

Special Meeting
Medway Planning and Economic Development Board

Tuesday, February 17, 2015
Restaurant 45 – 45 Milford Street

PRESENT: Andy Rodenhiser, Bob Tucker, Tom Gay, Matt Hayes, Rich Di Iulio

NON PRESENT: Karyl Spiller-Walsh

Also attending: Susy Affleck-Childs, Planning and Economic Development Coordinator
Stephanie Mercandetti, Community and Economic Development Director
Gino Carlucci, PGC Associates

Chairman Rodenhiser called the meeting to order at 7:05 pm. He introduced Board members and offered welcoming comments. The meeting had been planned as a way to meet with the neighbors in and around the Speroni Acres neighborhood to discuss ideas about expanding business zoning around the 109/126 intersection.

A map showing the current Commercial V district and various parcels nearby was distributed. **(See Attached.)**

Andy Rodenhiser recapped that the Board had previously brought this matter before Town Meeting on two occasions. There is a range of opinions on what types of businesses would be OK. He asked the neighbors what were their thoughts and ideas. What is acceptable to you? The Board wants to get some ideas so we can craft what is most appropriate for the area. What business uses would be workable? What are the abutters concerns? Where should boundaries be drawn and what measures can be taken to mitigate impacts? What do people find objectionable? We have heard no more gas stations and no drive-thrus. Would medical office space with reasonable hours be acceptable?

Bob Tucker noted that Medway has a reasonably good lighting bylaw now. There is not supposed to be any light trespass off the property.

Bob Tucker noted that the current setbacks now in AR-II are 35' off the street and 15' side and rear setbacks.

Adam Signori, just south of berry greenhouse stated he didn't think 15 feet isn't quite enough.

It was noted that new development could be required to have a residential character.

The discussion moved to parking. Where does parking go, in front or in back?

Bob Tucker suggested putting parking in front, away from the abutting residential neighbors.

Andy Rodenhiser stated the Board could also require developers to screen/ buffer area – with mounds and evergreen trees along the top.

Bob Parella (Paramount Industries) stated that he and the other businesses at the intersection of Route 109/126 had approached Berry's Greenhouse back when the Commercial V zone was first being created. It didn't make sense to have the 4 corners of that intersection that all had businesses on them to be in the ARII zone. Mr. Berry was not interested in it at the time. What about zoning creep? Where does it end?

Bob Tucker stated that was an attempt to look at the pre-existing non-conforming business uses.

Audrey Alexander indicated that she hadn't been asked at that time (2004) whether they wanted to be part of Commercial V.

Andy Rodenhiser stated that putting a strip mall in this area is probably the last thing that anyone wants to see.

Abutter???? stated that the Board keeps coming back on this. The people of the town have spoken that they do not want this. Why does the board keep coming back on this?

Bob Tucker stated that nobody wants to live across the street from a commercial property. He suggested a geographical alignment that wouldn't include 32 and 31 Summer Street.

Andy Rodenhiser stated that commercial districts should be at the intersection of main roads like 109 and 126. There are pretty limited opportunities in town for business development. IT makes reference in the Medway Master Plan that efforts should be taken to grow business.

Mrs. Alexander asked about how high buildings could be?

Abutter??? asked what are the projections for revenues that the Town would receive if this land was developed.

Andy Rodenhiser indicated he had no idea.

Bob Tucker stated that anytime you can have business instead of residential, you reduce the Town's cost of servicing the property.

Andy Rodenhiser stated that the amount of taxes generated varies depending on the type of business, building, equipment, vehicles, etc.

Woman who works at Restaurant 45 and owns 29 Summer Street reported that Mark Smith, owner of Restaurant 45, is interested in acquiring property on the west side of Summer Street to have parking overflow for the restaurant.

It was reported that Restaurant 45 employees are parking now at Medway Gardens

Bob Parella asked what the Board would like to see there. Does the Board want to see as much commercial zoning as they can?

Matt Hayes responded that he would like to see it as large as possible that makes sense for the sight.

Tom Gay started that he has lived in Medway all his life. He would like to see the discussion about Commercial vs. AR-II zoning be settled. How do we create districts that make sense but look at what the traditional use has been over time? Zoning in this town is relatively young. That is why you see businesses in the agricultural residential areas. When I look at this area, I see Berry's Greenhouses, Medway Garden, Paramount, Dunkin Donuts, Restaurant 45 and you look at where there were home based businesses. If we can take something that makes sense geographically and contain it, it could work. We should square it off and contain it and define it.

Andrey Alexander – I asked about the possibility of just rezoning my property at 35 and 37 Summer Street.

Andy Rodenhiser responded that he wanted to do what made sense. He noted that the subdivision should not have been done because it makes sense for the area to be business.

Abutter??? - The master plan says that Main Street is the primary business district.

Andy Rodenhiser responded that the people working on the Medway Master Plan wanted to see the redevelopment of the Medway Shopping Center.

Abutter???? – We are afraid of a situation, we fear loss of control, and we fear seeing something like the Medway Shopping Center happen to us next door.

Tom Gay said that the purpose of this discussion is not about the top of the hill. He likens this to the overlay district where it comes west on Main Street. There are businesses there that don't look like businesses. That would be his goal

Andy Rodenhiser – What we are looking at is a new zoning district that would have less intensive business uses than the Commercial V district.

Bob Parella – I am as concerned about this as anyone. I suggest that 37, 35 and 33 Summer and 36 Milford should go to Commercial V.

Tom Gay – One of the things we can do is to control the creep. I would take a new zoning district all the way down to Summer Valley Lane and include 28 Summer Street as well.

Audrey Alexander – We bought our house in 1966. There was loads of traffic on Summer Street when GM was in Framingham. This area was never really had a neighborhood. My children played in the woods where you have houses now.

Abutter??? – My proposal would be to completely close off Rustic Road. It would move us away from the commercial creep.

Various residents suggested the following:

- Height – less than 40 feet; no more than 2 stories
- No retail – no gas, no food service,
- 8 to 5 pm – professional offices, low impact
- Rear setback of more than 15 feet
- No driveway access from rustic road
- No car washes, no gyms – no things with heavy turnover . . .
- Natural buffers – staggered, thicker, larger rear setback
- No yoga type studio

Mike Langley, 29 Summer Street asked why the Board is still pushing this. He is concerned about cascading change down Summer Street.

Andy Rodenhiser – The Board does this because we continue to be asked to do so by property owners. We want to try to craft something that might be workable for all. Berry's Greenhouse (vacant) is essentially a blighted property.

Abutter?? – Where are the people who really want that?

Audrey Alexander – I am here. The Nottornos (33 Summer Street) couldn't make it due to a death in the family.

NOTE – Mark Smith (31 Summer Street) was present for a portion of the meeting.

Bob Tucker indicated that the Board is more than willing to customize a new type of district for this area.

Bob Parella – At the last town meeting, the proposal was amended to limit the expansion of the Commercial V zoning district to just the Bain's property. I am trying to look at this in terms of what is best for the whole town.

Abutter??? expressed that she liked the idea of a transition zone and thought it might be helpful in other locations in town too.

Another abutter expressed concern about stormwater runoff impacting their property.

Bob Parella stated that he liked the transitional zoning idea with a clean, clear geographical area. He said that 36 Milford Street should be Commercial V along with 33 – 37 Summer Street.

Andy Rodenhiser expressed that it is naïve to think that Route 126 would not develop into commercial uses

Abutter??? expressed concerns about noise.

Someone suggested limiting the business transitional zone to 37, 35 and 33 Summer Street and keep the rest south of there as AR-II.

Tom Gay stated he felt the business transition zone should go all the way south to Summer Valley Lane.

Audrey Alexander – I like the idea of a transition zone.

Abutter?? asked what kind of restrictions can be placed on traffic going thru the neighborhood from a zoning perspective. He is very concerned about cut thru traffic.

Bob Tucker suggested the neighborhood really needed to form a home owners association.

The Speroni Acres neighbors indicated that they would like to meet with us to learn more about the subdivision and the sewer system.

On a motion made by Matt Hayes, seconded by Tom Gay, the meeting was adjourned at 9:06 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs". The signature is written in a cursive, flowing style.

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

 Neighbors Interested in Business Zoning

 Existing Commercial-V Zoning District

