

July 27, 2010
Planning and Economic Development Board Meeting
Medway Town Hall
155 Village Street

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

ABSENT WITH NOTICE: Bob Tucker

ABSENT WITHOUT NOTICE:

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates
Dave Pellegrini, Tetra Tech Rizzo
Fran V. Hutton Lee, Administrative Secretary

The meeting was called to order at 7:05 pm.

Public Comments – None

Andy Rodenhiser – The Public Hearing for 146 Main Street Adaptive Use Overlay District will begin at 7:15. We will start with the instructions. Until then, is there any other business?

Dave Pellegrini – Regarding Applegate Farm (subdivision) ...Ralph Costello came in to discuss material. It will take a couple days...there are other issues...the stone at entrance, issues of erosion control, runoff.

Andy Rodenhiser – The hay bales look to be north of where the area is.

Dave Pellegrini – It is something to give definition ... to begin with the sub-grade... there are tightly packed pockets of organics that will have to be taken out.

Andy Rodenhiser – Why not require him to strip it all out.

Karyl Spiller Walsh – There would be no gain.

Andy Rodenhiser – The point is to do it right the first time.

Dave Pellegrini – He would be stripping back to imported material. There is very clear distinction between grades and materials.

Andy Rodenhiser – Are there any questions? I would like to point out there is another meeting going on tonight with members of the Economic Development Committee. They are meeting

with a representative from a company from Lafayette Hills, PA. that works with towns on biotech industrial parks. I said he should talk to Susy. I just want to report that to you.

Public Hearing – 146 Main Street Adaptive Use Special Permit.

Andy Rodenhiser opens meeting at 7:15 and reads the introduction to the public hearing notice.

A motion was made by Tom Gay and seconded by Karyl Spiller-Walsh to dispense with the reading of the public hearing notice. The motion passed unanimously. The public hearing notice is attached.

Andy Rodenhiser read the instructions on how the public hearing was going to proceed. He noted that the date & time of the continuance will be noted tonight at the end of the public hearing.

Dick Steinhoff introduces himself and the project. Mr. Steinhoff is the new owner of 146 Main Street.

Dick Steinhoff – I will be moving my offices for Value Track from 133 to 146 Main Street. Jim Spaulding is with me tonight from the Turner Group. We contracted with the Turner Group six months ago because of their leadership in renewable energy. The landscaper who is out of Milford was unable to be here. Tetra Tech's questions were submitted to Jim. We started in October of last year and asked you for a definition of renovation. Then he forwarded drawings to Tetra Tech when 70% complete, and now we have the drawings you see here.

Jim Spaulding answers questions regarding Tetra Tech's comments on the initial plans.

Susy Affleck-Childs –Please, forward all correspondence to this office as well as to Tetra Tech.

Dick Steinhoff –There is good communication between Turner and Tetra Tech. One thing I'd like to address is the wind turbine.

NOTE - Susy distributes handout from Dick Steinhoff. See attached.

Chan Rodgers – How did the turbine get introduced?

Dick Steinhoff – I will explain. There are two vertical axis turbines in the drawings. I went to the abutters, and they had questions. I thought it would be good to address this. The small wind turbine bylaw was passed at the June town meeting. These work on close-to-the-ground turbulent airflow. But the building must be built first to test what kind of turbine will work best. It may not be for eighteen months.

Gino Carlucci – It may be 2 years downstream after the building is built before we get to the turbines.

Andy Rodenhiser – Gino, as a point of order, do we need a modification to this plan?

Gino Carlucci – Well, he is showing a location for it. If what he chooses fits, no modification is necessary, and you can set restrictions in the decision.

Andy Rodenhiser – But if he withdraws them?

Gino Carlucci – Then they are no longer in the site plan.

Andy Rodenhiser – Do you understand this?

Dick Steinhoff – I wanted the turbines on the site plan, but will need to test with an anemometer for three to six months.

Gino Carlucci – In the decision, we can allow for testing that can be done.

Chan Rodgers – The wind bylaw won't be legal until the Attorney General makes them legal.

Andy Rodenhiser - It is a good point to discuss them since the bylaw was approved at Town Meeting and it was based on the State's model legislation.

Karyl Spiller Walsh – If we approve attachments for the helixes, we need to see three or four alternate presentations.

Dick Steinhoff – They are not attached to the building. They are on a monopole 20-30 feet high. This design is very sensitive to turbulent wind. Attach distributed photograph.

Andy Rodenhiser – Do you want to include the turbines in the site plan?

Dick Steinhoff – Yes, with the condition that I will have to go to Zoning Board of Appeals to seek approval.

Karyl Spiller-Walsh – If they are not attached to the building they must be noted on the site plan.

Andy Rodenhiser – Need to note that they might change.

Karyl Spiller-Walsh – We can handle that. Not just footprints, but elevations.

Andy Rodenhiser – The neighbors want to see the visual impacts.

Dave Pellegrini – Need to see it in context with the other vertical elements.

Andy Rodenhiser – Are there any other comments?

Dick Steinhoff – I'll turn it over to Jim Spaulding now.

Jim Spaulding introduces himself. He is a civil engineer with the Turner Group in New Hampshire. He proceeds to describe the parcel, and present the proposed plan.

Jim Spaulding – This is to be a four office commercial building. The present building has been vacant for two years. In the mid 1800s there was a larger building attached to the current structure which burned to the ground. The old portion of the building will be restored. There will be a new building added to the old building, and 29 parking spaces with two handicapped van spaces. Municipal water and sewer serves the building.

Tom Giovangelo, 144 Main St – You think that's small?

Dick Steinhoff – Small for an office building, large for a house.

Jim Spaulding – There will be porous asphalt paving in the parking area. Roof water drains to the crushed stone layer under the parking lot.

Ted Lambert, 7 Temple St – Directly in back, are those snow storage areas?

Andy Rodenhiser – Please let him complete his presentation first before we get into questions.

Jim Spaulding continues his presentation and discusses the lighting on the plan and the lighting plan with the application.

Andy Rodenhiser – Is it in compliance with the new bylaw?

Susy Affleck-Childs – They may not be aware of the changes made in June.

Jim Spaulding – I was not aware.

Susy Affleck-Childs – I will send you a copy of the new lighting provisions in the zoning bylaw.

Jim Spaulding – Light can be down or off at night if need be. We can turn off pole lights.

Dave Pellegrini – You can't have light spill over into abutters' properties.

Jim Spaulding proceeded with discussion regarding the landscaping.

Karyl Spiller Walsh – They didn't have this when they went to the Design Review Committee.

Susy Affleck-Childs – They will need to go back before the Design Review Committee.

Jim Spaulding – There will be a sign and a flagpole out front. It is flat. It is a good site for this kind of development.

Karyl Spiller-Walsh – Also on landscaping, what happened to the 30-40 inch oak?

Dick Steinhoff – It's still there. We took out dead wood, cleaned it up, and a pine, too.

Andy Rodenhiser – Is the root ball out of the way of excavation?

Dick Steinhoff – I believe so.

Andy Rodenhiser – Show the parcel next door in the next plan iteration to show the buffer.

Dick Steinhoff – I met with the owner. There is a dip between the properties; actually, the dip is actually on the 146 Main Street property. Their parking lot is 6 feet above the dip.

Andy Rodenhiser – The dip, is it a water course?

Dick Steinhoff – There is no water in the land. It is sitting on a sand bank. It percolates.

Jim Spaulding – Do you want me to go through all the outstanding comments (from the review letters)?

NOTE – Attach review letters from Tetra Tech Rizzo and PGC Associates.

Andy Rodenhiser – No...but in writing, yes.

Chan Rodgers - People here need to know there is a list.

Andy Rodenhiser – We can provide the list to the citizens.

Andy Rodenhiser explains the process of discussion between the professional consultants Gino Carlucci and Dave Pellegrini and Jim Spaulding, and that there was no need for this discussion at the hearing.

Dick Steinhoff – There were 13 pages of question from Tetra Tech. Half have been answered. We are in the process of responding to the rest.

Andy Rodenhiser – These are all public records. Susy can provide public records upon request.

There was discussion about a large maple tree on the site.

Susy Affleck-Childs – So you are going to save it, right?

Dick Steinhoff – Yes, we will save it.

Karyl Spiller Walsh – About landscape plans...we encourage a variation of conifers and deciduous trees with variations of height and texture.

Dick Steinhoff – Exactly the instructions I gave to Carol (?????????) for the landscaping.

Karyl Spiller Walsh – Also some good sized specimen trees at the back of the site where all these properties come together.

Jim Spaulding – That's pretty much it.

Tom Gay – The 8,677 square feet for the space ...does that include mechanical and attic space?

Dick Steinhoff – Yes, I sent the electronic version of the floor plan in to Susy this morning.

Tom Gay – So the usable office space is 7257 square feet by this plan. Please explain the evidence of fire damage in the soil from boot and shoe factory.

Dick Steinhoff – We dug 6 or 7 soil holes out back. There is a 6 inch high area of ash and artifacts sitting on a sand bar. All is in the drainage report.

Andy Rodenhiser – Is there any pollution needing to be cleaned up? Most banks require that testing to be done.

Dick Steinhoff – That was not done. No one has tested to see if there is anything other than wood ash. The old building was wooden.

Tom Gay – Are you building for LEED certification?

Dick Steinhoff – No, that would cost me \$50,000 more to do that. But I am using LEED contractors who care about “green” building.

Dave Pellegrini – Are you tracking LEED points?

Dick Steinhoff – No, I am just using the LEED standards as guidance.

Chan Rodgers – I don't have any more questions.

Karyl Spiller Walsh – It would be nice for the town to know how close we are to the LEED requirements.

Dave Pellegrini – It would be good for the town.

Jim Spaulding – We need to be careful what we say. We could apply and be turned down. There was discussion about the how things were termed, and the copyrighting of LEED terms.

Andy Rodenhiser – Anything else?

Jim Spaulding – I have elevations to show.

Karyl Spiller Walsh – I will have more landscape and Design Review Committee questions.

Andy Rodenhiser – Are there any questions from the public?

Ted Lambert – My concern is water. This spring there was quite a lot. Is it all sand and goes down, but the grade is front to back.

Andy Rodenhiser – Turner will provide the drawings and Tetra Tech will review them. Water will be accounted for on site. The storm water plan is all part of the calculations, and all storm water must be drained on site.

Ted Lambert – My concern is when the ground is frozen, melting snow, and the snow storage abuts my problems. When the ground is frozen where will the water go?

Dave Pellegrini – You have water (volume and flow) pre and post development. You have flow now, you will still have flow, but no more than you had before. We will look at snow storage. I don't see a problem with the storm water. Crushed stone has voids and does not lend itself to frosts, and the porous asphalt drains well.

Jim Spaulding – There are lots of studies on porous asphalt. It is much deeper, and with crushed stone underneath it has great drainage.

Dave Pellegrini – We can bank or grade the snow storage area.

Ted Lambert – I wonder about oil leakage.

Jim Spaulding – Any goes in the gravel under the asphalt.

Robert Piacentini, 9 Temple Street – Where does the water go when it hits a certain depth?

Jim Spaulding – It is going to go wherever it goes now. No more rain or water will be on the site than there is now.

Andy Rodenhiser – Do you understand? There is no more snow or rain on it. It is pervious, not impervious. No more water will be on the site.

Tom Gianvangelo – The snow from the front will be in the back, then. A lot near me. All concentrated in one area.

Dave Pellegrini – The snow storage is on both the north and the east sides, not all along the back.

Andy Rodenhiser – We can deal with snow removal in the permitting process.

Jim Spaulding – We can grade it so the melt goes onto the paved area.

Vallishayee Rashmi, 25 Temple St – I am concerned about potential access to Temple Street.

Dick Steinhoff – I can answer this. I was asked to set aside a potential parking area for in the future. If that property were to become commercial that could be a way through. I was asked to put this on the site plan.

Vallishayee Rashmi – On an 18 foot road?

Dave Pellegrini – It might only connect to the next property and not all the way through to Temple Street.

Tom Gay – All the properties on Route 109 in the Adaptive Use Overlay District now have the right to do something like this development. So this is to plan ahead in the event any other of these properties develops similarly.

Vallishayee Rashmi – I see town sewer, what about water?

Jim Spaulding – It is there. See the “s” on the line?

Tara Werlich, 155 Main St – We went through this a few years ago. My concern is the traffic. We average one accident a month at this spot. I see them from my office. It’s going to be another death trap.

Andy Rodenhiser – Chan Rogers can address this.

Chan Rogers - The proposed modification for Route 109 in this area is to cut the crest hill. We are going to flatten the curve out, and the problem at Winthrop will be solved. A retaining wall will be built and the road lowered several feet.

Tara Werlich – What about a traffic light?

Chan Rodgers – Not likely.

NOTE – Considerable talking and discussion out of order.

Andy Rodenhiser – Order, please. All discussion is to be through the chair.

Chan Rodgers – The state won’t modify the highway without fixing the problems. The crest grade will be fixed. They did the same thing in Millis with no detrimental effect on the abutting property.

Tara Werlich – I have a 170 year old house close to the road.

Dave Pellegrini – A traffic light on a State Highway is a long process. The Route 109 reconstruction project is a good opportunity to look at the whole road as a complete project. This project will be discussed in the whole Route 109 design process that is coming.

Andy Rodenhiser – We had a traffic study done for Winthrop Street. The problems at Winthrop are not due to the volume of traffic, but the way the traffic flows. There are too many curb cuts. Winthrop can actually handle a greater volume of traffic if it were well done. Chan Rogers took all the accident data to the state to go to bat for us.

Tom Gianvangelo – I live there. Traffic congests there. I have to wait 5 minutes sometimes to pull out of my house. It’s hard to pull out onto Route 109.

Dick Steinhoff – On 109 at 133 Main Street, the parking lot of 32 cars is plowed by 8:00 am, and I haven't heard of plowing problems. Getting on and off, well, that is an issue for anyone on 109.

Robert Piacentini – If he has parking space for 29 cars, now that will add 29 more cars every hour. Anyone making a left turn will back up.

Nell (?) Lambert, 7(?) Temple Street – My concern is that people will come south on Winthrop Street will cut-through Maple-Grove-Temple instead of going all the way straight down to Winthrop.

Tom Giovangelo – This could be subdivided. I live there. Traffic is too much. I live there. You don't know.

Chan Rogers – There are 29 spaces. At first it seems like a lot, but at least 10 of those spaces are going to be employees whose cars will be sitting there all day. It is a stretch to say there will be that many an hour. My traffic engineering knowledge tells me that 29 cars is representative of about two cars an hour.

Andy Rodenhiser – Are you concerned about a traffic study, Karyl.

Karyl Spiller Walsh – No, it is in scale.

Andy Rodenhiser – Dave, a technical question...does this warrant a traffic study?

Dave Pellegrini – I agree with Chan Rogers. In and out during the day is very small. It is an office building. They come in the morning and leave in the afternoon.

Gino Carlucci – We could do an estimate by ITE standards.

Jim Spaulding – It is noted in our report.

Judith Giovangelo – What kind of businesses will go in there?

Dick Steinhoff – My business is only for professional and business offices.

There was discussion about what kind of businesses could go in there with residents voicing concerns over a fast food place and drive through, and traffic issues were that to occur. The Planning Board noted that there would have to be a new special permit for any food uses, and that if it were to ever happen they would be notified ahead of time and there would be another special meeting, but that is not what was being proposed at this time.

Judy Giovangelo – Would we know if there was a special permit?

Andy Rodenhiser – Yes you would be notified by mail. Then we would look at those traffic issues.

Nell ? Lambert – What about cut-through traffic to get to 109?

Karyl Spiller Walsh – Possibly.

Nell ? Lambert – What do we do then?

Andy Rodenhiser – Can't do anything.

Karyl Spiller Walsh – There is some, but really very little in normal traffic.

Nell ? Lambert – Why are we here? Do we really have any say?

Karyl Spiller Walsh and Andy Rodenhiser – Yes, we are listening.

Nell ? Lambert – I can't come up with any positives about this proposal for me.

Andy Rodenhiser – We can't prevent a person from developing his property just because you don't like it. If we deny, he can appeal, and go to court, and the Town would have to spend your tax dollars. And a lot of the abutters don't mind.

Nell ? Lambert – What will it do to my property?

Karyl Spiller Walsh – I think it will increase your values.

Andy Rodenhiser – You have the right to develop your building.

Nell ? Lambert – But we bought our property and put money in.

Andy Rodenhiser – This can happen anywhere you live. No one spoke, no one, at town meeting against this kind of development when the adaptive use overlay district option was proposed.

Tom Gay – We will write a decision, and we will be fair to both the applicant and the town. We will look at all these things in the decision.

Andy Rodenhiser – We are here to listen. We will look at snow and traffic.

Tara Werlich – We can't exit onto Route 109 from our business.

Andy Rodenhiser – You had an easement to another way. You had that ability.

There was discussion of other possible scenarios for development with houses.

Diane Piacentini, 9 Temple Street – We've been on Temple 49 years. We don't like disruption. We don't like the cut-throughs to avoid Winthrop and going left.

Ted Lambert – Winthrop ST is a problem, especially when there is a back-up.

Andy Rodenhiser – There is nothing we can do about that. An interesting point, what is the development potential in that area...Gino?

Gino Carlucci – There is potential for another 200,000 square feet of development between Pond and Holliston.

Andy Rodenhiser – Figure the traffic on that in the next 15-20 years.

Ted Lambert – Is there any plan to widen 109?

Chan Rodgers – Yes, but it will still be kept to two lanes.

Judy Giovangelo – The overlay district. We got a fine notice...what is it...first it was commercial, then residential, now commercial again.

Gino Carlucci – It was always residential. There might have been a use variance, or maybe you didn't get a variance, and thus got a fine notice.

Judy Gianvangelo – We never got a notice about this overlay district.

Susy Affleck-Childs and Andy Rodenhiser – In 2004 there were town-wide notices.

Judy Giovangelo – Two more things. Lights for signs, flagpole and parking lot. Please take into consideration, no light on all night. Move the sign away from my property.

Andy Rodenhiser – Look at the lighting bylaw. The light can't spill over.

Gino Carlucci – In an AOUD, the lighting must be to residential scale.

Andy Rodenhiser asked Gino Carlucci to explain photometric, and Gino Carlucci explained the photometric plan.

Karyl Spiller Walsh – It is a beautiful sign. It is embraced by the Design Review Committee.

Tom Giovangelo – Does the sign meet the setbacks?

Tara Werlich – Lights...we had to put timers on all of ours so they were off by 9:00 at night.

Karyl Spiller Walsh – That sounds good.

Nancy Hamm, 10 Temple Street – I am confused as to agriculture-residential versus commercial.

Andy Rodenhiser – AUOD is an adaptive use overlay district. The basic zoning is ARII, Agricultural Residential II, with this strip of 109 having an overlay district to provide for the adaptive use of an old building. It is used to preserve old buildings in an area that may no longer be functional as residences, without having them rot, be blighted or torn down.

Nancy Hamm – Can that whole strip become commercial?

Andy Rodenhiser – No, it is a special permit and not allowed by right.

Tom Gay – They could apply for a permit. There are nice developments that have gone in that area. And there is still residential in the area.

Susy Affleck-Childs – The key requirement is that the building already there has to maintain its character. Or it could be a mixed use with apartments upstairs.

Andy Rodenhiser – Or it could be say a coffee shop with apartments above.

Ted Lambert – So within this overlay, by increasing building size, this keeps the feel of residential?

Susy Affleck-Childs – The original building has to be kept.

Ted Lambert – That building (as proposed) won't fit in.

Karyl Spiller Walsh – Do you have the Route 109 elevations?

Jim Spaulding shows the elevation designs of the project.

Susy Affleck-Childs – It helps to show the depth here.

Nell Lambert – Where is info on lighting?

Andy Rodenhiser – On the website. We have heard your concerns. We are moving on to the architecture.

Jim Spaulding describes the architecture, and shows the plans.

Andy Rodenhiser – I encourage the people here to pay attention to lessen questions later on information being presented now.

Jim Spaulding continues with his description of the two story building, followed by Dick Steinhoff who describes the floor plans and shows the accompanying plans.

Andy Rodenhiser – Are there any questions?

Tom Giovangelo – Is it a basement or slab?

Dick Steinhoff once again refers to the plans and explains the building plans.

Tom Giovangelo – So there will be excavation there, too. Where will the excavation be done?

Dick Steinhoff (referring to plan) – It is almost a walkout basement here, as there is a swale on 144 Main Street. My office will be here on the second floor on the back.

Tom Giovangelo – Will you subdivide later?

Dick Steinhoff – No.

Tom Giovangelo – But if he has more offices there will be more traffic.

Andy Rodenhiser – No, there will be 29 cars regardless with this square footage.

Dick Steinhoff – We discussed the process with the Design Review Committee for the landscaping and design details.

Andy Rodenhiser explained what the Design Review Committee is and their involvement in the process.

Dick Steinhoff – Anyway, this is the 4th iteration of the plan in this process. We have tried to make an attractive open building with as residential a feel as an office space can be.

Karyl Spiller Walsh – The will integrate stone and granite from site on the lower areas...could we see samples?

Dick Steinhoff describes more of the stone and granite look with the older clapboard.

Karyl Spiller Walsh – We want the tower surfaces to tie in. What happened to the staircase that wraps?

Dick Steinhoff - It is granite on the front, not a staircase.

Karyl Spiller Walsh – We want to see the vertical towers with a similar texture to the granite below.

There was general discussion on the stone and granite to be used, and where each would be on the building, and the plans were shown in this regard.

Judy Giovangelo – One last thing before I go. What about security with a dark building at night and a teenage girl next door alone?

Andy Rodenhiser – So do you want the light on?

There was general discussion about when the lights could go on and off. Motion detection lighting was mentioned.

Karyl Spiller Walsh – Do you really want a motion light?

Tom Giovangelo – Can we limit the hours that someone is in the building?

Dick Steinhoff – We can do that.

Susy Affleck-Childs – The plans have been sent to the police, fire, and other town boards for comments.

Andy Rodenhiser – The police will have a say on the lights.

Judy Giovangelo – Will the building be locked at night?

Dick Steinhoff – Oh, yes...and a security system and smoke and motion detectors.

There was discussion on continuing the public hearing.

Gino Carlucci – There were issues raised regarding the parking area. Would you consider compact car spacing?

Jim Spaulding – I thought we needed 40 spaces first to be able to do that.

There was general discussion into looking at whether or not they could allow for some compact parking spaces and thus reduce the overall parking area. Regulations would be looked at in that regard.

Tom Giovangelo – The sign is right out my window.

Dick Steinhoff – The sign is close to 144 Main Street. It was suggested by the Design Review Committee that it be put at the south east corner as the plan shows.

Andy Rodenhiser – Talk with Karyl Spiller Walsh about the sign placement.

Susy Affleck-Childs – It is 30 feet from your property line and about 60 feet from your house.

Tom Giovangelo – It looked like it was right on my line.

Susy shows them the plan, and suggests that they may want to attend the Design Review Committee meeting on August 16th at the middle school when the issue will be discussed.

There was general discussion regarding a time and date for the continuation of the public hearing.

It was decided that the public hearing would be continued on August 31, 2010 at 7: 15.

Jim Spaulding is to send electronic mailings to both Susy Affleck-Childs and Dave Pellegri, and the provision of a paper plans required for the public.

Karyl Spiller Walsh requested sample of masonry and clapboard colors, and will work with them on design, as well as the retaining wall—what it is and could be.

Andy Rodenhiser thanked Dick Steinhoff and Jim Spaulding, and they thanked everyone for their time.

Karyl Spiller Walsh – You are doing a great job.

Susy Affleck-Childs – I would like to work with you on all the waivers you will need.

Jim Spaulding – Are the new lighting specs on line?

Susy Affleck-Childs – No. I will send them to you.

Pine Meadow II – Bond Reduction

Dave Pellegrini reviewed the bond reduction estimate prepared by Tetra Tech Rizzo. ATTACH.

Andy Rodenhiser – Are there any feelings on this?

Karyl Spiller Walsh – We talked about curbing.

Dave Pellegrini – Report from Pine Meadow...we discussed curbing and the utility pole. On the bond estimate I did update the Mass Highway pricing.

Andy Rodenhiser – Any comments or questions regarding the reduction? Is there a motion?

Karyl Spiller Walsh moved that the Pine Meadow bond be reduced to \$110,169. The motion was seconded by Tom Gay and was approved unanimously.

OTHER BUSINESS

Dave Pellegrini – One other thing...about Applegate... they know they need to come back about the culvert.

Andy Rodenhiser – It is an existing condition.

Dave Pellegrini – Need to address it with Department of Public Works or someone...

Karyl Spiller Walsh – Is that going to be a problem?

Dave Pellegrini –It will be an issue.

Andy Rodenhiser – The issue is that there is no easement, thus it is our problem...that's what will be argued.

Dave Pellegrini – Two basins at the end of Virginia Road, catch basins or leach basins? How are they connected?

Andy Rodenhiser – A fix done a long time ago. Drainage calcs don't take into account all the water. What is the deal on something that has been there that long?

Karyl Spiller Walsh – It would be nice to negotiate with them on that, and give suggestions.

Dave Pellegrini – They must address it one way or another.

There was continued discussion on the drainage issues in the area, how the issue came up, and how to proceed in regard to the issue.

Update on 25 Milford Street – Rolling Hills

Susy Affleck-Childs – The attorney came back after discussions at the last meeting with a memo dated July 19th. They are asking that the paper street be considered frontage. Town Counsel's response is that it not be allowed. They must be held to the subdivision covenant.

There was a short discussion on the issue.

Susy Affleck-Childs – Can we have a vote?

Andy Rodenhiser – Is there a motion to not change the decision?

Karyl Spiller Walsh – moved that the decision not be changed and the covenant be upheld. The motion was seconded by Tom Gay and was approved unanimously.

Restaurant 45 /45 Place – Review As-built Plan/Discuss Completion

Andy Rodenhiser – What are they trying to do . . . they approached the BOS about seating on the deck.

Susy Affleck-Childs – They were looking for an amendment to their liquor license. There was to be no food or drink served outside as part of that site plan decision.

Andy Rodenhiser – The parking overflows onto Rustic Road, Little Tree, and Medway Gardens. Medway Gardens puts up pylons on holidays. The same happens with the Chinese restaurant, and people park on residents' lawn, half on the lawn, half in the street.

Karyl Spiller Walsh – They promised us there would be no problems with the parking.

Andy Rodenhiser – And they promised us no additional seating. We shouldn't allow that.

Susy Affleck-Childs – They aren't asking for that now.

Andy Rodenhiser – They are asking for an as-built sign-off. Should we? Tom inspected it.

Tom Gay – Well, anyway, I went through the discussions, modification, changes...so as an as-built plan it isn't the same, but as a decision everything is there. We mentioned sidewalks and striping. The sign is fine. The "No Parking" signs can't go up since it is a private homeowners association, and they won't give permission.

Susy Affleck-Childs – Not so much a homeowners association as it is the original developer.

Andy Rodenhiser – Can we get that in writing?

Tom Gay – Everything on ground is there, but there are six areas where the as-built incorrectly represents what is there.

Tom Gay notes the six areas of discrepancy – LET’S GET THESE FROM TOM.

Andy Rodenhiser – Direct a letter to them to correct the as-built.

Susy Affleck-Childs – Give me a list and I will work on a letter. I would appreciate Tom’s help on that.

Andy Rodenhiser – Is there anything else?

Granite Estates – Parcel B

Susy Affleck-Childs – I have a memo on amending the Granite Estates subdivision plan to allow Parcel B to be used for other municipal purposes than open space. I’d like to talk it through with you. ATTACH.

Andy Rodenhiser – Looking for board action.

Karyl Spiller Walsh – I agree with what Paul Yorkis said in his memo.

Susy Affleck-Childs – Okay, we will go ahead with the public hearing we need to do to amend the decision . . . perhaps on August 24th.

Meeting Minutes – July 13, 2010

Susy Affleck-Childs – We cannot vote on these. Bob Tucker is not here.

Resignation Letter from Dawn Rice-Norton – Open Space Committee

Susy Affleck-Childs noted Dawn Rice-Norton’s letter of resignation from the Open Space Committee. ATTACH. John Schroeder is talking to another potential candidate for that committee.

Committee/Task force Reports

OTHER BUSINESS

Susy Affleck-Childs passed out a letter from the Executive Office of Energy and Environmental Affairs dated July 23, 2010 regarding Medway’s 2010 Commonwealth Capital Score. (include letter)

Susy Affleck-Childs – Gino, you tell this one!

Gino Carlucci – We got three point added to us. We lost a few points in one area, but gained elsewhere. So we gained three. This is very good. This score contributes to how grants are awarded.

Susy Affleck-Childs – We are working with Habitat for Humanity to allow for 9 Walker Street to count for affordable housing. Also, the OSRD—Charles River, or some such name, will also have affordable units. John Claffey is the principal developer. We also had a drop in visitor who discussed developing the property next to the bank (on Main Street) as an assisted living project. Also, on the November Ballot there is a question to repeal Chapter 43B. There is also before the legislature an extension of three years for permits in the works.

Andy Rodenhiser – The Mass Municipal Association is against it. How about MAPC or the Planners Associations, Susy?

Susy Affleck-Childs – There are no decisions that I know of.

Andy Rodenhiser – It is a double-edged sword. At times I'd love to be able to say yes, but other times I want to say no to an extension.

Planning & Economic Development Coordinator's report

There was further discussion regarding Olga Guerrero's property on Milford Street and the subdivision plan. It was affirmed that the Board needed to abide by the covenant. If they wished to obtain frontage they could create a stub in order to obtain it, but they could not get it via a paper street. Andy Rodenhiser discussed the possibility of building a sidewalk onto Milford Street.

Susy Affleck-Childs – Showed the informational flyer on “Conducting a Business from Your Medway home” that she had prepared based on the recent town meeting vote. (Attach paper)

There was discussion regarding the Irving Gas station, and the repainting of the canopy (from white to blue and red) and the Design Review Committee guidelines in this regard. No permit was pulled.

Susy Affleck-Childs – I would ask that we please write up a scope of responsibilities for an associate member. There was brief discussion on writing up a scope of responsibilities for an associate member to the Planning and Economic Development Board. This matter will be reviewed at the next meeting.

Chan Rogers moved that the meeting be adjourned. The motion was seconded by Karyl Spiller Walsh and was passed unanimously.

The meeting was adjourned at 11:00.

Respectfully Submitted

Fran V. Hutton Lee
Administrative Secretary

Edited by Susan Affleck-Childs
Planning and Economic Development Coordinator