modified Ishmael Coffee Estates Definitive Subdivision Plan. This land will be used by the Town for open space/conservation purposes. Susy-Affleck-Childs informed the Board that the Town is waiting for certification regarding whether the property shows evidence of a vernal pool this spring.

43 D Sites:

The Article is to see if the Town will to vote to approve the filing of a proposal with the State Interagency Permitting Board to designate specific properties as Priority Development Sites (PDS) under MGL Chapter 43D. There are broken up into Industrial I properties (located north of Main Street/Route 109), Industrial II Properties (located east of West Street, west of Summer St. and north of Main Street), and Industrial III properties (located south of Main Street, generally west of Trotter drive and on both sides of Alder Street).

ZONING DRAFT ARTICLES:

Draft Article for Green Communities Work – Definitions:

The Board is looking to see if the Town of Medway will vote to amend the Zoning Bylaw by adding the following definitions: Manufacturing, Alternate Energy, Renewable Energy, Research and Development Facilities.

Draft Article pertaining to Industrial I Zoning District:

The Board is looking to see if the Town will vote to amend the Medway Zoning Bylaws, Section V. Use Regulations, Sub-Section M., Industrial I by adding items j and k to paragraph #1 under allowed uses.

Draft Article pertaining to Industrial II Zoning District:

The Board is looking to see if the Town will vote to amend the Medway Zoning Bylaws, Section V. Use Regulations, Sub-Section N., Industrial II by deleting item e) in paragraph 1 and replacing it with the noted draft as presented to the Board. (reference the draft 2-4-10) and further by adding items h & i in paragraphs #1.

Draft Article pertaining to Industrial III Zoning District:

The Board is looking to see if the Town will vote to amend the Medway Zoning Bylaws, Section V. Use Regulations, Sub-Section O., Industrial III by adding item g & h to paragraph #1 under allowed uses.

Draft Article pertaining to Site Plan Review:

The Board is looking to see if the Town will vote to amend the Medway Zoning Bylaws, Section V. Use Regulations, Sub-Section C. Site Plan Review and Approval, by adding item e) to paragraph #5. (reference the draft 2-4-10).

Draft Article pertaining to Sign Regulations:

The Board is looking to see if the Town will vote to amend the Medway Zoning Bylaws, Section V. Use Regulations, Sub-Section R. Sign Regulation. The Board would like to discuss this further at the next meeting.

Draft Article pertaining to Lighting:

The Board is looking to see if the Town will vote to amend the Medway Zoning Bylaws, Section V. Use Regulations, Sub-Section B. Area Standards by deleting 3. b) Glare and inserting a new paragraph. The Board would like to discuss this further at the next meeting.

Draft Article pertaining to Home Based Businesses:

The Board is looking to see if the Town will vote to amend the Medway Zoning Bylaws to insert definitions under Section II. Definitions. The Board would like clarity in regards to the language under d).

Committee/Task Force Reports:

Member Spiller-Walsh attended the DRC meeting and informed all that the new computer is up and running.

Member Rogers attended a meeting with MAPC. There were two speakers addressing issues on Energy and Regionalization.

26 & 28 Norfolk Ave ANR Plan

The names on the previously endorsed ANR plan (from October 2009) were incorrectly spelled and need to be revised.

- **On a motion made Karyl Spiller-Walsh and seconded by Chan Rogers, the Board voted unanimously to endorse the corrected plan.**

25 Milford St:

Susy Affleck-Childs received a telephone call regarding property at 25 Milford St. There is a potential buyer for the property. The Board endorsed a plan back in 2006 for the subdivision. The lot was sold and the party has defaulted and a new party wants to buy the property. A lot release would need to be provided. The road infrastructure has not been done completed and so this lot does not have adequate frontage. The Board is not comfortable providing a lot release as the lot is really non-conforming.

Williamsburg Condominium OSRD

Susy Affleck-Childs communicated that all the documents for Williamsburg have been submitted including deeds, signoff from the safety officer, covenants, and all taxes and fees have been paid in full.

- **On a motion made by Chan Rogers, and seconded by Bob Tucker, the Board voted unanimously to endorse the definitive plan and sign the covenant for Williamsburg.**

Finance Committee Meeting:

Susy Affleck-Childs will be meeting with the Finance Committee on March 10, 2010 regarding the request for emergency transfer.

Future Meetings:

The next meetings scheduled are for: **March 9 & 23, 2010.**

There will be an exploratory meeting on Wednesday, March 10, 2010 to establish a Medway Agricultural Commission, to be held at the senior center.

The 2010 Annual Town is scheduled for Monday, June 14, 2010.

- **On a motion made by Karyl Spiller-Walsh, and seconded by Bob Tucker, the Board voted unanimously to adjourn the meeting at 9:30 pm.**

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,

Amy Sutherland
Meeting Recording Secretary

Edited by Susy Affleck-Childs
Planning and Economic Development Coordinator