

**February 15, 2011
Medway Planning and Economic Development Board
And
Medway Economic Development Committee
Public Forum
Mixed Use Feasibility Study
For
Medway’s Oak Grove/Bottle Cap Lot Area
Medway High School
88 Summer Street**

Planning and Economic Development Board Members Present:

Andy Rodenhiser
Bob Tucker
Chan Rogers

Economic Development Committee Members Present:

Ann Sherry
Ray Himmel
Mike O’Mara
Hasan Husain
Ken Bancewicz
Kent Scott

Board of Selectmen Members Present:

Dennis Crowley
Rich Dunne

Also Present: Kevin Hively, Ninigret Partners
Russ Burke, BSC Group
Gino Carlucci, PGC Associates Planning Consultant
Mike Mitchell, MassDevelopment

PEDB Chairman Andy Rodenhiser opened the meeting at 7:05 pm.

The presentation was prepared by BSC Group in cooperation with Ninigret Partners.
Funding support was provided by Mass Development.
This was an Oak Grove Mixed Use Feasibility Study.

The first presenter was Russ Burke from the BSC Group.

Mr. Burke explained that the purpose of the study is for the Town of Medway to seek job creation, economic development, and increased tax revenue. The Oak Grove/“Bottle Cap Lots” area are identified as a “smart growth” redevelopment area within the master plan. The Town has obtained

assistance from Mass Development to conduct a Development Feasibility Study. Mass Development and the Town seek to determine the viability of a business park at the Oak Grove site.

The presentation gave an overview in the following areas:

- Scope of the Feasibility Study
- Site Features (Site is on 47 +/- acres)
- Site Features (Land Use)
- Site Features (Topography – 30-footgrade change from lowest to highest elevations)
- Site Features (Soils – sandy loam)
- Environmental (Flood Plain – 500 year flood boundary in southwest corner)
- Environmental (Wetland Resources)
- Environmental (NHESP- No NHESP Resources, no certified vernal pools)
- (Hazardous Materials –no reportable releases)
- Site Access: (Extensive roadway frontage)
- Utilities: Water- water service available
 Sewer- no public sewer service on site
 Electric- NStar, Verizon, & Comcast
 Gas- Columbia Gas
 Storm Water- drainage along public roadways, no stormwater collection
- Zoning: Site Split Zoning
 Industrial District III
 Agricultural Residential II
 New Zoning will be needed (mixed uses)
- Site Development Consideration: (Opportunities, Constraints)
- Estimates Development Potential

The second part of the presentation was by Niniget Partners. This portion of the presentation showed a market trend analysis. The report indicated that there are 320 businesses which employ 3300 people in Medway. There is not a demand for office space. The major area of business is manufacturing and industry. The report noted that some of the major sources of employment growth are not accessible to Medway.

The Route 495 corridor has less office space but substantially more industrial space than the Route 128 corridor. For purposes of this analysis the competitive market area has been defined as running from Westborough down to Taunton in the 190/495 corridor.

There was a market perspective done.

Analysis was done in relation to the framework for examining competitive supply. This was broken down into 6 levels.

The analysis also provided examples of available product in the area at various stages of market readiness. There were visuals to show the examples of the 6 levels.

There is currently an estimated 681 acres are available for commercial or industrial development across the I 495 corridor.

Active searches provide an indication of the type of real estate required that are in the marketplace to assist in site planning.

At the height of the Massachusetts economy an additional 3.1 million sq. ft. of industrial space was in demand over the present 5 million with more than 72 % of space being less than 50k sq. ft.

The study further looked at biomedical industry employment in suburban Boston. This is the fastest growing industry.

Medway is strategically located as a potential location for life sciences.

Competing for biotech/life science site, there are three levels of “Bio Ready” community designations.

There is heightened competition among health systems. Medway could also serve as a site for an expansion of ambulatory medical capacity for a health system.

There may be potential development along the 495 corridor, particularly if employment continues to expand. The amount of retail in the region is between 90 and 95 built out so retail seems to be unlikely in the near future as a use for the Oak Grove area.

Within 10 miles of Medway there are 17 large multifamily apartments.

The projected household growth suggests that there is a continued need for multifamily units as part of the required housing mix.

It was discussed that site prep required for some nearby developments has a number of distinct advantages over remaining opportunities if site assembly can be addressed.

Questions and Discussion from the public

What can the Town do without ownership of these lots?

Chairman Rodenhiser responded that currently, this land can't be developed by anyone. The Board of Selectmen is essentially responsible for executing any contracts for the purchase of land. The purpose of this study is to provide ideas for the potential use of this area.

Mr. Burke indicated that the study is to evaluate what is the potential and is there a project which is worthy for development.

BOS Chairman Dennis Crowley responded that he is wondering if there is enough consensus to move ahead with planning and zoning. He was also questioning if there is sufficient space.

Mr. Burke responded that he will have an answer to that at the next meeting.

Mr. Burke noted that there are good clusters and chunks of developable land.

Mr. Crowley stated that the Board of Selectmen will be aggressive in pursuing this since 89% of tax rate falls on residents of Medway. There is not enough industry in town. The Board of Selectmen will develop around those lots.

How aggressive does the Town need to be in order for the site to be ready?

Mr. Burke responded that this property would utilize the 43 D expedited permitting. This would expedite the process. There is a criteria which has been established and the Town would need to meet this criteria. This could be accomplished in 12-18 months.

One resident wants the Town to consider the infrastructure that may be needed. She does support the idea of industrial development.

Ms. Mike Mitchell responded that a strategic plan will be put in place.

Mr. Crowley informed residents that the state mandates how much water the town can draw. The Mass DEP has reduced the draw amount so we are in the process of putting in an application to increase the amount of draw. The Town is almost at capacity for sewer. The infiltration needs to be cleaned up. There has been very little done with the I & I containment.

One resident has a concern about making sure the Town looks into the future for 30 years. It is great to be aggressive on the development but in the context of this, it is just as important to protect the residents. It is important that the Town does this right.

Mr. Burke responded that the desire is to create a plan which is sustainable for the community and respectful for the surrounding communities.

Why invest money when this site may never be developed?

Mike Mitchell responded that the Town does have a developable area. It is the goal to see how any site development will impact the future and to understand what the opportunities are for the businesses to compete. It is highly competitive right now.

This site is perfect, but the problem has been that it is difficult to assemble.

PEDB Member Chan Rogers further explained that Medway has only small area for industrial use, and the problem is the bottlecaps. This area could be developed and zoned for commercial and industrial use. The town owns a third of this. The town owns 40% of land and took this portion from tax title.

Chairman Rodenhiser explained the map which showed ownership.

EDC Member Kent Scott explained that with this information it enables us to have dialogue to determine how we as a Town need to move forward. A cost benefit will need to be provided for possible tax revenue. The Town needs to examine if this is viable for the Town of Medway.

Is the Town going to sell or lease?

Chairman Rodenhiser communicated that an agreement with the participants would need to be worked out. It is important to treat all parties as equals.

Are we part of the Charles River Watershed?

Chairman Rodenhiser indicated that the Town of Medway is part of Charles River Watershed.

Susy Affleck-Childs informed all members that if anyone has further questions, please call her office and she will be happy to assist.

(See Attached for complete presentations)

Adjourn:

The meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Amy Sutherland
Meeting Recording Secretary

Edited by,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

DRAFT