

**June 8, 2010**  
**Planning and Economic Development Board Meeting**  
**Medway Town Hall**  
**155 Village Street**

**BOARD MEMBERS PRESENT:** Andy Rodenhiser, Bob Tucker, Karyl Spiller-Walsh, Tom Gay 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 Chairman opened the meeting at 7:00 pm.

**Board Business:**

**Elect PEDB Officers:**

**Chairman:**

- On a motion made by Chan Rogers and seconded by Bob Tucker, the Board voted unanimously to elect Andy Rodenhiser as Chairman to the Planning and Economic Development Board.

Andy Rodenhiser agreed to serve again as Chairman.

**Vice Chairman:**

- On a motion made by Andy Rodenhiser and seconded by Tom Gay, the Board voted unanimously to appoint Bob Tucker as Vice Chairman to the Planning and Economic Development Board.

Bob Tucker agreed to serve again as Vice-chairman.

**Clerk:**

- On a motion made by Bob Tucker and seconded by Andy Rodenhiser, the Board voted unanimously to appoint Tom Gay as Clerk to the Planning and Economic Development Board.

Tom Gay agreed to serve again as Clerk.

**Committee Liaison List:**

The Board was provided a list noting the various Board/Committee liaison positions.

Member Gay informed the Board that he is no longer able to serve as the liaison for the Zoning Board of Appeals. Andy Rodenhiser has agreed to serve as that liaison.

Board members signed up for various liaisons. Susy will finalize the list and distribute.

Susy Aftleek-Childs reported that the Town of Medway is seeking a Conservation Agent. Member Rogers would like it noted that the Conservation Agent should work with the clients and also the Town. The Town of Holliston and Medway were sharing an agent.

**PUBLIC HEARING - Proposed Amendments to Medway Zoning Bylaw**

Susy Aftleek-Childs distributed recommended additional amendments to the zoning bylaw proposals under consideration. These changes are based on the PEDB's discussion at the May 27, 2010 public hearing. Susy also distributed drafts of the motions to be used at Town Meeting.

**Article 35 – Sign Regulations**

Member Tucker noted that he is not comfortable with the wording of the light fixture item on page 26 of 43 of the warrant – Paragraph 7. j (6). After review of the Board, it was agreed upon that this item be eliminated.

A draft of the proposed Revised Table 1 for Article 35 was presented. This Table included provisions for signs in the Agricultural and Residential Districts I & II – development signs, resident identification signs, home based business signs, and signs for pre-existing/non-conforming uses. Some of the members are uncomfortable with allowing a freestanding type of sign for a home based business. The Board agreed to eliminate the option for a freestanding sign for home based businesses. They would like to allow for a projecting sign with a maximum of six square feet of sign surface area, two-sided from the ground. The members were in agreement with this.

The members were provided a list of the businesses which are currently holding business certificates issued by the Town Clerk. These certificates are held for four years. It was noted by Chairman Rodenhiser that it may be beneficial to have the list categorized by Industrial/Residential/Commercial. He will be inquiring whether this could be done.

**Article 36 – Exterior Lighting**

The Board was in agreement with the wording of Article 36.

**Article 37 – Home Based Businesses**

The Board was in agreement with the language that stipulated that “except as specifically provided in Section V. Sub-Section R. of the Medway Zoning Bylaw.”

The Board is changing the Home Based Businesses article to provide current business practices. The purpose of this is to make the language clearer.

**Article 38 – Small Wind Systems**

The Board was in agreement with the definition of a “Small Wind Energy System”. The members were also in agreement with the replacement of certain words.

Member Spiller-Walsh believes that the issue with this article will be how high and how big these will be. She believes that there needs to be a translation of what the visual representation should be provided with these numbers.

Affeck-Childs reminds the Board that none of this is allowed by right.

Member Rogers notes that the physical dimensions of this are the main concern.

**Article 30 – Definitions**

The Board reviewed the definitions which were revised. For the definition of renewable energy, “organic plant and waste materials” will be replaced with “organic plant materials”. Also, the words “that use renewable energy” will be deleted after “fuel cells”.

- **On a motion made by Bob Tucker and seconded by Chan Rogers, the Board voted unanimously to close the public hearing on proposed amendments to the Medway Zoning bylaw.**

**Article 29 – Designation of Priority Development Sites**

The Board is in agreement that this article is to approve the filing of an application with the Massachusetts InterAgency Permitting board to designate parcels of land in the Industrial I, II, and III zoning districts as specified in the warrant as priority development sited under MGL, Chapter 43 D, as recommended by the Planning and Economic Development Board.

**Article 28 – Acceptance of Parcel D at the Ismael Coffee Estates**

The Board is not in a position to act on this at this point. The Board will wait for a determination from Conservation Commission. It was recommended that the Board dismiss Article 28.

- **On a motion made by Karyl Spiller-Walsh and seconded by Tom Gay, the Board voted unanimously to dismiss Article 28.**

**Article 27 – Acceptance of two parcels in the Granite Estates Subdivision**

Affeck-Childs informed the Board that she has communicated with Town Counsel and the wording of the motion is to read to accept as a gift from Granite Estates Inc. two parcels of land in the Granite Estates subdivision as described in the warrant to be used for general municipal purposes, as recommended by the Planning and Economic Development Board.

- **On a motion made by Bob Tucker and seconded by Tom Gay, the Board voted unanimously to authorize the wording of the motion as recommended by Town Counsel.**

**Article 26 – Establish an Agricultural Committee**

- On a motion made by Karyl Spiller-Walsh and seconded by Bob Tucker, the Board voted unanimously to approve this article as written.

**Warrant Articles as Presented:**

- On a motion made by Tom Gay and seconded by Chan Rogers, the Board voted unanimously to approve the Warrant Articles as written.

**Town Wide Facilities Study Committee Meeting:**

Member Gay attended the first meeting of the committee. There was no representation from the Town Administration. The newly appointed committee seeks some direction from the Board of Selectmen and Town Administrator as to duties and mission.

**Community Preservation Committee (CPC) Meeting:**

At its June 7 meeting, the CPC discussed at length what to do with 2B Oak Street. Apparently, the BOS will be hosting a meeting later this summer to discuss options.

**Correspondence:**

The Medway Affordable Housing Trust Planning Workshop is scheduled for Tuesday, July 20, 2010 6-9 pm. The PEDB is encouraged to attend.

**Minutes:**

- The minutes of the May 27, 2010 meeting will be tabled until the next meeting.

**Future Meetings:**

The next meetings scheduled are: **June 22, July 13, and July 27, 2010.**


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

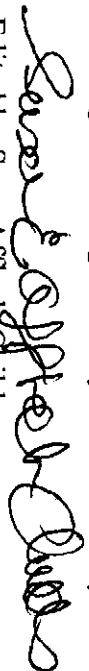
**Adjourn:**

- On a motion made by Karyl Spiller-Walsh, and seconded by Bob Tucker, the Board voted unanimously to adjourn at 9:00 PM.

The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

  
Amy Sutherland  
Meeting Recording Secretary

  
Edited by Susy Affleck-Childs  
Planning and Economic Development Coordinator