

**Tuesday, May 18, 2010
Planning and Economic Development Board Meeting
Medway Town Hall - 155 Village Street**

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

ABSENT WITH NOTICE: Tom Gay, John Williams

ABSENT WITHOUT NOTICE:

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

The Chairman opened the meeting at 7:00 pm.

PUBLIC HEARING - Proposed Amendments to Medway General Bylaws:

The Public Hearing for proposed Medway General Bylaw Amendments was opened by Chairman Rodenhiser.

- **On a motion made by Bob Tucker, and seconded by Karyl Spiller-Walsh, the Board voted unanimously to waive the reading of the public hearing notice.**

Regulation of Abandoned and Foreclosed Properties

The proposal is to amend the Medway General Bylaws Article 12, by adding a Section 12.25 – Registration and Maintenance of Abandoned and/or Foreclosing Residential Properties. Section 12.25 includes the enforcement authority of the Inspector of Buildings/Building Commissioner of the Town of Medway.

Medway Building Commissioner John Emidy was present to discuss the proposed bylaw. He explained that this bylaw will pertain to only residential property which is not being used or occupied as a residence. The purpose of this is to address the increasing number of foreclosed and abandoned properties. The Building Commissioner indicated that there are currently cataloged approximately 6 abandoned and 25 foreclosed properties. The Board received a packet with photographs noting properties which would be covered by this bylaw. It was further explained that any violation of this bylaw could result in a civil action violation and possibly a fine under 21D where tickets could be written out by the Building Commissioner. Mr. Emidy noted that the draft bylaw was reviewed also by the Fire Chief and Police Chiefs and they are in full support of it.

Member Rogers notes that the pictures in the packet help to prove the case for this bylaw.

Member Tucker communicates that he believes this is a good first step.

Establishment of Medway Agricultural Committee.

Member Spiller-Walsh is comfortable with the wording of the Bylaw and has no issue with recommending the adoption of this. She recommended that when this amendment is presented at Town Meeting, a clear synopsis of the presentation of details of this should be communicated to the residents.

- **On a motion made by Chan Rogers, and seconded by Karyl-Spiller Walsh, the Board voted unanimously to close the public hearings.**
- **On a motion made by Chan Rogers, and seconded by Bob Tucker, the Board voted unanimously to recommend the General Bylaw Amendments as presented.**

Pine Meadow II Subdivision:

The Board will look at the updated bond estimate and will address the developer's request to extend the completion deadline. This will be discussed further at the May 27, 2010 meeting.

Franklin Creek:

The Board will look at the updated bond estimate and will address the developer's request to extend the completion deadline. This will be discussed further at the May 27, 2010 meeting.

Granite Estate Open Space and Drainage Parcels:

The Board reviewed a map noting the land locked parcels on Granite Estates. The Town meeting will take an action on this. These two parcels were not noted as accepted when the street was accepted in 2003/2004. The Board would like to keep all options open and not limit the larger parcel to being used for open space. Affleck-Childs will speak with Town Counsel about what steps need to be taken next.

Preparations for Zoning Bylaw Amendments Public Hearing:

The Public Hearing on proposed amendments to the Zoning Bylaw will take place on Thursday, May 27, 2010. The Board would like Town Counsel to be present. Affleck-Childs will have handouts available. Member Tucker will address the lighting bylaw.

Fox Run Farms 40B development

The ZBA has modified the 40B decision for this development. Affleck-Childs reports there are some inconsistencies between the original decision and the modification as to whether this roadway will be public or private. The ZBA wishes the Planning and Economic Development Board to manage the construction inspection process. Affleck-Childs would

like the Board to be aware that before any construction inspections are started, we should have clarity on expectations about this roadway. We don't want another situation like Kingson Lane. The PEDB sent a letter to the ZBA requesting clarification, but has not heard back from them.

Member Tucker wanted to know why the Zoning Board of Appeals is not able to utilize Tetra Tech Rizzo.

Affleck-Childs noted that they can use Tetra Tech Rizzo. However, the Planning Board does have more experience with making sure that the administration of the process takes place in relation to the construction standards. The Board would like a copy of the decision and also copy of the letter which was sent to the Zoning Board of Appeals.

Route 109 Redevelopment Plan

One of the Board members wanted follow-up from Mr. Carlucci about whether the 109 study information was sent out to Joe Greene at NWG Auto Repair/71 Main Street. Mr. Carlucci indicated that he has not sent this out but will do so.

Construction Reports:

Member Tucker would like to inform Tetra Tech Rizzo that if an observation is made by the consultant, there needs to be resolution noted within the report to hold the contractor accountable.

146 Main ST Adaptive Use Overlay District application

Mr. Steinhoff is making excellent progress on compiling the application. Affleck-Childs communicated to Mr. Steinhoff that the Town's engineering firm could look at the submittal prior to it being reviewed by the Board. The purpose of this is to only save time and make the process more efficient. The Board thinks this is a good idea making sure the cost is not incurred by the Board. The cost of this will be paid by Mr. Steinhoff.

GIS Meeting:

There is a meeting about the GIS system on Thursday, May 27th at 9:00 am with People GIS.

Minutes:

- **On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to approve the minutes of May 11, 2010**

Future Meetings:

The next meetings scheduled are:

Special Planning & Economic Development Board Meeting – Zoning Public Hearing
(Thursday, May 27, 2010 – 7:00 p.m.)

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

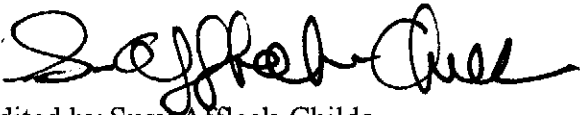
Adjourn:

- **On a motion made by Karyl Spiller-Walsh, and seconded by Bob Tucker, the Board voted unanimously to adjourn at 8:15 PM.**

The meeting was adjourned at 8:15 PM.

Respectfully Submitted,


Amy Sutherland
Meeting Recording Secretary


Edited by Susy Affleck-Childs
Planning and Economic Development Coordinator