

**December 11, 2013  
Medway Planning and Economic Development Board  
Medway Senior Center – 76 Oakland Street  
Medway, MA 02053**

**BOARD MEMBERS PRESENT:** Andy Rodenhiser, Karyl Spiller-Walsh, Matthew Hayes, Bob Tucker and Associate Member Richard DiIulio.

**ABSENT WITH NOTICE:** Tom Gay

**ALSO PRESENT:**

Susy Affleck-Childs, Planning and Economic Development Coordinator  
Amy Sutherland, Meeting Recording Secretary

The meeting was opened at 7:00 pm.

A list of attending members is attached to the minutes.

Planning and Economic Development Coordinator, Susy Affleck-Childs began the meeting by providing the purpose of the meeting which is to listen to the presented information and do some brainstorming on what the town want to do in regards to moving forward.

The presentation began was providing a slide which showed of West Medway. This is Oak Grove area which is referred to as the bottle cap lot area. Currently, the Town of Medway owns about 73% of this area with 277 other mini-parcels owned by 27 other private owners. This has been marked as a regional priority site.

Officials see this as an area which would be developed to help diversify the tax base. The Town has gotten the attention of Mass Development from seeing this site as mixed use providing many forms of housing. Those options still need to be explored. Hopefully, this presentation will assist in making some of those options possible.

The town is working with MAPC, which is a regional development planning committee. Their purpose is to learn about the housing needs of the Town of Medway. They have put the data together with the hopes that this will guide the Planning Board to craft various zoning bylaws to allow this to happen.

Senior Regional Planner Cynthia Wall with Metropolitan Area Planning Council presented demographic information that indicates that Medway's senior population is rising. The research also looks at the trends. The workforce between the ages of 35 to 64 will rise by 73% by 2030. According to the statistics provided, to buy a single-family home in Medway, the combined income would need to be \$90,000.

Medway's life cycle housing needs are increasing. There is a demand for senior housing. .

Medway is also part of MAPC, and there are 8 sub regions which are part of this committee. Medway is part of southwest planning committee. Cynthia looked at what our neighbors and sub-regional neighbors were doing and the trends are similar in this region. The common theme is that as people age, they look for different housing opportunities.

Another area which was looked at was how does Medway accommodate the people who work in community. The working trends are that the manufacturing and construction employees who work in town have decreased and retail trade, finance, and insurance has increased. This is important to know so that the Town knows what kinds of incomes support their housing.

The other item looked at is where are employees coming from to get to jobs in Medway. The largest percentage comes from Medway. This is significant to know since the next town is Franklin and also the surrounding area. 5% of employees are coming from Boston. Currently there are 9-15% of employees leaving Medway to work in Boston.

The discussion next moved to taxes. In the Town of Medway, 80% of the taxes are paid by the residential homes. The 2013 tax revenues have adjusted values. The assessed values of the homes in Medway jumped 18% in sales prices within one year. This information was provided from the Warren group. The average cost of a single family home is between \$311,000 and \$318,000.

There were examples shown of high density housing in and around Medway, suggesting that high density apartment buildings and duplexes could be an option to consider. A floor area ration was shown. The model of tax revenue and relationship to floor area are highly correlated. Some duplexes can provide a tax revenue increase up to 8%. Examples of this were provided. It would be beneficial for Medway to look at various options for housing which would increase the tax revenue.

The following examples were referenced:

**Pine Ridge:**  
20 units in five buildings on 3.91 acres. (All have been sold)

**Fox Run Farm:**  
More clustered development would be Fox Run Farm. This is 12 units with 3 affordable.

**Kingston Lane:**  
This development has 52 Units with affordable housing. There also has open space. This is cluster development.

**Williamsburg:**  
This development has 18 units on 5 acres. Some units are two families with duplexes.

**Charles River Village:**

This development has 11 units on three acres. This site allows for basements and multi-purpose rooms.

**14 Mechanic Street:**

This site has 12 units on 1.61 acres. This is an example of smart density projects.

The presentation also provided various examples of how other communities have greater smart density projects. River Walk in Concord was references and also a development in Norton.

There was a statement that some of the open space is swamp and the calculations for open space were questioned.

The Chairman responded that the formula for looking at open space has been changed to take out wetlands and power lines.

Cynthia Wall indicated that there was a report done on the Town of Medway in 2007 by UMASS students which provided a series of recommendations regarding development. One of those was to look at form based zoning.

Cynthia proceeded to explain that the form based zoning is difficult since it is done through pictures. It is recommended to use this type of zoning on the bottle caps lots. This is accomplished by establishing the street layout both pictorially or graphically. The Town can decide on setbacks and heights. Form based zoning can be accomplished but it takes many years.

The presentation next moved to the audience.

**Thoughts for discussion:**

- Selectmen Trinidad expressed his frustration with the lottery for 40 B. There were no people who showed up. The town tried to find people who met the criteria and we were unsuccessful. He wants to know where people go that do not have \$90,000. There are opportunities for apartments in the bottle cap area. We need to look at how we build these apartments. There are apartment buildings in Belmont which are gorgeous but dense. People there are fine with it since the apartments fit architecturally. We should talk to employees from EMC to see where their employees live. He also noted that more apartments do not always mean more kids. There are several people who are middle aged which choose not to have kids.
- There should be options for the older people who want to stay in Medway but who do not want to mow their yard, or rake their leaves. The Town needs to create options for people to stay in town.
- The parcel is on the edge of town and has good access to Rt.495.

- The current road structure is not adequate. We would need to create the roads.
- One goal would be to make the Town of Medway a destination community. We must be active in letting the State know what kind of housing we want. Most developers will build what the town wants.
- One resident responded that he is not sure if putting houses/apartments in the bottle cap area and trying to build another strip mall makes sense.
- Town Administrator Kennedy wanted to know if there was any kind of screening/buffers from the industrial area for those in apartments. It would appear that the next step would be to assemble the parcels. The title work could take another 5 to 6 years.
- The Chairman responded that this could be done with garden paths, and also with five feet back setbacks. The buffers could be established and created with each project. This could be a permit by right without a developer at the table. We can take the whole package and put it out to be built. The town would dictate what we want. The DRC is very good at what they do and would be instrumental in crafting a project. The developer would then be coming to the table knowing what the town wants. Cynthia Wall did respond that it is highly unlikely that a developer will come in a just build based on a towns plan.
- Developing form based- here needs to be a plan for the land and urban renewal plan in place but need the skeleton first and then can move forward. This is not a quick process. Do not think that a single developer would think this is the best thing. One will do housing, hotel and will not all happen at once. The concern about impact is that it happens gradually and addresses mitigation gradually.
- Selectmen Crowley's concern is that town is relying 88% on residential taxes. His concern is about the number of students coming into town and we can't support 50 to 60 more students. This is going to take a while. He wants to see further numbers that this type of zoning would not bring in more children to those types of homes. The town has been working on this for 4 to 5 years, but there is still a long way to go. How long will it be until we get all the titles? Are we looking 3 to 5 years out? When will the first shovel be put into the ground?
- Another resident explained that we need to look at the existing zoning and the types of uses allowed. These are extremely broad. We need to do something for the adjacent areas.
- Eric: look at persoection of density has to do with design, but occur that look at the past which was much higher density in the past and look at that and introduce this to this is not new, there were medway mills and look back at that.


- Another resident commented that there is no clean decent affordable housing in Medway. There is no continuum of housing. There is no diversity.
- We need to move in a direction for diverse housing and look at the population by age. There are some real needs for this of housing.
- The town does not want to be involved with rental subsidies. Explore affordable apartments and use money to provide with loan and attach a restriction to the property and hold to rents which allow us to meet our obligations.
- Explore the percentage of ownership of condominium complexes.
- We have an obligation to the senior citizens. The town has two aging housing areas. It might be a good idea to consider if this is a site for senior housing.
- Urban renewal needs to look at where the money is going to come from.

**Adjourn Meeting:**

**On a motion made by Karyl Spiller-Walsh and seconded by Matt Hayes, the Board voted unanimously to adjourn the meeting at 8:44 pm.**

The meeting was adjourned at 8:44 pm.

Respectfully Submitted,



Amy Sutherland  
Recording Secretary

## **Members in Attendance:**

### **Oak Grove Housing Workshop - 12/11/2013**

Andy Rodenhiser	PEDB & EDC
Alison Slack	AHC/MHA/CPC
Bob Ferrari	AHC/MHA
Doug Havens	Medway Community Housing Coordinator
Glenn Trindade	BOS/AHT
Flo Carucci	Citizen
Eric Alexander	Citizen
Susy Affleck-Childs	Medway Planning and Economic Development Coordinator
Rich Di Iulio	PEDB Associate Member
Rob Hubbard	Director - Medway Redevelopment Authority
Karyl Spiller-Walsh	PEDB & DRC
Suzanne Kennedy	Town Administrator
Hugh McKinnon	EDC
Jim Wickis	OSC
Judi LaPan	AHT
Dennis Crowley	BOS
Mike Heineman	AHT
Matt Hayes	PEDB
Matt Buckley	DRC
Jonathan Westcott	Citizen
Ann Sherry	AHT
Ken Bancewicz	EDC
Mary O'Leary	MHA
Teresa O'Brian	AHC
Dan Hooper	Citizen
Bruce Hamblin	Citizen
Bob Tucker	PEDB