

January 15, 2013
Medway Planning and Economic Development Board
SPECIAL MEETING with the Board of Selectmen
155 Village Street - Medway, MA 02053

PLANNING AND ECONOMIC DEVELOPMENT BOARD MEMBERS PRESENT: Andy Rodenhiser, Bob Tucker, Tom Gay, and Chan Rogers

ABSENT WITHOUT NOTICE: Karyl Spiller-Walsh

ALSO PRESENT: Susy Affleck Childs, Planning and Economic Development Coordinator
Claire O'Neill, Economic Development Coordinator
Amy Sutherland, Meeting Recording Secretary
Suzanne Kennedy, Town Administrator

BOARD OF SELECTMEN MEMBERS PRESENT: Andrew Espinosa, Glenn Trindade, Dennis Crowley, and Richard D'Innocenzo.

PEDB Chairman Andy Rodenhiser opened the meeting at 6:10 pm.

The Meadows Bond Reduction:

The Board was informed that the balance in the Meadows bond is \$37,000. The punch list was prepared by Tetra Tech and showed \$19,600.00 worth of work remaining. This work has been completed. The title research has been done and the applicant is proceeding with street acceptance. The Board discussed the fire alarm issue. It is recommended to place \$2,000 in the special Fire Department fund in lieu of the fire alarm installation. The Board reviewed an email dated January 9, 2012 from Dave Pellegri Tetra Tech which was provided. (See Attached)

On a motion made by Chan Rogers and seconded by Bob Tucker, the Board voted unanimously to release a total of \$20,600 from the bond account. \$2,000.00 will be directed to the fire fund and \$18,600 shall be provided to the developer.

The Chairman of the Board of Selectmen Andy Espinosa called the BOS meeting to order at 6:20 pm.

MOTIONS TO GO INTO EXECUTIVE SESSION

Board of Selectmen:

On a motion made by John Foresto and seconded by Dennis Crowley, a motion was made for the Board of Selectmen to exit out of open session to go into executive session to discuss purchase, exchange, lease or value of real estate property if the Chair declares that an open meeting will have a detrimental effect on the Town's negotiating position (Oak Grove parcels on the south side of Milford Street near alder and West Streets and Trotter Drive), and to then return to open session.

BOS Chairman Espinosa stated that an open meeting would have a detrimental effect on the Town’s negotiating position.

Roll Call Vote:

Glenn Trindade	aye
John Foresto	aye
Dennis Crowley	aye
Richard D’Innocenzo	aye
Andy Espinosa	aye

The motion passed.

Planning and Economic Development Board:

On a motion made by Chan Rogers and seconded by Bob Tucker, a motion was made for the Planning and Economic Development Board to exit out of open session to go into executive session to discuss the purchase, exchange, lease or value of real estate property if the Chair declares that an open meeting will have a detrimental effect on the Town’s negotiating position relative to the Oak Grove parcels on the south side of Milford Street near Alder and West Streets and Trotter Drive and to then return to open session.

PEDB Chairman Rodenhiser stated that an open meeting would have a detrimental effect on the Town’s negotiating position.

Roll Call Vote:

Bob Tucker	aye
Chan Rogers	aye
Tom Gay	aye
Andy Rodenhiser	aye

The motion passed.

The open session adjourned to executive session at 6:20 pm.

The Boards reconvened in open session at 7:20 p.m.

The Economic Development Committee members were part of the discussion during the open session. Those members in attendance were Ann Sherry and Ken Bancewicz.

Zoning Ideas:

Both the Planning and Economic Development Board and the Economic Development Committee have worked on possible ideas for amendments to the Zoning Bylaws.

There was discussion about the industrial parks and bringing in manufacturing businesses.

The problem with the industrial area is that there are small fractured lots.

The group reviewed a map of the 495 Business Park. Identified on the map were the owners, addresses and users of property. The wetlands were also noted.

There was a question about the status of Cybex expanding? It was noted that there will be a meeting with the CFO of Cybex, Claire O’Neill and Suzanne Kennedy.

Susy asked the Board of Selectmen what they want to see in this area (495 Business Park).

There was a suggestion that it would be great to see big buildings with lots of people and revenue. Another idea was to see office buildings. All were in agreement that the Town must be ready from a zoning perspective to bring in potential business. It would be beneficial to designate the rest of the park as a 43D area for expedited permitting. The Town could take a proactive step in doing this. The property owners would need to agree to the designation.

Claire reported that she had reviewed the zoning in various towns and did comparisons relative to zoning uses, setbacks, allowed heights and maximum lot coverage. There was really not a big difference among the compared communities to Medway. The big difference among the compared towns is the allowed uses within the industrial zones. The community has control of uses through the Zoning Board of Appeals with special permits.

The goal would be to redefine and determine the highest and best use of this land. There was a question whether this land is worth going through the effort of meeting with the property owners.

The Town needs to figure out if they want to continue to forge ahead with the vision. It is important to let the residents know what is happening with the bottlecap lots. The Town also needs to know what the restrictions are for each lot and which lots are developable.

The Board of Selectmen would like Claire to prepare a map of wetlands and show what is actually buildable and look at the whole package.

It was reported that MAPC has selected Medway to provide zoning recommendations for the Oak Grove area.

One of the goals of the Planning and Economic Development Board is to change the permitting process from the Zoning Board of Appeals to the Planning Board for Special Permits. The special permit and site plan review processes need to be done congruently to make it a more streamlined process for applicants. All were in agreement that this is good idea. The development community would benefit from this. The report from Northeastern University noted that the town needed an expedited permitting process. The Board of Selectmen agreed that this could be included as an action item.

The challenge is how to pull this together and move forward.

The EDC and Planning and Economic Development Board have been working on parking regulations. The Zoning Board of Appeals will be asked to take part in the discussions. Some of the current parking regulations

are too restrictive for some businesses. The goal is to also look at shared parking addressing both the day and night time hours. The parking regulations may not be ready for the town meeting this spring.

The Planning and Economic Development Board mentioned it was considering changing the site plan review section of the zoning bylaw to provide for interdepartmental teams to handle some of the small site plan reviews.

There was a question about if the Town needs to direct additional resources to help speed up the process of making this happen. Some of the resources the Town uses are consultants and we get a good response from the consultants.

The discussion next moved to the Thayer Homestead site plan and how the process will be moving forward for this project.

Susy communicated that the public hearing for the Thayer Homestead will take place in February.

The Chairman communicated that the Planning and Economic Development Board will meet aggressively if needed for this process to go forward quickly.

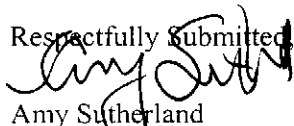
The discussion then moved to the 109 reconstruction project. The Board of Selectmen want to make sure that the whole process is not stalled due to possible changes with the traffic light location as proposed by the forthcoming applicant Roger Calarese for Tri Valley Commons at 72 Main Street. The Town's goal is to get the 25% design phase done ASAP.

There was discussion that the developer wants to have a traffic light at Dunkin Donuts and his financing is contingent upon having that light. The Planning and Economic Development Board expects that the site plan filing will take place at the end of the week.

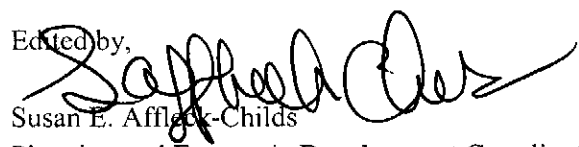
There will be further meetings with the Board of Selectmen to keep moving forward together with the goals of economic development.

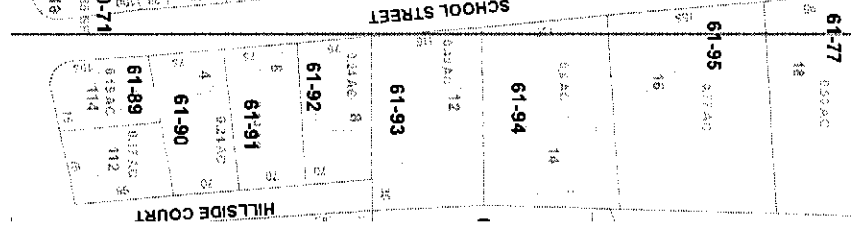
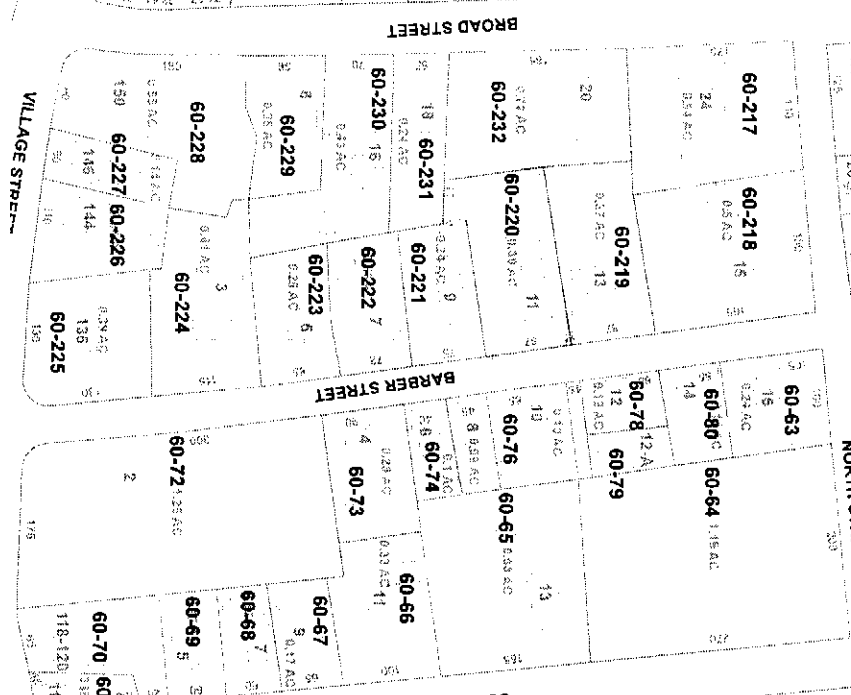
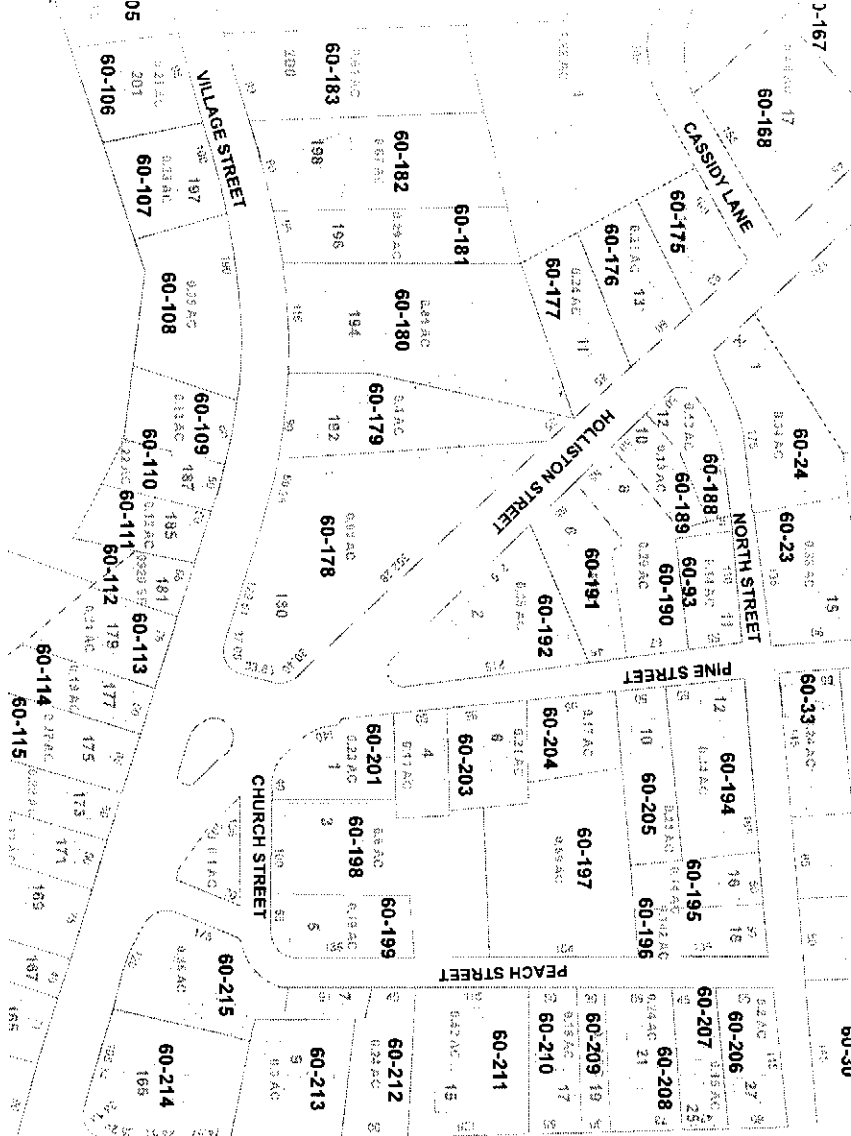
On a motion made by Tom Gay and seconded by Chan Rogers, the Board voted unanimously to adjourn the meeting at 8:30 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

Edited by,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator



Susan Affleck-Childs

From: Pellegrini, David [david.pellegrini@tetrattech.com]
Sent: Wednesday, January 09, 2013 10:55 AM
To: Susan Affleck-Childs
Subject: The Meadows-Fire Alarm Box
Attachments: 20130109104342.pdf

Hey Susy,

As you know, last night the board asked me to provide a cost to furnish and install a Fire Alarm Box as identified on plans for The Meadows project. I did verify that there is no detail for this box on the plans, and very few if any communities still utilize them. I therefore could not get an accurate cost. However, I went back to a project I completed in the year 2000. For that project we spec'd the fire alarm box/pedestal attached to this e-mail. That is what I picture being required for The Meadows. The cost to furnish and install that box/pedestal was \$3,000. This project was in Cambridge and was utilizing union rates, and Ralph may have been able to find a cheaper version of this pedestal/box. However, you would also think that inflation would drive up that cost over the 12 year period as well. Therefore, I feel comfortable saying that the pedestal/box proposed at The Meadows would cost at least \$2,500-\$3,000 to furnish and install. Therefore, I believe that the fee that the board was considering (between \$1,000-\$2,000) would still represent a cost savings overall for the project. Please pass this information along to the Board at your convenience.

I have to drive by the site on my way home today to verify whether or not Ralph ever installed the base for this system, and to verify that there is nothing exposed to the surface (conduit, wiring, etc.).

Thanks,
Dave

David R. Pellegrini, P.E. | Senior Project Manager
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