

**Saturday, February 28<sup>th</sup>, 2015  
Planning & Economic Development Board  
Town Administrator's Conference Room  
Medway Town Hall - 155 Village Street  
Medway, MA 02053**

**Members Present:**

Chairman Andy Rodenhiser  
Vice Chairman Bob Tucker  
Clerk Tom Gay  
Karyl Spiller Walsh  
Matthew Hayes  
Rich Di Iulio

**Others Present:**

Gino Carlucci, PGC Associates  
Stephanie Mercandetti, Director Medway Community and Economic Development

The Chairman opened the meeting at 8:05 am.

There were no public comments.

**Discussion: Multi-family Development Overlay District Zoning Bylaw and Map**

All present were in receipt of a revised map of the proposed district and an updated version of the bylaw text document. **(See Attached.)**

A detailed review of the proposed map was undertaken with all participating. As each section was reviewed several small adjustments to areas around Oak Street, Highland Street, Main Street near Commercial V, an area near Industrial II and a section of the SE area of town near Walker and Populatic Streets were made upon consensus.

A review of the language of the by-law followed. Member Spiller-Walsh had some questions about density... specifically, page 2 item #4... "are we changing the nature (intent?) of things by providing the bonus" and nothing in the text really stating what is being provided. An extended discussion of the question took place concerning the bonus units... some concerns about potential for overcrowding being the result when combined with Affordable Housing requirements were the biggest issue. The formulas, applied to some specific properties in town, were reviewed and discussed in relation to the questions.

Chairman Rodenhiser noted that the overlay proposal has been reviewed/approved by all the concerned town boards so major change now could be an issue.

Additional discussion of #4 was held. Some slight adjustment to the language was made, further clarifying intent by retaining the bonuses but limiting total density to 20 units per acre.

**Motion:**

A motion to accept the changes was made by Matt Hayes, seconded by Karyl Spiller Walsh, approved by a unanimous vote of the board.

**Discussion:**

More discussion was then held concerning the applicability section of the bylaw.

A new "d" needs to be added to the "Applicability" section noting the requirements of the overlay district. This will really clarify the intent.

After the Applicability discussion the board went back to the map. Further adjustments to the map were made covering areas N of Commercial II, Oakland Street, E end of Main Street and Holliston Street.

**Motion:**

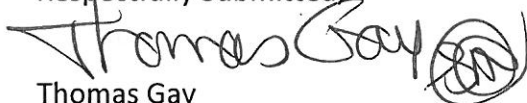
A motion to accept the changes to and approve the map was made by Tom Gay, seconded by Matt Hayes, approved by a unanimous vote of the board.

**Adjourn:**

A motion to adjourn was made by Karyl Spiller-Walsh, seconded by Matt Hayes, approved by a unanimous vote of the board.

Chairman Rodenhiser (after thanking the Clerk for securing a more comfortable meeting space) closed the meeting at 9:10 am.

Respectfully Submitted,

A handwritten signature in black ink that reads "Thomas Gay" followed by a circular stamp or mark.

Thomas Gay

Clerk, Medway Planning & Economic Development Board

**REVISED DRAFT – 2-26-2015**

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:
  - 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 fifty feet of frontage on an existing street located within the Multifamily Housing Overlay District as shown on a map on file with the Medway Town Clerk. The 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 September 29, 1952 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 and setbacks shall be the same as for the underlying zoning district in which the parcel is located. However, 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.
  - b) Legally pre-existing nonconforming buildings shall be eligible for a Multifamily Housing special permit provided there is no 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 twelve dwelling units per acre or portions thereof, except that the Planning and Economic Development Board may grant a density bonus for one or more of the following:
- a) + one unit when the project involves the rehabilitation/adaptive reuse of an existing structure at least seventy-five years of age and is completed in a manner that preserves and/or enhances the exterior architectural features of the building;
  - b) + one unit for each three thousand sq. ft. of existing interior finished space that is substantially rehabilitated in accordance with the Board's *Multifamily Housing Rules and Regulations*.
  - c) + two units when twenty-five percent 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.
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; and
    - 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.
  - b) Open Space: There shall be an open space or yard area equal to at least fifteen percent 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 one and one-half off-street parking spaces shall be provided for each dwelling unit plus one additional visitor parking space for every two dwelling units.
  - d) There shall be Town water and sewer available in the street 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 Dwelling or Apartment House shall not contain more than twelve dwelling units.
  - f) Any Multifamily Development shall not exceed forty 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, 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 five percent of the number of detached single-family dwellings located in the Town of Medway, as determined by the Board of Assessors.
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;

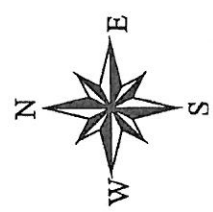
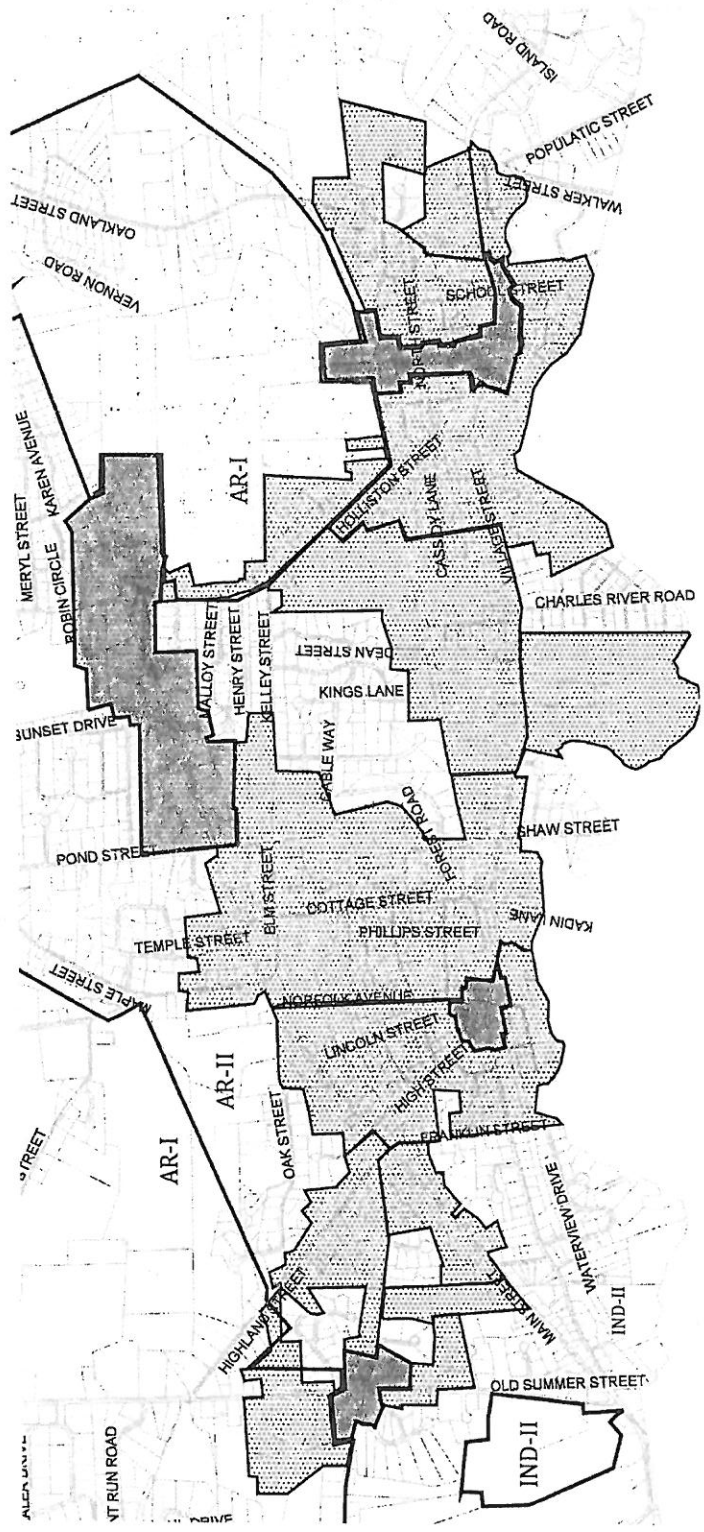
Or to act in any manner relating thereto:

Planning and Economic Development Board  
Affordable Housing Trust  
Affordable Housing Committee

DRAFT





# Potential Multi-family Development Overlay District



**DRAFT**  
**2/28/15**

**Legend**

-  Potential Multifamily Overlay District
-  Zoning Districts
-  Commercial Districts