

**Select Board Meeting
March 16, 2026, 7:00 PM
Sanford Hall, Town Hall
155 Village Street**

Present: Todd Alessandri, Chair; Dennis Crowley, Vice Chair; Maryjane White, Clerk; Frank Rossi, Member; Glenn Trindade, Member.

Members Absent:

Staff Present: Allison Potter, Assistant Town Manager; Barbara Saint Andre, Director of Community and Economic Development

At 7:02PM, Mr. Alessandri called the meeting to order and led the pledge of allegiance.

Public Comments

There were no public comments

Contract Approval: BSC Group Inc. for \$19,300 to Construct a Miyawaki Forest at Idylbrook Conservation Area & Capra Planning LLC for \$21,000 to preform Baseline Documentation for Conservation and other Town-owned lands Purchased with Community Preservation Act Funds.
The Board Reviewed the Memos and Contracts

David Travalini of 4 Riverview street, Chair of the Conservation Commission and Jimmy Dacier of 118 Holliston Street introduce the BSC Group Inc. Construction of a Miyawaki Forest Contract to the Board. Mr. Dacier says they are planning to provide these services with money from the Conservation Fund and Tree Preservation Fund. Mr. Travalini adds that under MGL chapter 40, Section 8 C, a Miyawaki Forest is an appropriate use of Tree Preservation Fund, and Town Council agrees. Mr. Dacier introduces the proposal for a Miyawaki Forest at Idylbrook Conservation Area. He adds that they are not asking for a new net charge, but they are in front of the Board to get approval to use these funds. What other towns have done is implement a consultation fee, where it will be a onetime charge, if they wanted more than one Miyawaki Forest, they can reuse the procedures from the first consultant. These mini forests would put a few hundred trees into the town and build a greener community for Medway. In similar towns and cities in Massachusetts, they found that when planting lot of native plants and trees in these mini forests, they form good habitats for insects and animals. Plants like trees take in carbon and once these trees are planted and taken care of, after a few years they become self-sustaining, and can help meet the Medway Master Plan goals. Mature trees cost more and they would have to use heavy equipment, but using saplings, they do not take as much intensive care, and they can have volunteers to help plant. One reason why they chose Idylbrook is because area is close to irrigation, and after a few years it'll be self-sustaining on established Conservation Land. Mr. Travalini adds that this location is great because there is a lot of open space in the area, and DPW said irrigation is easy to connect to the area. These plantings help to protect the ground layer and underground storage layer, and they only need a small amount of room to flourish. Cambridge is a good model City to show how to create a successful Miyawaki Forest, they had a company teach them how to properly plant the samplings and they took the knowledge to add more mini forests in their City. Mr. Rossi asks how the forest can be self-sustaining if they need to put irrigation into the area, Mr. Travalini responded that once the plants get to a certain height there is no need for volunteers to water, weed or take care of the area. Since they are native trees, they are geared to

survive in these areas and soils. Mr. Rossi mentions the memo from Ms. Graziano stating that she has estimated \$40,000 for this project, he asks how much the conservation fund has in total and why does an additional \$15,000 need to be taken from the Tree Preservation Fund. Mr. Travalini said there is some built-in money in case of emergency, Ms. White asked if the Conservation Commission is going to take care of the forest before it grows on its own, such as watering. Mr. Travalini said they hope to have the water irrigation on timers, and they will need to weed and install fencing for extra protection in the early stages of growth. Mr. Dacier adds that this is an opportunity for volunteers to look to help the community. Mr. Crowley says he supports it but needs clarification on what account this money is coming from. Mr. Travalini responded that \$19,000 will be from the Conservation Fund, because the Tree Preservation Fund caps out at \$30,000. He adds that money from the Tree Preservation Fund can only go to planting trees, while the Conservation Fund is being used for the consultant. Mr. Dacier said all the fees for the initial planting, such as fencing, will be from the Conservation Trust Fund, but the purchasing of the trees and soil will be from the Tree Preservation Fund. Mr. Crowley wanted to clarify that there is no funding from the taxpayers, and that these are funds that are only for Conservation. Mr. Travalini said that the money comes from Conservation sources such as filing fees and donations. Mr. Trindade asks about the kind of fencing they would use. Mr. Travalini said he is not sure, but they plan to discuss with the consultant the best option for the area. Mr. Trindade explains that his concern is about vandalism and wants to make sure that the forest is protected from humans not just animals and insects. Mr. Dacier said the benefit of consultation fees is that they can do research to make fencing long term. He adds that they have space for changes in the budget. Mr. Travalini adds that the Conservation Commission wants this project to succeed, and they are not going to abandon the project once it starts. Mr. Trindade says he also wants this to succeed so it must be protected. Mr. Alessandri adds that there are ATV trails to get to Idylbrook that come through the trail network in this area. He adds they support it, but it is a important as a note of caution. Mr. Dacier said with the amount saved they can spend more on fencing. Mr. Rossi asked if they thought of other areas to plant this forest besides the isolated Idylbrook area. Mr. Travalini said they have suggested the Middle School, but to access the land they would have to go through school committees and boards. They also investigated more areas around Summer Street but ultimately the cost to run irrigation to these areas was too much money.

Mr. Rossi moved the Board to approve the Contract with BSC Group Inc., for Consulting and Engineering Services for a Miyawaki Forest at Idylbrook Conservation Area in the amount of \$19,300, and authorize the Chair to execute it. Seconded by Ms. White. VOTE 5-0-0

Mr. Travalini states that this is the third year they are doing baseline documentation, and this is the final installment of the three phases. Mr. Trindade asks if this is for all the property the Town owns. Mr. Crowley clarifies it specifically identifies six pieces of land, which were on a previous RFP, they are not voting on all Town owned land. He adds that they are going to identify the boundary lines to see what is on the property line and give a report of the positive and negatives of the property. They will also identify the kinds of trees and if they are native species. Ms. Potter adds that this is why they are done in phases so they can finish small parts over the course of the year.

Mr. Crowley moved the Board to approve the Contract with Capra Planning LLC., to perform Baseline Document for Conservation and Other Town-owned Lands Purchased with Community Preservation Act Funds, for Six-line bases as noted in the RFQ dated January 8, 2026 in the amount of \$21,000, and authorize the Chair to execute it. Seconded by Ms. White. Vote 5-0-0

Amendment: Social Equity Policy and Plan for Marijuana Establishment Applicants

The Board reviewed the memo, redlined policy and the clean policy.

Ms. Potter states that back in September, the Board adopted a policy required by state law to accommodate Social Equity Applicants for Marijuana Establishment. Every town in Massachusetts is

required to submit policies to the state, when Medway submitted the policy, it came back as non-compliant because there was no well-defined goal to encourage these establishments to be created in Medway. Town Council suggests offering technical assistance to walk them through the process. Mr. Alessandri asks if the Cannabis Control Commission (CCC) changed what they wanted out of the requirement, or did the Town fall short. Ms. Potter said it was the Town and they need to redefine the goals to comply. Mr. Crowley asks what would happen if they did not agree, Ms. Potter said the biggest penalty would be the state withholding host community agreement fees, but no extra charge to the Town. Mr. Crowley mentions that the town does not accept host community agreement fees anyway. He adds that there are costs associated to revise this agreement, the commission previously removed the host agreement fees that were bringing in \$600,000 - \$700,000 a year, but the commission eliminated this process entirely. With this Equity Policy, the Town must spend money to write these policies to educate the public. He says he will not be voting in favor of this amendment, as long as there is no restriction.

Mr. Rossi asks for clarification of what is being asked of them, Ms. Potter responds that they need to add one or more goals to clarify the process of applying. Ms. White asks if there are resources in place that help applicants today. Ms. Potter responded yes, there is an existing page, and the applicants get directed to the Town Planner, but the state said it did not meet the Code of Massachusetts Regulations. Mr. Rossi asks if they are requiring the social equity goal language to be changed in the existing policy and asks if this is catered to individuals in a protected class. Ms. Potter answered that they must meet the qualifications, such as economic empowerment and social equity, meaning applicants who have been at a disadvantage due to previous marijuana laws now could participate in this business. They must go through the same process but now the Town officials can help the applicants to walk them through this process. Mr. Rossi and Ms. White say they will also be voting against this amendment. Mr. Trindade mentions that if the Board votes against the amended policy to be in compliance, there is a chance in the future that when asking for certain grants, the state will deny because of this delinquency. Mr. Alessandri suggests moving this agenda item to later meeting where the Board can come to an agreeable conclusion and a better sense of what will happen if they vote yes or no.

Reopen May 11, 2026 Special Town Meeting Warrant, Insert Article for School Capital Project and Close Warrant

The Board reviewed the Article for the School Capital Project.

Mr. Alessandri said that they have funding for the McGovern School bathroom renovation, but the cost is substantially more, so they want to use unexpended funds from other accounts that are no longer needed. Ms. Potter said that for the Memorial School roof project, \$525,000 was approved at the Annual Town Meeting in 2025. From these leftover funds, they would like to use \$223,000 for the bathrooms, and \$40,000 for air quality mitigation at the High School. Any balance would go back into Capital Stabilization Fund, which is where the money originated from for the Memorial School Roof Replacement Project. Mr. Crowley asked for the restructuring of way Article Six is written. Mr. Crowley asked how much is expected to go back into the Capital Stabilization fund. Ms. Potter said there will be \$92,425.70 going back into this fund. Mr. Rossi agrees that it needs to be clear for the public and suggests postponing this article discussion for a later meeting.

Mr. Alessandri starts with the Special Town Meeting Warrant. The Board is still waiting to approve

STM Article 2: Free Cash Transfer: Snow and Ice Deficit.

This article is “To Be Determined”

STM Article 6: Repurpose Funds for McGovern School Roof to McGovern Bathroom Project, High School Air Quality Mitigation, and Balance to Capital Stabilization.

This article is “To Be Determined”

STM Article 7: Repurpose Monetary Articles: School Projects.

This article is “To Be Determined”

Mr. Crowley asked if there are enough funds to replace the High School boiler, Ms. Potter said she will double-check with the schools to see if the projects are complete.

Vote Recommendations: May 11, 2026, Annual Town Meeting Warrant, including the Zoning Articles

The Board reviewed the memos, Draft Annual Town Meeting Warrant, and the map of Town Owned Parcels

Mr. Alessandri starts with the Annual Town Meeting Warrant. The Board is still waiting to approve

Article 1: Purchase Winthrop St Properties with CPA Funds

This article is “To Be Determined”

Article 14: Appropriation Community Preservation Committee

This article is “To Be Determined”

Article 16: Medway Energy Center PILOT Authorization.

This article is “To Be Determined”

ATM Article 4: Appropriation FY27 Water Enterprise Fund

Mr. Trindade moved the Board to approve Article 4, seconded by Ms. White. VOTE 5-0-0

ATM Article 5: Appropriation FY27 Sewer Enterprise Fund

Mr. Trindade moved the Board to approve Article 5, seconded by Ms. White. VOTE 5-0-0

ATM Article 6: Appropriation FY27 Solid Waste Enterprise Fund

Mr. Trindade moved the Board to approve Article 6, seconded by Ms. White. VOTE 5-0-0

Mr. Trindade asks if the Town is in ownership of 17 Colonial Road, Ms. Potter responds yes. Mr. Trindade adds that it is a desirable spot of land for walking trails to be added. He argues having it stay with the Town so that if the trail club wants to add trails to the area the Select Board has the authority to grant them. If it goes to Conservation, then they would have to go through the Conservation Commission for approval. Ms. Saint Andre adds that it cannot be developed so that is why Conservation wants to control the parcel. Ms. White asks why Conservation wants the property. Mr. Dacier says that Conservation owns the parcels around the area, so it is already “landlocked” by the Conservation Commission. Mr. Travalini adds that if they must get permission to get into 17 Colonial from Conservation, then it might as well be owned by Conservation.

Zoning Articles

ATM Article 22: Amend Zoning Bylaws: Small Clean Energy Facilities

Mr. Rodenhiser explains that this would add a new section to comply with the new state law, where there is a new regulatory procedure for local permitting of small clean energy facilities such as solar, wind, and battery energy storage of a size that is below certain statutory thresholds. It requires all municipalities to have a consolidated permitting option for these small clean energy facilities. Effective October 1, 2026, this bylaw has all provisions to comply with the state laws and regulations. He adds that they are

preparing the bylaw for the future clean energy facilities. Ms. White asks if this is mandated, Mr. Rodenhiser said yes, and they want to add in their regulations before the state regulates it and the Planning Board has to wait for the next town meeting to have the Towns' regulations.

Mr. Trindade moved the Board to approve Article 22, seconded by Ms. White. VOTE 5-0-0

ATM Article 23: Amend Zoning Bylaws: Central Business Uses

Mr. Rodenhiser explains that this article is to amend Table 1 – Schedule of Uses, in the Central Business District, to allow a car wash by Special Permit and amend Section 10.4.C.1., by adding the car wash dimensional requirements to Table 2. There is a pre-existing non-conforming carwash that is being evicted in the Central Business District, and the owners wish to stay in the town. Mr. Rodenhiser adds that it is the only carwash in town, and the municipal vehicles and Police vehicles use it frequently. Ms. White asks if they are amending these sections to accommodate this exact business. Mr. Rodenhiser responded no, but they made a request to rezone the district. Since they are being evicted, they will still have to go through the process to re-establish the car wash. Mr. Crowley asks if it went to the Planning Board and if it got voted on to give recommendations to the Select Board, Mr. Rodenhiser said yes and there was a Public Hearing and no one came to testify against it. They are adding car washes as a use and not about specific property.

Mr. Rossi moved the Board to approve Article 23, as written, seconded by Ms. White. VOTE 5-0-0

ATM Article 24: Amend Zoning Bylaws: Oak grove/Central Business District Dimensional

Mr. Rodenhiser introduces Article 24, which will amend many tables in the Oak Grove Zoning District which are also applied in the Central Business District. These tables dictate dimensional requirements for different classifications of buildings. With the Potential Municipal Complex building, they realized that some of the dimensional requirements for municipal buildings were not practical. While looking at these requirements they concluded that a number of these dimensional requirements should be adjusted. They propose to amend Table 9.4.C.1.B by deleting the maximum street facing wall width with mixed use buildings and general commercial buildings, and by deleting the maximum frontage requirement and by amending the maximum building footprint from 4,000 square ft to 6,000 square ft for a Gas Station and Convenience Store. They also propose to amend table 9.4.C.1.C by deleting the maximum street facing wall width for civic or community buildings and add an increased maximum height for municipal buildings. Ms. White asked what had prompted these changes. Mr. Rodenhiser responded that when looking at the issues for Oak Grove and the Proposed Municipal Building in the downtown area, they needed to change these requirements to have an effective building that fits into the zoning regulations.

Mr. Trindade moved the Board to approve Article 24, seconded by Ms. White. VOTE 5-0-0

ATM Article 25: Amend Zoning Bylaw: Municipal Buildings and Uses

Mr. Rodenhiser said this would insert the new section 6.2.H. This would allow the Planning and Economic Development Board to grant special permit to provide relief for dimensional requirements for municipal buildings, including Fire Stations and Police Stations. Mr. Crowley asked why they changed, Ms. Saint Andre answered that the original allowed the exemptions by right, the Planning Board would like to grant exemptions by Special Permit. Mr. Alessandri asked if anyone testified, Mr. Rodenhiser responded no

Mr. Trindade moved the Board to approve Article 25, seconded by Ms. White. VOTE 5-0-0

ATM Article 26: Amend Zoning Bylaws: Housekeeping

Mr. Rodenhiser states that this would amend section 3.4.H.2 and Section 3.5.4.J.4 to allow the Special Permit Granting Authority to the Administrative Site Plan Review Team, if the proposed use requires administrative site plan review and one or more special permits, and in their jurisdictions. He add new section 5.6.5.k to clarify appeal process for muti family overlay district and update section 7.2.4.C.4. for Internal illumination of signs

Mr. Trindade moved the Board to approve Article 26, seconded by Ms. White. VOTE 5-0-0

Mr. Rossi asks for an update for the citizens' petitions. Ms. Potter said they did not have any contact with the petitioners.

Approval of Minutes: February 17, 2026

The Board reviewed Draft meeting minutes from February 17, 2026

Mr. Trindade motioned to approve that the Board approve the February 17, 2026 as amended, seconded by Ms. White, Vote 5-0-0

Action Items from Previous Meeting

The Board Reviewed the Action Items Dated March 2, 2026

Mr. Alessandri said there are no additions, and the next item is in May for the unaccounted water loss.

Town Managers Report

There are no associated backup materials

Ms. Potter reminds the Board that there is special meeting on the March 30th to discuss the Senior Tax Work Off Program and the Citizen Petition Articles. She gave a spreadsheet on the snow and ice budget for this year, she says they are still in allocation for snow and ice to cover deficit unless there is another snow storm.

This time is being reserved for topics that the Chair did not reasonably anticipate would be discussed

There are no associated backup materials

Mr. Crowley asks if the Board saw the email from Paul Harkey about the Briggs property. He adds that for the purchase and sales agreement, they are in good shape for that. It has been sent to their attorney, and they have reviewed it and he is now waiting for those comments back. He sat with CPC to look at the funding requirement for Article 1 for the Special Town Meeting; he wants to know how much money to put down to bond. Ms. Potter said he emailed the chair of the CPC, so he is aware.

Select Board Reports

There are no associated backup materials

Ms. White participated in the mini golf tournament at the Public Library, suggests that they should do this event again. She adds that she received the Parks and Recreation brochures about classes and she is amazed at the classes that are being offered in Town. Mr. Alessandri says that the mini golf a great event and congratulates the High Schools women's Basketball Team to making it to final four. Mr. Crowley mentions inviting an individual skiing medalist also from the High School to a later Select Board meeting to congratulate as well.

Mr. Trindade Motion to Adjourn at 8:47 pm seconded Ms. White

Respectfully submitted,
Sophie Boucher
Executive Assistant
Town Manager's Office