

Tuesday, February 24, 2015
Medway Planning and Economic Development Board
155 Village Street - Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Karyl Spiller-Walsh	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	X	X	X	X	X	X

ALSO PRESENT:

Consultant Gino Carlucci, PGC Associates
Planning and Economic Development Coordinator, Susy Affleck-Childs

The Chairman opened the meeting at 7:00 pm.

There were no public comments.

Design Review Committee:

The Board was made aware that on February 19, 2015 the Design Review Guidelines Update Review Committee held interviews. The consensus from the meeting is that The Cecil Group would be a good fit for the Town of Medway. This consultant presented a good proposal. Susy is currently working on getting the contract documents together which will be presented to the Board of Selectmen at their meeting which is to be held on March 2, 2015.

PEDB Meeting Minutes:

February 3, 2015:

On a motion made by Bob Tucker and seconded by Tom Gay, the Board voted unanimously to accept the minutes from February 3, 2015.
(Member Hayes abstained from voting)

February 10, 2015:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from February 10, 2015.

Other Business:

SWAP Meeting:

Consultant Carlucci reported on the recent SWAP meeting. The purpose of the meeting was to discuss the state's MSW4 Permit. This document is currently in draft form and comments are being solicited. This permit will address storm water management. The biggest issue with the permit will be the cost burden placed on towns. This will be an unfunded mandate by the federal government. Funding options for towns were explored. One example was to fund this through

the establishment of a stormwater utility. The Town of Medway has been proactive on this over the last few years. The Town has a consultant working with Department of Public Services.

The Chairman inquired whether the Planning and Economic Board needs to make changes to the Rules and Regulations to address the upcoming storm water permit. Susy responded that the Town of Medway is more restrictive then the Department of Environmental Protection with some of the regulations. It was recommended to look at the Subdivision Regulations and Best Management Practices and Operations.

Meeting Schedule:

The Board was presented with a copy of the upcoming meeting schedule. **(See Attached)**

This will be included in the Board's packet on a regular basis. This was a recommendation from Stephanie Mercandetti, Director of Community and Economic Development.

Winthrop Street Scenic Road Permit:

The Board is in receipt of the following documents: **(See Attached)**

- New Public Hearing notice dated 1-26-15
- Draft of Scenic Road Work Permit dated 2-19-15

It was explained that the public hearing for the Winthrop Scenic Road Permit had commenced on January 13, 2015 and was continued to January 27, 2015. The January 27, 2015 hearing had to be cancelled due to the blizzard, thus the reason why this hearing needed to be re-advertised. The abutters were renotified.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to waive the reading of the public hearing notice.

The representative for Elite Builders was present.

An overview was provided explaining that there is one 20" diameter maple tree located in the Town's right of way adjacent to 75 Winthrop Street that is proposed for removal. Based on Section 405-8 of Medway's *Scenic Road Rules and Regulations*, the replacement formula asks for a total of 22 three-inch (3") caliper Trees. Tree Warden Fred Sibley has recommended the planting of three new sugar maple trees and 4 substantial rhododendron bushes at least 4" across on the approximately 60' long ridge line on private property at 75 Winthrop Street.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to incorporate all information pertaining to the work permit from the previous meeting.

The Board is in receipt of the draft Scenic Road Work Permit decision which has also been reviewed by Tree Warden, Fred Sibley and the applicant.

The applicant is required to install the noted plantings by June 30, 2015.

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to support what has been recommended in regards to the scenic road permit for Winthrop St.

Master Plan Implementation:

The Board is in receipt of the following documents:

- Memo from Susy Affleck-Childs dated 2-19-15 (**See Attached**)
- 2009 Medway Master Plan

It was explained to the Board that it has been six years since the Medway Master Plan was adopted. The town has not worked on this since that time. It is suggested that a Master Plan Implementation Status Work Group be formed to look at reviewing the progress and to set up expectations toward the next master plan update. This group would include Stephanie Mercandetti and representatives of the Board of Selectmen, Town Administrator's Office and various departments such as DPS, Conservation, Board of Health and Building Department. Jim Wieler helped with this process the last time and it would be beneficial to ask for his assistance.

The Board is in support of moving forward with this initiative.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to authorize establishing a Master Plan Implementation Status Work Group.

Wedgewood Subdivision Rescission Public Hearing

The Board is in receipt of the following documents: (**See Attached**)

- New Public Hearing Notice
- Wedgewood Subdivision Plan – 5/6/1963
- Covenant dated 11/1/1965
- Confidential email dated 12/1/14 from Town Counsel Barbara Saint Andre (not included)

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to waive the reading of the public hearing notice.

Attorney Kirsten Jensen representing property owner and applicant Charlotte Realty Trust was present at the meeting.

It was explained that the application of Charlotte Realty Trust is to rescind the previously approved Westwood Subdivision Plan (for lots 10-65 only) dated May 6, 1963. The plan was approved by the Medway Planning Board on October 2, 1965 and was recorded at the Norfolk County Registry of Deeds on February 3, 1966 as Plan 107 in Book 220.

The present owner wishes to remove the plan and covenant as they are in the process of selling the property.

There was a question about Lot #5 and if there is an easement and would the easement be distinguished with the rescinding. This would need to be looked into.

Resident, Carol Kilroy, 245 Village Street noted that this would be a problem since her driveway is right next to this.

The Board discussed that the parcel maps available may not be totally positionally accurate. The property line is further to the west than what the parcel map shows. All were in agreement that it is not going to intrude on building number 255 Village Street since it is further west.

Resident Timothy Choate was questioning the access road for the new development and how the rescinding will effect that plot of land.

The Board is comfortable with rescinding. Susy will write up a decision and the Board will vote at the next meeting on Tuesday March 10, 2015.

Continuation Hearing:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted to continue the public hearing until March 10, 2015 at 7:15 pm.

Tri Valley Commons Site Plan”

The Board is in receipt of a draft public hearing schedule for Tri Valley Commons. (See Attached)

The Board was reminded that when attending another board meeting, your primary purpose is to listen and not provide any commentary of your own feelings since this could be interpreted as a bias.

It was noted that Tri Valley Commons is planning to attend the Design Review Committee meeting on March 2 as informal, pre-application meeting.

The Chairman is concerned about the applicant meeting with Design Review Committee without an official submittal. He wants to make sure the process is being followed. The members agree that there needs to be control of the process. Susy informed the Board that upon review of some of the information presented, it appears that one of the elevations missing. This was also not submitted in the last submittal. Another item we have not received is the waiver request, and accurate plan review and filing fees.

The Board discussed not having any informal meetings until this is provided. This is one way they can control the process.

Susy responded that this is different from how the Board has handled this in the past.

Another suggestion was that when they come in for an informal, make it clear that there will be no real review until the application is complete and the application checklist is satisfied. Member Tucker has an issue with them coming to Design Review Committee since the submittal is not complete.

Susy is currently moving ahead with preparing the contract information for GPI which needs to be acted upon at a Board of Selectmen meeting.

The Board reviewed the schedule of meeting dates and is comfortable with items one through six. Rich Landry suggested doing the storm water overview on the first night. This would be just water issues and not landscape issues. The architecture should be a separate night. The landscape could be tied into the architecture. The landscaping/architecture could be discussed at the second hearing.

The Board would like a letter sent to the applicant informing him of the schedule of events and what the Board required for the submittal.

Business Transition Zoning District

The Board is in receipt of the following: (See Attached)

- Revised draft text dated 2-24-15
- Proposed district map dated 2-17-15

The article is to see if the Town of Medway will amend the Medway Zoning Bylaw by adding a new sub-section CC. Business Transition to Section V. Use Regulations. Town Counsel has reviewed and provided comments. The height limit (two stories and to not exceed 30 ft.) was noted along with keeping the architecture consistent with the surrounding neighborhood. The proposed minimum rear yard setback is 20 ft. The section regarding buffering explains that the side or rear setback area of parcels which abut a residence shall be substantially landscaped in accordance with the Site Plan Rules and Regulations so to provide suitable visual and sound buffer between the business and residential uses. There is no universal language for buffering. There should be some flexibility regarding the buffering. This is noted within the districts. If a structure is being refurbished, then there may not be a need for further buffering. Some areas may require further buffering. It was suggested to add language for existing vegetative buffering, that it needs to be maintained.

Parking was the next area discussed. As proposed, parking shall be located to the rear and/or side of building. Motor vehicle parking located between a building and the street is permitted only if no other reasonable alternative is available due to site limitations. Parking of vehicles may not be located within the setback area from an abutting residence. The Board does not want all the parking in the front. The problem is for some of the lots is that they are not deep, but shallow. For two of the lots, the parking is already in the back for the residences (31 and 33 Summer Street). Some type of relief may be needed for re-use regarding to the parking.

The Board was in agreement to remove the section h) regarding maximum building size.

Susy noted that a revision is needed to the parcel labeling on the map. What is noted as 36 Milford Street should be 38 Milford Street.

Susy reported that the owner of 20 Summer Street has interest in being included.

There was discussion about putting in language that any building will conform to the Town of Medway Design Guidelines as determined by the Site Plan Design Standards. Since this language is being revised, it will probably not be ready for town meeting.

The Board is in agreement to go with the parcels that have been requested by the residents/owners.

Zoning Bylaw Amendments Multifamily Housing:

The Board is in receipt of the following: (See Attached)

- Revised text dated 2-24-2015
- Map dated 2-17-2015

The purpose of this amendment is to encourage the provision of a diversity of housing types and to increase the number of affordable housing units by establishing a special permit option to allow for development of multifamily dwellings or apartment houses, and multifamily developments. The intent is that the Planning and Economic Development Board may grant a multifamily housing special permit

The presented map shows a potential multi-family development overlay district. The overlay area was noted in red. There was a suggestion to move the red line down and shrink it on the Main Street side since it is newer with residential homes. The concern about changing the line is that there will be a lot of opposition since the residents in this area will be against this. One of the recommendations is to identify the parcels and have Consultant Carlucci present that map to the members for review.

The Board agreed to hold a special meeting on Saturday, February 28, 2015 to work further on the map.

ADJOURN

On a motion made by Karyl Spiller-Walsh, and seconded by Bob Tucker, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Reviewed and edited by,


Susan E. Affleck-Childs

Planning and Economic Development Coordinator



Medway Planning and Economic Development Board

Prospective Agendas

February – August 2015

Updated – February 19, 2015

Tuesday, February 24, 2015 ◊ REGULAR MEETING - Sanford Hall

School Vacation Week

- Winthrop Street Scenic Road Public Hearing (rescheduled from 1/27/15)
- Wedgewood Subdivision Rescission Public Hearing (rescheduled from 1/27/15)
- ANR Plan, 135 Summer Street

Monday, March 2, 2015 ◊ SPECIAL MEETING with BOS – Sanford Hall

- Complete Streets Presentation – Chris Kuschel of MAPC

Absent: Tom Gay (not available for remote participation)

Monday, March 9, 2015 ◊ WINTER SPECIAL TOWN MEETING – Medway High School

Tuesday, March 10, 2015 ◊ REGULAR MEETING - Sanford Hall

Monday, March 16, 2015 ◊ JOINT MEETING of the PEDB and DRC

Tuesday, March 17, 2015 ◊ SPECIAL MEETING - Sanford Hall

- ZONING BYLAW AMENDMENTS Public Hearing

Tuesday, March 24, 2015 ◊ REGULAR MEETING - Sanford Hall

Tri Valley Commons Site Plan and Special Permit Public Hearing

Tuesday, April 14, 2015 ◊ REGULAR MEETING - Sanford Hall

Tuesday, April 28, 2015 ◊ REGULAR MEETING - Sanford Hall

Absent: Andy Rodenhiser

Karyl Spiller-Walsh (can participate remotely)

Monday, May 11, 2015 SPRING TOWN MEETING – Medway High School

Absent: Tom Gay (not available for remote participation)

Tuesday, May 12, 2015 ◊ REGULAR MEETING - Sanford Hall

Absent: Tom Gay (not available for remote participation)

Tuesday, May 26, 2015 ◊ REGULAR MEETING - Sanford Hall

Tuesday, June 9, 2015 ◊ REGULAR MEETING - Sanford Hall

Tuesday, June 23, 2015 ◊ REGULAR MEETING - Sanford Hall

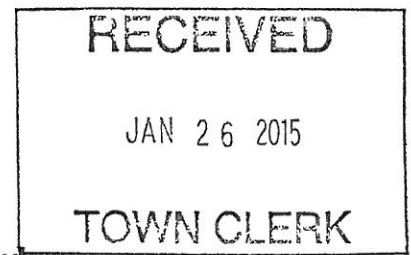
Tuesday, July 14, 2015 ◊ REGULAR MEETING - Sanford Hall

Tuesday, July 28, 2015 ◊ REGULAR MEETING - Sanford Hall

Tuesday, August 11, 2015 ◊ REGULAR MEETING - Sanford Hall

Absent: Tom Gay (not available for remote participation)

Tuesday, August 25, 2015 ◊ REGULAR MEETING - Sanford Hall



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

NOTICE OF SCENIC ROAD PUBLIC HEARING – RESCHEDULED
Winthrop Street – Millstone Village

In accordance with the provisions of Massachusetts General Law, Chapter 40, Section 15C (*the Scenic Roads Act*) and Chapter 87, Section 3 (*the Public Shade Tree Act*), and the Town of Medway Planning Board *Rules and Regulations for the Review and Issuance of Scenic Road Work Permits*, notice is given that ***the Medway Tree Warden and Planning and Economic Development Board will conduct a public hearing on Tuesday, February 24, 2015 at 7:15 p.m. in the Sanford Room of Town Hall, 155 Village Street, Medway, MA to consider the application of Millstone Builders LLC of Westborough, MA for a Scenic Road Work Permit.***

A Scenic Road Work Permit is needed as a result of construction work in the Town's right-of-way on Winthrop Street, a designated Medway Scenic Road, near the location where *Millstone Village*, an 80 unit, active adult (+55) retirement community, is under construction. The 51 acre site is located at 129 R Lovering Street between 61 and 83 Winthrop Street in the ARI zoning district (Medway Assessor's Parcel 20-4). The Millstone Village development is owned by Millstone Builders LLC of Westborough, MA.

The applicant proposes to cut and remove one 20" diameter maple tree on the west side of Winthrop Street to provide suitable sight distance for exiting traffic from Cobblestone Drive, the primary driveway for Millstone Village. The subject tree is located within the right-of-way in front of adjacent vacant property at what is now 75 Winthrop Street owned by Betty Ann McCall-Vernaglia of Medway, MA. ***A Notice shall also be posted on the subject tree at least seven (7) days before the public hearing.***

The original public hearing began on January 13, 2015 and was continued to January 27, 2015. The January 27, 2015 hearing had to be cancelled due to the blizzard and associated unsafe weather conditions.

The application materials are on file with the Town Clerk at Medway Town Hall, 155 Village Street and may be inspected during normal business hours, Monday – Thursday from 7:30 am to 4:30 pm and Friday from 7:30 am to 12:30 pm. Interested persons or parties may attend the public hearing and express their views at the designated time and place. Written comments are encouraged and may be emailed to: planningboard@townofmedway.org. For additional information, please contact the Medway Planning office at 508-533-3291.

Andy Rodenhiser, Chairman

To be published in the *Milford Daily News*
Monday, February 9, 2015 and Tuesday, February 17, 2015

cc: *Medway Town Officials/Departments* – Board of Selectmen/Town Administrator, Inspector of Buildings/Zoning Enforcement Officer, Conservation Commission, Historical Commission, Department of Public Services, Tree Warden.

Telephone: 508-533-3291 Fax: 508-321-4987
sachilds@townofmedway.org



TOWN OF MEDWAY
Planning & Economic Development
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Karyl Spiller-Walsh
Richard Di Iulio, Associate Member

DRAFT – February 19, 2015

SCENIC ROAD WORK PERMIT
Winthrop Street

APPLICANT – Millstone Builders, LLC, Westborough, MA

LOCATION – West side of Winthrop Street (*a designated Medway Scenic Road*) in front of 75 Winthrop Street

BACKGROUND – Pursuant to an adult retirement community special permit issued on June 24, 2014 by the Planning and Economic Development Board, Millstone Builders LLC is constructing an 80 unit, active adult (+55) retirement condominium community known as Millstone Village located on a 51 acre site at 129 R Lovering Street. The development includes a mixture of single family detached homes and townhouse dwelling units in duplex and triplex form.

PROJECT DESCRIPTION (*Tree Removal*) - To provide adequate sight distance for traffic exiting from the Millstone Village development on Cobblestone Drive, Medway Sergeant/Safety Officer Jeffrey Watson has recommended the removal of a 20" diameter maple tree that is located within the Town's right-of-way on the west side of Winthrop Street in front of 75 Winthrop Street, just north of Verizon utility pole #47.

DATE OF PUBLIC HEARING – Pursuant to Section 15C of Chapter 40 (*the Scenic Roads Act*) and Chapter 87 (*Shade Trees Act*) of M.G.L., the Medway Planning and Economic Development Board and the Tree Warden opened a public hearing on January 13, 2015. The hearing was continued to the January 27, 2015 meeting which had to be cancelled due to weather. A new public hearing was opened and closed on February 24, 2015.

ADVERTISEMENT – The notice for the 1-27-15 public hearing was published in the *Milford Daily News* on December 29, 2014 and January 6, 2015. The notice for the 2-24-15 public hearing was published in the *Milford Daily News* on February 9 and 17, 2015.

POSTED NOTICE

- The notice for the first public hearing was posted with the Medway Town Clerk on December 8, 2014. The notice for the rescheduled public hearing was posted with the Town Clerk on January 26, 2015.
- Tree Warden Fred Sibley posted the public hearing notice on the applicable tree(s) at least seven (7) days prior to the public hearing.

3. The tree to be removed is not a high quality, specimen tree and does not merit the full compensatory value or mitigation measures. See attached photo.
4. Section 405 - 8 B. of the *Scenic Road Rules and Regulations* authorizes the Planning Board to waive full compliance with the tree restoration provisions and authorizes the Tree Warden to determine an appropriate compensatory value.
5. In lieu of replacement tree planting in the right of way, Tree Warden Fred Sibley has recommended the planting of three new sugar maple trees along the ridge on private property owned by Betty McCall Vernaglia at 75 Winthrop Street.
6. Betty McCall Vernaglia, owner of the adjacent property at 75 Winthrop Street, is amenable to the planting of trees and shrubs on her property, as expressed at the 1-13-15 public hearing.

DECISION – On February 24, 2015, the Planning and Economic Development Board and Tree Warden Fred Sibley voted to approve a Scenic Road Work Permit allowing removal of the subject 20 inch maple tree in the right-of-way adjacent to 75 Winthrop Street subject to the following conditions:

1. As compensatory action, the Applicant shall plant three, 3” or more caliper sugar maple trees and 4 substantial rhododendron bushes at least 4’ across on the approximately 60’ long ridge line on private property at 75 Winthrop Street. Species selection to be approved by the Tree Warden before planting.
2. The applicant is required to install the above noted plantings by June 30, 2015. The applicant’s failure to do so may result in the cessation of issuance of building permits for Millstone Village dwelling units by the Town of Medway.

The provisions of this Permit shall apply and be binding upon the Applicant and all successors and assigns in interest. Failure to comply with all conditions stated herein shall be deemed cause to revoke or modify this Permit. This Permit does not relieve the Applicant or any other person of complying with all other applicable federal, state or local statutes, by-laws or regulations.

VOTING THIS 24th day of February, 2015 IN FAVOR:

Planning and Economic Development Board Members:

Andy Rodenhiser
Robert K. Tucker
Matthew J. Hayes
Thomas Gay
Karyl Spiller-Walsh

Tree Warden: Fred Sibley

ATTEST _____

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

cc: Fred Sibley, Tree Warden
David D’Amico, Department of Public Services
Jack Mee, Building Commissioner
Steve Venincasa, Millstone Builders



TOWN OF MEDWAY
Planning & Economic Development
155 Village Street
Medway, Massachusetts 02053

MEMORANDUM

February 19, 2015

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs
RE: Medway Master Plan

The current Medway Master Plan was adopted by Town Meeting in June 2009.

It has been almost 6 years since that date. I wonder how the various Town boards, committees, and departments are doing toward implementation. It would seem beneficial to conduct a review of progress and to begin to set expectations toward the next master plan update.

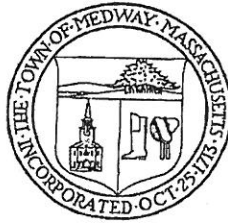
I ask the PEDB to discuss establishing a Master Plan Implementation Status Work Group to be comprised of representatives of the various boards and committees that were involved in the preparation of the 2009 Master Plan. See attached list. I think it would also be good to include Stephanie Mercandetti and representative of the BOS, TA office, and selected Town departments – DPS, Conservation, Health, and Building.

The recommended tasks for the group would be to:

- review the Master Plan recommendations
- identify the action items that have been undertaken
- acknowledge the action items that have not yet been addressed and determine why
- devise a new plan/schedule for continued implementation

Thoughts??

2009 Medway Master Plan



Adopted by the Planning Economic Development Board: May 26, 2009

Presented to the 2009 Medway Annual Town Meeting: June 15, 2009

The Master Plan Committee Members:

Jim Wieler, Citizen at large, Medway Master Plan Committee, Chairman MMPC

Dave Kaeli, Community Preservation Committee, Vice-Chairman MMPC

Diane Borgatti, School Committee, Secretary MMPC

Mark Cerel, Citizen at Large

Larry Ellsworth, Finance Committee

Dan Hooper, Citizen at Large, Design Review Committee

Rob Pomponio, Historical Commission

Alison Slack, Affordable Housing Committee

Andy Rodenhiser, Planning & Economic Development Board

Jim Wickis, Open Space Committee

Ron Wilson, Water/Sewer Commission

Bill Wright, Economic Development Committee

Contributors:

Susy Affleck-Childs – Planning Board Assistant

Gino Carlucci – Consulting Planner – PGC Associates

Pat McHallaam – Quinobequin GIS

Cover Design:

Medway Design Review Committee: Julie Fallon, Dan Hooper

Cover Images: Background USGS map of Medway, Images top to bottom

1) Medway High School, Summer Street; 2) David & Grace Hoag; 3) Charles River Bank, Holliston & Main Streets; 4) The Commercial-I Retail District Concept; 5) The Thayer House, 2B Oak Street.



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

RECEIVED

JAN 26 2015

TOWN CLERK

January 26, 2015

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Karyl Spiller Walsh
Richard Di Iulio, Associate Member

NOTICE OF PUBLIC HEARING - RESCHEDULED
Wedgewood Subdivision Plan - RESCISSION
Tuesday, February 24, 2015

In accordance with the provisions of Chapter 41, Section 81A – 81GG, Massachusetts General Laws and the Medway Planning and Economic Development Board's *Rules and Regulations for the Review and Approval of Land Subdivisions*, notice is given that **the Medway Planning & Economic Development Board will conduct a public hearing on Tuesday, February 24, 2015 at 7:30 p.m. in the Sanford Room of Town Hall, 155 Village Street, Medway, MA to consider the application of Charlotte Realty Trust of Sharon, MA to RESCIND the previously approved Wedgewood Subdivision Plan (for lots 10 – 65 only) dated May 6, 1963 prepared by B & E Engineering Associates of Woburn, MA for Frank R. Equi of Winchester, MA.** The Wedgewood plan was approved by the Medway Planning Board on October 2, 1965 and was recorded at the Norfolk County Registry of Deeds on February 3, 1966 as Plan 107 in Book 220.

The public hearing had originally been scheduled to take place on Tuesday, January 27, 2015 at 7:15 p.m. The hearing was cancelled due to the blizzard and associated unsafe weather conditions.

The subject site is a 43.1 acre parcel now known as 261 R Village Street (Medway Assessor's Parcel 69-021).

Lots 10 – 65 and the corresponding roadway and infrastructure shown on the Wedgewood subdivision plan were never constructed and the current owner wishes to remove the plan and the corresponding covenant from the record at the Norfolk County Registry of Deeds.

The application, associated documents and the *Wedgewood Definitive Subdivision Plan* are on file with the Medway Town Clerk at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected on Mondays from 7:30 a.m. to 5:30 p.m., on Tuesday – Thursday from 7:30 a.m. to 4:30 p.m., and Fridays from 7:30 a.m. to 12:30 p.m. It is also available at the Planning and Economic Development office at Town Hall and at the Board's web page at the Town's web site at: <http://www.townofmedway.org>

Interested persons or parties are invited to review the plan, attend the public hearing, and express their views at the designated time and place. Written comments are encouraged and may be sent to planningboard@townofmedway.org. For additional information, please contact the Medway Planning and Economic Development office at 508-533-3291.

Andy Rodenhiser, Chairman

Telephone: 508-533-3291

planningboard@townofmedway.org

Fax: 508-341-3287

COVENANT

I, Frank R. Equi of Winchester, Mass. being the owner of land submitted for approval by The Planning Board of a definitive plan of a subdivision in Medway, County of Norfolk, Commonwealth of Massachusetts, entitled, "Subdivision of Land in Medway, Mass., scale 1"=50' dated May 1963, Revised January 5, 1965 and Revised August 12, 1965, Engineers: D & E Engineering Associates, Inc., 1 Russell St., Woburn, Mass., OWNER: Frank R. Equi, 1 Taft Circle, Winchester, Mass., hereby elect to obtain conditional approval of said plan by agreement as provided in the General Laws, Chapter 41, Section 81-U as amended.

I, Frank R. Equi, therefore, covenant and agree with said Planning Board and with the inhabitants of the Town of Medway that no lot in said subdivision shall be sold and no building erected or placed upon any lot therein except upon the following covenants and conditions.

(1) The ways and the municipal services serving such lot shall have been constructed or installed, all in accordance with the requirements of said board as set forth in its rules and regulations and as further specified hereinafter.

(2) No building or structure shall be built or placed on a lot of land until adequate provision has been made for water service from an existing water main of the Town to serve such lot.

(3) No building or structure shall be built or placed on a lot of land without the approval of The Medway Board of Health.

(4) All dwellings shall have the first floor elevation twelve inches (12") above the crown of the street grade at the highest point passing such dwelling.

(5) All dwellings shall be graded in such a manner as to provide a minimum gradient of 1/4" per foot for a horizontal distance of a minimum of 10 feet, as per F.H.A. "Minimum Property Standards for ONE and TWO Living Units".

(6) No building or structure shall be built or placed on a lot of land until adequate provision has been made for storm drain on the locus.

(7) The fee to the ways and all utilities installed therein and easements for drainage as shown on the plans, shall at the completion of the project, be conveyed to the Town of Medway. The owner may at his election, furnish a surety bond, with surety approved by the Planning Board, in an amount sufficient in the opinion of the Board, to cover

(a) The costs of construction of the way and installation of municipal services referred to

refer to Plan # 107 of 1966 P. R. 220

M. 25 26

598

In Article No. 1 or any unfinished part thereof and (b) The performance of the provisions of this covenant

This agreement shall be binding upon the owner, his successors and assigns and, further, the owner agrees that the obligation to perform the conditions hereof shall be binding upon the land.

Nothing contained in this covenant shall be deemed to prohibit a conveyance by a single deed, subject to such covenant of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.

The premises or any part thereof may be mortgaged by the owner and any such mortgage or mortgages, as well as any title based thereon, shall not be deemed to be a sale.

This covenant shall take effect upon approval of said plan.

Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.

When the requirements of this covenant have been complied with as to any particular lot or a bond furnished as provided above, then the foregoing restrictions as to the erecting or placing of a building in any lot shall be removed and a certificate duly executed by a majority of the Board waiving this prohibition shall be filed and recorded in the Norfolk Registry of Deeds.

Signed and sealed this first day of November 1965

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss Date November 1, 1965

Then personally appeared Frank R. Equi and acknowledged the foregoing instrument to be his free act and deed, before me

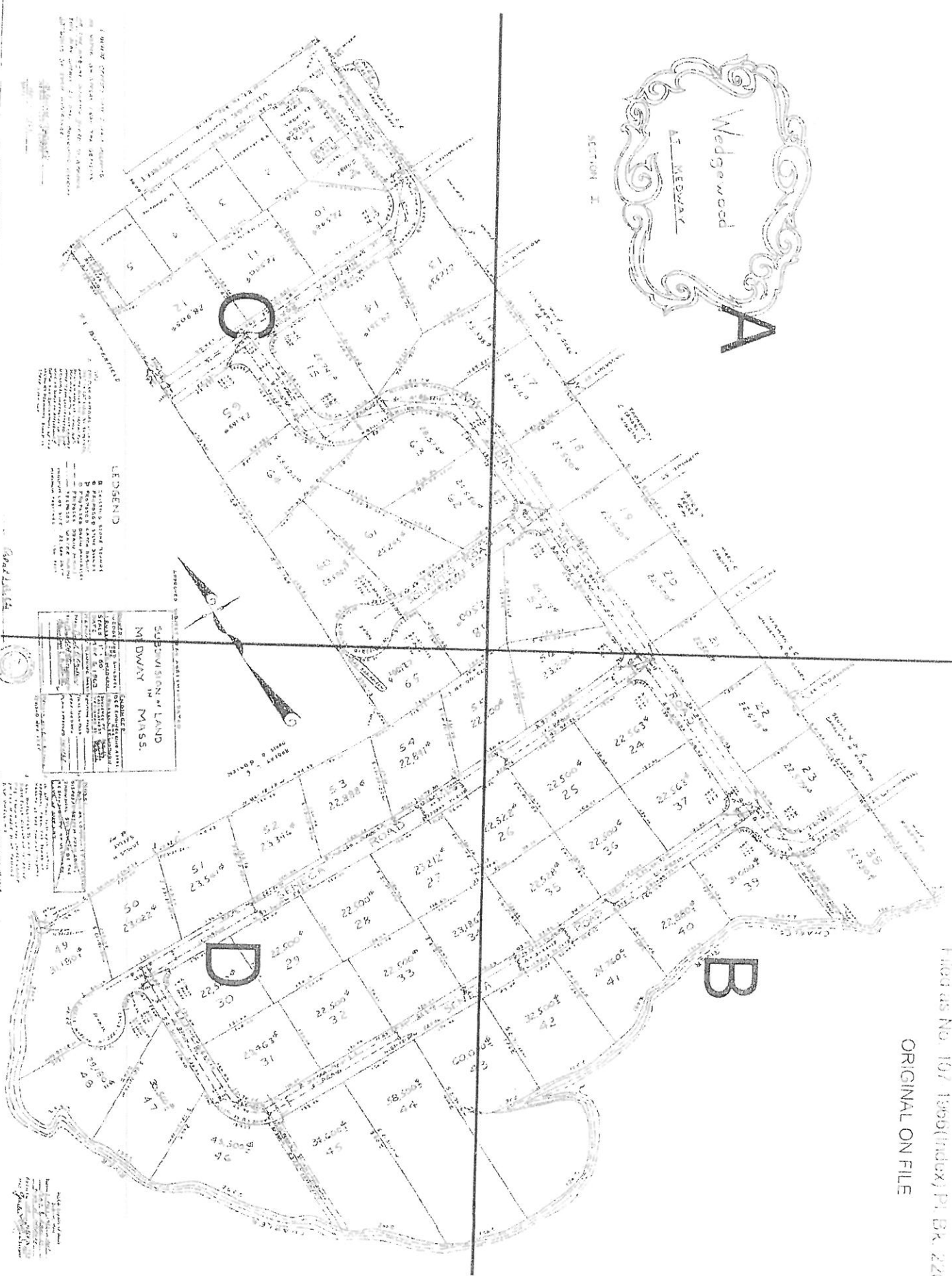
MY COMMISSION EXPIRES OCTOBER 26, 1968

[Signature] Notary Public



Recorded Feb. 3, 1966 at 11:29 A.M.

Wedgewood
AT MEDWAY
SECTION II



**SUBDIVISION OF LAND
MEDWAY IN MASS.**

Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	0.10	6,900
2	0.10	6,900
3	0.10	6,900
4	0.10	6,900
5	0.10	6,900
6	0.10	6,900
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LEGEND

1. Section's street names
2. Proposed street names
3. Proposed block boundaries
4. Proposed block numbers
5. Proposed lot numbers
6. Proposed lot areas
7. Proposed lot dimensions
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Tri Valley Commons - DRAFT Public Hearing Schedule

DRAFT - 2/17/2015	TASK	DATE	SAC STATUS NOTES as of 2-17-15
	Site Plan application filed with Town	1/26/2015	Application package was not complete. SAC emailed applicant on 2/5/15 to specify missing items. The official "submittal" date is TBD and will be established when the specified items are submitted. After that, the PEDB has 65 days to start the public hearing. A site plan decision must be issued within 90 days of the official date of submittal unless extended by mutual agreement. The special permit decision must be issued within 90 days after the close of the public hearing.
	PEDB Establishes Plan Review Fees for Outside Consultants - PGC, Tetra Tech & GPI	2/10/2015	Done
	SAC prepares and emails Plan Review invoice to applicant	2/11/2015	Done
	SAC sets PH date	2/17/2015	PH date is tentatively set for 3/24/2014 based on 3/17/15 sac phone conversation with Rich Landry
	SAC files PH notice with Town Clerk	TBD	Once the application package is "complete"
	Fran posts plan and all associated documents to the PEDB web page	TBD	Once the application package is "complete"
	SAC prepares and emails legal ad to <i>Milford Daily News</i>	TBD	Once the application package is "complete"
	SAC prepares PH abutter notification	2/12/2015	Done
	Fran compiles and sends PH notice to abutters	TBD	Once application package is "complete"

TASK	DATE	SAC STATUS NOTES as of 2-17-15
SAC distributes plans, etc. to Town staff, boards & committees and requests review comments.	TBD	Once application package is "complete"
SAC authorizes consultants to begin plan review work	TBD	Once application package is "complete"
Applicant meets with the DRC	3/2/2015	Tentative <i>informal</i>
BOS Mtg - Authorize contract with GPI for traffic review services	3/2/2015	
PGC submits Plan Review Letter to PEDB	3/2/2015	Tentative - depends on date of "complete" submittal
Tetra Tech submits technical review letter to PEDB	3/2/2015	Tentative - depends on date of "complete" submittal
<i>REGULAR PEDB MEETING</i> - Applicant makes overview presentation focusing on differences between previous plan and this submittal. Discuss review letters from PGC and Tetra Tech. Identify issues/concerns needing attention and further discussion at future public hearings. Review Applicant's requests for waivers from <i>Site Plan Rules and Regs</i>	<i>REGULAR PEDB MEETING</i> 3/24/2015	
DRC submits its Letter of Recommendation to PEDB	4/8/2015	
<i>REGULAR PEDB MEETING</i> - Review and discuss DRC's Letter of Recommendation	4/14/2015	
GPI submits its Traffic Review Letter to PEDB	TBD	

TASK	DATE	SAC STATUS NOTES as of 2-17-15
PEDB Public Hearing #3 - Traffic Access and Route 109	4/28/2015	REGULAR PEDB MEETING - Review and discuss GPI's review of Traffic Assessment Report
Applicant revises site plan based on input received from the 3 site plan public hearings & submits to PEDB	TBD	NOTE - Consultants need at least 2 weeks for review
PEDB consultants review revised plans and submit review letters to PEDB	TBD	
PEDB Public Hearing #4 - REVISED Plan	TBD	REGULAR PEDB MEETING - Review/discuss revised Site Plan and consultants' review comments. Identify items to be included as conditions in the DRAFT decision.
SAC prepares DRAFT special permit and site plan decision to include waivers, plan revisions and other conditions.	TBD	
Deadline for PEDB action on site plan application (90 days after application is filed)	TBD	
PEDB Public Hearing #5 - Review and discuss DRAFT decision	TBD	
PEDB Public Hearing #6 - Finalize and vote decision	TBD	

REVISED DRAFT – 2-24-2015 (v.2)

ARTICLE : (Establishment of a Business Transition Zone)

To see if the Town of Medway will amend the Medway Zoning Bylaw by adding a new Sub-Section CC. Business Transition to SECTION V. USE REGULATIONS as follows:

CC. Business Transition District

1. Purpose: The purpose of this section is to further the goal of the Medway Master Plan to increase the land available for economic development, and to provide opportunities for small-scale and minimally intensive business uses adjacent to residential neighborhoods.
2. Buildings, structures and premises may be used for any of the following purposes and uses customarily accessory thereto but no others, subject to the regulations enumerated herein.
 - a) Municipal use
 - b) Offices for business, professional or medical use
 - c) Personal care services such as but not limited to barber shops, hair salons, and nail salons
 - d) Consumer services such as but not limited to ~~health care~~, optician, dry cleaner, florist, laundry, ~~repairs~~, photocopying/printing, bakery, photography studio, galleries, tailor, and other similar businesses and services
3. Dimensional Regulations - Permitted and allowable uses pertaining to this district shall comply with the following dimensional regulations:
 - a) Minimum lot size: 12,000 sq. ft.
 - b) Maximum lot coverage, including accessory building: 30%
 - c) Minimum continuous frontage: 100 ft.
 - d) Minimum front yard setback from street line for any building or structure hereafter erected: 10 ft.
 - e) Minimum side ~~and rear~~ yard setback: 15 ft.
 - f) Minimum rear yard setback: 20 ft.
 - fg) Maximum building height: ~~40 ft.~~ 2 stories/25 ft.
 - h) Maximum building size: ????
4. Special Regulations
 - a) Parking – To the maximum extent possible, parking shall be located to the rear and/or side of the building. Motor vehicle parking located between the building and street is permitted only if no other reasonable alternative is available due to site limitations. Parking ~~and storage~~ of vehicles may not be located within the setback area from an abutting residence. ~~residentially-zoned parcels.~~

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- b. Buffers – The side or rear setback area of parcels which abut a residence residentially used property shall be substantially landscaped in accordance with the *Site Plan Rules and Regulations* so as to provide a suitable visual and sound buffer between the business and residential uses. Additional buffering measures including fencing may be required.

And to amend the Medway Zoning Map by rezoning the following parcels from Agricultural Residential II zoning to Business Transition zoning as shown on a map on file with the Town Clerk:

1.38 acre parcel at 32 Summer Street (Berry's Greenhouse) - Medway Assessor's parcel 56-041

.09 acre parcel at 37 Summer Street (Alexander) - Medway Assessor's parcel 56-017

.67 acre parcel at 35 Summer Street (Alexander) - Medway Assessor's parcel 56-018

.42 acre parcel at 33 Summer Street (Notturmo) - Medway Assessor's parcel 56-019

.34 acre parcel at 31 Summer Street (PMAM Group LLC) - Medway Assessor's parcel 56-020

1.25 acre parcel at 38 Milford Street (Buchmiller & Mahoney) – Medway Assessor's parcel 46-048

NOTE - More parcels may be added.

And to amend SECTION IV. DISTRICTS by adding Business Transition to the list of Medway zoning districts.



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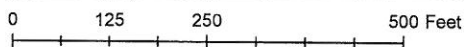
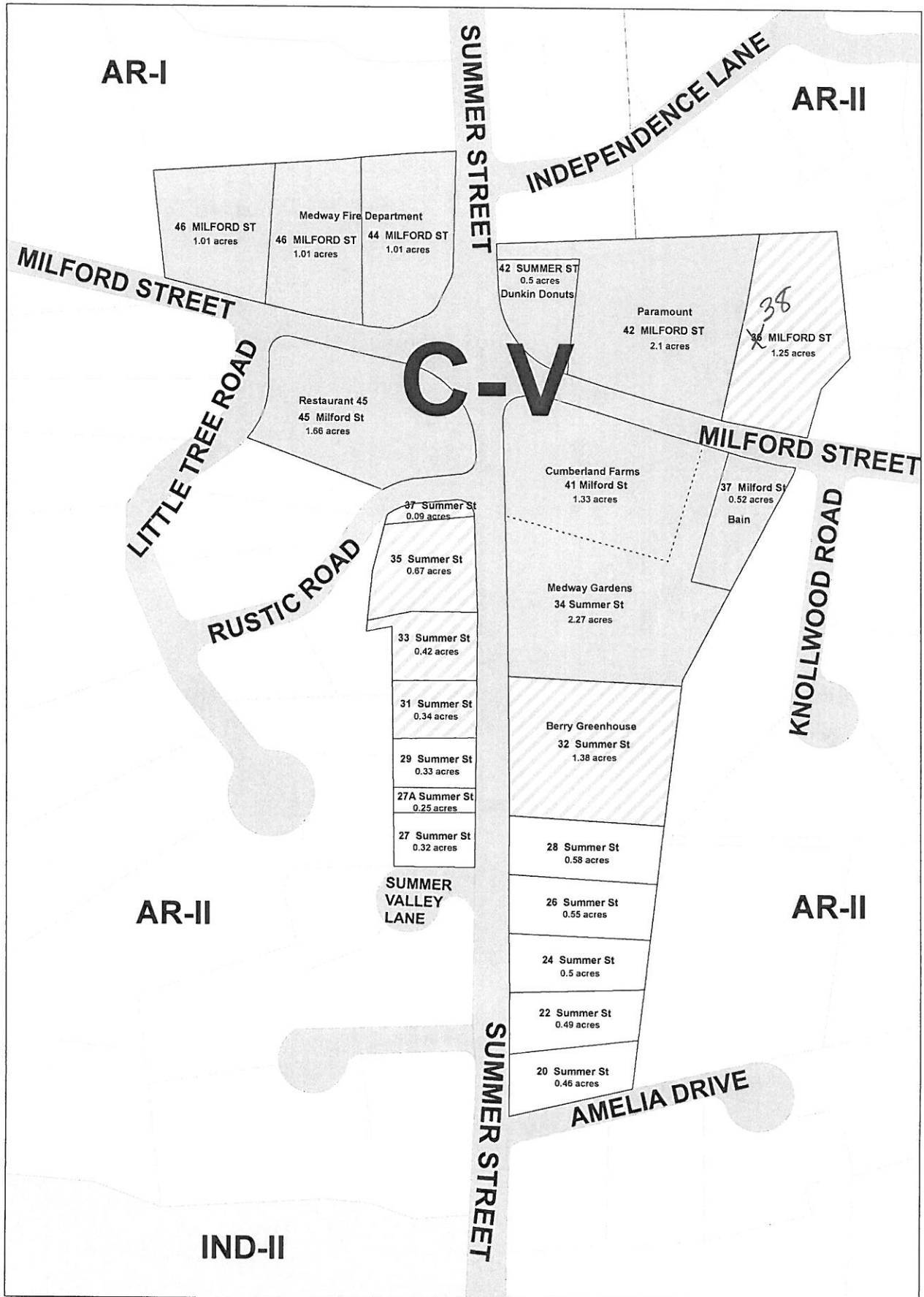
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And to authorize the Town Clerk to retitle/renumber this sub-section, if approved, to be incorporated into a recodified Zoning Bylaw (Article ___) if approved by Town Meeting.

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

-  Neighbors Interested in Business Zoning
-  Existing Commercial-V Zoning District



REVISED DRAFT – 2-24-2015 (v. 2)

ARTICLE : To amend the Medway Zoning Bylaw by adding a new Sub-Section DD. Multifamily Housing to SECTION V. USE REGULATIONS as follows:

DD. Multifamily Housing

1. Purpose: The purpose of this sub-section is to further the goals of the Medway Master Plan and the Medway Housing Production Plan to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, and to increase the number of affordable housing units by establishing a special permit option to allow for the development of Multifamily Dwellings or Apartment Houses, and Multifamily Developments within the capacities of existing Town utilities and services.
2. Applicability: ~~The Planning and Economic Development Board may grant a Multifamily Housing special permit for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development as follows:~~
 - a) The Planning and Economic Development Board may grant a Multifamily Housing special permit for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development on a tract of land within the AR-I, AR-II, Commercial III or Commercial IV zoning districts whether on one parcel or a set of contiguous parcels, with a minimum of 50 feet of ~~primary pedestrian access~~ frontage on an existing ~~public way street~~, located ~~wholly or partially~~ within the Multifamily Housing Overlay District as shown on a map on file with the Medway Town Clerk. The ~~public way street~~ shall, in the opinion of the Planning and Economic Development Board, have sufficient capacity to accommodate the projected additional traffic flow from the development.
 - b) Tracts of land within residential subdivisions approved and constructed under the Subdivision Control Law since *(insert date it became effective in Medway)* or granted a special permit under the Medway Zoning Bylaw, SECTION V. USE REGULATIONS, Sub-Section T (Open Space Residential Development) or Sub-Section U (Adult Retirement Community Overlay District) shall not be eligible for a special permit under this Sub-Section.
 - c) These provisions apply to the following:
 - 1) The alteration/rehabilitation and conversion/adaptive reuse of existing buildings
 - 2) Construction of new buildings or additions to existing buildings.
3. Dimensional Regulations
 - a) The minimum dimensional requirements ~~(for area, frontage and setbacks)~~ shall be the same as for the underlying zoning district in which the parcel is located. The Planning and Economic Development Board may adjust these dimensional requirements by a four-fifths vote if, in its opinion, such adjustment will result in a more desirable design of the development or provide enhanced buffering for adjacent residential properties.

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b) Legally pre-existing nonconforming ~~parcels not in common ownership with abutting parcels and legally, pre-existing nonconforming~~ buildings shall be eligible for a Multifamily Housing special permit provided ~~they there is no -do not~~ increase in any dimensional nonconformity or the creation of a new nonconformity, -and the applicant can demonstrate compliance with the parking and open space requirements of this section.

c) Maximum building height: 2.5 stories or 40'

4. Density Regulations - The density of a Multifamily Dwelling or Apartment House, and a Multifamily Development shall not exceed 12 dwelling units per acre or portions thereof, except that the Planning and Economic Development Board may adjust the grant a density bonus for one or more of the following: as follows:

- a) +1 unit when the project involves the rehabilitation/adaptive reuse of an existing structure at least 75 years of age and is completed in a manner that preserves and/or enhances the exterior architectural features of the building,
- b) +1 unit for each 3,000 sq. ft. of existing interior finished space that is substantially rehabilitated in accordance with the Board's *Multifamily Housing Rules and Regulations*.
- c) +2 units when 25% of the dwelling units are designated as affordable independent of the provisions of the Medway Zoning Bylaw, SECTION V. Use Regulations, Sub-Section X. Affordable Housing

~~The granting of bonus units is at the discretion of the Planning and Economic Development Board and is subject to meeting all other requirements of the Medway Zoning Bylaw and the Multifamily Housing Rules and Regulations.~~

5. Special Regulations

a) Affordable Housing Requirement: Projects approved pursuant to this Sub-Section shall comply with

1) the Town's Affordable Housing requirements as specified in the Medway Zoning Bylaw, SECTION V. USE REGULATIONS, Sub-Section X. Affordable Housing.

+2) the Massachusetts Department of Housing and Community Development (DHCD)'s Local Initiative Program (LIP) Guidelines, July 1996, as may be amended.

2)3) The requirement that the average bedroom count of a Multifamily Dwelling or Apartment House or a Multifamily Development shall not exceed two per unit.

a) ~~Notwithstanding any requirements of the Massachusetts Department of Housing and Community Development for inclusion of affordable housing units on the Chapter 40B Subsidized Housing inventory, the average bedroom count of a Multifamily~~

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~~Dwelling or Apartment House or a Multifamily Development shall not exceed 2 per unit.~~

- b) Open Space: There shall be an open space or yard area equal to at least 15% of the parcel(s) total area. This area shall be unpaved and may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.
 - c) Parking: At least 1.5 off-street parking spaces shall be provided for each dwelling unit plus 1 additional visitor parking space for every 2 dwelling units.
 - d) There shall be Town water and sewer available in the public way on which the Multifamily Dwelling or Apartment House or Multifamily Development has its frontage and said water and sewer lines shall have sufficient capacity to accommodate the project.
 - e) ~~A Multifamily building~~ Dwelling or Apartment House shall not contain more than 12 dwelling units.
 - f) Any Multifamily Development shall not exceed 40 dwelling units.
6. Rules and Regulations: The Planning and Economic Development Board shall adopt *Multifamily Housing Rules and Regulations* which shall include application submittal requirements, public hearing and review procedures, ~~bonus density criteria~~, and site development and design standards including but not limited to landscaping, buffering, lighting, building style, pedestrian access, off-street parking, utilities and waste disposal.
7. Development Limitation: The maximum number of Multifamily Dwelling units authorized pursuant to this sub-section shall not exceed 5 percent of the number of detached single-family dwellings located in the Town of Medway, as determined by the Board of Assessors. *(Note – The Assessor's office reports that Medway has 3,686 single family detached housing units as of 1-1-15. 5% of that amount = 184 multifamily dwelling units.)*
8. Special Permit Procedures:
- a) The special permit application, public hearing, and decision procedures shall be in accordance with this Sub-Section, the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations*, and the Medway Zoning Bylaw, SECTION V. Use Regulations, Sub-Section C. Site Plan Review and Approval.
 - b) Application Requirements. The Applicant shall submit a Multifamily Housing special permit application together with the size, form, number, and contents of the required plans and any supplemental information as required in the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations*.
 - c) The special permit review of Multifamily Dwelling or Apartment Houses, and Multifamily Developments shall incorporate site plan review pursuant to the Medway

Zoning Bylaw, SECTION V. USE REGULATIONS, Sub-Section C. Site Plan Review and Approval.

9. Decision: The Planning and Economic Development Board may grant a Multifamily Housing special permit with any conditions, safeguards, and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with this Sub-Section and the Medway Zoning Bylaw, SECTION V. USE REGULATIONS, Sub-Section C. Site Plan Review and Approval, upon finding that the Multifamily Dwelling or Apartment House, or the Multifamily Development will:
- a) meet the purposes and requirements of this Sub-Section, and the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations* and *Site Plan Rules and Regulations*;
 - b) is consistent with the goals of the Medway Master Plan and the Medway Housing Production Plan;
 - c) not have a detrimental impact on abutting properties and adjacent neighborhoods or such impacts are adequately mitigated;
 - d) provide for greater variety and type of housing stock.

And to amend SECTION II DEFINITIONS by inserting the following definition in alphabetical order:

Multifamily Development – A residential development of more than one building comprised of multifamily dwellings and which may also include one single family house and one or more two family houses.

And to amend SECTION IV. DISTRICTS by inserting Multifamily Overlay District to the list of overlay districts:

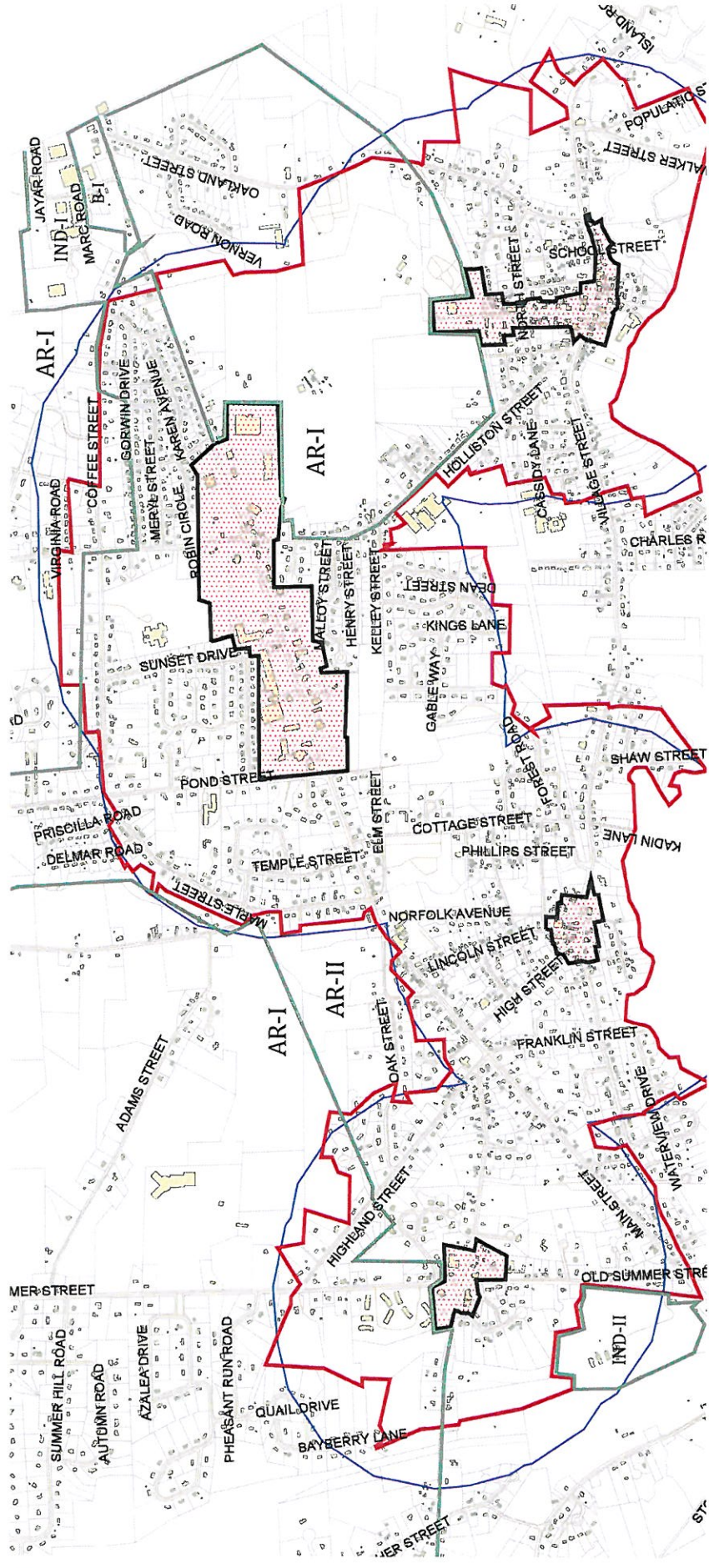
And to amend the Medway Zoning Map to include the Multifamily Housing Overlay District as shown on a map on file with the Medway Town Clerk;

~~And to authorize the Town Clerk to retitle/renumber this sub-section, if approved, to be incorporated into a recodified Zoning Bylaw (Article —) if approved by Town Meeting.~~

Or to act in any manner relating thereto:

Planning and Economic Development Board
Affordable Housing Trust
Affordable Housing Committee

Potential Multi-family Development Overlay District



DRAFT
2/18/15

Legend

-  Multifamily development overlay.shp
-  2000-foot Buffer
-  Commercial Districts
-  Zoning Districts