

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

BOARD MEMBERS PRESENT: Andy Rodenhiser, Bob Tucker, Tom 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 Chairman opened the meeting at 7:03 pm.

CITIZEN COMMENTS

Mr. Yorkis presented the Board with information regarding three options for the Neelon Lane property.

The first plan showed the right-of-way from Village Street on Neelon Lane. This right-of-way would be for an 18' wide paved surface. The P cul-de-sac would provide the ability for the vehicles to turn around.

The second plan shows that the P cul-de-sac can be constructed entirely on land that is part of the purchased property. There will be no change to the open space.

The third plan shows that the P-cul-de-sac which would be built by the applicant on adjacent property owned by Beth McDonald. This would have adequate frontage. There will be a new fire hydrant on Neelon Lane, along with a twenty foot utility easement connecting to Cherokee Lane. A new fire hydrant would be located at the end of Cherokee. A ten foot wide gravel pathway would be used for emergency vehicle and pedestrian access. The third plan has been reviewed by the Town of Medway Fire Chief Paul Trufant and the Police Sergeant Jeff Watson.

Mr. Yorkis also communicated that he has met with all three parties whose driveways are located on Neelon Lane. He also informed the Board that the exact width is not 100% clear at this point.

The Board members had comments in regard to the plans. Member Rogers indicated that he is not opposed to this, but a lot is going on with this plan. Member Gay is not sure about the presented options, but he is concerned about Neelon Way and the flip flop of the turn around.

Mr. Gay informed Mr. Yorkis that he would like to make sure that the same kind of information is presented on all the plans and that the proposals are consistent.

Chairperson Rodenhiser noted that the road and right of way width is of concern, along with the access for emergency vehicles. Another concern is the traffic going down the street. Member Spiller-Walsh would like the design to allow for some vista views by some creative stacking of units. Member Tucker noted that there is too much to fit in at this property.

Abutter Kaplan of 221 Village Street was concerned about the width of the street.

The Chairman informed the abutter that those issues will be addressed once the official submittal is presented to the Board.

PROPOSED ZONING ARTICLES

The Board reviewed the draft articles for Green Communities Work – Definitions. Affleck – Childs will be presenting these definitions to the Energy Committee at their meeting on Wednesday evening. The definitions have been reviewed by Town Counsel. The Board was in agreement with the definitions as presented in the draft of March 17, 2010. The Board is also comfortable with the amendments to the Medway Zoning Bylaw, Section V. Use Regulations, Sub-Section M, Industrial I Zoning District by adding items j and K to paragraph #1, and subsection N, Industrial II by deleting e) in paragraph 1 and replacing it with the noted revision. Items h) & i) in paragraph #1. Under Industrial III Zoning District items g & h will be added to paragraph #1 under allowed uses.

The section in relation to the Site Plan Review was reviewed and it was noted that the inclusion of a definition was recommended.

Article Pertaining to Sign Regulations:

The Board reviewed the sign definitions and would like the Section regarding Temporary Banner Type (20) to indicate 32 square feet instead of 24 square feet. The discussion continued in relation to the exempt signs. It was recommended that under (23) Contractor’s temporary lawn sign that these not exceed a total of 4 square feet and not the 12 square feet proposed. The Board was comfortable with the “Now hiring” signs. Under (25), Signs for community based organizations, it was suggested that there not be a maximum of six signs per organization. In relation to the temporary product promotional signs, member Tucker questioned if the Board wants to regulate this? The Chairman concurred asking if the Board really wants to limit at this time. After discussion, it was suggested that this be removed. The Board was comfortable with numbers (27) and (28). The discussion next moved to the prohibited signs. Under (k), it was recommended that the word outside be included. The Board would like it indicated that signs are prohibited for Home Based Occupations/Home Based Businesses.

Sign Standards – All Zoning Districts:

The Board was comfortable and agreement with the highlighted suggestions as presented in Sections a), j), l), m), q), r), and s). Under Section m), member Gay wanted to make sure that the

setbacks are not encroached upon. The Table 1A titled Agricultural and Residential Districts 1 & 11 will be updated based on the suggestions. Gino Carlucci will assist with this.

Article Pertaining to Home Based Businesses:

The Board further reviewed the article pertaining to the Home Based Businesses dated March 17, 2010 draft. Under Section e) number 4, the Board would like it to indicate parking for no more than two vehicles. The rest of the wording can be deleted.

Exterior Lighting:

The Board was in receipt of the most recently revised copy of the Exterior Lighting Draft Article dated March 23, 2010. This was read and reviewed by the Boards. Member Tucker will further look into researching the current requirements in relation to the standards for the control of glare and light trespass. Under this section, the non-residential properties shall not exceed 0.1. The Board discussed the hours of operation for illumination. Member Rogers felt that 11:00 pm was too late. It was noted that there is an allowance for security lighting.

HOUSING PRODUCTION PLAN:

Mr. Carlucci provided changes to the previous version of the Housing Production Plan. He communicated to the Board that this was voted and accepted by the Board of Selectmen with the proposed changes. The change included updating the Table of Contents. The year was also revised to indicate 2010. Under page 22, the 21E sites were further explained. Mr. Carlucci will add a few sentences providing clarification to the 21E sites which were not noted in the report.

KINGSON LANE

The Board is in receipt of a letter from the Woodside Condominium Association dated March 23, 2010. The letter asks the Board to consider Kingston Lane as a public road. There is nothing on the original 40B Comprehensive Permit decision which makes reference to it being accepted at a public road. The residents have been maintaining it through the years as a private way.

- **On a motion made by Chan Rogers and seconded by Bob Tucker, the Board voted unanimously to not recommend that the Town should accept this as a public way.**

WILDEBROOK ROAD

A letter written by Christine Jorgenson, who resides at 6 Wildebrook Road, requested that the Planning and Economic Development Board consider acceptance of Wildebrook Road, First Colony Drive and Summit Road. The letter makes reference that the streets did not meet town approval and the bond was held by the Town. The Board would like to have Town Counsel review this letter. The Chairman is not in favor of accepting these streets. Member Tucker agrees and notes that the homes were not built to the construction standards.

BIRCH HILL - Final Release Subdivision Performance Guarantee:

The Planning and Economic Development Board signed the paperwork for the Certificate of Completion and Final Release of Subdivision Performance Guarantee for Birch Hills Acre Subdivision and will allow a full release of Performance Guarantee.

TOWN FACILITY MANAGEMENT COMMITTEE

- On a motion made by Karyl Spiller-Walsh, and seconded by Bob Tucker, the Board voted unanimously to appoint Tom Gay to the Town Facility Management Committee.

PEDB MEETING MINUTES:

- On a motion made by Chan Rogers and seconded by Karyl-Spiller-Walsh, the Board voted unanimously to approve the minutes of March 16, 2010 as written. Member Gay abstained as he was not present for the 3/16/10 meeting.

FUTURE PEDB MEETINGS:

The next meetings scheduled are: April 13 & 27, 2010.

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

ADJOURN

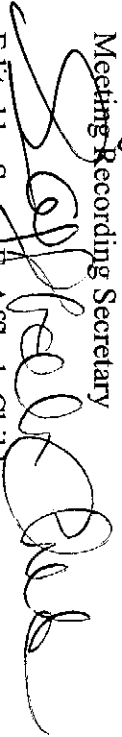
- On a motion made by Karyl Spiller-Walsh, and seconded by Bob Tucker, the Board voted unanimously to adjourn at 10:15 pm.

The meeting was adjourned at 10:15 pm.

Respectfully Submitted,


Amy Supherland

Meeting Recording Secretary


Edited by Susan H. Affleck-Childs
Planning and Economic Development Coordinator