

**September 14, 2010
Medway Planning and Economic Development Board
Medway Town Hall
155 Village Street**

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

ABSENT WITH NOTICE: Andy Rodenhiser, and Tom Gay

ABSENT WITHOUT NOTICE:

ALSO PRESENT: Amy Sutherland, Meeting Recording Secretary
Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates Planning Consultant
Dave Pellegrini, Tetra Tech Rizzo

The Vice Chairman opened the meeting at 7:00 pm.

ANR Plan – 49 Pearl Street:

Consultant Carlucci prepared a memo dated September 7, 2010 regarding 49 Pearl Street for an ANR Plan. The plan was prepared by Guerriere & Halnon and is dated June 17, 2010. It proposes to divide an existing Land Court lot of 18.4 acres by splitting off a 1.445-acre buildable lot with frontage on Walker Street plus a 2.758 acre-parcel that is not a separate building lot while leaving 14.2 acres of remaining land with 299.18 feet of frontage on Walker Street. There is an existing house on the property with a party wall separating it into 2 units on separate lots under different ownership. This is an existing condition not affected by the ANR.

It was recommended by Consultant Carlucci that Section 3.2.4 of the Subdivision Rules and Regulations requires that the distance from a new lot line to any existing building be shown. This was not done on the original plan, but has since been corrected on the revised plan delivered this evening.

Section 3.2.7 requires that the names and status of the streets be on the plan as well as whether a street is a scenic road. Walker Street is a scenic road, but this is not indicated on the plan. That omission has been addressed.

The proposed lot division meets the substantive requirements for endorsement. Consultant Carlucci recommended that the plan be endorsed.

The decision will make reference that a scenic road permit may be needed.

On a motion made by Chan Rogers and seconded by Karyl Spiller-Walsh, voted unanimously to endorse the ANR plan for 49 Pearl Street.

CORRESPONDENCE:

Charles River Village OSRD:

The Board is in receipt of a letter from Paul Yorkis dated September 7, 2010. The letter requests the Planning and Economic Development Board grant a withdrawal without prejudice.

On a motion made by Chan Rogers and seconded by Karyl Spiller-Walsh, the Board voted unanimously to grant a withdrawal without prejudice for Charles River Village.

Construction Inspection Update:

Williamsburg Condominium OSRD:

Tetra Tech conducted a site visit on September 1, 2010 and indicated that the forebays #2 and #3 are almost complete. The installation of the proposed subdrains appeared to be per the plan with the correct size pipe, crushed stone and trench. There was discussion about the installing of the flush mounted curb. This will be double checked by Tetra Tech. It was indicated that the sidewalk (on West Street) will be started and finished by the October 15, 2010 deadline.

The Board was in receipt of a memo dated September 9, 2010 from Tetra Tech. It was noted in the memo that the applicant has met the minimum requirements identified in Condition 12 of the approved Certificate of Action dated January 19, 2010. It was further noted that the Stormwater as-built information included in the September 8, 2010 “Roadway Drainage As-Built Plans” should be updated at the completion of the project and incorporated into the final project as-built plans.

Susy Affleck-Childs reported that based on receipt of the memo from Tetra Tech Rizzo, she had provided the previously signed lot release document to Mr. Yorkis and had notified the Building Department that construction could begin on the other buildings in the development.

146 Main Street Adaptive Use Overlay Special Draft Decision:

The members are in receipt of the draft of the Adaptive Use Special Permit Decision for Steinhoff Realty Trust for 146 Main Street prepared by Susy Affleck-Childs. The members would like one of the conditions to make reference to the maintaining of the snow removal. The section on lighting was reviewed and the Board felt that the exterior parking lot lights shall be turned off by 9:30 PM. The hours of operation was also discussed. It was the consensus that there shall be no deliveries prior to 7:00 am and no public access after 9:30 pm.

Susy Affleck-Childs mentioned to the Board that she would like to see some money placed aside by the applicant to review the as-built plan. It was also noted that a monthly status of the progress of the project would be beneficial. The Board agreed and discussed that the project architect/engineer will need to give a certificate of compliance.

Consultant Report:

Franklin Creek Subdivision Wall:

The Board has not received an application from the developer for a minor modification to the subdivision plan in relation to the retaining wall.

Committee and Task Force Reports:

Member Spiller-Walsh informed the members that the DCR had a meeting in the conference room at the library. The members were able to work on the new computer. It was a productive meeting. Thank you to the Library Board of Trustees for allowing the Design Review Committee to use their facility. The DCR is researching if they can redesign the town logo.

Announcements:

There will be a SWAP meeting on Thursday, September 24, 2010 at 8:00 am at the Senior Center. This is the annual legislative breakfast.

Gino Carlucci reported that the state has approved Medway's updated Open Space and Recreation Plan.

The Board of Selectmen authorized the contract with People GIS. Training and workshops will begin soon.

Minutes:

August 31, 2010:

On a motion made by Karyl Spiller-Walsh and seconded by Chan Rogers, the Board voted unanimously to approve the minutes of the August 31, 2010 meeting.

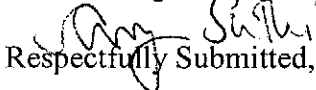
Future Meetings:

The next meetings scheduled are: **Tuesday, September 28, October 12 & 26, 2010.**

Adjourn:

• **On a motion made by Karyl Spiller-Walsh, and seconded by Chan Rogers, the Board voted unanimously to adjourn at 8:30 PM.**

The meeting was adjourned at 8:30 PM.


Respectfully Submitted,

Amy Sutherland
Meeting Recording Secretary


Edited by Susy Affleck-Childs
Planning and Economic Development Coordinator