



Board Members

Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Sarah Raposa, A.I.C.P., Member
Thomas A. Gay, Associate
Member

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<https://www.townofmedway.org/planning-economic-development-board>

TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEETING NOTICE

Tuesday, September 27, 2022 @ 6:30 p.m.
Medway Town Hall, 155 Village Street, Medway, MA

Pursuant to Chapter 107 of the Acts of 2022, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, applicants, and board members, the meeting/hearings will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Information for participating in the meeting via Zoom is included at the end of this Agenda.

AGENDA

CALL TO ORDER

6:30 p.m. **Executive session:** Under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation known as Medway Realty LLC v. Medway Planning and Economic Development Board and the Town of Medway, Massachusetts Land Court, Civil Action No. 21 Misc. 000633-HPS, where an open meeting may have a detrimental effect on the Board's litigating position, and the Chair so declares.

CITIZEN COMMENTS

PUBLIC HEARINGS

- 7:00 p.m. Public Hearing – Proposed Zoning Bylaw Amendments for November 14, 2022 Town Meeting
- 7:30 p.m. Public Hearing Continuation – Wingate Farm Subdivision Modification
168 Holliston Street and Wingate Farm Road
Applicant: Karyl and Gene Walsh
<https://www.townofmedway.org/planning-economic-development-board/pages/wingate-farm-subdivision-plan>
- 8:00 p.m. Public Hearing Continuation – Master's Touch Site Plan
83 Main Street
Applicant: Master's Touch
<https://www.townofmedway.org/planning-economic-development-board/pages/masters-touch-site-plan-83-main-street>
- 8:05 p.m. Public Hearing Continuation – Site plan, groundwater protection special permit, building type special permit, and parking location special permit for medical office facility for Milford Regional Medical Center
86 Holliston Street
Applicant: Lobisser Companies
<https://www.townofmedway.org/planning-economic-development-board/pages/milford-regional-medical-center>

8:30 p.m. Public Hearing Continuation – Major site plan, groundwater protection special permit and reduced parking special permit
6 Industrial Park Road
Applicant: Phytopia, Inc.
<https://www.townofmedway.org/planning-economic-development-board/pages/phytopia-inc-6-industrial-park-road-marijuana-facility>

OTHER BUSINESS

1. Construction Reports
2. Discuss DHCD Final Guidelines on MBTA Community Multi-Family zoning district requirements
3. Millstone Village request for surety release
4. Newton Lane street acceptance
5. Board Member and Staff Reports
6. PEDB Members' Comments and Concerns
7. Review and Approval of Minutes of the August 23 and September 13, 2022, PEDB meeting
8. Other Business as May Properly Come Before the Board

ADJOURN

The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Public hearings cannot commence before the specified time. Appointment times are approximate and may be adjusted. Not all the listed items may in fact be discussed. The Board may address and consider other matters not specified to the extent permitted by law.

ZOOM ACCESS

Medway Cable Access is inviting you to a scheduled Zoom meeting.

Topic: Planning and Economic Development Board

Time: Sep 27, 2022, 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88996587726?pwd=VkQzZjIldD1pmWi91MnZFT1lLc0tyUT09>

Meeting ID: 889 9658 7726

Passcode: 324267

One tap mobile

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+13017158592,,88996587726# US (Washington DC)

Dial by your location

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+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

Meeting ID: 889 9658 7726

MEETING VIEWING OPTIONS

In addition to viewing the meeting via Zoom, the public may watch the meeting on:

Medway Cable Access - Channel 11 on Comcast Cable and Channel 35 on Verizon Cable

<https://www.facebook.com/medwaycable/>

<https://livestream.com/medwaycableaccess/events/7583840>

FUTURE PEDB MEETINGS

Regular Meetings – Second and fourth Tuesday evenings of each month @ 7 pm @ Town Hall

October 11 & 25, November 8 & 22, December 13, 2022

FALL TOWN MEETING

Monday, November 14, 2022 @ Medway High School