

**June 13, 2011
Medway Planning and Economic Development Board
Medway High School – Room 112 A**

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

ABSENT WITH NOTICE:

ABSENT WITHOUT NOTICE:

ALSO PRESENT: Susy Affleck-Childs, Planning and Economic Development Coordinator

The Vice Chairman opened the meeting at 6:05 pm. This meeting was specifically called to discuss several of the Board's proposed warrant articles under consideration for the 2011 Annual Town Meeting to take place at 7:30 pm on June 13, 2011.

- The Board began a discussion regarding Article 24 which proposes the establishment **Article 24** of a new Adaptive Use Overlay District (AUOD) in the Medway Village area. **See attached map of the proposed AUOD area.**

Tom Gay reported he had heard from the owners at 1 and 3 John Street who were very opposed to having their property included in the proposed new AUOD district as John Street is very narrow and not conducive to business operations. These are the folks (Deborah and Robert Mosher and John Van Rye) who had sent a letter dated April 6th to the Board expressing their concerns. **See attached letter which was redistributed to the members.** This letter requests that the boundaries of the new AUOD be adjusted to EXCLUDE 1 and 3 John Street and 4, 6 and 7 Sanford Street.

Tom indicated that he felt the Board did not do a complete job in deliberating the boundaries of this area. The Board should have spent more time on it. He felt the Board could have done better. He suggested the Board should use the new MAPS on Line GIS program to help with these tasks.

Karyl Spiller-Walsh indicated she had driven down to John Street. She felt that the AUOD option might help clean up the backs of these parcels.

Chan Rogers stated that the AUOD is an enabling opportunity. He wondered if the people don't understand that the AUOD is a special permit option, not a requirement. However, since these folks feel aggrieved, he would be OK with removing the parcels as requested, even though he didn't really feel like it was really necessary.

Andy Rodenhiser noted that this area includes lots of older houses for workers at the Sanford Mill with small lots. Andy indicated that we should be practical, sensitive and responsive to their request.

Tom Gay stated that the street width on John Street is quite marginal. Any increase in traffic could really be problematic.

Susy Affleck-Childs reported that the properties at 4, 6 and 7 Sanford Street are owned by Robert and Virginia Heavey. Board members recollected that Mr. Heavey had spoken against the AUOD district at the public hearing on the proposal.

A motion was made by Bob Tucker, seconded by Chan Rogers to recommend to Town Meeting to remove 1 and 3 John Street and 4, 6 and 7 Sanford Street from the boundaries of the proposed AUOD district. The motion passed unanimously.

Article 27 – The Board then discussed Article 27 regarding revising the boundaries of the Commercial III zoning district. **See attached map showing existing and proposed boundaries.**

Andy Rodenhiser reported that he had received several calls from BOS Chairman Dennis Crowley who had been contacted by a Mr. William Caton who owns 39 Broad Street which would be changed from ARII to Commercial III by this proposal. Mr. Caton presently lives at 39 Broad Street.

Susy Affleck-Childs showed the Board the location of 39 Broad Street on the map. She indicated that she had spoken with Mr. Caton as well. He is concerned that this change would remove his option to have an accessory family dwelling unit which is a special permit option under ARII but is not included as an option in the text of the Commercial III zone.

Andy Rodenhiser reported that Mr. Crowley had suggested Mr. Caton speak with a realtor about the respective value of his property with ARII vs. Commercial III zoning. Andy indicated that based on those conversations, Mr. Caton has learned that 39 Broad Street may be more valuable with the Commercial III zoning if it were to be sold. Andy indicated that Mr. Caton will not object to the rezoning proposal during Town Meeting.

Andy noted that this was an unanticipated impact of the proposal. He asked how the Board felt about possibly recommending a future change to the text of Commercial III zoning district to allow for accessory family dwelling units by special permit.

Bob Tucker indicated that the Board should vote to show its intent to propose this change for a future town meeting and to inform Mr. Crowley of the Board's willingness to address this issue.

Board members concurred.

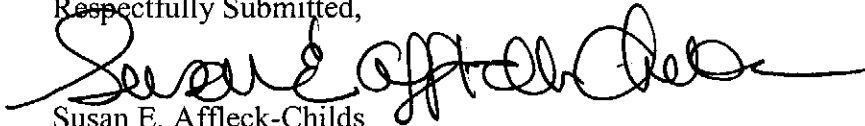
A motion was made by Bob Tucker, and seconded by Chan Rogers that the board develop a zoning bylaw amendment proposal to revise the Commercial III text to allow accessory family dwelling units by special permit and to propose this for a future town meeting. The motion passed unanimously.

*Minutes of June 13, 2011 Special Meeting
Medway Planning & Economic Development Board
APPROVED -- June 28, 2011*

Board members then adjourned to the special and regular Town Meetings being held in the auditorium at Medway High School.

The Annual Town meeting was adjourned at 8:33 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Meeting Recording Secretary

RECEIVED
APR 12 2011

TOWN OF MEDWAY
PLANNING BOARD

April 6, 2011

TO: The Members of the Planning & Economic Development Board
FROM: Robert and Debora Mosher of 3 John Street, Medway, MA
John Vanrye of 1 John Street, Medway, MA

RE: The Proposed Adaptive Use Overlay District

Dear Committee Members,

Let me start by saying that my husband and I (Debora Mosher) were out of town at the time of the Public Hearing regarding the Zoning Bylaw Amendment. Once I received the notification, I went to the Town Hall and spoke with Susy Affleck-Childs and inquired what the reasoning is for the overlay to include #1 and #3 John Street. After expressing my concerns, Susy Affleck-Childs suggested that I write a letter to the board with my concerns.

To begin with, the section of John Street that I am questioning isn't the section directly behind the stores and the Post Office. The section of John Street that I am opposed to is to be included in the overlay is #1 and #3 John Street. (See attached map) In this particular section the road is only 14'-15' wide. The home at #1 John Street sits 5' from the street and #3 John Street is only 6' from the street. The frontage is 97' for these two properties which includes the two homes and their perspective driveways. Homes along Mansion Street (not properly marked on your map) are approximately 3' from the road. Mansion Street is actually the southern border on your map.

My home dates back to 1797 and I can't understand why, after all these years, the committee wants to change this section of town with its characteristically narrow roads. I honestly believe that if I were to apply for a business permit I would be denied, and rightly so, for the reasons that the neighborhood can't handle the additional traffic; on street parking is inadequate for the whole neighborhood and these two homes obviously do not have any room for off street client parking.

Therefore, I am requesting that the proposed overlay not include #1 and #3 John Street. I would like to request that the committee consider stopping the overlay boundary at the properties on Village Street (See attached map). As I look at the map, this seems to make the most sense because the whole Southern boundary (except for this disputed section) is along Village Street. It would be so much "cleaner" to keep it at that and not start the precedence of singling out a small neighborhood.

In closing, I ask that each of you drive by this area prior to voting on this issue and please consider the impact that your decision will have on this small historic neighborhood.

Thank you for your time and consideration of this matter and again I apologize that I wasn't in attendance at the Public Meeting where these concerns would have been brought up.

Sincerely,

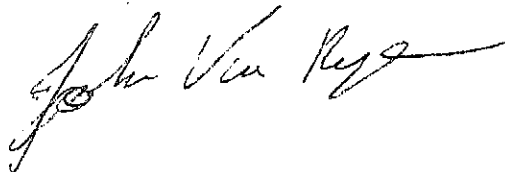


Debora Mosher



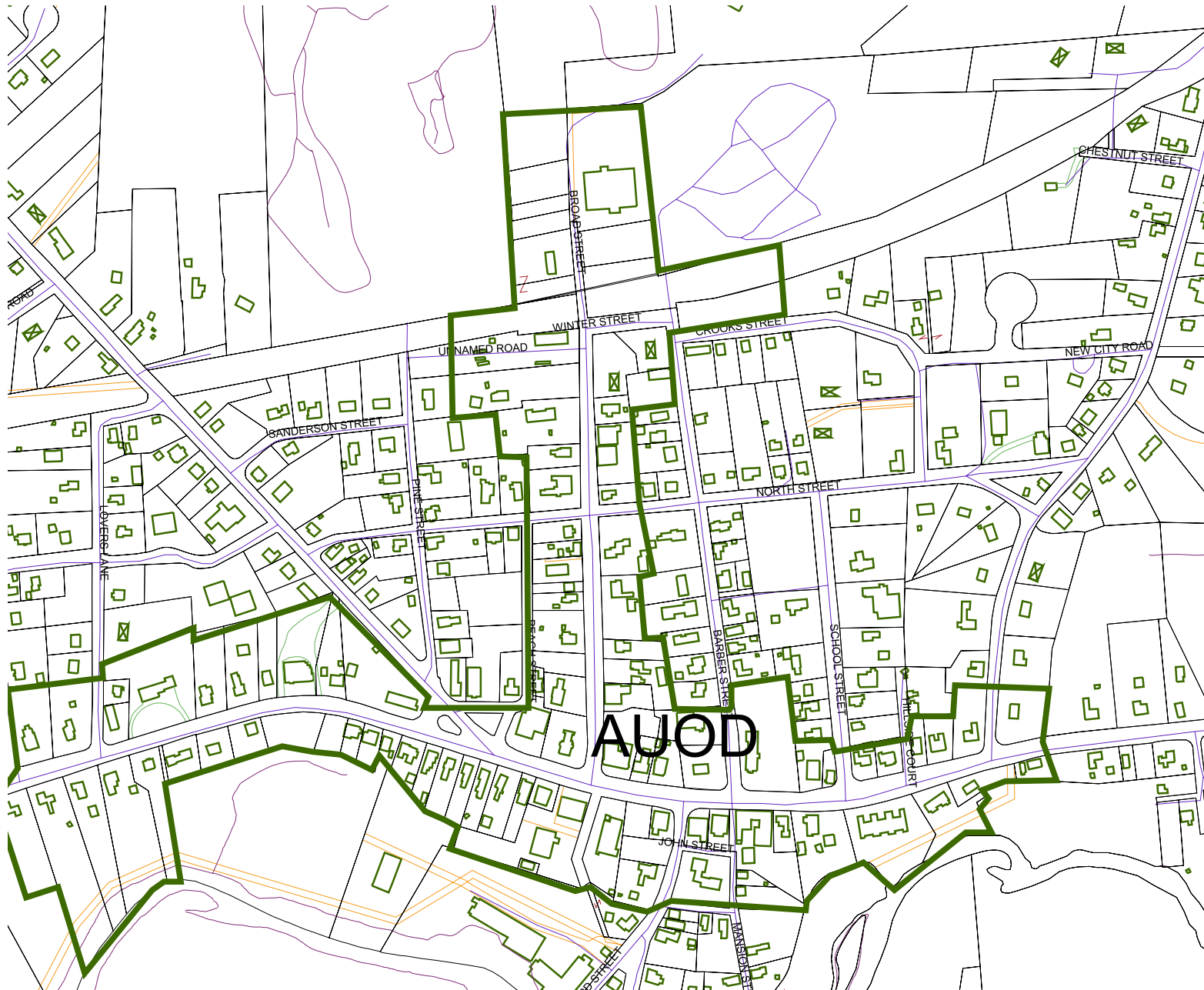
Robert Mosher

John Vanrye

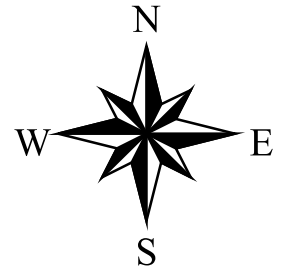


Cc: Andy Rodenhiser
Robert K. Tucker
Thomas A. Gay
Cranston (Cran) Rogers
Karyl Spiller Walsh
Susy Affleck-Childs

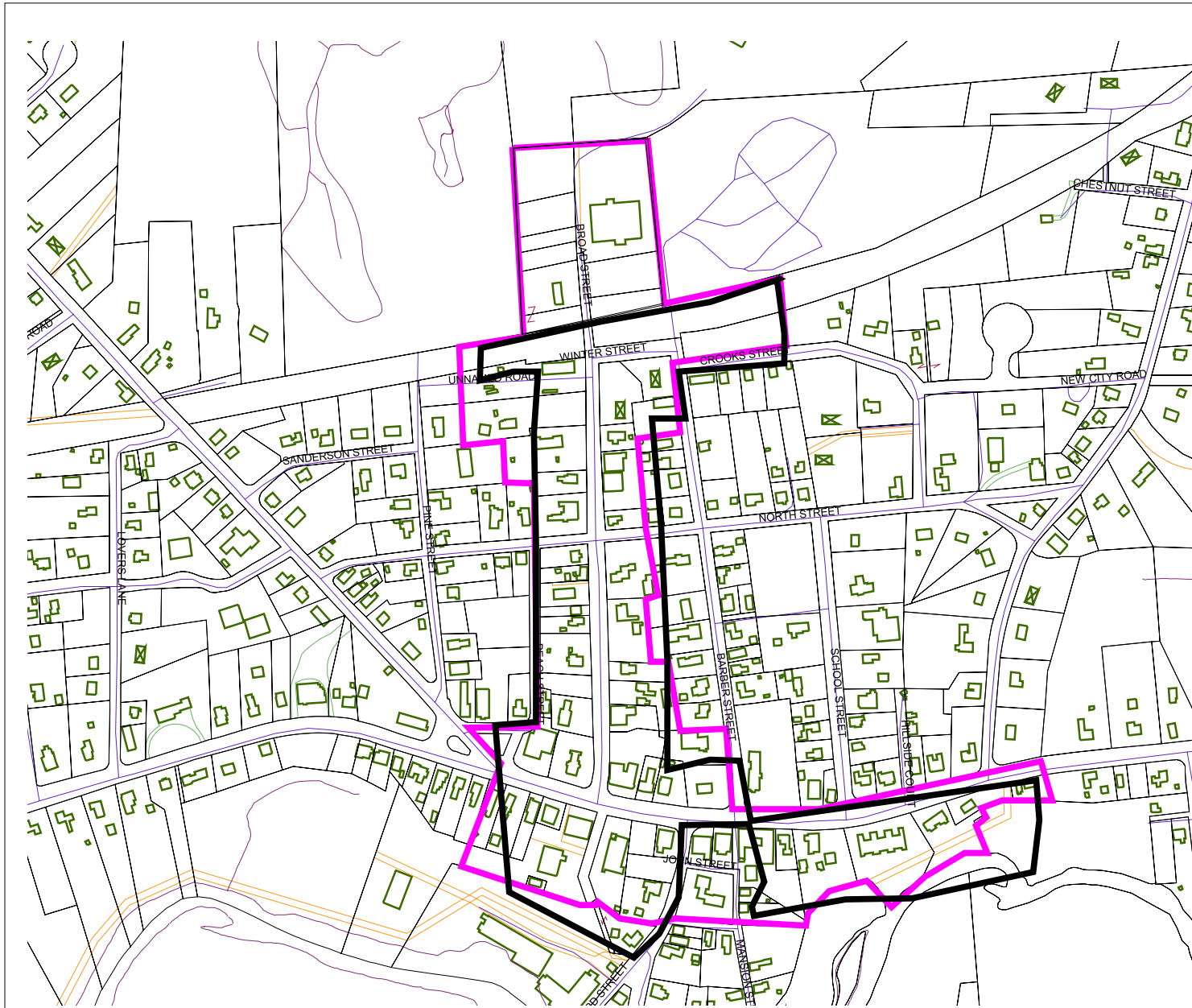
Proposed AUOD District



Prepared by:
PGC Associates, Inc.
for the
Medway Planning
and
Economic Development Board
February 17, 2011



C-III District



Proposed New C-III Boundaries

- Existing C-III
- Proposed C-III

Prepared by PGC Associates, Inc.
for the Medway
Planning and Economic Development Board
March 22, 2011

