

Wednesday, April 1, 2015
Planning and Economic Development Board Meeting
Medway Senior Center - 76 Oakland Street
Medway, MA 02053

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

ALSO PRESENT:

Stephanie Mercandetti, Director Community and Economic Development
 Susy Affleck-Childs, Planning and Economic Development Coordinator
 Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm.

There were no public comments.

Zoning Bylaw Amendments – Public Hearing Continuation

The hearing for the proposed amendments to the Medway Zoning Bylaw was opened and was delayed to later in the evening. There were no residents present to discuss the bylaw amendments.

DISCUSSION - Timber Crest Estates:

The Board is in receipt of a two page summary regarding Timber Crest Estates. (See Attached)

Stephanie Mercandetti explained that the first step in the process is for the applicant to apply for a determination of project eligibility with a subsidizing agency. The applicant has submitted a request for project eligibility with MassHousing. The Town has not been formally notified by MassHousing of the application. The role of the Town departments will be to provide comments on the preliminary proposal. Once the Town is notified by MassHousing, the Town will have 30 days to provide comments. The Town wants to get a jump start on this 30 day comment period. The comments will be compiled into one package and submitted to MassHousing. The comments need to be detailed, factual and focused and pertain to municipal planning, public health and safety concerns. The Board can look at site circulation, buffering, traffic, landscaping, and tie it back to the regulations and bylaw. Another area to look at is how the proposed development relates to the master plan and housing production plan.

Stephanie Mercandetti communicated that application included waivers being sought, such as some from the Subdivision Rules and Regulations, which are negotiable during the comprehensive permit process. We need to include reasons why something does not comply

with bylaw. The applicant will try to circumvent local zoning requirements. The applicant cannot skirt state regulations or bylaws such as the Wetlands Protection Act and building codes. The task is to compile a review letter similar to a consultant letter.

One of the issues is that this site plan is based on an old wetlands delineation. The delineation for one part of the site is now in front of the Conservation Commission as an ANRAD.

MassHousing will look at public health and safety concerns or issues such as roads, traffic, and stormwater. MassHousing will do an appraisal of the property.

There was a question about if Fern Path and Redgate are not accepted streets, how can this project use these streets to provide access to the site. This needs to be investigated. Town Counsel should possibly look at the deeds and case law regarding being able to connect into an unaccepted street.

It was suggested to have Tetra Tech look at the site and provide their best professional opinion on what a conventional subdivision yield plan would be.

Member Tucker questions if Tetra Tech has the capability to do a yield plan projection. He would like to know if they have experience doing this type of work, or would we be better with a civil engineering firm.

The Board would also recommend that Consultant Carlucci look at this and have him provide his perspective.

There was a suggestion to look at the two prior subdivision concept plans, one was prepared by Paul DeSimone/Colonial Engineering. This information would help to see what their numbers were in relation to yield.

Open Space Committee Chairman Tina Wright responded that the plans which were reviewed in the past were never qualified or formally submitted. They were conceptual plans. It is her opinion that looking at the old plans would not be helpful, since there were many houses in a small area.

Open Space Committee member Paul Marble responded that the older plans were void of wetlands and what was there on site regarding natural resource areas. The Open Space Committee saw two different proposals prior to any reengineered plans. There were 110 acres and two separate pieces but the owner was only offering one to the Town. They then came back with 20 more acres. The original plan did not take in account the reengineered plan and wetlands.

Stephanie informed all that MassHousing will be doing a site visit. We will be notified of the date and time.

Member Tucker explained that the problem is that the land in its entirety has not been done. The Town does not have a good engineered drawing of this property.

Resident Kurt Schaefer, 13 Fairway Lane:

This resident commented that the minutes from the Board of Selectmen meeting reference the appraisal was on 98 acres. Additional land was then purchased.

There were conceptual exchange but nothing was formally submitted.

The summary description indicates this is an assembly of nine parcels totaling 160 acres.

Tina Wright asked that since there are nine different parcels, did they have right of first approval.

It was noted that some were parcels were bought and some were under agreement contingent upon permit approval.

It was expressed that some of the pieces are in Land Court for taxes.

Stephanie Mercandetti added that comments should also include zoning bylaws and other tools put in place to show steps the Town has taken to be proactive in meeting the state affordable housing requirements and as an alternative to 40B.

This first step for the applicant is to secure financing and the determination of project eligibility from MassHousing prior to any comprehensive permit application being filed with the Zoning Board of Appeals. The type of comments could impact MassHousing's decision on whether and under what conditions to issue a project eligibility letter. If it is granted, there could be a condition about density.

Tina Wright communicated that there are many protected areas. She wanted to know if we can speak with the EPA about walking the site. This is about protecting the natural resources in the area.

Stephanie Mercandetti responded that this request can be made. The developer cannot skirt the wetland issues and the natural resources. The Conservation Commission could inquire with the DEP.

Stephanie Mercandetti has reached out to all the Boards and Committees about what needs to be included as part of the comments.

Karyl Spiller-Walsh suggested doing an inventory of existing conditions.

The Conservation Commission is currently reviewing the ANRAD application. The Commission will hire a peer reviewer for this. The Zoning Board of Appeals will also be able to have peer reviews which would include drainage and traffic.

It was suggested that a traffic assessment be conducted to identify the width of streets. The infrastructure needs to be reviewed to determine if there is enough capacity. The Town would need a price on how much it will cost to buy more sewer capacity if needed. The Department of

Public Services would need to reference this in their memo re: water, sewer, roadway, and drainage.

Resident, Dan Strachan, 11 Fairway Lane:

Mr. Strachan responded that he spoke with the Town Administrator about the Town of Walpole which went through a 40B. The infrastructure needed to be done by the Town and not the applicant. This is not the developer's problem, but the Town's. His concern is that water pressure is very low in the area of the proposed site.

Community Housing Coordinator Doug Havens noted that the comments should include the economic feasibility of the project.

The Chairman responded that the PEDB has tried to develop a comprehensive plan to address affordable housing needs. We have a bylaw trying to be put forth at the spring Town meeting which would allow for more diverse housing and rental opportunities.

Mr. Strachan responded that this would have never happened if the Town had purchased the land a year ago. Between the Board of Selectmen, Open Space and CPC, it did not move forward. We need to be more proactive when land is open to purchase. The Town should have bought it.

Member Tucker responded that the request to purchase was defeated since there was a problem with the proposal. The land and definition of it kept changing.

Paul Marble responded that the minutes noted that the acres were wetlands and the only access was through someone's property. This was done in executive session.

Doug Havens suggested that if this were to go through, phasing of the units could be a possibility. He suggested only having 10 units a year.

Tina Wright communicated that the structures of affordability creates the challenge. Rentals give the Town the ability to make things more affordable. The number of 192 units is a pretend number. We need a realistic number. We need to look at easements and wetlands and then have a rational number.

Stephanie Mercandetti noted that under 40B regulations, there is a maximum project size which is why the requested number of units is 192.

A question was asked if the size of Town and density and amount of open space, is this taken into consideration.

The State does have a clause pertaining to 1.5% of land area but most communities cannot meet that threshold so it is often tied to the 10% requirement or the minimums noted in the housing production plan.

Doug Havens comments that the passing of the Multifamily zoning article needs to be passed at the Town meeting and entered into the books.

There was a question if the applicant will have to adhere to the Stretch Code.

The response was that the applicant will have to comply with the building code.

Tina Wright explained that the Open Space Committee saw four different plans. She would recommend that an independent party look at the land survey for accuracy. We cannot make recommendations based on an assumption. We need to know the reality of what truly is the buildable land. We start from a position of accuracy to determine what we are working with. She would advocate for the Town to hire someone to do a complete evaluation of the site.

Member Tucker noted that the applicant will have to have already done this.

The Chairman responded that he does not think it is a good idea to have the Town creating a document and would probably have to pay \$200,000 to do this.

Resident Carol Kilroy agreed with the position of Tina Wright that if the buffers have changed then the scope of how big the project can be would change.

Mr. Strachan responded that some of the residents from Fairway were sued a long time ago since the titles were cloudy. The neighborhood got sued by Wickett since they were trespassing on one side and then building on another part of the property. The people with title insurance were fine, but those without lost their homes.

It was suggested that this neighborhood group should put together a summary and provide it with comments to Mass Housing.

The Chairman asked if Stephanie Mercandetti could put together a template of the names and who the comments need to go to.

Zoning Bylaw Amendments – Public Hearing Continuation

The public hearing was reconvened at 8:45 pm.

Multifamily Housing Proposed Amendment:

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

- Revised draft of multifamily zoning bylaw dated March 30, 2015.
- Memorandum dated April 1, 2015 from Susy Affleck-Childs.
- Information of Existing Multifamily Housing in Medway dated March 26, 2015.

Susy explained that the only change was in regards to the text regarding an average bedroom count. This has been removed due to fair housing concerns.

The Board discussed the information presented about the rental properties in Medway. The last time there was rental property built was in 1975. The information was for only 3 units and up. There are 202 rental units total in buildings of three units or more. The Medway Housing Authority property has 194 properties total. Condominium developments have 228 units total.

The Town of Medway 2010 Housing Production Plan called for the creation of 93 affordable dwelling units between 2010 thru 2014 to be done by 40 B developments, inclusionary zoning, affordable housing trust projects, 40 R overlay district, and Habitat for Humanity. The table provided showed the reality of this in that there has only been 15 permitted. The Town is making progress but it is slow.

There will be a community outreach done to try to secure a good turnout at Town meeting to support this initiative.

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted to accept and recommend the multifamily article as written.

The discussion moved to the map showing multi-family development overlay district. The following suggestions were noted. (**See Attached**).

Suggestions to map:

- East side off of Oakland St.
- Kelly Street south side from Holliston – to the eastern edge of Dean. (four parcels)
- Royal Heights on East Side of Cottage Street should be taken out.
- Piece of Kelly put in – Crestview (east) just to Dean.
- Highland Street (south) – land east Ishmael Coffee Estates should be blue. This is owned by Boczanowski.
- Kingson Lane: (should be whited out)
- Kelly St: (Take existing blue and cut it in half from circle and draw down so access comes from other direction)
- Take out the schools and fields
- Take out the Rail bed

On a motion made by Bob Tucker and seconded by Karyl Spiller-Walsh, the Board voted unanimously to accept the map as amended.

Business Transition Zoning Article:

The Board is in receipt of the revised Business Transition Zoning Article dated 3-26-15. (**See Attached**).

Susy noted that Member Gay had provided a revised version of the Purpose section.

Member Spiller-Walsh does not like the word “surrounding”. She believes it reads better if it is taken out.

Member Tucker wants the word “surrounding” included since there are colonial and ranch type homes in the surrounding area. By having the word “surrounding” we are not limiting. This allows for latitude for internal standards.

Member Spiller-Walsh is fine with striking the words “New England” as long as it references the Design Guidelines.

The Board is in agreement to add “as referenced in Design Standards” and eliminate “surrounding”.

On a motion made by Bob Tucker and seconded by Bob Tucker, the Board voted unanimously to accept the revised language as written.

PEDB Meeting Minutes:

March 24, 2015:

On a motion made by Bob Tucker and seconded by Tom Gay, the Board voted unanimously to accept the minutes from March 24, 2015.

ADJOURN

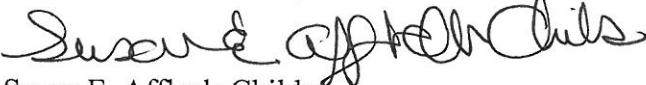
On a motion made by Karyl Spiller-Walsh, and seconded by Bob Tucker, the Board voted unanimously to adjourn the meeting.

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

TIMBER CREST ESTATES

NARRATIVE DESCRIPTION OF DESIGN APPROACH

EXISTING SITE CONDITIONS:

Timber Crest Estates is located in the northeasterly section of Medway. The site consists of an assemblage of 9 parcels of land totaling 163.1 acres. The site is bordered by residential areas along Winthrop Street to the west, Fairway Lane to the north, Holliston Street to the east and Fern Path to the South.

The site parcels are further identified on the Assessor Tax Maps as shown in Tab 2 §1.2 of the application binder.

The property is currently mostly wooded, except for a homesite at 102 Winthrop Street and along two utility easements running parallel to each other across the site. One of these easements is for underground natural gas mains for Algonquin Gas Transmission Company and the other is for overhead, electric power transmission lines belonging to Boston Edison. The site topography is relatively gently sloping, characterized by small hills and lower valleys where the wetlands are located.

The wetlands on the site have been delineated, and the wetland lines on the western portion of the site were recently approved by the Medway Conservation Commission, Tab 3 §2.4. The wetlands traverse the site, providing substantial open area. These wetlands drain off site to the northwest, northeast and southwest through different intermittent streams.

The site location is not within any mapped environmentally sensitive areas based on review of MassGIS data, except for one small vernal pool located in the northeast portion of the site. The site is not within any regulatory floodways (i.e., no 100-yr. floodplains), state-designated Outstanding Resource Waters, Areas of Critical Environmental Concern, Zone II of public wells or Zone A of public water supplies, or priority habitat of endangered or rare species as mapped by the MA Division of Fisheries and Wildlife.

Locus, aerial and neighborhood photos are included in the application binder Tab 3.

SITE DESIGN

Timber Crest Estates is somewhat unique as it creates a planned unit development with two separate independent neighborhoods, which are bisected by wetlands and open space. The project consists of 192 housing units, including 76 single family homes on the west portion of the site and 116 condominiums (56 duplex buildings and 4 detached single-family units) on the east portion of the site. The site, as designed by Outback Engineering of Middleborough, MA, has a subdivision roadway entrance for the single family house lots off of Winthrop Street, directly opposite from Stephanie Road. The subdivision roadways loop through the western portion of the site, ending in a cul-de-sac with an emergency access provided to Ohlson Circle, across the property located at 13 Ohlson Circle and owned by Novus Homes LLC (a subsidiary company of Mounir M. Tayara, manager of Timber Crest, LLC). The subdivision lots will be serviced by a gravity sewer extension that will connect to the existing sewer manhole in Buttercup Lane (to be extended approximately 1,000 ft. along town ways to 13 Ohlson

Circle), except several lots near the Winthrop Street will have sewage pumps connected to the new gravity sewer. Town water mains are proposed to be extended by providing a connection between the existing mains in Winthrop Street and Ohlson Circle. Underground cable utilities and natural gas are also to be provided.

The eastern portion of the site containing the condominiums proposes a private roadway system that will connect Fairway Lane to the end of Fern Path. The condominiums will be serviced by a sewer extension that will connect to the existing sewer manhole in Fern Path, requiring a pump station that will be privately maintained by the condominium association to be created. Town water mains are proposed to be extended by providing a connection between the existing mains in Fairway Lane and Fern Path. Underground cable utilities and natural gas are also to be provided.

Several wetland crossings will be required to provide two access points for each portion of the development. Wetland replication areas will be provided at a ratio of 2:1.

The site design features sustainable development technologies to minimize the impact on the environment. It utilizes several low impact/sustainable development techniques in the site design and stormwater management including the following:

- Narrower roadways and short driveways,
- Stormwater retention areas to be designed may make use of roof drains, bioretention areas or rain gardens, grass swales and permeable pavement.
- Use of native plantings that are drought tolerant to minimize water dependence.

ARCHITECTURAL DESIGN

The homes shall be wood-framed with exteriors having minimal maintenance and attractive designs to maximize the marketability and aesthetics of the development. Buyers will have flexibility in choosing from a variety of floor plans and elevations for both the condominium duplex and single family homes designs.

The developments architectural designs and building scale is compatible with the style of homes in the area. The height of the buildings being a maximum of two stories is compatible with the residential buildings in the area. Please refer to Tab 3 §2.3

REVISED DRAFT – 3-30-2015

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) Multifamily Dwellings or Apartment Houses and Multifamily Developments within the Adaptive Use Overlay District must comply with the Medway Zoning bylaw, SECTION V. USE REGULATIONS, Sub-Section W. Adaptive Use Overlay District, Paragraph 5. Adaptive Use Special Permit Site Development Standards.
 - d) 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.

In no case shall total density, including bonus units, exceed twenty dwelling units per acres.

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



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

MEMORANDUM

April 1, 2015

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Multifamily housing zoning proposal

Chairman Rodenhiser has asked how the proposed multifamily zoning would meet actions recommended in Medway's Housing Production Plan and what progress Medway has made on increasing the supply of affordable dwelling units in Medway.

How does the proposed multifamily overlay district address the recommendations of Medway's 2010 Housing Production Plan?

Medway's 2010 Housing Production Plan adopted the same goals as Medway's 2009 Master Plan. Among its many recommended strategies, the Housing Production Plan did include a specific zoning recommendation to *Consider More Options for Duplexes and Multi-Family Housing* as follows: Identify and evaluate areas where duplexes and/or multi-family housing would be appropriate. Also, adopt zoning amendments to allow and encourage such housing, including possibly allowing it by right.

What progress has been made to increase the number of affordable dwelling units in Medway?

Medway's Housing Production Plan laid out a very ambitious goal of creating 93 affordable dwelling units between 2010 – 2014 through a variety of means – 40B developments, inclusionary zoning, Affordable Housing Trust projects, 40R overlay district, Habitat for Humanity homes. Unfortunately, the reality has not been so productive! See table below.

Type of Development	2010 Housing Production Plan Target	Actual as of 3/31/15
40B developments	30	4 @ Fox Run Farm
Friendly 40B developments	9	0
Inclusionary Zoning	24	2 @ Williamsburg & 8 planned for Millstone
Affordable Housing Trust	12	0
40R Overlay – Commercial I	13	0
Habitat for Humanity	1	1
Total	93	7 actual

REVISED DRAFT – 3-26-15

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 in a manner that retains residential character.

The purpose of this Business Transition Zone is to further the goals of the Medway Master Plan, expand areas for economic development, and provide opportunities for small-scale and minimally intensive business uses in areas between residential and commercially zoned districts, in a manner that blends with the context, design characteristics and scale of the surrounding area.

*IS consistent
with
Medway
DRG*

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, optician, dry cleaner, florist, laundry, photocopying/printing, bakery, photography studio, design galleries and studios, 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% 40%
 - 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 yard setback: 15 ft.
 - f) Minimum rear yard setback: 20 ft.
 - g) Maximum building height: 2 stories, not to exceed 30 ft. 36 ft.

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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 of vehicles may not be located within the setback area from an abutting residence.
- b. Buffers
- 1) A site's existing vegetated buffers to abutting residences shall be maintained and/or enhanced to shield abutters from adverse impacts such as headlights and noise.
 - 2) The side or rear setback area of parcels which abut a residence shall be substantially landscaped so as to provide a suitable visual and sound buffer between the business and residential uses.
 - 3) Additional buffering measures including fencing may be required.
 - 4) Specific buffering measures shall be determined through the site plan review and approval process in accordance with the *Site Plan Rules and Regulations*.
- c. Building and Site Design – ~~To the maximum extent feasible, building renovations, new construction, and site improvements shall be designed to reflect the residential character of the neighborhood exhibit qualities of New England residential architecture and be compatible with the character of adjacent residential properties, to the maximum extent practical. This shall be determined through the site plan review and approval process.~~

Summerling
Case # 48

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

- 1.38 acre parcel at 32 Summer Street (Berg'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 & Mahaney) – Medway Assessor's parcel 46-048

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

And to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD