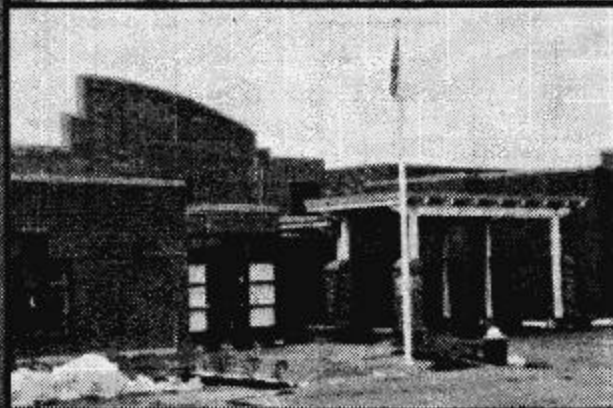




TOWN OF MEDWAY  
**MASTER PLAN**  
FINAL DRAFT  
MAY 1999



TOWN OF MEDWAY MASTER PLAN COMMITTEE



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Medway Master Plan Adopted at the  
May 10, 1999 Annual Town Meeting

This is the source document from which the type set version of the Master Plan was formatted, printed, and distributed. This document is provided electronically in a form that can not be edited.

## **Introduction**

The Medway Master Plan Committee (MMPC) was created by a town vote at the July 1997 Town of Medway Special Town Meeting. The Master Plan will be presented in 1999 at Town meeting, where it will be voted on for official adoption.

Massachusetts General Laws Chapter 41, Section 81-D requires each local planning board to prepare and periodically revise a master plan that shall "provide a basis for decision making regarding the long-term physical development of the municipality." In Medway, master plans were completed in both 1963 and 1977, but neither of these plans were ever officially adopted. The 1999 Medway Master Plan reflects the many changes in the Town that have occurred over the past decade, and charts a course for the future that responds to the needs and desires of the people of Medway.

The MMPC has met twice monthly over the past 18 months. This document is the result of the combined efforts of volunteers and elected officials. In December of 1997, the Committee distributed a Citizen Survey that has served as a guide to identify the issues most important to Medway residents. The Survey response was outstanding, with 62% of Medway households responding. The responses point to a number of common issues and concerns. These include: reducing taxes, managing residential growth, providing adequate water resources and addressing traffic safety. While this Master Plan is a comprehensive plan, we have paid particular attention to the issues most commonly cited by residents in the Master Plan Survey and public forums (including the most recent March 1999 call-in forum). It is our intention that this Plan be used by all Town boards and committees when they consider growth and planning issues. The Plan should undergo review and revision every 5 years.

## ***Mission Statement***

The Medway Master Plan Committee will document the vision the community holds for Medway's future. The committee will analyze existing data to determine the current state of and the effect of growth on: Housing, Natural and Cultural Resources, Public Facilities, Land Use, Economic Resources, Open Space, Recreation, and Transportation. The committee will seek input from Medway residents through the 1997-1998 citizen survey. Patterns of development that are consistent with the community values reflected in the survey will be identified. The Master Plan will translate the community's values and vision of the future into public policy by providing specific recommendations and an implementation plan for Medway's town government boards.

The mission statement provides a common point of reference for the seven areas of master planning presented in this document. Each section contains several goal statements, and provides direction to help the Town attain the goals, which are timeless and will not be achieved by any single action. Each goal statement is followed by one or more objectives, which are more specific and targeted activities supporting the goal. Explanatory text and data in each section describe the major issues and summarize the MMPC's analysis of those issues. Finally, appearing in the Appendix are "Implementing Actions" which are intended to convey the MMPC's view of how goals and objectives can be carried out.

## ***Results of the Survey***

Taxes, rate of growth, water quality and traffic are the four primary concerns of the residents of Medway. A complete summary of the MMPC Survey appears in the Appendix of this Plan. We begin by reviewing some data that will help frame the goals, objectives and implementing actions appearing in the seven sections in this document.

## Taxes

Medway residents feel strongly that residential taxes are too high. To begin to address how to reduce taxes, we present the relationship between land uses and cost of services in Table 1. Taxpaying properties are divided into three groups based on land use: (1) developed residential, (2) open space (which includes Chapter 61 and undeveloped land), and (3) commercial/industrial. The assessed property values and Town spending as reported in the fiscal year 1997 budget were used in this analysis. The Town budget is divided into four categories: (1) government, (2) social services, (3) public safety, and (4) education. To determine the cost of services, each spending class is distributed to the appropriate land use category. The distribution accounted for the fact that education spending benefits only the residential taxpayer (i.e., developed residential). Likewise, the open space category does not require the same spending level for public safety as the three other classes.

	residential	open space	commercial/ industrial
services per dollar of taxes paid	\$1.12	\$0.25	\$0.33

Table 1. Cost of services  
Source: Medway Assessors Database

For every residential tax dollar collected, Medway residents on average receive \$1.12 in services (a net loss to the Town of 12 cents on every dollar). For every open space tax dollar the Town provides on average only 25 cents in services (a net gain of 75 cents on every dollar). For every commercial/industrial tax dollar, the Town provides an average of 33 cents in services (a net gain of 67 cents on every dollar). The data presented in Table 1 is corroborated by a recent study conducted across a 14 town sample (one of the towns studied was Franklin, MA) [1]. This data clearly illustrates that keeping land as open space and raising the commercial/industrial tax base will reduce the tax burden placed on Medway residents. Without another means of revenue, our tax rate or assessments must increase to cover the deficit generated from each new residence.

While this Plan does point to initiatives that will require spending, the Plan also recommends that grants should be aggressively pursued to defray a good portion of the cost. The long term tax benefits of these initiatives are so substantial that the Town must pursue them to avoid further tax increases. As an example, Medway's purchase of the Idylbrook Farm has already paid for itself in tax saving in just 4 years.

## Population Growth

Figure 1 presents the actual and projected population for Medway. The population estimates are based on Metropolitan Area Planning Council (MAPC) data [2, 3], and the number of students is a projection from data supplied by the New England School Development Council (NESDEC) [4]. The MAPC household projections indicated we will reach our maximum population in 2028.

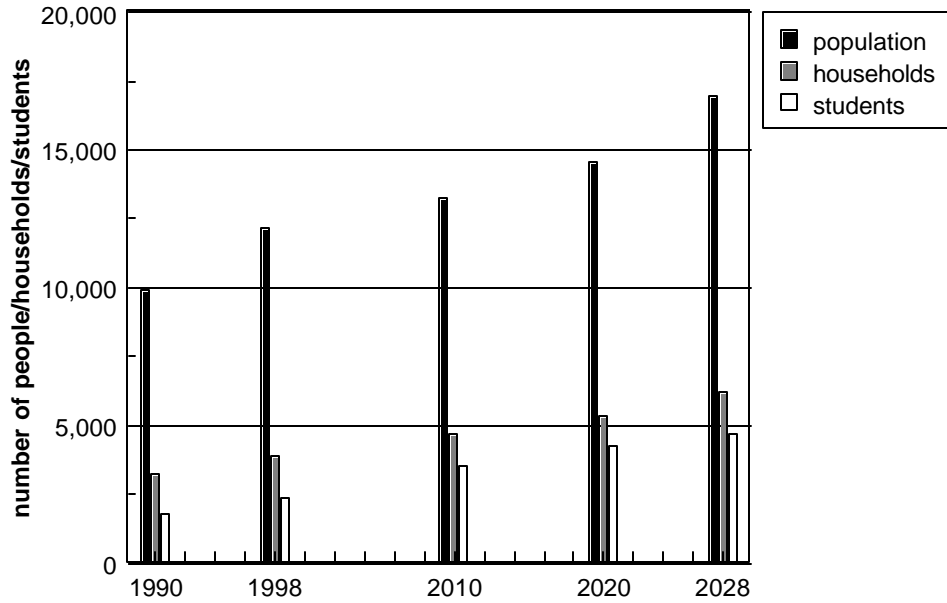


Figure 1. Population Growth  
 Source: 1990-1998 (actual) and 2010-2028 (MAPC and NESDEC projections)

We anticipate that, without careful planning, Medway will reach its maximum population sooner than predicted. The outcome of this residential growth will be a higher tax rate, an increased burden placed on Town services (including schools and water supply) and more traffic. Medway’s growth rate from 1990-1995 was 14%, which made it the fifth fastest growing population center in the 100 communities in the MAPC region [5]. Franklin was the sixth fastest growing community at 13%. Figure 2 presents Medway’s current population density in contrast to neighboring towns.

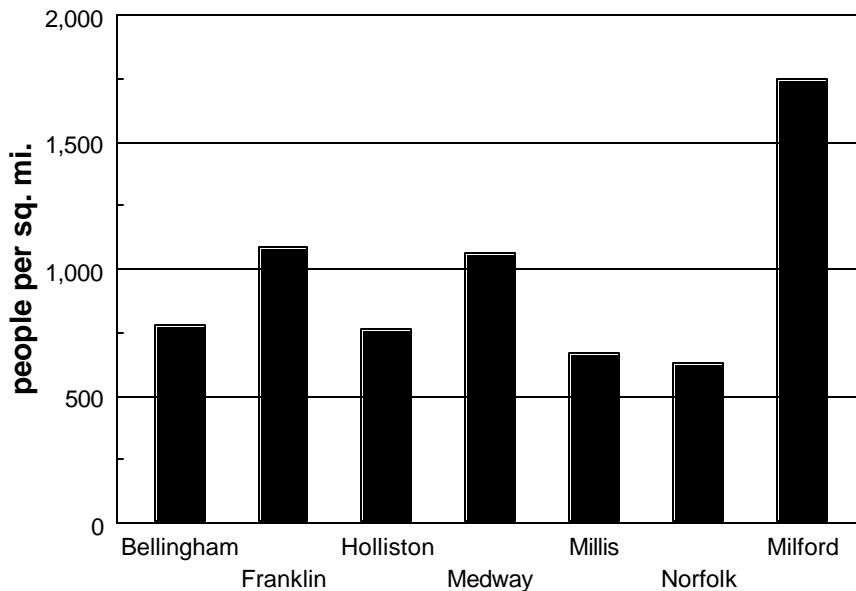


Figure 2. Population Density  
 Source: MA Department of Housing and Community Development, 1999

## Water Quantity and Quality

The Water/Sewer Board has reported that our current population exceeds the recommended State guidelines given our existing well capacity and per capita water use. Our water usage routinely exceeds our Town's well capacity. In order to address Medway's water shortage, a comprehensive water conservation program should be initiated. Figure 3 presents the current average daily water use in the Town of Medway.

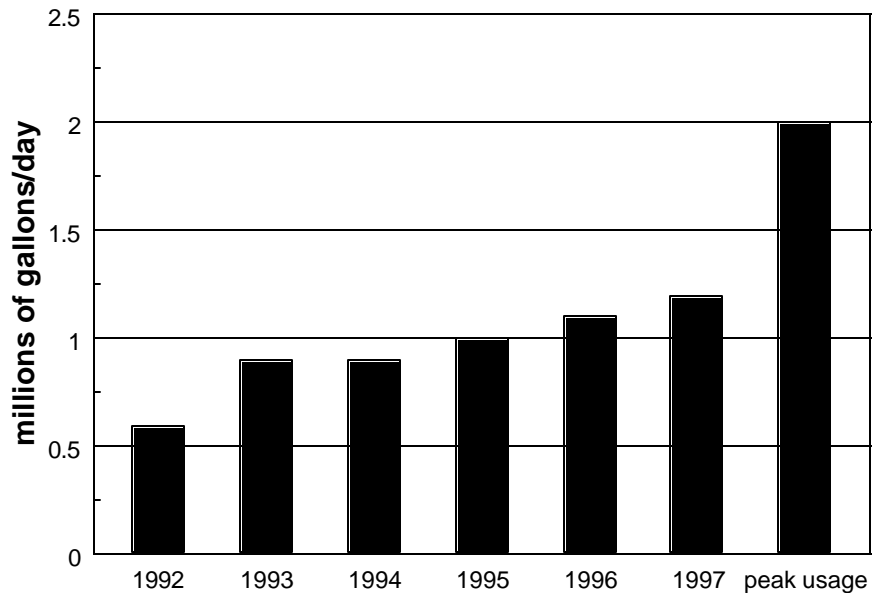


Figure 3. Average daily water usage  
Source: Medway Water/Sewer Board

The maximum amount of water we can pump from our 3 existing wells in a single day is 1.7 million gallons. Water bans have been activated to avert a serious shortage. Since our sewage treatment plant releases water into the Charles River instead of into the ground, there is no recharge of the aquifer by homes that are on Town sewer. Approximately 46% of Medway residences have sewer connections, which has the effect of removing approximately 617,000 gallons of water a day from our aquifer. The quality of our water, although excellent now, will be compromised if all our wells have to run at capacity continuously.

The Medway Water/Sewer Board has identified a potential site for a new Town well, but the Town does not own the land. The Board has estimated that it will take a few years to bring a new well online, as the State imposes a lengthy procedure that involves extensive testing and engineering site review. The chances of finding a suitable location for a second future well are remote unless land is purchased immediately. The Medway Water/Sewer Board has estimated that, even if this new well were online, the maximum population that can be served by the available water would be 13,000 people. Currently, over 75% of Medway residents are serviced by Town water.

## Traffic and Sidewalks

Traffic safety and pedestrian safety were two of the most frequently cited problems in the Survey. Many residents identified safety issues on the stretch of Route 109 between Holliston St. and Pond St. as critical. The average number of accidents that occurred in this stretch of 109 from 1990-1995 was 59 [6].

Over the past 3 years, this average has grown to 65 accidents, with 71 occurring in 1998 [6].

Clearly there is a need for new and improved sidewalks in Medway. While sidewalk plans are required for new subdivisions, there is no provision to insure that these new sidewalks tie into existing sidewalks. Numerous Survey respondents identified the need for improved sidewalks near and connecting our public school facilities. With the increased number of cars traveling Medway roads, more careful planning of pedestrian byways is needed.

## Land Use

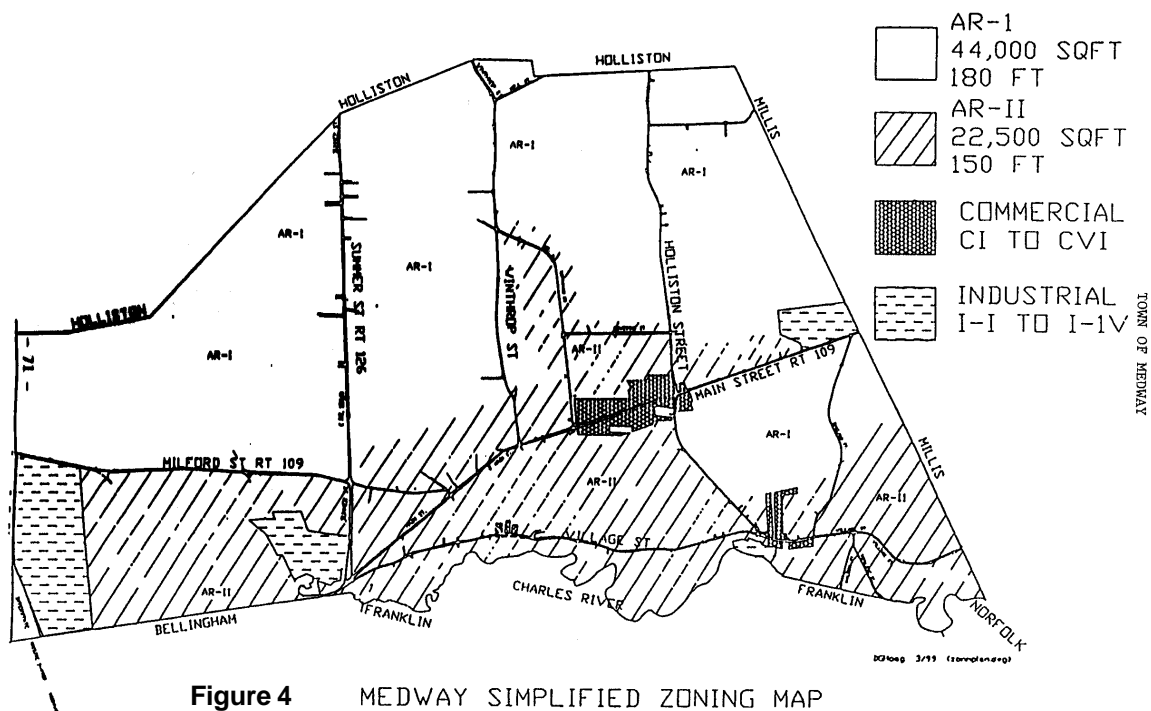
### Background

Land use influences the physical character and appearance of the Town. This section addresses the mix of land uses within Medway: Residential, Commercial, Industrial and Open Space. The amount and location of land is important for several reasons. First, it is a major determinant of property tax revenues, as well as Town expenditures for services. Second, it determines the opportunities residents have for obtaining goods and services, recreation, and employment. Third, it influences transportation, how easily we can get where we need to go. This section establishes four land use goals: 1.) manage residential growth, 2.) encourage commercial and industrial growth, 3.) enhance New England character, and 4.) preserve rural character and natural resources.

### Land Use Data

Medway's land area is 11.6 square miles, of which 0.8 square miles is of roads. The Medway Assessor's database consists of 6,915 acres or about 10.8 square miles. Each of the over 4000 individual land parcels that make up Medway's tax base have been assigned a classification by the Assessor's office according to the primary use of the land and any buildings on it. With the cooperation of the Assessor's office, we have compiled and analyzed the information from the Assessor's database as of 1997.

Figure 4 shows a simplified 1997 zoning map for the Town.





The most dramatic land use change to occur in the past decade has been the rapid residential development of land. The conversion of Chapter 61X land to residential use has accounted for 44% of this growth. Chapter 61 is a state tax abatement program designed to protect forest, agriculture and recreation land. Medway should encourage the continuation of forest, farm and recreation land uses to maintain the present rural character which is important to Medway residents. Figure 5 shows the 1997 land use breakdown for Medway lands.

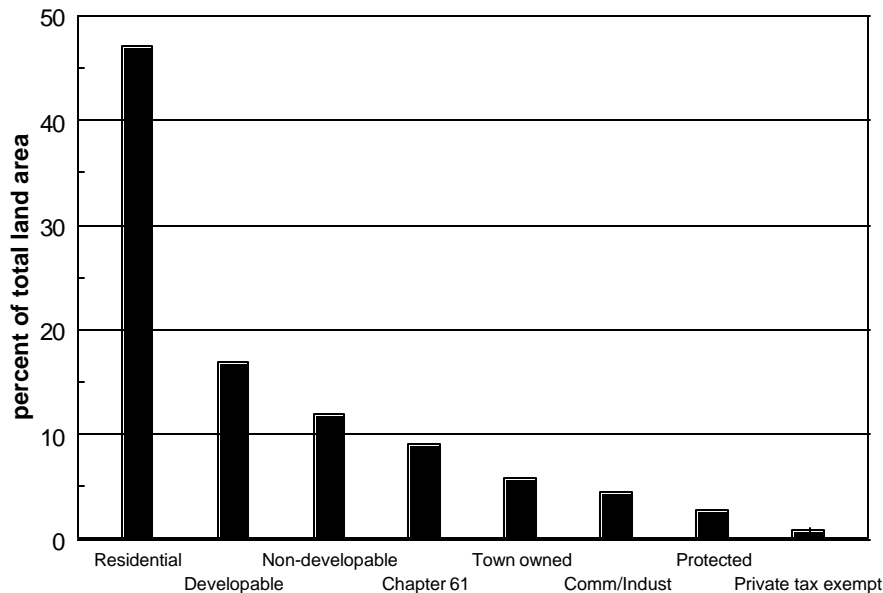


Figure 5. Land use by area  
Source: Medway Assessor's Database, 1997

As shown in Figure 5, in 1997 developed residential land accounted for 47% of Medway's total land area. Residential use is the largest single land use category in the community. Approximately 80% of our developable land (16.9% by area) is zoned residential.

Land permanently preserved as open space was increased by 29.8 acres in 1996, as the result of the acquisition of Idylbrook Farm. Another 10 acres has been allocated for recreation. After grants for land acquisition Medway taxpayers paid approximately \$408,000 for a total of 39.8 acres, or just over \$10,000 per acre.

If the Idylbrook land had been residentially developed (assume with 34 houses), the purchase has already saved taxpayers more than the cost of the land (in just 4 years). More importantly, this savings to taxpayers continues today. Given the deficit caused by residential development and the short pay back for open space purchases, the Town should make every effort to purchase land. Open space acquisition makes economic sense and will aid in maintaining the rural character of Medway.

### **Land Uses and Taxes**

Medway residents feel that our taxes are too high. To lower residential taxes we can do one or more of the following: a.) reduce services, b.) reduce the cost of services, or c.) carefully manage the development of land. One clear way to reduce the residential tax burden at this time is to increase the amount of commercial/industrial property. As of 1997 commercial/industrial real estate properties

represented 10.6% of our assessed tax base (though only 4.5% of the total land area), while residential real estate taxes represented over 77.1% of our assessed tax base. In 1997, Bellingham's commercial/industrial properties represented 20.6% of its assessed tax base, and Franklin's represented 16.8% of its assessed tax base [7].

Medway should have significantly more (at least 20%) commercial/industrial land use by assessment. Achieving this goal will require zoning changes. Without adding land to its commercial/industrial inventory, Medway will soon experience a shortage of developable land. This is of considerable concern, since the commercial/industrial tax base is needed to offset the costs of servicing existing homes and new residential development.

### ***Medway's Buildout***

Town planners talk about the expected number of households and expected population when a town is completely developed, that is, at "buildout." As discussed in the introduction to this Plan, MAPC estimates a buildout population of 16,936 people. This number could easily be higher as it does not make any provision for high-density development, such as that allowed under state-mandated comprehensive permits.

It is evident that to manage future growth, Medway should acquire available lands that meets the objectives of this Plan. Funding for such acquisitions can come from any of several sources. Land Banks provide funds for purchasing land, the funds are typically raised by levying taxes on real estate transfers greater than \$100,000. Another possible method is the Community Preservation Act, a statewide enabling act now before the Massachusetts Legislature. Provisions of the legislation require that the money raised be spent on affordable housing, historic preservation and land acquisition. The money can be raised by a combination of a 1% real estate transfer fee and a 3% surtax on the local real estate tax. Provision is allowed for reducing these figures for low-income buyers. A third mechanism is to establish a Town conservation fund, to be funded through donations and grants from preservation organizations.

### ***Goals and Objectives***

#### **1.) Manage Residential Growth**

Conversion of open space for residential development is not advisable on a financial basis alone. Medway's rapid rate of residential growth over the past decade has strained town services and changed the community's character in a way that is upsetting to many residents. This is revealed in the Master Plan Survey results. From Survey Question #6 greater than 70% of the respondents stated that they would be in favor of limiting the growth rate by zoning changes, phasing development or restricting the number of building permits.

Medway must adopt strategies to manage residential buildout, having the effect of reducing the overall number of residential units expected at buildout given 1998 zoning by-laws. During the site plan review of any new subdivision our boards should analyze the burden that the new subdivision will place on the schools, water and sewer infrastructure in Town.

In order to realize this goal, Medway will have to broaden the available zoning choices for development through such steps as the creation of Village districts and Agricultural/Industrial and Agricultural/Commercial zoning districts. We must encourage plans for the development of land that best meet the Town's needs (e.g., "mature citizen housing"). Medway must address the state-mandated percentage of affordable housing (10%). If affordable housing is built in Medway, we must ensure that this housing remains affordable in the future. The alternative is to allow comprehensive development permits to create affordable housing with total disregard of local zoning by-laws and master planning.

Land use and infrastructure must be compatible. Water, sewer, and traffic impact should dictate land use, so proposals for land use should consider the constraints of existing infrastructure. The MMPC Survey indicated that residents are in favor of increasing lot sizes. Residents are also in favor of rezoning residential lands to commercial/industrial. Rezoning large parcels without the input of the affected land owners unfairly burdens the landowners and should be discouraged.

Medway should pursue hiring a Town Planner or, at a minimum, share the services of a Planner with neighboring towns. The primary responsibility of the Planner would be to seek funding and write grant applications. Another major responsibility would be to insure that Town boards and committees consider the residential growth goals and objectives set forth in this Master Plan as a guide during any decision process.

## 2.) Encourage and Manage Commercial and Industrial Growth

Medway needs to focus on how best to attract commercial and industrial development. Some issues related to increasing this type of development include: developing commercial/industrial building standards, assessing traffic flow, and providing buffer zones between different land uses. The infrastructure in our industrial parks should be improved to the point that it will attract businesses.

All new residential development should be offset with open space, commercial, or industrial development. Encourage new commercial/industrial development that is supportive of the local surroundings and infrastructure. The results on survey question #7 indicated that more than 50% of the respondents thought that Medway should increase the commercial /industrial areas in Town. We must ensure that businesses provide buffer zones between residential neighborhoods and adjacent commercial areas. This will minimize the noise and visual impact on residential neighborhoods, while maintaining open space.

The Town has permitted the establishment of small "mom and pop" variety stores to serve residential neighborhoods along Village Street. Development of future establishments should be encouraged near the Town's employment centers located in the east and west ends of Town. Such establishments reduce trips to business districts along the Rte. 109 corridor. These compact commercial centers should be limited in number and sized proportional to the scale of local businesses.

## 3.) Enhance Medway's New England Character

Results of the MMPC survey indicate residents clearly desire that Medway retain the "feel" of a small, rural, New England town characterized by distinct neighborhoods, open space and traditional architecture (as applied to commercial, residential and civic establishments.). Traditional architecture refers to buildings with gabled roofs, and shingled or clapboard siding. Landscape architecture features include: rock walls, and trees/shrubs used to screen equipment (i.e., air conditioners, generators, and utilities). Changes to the zoning bylaws can help meet this goal.

The town should adopt zoning strategies and design standards supportive of a New England character. We should encourage a vibrant downtown center, with a cohesive village center and a sense of neighborhood, including strategies to create transitional buffers between zones and to allow commercial and residential uses to co-locate where appropriate. The zoning bylaws should be amended to allow residential and commercial uses along Village St. to coexist on the same site, providing a customer base for businesses and adding vitality to the Village district, while not compromising the quality of life.

Medway's streetscape appearance has suffered from the lack of architectural design standards for

commercial development and Town owned facilities, especially along Route 109 and Village Street. The Town should adopt standards (including lighting and signage) which, over time, will reestablish a streetscape characteristic of traditional New England villages. Adoption of standards will enhance the visual appeal of the community as a whole, as well as the commercial appeal of individual establishments.

#### 4.) Preserve Rural Character and Natural Resources

Maintaining Medway's rural character is important to Medway residents. We must establish funding mechanisms to purchase open space as it becomes available. Open space should be linked by hiking/biking trails to provide recreation for the community. Not only will this preserve our character, but it will provide recreation and aid in preserving water, our most precious resource. Furthermore, Medway's trail network should be planned to link with those proposed in the region, such as the Upper Charles River Trail.

Medway must ensure a sufficient, high quality water supply. To this end we must take immediate steps to protect all aquifers, replenish our ground water and ensure that sewage is treated properly. Animal fats and vegetable solids reduce the efficiency of septic systems. Inspection programs should be implemented for all septic systems to ensure continued functioning and compliance with Title V. The use of sewage pumping stations should only be allowed when an existing sewer system fails.

### ***Implementing Actions***

#### Goal 1: Manage Residential Growth

- a.) The Town should develop a plan to purchase Chapter 61 lands, as well as other large parcels that are considered desirable. If the property's optimal use would be as a developed parcel, the Town should consider purchasing tracts, rezoning, and then selling the land. The land should be rezoned for optimal use, industrial, commercial or residential. If developed residential, an Open Space plan should be dictated.
- b.) Consider the creation of conditional use, special permit zones to encourage the development of a Continuing Care Retirement Community and senior housing. Provide zoning by-law options for the development of housing units for mature residents (e.g., senior communities with a small self-serving commercial center, public meeting place).
- c) Amend the zoning map and by-laws to allow for the construction of single-family and multiple-family apartments and condominium units within the same sub-division in the ARII zoning district, to the extent that the Town-wide ratio of housing units in each category does not change relative to one another (+/- 10%). The breakdown of housing types is available in the housing section of this Master Plan.
- d.) Zoning changes should not increase the population density, that is, the maximum expected population given the zoning changes should not exceed that expected under 1999 zoning by-laws.
- e.) Hire a Town Planner who will seek alternative funding sources and assume the responsibility of pursuing the growth issues listed in the Master Plan.
- f.) Review Medway Subdivision Rules and Regulations to ensure that regulations are consistent with the goal to manage residential growth.

#### Goal 2: Encourage Commercial/Industrial Development

- a.) Identify areas adjacent to current industrially zoned areas on or near Rt. 109 and Route 126 which may be identified as "industrial expansion areas" which would allow for additional industrial expansion opportunities.
- b.) Create a unified plan for the expansion of water, public sewer, natural gas, electrical service and storm water drainage to industrial land for the optimal development of that land.

- c.) Rezone portions of Rte. 109 near Millis, at the intersection of Rte. 126, along Village St. near the Police Station, and at the intersection of Clark St.. Structures in these zones could then be targeted for professional office space, have a residential appearance, and generate minimal traffic during the workday and little or no traffic at night and on weekends.
- d.) Amend the zoning by-laws to allow for office space and light industry zoning classifications. Update the commercial uses section of the zoning by-law every few years to keep current with the changing economy.
- e.) Consider a town common approach to commercial development. Identify an area near a commercial district that could be developed as a town common with a surrounding commercial district, in particular, land near Holliston St. and Rt. 109.
- f.) Amend the Zoning Bylaw to allow commercial and residential uses to co-exist in the downtown area, including on the same parcel.
- g.) Amend the Zoning Bylaw to create a transitional use zone to buffer residential uses from business uses by allowing non-residential uses, such as professional offices, in buildings which maintain a residential appearance.

### Goal 3: Enhance Medway's New England Character

- a.) Pursue acceptance of the Community Preservation Act.
- b.) Identify parcels which are no longer suitable for industrial uses because of conflict with environmental resources, existing uses, current traffic, or development patterns (e.g. Sanford Mill and Broad Street). Re-zone parcels as appropriate.
- c.) Create a Rt. 109 Corridor Development Plan to establish expansion limits.
- d.) Amend the zoning bylaws to create a village business zoning district category to allow a limited number of neighborhood-sized, New England village-styled businesses and services to be located within or close to primarily residential areas.
- e.) Amend the zoning map and by-laws for residential subdivision designs that de-emphasize the "boulevard, straight-away appearance" of subdivision roads. Instead emphasize lower-speed road designs, integration of treescapes and sidewalks and creation of off-street recreation facilities.
- f.) Establish site plan and building design standards for renovation and new development of commercial/industrial and town-owned facilities.

### Goal 4: Preserve Rural Character and Natural Resources

- a.) When considering new subdivisions consider the burden that they will place on water and sewer infrastructure. Work with landowners to explore alternative use development that would be less detrimental to the Town.
- b.) Investigate funding sources to support community farming and land trusts. Work with preservation organizations to preserve the open space in Medway.
- c.) Plan and support acquisition of lands to create a natural resource corridor to preserve wildlife migration, such as along Chicken Brook from Holliston's Waekeening Woods to Choate Park.
- d.) Identify Medway's "green belt," a natural habitat pathway through Town. Develop hiking/biking paths to form a network interconnecting us with neighboring Towns. Construct safe hiking/biking paths that lead to village and commercial centers.
- e.) Locate at least one new well site and purchase the land immediately.
- f.) Develop a comprehensive well-site plan for the assessment of land and acquisition of a well site. Periodically update requirements for existing and future well sites.
- g.) Establish additional conservation land to preserve watershed, vegetation and wildlife.
- h.) Update the wetlands by-law to increase the no-build zone.
- i.) Restrict the extension of the Medway's sewers except to encourage commercial/industrial growth in areas where the tax benefit is greater than the cost.

- j.) Do not permit pressurized sewer lines or sewage pumping stations to be placed on public lands or cross public by-ways.
- k.) Require that an order of condition be placed on residential deeds where grinder pumps exist.
- l.) Establish an ongoing program for maintenance of private septic systems.
- m.) Establish a Medway Town Forest.

## Open Space and Recreation

### **Background**

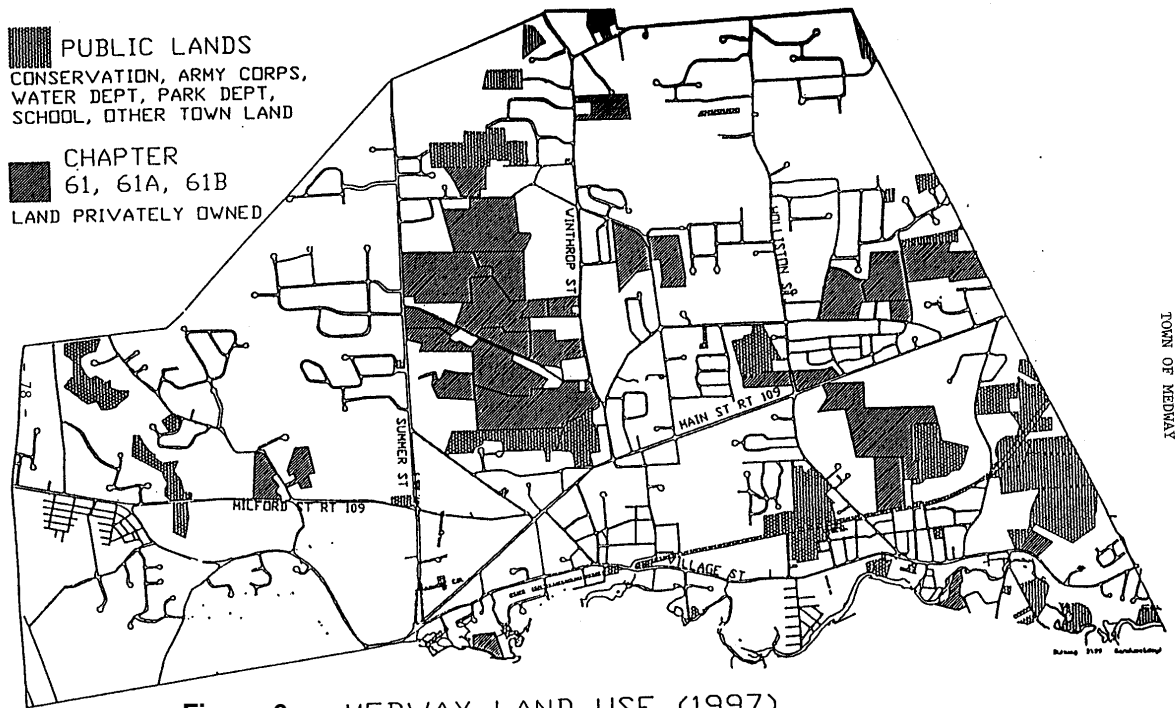
The Open Space and Recreation Plan 1996-2001 provides the history and the current status of the Town's physical attributes and growth patterns [8]. From the MMPC Survey, Medway residents are strongly in favor of preserving open space. Funding is a key issue for land acquisition.

The Open Space Committee has provided a limited evaluation matrix to aid in the characterization and cataloging of lands for their value to the Town based upon the needs of the community. A professional consultant group should be assigned to take over and expand this task to a more comprehensive value system. There will be consideration of any of these lands that would best provide water resources (surface, wells and wetlands), wildlife corridors, natural resource protection and recreation area potential.

Classification	Acres
Agriculture	684
Developable (non-Agricultural)	1167
Conservation	138

Table 2. Open land in Medway  
Source: Medway Assessor's Database, 1997

Several large tracts of land remain available for future acquisition by the Town. Table 2 shows the amount of acres of land preserved and available (and their present use). There is a relatively small amount of protected and conservation land. The amount of potentially developable land influences the growth of the Town. Further development amplifies the burden on land use. As the population rises, the need for more recreational open space increases. Heightened development directly affects water resources. Additionally, greater demand for public water use without recharge diminishes the aquifer supplying water.



**Figure 6** MEDWAY LAND USE (1997)

Figure 6 shows Medway's open space, parks, and Chapter 61 lands. Note the contiguous open lands and parks running down the middle of this map. We have the potential for creating an ecological and recreation corridor running from the Holliston line down to Choate Park. Open space should be linked by hiking/ biking trails to provide recreation for the community. Our trail network should be connected with those proposed in the region, such as the Upper Charles Trail. State grants to fund these projects should be pursued. Many of the goals and objectives stated by the Town's Department of Parks and Recreation, Planning Board and Conservation Commission/Open Space Committee espouse the issues listed as critical in the SCORP (Statewide Comprehensive Outdoor Recreation Plan):

- \* maintain recreational facilities,
- \* improving trail systems and acquire land for walking trails,
- \* consolidate specific field sports to one location,
- \* expand and develop existing passive recreational facilities and equipment,
- \* acquire and protect recreation areas,
- \* evaluate inventory of existing open space as recreation areas,
- \* amend subdivision bylaws to have active recreation in subdivisions,
- \* provide more passive recreational facilities,
- \* expand water-based recreation facilities,
- \* investigate the dredging and repair of Choate Pond,
- \* acquire and develop Charles River Access,
- \* assess Charles River Access as a liability issue,
- \* evaluate inventory of existing open space for acquisition, and
- \* complete survey on Historical roads and sites.

## **Goals and Objectives**

### 1.) Protect Open Spaces

Insure that all Town boards and officials work together to develop a plan for the future growth of the Town and protection of its open spaces and natural resources.

### 2.) Increase Public Awareness

Resolve the acquisition of land for open space, park and recreation by any Town or private agency as specified by law. Educate the public on open space and secure input from the public. Work with relevant boards and citizen groups to build consensus for the development of an ecology corridor with hiking trails that would link open space parcels.

### 3.) Rate Open Space Parcels

Create and maintain a Land Value Matrix to rate parcels based upon values important to the Town. Obtain a professional evaluation of open spaces.

### 4.) Acquire Chapter 61X Lands

Present Chapter 61X lands to the Town for purchase by Town vote.

### 5.) Pursue Funding for the Acquisition of Open Space

Research and support legislation to create land trust funds to purchase open space in an expedient and fiscally responsible manner. Research and pursue available State and private grants to offset the tax burden for the purchase of land.

### 6.) Preserve Town Water Resources

Protect and preserve all of the Town's water resources and wetlands. This includes preserving wetlands and marginal lands, locating new water sources, protecting aquifers and recharge areas, identifying and removing any contamination sites near wells, identifying hazardous waste sites, and establishing additional conservation land to preserve watershed, vegetation and wildlife.

### 7.) Develop Plans and Procedures

Initiate development plans and procedures that will protect open space and provide green buffers, eco-corridors and promote active creation of recreational areas. Support and encourage the development of the active recreation areas of the Idylbrook Farm park area.

### 8.) Open Space Education

Promote community awareness through education on issues of open space, land deeds, protection of natural resources and the future options for Town growth, as well as promote open space and services available for public use.

### 9.) Standardize Town Mapping

Establish a computer-based mapping system that will be used by all Town boards and committees that require any form of mapping.



#### 10.) Consolidate Open Spaces Where Appropriate

Evaluate and consolidate existing recreational parks and lands, including equipment and location of certain sports facilities.

#### 11.) Protect Medway's Ecosystems

Investigate methods to acquire more open space and plan the best way to protect the existing ecological system within the Town. Plan and support acquisition of lands to create a natural resource corridor to preserve wildlife migration and water sources. Link open space and recreation facilities by hiking/biking trails to provide recreation for the community. Connect trail network with those proposed in the region. Work with State agencies such as the Department of Environmental Management to obtain grants for establishing/maintaining trail systems.

#### 12.) Create a Town Preservation Plan

Develop a Preservation Plan for Medway that will permit the Town to be competitive in applying for grants and funding to help in preserving the historical nature of Medway. Complete the State mandated survey of historic sites in Medway.

#### 13.) Hire a Town Planner

Hire a Town Planner to aggressively pursue growth issues. This frees the Planning Board from this task and creates a central point person to evaluate land purchase options.

### ***Implementing Actions***

#### Goal 1: Protect Open Spaces

a.) The Board of Selectmen as chief executive officers of the Town of Medway plan to encompass and support all the duly elected and/or appointed boards as to the five year Open Space Plan updates and view the entire Town as one ecosystem.

#### Goal 2: Increase Public Awareness

- a.) Actively notify all applicable boards and agencies on MGL, Ch 61, 61A, 61B regarding sale of agricultural lands that the Town has first option to buy
- b.) Sponsor forums on open space-related issues.
- c.) Actively explore the development of an ecological corridor (linear park).
- d.) Create a public land trail guide.

#### Goal 3: Rate Open Space Parcels

- a.) Walk and document undeveloped land parcels using the existing Open Space Evaluation Matrix and evaluate the cost effectiveness of any potential purchase.
- b.) Encourage Board of Selectmen to hire an outside consulting firm to handle the creation and implementation of land evaluations, as was done in Hopkinton.

#### Goal 4: Acquire Chapter 61X Lands

a.) The Board of Selectmen need to develop a process that will support timely evaluation of each Chapter

61X land option, to investigate and present the option for the land purchase to the Town. This process must include cost factors, town meeting presentation and possible town election if Proposition 2 1/2 override funding is required.

#### Goal 5: Pursue Funding for the Acquisition of Open Space

- a.) Research, educate and present to the Town options such as land banks, real estate surcharges, transfer fees, and conservation funds as ways to raise funds to acquire and develop land for open space and recreation.
- b.) Research the available grants (State and private) to offset the cost of purchasing open space.
- c.) Establish funding for land acquisitions through private donations, Town taking of "unknown owner" land for resale and funding a conservation account.

#### Goal 6: Preserve Town Water Resources

- a.) Adopt and enforce new Title V regulations by the Board of Health.
- b.) Perform geological survey, test wells and source approvals.
- c.) Perform engineering studies to identify recharge areas.
- d.) Define a zoning protection district.
- e.) Identify materials and locations that may pose a risk to the water supply.
- f.) Evaluate property/parcels for use/protection.

#### Goal 7: Develop Plans and Procedures

- a.) The Planning Board will assist the Parks and Recreation Commissioners in developing a site plan for the 10 acres of recreation area at Idylbrook.
- b.) The Planning Board will review the proposals of the Zoning By-law Revision Committee to ensure that buffer areas are included between transitional land uses. Investigate other parcels for trail additions.
- c.) Maintain the trail system at Choate Park.
- d.) The Planning Board will amend the Subdivision Rules and Regulations to require active and passive recreation areas in proposed subdivisions.

#### Goal 8: Open Space Education

- a.) The Planning Board will propose an overlay open space by-law and hold public hearings. This bylaw must contain permanent protection from development and maintenance provisions to protect the quality of the land. Additional points will include Town billing rights if intervention is required on land not deeded to the Town.
- b.) Investigate mapping options for public display/use.
- c.) Use trail markings and signs to clearly identify recreation lands.

#### Goal 9: Standardize Town Mapping

- a.) Work with all boards to install and utilize computer mapping systems.

#### Goal 10: Consolidate Open Spaces Where Appropriate

- a.) Initiate planning to relieve the present field shortage (Oakland and Cassidy).
- b.) Investigate the dredging and repair of Choate Pond.
- c.) Acquire Shaw Street property for picnic area, boating and fishing.
- d.) Acquire and develop areas for playground, rollerblade, skate board and street hockey activities.

e.) Acquire and develop areas for walking, hiking, fitness, bike (non motor) trails and activities.

#### Goal 11: Protect Medway's Ecosystems

a.) Based upon existing open space and possible future land acquisition, plan corridors for future open space based on determined needs in the Open Space and Recreation Plan 1996-2001.

b.) Create hiking/ biking trails to provide recreation for the community. Connect trail networks with those proposed in the region, such as the Upper Charles Trail. Seek funding for establishing trails.

#### Goal 12: Create a Town Preservation Plan

a.) Hire a consultant to complete the mandated Historical survey needed for a Town Preservation Plan.

b.) Perform a public survey, and increase public and neighborhood participation in the planning process.

Tasks are set up for a phased approach with the production of maps, methodology, lists of areas, historical outline and narratives and recommendations to be nominated to the National Register.

#### Goal 13: Hire a Town Planner

a.) Hire a Town Planner who will assume the responsibility of implementing the growth issues listed in the Master Plan as well as handle the evaluation, investigation and acquisition of future open space parcels.

b.) Investigate how Medway might share a Town Planner with neighboring towns.

## Natural and Cultural Resources

### ***Background***

Medway is rapidly changing from a small, rural farm town to a suburban bedroom community. Medway is only 24 miles southeast of Worcester, 30 miles north of Providence, and 25 miles southwest of Boston, and is easily accessed by route 495. The 1998 census showed Medway's population was 12,202 and population density was 1,052 people/square mile. In the ten years from 1980 to 1990, the population grew 17.6%, while in the seven years from 1990 to 1997 the population has grown by 21.7%.

This growth will directly impact Cultural and Natural Resources in Town. While this increase in population may enhance and enrich the Cultural Resources of the area, the reverse is true for the Natural Resources. Medway has very little topographical relief and much of the flat, undeveloped land is wetland. There is ever increasing pressure to develop marginal lands. In addition to protecting these sensitive areas, we should protect remaining farm land, open space and the Charles River and its tributaries.

Figure 7 below lists the amount of protected open space in Medway and our surrounding towns. All of our neighboring towns have more than 10% protected open space, while Medway has only 3%. The state average is 21%.

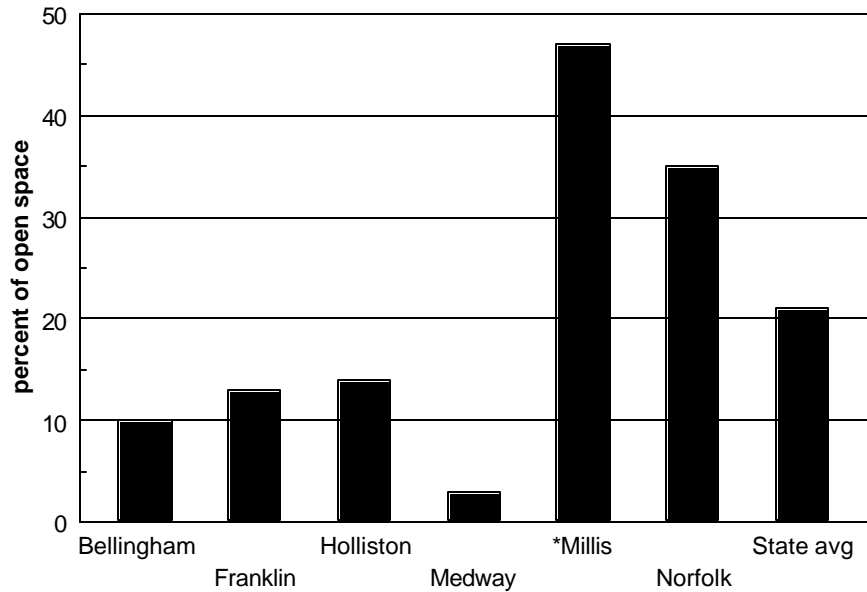


Figure 7. Protected open space in Medway and neighboring towns  
 Source: Bellingham Master Plan 1997, Millis OSRP 1996, Norfolk Master Plan 1992, Franklin Master Plan 1997, Holliston OSRP 1996, Medway OSRP 1996  
 \* 23% Natural Valley Storage and 24% Conservation lands

## Goals and Objectives

### 1.) Protect Groundwater

94% of the MMPC Survey respondents think water and conservation are important. A majority (69%) would support fees for water ban violations. As a write-in response, 25% felt water supply was critical, while 18% wrote in that they were concerned about water quality. Water availability is a limiting factor in realizing the potential buildout of the Town. Ensuring a safe and adequate water supply for the future is the responsibility of us all.

### 2.) Protect Rural, Small Town Character and Enhance Community Spirit

According to the Master Plan Survey 88% of the respondents thought that protecting the rural, small town character of Medway was important. Many believe more of an effort should be made to preserve the New England style of architecture and avoid the nationalized format so prominent in other parts of the country. 74% of the respondents thought that preserving buildings and places of historical or architectural character was important.

The results of the Survey showed a positive response with regard to community spirit. Many respondents cited "friendly people," or "great neighborhoods" as their favorite things about living in Medway. Some of the suggestions for improvements included a need for meeting places, a Youth Center, and more activities for all members of the community. The new library answers some of these needs in that it provides a modern, pleasant place for public meetings and information access.

### 3.) Protect Open Space and Unique Wildlife Habitat

Medway falls far below the State average, and is also well behind neighboring towns, in the amount of protected Open Space (see Table 4). The State average is 21%, Medway has only 3%. 73% of the Survey respondents said they would vote for town-supported land acquisition but 67% would be unwilling to

raise taxes to purchase undeveloped land; 76% responded that recreational areas were needed and 76% responded that they thought nature habitats and wildlife areas were important. With high interest in acquisition, but concern about increasing taxes, the Town should aggressively pursue State funding such as Self-Help grants. However, citizens should be cognizant that even with successful grant writing, the Town will need to raise money to preserve any land.

In spite of the Medway wetland bylaw and the State Wetland Protection Act, much of the Town's wetlands are being destroyed and disturbed. Developers are allowed to create " replication " areas in exchange for wetlands disturbed by crossings. While this is legal by State standards, many biologists feel that these replication areas will never duplicate natural conditions. In the 2 years allowed for the establishment of new plant growth in these replication areas, many species and wetland functions can be adversely affected. Efforts should be made to educate the public about adverse effects of lawn care products on wetlands and ultimately their own water supply.

#### 4.) Preserve Historic Sites

Since 74% of respondents thought that preserving buildings and places of historical or architectural character was important, the Town needs to be pro-active in the preservation of these sites. There is always a race against time in trying to preserve these sites once ownership changes hands, therefore enforcement of the Demolition by-law becomes critical.

#### 5.) Manage Suburban Growth

There are agencies within the State and throughout the country that encourage planning on a regional basis and have even suggested regional taxation where some communities would support a more industrial/commercial base while others support more of the residential needs. Unless something is done on this kind of scale, each community threatens to become a sprawling mix of homogeneity, with unnecessary redundancy. The 495 Corridor Initiative is targeting some of these concerns.

### ***Implementing Actions:***

#### Goal 1: Protect Groundwater

- a.) Embrace findings of the Charles River Watershed Association professional hydrogeological study. Plan for growth that must not exceed ability of Town to supply high quality water
- b.) Create a zone to protect aquifers
- c.) Promote water conservation and education
- d.) Protect river and tributary buffer zones. Enforce Rivers Protection Act.
- e.) Provide citizens with pamphlets from the Department of Environmental Protection on use of fertilizers and lawn chemicals
- f.) Adopt a groundwater protection law

#### Goal 2: Protect Rural, Small Town Character and Enhance Community Spirit

- a.) Adopt standards for signage and architecture appropriate for New England town
- b.) Assist in preservation of family farms
- c.) Enforce Demolition Delay bylaw
- d.) Strengthen regulations to protect more scenic roads
- e.) Establish a community meeting place
- f.) Support the Medway youth and community organizations
- g.) Offer more community educational opportunities

h.) Renovate and redesign 109 commercial district to promote interaction and safety

### Goal 3: Protect Open Space and Unique Wildlife Habitat

- a.) Re-establish a Conservation Fund to achieve a percentage of protected Open Space closer to the State average of 21%.
- b.) Consider development of a Land Bank or Establishment of Community Preservation Bill
- c.) Pursue Rail Trail options for hiking and biking.
- d.) Plan Greenway in Industrial area
- e.) Get full support of the Town to efficiently deal with Chapter 61X lands as they become available.

### Goal 4: Preserve Historic Sites

- a.) Create a Preservation Plan using information gathered from 1996-1998 Medway Historical Comprehensive Survey Project
- b.) Recommend other sites for National Register
- c.) Pursue funding for preservation of all historic buildings
- d.) Expand the Demolition Delay bylaw

### Goal 5: Manage Suburban Growth

- a.) Pursue funding on a regional basis for land use planning, transportation, sewage, and water
- b.) Hire either a full or part-time Planner
- c.) Utilize expertise of SWAP (Southwest Area Planning), MAPC and the 495 Initiative Council.

## Housing

### **Background**

The Master Plan Survey included a number of questions related to housing. The feedback from citizens included support for limiting the number of annual building permits to control growth (89% of the responses indicated they would support this) and increasing the minimum lot sizes to reduce total capacity (80% of the responses indicated they would support this). Only 16% of the residents said they would support maintaining the current rate of growth.

Other comments that have been brought to the attention of the Committee include: balancing the need for zoning bylaw changes with the financial goals of large land owners, providing housing for the young adults that have grown up in Medway, and developing more senior citizen housing. While the data shown in Table 3 supports the need for more senior housing, the numbers also indicate that there will be fluctuations in the future demand for housing by young adults.

	1980	1990	2000	2010	2020
number of seniors	664	881	1154	1408	2081
% of residents	7.9	8.9	9.7	10.6	14.3
number of young adults (20-29)	1321	1332	1075	1324	1612
% of all residents	15.6	13.4	9.0	10.0	11.1

Table 3. Actual and projected population demographics  
Source: Town of Medway 1996 Annual Report, prepared by the MAPC Data Center

housing type	# of accounts	assessed value (in millions)
single family	3267	\$537.4
condo	146	\$12.1
2-family	112	\$17.9
3-family	20	\$3.4
multi-building lots	9 (23 units)	\$1.6
apartments	24 (181 units)	\$7.6

Table 4. Inventory of existing housing stock  
Source: Medway Assessor's Database, November 1998

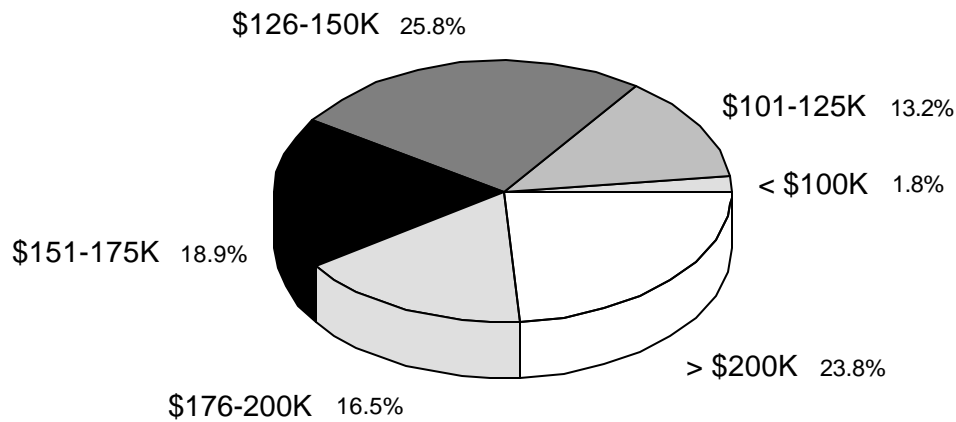


Figure 8. Breakdown of assessed value of 3267 single-family homes  
Source: Medway Assessor's Database, November 1998

Medway has a range of housing stock, as shown Table 4. Medway also has a range of housing values, as shown in Figure 8. Note that more than 40% of Medway's single-family housing stock is valued below \$150,000. Medway's affordable or subsidized housing stock (as defined by MGL Ch. 40B, Sec. 20) was 6.14% of the total housing units in 1990. Developers have recognized this and have pursued Comprehensive Permitting, which increases density and effectively eliminates the Town's ability to manage its own growth.

The annual median sales price for a home in Medway is shown in Table 5. There has been a significant jump recently in housing prices, driven mainly by the price of land in Medway and by the size and style of houses currently under construction.

	1990	1991	1992	1993	1994	1995	1996	1997	1998
median sales price (x \$1000)	\$163	\$161	\$159	\$160	\$168	\$180	\$182	\$184	\$225

Table 5. Median sales price of homes in Medway  
Source: Banker and Tradesman

he age of Medway's housing stock is shown in Table 6.

Age	number of units
pre-1940	1023
1940-1949	138
1950-1959	379
1960-1969	470
1970-1979	591
1980-1989	787
1990-1998	630

Table 6. Age of Medway's housing stock  
Source: Medway Historical Commission

### **Goals and Objectives**

#### 1.) Manage the Rate of Residential Growth

The Town needs to address the concerns of Medway residents that the Town is growing too quickly. The current growth is placing heavy demands on both town services (e.g., public schools) and on natural resources (e.g., water). The Town needs to consider zoning bylaw revisions that manage growth. Special consideration should be made to address the needs of large open space owners. Future population demographics should also be considered, providing the appropriate housing stock to meet changes in demographics. Real estate transfer fees should also be considered.

#### 2.) Develop an Affordable Housing Plan

Medway has to come up with a way to limit the number of Comprehensive Permits that are submitted to the Zoning Board of Appeals. While Medway may be below the State mandated percentage of affordable housing, the rate and style of such housing should be ultimately governed by Medway's boards and committees. The Town should consider purchasing existing low cost housing and then deed it to remain affordable. This will increase the amount of affordable housing in Medway.

#### 3.) Target Housing Needs

Medway must provide housing options to meet the needs of the community of today and in the future. Medway will experience growth in its senior citizen population over the next ten years. New development should consider housing units that meet this need. Changes in growth patterns in both the senior and young adult populations should be monitored to insure that actual patterns follow projections.

#### 4.) Maintain Current Character

Medway has a number of neighborhoods that currently possess unique and desirable characteristics. To help maintain these characteristics a number of steps should be taken. Historical buildings and properties need to be maintained and not destroyed. Local historical districts need to be defined and zoning overlays need to be considered that restrict undesirable types of development in these zones that would significantly change the character of the neighborhood.



## ***Implementing Actions***

### Goal 1: Manage the Rate of Residential Growth

- a.) Limit the number of housing permits on an annual basis (also referred to as Phased Growth). This will allow the Town to plan for the increased burden on services (especially water and schools).
- b.) Develop a consistent and comprehensive Site Plan Review process for all new development. Consider developing a computerized review process, similar to the system used in Franklin.
- c.) Hire a professional planner for the Town. The planner can help the Town measure growth and development so that planning is performed using current (versus projected) data. This will also help to facilitate better communication between Town boards as development issues arise.
- d.) Consider rezoning portions of ARI and ARII to new zoning classifications that meet the Economic Development needs of Medway. The existing zoning codes are outdated and need to be updated, especially with the growth in the light industrial sector.

### Goal 2: Develop an Affordable Housing Plan

- a.) Balance the housing inventory to both meet community needs and to address state mandates on affordable housing quotas. Also support changes to state laws that redefine affordable housing quotas.
- b.) Have Selectmen reactivate the Medway Affordable Housing Committee. This Committee should develop an Affordable Housing Master Plan for the Town.

### Goal 3: Target Housing Needs

- a.) Ensure housing opportunities for senior citizens that address the projected growth in their population. Investigate developing senior citizen complexes that both provide needed facilities for a growing senior population, while limiting the burden placed on Town services by new development.
- b.) Work with land owners and developers to provide for Planned Unit Development, relaxing some regulations that impede the progress of the developer, while allowing the Town to maintain a level of control over the future development of the land.

### Goal 4: Maintain Current Character

- a.) Reduce the number of uses allowed (downzoning) on a parcel of land (including density), which can enable new classes of Open Space development plans. This can be used for a variety of purposes, including neighborhood preservation, historical preservation, Open Space planning, etc..
- b.) Develop a stricter Demolition Delay by-law.
- c.) Develop Neighborhood Conservation Districts that place restrictions on changes to existing neighborhoods that possess a desirable character.
- d.) Ensure that the alteration or conversion of single family to two family residences adheres to the local zoning frontage and area requirements and accounts for off street parking.

## **Public Facilities**

### ***Background***

Medway's Town infrastructure and public facilities are at the heart of community life. Our Town's roads and sidewalks must not only meet our transportation needs, but must give us a level of safety and reassurance. Our police and fire fighting services, schools, library, senior center, other municipal

buildings and water and sewer systems are all part of what keeps our community functioning.

The Master Plan Survey results indicate that Medway has a strong sense of community and a strong town image. A dynamic community with superior services will attract the industrial and commercial development needed to broaden our tax base. Medway's new Police Station, Fire Station and Memorial School have contributed to the improved appearance of Medway. The Master Plan survey indicates that buildings and places of historical or architectural character are considered important to 72% of the respondents. However, the lack of site plan and building design standards, the neglect of the roads, visible pumping stations and the inadequate road repairs after construction, have left some areas blighted. Medway's strong sense of community should be maintained and enhanced through careful planning and renovation of public facilities.

As our population has grown, so has the demand on the existing infrastructure and facilities. In many cases, the existing systems have not been rehabilitated or expanded to the extent required to meet these increased demands. This has occurred because budget pressure has prevented sufficient resources from being allocated to planning and funding the necessary maintenance and improvements. This is particularly true of our existing schools, where hard economic choices often have favored academic programs over physical maintenance.

### Schools

If school buildings can be expected to have a useful life span of 50 - 75 years many of our schools are at mid-life and require revitalization. In fact many of the building systems do not meet current building and safety codes. Table 7 shows the age of Medway schools.

Facility	Date constructed	Years in service
Memorial School	1997	2
Burke School	1953-1959	46
McGovern School	1965	34
Medway Middle School	1971	28
Medway High School	1960	39

Table 7. Age of Medway Public Schools  
Source: Medway School Committee

In order to adequately plan a school expansion or improvement we must consider the growth in school age population. In Figure 1 the school population data from NESDEC along with our overall population growth were presented. The NESDEC plot indicates that Medway's school population has grown at the same rate over the last five years and continues to grow proportionately with the number of households. It should be noted that NESDEC school population forecasts have shown a high correlation with actual student population growth in the past (generally between 1-2%). Also note that the NESDEC data has been extrapolated beyond 2003.

Although built primarily to educate the youth of the community, the school facilities in Medway belong to all the citizens of the Town. Therefore, the school department strongly believes the school buildings should be made available for community programs and activities as much as possible. Because they are used so extensively by students and the community, the school buildings must endure a considerable amount of "wear and tear."

## Water and Sewer

The Town's water system consists of three major components: supply, storage and distribution. The Town is pursuing the acquisition of a new well site. However, as the Town continues to grow, so do the demands on the water system. This demand will require the Town to add additional wells and water storage, and replace and upgrade aging water mains. The most critical of these three is the identification of a new well. The water and sewer department is engaged in an improvement plan to eliminate leaks in the system, and to more accurately account for water. This will only marginally help us meet the increasing demand until additional water sources are brought on line. New water sources must be identified and developed to meet the Town's future water demands.

Groundwater and aquifer depletion has started to affect the quality of life in Medway and the region. Medway has had to impose water conservation restrictions during peak usage periods during the past several years. For sustained periods in June and July, our system is running at maximum capacity (i.e., our water demand exceeds our pumping capacity of 1.7 million gallons per day). The public water supply supports 2,973 residential accounts, more than 75% of the households. Currently the Water Department maintains 64.5 miles water line, and has 3079 accounts. The recent growth in residential usage has brought our water system to a critical point. Any pump failure presents the potential for a water shortage. Levels in our water storage tanks have fallen below the level that ensures a household pressure of 20 pounds per square inch, the minimum pressure considered safe by the Massachusetts Department of Public Health.

Our average daily water demand has increased steadily over the past 5 years, as shown in Figure 3. However it is the peak daily demand that is critical, as it often exceeds the pumping capacity. So far a water crisis has been averted only through the use of storage tanks. Peak demand exceeded 2.1 million gallons per day during June 1998. When water demand exceeds well capacity for a period, the storage tanks will no longer buffer the community from a serious water shortage. Storage tank capacity is 1.8 million gallons, far less than one day's demand during peak usage. In fact, when the water level in our storage tanks falls from the maximum height of 73 feet to 46 feet, the water pressure in Town drops below the minimum pressure considered safe. For every 2.3 feet drop in the storage tank water level we lose one pound per square inch of pressure in our homes. Water pressure will continue to drop as usage exceeds pumping capacity. Medway's water use per person, including unaccounted for water, is approximately 110 gallons per day [9]. The State DEP recommended daily use is 75 gallons per person. A large fraction (35%) of the water we pump is unaccounted for, that is, water that is lost via leaks or unmetered use. The Water and Sewer Department has corrective actions planned to account for all water. However, even when all the water is accounted for we will still need to conserve water in order to meet the state target for per capita usage. Conservation is important as the State is slow to approve new well sites when the per capita use is higher than recommended.

Medway is a few years from bringing a new well online. As our undeveloped lands are developed, the number of potential well sites is decreased. The state requires a 400-foot protective buffer around a well site, which equates to a minimum parcel of 11.4 acres. A new well, excluding land acquisition, will cost approximately \$1.5M. One temporary alternative is to purchase water from neighboring towns, though this will increase the cost of water in Medway.

In many instances the impact of ground water depletion cuts across municipal boundaries. For example, Medway's wells are all located in the southeastern portion of Town. Both Millis and Franklin have proposed well sites near Medway's existing well sites. Our current growth pattern of private wells and public sewer is further depleting our ground water. We are pumping water out of local aquifers and ultimately disposing of it downstream in the Charles River.

The Sewer Department maintains 40.4 miles of sewer lines and has 1,787 accounts. The imposition of the state's Title V requirements on septic systems greatly increased demands on both homeowners and local government for state approval and funding for sewer systems. Given the concern on ground water management, we must reconsider the Town's reliance on a central sewage treatment facility. Projections for growth in water demand will increase additional wastewater discharge pressures.

New water treatment technologies have contributed to the viability of decentralized wastewater treatment options. Innovative technologies have been employed by towns and businesses in Massachusetts, and have proven to be cost effective and environmentally effective alternatives to traditional wastewater treatment plants.

Figure 8 shows the Charles River Water Pollution Control District (CRPCD) Wastewater discharge from the communities of Bellingham, Franklin, Medway, and Millis [10].

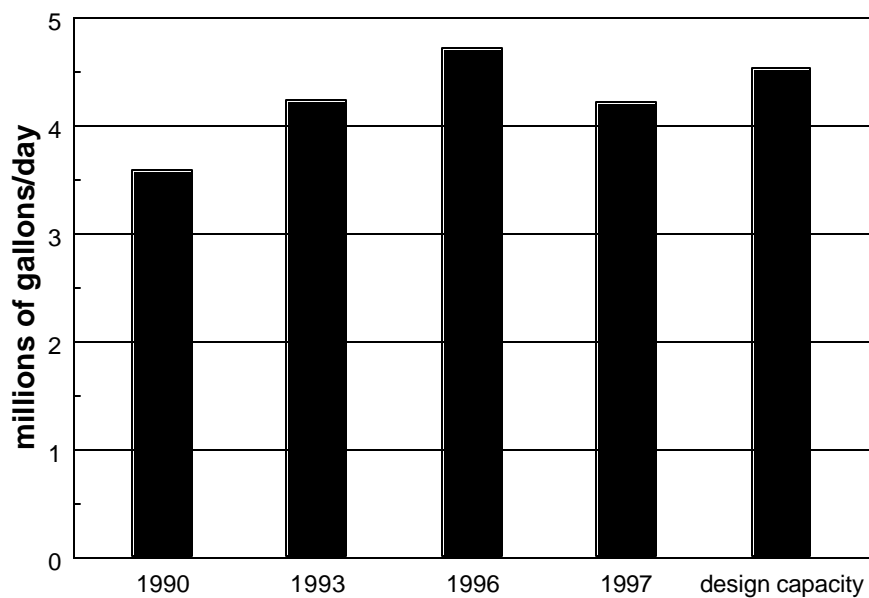


Figure 8. Average daily wastewater discharge  
Source: Medway Water/Sewer Board

Of all public facilities ranked in the Master Plan Survey, our sidewalks received the lowest rating with 49% of the respondents indicating they were less than satisfied. At the same time residents listed bike trails as the most desirable of 11 specified recreation facilities.

### **Goals and Objectives**

#### **1.) Fiscal Responsibility and Capital Planning**

Medway must continue to maintain a current Capital Improvement Plan which includes the infrastructure and facility requirements needed to support the Town's Master Plan. We must identify and prioritize all of the Town's capital improvement requirements and capital funding opportunities for a minimum of five years; at Annual Town Meeting recommend budget capital projects consistent with this plan.

Establish a useful life for each of the Town's capital investments and program their replacement or rehabilitation accordingly. All departments must be required to establish needs and useful life, designs and cost estimates for construction and operation for all capital expenditures on an annual basis.

Develop a financial plan to fund the Capital Improvement Plan, identifying funding levels and sources

proposed to fund the plan, including grants, impact fees, property taxes, bond proceeds, and liquidation assets.

Demands on our infrastructure will exceed infrastructure capacities unless the Town aggressively schedules upgrades. The cost of that expansion needs to be shared with new home purchasers who generate the majority of new infrastructure demands. Medway may increase its tax revenue by amending its current process. The assessment of residential property outlined in House Bill 4669 allows a town to assess full value of a property at the time of occupancy. This will allow new homes to assume their share of costs for services sooner than under the present process.

Neighboring towns have concluded that impact fees were appropriate for schools, roads, parks and recreation, and fire/rescue. The Town should continue to review its fiscal capability to meet infrastructure expansion needs while maintaining the current tax rate. The imposition of impact fees or other alternatives should be considered in lieu of raising taxes.

## 2.) Superior Level of Community Services

Continue to provide the level of community services expected by the residents of Medway. Allocate the costs of maintaining and expanding the Town's infrastructure and facilities to the appropriate users of the systems. Commit sufficient Town and regional resources to properly plan, maintain, rehabilitate and expand the Town's infrastructure and facilities to satisfy the demands of the Town in the future.

Efficiently maintain all existing recreation and community facilities to be safe, functional, and aesthetically pleasing. Provide the facilities and conveniences to promote socialization and aid in daily living needs of the Town's senior citizens. Provide recreational opportunities appropriate to the site and the community. Support the development of the Medway Youth and Community Organization.

Maintain an accurate and complete inventory of roads and sidewalks in Town and condition of pavement to support a road rehabilitation program. Supply the equipment and buildings to care for the Town's streets, highways, and sidewalks. Ensure that roadways, sidewalks, and roadside right-of-ways are repaired and that roadside drainage is provided to at least the existing standards after construction activities. The highway department should inspect and approve all road/roadside repairs, where private contractors have disturbed in order to gain access to public utilities. Bond amounts sufficient to repair the roads and roadsides should be retained by the Town until the repair is accepted.

Maintain the buildings and equipment needed to provide emergency services for the protection of life and property within Medway. Provide the services of fire prevention and inspection of all property.

The Master Plan Survey results indicated that 72% of the respondents were satisfied or very satisfied with our library facilities. With this in mind the Library Trustees should further the Library's overall goals and mission by providing resources in terms of the collection, staff expertise and technology in a facility that enhances access to those resources.

Provide the facilities to meet the needs of the continued growth of Medway's student population. Schools were rated as an important characteristic by 92% of the survey respondents. Our schools get average to high marks with over 29% of the respondents being neutral, 42% being satisfied, and 17% being very satisfied with our school system. However, the poor physical condition of our schools was a recurrent theme in the written comment section of the survey. The need for school improvement and the upkeep of our schools should be pursued with vigor. Our increasing school age population will require more space. We must provide the infrastructure to support our current rate of growth. Our schools infrastructure must be updated to meet current safety and electrical codes.

The Town should be proactive in providing communication and computing infrastructure for all Town offices. The infrastructure should include adequate computing, printing and Intranet capabilities. Town offices must be able to share the same databases, exchange email, and coordinate meetings. The Town Administrator should establish and maintain the Official Town Internet Web Site.

Given that water is our most precious resource, and that a significant number of residences maintains their own well and septic facilities, special attention should be paid to the maintenance and construction/repair of well and septic systems. Residences with private septic systems replenish the groundwater while those that are connected to sewer deplete the local groundwater. Aquifer depletion should be considered when considering sewer line expansion. Additionally, since ground water flows along the outside of underground utilities, impermeable clay dams should be required at suitable intervals to ensure that the utilities do not channel water away. The water and sewer department is engaged in a state- mandated program to reduce non-sewer inflow into the sewers. A sewer master plan is being developed. The depletion of our local aquifer is sound reason to discourage the extension of sewer lines for residential use.

### ***Implementing Actions***

#### **Goal 1: Fiscal Responsibility and Capital Planning**

- a.) Identify and prioritize all of the Town's capital improvement requirements and capital funding opportunities for a minimum of five years, recommend budget capital projects consistent with this plan.
- b.) Require all departments to establish needs and useful life, designs and cost estimates for construction and operation for all capital expenditures on an annual basis.
- c.) Explore the feasibility of impact fees or other funding mechanisms that help alleviate the additional infrastructure costs imposed on the Town by new developments.
- d.) Increase tax revenues by assessing new residential purchases upon date of occupancy.
- e.) Work with Town and state agencies to acquire funding to build and maintain school facilities.
- f.) Board of Assessors should present at town meeting a more aggressive property valuation system for new construction.

#### **Goal 2: Superior Level of Community Services**

- a.) Investigate the creation of a community / youth center to provide recreational opportunities appropriate to the site and the community.
- b.) Continually evaluate park and community grounds for their ability to meet the community needs. Inspect all parks and facilities maintained by the park department to ensure their safety and availability.
- c.) Work with the senior citizens to determine their needs, and with Town and State agencies to acquire funding to meet those needs.
- d.) Ensure that roadways, sidewalks, and roadside right-of-ways are repaired and that roadside drainage is provided to at least the existing standards after construction activities.
- e.) Library trustees must continue to assess changing user needs and conduct periodic planning, in order to meet those future needs. Define adequate level of funding to assure staffing levels.
- f.) Continually reevaluate the space and facility needs of the school department.
- g.) Improve the cleanliness and maintenance of our current facilities and equipment.
- h.) Provide communication and computing infrastructure for all Town offices. Provide residents with periodic updates on Town business, meeting schedules, surveys, etc.. Provide updates via mailings, email and web-based postings.
- i.) Establish and maintain the official Medway Town Internet Web Site
- j.) Approve the connection to sewer mains by private individuals where necessary, discourage the use of private sewage pumping stations, and do not permit Town-owned sewage pumping stations.
- k.) Approve the installation of all water mains and, at the discretion of the Water/Sewer Board, expand the water system as required.
- l.) Maintain buildings and equipment that supply water and sewage handling.
- m.) Require the installation of impermeable clay dams at all sewer repairs and new extensions at suitable

intervals to prevent ground water channeling.

n.) Update the Town's Water/Sewer Plan. Make sure this plan addresses expansion of the Town's water system.

o.) Develop and enforce site plan and building design standards for public facilities, commercial and industrial development

p.) Insure that street drains are maintained and cleaned out on a regular basis.

## **Economic Development**

### ***Background***

The Town of Medway is located 25 miles southwest of Boston, 24 miles southeast of Worcester, and 30 miles north of Providence, Rhode Island. Given its central location and access to Route 495, Medway is slated for future economic development growth. MAPC data forecasts that, as an employment center, Medway will grow 77% between 1990 and 2020. Medway will be in the top 25% of all 110 MAPC communities.

Residential growth of the Town has been dominant over the past fifty years. The challenge to future economic development growth will be to locate it in areas that will least affect residential neighbors, and properly buffer industrial and commercial zones to minimize any possible negative impacts.

While no Town Planner or economic development staff exist on the Town payroll, Medway is served by several organizations including the volunteer Industrial Development Commission, which has a budget for consultant services, the Medway Business Council, and the United Chamber of Commerce with its Economic Development Committee, comprised of volunteers from the nine-town region around (and including) Medway.

In 1997, 28 parcels are zoned industrial (6.1% by assessment), 85 parcels are zoned commercial (4.5% by assessment). This means that very little of the Town's tax base is generated by local businesses, which require less municipal services than a residential household. The Town has a single tax rate for all types of property classifications.

Medway's unemployment rate has typically hovered slightly below the Commonwealth's statewide unemployment rate during the 1990's. According to the 1990 Census, the average commute time for Medway workers was 28.2 minutes, which indicates the majority of workers were commuting out of Town for their jobs.

Industry	# of Businesses	# of Employees	Total Sales (M\$)
Agriculture/Forestry/Fishing	10	25	8
Mining	2	143	0
Construction	48	163	96
Manufacturing	24	310	82
Trans/Comm/Utilities	18	95	234
Wholesale Trade	22	127	159
Retail Trade	82	358	256
Finance/Insur/Real Estate	23	111	180
Business/Prof. Services	139	927	469
Total	368	2279	1484

Table 8. Primary Business Segmentation

Source: Demographics On-Call, 1997

The top ten largest taxpayers (for 1997) reflect a diversity of business sectors: utilities, commercial real estate, and manufacturing. In order of amount of taxes paid (and percentage of total tax levy) they are: Boston Edison (6.7%), Algonquin Gas (.7%), Medway Realty (.7%), Trotter Inc. (.6%), John Peters (.6%), C & C Realty (.5%), Nagog Knoll Realty (.4%), Bay State Gas (.4%), NYNEX (.3%), Kiewit, Inc.(.3%). A 1997 market potential study for the Town of Medway indicated that the retail areas with the most potential for growth were Electronics, Shoe Stores, Home Centers, Drug Stores, Hardware Stores, and Appliances [7]. Table 8 summarizes Medway business in 1997.

The MMPC Survey conducted during the winter of 1997-98 indicated that the majority of residents favored rezoning land to increase both commercial and industrial zones. The following goals and objectives are consistent with this desire, as well as the lessening of the Town's high tax burden, which was the most frequent issue raised by the question "What do you like least about living in Medway?"

Medway has two industrial parks within its borders, one on the western border (Trotter Drive/Alder Street), and one on the eastern border (Industrial Drive). The Trotter Drive industrial area lies within one mile of Rt. 495- Rt. 109 interchange, but is underdeveloped due to a lack of sewer infrastructure and wetlands restrictions.

Approximately 37 acres could be developed in the western industrial park, on eleven available parcels. More potential space could be created if the Town or a private developer acquired and combined parcels that currently do not have direct street access.

Through the Town's successful 1997 Public Works Economic Development (PWED) grant application, an analysis of the number and quality of new jobs for the West Medway industrial area was discussed. Using conservative assumptions of buildable space, and types of jobs that would locate in the built out space, estimates for job creation were established. The range of new job creation was large, going from a conservative 751 new jobs to over 9,100 jobs, depending on assumptions used. The most reasonable assumption assumed an equal mix of warehouse and manufacturing jobs, resulting in 3,665 new jobs. The potential buildout of the West Medway park alone would double the amount of assessed industrial property in Medway. Tax revenues would increase by over \$1 million.

The East Medway Industrial Park currently has approximately 50 acres, divided into 23 parcels available for building. Primarily owned by Ellen Realty Trust, this area lies 5 miles east of the Rt. 495/Rt. 109



interchange. Rezoning abutting land north of the Park could expand this area by 22 acres. Using the same buildout projections utilized in the PWED grant, this would result in approximately 440 new jobs.

The Medway 1996 Open Space and Recreation Plan lists a couple of commercial/industrial sites that contain environmental problems which need to be addressed. Medway's landfill on Broad Street remains uncapped. Proper capping and retirement of this site could increase acreage for future commercial/industrial or municipal uses.

## **Goals and Objectives**

### 1.) Maximize the Economic Development Resources of the Region

Several entities are currently marketing and enticing new businesses and business expansion to the area. Careful coordination is required between state representatives and agencies, private non-profits such as the United Chamber of Commerce, and local business developers and municipal groups. Cost efficiencies may be realized by working as a region in economic development efforts.

### 2.) Increase Industrial/Manufacturing Base

Pursue and increase the number of industrial/manufacturing companies relocating to Medway. Increasing the number of industrial-related companies will not only offer jobs for residents, but will decrease the tax burden faced by Medway's residential property owners. Note that businesses utilize less municipal services than residential properties.

### 3.) Update Bylaws and Mapping

Periodically update zoning uses and zoning map, to ensure consistency and relevance. Nothing is more prohibitive to potential new businesses than arcane local regulations. Medway's zoning uses and map must be revamped and made consistent as soon as possible, so that commercial zones are consistent to the north and south of Rt. 109, current land uses are legalized, and ZBA special exceptions are minimized. By continually updating zoning uses, the Town will stay current with new fields of industry, such as genetic engineering laboratories, telecommunications services, etc., and not become engaged in litigation over whether a new business use is permitted or would require a zoning variance. Establish a computer-based mapping system that will be used by all Town boards and committees that require any form of mapping.

### 4.) Make Medway More Business Friendly

Town officials should make permitting and information gathering more business friendly. Each town does site plan reviews for new business applications/expansions differently. Disseminating a simple summary explaining Medway's permitting procedures and overseeing boards would greatly facilitate the experience for citizens and local officials.

### 5.) Update Zoning Bylaws to Maintain Consistency

Reduce the number of variances to commercial/industrial uses in residentially zoned areas. Sloppy or inconsistent zoning by-laws put an unfair burden on the Zoning Board of Appeals. Such bylaws also place a large responsibility on the Building Inspector.

### 6.) Create a Village Commercial Zone

Create a new Village commercial zone to better reflect existing uses in Town. In the Town center and other pockets allow businesses on ground floors, or in former residential properties, in combination with

housing. Both uses make sense and enhance one another in pedestrian-friendly areas, and should be legalized so they are not lost if one or the other use ceases.

#### 7.) Rezone to Increase the Amount of Industrial/Commercial Lands

Rezone land to significantly increase the amount of industrial/commercial parcels as soon as possible. In order to relieve the tax burden of residential property owners, the number of assessed commercial/industrial properties has to increase. Since there are few large plots left in Town without grandfathered plans, immediate rezoning should be carefully considered (e.g., the southern corners of the 109-126 interchange), and current commercial uses in residential zones (e.g., businesses located on the southeast and southwest corners of Routes 109 and 126) should be rezoned so they are not lost should the current businesses close.

#### 8.) Utilize Brownfield Parcels

Work with owners of "Brownfields" properties to reclaim highest and best use of property. Periodically obtain the State's list of contaminated properties in Town, to check progress on current polluted sites and any new additions. If rezoning is necessary to put a non-tax paying parcel back onto the tax rolls, it should be considered.

#### 9.) Maintain Employer Diversity

Currently, Medway has a diverse employer base, offering a variety of different jobs for people of all skill types. While there is little the Town can do to guarantee such a mix, it can target desired industries for marketing efforts, and maintain the diversity it has by responding to business infrastructure needs, such as sewer and water availability.

#### 10.) Provide Technology Infrastructure

Promote zoning and local regulations to support installation of telecommunication capabilities such as fiberoptic cabling, and the wireless, cellular and satellite communication infrastructure needed to attract and support companies that require advanced technological capabilities. As desired growth industries emerge, Medway's zoning regulations should support their location or expansion into the region.

### ***Implementing Actions***

#### Goal 1: Maximize the Economic Development Resources of the Region

- a.) Work closely with elected State representatives to obtain all available grant dollars to further the Town's economic development objectives.
- b.) Work closely with the United Chamber of Commerce and local business groups to market the Town and region.
- c.) Negotiate with neighboring municipalities to provide sewer infrastructure to West Medway Industrial Park, or obtain grant funding to provide sewer infrastructure if more cost effective.

#### Goal 2: Increase Industrial/Manufacturing Base

- a.) Recruit low water consuming industry.
- b.) Retain single property tax rate, for commercial/industrial, residential and personal property classifications.
- c.) Develop marketing/leasing brochure for Town, highlighting the sewer infrastructure in East Medway Industrial Park and the desirable location of West Medway Industrial Park.
- d.) Explore exercising the Town's right to purchase all Chapter 61 properties essential for commercial/industrial development goals.

### Goal 3: Update Bylaws and Mapping

- a.) Rezone all existing grandfathered commercial parcels in residential zones to a commercial zone, such as the Rt. 109 & Rt. 126 interchange.
- b.) Work with all boards to install and utilize computer mapping systems.

### Goal 4: Make Medway More Business Friendly

- a.) Designate a Town staff member to be the economic development "point person," with the responsibility to meet regularly with area realtors to discuss how best to market available properties.
- b.) Develop a one page summary on permitting procedures and overseeing boards necessary for the Site Review Process.
- e.) Assign one Town staff person to coordinate the site plan review for each new business application, or hire a Town Planner with this task as part of the job description.
- d.) Better coordinate site plan review process to minimize time delays faced by applicants, such as by holding monthly meetings of Town staff or volunteers, or circulating applications for variances in advance to other boards on Site Plan Review applicants.

### Goal 5: Update Zoning Bylaws to Maintain Consistency

- a.) Reduce number of commercial zones, and make uses by right the same on the north and south side of Rt. 109.
- b.) Change the Industrial Zone uses to incorporate office buildings by right.
- c.) Rezone Sanford Mill condominiums from Industrial VI to reflect new residential use.
- d.) Work closely with the Zoning Board of Appeals, and train current and future members on Master Plan objectives and State law.

### Goal 6: Create a Village Commercial Zone

- a.) Hold Planning Board hearings on new "Village Commercial" zone, as proposed by former zoning update committee, and present refined version of Village Commercial Zone to future Town Meeting.

### Goal 7: Rezone to Increase the Amount of Industrial/Commercial Lands

- a.) Focus on rezoning parcels with current sewer availability.
- b.) Target large tracts of land for commercial or industrial development zoning, such as open land on Summer Street near the Holliston border.
- c.) Consolidate "Oak Grove" lots in West Medway industrial area, either through direct purchase and resale, eminent domain, or incentive offerings to combine lots, to increase the number of buildable lots.

### Goal 8: Utilize Brownfield Parcels

- a.) Update identified parcels and lots with contamination issues.
- b.) Identify possible grants to aid with clean up, or zoning changes to make clean up economically viable.

### Goal 9: Maintain Employer Diversity

- a.) Market the Town's available parcels to desired industries to maintain a mix of employers.

## Goal 10: Provide Technology Infrastructure

- a.) The Town should have an on-call Technology Advisory Committee.
- b.) The Town zoning by-laws should be reviewed to insure that changes in technology are not impacted by the current by-laws.

## Transportation

### ***Background***

Medway, like many other Massachusetts towns, is burdened with road patterns fixed long ago by now-forgotten constraints. For example, the line of Village Street into Medway from the East was constrained by the need to avoid the Great Black Swamp. Later superimposition of more modern roads over the old patterns, at times when traffic was much lighter and slower than at present, resulted in some bad intersections. For example the two right-angled bends in Route 109 adjacent the Community Church, and the intersection of Route 126, Main Street and Village Street adjacent the Bellingham line; the resulting difficult traffic patterns were exacerbated by later piecemeal development, especially in the commercial district along Route 109, which resulted in an excessive number of vehicular entrances.

In recent years, Medway's position on important roads extending North-South (Route 126) and East-West (Route 109), coupled with its position among the fastest-growing towns in Massachusetts, has resulted in traffic reaching unprecedented levels. In these circumstances, it is not surprising that residents rate traffic as the least satisfactory aspect of life in Medway. Although the State is planning extensive work on both Route 126 and 109, this work will not involve any relocation of these roads, nor are there plans for developing any additional roads which would be expected to have a major effects on traffic flows within the Town.

Medway residents overwhelmingly endorse safer walking areas. Hiking/biking paths should be developed to form a contiguous route(s) within Medway and connecting to paths in adjacent towns. Safe hiking/biking paths that lead to village and commercial centers should be identified as one way to reduce street traffic. Lack of adequate sidewalks was raised as a safety issue in the Survey. One glaring example is the absence of sidewalks linking the public schools to local neighborhoods. Another issue cited was the inability to walk safely from one subdivision to another.

### ***Goals and Objectives***

The most urgent problem in Medway is the traffic on Route 109 at Medway Shopping Center. Any solution must balance needs of through traffic with safety of local users and avoid diverting traffic onto ill-equipped side roads. Recommended improvements include relocating, re-signing and lighting crosswalks, extending sidewalks outwardly at crosswalks to reduce danger to pedestrians, and making access points to the Medway Shopping Center one-way, either in or out but not both. Any future major commercial or industrial area should have an internal road layout communicating with a major road at only one or two points.

Of all the comments received in MMPC Survey, the most common, bitter and strident were directed at the traffic situation in the Medway Shopping Center portion of Route 109 from Gould's Plaza to Pond Street. The Town's Safety Officer has confirmed that the Medway Shopping Center Area and the Route 109/Holliston St. intersection are the two most dangerous locations. Complaints have also been raised about the increase in traffic on roads such as Pond and Cottage Streets which drivers use either as means of reversing direction or as a bypass.

The State Department of Transportation is reviewing the Route 109 traffic problem; a detailed solution must be left to skilled traffic engineers. While acknowledging that local needs must be integrated with the forthcoming State redesign of Route 109, the MMPC is able to make some specific suggestions it believes to be useful components of such a solution.

#### 1.) Route 109 - Medway Shopping Area

Creating the maximum number of obstructions (e.g., traffic signals) on Route 109 in order to slow down traffic will cause more problems than it will solve. Route 109 is a major route through the southwestern metropolitan area and will continue to carry traffic that is simply passing through Medway. Creating a major bottleneck on Route 109 at the Medway Shopping Center will inevitably result in traffic finding alternate routes.

At least two of the existing crosswalks are badly situated. To reduce these problems, crosswalks should be relocated away from the brow of the hill and the Shopping Center entrance respectively, and providing conspicuous advance crosswalk signs (the fluorescent yellow crosswalk signs in use in some other towns along Route 109 might well be used), and the crosswalks should be conspicuously lit at night.

At present, the 42 foot wide Route 109 past the Medway Shopping Center is marked with two wide travel lanes and two narrow shoulders. However, actual traffic behavior is more consistent with four travel lanes. Use of the shoulders as deceleration lanes before right turns into the Shopping Center and elsewhere, is a serious safety issue as it brings traffic closer to the sidewalks.

The Medway Shopping Center presently has three vehicular entrances and all three permit both entrances and exits. Most traffic uses the wide central entrance, and at peak traffic times eastbound traffic trying to turn into the Shopping Center backs up on Route 109, rendering the already-difficult left turn out of this central entrance all but impossible. Traffic signals may be required at this central entrance to cope with the heavy traffic leaving the Shopping Center. However, such signals are not without their own problems; the two entrances to businesses on the opposite side of Route 109 straddle the central Shopping Center entrance, making it difficult to see how vehicles exiting/entering these businesses would coordinate their movements with the proposed lights. If possible the entrances to the shopping center should be changed to one way.

#### 2.) Route 109 - Other Intersections

The intersection of Route 109 with Holliston Street has a high volume of traffic turning in all directions, and in the present complete absence of left-turn lights (green arrows), left-turning traffic backs up through several light cycles at busy periods. The turn from Route 109 West to Holliston Street South is especially hazardous in view of the limited visibility and the downgrade on 109 East.

At the intersection of Route 109 with Main and Franklin Streets, the problem is that eastbound traffic on 109 has to make a sharp right turn, followed immediately (about 25 yards) by a right-angled left at a light, which does not have a left-turn filter. The signing is unhelpful. Also, since 80+ percent of the traffic eastbound on 109 does turn left at the light, it is difficult for northbound traffic on Franklin St. (which technically has right of way) to break through the eastbound 109 stream; when traffic volume and right of way collide, so do vehicles. Again, it appears that a light is needed for the left turn. Furthermore, a sign illustrating the layout of the junction should be provided to assist eastbound drivers.

A recent traffic survey of the intersection of Route 109 with Route 126 indicated some overloading of this intersection. Such overloading can only be expected to increase with further development scheduled in the area in the near future. The intersection will no doubt be addressed in the forthcoming review of

## Route 126.

Comments have been made as to the awkwardness and potential hazard of the Holliston/Village intersection. While this intersection could certainly stand improvement, the Committee is advised that it is not a major accident location, probably because, unlike the Route 109, it is not used by many drivers unfamiliar with the area. Accordingly, any improvements to this intersection should be a lower priority than those to the previously discussed Route 109 intersections.

### 3.) Sidewalks and Bicycle Paths

All main roads in Medway, including Kelley St., need at least one sidewalk. Most of these sidewalks are included in the Three Year Sidewalk Plan, which the MMPC strongly endorses. During repair/reconstruction of Route 126, consideration should be given to providing sidewalks to link subdivisions along this road. During subdivision approval process, consideration should be given to linking adjacent subdivisions for pedestrian/bicycle passage even if not by road.

Medway is often unfriendly to pedestrians. The older major roads often lack any sidewalks. As the new subdivisions have sprung dendritically from these older roads, the Planning Board have rightly insisted on construction of at least one sidewalk on the new streets. The results, however, do not meet the community need. Inside the subdivision, where traffic is usually light, the pedestrian is well provided for, but no provision has been made to interconnect subdivisions. The Planning Board has no right to demand off-site improvements as part of the subdivision approval process. However, in appropriate cases it should be possible to obtain such off-site sidewalks as part of the normal bargaining process between the Planning Board and the developer.

Several responses to the Survey noted that on the west side of Summer Street north of Highland, there are several major subdivisions, not all of which are linked to each other by roads within the subdivisions. Subdivisions are close enough for walking or bicycling, but in cases where is no road or path between adjacent subdivisions, the lack of a sidewalk forces residents to drive, thus increasing the amount of turning traffic on Summer Street.

On the west side of Holliston Street in front of the Middle/High School complex, there is no sidewalk at all. Although a crossing guard is provided to enable students to cross to the sidewalk on the east side of Holliston, some students still face difficult reverse crossings of Holliston at various points to reach homes on Lover's Lane, Cassidy, and Village west of Holliston.

### 4.) Public Transportation

A large number of Medway's residents travel into Boston each workday via the MBTA Franklin/Forge Park Line, mainly by driving or being driven to the Norfolk or Forge Park Stations. The parking lots at the former tend to be filled by the end of rush hour, effectively compelling those who wish to travel to Boston after the morning rush hour to drive to Forge Park. There is little scope (or inclination) to expand parking at Norfolk, and within the foreseeable future, parking difficulties will probably be experienced at both stations. Such "saturation" of the parking lots can apparently only be dealt with by some form of shuttle buses from the surrounding towns to the stations.

If MBTA rail service is eventually restored to Millis, numerous Medway to Boston commuters would be expected to switch from the Franklin/Forge Park Line to the Millis Line. While the Committee generally favors restoration of rail service to Millis provided adequate parking can be developed adjacent the Millis station, there is uncertainty as to whether such service will be restored. The long time frame involved (the MBTA apparently does not expect to resume service, if at all, before 2015) renders any speculation

regarding the effect of such service on Medway premature at this time.

In addition, many of the intersections along I-495, especially within the stretch from Franklin to Marlborough, are rapidly developing as commercial and industrial sites. At present, almost all commuting along the 495 corridor is by automobile, but as the density of the commercial and industrial areas increases, it appears likely that shuttle buses, vanpools and other forms of transportation will become needed, as has already occurred within the 128 corridor. Although no immediate action is required, it appears desirable that provision be made for a site for a park-and-ride lot near the 109/495 intersection lest such a facility be needed in a few years.

### ***Implementing Actions***

#### Goal 1: Route 109 - Medway Shopping Center Area

- a.) Improve the location and safety of crosswalks located adjacent to the Medway Shopping Center.
- b.) Perform a comprehensive study of traffic issues in Medway Shopping Center area.
- c.) Reduce the number of curb cuts.
- d.) Make entrances to the Shopping Center one-way, with the easternmost and westernmost "entrances" being entrance-only and the central "entrance" exit only. This arrangement would improve traffic flow, without interfering with delivery trucks, which typically enter at the easternmost entrance to access the rear of the stores.
- e.) Rigorously assess the traffic flow patterns associated with future commercial/industrial centers in Town.

#### Goal 2: Route 109 - Other Intersections

- a.) Provide arrow lights at the Holliston and Franklin/Highland intersections with Route 109.
- b.) Improve the signage at the Franklin/Highland intersection.
- c.) Special attention should be paid to the design of the intersection of Route 109 with Route 126, as part of the forthcoming review of Route 126.

#### Goal 3: Sidewalks and bicycle paths

- a.) All main roads in Medway (at least in locations where any significant pedestrian traffic is found) need sidewalks on at least one and preferably both sides. This should include Route 109, Main Street, Village Street, Holliston Street, Milford Street, Winthrop Street, Lovering Street, and Kelley Street. In particular, sidewalks are needed along the west side of Holliston Street and the south side of Kelley Street to allow safe passage of students to/from the Middle/High/Memorial School complex. Most of these main road sidewalks are included in the Department of Public Services Three Year Sidewalk Plan for Financial Years 2000-2002, which the Committee strongly endorses.
- b.) Sidewalks are needed to link subdivisions (including likely future subdivisions) along Summer Street (Route 126). This should be considered during the redesign of Route 126 by the State.
- c.) The Planning Board should work with developers to link adjacent subdivisions.

#### Goal 5: Public Transportation

- a.) Medway should monitor the parking situation at Norfolk, Franklin and Forge Park stations looking to provide bus service when lack of parking hinders rail use.
- b.) A site needs to be identified, in the vicinity of the 109/495 intersection, for possible future use as a park-and-ride lot for the 495 corridor.

## **References**

- [1] Cost of Community Services in Southern New England, Commonwealth Research Group Inc., 1997.
- [2] Metropolitan Area Planning Council Community Profiles, 1998.
- [3] Metropolitan Area Planning Council, The I-495 Six Community Buildout Analysis, Draft, 1999.
- [4] New England School Development Council, 1998.
- [5] Massachusetts Institute of Social and Economic Research, 1998.
- [6] Motor Vehicle Accident Report, Town of Medway Police Department, March 1999.
- [7] Data Compendium, Regional Economic Development Conference, United Chamber of Commerce, Franklin, MA, June 1997.
- [8] Town of Medway Open Space and Recreation Plan, 1996.
- [9] Public Water Supply Annual Statistical Report, 1998, Water and Sewer Department, 1998.
- [10] Water and Sewer Task Force, I-495 Massachusetts Technology Corridor Initiative, Metropolitan Area Planning Council, 1998.



## Appendix

### Master Plan Implementing Action Summary

This section of the Master Plan details specific actions to be carried out by our Town officials and boards. These actions are necessary to ensure that the goals of the Master Plan are achieved. Each Town agency or board should report progress on these actions in the Medway Annual Report so that progress on these actions can be monitored. Each action is classified, numbered, assigned to a lead agency and given a target date for beginning or completion. Target dates for facilities and spending actions should be reviewed for time phasing to avoid placing a burden on Medway taxpayers.

#### Zoning

Section	Type	Action	Responsible	Timeframe
ED	Z	Rezone Sanford Mill condos to current use.	PB	2000
ED	Z	Make uses the same on north and south of Rt. 109	PB	2000
ED,LU	Z	Change industrial zone to include office buildings	PB	2000
ED	Z	Rezone existing com. parcels in residential	PB	2000
ED	Z	Focus on rezoning sewered parcels com/ind	PB	2000
ED	Z	Reduce number of commercial zones	PB	2000
H	Z	Change zoning bylaws to encourage light industry	PB	2000
H	Z	Develop new downzoning bylaws	PB	2000
LU	Z	Create a village business district	PB	2000
NC,H	Z	Expand Demolition Delay bylaw	HC	2000
NC	Z	Zone to protect aquifers	WS, BOS, BOH	2000
OS	Z	Require buffer areas between different land uses	PB	2001
T	Z	Link adjacent subdivisions by trail/sidewalks	PB, BOS	2000
T	Z	Consider making entrances to MSC one-way	BOS, PB	2000
ED	Z	Consider rezoning contaminated lands for econ dev	PB	2001
ED	Z	Propose creation of Village Commercial zone	PB	2001
H	Z	Develop Neighborhood Conservation Districts	PB	2001
H	Z	Develop an automated Site Plan Review process	TA	2001
LU,NC	Z	Develop design and signage standards	PB	2001
LU	Z	Identify new industrial sites on/near 109/126	PB	2001
LU,EC	Z	Rezone lands to expand comm/ ind. development	PB	2001
LU	Z	Develop a plan to extend services to indust land	PB	2001
LU	Z	Expand industrial zone adjacent to current zone	PB	2001
NC	Z	Strengthen Scenic Roads bylaw	PB	2001
OS	Z	Require recreation area in proposed subdivisions	PB	2002
OS	Z	Propose an overlay open space by-law	PB, OS	2002
LU	Z	Use transitional zones to buffer business/residence	PB	2002
LU	Z	Identify unsuitable industrial areas / then rezone	PB	2002
LU	Z	Require low-speed residential road designs	PB	2002
LU	Z	Allow single/multi-family together in ARII	PB	2003
LU	Z	Allow mixed use zones in downtown areas	PB	2003
NC	Z	Protect river and tributary buffer zones	CC, OS	ongoing

#### Studies

Section	Type	Action	Responsible	Timeframe
ED	S	Develop a 1-page permitting guide	TA	2000
ED	S	Consider buying 61X lands for com/ ind dev goals	BOS	2000
H	S	Hire Town Planner to seek grants & manage growth	BOS	2000
LU	S	Rezone for developing a continuing care facility	PB	2000
LU	S	Develop a Town Common	PB	2000
OS	S	Investigate other parcels for trail additions	CC, OS, Park	2000
OS	S	Identify risk to our water supply	OS, WS	2000
OS	S	Develop a site plan Idylbrook active areas	PB, Park	2000
OS	S	Investigate mapping options for public display/use	CC	2000

T	S	Provide sidewalks linking subdivisions	BOS	2000
ED	S	Pursue to grants to clean up contaminated lands	TA	2001
H	S	Plan to meet growth in senior population	HA	2001
H	S	Research Planned Unit Development bylaw	OS	2001
NC	S	Plan Greenway in Industrial Park	PB, IDC	2001
NC	S	Create Preservation Plan	HC	2001
OS,NC	S	Develop a ecology corridor park, rail trail	OS, BOS,CC	2001
T	S	Comprehensive study of traffic issues in MSC area	BOS, MDT	2001
LU	S	Establish a Medway Town Forest	OS	2003
T	S	Identify site adjacent 109/495 forge park-and-ride	BOS	2004
NC	S	Assist in preservation of family farms	BOS	annually
T	S	Assess traffic flow and safety, and report to BOS	PD, BOS	annually
ED	S	Inventory contaminated parcels/lots	BOH	ongoing
F,NC	S	Support the establishment of comm/youth center	BOS	ongoing
F	S	Address senior needs and pursue funding	COA	ongoing
F	S	Update the Town's Water Plan	WS	ongoing
F	S	Acquire funding to build/maintain school facilities	SC	ongoing
LU,NC	S	Consider increasing wetland no-build zone	CC	ongoing
LU	S	Create a green belt/ecological corridor	OS,CC	ongoing
NC	S	Utilize SWAP, MAPC, 495 Initiative	BOS, PB	ongoing
NC	S	Pursue funding on regional basis	TA, BOS	ongoing
NC	S	Recommend sites for National Register	HC	ongoing
NC,OS	S	Hydrogeological study	WS, BOS	ongoing
OS	S	Support Open Space Plan	OS, BOS	ongoing

### Ongoing Activities

Section	Type	Action	Responsible	Timeframe
ED	O	Designate an economic development contact	TA	2000
ED	O	Formalize/streamline site plan review process	BOS	2000
ED	O	Hire Town Planner to lead site plan review process	TA	2000
F	O	Develop a more aggressive property valuation system	BOA	2000
F	O	Consider assessing impact fees	FC	2000
F	O	Require needs/useful life plan for all cap expends	FC	2000
F	O	Establish and maintain the official Town website	TA, MTC	2000
H	O	Activate an Affordable Housing Committee	BOS	2000
LU,NC	O	Hire a Town Planner to obtain grants,	PB	2000
LU	O	Encourage acceptance of Comm Preservation Act	BOS	2000
NC	O	Deal with Chapter 61 land efficiently	BOS, OS	2000
OS	O	Hire professionals to handle land evaluations	OS, BOS	2000
OS	O	Hire a Town Planner to help address OS issues	BOS	2000
OS	O	Hire a consultant to complete historical survey	HC	2000
OS	O	Increase public participation in historical preserve.	HC	2000
F	O	Provide IT support for all Town offices	CIPC, TA, MTC	2001
H	O	Develop an affordable housing plan	HA	2001
ED	O	Retain single property tax rate	BOS	ongoing
F	O	Library trustees must assess changing user needs	LT	ongoing
F	O	Continually reevaluate the school building needs	SC	ongoing
F	O	Improve maintenance of our school facilities	SC	ongoing
OS	O	Form a committee for each 61X land option	BOS	ongoing
OS	O	Investigate funding options for open space	CC, BOS	ongoing
OS	O	Notify all boards of available 61X lands	OS, BOS	ongoing
OS	O	Sponsor forums on the benefits of open space	OS, BOS	ongoing

### Facilities and Spending

Section	Type	Action	Responsible	Timeframe
ED	F	Obtain grant funding to provide sewer infrastructure	IDC	2000
LU	F	Establish more conservation land for watershed	CC,WS	2000
NC	F	Re-establish Conservation Fund	CC	2000
OS	F	Adopt and enforce new Title V regulations	OS, BOH	2000
OS	F	Improve trail system at Choate Park	CC, OS, Park	2000
OS	F	Identify and mark trails on recreation lands	CC	2000

OS	F	Establish funding for land acquisitions	CC, OS	2000
OS	F	Investigate working with local land trusts	CC, OS	2000
OS	F	Evaluate property/parcels for use/protection	OS, CC	2000
OS	F	Perform studies to identify recharge areas	OS, WS	2000
T	F	Relocate, re-sign and light crosswalks in MSC areas	BOS, MDT	2000
T	F	Reduce the number of curb cuts in MSC area,	BOS, MDT	2000
T	F	Improve/install turn lights at major 109 intersections	BOS, MDT	2000
LU	F	Locate new well sites and purchase land	BOS	2000
F	F	Require clay dams where appropriate on sewer lines	WS, PB	2001
OS	F	Obtain and utilize computer mapping system	All Boards	2001
OS	F	Seek funding for establishing more trails	CC, OS, Park	2001
OS	F	Walk and document land parcels using a matrix	OS, BOS	2001
OS	F	Expand present field shortage at Oakland/Cassidy	Park	2001
T	F	Improve signing at 109/Franklin St. intersect	BOS, MDT	2001
OS	F	Dredge and repair Choate Pond	Park	2002
OS	F	Acquire and develop areas for playgrounds	Park	2002
OS	F	Acquire and develop roller skating areas	Park	2002
OS	F	Acquire and develop areas for bicycling	Park	2002
OS	F	Acquire Shaw St. property for picnic/boating/fishing	Park	2002
OS	F	Acquire and develop areas for walking/hiking	Park	2002
T	F	Install at least one sidewalk on all main roads	DPS	2002
ED	F	Work with other municipalities for sewerage	IDC	ongoing
ED	F	Purchase/take Oak Grove land parcels	BOS, TR	ongoing
LU	F	Plan to purchase Chapter 61 lands	BOS	ongoing
NC	F	Consider Land Bank, Comm Preservation	OS	ongoing
OS	F	Pursue state funding to purchase open space	CC, OS	ongoing

### Continuing Efforts

Section	Type	Action	Responsible	Timeframe
ED	C	Develop marketing/leasing brochure	IDC	2000
F	C	Pursue State approval of a new well site	WS	2000
F	C	Eliminate the unaccounted water	WS	2000
F	C	Obtain full assessment upon res. occupancy	BOA	2000
LU	C	Develop a plan for the maintenance septic systems	BOH	2000
NC	C	Promote water conservation and education	WS, BOS,CC	2000
NC	C	Distribute pamphlet on lawn care	CC	2000
ED	C	Obtain available grant dollars for econ dev	IDC	ongoing
ED	C	Recruit low water consuming industry	IDC	ongoing
ED	C	Work with ZBA on Master Plan objectives	TA	ongoing
ED	C	Maintain a mix of employers	IDC	ongoing
ED	C	Work with Chamber of Commerce to market Town	IDC	ongoing
F	C	Prioritize capital improvements	TA, CIPC	ongoing
F	C	Restrict connection to sewer mains	WS,PB	ongoing
F	C	Maintain/improve roadside drainage	DPS	ongoing
F	C	Maintain roadways/sidewalks/roadside right-of-ways	DPS	ongoing
F	C	Continually evaluate park and community grounds	Park	ongoing
F	C	Inspect all parks and facilities to ensure their safety	Park	ongoing
F	C	Establish needs/useful life plan for all cap expends	TA, CIPC	ongoing
F	C	Restrict pressurized sewer lines/pump stations	WS,PB	ongoing
LU	C	Support community farms and land trusts	OS	ongoing
LU	C	Develop a hiking/biking path network	OS,BOS	ongoing
LU	C	Review rules and regs to manage growth	PB	ongoing
LU	C	Zoning changes should not increase density	PB	ongoing
LU	C	Do not permit pressurized sewage lines	WS	ongoing
LU	C	Restrict the use of sewage pumping stations	PB, WS	ongoing.
LU,F	C	Ensure strict Title V inspections	BOH	ongoing
LU	C	Require a order of condition on grinder pumps	BOH	ongoing
LU	C	Consider burden placed on water/sewer by dev.	PB	ongoing
NC	C	Enforce Demolition Delay bylaw	HC	ongoing
NC	C	Offer more community education	BOS	ongoing
T	C	Provide bus service to MBTA stations when needed	BOS, MBTA	ongoing

**Master Plan Section:**

ED = Economic Development, LU = Land Use, OS = Open Space, T = Transportation,  
NC = Natural and Cultural Resources, H = Housing, F = Facilities

**Type:**

F = facilities and spending, Z = zoning, S = studies, C = continuing efforts, O = organizational initiatives

**Key to abbreviations:**

BOA - Board of Assessors  
BOH - Board of Health  
BOS - Board of Selectmen  
CC - Conservation Commission  
CIPC - Capital Improvement Program Committee  
COA - Council on Aging  
DPS - Department of Public Services  
FC - Finance Committee  
HA - Housing Authority  
HC - Historical Commission  
IDC - Industrial Development Commission  
MBTA - MA Bay Transportation Authority  
MDT - MA State Department of Transportation  
MSC - Medway Shopping Center  
MTC - Municipal Technology Committee  
OS - Open Space Committee  
Park - Park Commissioners  
PB - Planning Board  
PD - Medway Police Department  
TA - Town Administrator  
WS - Board of Water/Sewer Commissioners

# MEDWAY LAND CLASSIFICATION DATA

Compiled from Assessor's data base as of May 1997

	PARCELS		ASSESSMENT		AREA	
	COUNT	%	ASSESSMENT	%	ACRES	%
<b>TAX EXEMPT</b>						
Private	18	0.4	\$5,250,300	0.7	21.1	0.3
Cemeteries	4	0.1	\$1,065,200	0.1	42.3	0.6
<b>SUBTOTAL</b>	22	0.5	\$6,315,500	0.9	63.4	0.9
<b>PROTECTED</b>						
Conservation Com	19	0.4	\$1,789,300	0.2	138.3	2.0
Army Corps of Eng	15	0.3	\$155,900	0.0	52.3	0.8
<b>SUBTOTAL</b>	34	0.8	\$1,945,200	0.3	190.6	2.8
<b>COMMERC &amp; INDUS</b>						
Commercial	85	1.9	\$33,003,000	4.5	172.4	2.5
Industrial	28	0.6	\$45,022,800	6.1	135.6	2.0
<b>SUBTOTAL</b>	113	2.6	\$78,025,800	10.6	308.0	4.5
<b>TOWN OWNED</b>						
Park	8	0.2	\$1,195,100	0.2	31.8	0.5
Schools	4	0.1	\$18,067,700	2.5	70.8	1.0
Medway Housing Auth	6	0.1	\$8,632,000	1.2	16.3	0.2
Unknown Owner	25	0.6	\$356,400	0.05	44.8	0.6
Water Dept	5	0.1	\$1,233,900	0.2	34.8	0.5
Other town owned	66	1.5	\$15,681,100	2.1	201.5	2.9
<b>SUBTOTAL</b>	114	2.6	\$45,166,200	6.1	400.0	5.8
<b>CH61X (Full assess)*</b>						
CH61 (forestry)	2	0.05	\$173,300	0.02	12.8	0.2
CH61A (farming)	38	0.9	\$8,860,900	1.2	651.5	9.4
CH61B (recreation)	3	0.1	\$558,200	0.1	20.5	0.3
<b>SUBTOTAL</b>	43	1.0	\$9,592,400	1.3	684.8	9.9
<b>NON-DEVELOPABLE</b>						
Undevelopable	186	4.3	\$1,328,700	0.2	383.2	5.5
Boston Edison	48	1.1	\$6,448,300	0.9	446.3	6.5
<b>SUBTOTAL</b>	234	5.3	\$7,777,000	1.1	829.5	12.0
<b>DEVELOPABLE</b>						
Developable	273	6.2	\$15,788,300	2.1	773.7	11.2
Potentially Dev	63	1.4	\$3,723,800	0.5	393.0	5.7
<b>SUBTOTAL</b>	336	7.7	\$19,512,100	2.7	1,166.7	16.9
<b>RESIDENTIAL</b>						
Resident < 4 acre	3,382	77.3	\$547,537,000	74.5	2,575.0	37.2
>= 4 acre	84	1.9	\$16,471,200	2.2	682.4	9.9
CH61X houses & lots	13	0.3	\$2,845,300	0.4	14.8	0.2
<b>SUBTOTAL</b>	3,479	79.5	\$566,853,500	77.1	3,272.2	47.3
<b>GRAND TOTAL</b>	4,375	100	\$735,187,700	100	6,915	100

\*CH61X land is taxed at a much lower assessment than listed here, representing its use value as forestry, farming, and recreation and not as developable building lots.

\*CH61X homes and associated small building lots are excluded and appear below on the CH61X homes & lots row.

# Medway Master Plan Survey Results

Below are results from the 1997-98 Medway Master Plan Survey.

May 1999

\* DRAFT \*

Medway Master Plan



## The Town of Medway Master Plan Committee Citizen Questionnaire Survey 1997-1998

This survey has been conducted in order to better understand the needs and concerns of the citizens of Medway, per Massachusetts General Law Chapter 41 Section D. The Medway Master Plan Committee would like to thank the citizens of Medway for their response to this survey. If you have questions about the survey, please contact members of the Master Plan Committee or attend one of our meetings, held on the 2nd Thursday and 4th Monday of every month in the Medway H.S. library.

### FINAL RESULTS (SAMPLE SIZE OF 2474 RESPONSES)

**1. Resident Statistics:** Age: 45.6 Number of years lived in Medway: 16.6

#### Character of Medway

**2. How important to you are the following:** (Please circle the number corresponding to your choice for each)

	very important	important	neutral	less important	not at all important
...buildings/places of historical/architectural character	32%	40%	20%	5%	3%
...the rural character of town	51%	37%	9%	2%	1%
...quality public schools	75%	17%	6%	1%	1%
...affordable housing	26%	30%	29%	9%	6%
...water and conservation resources	54%	36%	8%	1%	1%
...recreational areas and needs	36%	41%	17%	5%	1%
...nature habitats and wildlife	41%	37%	16%	4%	2%
...access to the Charles River	13%	21%	36%	16%	14%

#### Town Governance

**3. Medway is governed by an open town meeting and boards consisting of either elected or appointed members.** (Please circle the number corresponding to your choice for each)

**Please rate these components of town government**

	very satisfied	satisfied	neutral	less satisfied	not at all satisfied	don't know
open town meeting form of government	18%	43%	21%	7%	4%	7%
reliance on volunteer town boards and committees	8%	36%	31%	11%	5%	9%
reliance on paid professional staff	6%	37%	38%	7%	3%	9%
management of town finances	6%	26%	28%	21%	10%	9%
information access regarding town business	6%	28%	32%	17%	7%	10%

Do you have any suggestions about Town Meeting? meeting conduct (3%), publicize agenda (4%), form of government (2%), low attendance (2%), eliminate town mtg (1%), blank (88%)

#### Roads and Safety

**4. What is your satisfaction level with the following:** (Please circle the number corresponding to your choice for each)

	very satisfied	satisfied	neutral	less satisfied	not at all satisfied
general traffic flow in town	3%	44%	20%	22%	11%
traffic flow onto and off RT 109	1%	18%	11%	37%	33%
road safety for:					
cars	4%	46%	25%	17%	8%
bicycles	2%	19%	23%	37%	19%
pedestrians	3%	21%	21%	33%	22%

What do you think should be Medway's highest priority regarding traffic and safety issues: 109 (41%), sidewalks (11%), other (10%), blank (38%)

#### Natural Resources

**5. To conserve natural resources and open space would you:**

	yes	no
vote for town-supported land acquisition	73%	27%
vote for tax increases to purchase undeveloped land	33%	67%
vote for real estate transfer taxes to purchase open space	53%	47%
vote for water ban violation fees	69%	31%

Please identify any natural resource issues you feel are critical: water supply (5%), open space (6%), water quality (5%), sewers (1%), other (9%), blank (74%)

# Medway Master Plan Survey Results

Below are results from the 1997-98 Medway Master Plan Survey.

Medway Master Plan

\* DRAFT \*

May 1999

## Development Issues

**6. Medway's current population is approximately 12,000 people. Recent studies have predicted Medway's absolute capacity, based upon available buildable lots, to be between 17,000 and 18,000 people. Current water usage exceeds the town's well capacity. The projected new well would increase capacity to serve approximately 13,000 people.**

**Would you support:**

(Please circle the number corresponding to your choice for each)

	strongly support	support	neutral	against	strongly against
limiting the annual number of building permits to limit growth	67%	22%	5%	4%	2%
increasing the minimum buildable lot size to reduce total capacity	52%	28%	10%	7%	3%
limiting the total capacity using other zoning bylaws	38%	29%	24%	6%	3%
purchasing water from other towns in order for Medway to reach its maximum build capacity	3%	8%	18%	33%	38%
maintaining the current rate of growth	6%	10%	24%	31%	29%

## Commercial and Industrial Development

**7. Currently Medway faces the dilemma of increased taxes due to the lack of a significant commercial or industrial tax base, and increasing costs to the town due to a rising population. Please indicate whether you would support:**

		yes	no		yes	no
rezoning to increase...	<i>commercial zones</i>	57%	43%	<i>industrial zones</i>	56%	44%
targeting town-purchased lands for...	<i>commercial development</i>	41%	59%	<i>industrial development</i>	43%	57%
spending tax dollars to attract...	<i>commercial development</i>	42%	58%	<i>industrial development</i>	47%	53%

## Public Facilities

**8. Please indicate your satisfaction with the following public facilities?**

(Please check the closest answer that applies)

	very satisfied	satisfied	neutral	less satisfied	not at all satisfied
library	25%	47%	18%	7%	3%
town hall	12%	44%	29%	11%	4%
sidewalks	4%	26%	21%	29%	20%
public schools	17%	42%	29%	9%	3%
police/fire stations	37%	43%	15%	3%	2%

## Recreation

**9. Please check off the top four (4) recreational facilities you feel are needed in Medway: (percentages listed below)**

18	bicycle trails	6	water recreation	5	golf course
5	soccer fields	7	field for other sports	11	family picnic areas
10	playgrounds	4	rollerblade/skateboard courts	14	hiking trails
6	skating/hockey rink	9	swimming pool	5	other (specify) _____

## Free form Response

**10. What do you like best about living in Medway? (1679 people out of 2474 responded to this question. Each percentage represents the number people out of the total 1679 that listed the feature in their response. Only the first three responses on each survey were recorded and tallied.)**

rural (61%), location (26%), friendly (19%), schools (14%), family-oriented (5%), open space (5%), other (19%)

**11. What do you like least about living in Medway? (1683 out of 2474 responded to this question. Each percentage represents the number of people out of the total 1683 that listed the feature in their response. Only the first three responses on each survey were recorded and tallied.)**

high taxes (29%), rate of growth (26%), 109 (23%), government (8%), no supermarkets (4%), safety (1%), other (34%)

**12. What would you most want changed in Medway? (1520 out of 2474 responded to this question. Each percentage represents the number of people out of the total 1520 that listed the feature in their response. Only the first three responses on each survey were recorded and tallied.)**

growth rate (24%), taxes (13%), government (6%), 109 plaza (6%), increase industrial/commercial tax base (5%), sidewalks (3%), other (43%)

