Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street, Medway MA 02053
(508) 533-3291

DRC Meeting Minutes: February 01, 2021
Remote Meeting via ZOOM

Call to Order: – With a quorum present, this remote meeting was called to order by Chair Mr. Buckley at 7:01 p.m.

Attendees:

	12/07/2020	12/21/2020	02/01/2021		
Matthew Buckley	X	X	X		
Rich Di Iulio	-	-	-		
Jessica Chabot	X	X	X		
Tom Gay	X	X	X		
Rachel Walsh	X	ABSENT WITH NOTICE	ABSENT WITH NOTICE		
Dan Connolly	ABSENT WITH NOTICE	ABSENT WITH NOTICE	ABSENT WITH NOTICE		
Alex Siekierski	X	X	X		

Also Present:
- Sreelatha Allam, Recording Secretary
- Susan Affleck Childs, Planning and Economic Development Coordinator left right after the meeting started.
- Michael Aoun, ADPRINT Owner
- Gary Feldman, Harmony Village

Meeting Minutes

December 21,2020: A motion was made by Ms. Chabot to approve the minutes of the 12/21/2020 meeting as amended, seconded by Mr. Buckley.

Roll Call Vote:
Matt Buckley- Aye
Jessica Chabot- Aye
Tom Gay- Aye
Alex Siekierski - Aye
The motion passed.

Sign Design Review – ADPRINT, 96 Main Street

Mr. Aoun attended the meeting to discuss the sign design for his business located at 95 Main Street ((Medway Place Shopping Plaza). (**See Attached**.) The proposed wall sign consists of

internally illuminated channel letters and complies with the Medway Zoning Bylaw for surface area and illumination. The sign height includes the dot on the letter "I". Ms. Affleck-Childs said the proposed sign is the preferred type of signage for the shopping plaza. The sign will include an external raceway to house the electrical components. Comment was made that the raceway color should match the building color. The text for "Print" will appear black during the day but will appear white at night. The feature is related to the type of film that is affixed to the inside of those letters. The Verizon sign at the plaza has similar features. DRC members were comfortable with the style of the sign and the layout. It was noted that no local sign designer is involved in the project. The sign is being purchased via an out of state online company. A local installer will be hired to install the sign. Monument sign for the entryway to the plaza was discussed. Mr. Aoun said the business logo sign on the free-standing monument sign for the plaza will remain unchanged at this time. Members liked the proposed sign design as presented. The DRC review letter will be sent to the applicant by the end of this week. Ms. Chabot volunteered to write the letter.

Design Review Discussion - Harmony Village (218-220 Main Street) site details to review prior to plan endorsement by the Planning and Economic Development Board –
Ms. Affleck-Childs stated that Medway PEDB issued its special permit decision for the project. A request was made to the DRC to review the proposed community mailbox design (**See Attached**) to house the gang mailbox usually provided by the Post Office. Upon reviewing the submitted photograph of the type of mailbox enclosure, comments were made that the photo showed a larger gang mailbox than that needed for this project. Members couldn't make a decision without seeing a graphic showing the actual (6 boxes) number of mailboxes. It was stated that PEDB requires some sort of enclosure around the mailboxes. Since further direction from the post office is awaited, Mr. Feldman requested the mailbox portion of the design be left "Pending" with added notes until he gets better direction from the post office. Members were ok with that resolution.

Motion was made by Mr. Gay to approve the conceptual design of a community mailbox enclosure for Harmony Village as presented with the understanding that it will be resized to accommodate a gang mailbox for the 6 dwelling units, seconded by Mr. Buckley

Roll Call Vote:
Matt Buckley- Aye
Jessica Chabot- Aye
Alex Siekierski - Aye
Tom Gay - Aye
The motion passed.

Review and discuss zoning variance application to the ZBA to allow signage at electric vehicle charging stations at Shaw's at Medway Commons.

The DRC discussed Volta's application to the ZBA for variances for installation, operation, and maintenance of two Electric Vehicle Charging Stations as well as signs incorporated into charging stations at the site. The signs are 19 square feet per side and include national advertisers; they are internally illuminated. The ZBA hearing for the application is scheduled for Wednesday, 02/03 night and Ms. Chabot is attending the meeting on behalf of the PEDB. The applicant (Volta) has an approved electrical permit for the project. The applicant had not considered the project as signage related and there were no plans to appear before the DRC. The charging stations have been installed. Through enforcement from the Building Department, the signage component of the charging stations has been turned off. The charging stations are free for customer use and the applicant is open to the idea of running community message signs when needed. It wasn't clear who will be responsible for the operation and maintenance of the stations. The PEDB's concerns with the requested variance for two charging stations was discussed. Approving the variance might set a precedent to other similar requests. The proposed signs do not fit into any of the Medway sign bylaw categories or sign design guidelines. Members expressed reservations for running advertisements on the EVCS signs. Running the ads for the first few minutes when a vehicle is parked was discussed as an option. The brightness of the screens will be lowered after dusk. There was a question on whether the Town will have a say on the sign board content. Under the current condition, members agreed to oppose the variance request but acknowledged that with changing technology and state/federal laws for eliminating gas powered vehicles by 2035, the Town should start thinking about allowing such options. Members expressed their intent to address the issue in the immediate future by working with the PEDB to amend the existing Medway sign bylaw. Mr. Buckley will attend the ZBA meeting to convey DRC comments on the application and the concept.

Discuss possible amendment of the Site Plan section of Zoning Bylaw regarding DRC review of small proposed façade improvement projects-

The discussion was about the section of zoning bylaws for site plan reviews. Ms. Affleck-Childs described the different types of town site plan reviews for major and minor projects. Administrative site plan reviews are conducted by Ms. Affleck-Childs, Ms. Barbara St. Andre, and the building inspector, Mr. Jack Mee. Some members of administrative site plan review team expressed discomfort in reviewing projects that include exterior alteration/ renovation, addressing awnings, new facades/ windows, reconstruction projects. A request was made to move the review of such projects to DRC jurisdiction. The idea is to have the DRC take on the review of façade improvements projects in town in a similar fashion as to how the DRC now handles sign design reviews. A draft amendment was reviewed. (**See Attached**.) These projects shall apply to exterior alteration, reconstruction, or renovation of any multi-family, commercial, industrial, or institutional building which is not subject to Major, Minor, or Administrative Site Plan Review. Review of building pictures, color/ material samples will be included and it's

envisioned to be more of a conversation rather than the applicant needing to submit highly developed architectural and/or engineering drawings. A question was asked if the DRC will be asked to review all projects that trigger building permit(s). Some concern was expressed on the workload if the committee decides to take it up. The scope would not apply to residential work. The current administrative site plan team is required to review the application within 15 days after receiving and respond within 30 days. During the discussion it was recommended that the DRC not review window and roof replacement type of work. It was discussed that any building updates/repair items should be added and reviewed under a different category. Mr. Mee is in support of having DRC review these small projects. The article will be presented at the May town meeting and the intent is to move the review from administrative site review team to DRC due their experience and skills in handling such projects. Members were open to the idea and ok with the shift. Members were asked to provide feedback on the language/content so the draft could be submitted next week. Mr. Siekierski offered to prepare some language about what information an applicant would need to submit with such a filing.

Open Discussion

Evergreen Village - Ms. Chabot mentioned the discussion that came up at last PEDB meeting. During the Evergreen project construction, due to the site conditions it was determined that a 30" tree that was originally planned to be preserved had to be removed. The removal was in addition to what was agreed during design review process. Based on the tree replacement formula to offset that lot, an additional 12 trees and 20 shrubs will be planted and $9000 will be contributed to the Town's tree fund. The discussion was about adding more to the Tree fund as compensation when the project(s) meets the # of trees/ plantings threshold. There was general discussion on how the tree funds are used, whether they're used for purchase trees to plant on the roads or for other natural improvements like trails. Ms. Affleck-Childs said the planting of trees in small parks are also eligible for tree funds.

Motion was made by Ms. Chabot to adjourn the meeting, seconded by Mr. Buckley
Roll Call Vote:
Matt Buckley- Aye
Jessica Chabot- Aye
Alex Siekierski - Aye
Tom Gay - Aye
The motion passed.

The meeting was adjourned at 8:49 p.m.

Respectfully Submitted,

Sreelatha Allam
Recording Secretary

DRC Sign Design Review
Planning and Economic Development Office Comments
January 28, 2021

Business Name: ADPRINT

Business Owner: Mike Aoun

Sign Location Address: 95 Main Street (Medway Place Shopping Plaza)

Proposed Sign:

1. Façade/Wall Sign

	Proposed	**Allowed by Bylaw**	**Compliancy?**
Sign Surface Area	12.27 sq. ft.	19.2 sq. ft.	OK
Illumination	Internal	Internal	OK

Comments:

1. Mr. Aoun is proposing an entirely new sign to replace the existing façade/wall sign which has been in place for many years. He is also freshening up his business logo.
2. The proposal is for an internally illuminated channel letter sign which is the preferred type of signage for the shopping plaza. The sign will include an external raceway to house the electrical components.
3. As proposed, the text for "Print" will appear black during the day but will appear white at night. I recommend you ask him how that works; I believe it has something to do with the type of film that is affixed to the inside of those letters. Apparently the Verizon sign at the plaza functions in the same way. A photo is provided.
4. NOTE – Mr. Aoun is purchasing the sign through an on-line company, so there is no local sign designer available for the meeting.
5. NOTE – I have sent the information on this sign to the property manager of the plaza.

Medway Design Review Committee (DRC)

Application for Sign Design Review

Medway Location/Address *where the sign will be installed:* 96 Main St

What is the interior width of the storefront? 19'-2"

Building/Development Name: *(if applicable)*: Medway Place Shopping Center

Medway Zoning District: CENTRAL BUSINESS

Applicable Sign Standard Table *(from Medway Zoning Bylaw)* **Table #** 5.

Applicant Information *(Local Medway business establishment where the sign is to be installed)*

Business Name: AD PRINT

Mailing Address: 96 Main St

Medway, MA 02053

Contact person: Michel Aoun

Phone: 508-533-7411 Cell Phone 508-982-8327

Email address: info@adprintonline.com

Type of Proposed Signs – For sign definitions, refer to *Medway Zoning Bylaw (Section 7.2 Signs Regulation).* The *Medway Zoning Bylaw* is available online at: www.townofmedway.org.

Type of Sign	# of Signs	Signs Dimensions	Total Square Footage of Sign Surface Area	Sign Height	Type of Illumination (internal, external or none)
Wall/Façade Sign	1	90"x19.625"	12.27 sq ft	NA (sac)	Internal
Free-standing Individual Business Sign					
Free-standing Multi-Tenant Development Sign					
Awning Sign					
Projecting Sign					
Directory Sign					
Window Sign					
Other Type of Sign (Describe)					

Attach the following items to this form. pdf format is requested for the application form and all attachments. Please email application and documents to sachilds@townofmedway.org

- ☑ 1. Manufacturer's scaled COLOR drawing with dimensions and DETAILED specifications for materials and illumination.
- ☑ 2. For a wall sign, a scaled image showing the sign's position on the building.
- ☐ 3. Landscaping Plan and Plot Plan marked with location of the free-standing sign and distances from street/lot lines.
- ☑ 4. Color photograph(s) of building/location(s) where sign will be installed and existing signs.
- ☐ 5. Color drawing of corporate logo *(if applicable).*
- ☑ 6. Color photograph of similar/comparable sign on which your sign design is based.
- ☐ 7. A letter or other descriptive or explanatory information you want to provide to the DRC.

Does this application pertain to a completely new sign?

(●) Yes ( ) No *(If NO, please include photos/info of the existing sign you are modifying)*

Does this application pertain to a replacement panel for an existing sign structure?

( ) Yes *(If yes, please include photos/info of the existing sign)* (●) No

If the business is located in a multi-tenant development, is there a Master Sign Plan for the development?

( ) Yes ( ) No (●) Don't Know

Does your lease require the property owner's approval of your sign?

( ) Yes (●) No ( ) Not applicable

Sign Designer/Fabricator/Installer Information

Company Name: ADPrint

Mailing Address: 96 Main St

Contact person: Michael Aoun

Phone: 508-533-7411 Cell Phone: 508-982-8327

Email address: info@adprintonline.com

Property Owner Information

Company Name: MEDWAY REALTY LLC

Mailing Address: 63 ATLANTIC AVENUE, BOSTON, MA 02110

Contact person: JAMES GRIFFIN

Phone: 781-284-3885 EXT 104 Cell Phone: 617-633-1349

Email address: jgriffin@dfi.cc

Proposed sign designs are reviewed by the Medway Design Review Committee (DRC).
The business owner and sign designer/fabricator must attend the DRC meeting.
The DRC generally meets on the first & third Monday night of each month at 7 p.m.
at the Medway Library, 26 High ST.
(DRC meeting agendas are posted at the Town's web page at www.townofmedway.org)

An Application for Sign Design Review and all supporting information must be submitted to the Medway Planning office by 12 noon on the Wednesday before a DRC meeting.

Please submit this application form and all attachments as follows:

Email:	sachilds@townofmedway.org **PREFERRED**
Fax:	508-321-4987
Mail:	Design Review Committee c/o Medway Planning office 155 Village Street, Medway, MA 02053
Drop Off:	Medway Planning office @ Medway Town Hall, 155 Village Street
Phone:	508-533-3291

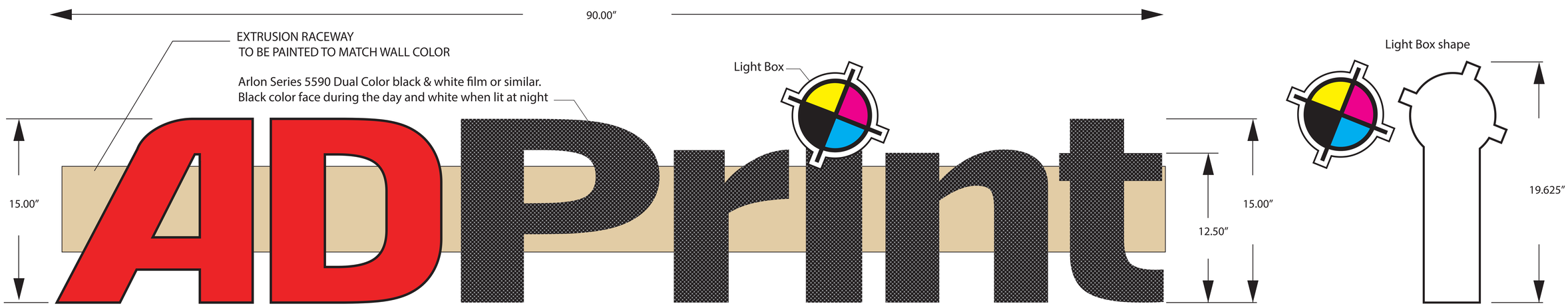
Applicants and sign designers should read the Sign Guidelines included in the Medway Design Review Guidelines before developing a sign design.

http://www.townofmedway.org/design-review-committee/pages/sign-design-review

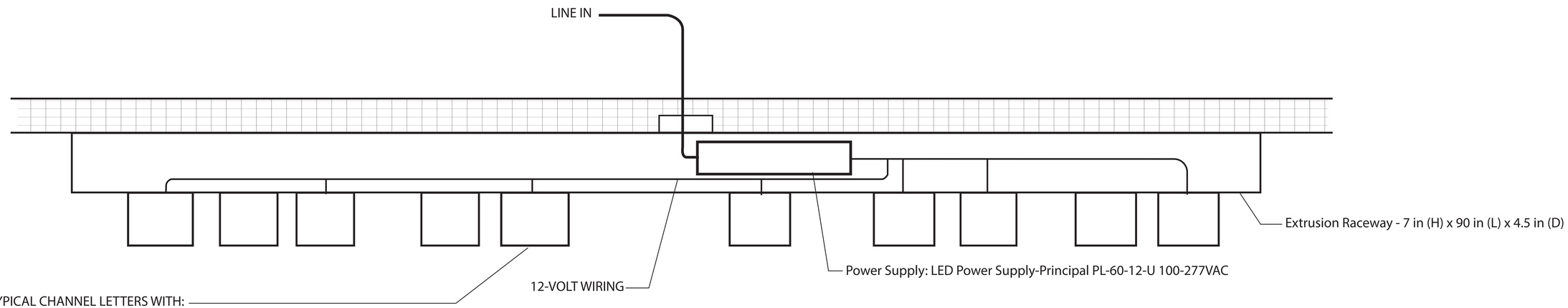
Sign designs should be developed in accordance with the *Sign Design Guidelines.*

Date Application Received by Medway Planning office: January 26, 2021

Reviewed by Medway Planning Coordinator: January 28, 2021 ***DRC Meeting Date:*** February 1, 2021



INTERNALLY ILLUMINATED CHANNEL LETTERS



TYPICAL CHANNEL LETTERS WITH:
3/16″ Acrylic face and translucent colored vinyl
3/4″ trimcap
4″ aluminum 040 return
Aluminum 050 backs
1 row of LED

PROPOSED WALL SIGN

FOR

ADPRINT

96 MAIN STREET
MEDWAY PLACE SHOPPING CENTER
MEDWAY, MA 02053

DATE: 1/27/2021

SCALE: 1-1/2″ = 1′-0″

ADPrint
INTERNALLY ILLUMINATED CHANNEL LETTERS
PRINT
COPY
DESIGN
VINYL BANNERS
ORDER SIGNS FROM ADPRINT 508 533 7411
OPEN

ADPrint
INTERNALLY ILLUMINATED CHANNEL LETTERS
PRINT
COPY
DESIGN
VINYL BANNERS
ORDER SIGNS FROM ADPRINT 508 533 7411
OPEN

SIGN SIMILAR TO ADPRINT'S PROPOSED WALL SIGN

&sa=X&ved=2ahUKEwjOxvfRmunrAhVJSN8KHc2ODMYQ7AI6BAgDEE...

Pinterest

community mailbox houses - Google Search | Cluster mail...

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brownrudnick

Michael R. Dolan, Esq.
direct dial: 401-276-2610
mdolan@brownrudnick.com

January 7, 2021

Town of Medway
Zoning Board of Appeals
155 Village Street
Medway, MA 02053

RE:	Application for Variances
Applicant:	Volta Charging, LLC ("Volta" or the "Applicant")
Site:	Medway Commons Plaza, Shaw's Parking Lot at 65 Main Street (Assessor's Parcels 41-023 and 41-024)
Zoning District:	Central Business
Owner:	Hidden Acres Realty I, LLC (c/o Shaws, Inc.)
Relief Requested:	Variances from the terms of Section 5.2(A) of the Town of Medway Zoning Bylaw (hereinafter, the "Bylaw") for the installation, operation and maintenance of two Electric Vehicle Charging Stations; and from the terms of Section 7.2.3 of the Bylaw for signs that are not expressly permitted pursuant to Section 7.2 of the Bylaw or exempted by Section 7.2.2 of the Bylaw and which are prohibited by the terms of Sections 7.2.3(B), 7.2.3(D), 7.2.3(K), 7.2.3(T), 7.2.4(C)(1), 7.2.4(D), 7.2.4(F)(5), 7.2.5(B)(1), and 7.2.5 Table 5 (maximum number of signs and internal illumination) of the Bylaw; all pursuant to Section 3.2(B)(4) of the Bylaw and Massachusetts General Laws Chapter 40A, Section 10, and such other relief as deemed necessary, all rights reserved.

Dear Honorable Members of the Town of Medway Zoning Board of Appeals:

On behalf of Volta, we are pleased to submit this letter to the Town of Medway Zoning Board of Appeals (the "Board") in support of the application by Volta for variances for the installation, operation, and maintenance of two Electric Charging Stations, as well as signs incorporated into Volta's charging stations at the Site. The following provides background information regarding the charging stations and addresses the applicable sections of the Bylaw.

BACKGROUND

Volta was founded in 2010 out of a passion for advancing electric transportation and since then Volta has mastered the art and science of developing cutting-edge electric vehicle charging networks. By providing seamless, simple and free charging experiences, Volta is accelerating the electric vehicle movement. Thoughtfully located along the paths of daily life, Volta chargers are the most heavily used in the charging industry. With the support of forward-thinking brand partners, Volta delivers free charging solutions to real estate owners, power to the electric vehicle community and impactful brand stories to everyone. www.voltacharging.com

The Volta charging station is a unique concept as it does not charge customers for the electricity but gives it away instead in order to encourage the use of electric vehicles. As the electricity ultimately must be purchased, Volta sells advertising space to brand name advertisers on the screens on its charging stations to generate the revenue needed to pay for the electricity. Notable advertising partners include Netflix, Jaguar, Alaska Airlines and Haagen Dazs. The advertisements shown on the screens are an integral part of the charging station and the electricity would not be available to give away to the public for free without them.

Volta currently has nearly 1,500 charging stations installed throughout the country including many here in Massachusetts in the following communities: Burlington, Barnstable, Marlborough, Northborough, Framingham, Natick, Boston, Wakefield and Belmont. Charging stations are typically situated near retailers such as grocery stores.

For example, charging stations were recently installed in front of a Star Market grocery store in Belmont, Massachusetts and the feedback has been terrific:

> *"I'm sure that you will be delighted to hear that the customer reception has been incredible! Yesterday as a user at one station pulled out, another customer pulled right in! This morning I was paged to the service desk to receive more accolades from a customer about how "Great Star Market Is" to be on the forefront with these stations."*
> Steve Duran, Store Director, Belmont Star Market

> *"I just want to thank you for bringing free Electrical Vehicle charging stations to my local Star Market in Belmont, MA. It is very convenient for me and helps to get the word out that electric vehicles are practical as well as environmentally desirable. The charging units are conveniently placed within the parking lot and have been well maintained. I hope the program expands and would especially like to see units where I typically spend more time."*
> S. Harris, Electric Vehicle Owner, Belmont, MA

Volta is also proud of its commitment to assist local communities with displaying emergency messaging on its charging station screens. The Volta Response System allows participating Towns to show public service announcements and emergency messaging for free.

This community service allows towns to reach communities such as the elderly, without expending local government resources having signs or buying ad space. In fact, the Shaw's charging stations in Medway were running Covid messages from the CDC on their screens prior to the stations going off-line.

The clean energy impact from the Volta charging stations is immense:

- Powering over 73,000,000 free electric miles.
- To date, Volta has offset over 32,000,000 pounds of CO2.
- Total equivalent of over 369,000 trees planted.
- Volta charging stations are the most used in the charging industry.

THE SITE

Volta has two electric charging stations (not currently in operation) at the Medway Commons Plaza, Shaw's parking lot Site at 65 Main Street, capable of providing free electricity to the public for charging electric vehicles. The charging units measure 2.71' wide x 7.19' high. On each face of the unit, there is a screen for advertisements. The advertising screen measures 48" x 27". The ads are stationary and change every 8 seconds. The screens are backlit like a TV screen and target those on foot, not drivers. Out of an abundance of caution Volta follows an 8 second minimum advertisement loop which is the length recommended by the Federal Highway Administration.

The proposed signs will not have an adverse impact upon the aesthetics of the area. The charging stations are located within the parking lot near the existing Shaw's market grocery store and the commercial nature of the proposed signage is not inconsistent with that of the business advertisements already located within the plaza including; a lit sign above the door of a restaurant advertising pizza and Pepsi Cola; liquor store windows featuring separate lit signs advertising eight different types of beer; and two menu signs for the fast food drive through which appear to be internally lit. Furthermore, the light from the proposed signs will not significantly add to the overall amount of light in the plaza because, in addition to the light from existing buildings and other lit signs, there are many street lamps illuminating the parking area and driveways in the plaza.

As mentioned, the charging stations are located near the Shaw's grocery store, which is nearly 450 feet away from the closest public street or right of way. In between the charging stations and Main Street, there are existing buildings, street lights, signs and shrubbery. Given the distance to the street and the existing obstructions, the proposed signage will not be visible from any public road.

As evidenced by Section 7.1.1(E)(4) of the Bylaw, the Town of Medway has made a commitment to the accommodation of electric vehicles by requiring industrial, commercial and multi-family housing developments with fifteen or more spaces to provide a certain number of spaces with charging stations for electric vehicles. By installing charging stations in the existing commercial development, which has well over 100 parking spaces, Volta is assisting the Town's commitment by accommodating electric vehicles in a previously developed commercial plaza.

Approval of the design of the proposed signage will not create a concerning precedent in the Town of Medway. Specifically, the advertisements featured on the Volta screens do not necessarily advertise the charging stations themselves, but rather whatever product the advertiser is selling. The advertisements pay for the electricity offered at no charge to the public. This arrangement is unique as the advertisements pay for the electricity, but do not generate interest in the electricity proffered at the charging station. This differs from advertisements within the plaza and elsewhere throughout Town which seek to generate interest in the products for sale within the various businesses, but do not themselves pay for the products therein.

RELIEF REQUESTED

Volta respectfully requests variances from the terms of Section 5.2(A) of the Town of Medway Zoning Bylaw (hereinafter, the "Bylaw") for the installation, operation and maintenance of two Electric Vehicle Charging Stations, which are not a listed use in the Schedule of Uses; and from the terms of Section 7.2.3 of the Bylaw for signs that are not expressly permitted pursuant to Section 7.2 of the Bylaw or exempted by Section 7.2.2 of the Bylaw and which are prohibited by the terms of Sections 7.2.3(B)[signs advertising businesses not on the premises], 7.2.3(D)[illuminating devices], 7.2.3(K)[variable message signs], 7.2.3(T)[internal illumination], 7.2.4(C)(1)[changing signs], 7.2.4(D) [landscaping], 7.2.4(F)(5)[landscaping], 7.2.5(B)(1)[number of signs], and 7.2.5 Table 5 (maximum number of signs and internal illumination) of the Bylaw; all pursuant to Section 3.2(B)(4) of the Bylaw and Massachusetts General Laws Chapter 40A, Section 10, and such other relief as deemed necessary, all rights reserved. The Board is specifically empowered to grant the requested relief by Section 3.2(B)(4) of the Bylaw.

As will be further demonstrated by Volta by evidence submitted to the Board at the public hearing(s) in connection herewith, such relief is appropriate as the facility satisfies all pertinent provisions and standards contained in the Bylaw and Massachusetts General Laws for the granting of variances, to the extent required, all rights reserved, as enumerated below.

COMPLANCE WITH SECTION 3.2 OF THE BYLAW AND MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 10

3.2(B)(4) To hear and decide petitions for variances in accordance with G.L.c.40A, Section 10, including variances authorizing a use or activity not otherwise permitted in a particular zoning district.

Volta submits this application pursuant to this provision of the Bylaw.

Section 10 **The permit granting authority shall have the power after public hearing for which notice has been given by publication and posting as provided in section eleven and by mailing to all parties in interest to grant upon appeal or upon petition with respect to particular land or structures a variance from the terms of the applicable zoning ordinance or by-law where such permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.**

a. A literal enforcement of the provision of this By-law would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.

Volta's hardship is a financial hardship. If the charging stations are not permitted to be on the parcel, Volta cannot offer free electricity to the public or generate the revenue necessary to pay for the electricity. The electricity offered at no charge to the public is paid for by selling advertising space on the signs built into each charging station. If the signs are not allowed to function, then Volta cannot offer the free electricity to the public and the clean energy benefits of Volta's electric charging stations will not be realized.

b. The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.

The hardship is owing to the shape and topography of the land and its use as a shopping plaza renders the proposed location uniquely suited for the electric charging stations as there is ample room and the existing parking lot is an appropriate location for new technology designed to charge electric cars. The signage will be consistent with the existing commercial signage within the existing shopping plaza. The size of the parcel, along with the existing buildings upon it, will screen the electric charging stations and their built-in signs from view from nearby roads, thereby preserving the aesthetic qualities of the Town of Medway.

c. **Desirable relief may be granted without either:**
(1) Substantial detriment to the public good; or

(2) Nullifying or substantially derogating from the intent or purpose of this By-law.

The proposed signs will not be a substantial detriment to the public good or nullify or substantially derogate from the intent or purpose of the Bylaw because the charging stations are located within the parking area of an existing shopping plaza, set back a distance from any street so that they will not be visible from any Town streets or public rights of way. Further, the signs will be located in the Central Business (CB) Zoning District where illuminated signage is expected and commonplace. Though the signs will be of a modern design and will not be of wood or other traditional materials, the materials of the signage will be consistent with the existing commercial signage within the existing shopping plaza. The charging stations provide a public benefit in the form of free electricity, which promotes the use of green energy.

COMPLIANCE WITH TOWN OF MEDWAY SIGN DESIGN REVIEW GUIDELINES

E. Signage Guidelines

The signage guidelines for commercial zones provide guidance in the design of signage that is functional and attractive. In addition to the Design Review Committee's (DRC) responsibilities to review signage for the Building Department, the DRC is available to provide design assistance for signage applicants that request additional assistance or design resources. Signage design must comply with the dimensional, usage, placement, and other regulations contained in the Sign Regulations of the Zoning Bylaw. The DRC is also available to review proposed master signage plans as part of a site plan or special permit review process. The guidelines focus on well-designed signage in the context of compliance with applicable regulations.

As the signs Volta proposes are not permitted by the Bylaw, Volta is applying for variance relief from the Board as an alternative to seeking the approval of the Design Review Committee.

1. **Principles and Intentions - Signage for commercial uses or businesses should communicate a positive and clear identity for the establishment, be part of**

the building and façade design, harmonize with its surroundings, and respect Medway's New England village character.

The advertisements shown on the screens are an integral part of the charging station and the electricity would not be available to give away to the public for free without them. The advertisement screens are incorporated into the charging station units themselves. The proposed signs will not adversely impact the village character of the Town of Medway because the charging stations are located within the parking area of an existing shopping plaza, set back a distance from any street so that they will not be visible from any Town streets or public rights of way.

a) **Reinforce New England Village Character– Sign design should be appropriate to Medway's New England village character, including use of historic, muted colors; traditional-style sign face materials such as wood or wood composite; and lettering that is painted, gold foil stamped, carved dimensionally, vinyl cut, sand-blasted or etched, or metal channel cut.**

The proposed signs will not adversely impact upon the village character of the Town of Medway because the charging stations are located within the parking area of an existing shopping plaza, set back a distance from any street so that they will not be visible from any Town streets or public rights of way. Further, the signs will be located in the Central Business (CB) Zoning District where illuminated signage is expected and commonplace. Though the signs will be of a modern design and will not be of wood or other traditional materials, the materials of the signage will be consistent with the existing commercial signage within the existing shopping plaza.

b) **Emphasize Legibility and Clarity – A sign should be readable, simple, and legible with careful consideration of the proportion of lettered and graphic areas to the overall size and location of the sign. Consideration should be given to the purpose and intended audience of the sign, whether vehicular or pedestrian. Signage should be concise and graphically balanced.**

The sign screens on the charging stations will measure 48" x 27" and will be proportioned for the intended audience of members of the public who access that area of the parking lot and are walking from their cars to the grocery store. The actual content of the signage is largely dependent upon the individual advertiser.

c) **Define Hierarchy of Signage and Purposes – The most important sign should be most prominent on the site. The most important information on a sign should be the most prominent and emphasized component of the sign. Sign design should optimize communication of the name of the business.**

The main purpose of the advertisements appearing on the proposed signage is not to advertise the electric charging station units or the Shaw's, but to generate the revenue to pay for the electricity offered at the charging stations at no cost to the public.

2. **Sign Harmony**

a) **Reinforce Compatibility with Context– Signs should be designed to be compatible with neighboring properties, storefronts and buildings. Compatibility should be considered through sign style, height, type, scale and location.**

The proposed signage will be compatible with neighboring properties as the charging station will be set back a great distance and will not be visible from the streets. The nature of the signage will not be inconsistent with the existing signage within the shopping plaza. Further, the signs will be located in the Central Business (CB) Zoning District where illuminated signage is expected and commonplace. The charging stations and advertising screens have crisp and attractive design elements as can be seen in the photos enclosed with this application.

b) **Reinforce Compatibility with Residential Context – Where business uses are interspersed with residential uses, signs should be designed and located with sensitivity to the residential areas. Illumination should be designed to minimize impact on adjacent residences.**

The proposed signage will not be visible from any residential uses. The light from the proposed signs will not significantly increase the light generated by the existing businesses, signs, and streetlamps within the shopping plaza.

c) **Coordinate Compatibility with Building Architecture – Sign design and placement should relate to and harmonize with the building architecture. Signs should not overwhelm or obscure building features.**

The proposed signs will be on screens on the charging station units and not on any buildings in the shopping plaza.

d) **Complement Other Signs – Where a business or development has more than one sign, all signs should be designed to be compatible in terms of materials, color, lettering, style and logo use. Design and placement of multiple signs should reflect a clear hierarchy and coordinated overall visual effect.**

The proposed signage will be placed on the charging station units, consistent with the signage in the shopping plaza.

3. **Sign Characteristics**

a) **Focus Signage Design and Readability – A sign should be readable, simple, and legible, with sign content that fits comfortably within the space it will occupy on the building. Generally, a sign's text and graphic elements should not occupy more than two-thirds of the sign panel area.**

The proposed signage will not occupy space on a building but will be incorporated into the charging station units.

b) **Emphasize Signage Legibility – Signage typeface should also be simple and legible; ornate or unusual typefaces should be used only for emphasis and restricted to single words or short phrases. The use of both upper and lower case letters reinforces sign legibility.**

The signs will be within the screens provided on the charging station units. Actual sign content will be dependent upon the advertisers who purchase space on the screens.

c) **Consider Signage Scale – Signs should be scaled to their use and intended viewer, be that the driving or walking public. Sign lettering and graphics should be clear, simple, and legible from a distance, under different lighting conditions. Scale of sign should be appropriate for its intended audience and its location on a building or site. For automobile-oriented signs, signs should be legible at posted driving limits.**

The proposed signage will be scaled to the intended viewers, primarily those who park their cars and walk to and from the grocery store.

d) **Focus Signage Content – Signage messaging should be simple and brief to maximize a sign's visibility and clarity. Signage should primarily communicate the name of the business or establishment through lettering, graphics or logos. In order to reinforce signage purpose, the following information should not be included on a primary sign: telephone numbers, business hours, website address, sale information, listing of goods and services, brand names carried, or credit cards accepted.**

The content of the individual signs on the charging unit screens will be dependent upon the individual advertisers who purchase space on the screens.

e) **Use Signage Color – Signage color should complement building materials and color palette. Signage color should also consider signage legibility and readability from a distance during the day and night. High contrast between signage lettering and backgrounds helps increase legibility. Lighter colored lettering on darker backgrounds is recommended.**

The content of the individual signs on the charging unit screens will be dependent upon the individual advertisers who purchase space on the screens.

f) **Coordinate Signage Materials – Signage materials should be selected for durability, ease of maintenance, and compatibility with building materials and design.**

The proposed signs will comply with this provision.

4. **Site Signage - Site signage includes any sign that is not attached to a building, but is part of the site design and layout to assist in the identification of the development, businesses, or wayfinding on the site.**

a) **Integrate Signage Design with Landscape – Site signage should be integrated with site landscape design and be used to reinforce gateway locations and site entry points. Landscape plantings should be included to anchor and integrate signage into the site plan. Refer to Sign Regulations in the Zoning Bylaw.**

b) **Coordinate Signage Placement – Sign locations should consider lot characteristics in regard to roadway and access considerations, building location, views in and out of the property, pedestrian and vehicular circulation and vehicular safety and visibility. Refer to Sign Regulations in the Zoning Bylaw.**

c) **Coordinate Signage Style – Free-standing signage should complement the overall character and design of other site and building components. Free-standing signage should be balanced and proportional. A lollipop sign, which is a single pole sign that has a disproportionately large top and overly slender support base, is discouraged. Incorporate elements of the building design into a free-standing sign design.**

d) **Define Multiple Tenant Directory Signage – For multi-tenant developments, an internal site directory sign may be provided listing names of businesses and establishments. Directory signage should be clear and legible with the ability to conveniently change business names as tenants move in and out. Design of the sign should be consistent with other development signage.**

e) **Coordinate Wayfinding Signage – Simple directional signage may be provided on the site to inform visitors of entries, parking areas, building names, numbers or other information. Wayfinding signage should be consistent and compatible with other development signage. Wayfinding signage should not obstruct or cause conflict with regulatory or traffic-related signage.**

Though the proposed signage will not be attached to any building, it is not part of the site design and layout to assist in the identification of the development, the businesses within the development, or wayfinding on the site and these provisions do not apply to this Application.

5. **Building Signage - Building signage includes any sign that is attached to a building to provide identification of businesses.**

a) **Integrate Signage Design with Building – Signs should integrate with the building on which they are placed, by considering the architectural style, character, or historic significance, rhythm and scale of façade features, and patterns of window and door openings. Particularly with older buildings, care should be taken not to obscure,**

damage or otherwise interfere with design details and architectural features that contribute to the building's character.

b) **Coordinate Signage Placement – Signs should be designed for the specific building on which they will be placed, and for the specific location on the building. Signs should generally be centered within the wall area of the façade on which they will be located. Signs should not extend beyond the boundaries of the area of the building on which it will be mounted. Signs previously installed on other buildings or locations should not be used.**

c) **Define Multiple Tenant Building Signage– Multiple tenant or business signs on a building should have a consistent placement and be of a coordinated design. Using signage to reinforce or establish a rhythm, scale and proportion for a building is encouraged, especially where such elements are weak or absent in the building's architecture. A Master Signage Plan should be developed for multitenant developments to encourage a coordinated and compatible approach to signage according to the Sign Regulations.**

d) **Coordinate Secondary Signage– Window and door signage should be coordinated with the overall signage program and may include more detailed information that is not appropriate for larger signs. Window signage is generally directed toward the pedestrian viewer. Window signage should not dominate the glazed surface. Window signage and displays should not include the stockpiling of products or inventory inside the windows.**

e) **Design Awning Signage – Awning fabric should be opaque, and any awning signage should use cut or screen-printed letters or logos. Lettering and graphic elements should comprise no more than 30 percent of the total awning surface.**

f) **Integrate Sign Mounting – Projecting signage should be integrated into the design of the façade with attractive sign mounting hardware.**

g) **Complete Sign Location Preparation – The areas of the building to receive the sign should be prepared cleaned and painted prior to installation of the sign. Previously installed signs should be completely removed and any remnants or wall surface damage repaired and covered prior to the installation of a new sign.**

The proposed signage will not be attached to any building and does not assist in the identification of the businesses within the development and these provisions do not apply to this Application.

6. **Sign Illumination - External signage illumination is encouraged and should be targeted only onto the sign, not onto adjacent buildings or towards vehicles or pedestrians.**

The illumination of the proposed signage will be interior. The light from the sign will not significantly increase the existing light in the plaza produced by existing buildings, signs and streetlamps.

a) **Focus Awning Sign Illumination – If a window awning sign is internally illuminated, only the sign letters, logo and ornamentation should be translucent. The background material should be opaque.**

The proposed signage is not Focus Awning Signage and this provision does not apply to this Application.

b) **Limit Internal Sign Lighting – The preferred forms of internally lit signs are those using push-through graphics and text; standard channel letters, also called back-lit or halo-lit; and reverse channel letters with a halo effect. When signs other than channel letters are internally lit, only the sign copy (words/logo) should be illuminated. The sign background or field should be opaque and of a non-reflective material. Internally illuminated box cabinet signs are discouraged.**

Though the proposed signage will be internally back-lit, they will be consistent with other signage within the shopping plaza and will not be visible from the nearest streets.

c) **Integrate Lighting Utilities – Raceways, conduits and other electrical components should be concealed from public view. When it is not possible to conceal, such utilitarian components should be painted to match the background of the wall on which they are mounted to reduce the visual impact.**

The proposed signage will comply with this provision.

d) **Coordinate Signage Lighting Fixtures – External lighting fixtures that project the light from above the**

sign are strongly encouraged. Light fixtures should be simple and unobtrusive, and should not obscure the sign's message and graphics.

The proposed signage will not employ exterior lighting.

e) **Provide Consistent Lighting Levels – Lighting should provide a consistent and even wash of light across the sign.**

The screens of the charging units are internally lighted.

COMPLIANCE ALTERNATIVES

Section 1 (E) of the Sign Design Review Guidelines states, in pertinent part:

"It is difficult for *Design Review Guidelines* to predict all possible development or design scenarios or anticipate new trends, technologies or best practices. If specific *Guidelines* will not be followed by an applicant because they feel a better approach to reinforcing the Town's goals and principles exists for their individual development and design circumstances, a compliance alternative may be reached as an agreed upon method to comply with the intention of the *Guidelines.* This option provides a process to arrive at innovative design solutions that all parties agree will follow the intent of the *Guidelines.*"

The Volta charging stations and related advertisement screens certainly represent a new technology and trend in the provision of electricity for electric vehicles at no cost to the public. As mentioned previously, the advertisements displayed on the screens of the charging stations ultimately pay for the electricity which is made available at no charge to the public, providing greater amenities to the residents and visitors of the Town of Medway. Though internally lit, the signs do not "flash", "blink", or "flutter" but rather change every eight seconds. The square footage of the combined signage of the Volta charging station complies with the amount of sign surface area permitted by Table 5 of the Zoning Bylaw and the signs also comply with the height requirements of freestanding signs. Not only will the signage comply with the minimum setback of 10' from any street line, they will be located approximately 450' away from the nearest street line and will not be visible outside the shopping plaza. Volta respectfully asserts that its new charging technology and related advertisement screens, represent a trend towards cleaner energy, is the type of innovation which is referenced by Section 1(E) of the Guidelines, and that the distance of the charging stations from the street lines will satisfy the intentions of the Guidelines.

CONCLUSION

As evidenced by the materials submitted with this Application and as will be further demonstrated by the Applicant through evidence submitted to the Board at the public hearing(s)

in connection herewith, the proposed signage satisfies the intent and objectives of the Bylaw in light of the size of the parcel, the commercial nature of the shopping plaza, as well as the sign placement within the plaza. The charging station signage will minimize potential adverse impacts to the surrounding neighborhood and the Town of Medway as a whole as it will not be seen from the streets or neighboring parcels. Volta respectfully requests that the Board approve the design of the charging station signage and grant the requested variances.

Respectfully Submitted,

BROWN RUDNICK LLP

By: _____
Michael R. Dolan, Esq.

BR

LIST OF EXHIBITS

1. Application Forms
2. Representative Authorization Form
3. Treasurer's Certification
4. Certified Abutters List
5. Plans
6. Legal Notice Billing Agreement
7. Photos
8. Filing Fee
9. Letter of Support – Energy and Sustainability Committee

TAB #1

TOWN OF MEDWAY
ZONING BOARD OF APPEALS
155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s): Volta Charging, LLC ("Volta")	**Application Request(s):**
Property Owner(s): Hidden Acres Realty I, LLC	Appeal ☐ Special Permit ☐
Site Address(es): 65 Main Street Medway, MA 02053	Variance ☑ Determination/Finding ☐ Extension ☐ Modification ☐
Parcel ID(s): 41-023 and 41-024	Comprehensive Permit ☐
Zoning District(s): CB (Central Business)	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:	

TO BE COMPLETED BY STAFF:
Check No.:
Date of Complete Submittal:
Comments:

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): Volta Charging, LLC Attention: Bryn Paslawski	Phone: 603-318-6643 Email: bryn.Paslawski@voltacharging.com
Address: 155 De Haro Street, San Francisco, CA 94103	
Attorney/Engineer/Representative(s): Michael R. Dolan, Esq.	Phone: 401-276-2610 Email: mdolan@brownrudnick.com
Address: Brown Rudnick LLP 10 Memorial Boulevard Providence, RI 02903	
Owner(s): Hidden Acres Realty I, LLC Attention: Cathy Ikeuchi	Phone: 925-226-5860 Email: cathy.ikeuchi@albertsons.com
Mailing Address: 250 E. Parkcenter Boulevard Boise, ID 83706	

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

1/7/21

Signature of Applicant/Petitioner or Representative *Date*

Please refer to the Representative Authorization Form

Signature Property Owner (if different than Applicant/Petitioner) *Date*

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw: 5.2(A); 7.2.3; 7.2; 7.2.2; 7.2.3 (B),(D),(K), and (T); 7.2.4(C)(1); 7.2.4(D); 7.2.4(F)(5); 7.2.5(B)(1); 7.2.5 Table 5; and 3.2(B)(4)	Requesting Waivers?	☐	☑
	Does the proposed use conform to the current Zoning Bylaw?	☐	☑
Present Use of Property: Shopping plaza.	Has the applicant applied for and/or been refused a building permit?	☐	☑
	Is the property or are the buildings/ structures pre-existing nonconforming?	☐	☑
Proposed Use of Property: Charging station with built -in variable image signs in addition to existing shopping plaza.	Is the proposal subject to approval by the BOH or BOS?	☐	☑
	Is the proposal subject to approval by the Conservation Commission?	☐	☑
Date Lot was created:	Is the property located in the Floodplain District?	☐	☑
Date Building was erected:	Is the property located in the Groundwater Protection District?	☐	☑
Does the property meet the intent of the Design Review Guidelines?	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	☐	☑

Describe Application Request:

Use variances from the terms of Section 5.2(A) of the Town of Medway Zoning Bylaw (hereinafter, the "Bylaw") for the installation, operation and maintenance of two Electric Charging Stations; and from the terms of Section 7.2.3 of the Bylaw for signs that are not expressly permitted pursuant to Section 7.2 of the Bylaw or exempted by Section 7.2.2 of the Bylaw and which are prohibited by the terms of Sections 7.2.3(B), 7.2.3(D), 7.2.3(K), 7.2.3(T), 7.2.4(C)(1), 7.2.4(D), 7.2.4(F)(5), 7.2.5(B)(1), and 7.2.5 Table 5 of the Bylaw; all pursuant to Section 3.2(B)(4) of the Bylaw and Massachusetts General Laws Chapter 40A, Section 10, and such other relief as deemed necessary, all rights reserved. Please refer to the supporting statements submitted herewith and incorporated herein by reference.

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use			Electric Charging Station with built-in variable image signs
B. Dwelling Units		0	0
C. Lot Size	10,000		No change
D. Lot Frontage	N/A		No change
E. Front Setback	10'		No change
F. Side Setback	10' or 25' when abutting a residential district.		No change
G. Side Setback	10' or 25' when abutting a residential district.		No change
H. Rear Setback	25'		No change
I. Lot Coverage	80%		No change
J. Height	40'		7.19' AGL
K. Parking Spaces			No change
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

Date Reviewed

Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org
and 4 paper copies to the Community & Economic Development Department.

VARIANCE FORM

TOWN OF MEDWAY
ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 |zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

Site Address: 65 MAIN ST , MEDWAY, MA 02053

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Variance Decision Criteria, outlined below, is met. All Variance Criteria must be met to be considered. Provide attachments if necessary.

1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property which do not generally affect other land in the zoning district? (See MGL c. 40A Section 10)

The hardship is owing to the shape and topography of the land and its use as a shopping plaza renders the proposed location uniquely suited for the electric charging stations as there is ample room and the existing parking lot is an appropriate location for new technology designed to charge electric cars. The signage will be consistent with the existing commercial signage within the existing shopping plaza. The size of the parcel, along with the existing buildings upon it, will screen the electric charging stations and their built-in signs from view from nearby roads, thereby preserving the aesthetic qualities of the Town of Medway.

2. What substantial hardship, financial or otherwise, is caused by the circumstances listed above when the literal enforcement of Medway Zoning Bylaw is applied? (See MGL c. 40A Section 10) (Cannot be personal hardship)

Volta?s hardship is a financial hardship. If the charging stations are not permitted to be on the parcel, Volta cannot offer free electricity to the public or generate the revenue necessary to pay for the electricity. The electricity offered at no charge to the public is paid for by selling advertising space on the signs built into each charging station. If the signs are not allowed to function, then Volta cannot offer the free electricity to the public and the clean energy benefits of Volta?s electric charging stations will not be realized.

3. State why desirable relief may be granted without substantial detriment to the public good.

The proposed signs will not be a substantial detriment to the public good or nullify or substantially derogate from the intent or purpose of the Bylaw because the charging stations are located within the parking area of an existing shopping plaza, set back a distance from any street so that they will not be visible from any Town streets or public rights of way. Further, the signs will be located in the Central Business (CB) Zoning District where illuminated signage is expected and commonplace. Though the signs will be of a modern design and will not be of wood or other traditional materials, the materials of the signage will be consistent with the existing commercial signage within the existing shopping plaza. The charging stations provide a public benefit in the form of free electricity, which promotes the use of green energy.

4. State why relief may be granted without nullifying or substantially derogating from the intent or purpose of the Zoning Bylaw.

The proposed signs will not be a substantial detriment to the public good or nullify or substantially derogate from the intent or purpose of the Bylaw because the charging stations are located within the parking area of an existing shopping plaza, set back a distance from any street so that they will not be visible from any Town streets or public rights of way. Further, the signs will be located in the Central Business (CB) Zoning District where illuminated signage is expected and commonplace. Though the signs will be of a modern design and will not be of wood or other traditional materials, the materials of the signage will be consistent with the existing commercial signage within the existing shopping plaza. The charging stations provide a public benefit in the form of free electricity, which promotes the use of green energy.

January 13, 2021

Signature of Applicant/Petitioner or Representative

Date

1/9/2021

TAB #2

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 321-4890
Email: zoning@townofmedway.org
www.townofmedway.org

Board Members
Rori Stumpf, Chair
Brian White, Vice Chair
Gibb Phenegar, Clerk
Christina Oster, Member
Tom Emero, Member
Brian Cowan, Associate Member
Carol Gould, Associate Member

Representative Authorization Form

I, Myles Ostroff as Authorized Agent certify that I am the owner of the property and I am aware of and authorize the submission of this application being submitted by my representative Volta Charging, LLC.
All information submitted is accurate to my knowledge.

Hidden Acres Realty I, LLC	65 Main Street, Medway MA 02053
Property Owner Name	Property Address
617-431-1097	41-023 and 41-024
Telephone Number	Parcel ID
myles@charterrealty.com	CB (Central Business)
Email Address	Zoning District

Property Owner Signature

11/18/2020
Date

Please Note: *This form must be returned to the Zoning Board of Appeals when submitting the application if being completed by a representative or it will be incomplete until this form is completed.*

TAB #3

TREASURER/COLLECTOR CERTIFICATION

TOWN OF MEDWAY
ZONING BOARD OF APPEALS
155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):	Volta Charging, LLC ("Volta")
Property Owner(s):	Hidden Acres Realty I, LLC
Site Address(es):	65 Main Street, Medway, MA 02053
Parcel ID(s):	41-023 and 41-024
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:	

Signdture of Applicant/Petitioner or Representative *Date*

FOR TOWN HALL USE ONLY
To be filled out by the Treasurer/Collector:

Date Reviewed Medway Treasurer/Collector

Tax Delinquent: Y N
Comments:

TAB #4

TOWN OF MEDWAY
BOARD OF ASSESSORS
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3203 FAX: 508-321-4981
www.townofmedway.org

RECEIVED
OCT - 5 2020
MEDWAY ASSESSORS
MEDWAY, MA 02053

REQUEST FOR ABUTTERS

Date of Request: October 1, 2020

Property owner: Hidden Acres Realty I

Property location: 65 Main Street, Medway, MA 02053

Parcel (property) ID(S): 41-023 and 41-024

Please specify: 100′, 300′ or 500′ from subject parcel: 300′

THIS LIST IS REQUESTED FOR:

- [ ] Planning & Economic Development Board
- [x] Zoning Board of Appeals
- [ ] Conservation Commission
- [ ] Historical Commission

REQUESTER INFORMATION:

Name: Joseph Giammarco
Brown Rudnick LLP

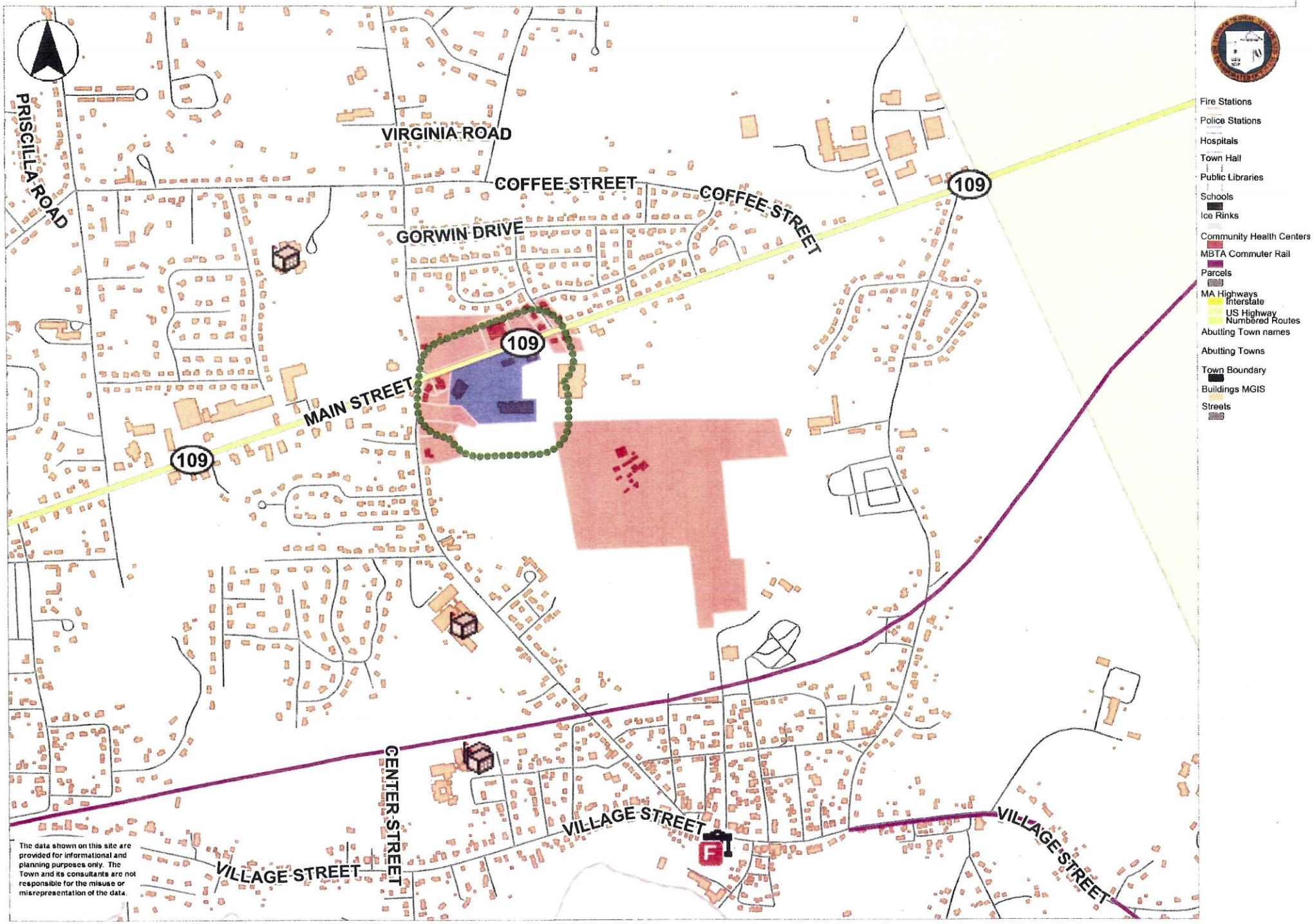
Address: 10 Memorial Boulevard
Providence, RI 02903

Phone: 401-276-2609

Email address: jgiammarco@brownrudnick.com

Please Return to MEDWAY ZBA
Community and Economic Development Department

THERE IS A FEE OF $15.00 PER PARCEL DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS. ***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU, YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***

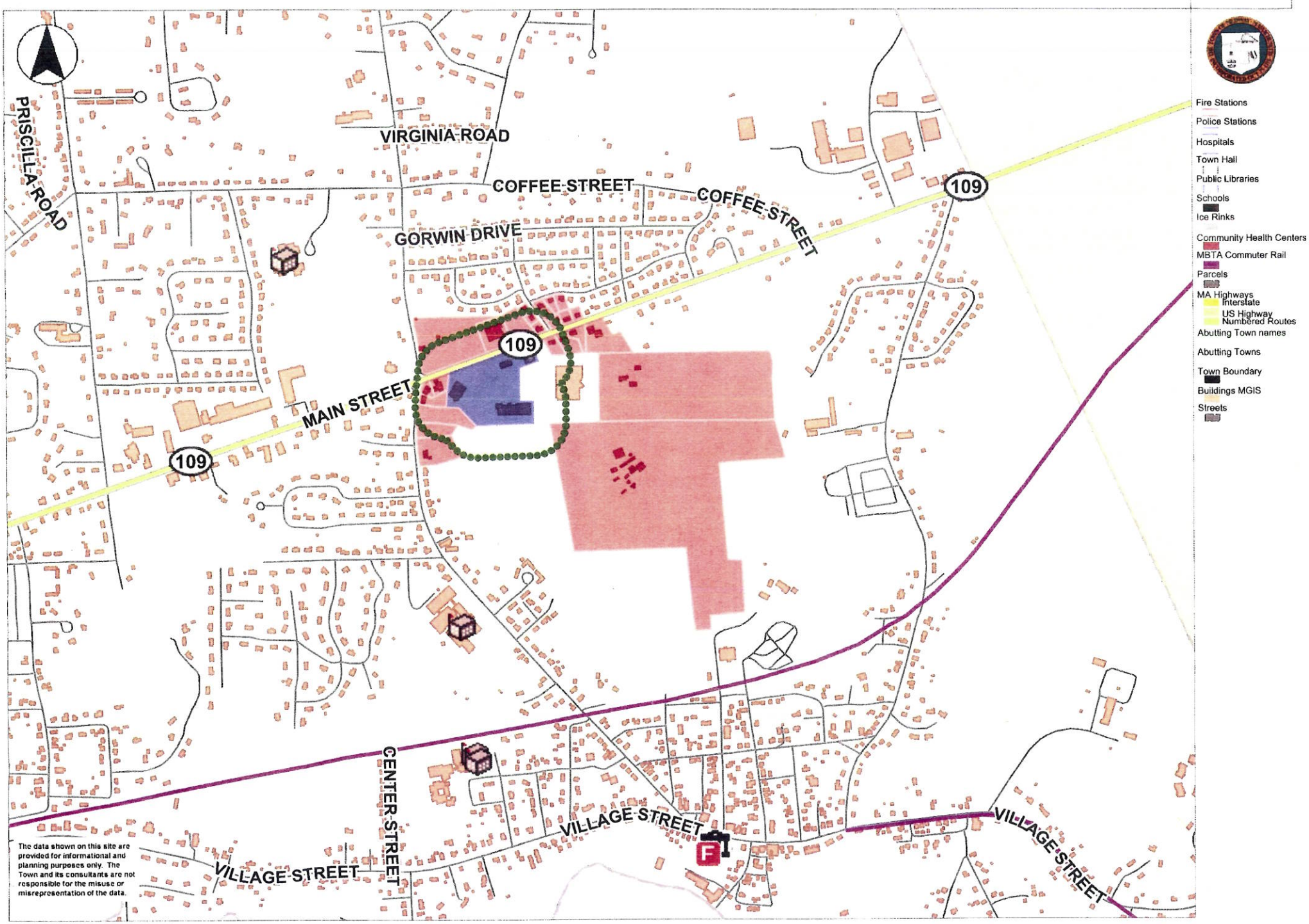


0 1600 3200 ft

Printed on 10/05/2020 at 01:28 PM

300' 41-023

Town of Medway, MA GIS



0 1600 3200 ft

Printed on 10/05/2020 at 01:50 PM

Town of Medway, MA GIS

Parcel ID: 41-023
HIDDEN ACRES REALTY I,
ALBERTSONS COMPANIES
SHAWS INC 7430
P O BOX 800729
DALLAS, TX 75380-0729

Parcel ID: 40-063
P & A REALTY TRUST
ALBERT & PAUL RAO/TRS
82 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 40-064
NORMAN W GREENE REALTY
71 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 40-065
WHITE PEARL LLC
76 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 40-066
HIDDEN ACRES REALTY I,
CASSIDY DAVID L
75 HOLLY HILL LANE SUITE 305
GREENWICH, CT 06830

Parcel ID: 40-067
MORIN DEBORAH
72 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 40-068
HEAVNER JEFFREY S
70 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 41-005
LANDER CLIFFORD M
LANDER RACHAEL L WOLFF
3 RICHARD RD.
MEDWAY, MA 02053

Parcel ID: 41-006
MULLER KEVIN D
MULLER JILL C
1 RICHARD RD.
MEDWAY, MA 02053

Parcel ID: 41-007
ODONNELL DEIRDRE
ODONNELL THOMAS
64 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 41-008
FREIL REALTY II, LLC
CASSIDY DAVID L
86 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 41-009
FREIL REALTY II, LLC
C/O WALGREENS TAX DEPT
PO BOX 1159
DEERFIELD, IL 60015

Parcel ID: 41-020
TORREY SAMUEL S.JR
TORREY SAMUEL S III
62 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 41-021
MUCCI TRUSTEE ANGELO
MUCCI TRUSTEE FLORENCE
2 RICHARD RD.
MEDWAY, MA 02053

Parcel ID: 41-022
WILLIAMS JOSHUA C
WILLIAMS KRISTINA A
4 RICHARD RD.
MEDWAY, MA 02053

Parcel ID: 41-023-067A
HIDDEN ACRES REALTY I,
CHARTER MEDWAY II LLC
75 HOLLY HILL LANE SUITE 305
GREENWICH, CT 06830

Parcel ID: 41-023-067B
HIDDEN ACRES REALTY I,
MCDONALDS CORPORATION
PO BOX 182571
COLUMBUS, OH 43218

Parcel ID: 41-023-067C
HIDDEN ACRES REALTY I,
CHARTER MEDWAY II LLC
75 HOLLY HILL LANE SUITE 305
GREENWICH, CT 06830

Parcel ID: 41-023-067D
HIDDEN ACRES REALTY I,
CVS #01852-02
ONE CVS DRIVE
WOONSOCKET, RI 02895

Parcel ID: 41-025
FREIL REALTY I, LLC
CASSIDY DAVID L
86 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 41-026
CURRIVAN TRUSTEE SEAN M
SEAN M CURRIVAN
59 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 50-001
HIDDEN ACRES REALTY II,
CASSIDY DAVID L
86 HOLLISTON ST
MEDWAY, MA 02053

Parcel ID: 50-001-0001
HIDDEN ACRES REALTY II,
CASSIDY DAVID L
86 HOLLISTON ST.
MEDWAY, MA 02053

Hidden Acres Realty II
David& James Cassidy
86 Holliston St
Medway, MA 02053

THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF MEDWAY.
WE CERTIFY THAT AT TIME OF LAST ASSESSMENT, THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS, ARE ACCURATE.

Office of the Board of Assessors

Date

Parcel ID: 41-023
HIDDEN ACRES REALTY I,
ALBERTSONS COMPANIES
SHAWS INC 7430
P O BOX 800729
DALLAS, TX 75380-0729

Parcel ID: 40-063
P & A REALTY TRUST
ALBERT & PAUL RAO/TRS
82 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 40-064
NORMAN W GREENE REALTY
71 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 40-065
WHITE PEARL LLC
76 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 40-066
HIDDEN ACRES REALTY I,
CASSIDY DAVID L
75 HOLLY HILL LANE SUITE 305
GREENWICH, CT 06830

Parcel ID: 40-067
MORIN DEBORAH
72 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 40-068
HEAVNER JEFFREY S
70 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 41-005
LANDER CLIFFORD M
LANDER RACHAEL L WOLFF
3 RICHARD RD.
MEDWAY, MA 02053

Parcel ID: 41-006
MULLER KEVIN D
MULLER JILL C
1 RICHARD RD.
MEDWAY, MA 02053

Parcel ID: 41-007
ODONNELL DEIRDRE
ODONNELL THOMAS
64 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 41-008
FREIL REALTY II, LLC
CASSIDY DAVID L
86 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 41-009
FREIL REALTY II, LLC
C/O WALGREENS TAX DEPT
PO BOX 1159
DEERFIELD, IL 60015

Parcel ID: 41-010
PURCELL REBECCA L
PURCELL ROBERT
4 KAREN AVE.
MEDWAY, MA 02053

Parcel ID: 41-011
LEGER ERIKA R
LEGER DAVID S JR
6 KAREN AVE.
MEDWAY, MA 02053

Parcel ID: 41-018
BELL TRUSTEE DOROTHY G
TENNEY FAMILY
58 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 41-019
MCCAUL WILLIAM
MCCAUL ARLENE
60 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 41-020
TORREY SAMUEL S.JR
TORREY SAMUEL S III
62 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 41-021
MUCCI TRUSTEE ANGELO
MUCCI TRUSTEE FLORENCE
2 RICHARD RD.
MEDWAY, MA 02053

Parcel ID: 41-022
WILLIAMS JOSHUA C
WILLIAMS KRISTINA A
4 RICHARD RD.
MEDWAY, MA 02053

Parcel ID: 41-023-067A
HIDDEN ACRES REALTY I,
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75 HOLLY HILL LANE SUITE 305
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86 HOLLISTON ST.
MEDWAY, MA 02053

Parcel ID: 41-026
CURRIVAN TRUSTEE SEAN M
SEAN M CURRIVAN
59 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 41-027
CURRIVAN TRUSTEE SEAN M
AKS IRREVOCABLE TRUST
36 ELLIS ST
MEDWAY, MA 02053

Parcel ID: 41-028
GREEN JOHN J
53 MAIN REALTY TRUST
165 MAIN ST SUITE 307
MEDWAY, MA 02053

Parcel ID: 41-037
BOCZANOWSKI JOANNE
BOCZANOWSKI DEBORAH
43 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 50-001
HIDDEN ACRES REALTY II,
CASSIDY DAVID L
86 HOLLISTON ST
MEDWAY, MA 02053

Parcel ID: 50-001-0001
HIDDEN ACRES REALTY II,
CASSIDY DAVID L
86 HOLLISTON ST.
MEDWAY, MA 02053

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WE CERTIFY THAT AT TIME OF LAST ASSESSMENT, THE NAMES AND
ADDRESSES OF ALL PROPERTY OWNERS, ARE ACCURATE.
Office of the Board of Assessors
Date

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expose Pop-Up Edge™

AVERY® 5160®

Joanne & Deborah Boczanowski
Parcel ID: 41-030
43 Main Street
Medway, MA 02053

William Beksha
Parcel ID: 41-029
51 Main Street
Medway, MA 02053

Joanne & Deborah Boczanowski
Parcel ID: 41-030
43 Main Street
Medway, MA 02053

William Beksha
Parcel ID: 41-029
51 Main Street
Medway, MA 02053

Joanne & Deborah Boczanowski
Parcel ID: 41-030
43 Main Street
Medway, MA 02053

William Beksha
Parcel ID: 41-029
51 Main Street
Medway, MA 02053

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TAB #5

VOLTA

SHAW'S 65 MAIN STREET PHASE 1

65 MAIN ST
MEDWAY,MA 02053
NORFOLK COUNTY

BOSTON MARKET

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE	MASSACHUSETTS BUILDING CODE 2017
STRUCTURAL CODE	MASSACHUSETTS BUILDING CODE 2017
PLUMBING CODE	MASSACHUSETTS PLUMBING CODE 2017
MECHANICAL CODE	MASSACHUSETTS BUILDING CODE 2017
ELECTRICAL CODE	MASSACHUSETTS ELECTRICAL CODE 2017
FIRE/LIFE SAFETY CODE	MASSACHUSETTS FIRE CODE 2017

CODE BLOCK

VOLTA PROPOSES TO INSTALL:

- (2) ELECTRIC VEHICLE CHARGING STATIONS AND ALL RELATED ELECTRICAL AND CIVIL ACTIVITIES PAINTING AND MARKING OF EV CHARGING PARKING SPACES AND INSTALLATION OF NECESSARY PARKING SIGNS.

PROJECT DESCRIPTION

APPLICANT:
VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103
CONTACT: MAC TAYLOR
PHONE #: 510-292-8964
EMAIL: MAC.TAYLOR@VOLTACHARGING.COM

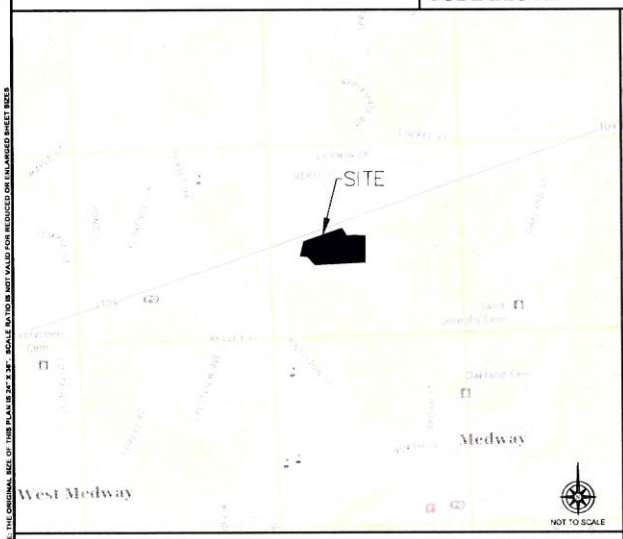
PROPERTY INFORMATION:
ALBERTSONS COMPANIES
250 E PARKCENTER BLVD
BOISE, ID 83706
CONTACT: CATHY IKEUCHI
PHONE: (925)-226-5560
EMAIL: CATHY.IKEUCHI@ALBERTSONS.COM

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES
1700 WILLOW LAWN DRIVE SUITE 200
RICHMOND, VA 23230
CONTACT: BRIAN BREWER
PHONE #: (804)672-4709
EMAIL: BRIAN.BREWER@KIMLEY-HORN.COM

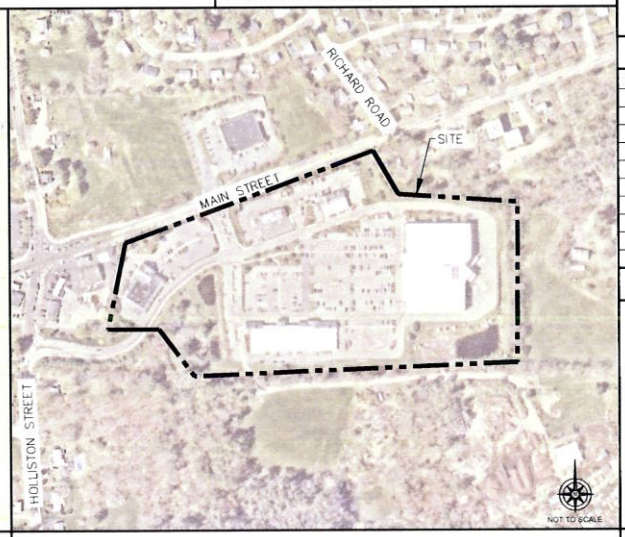
ELECTRICAL ENGINEER:
KIMLEY-HORN & ASSOCIATES
4525 MAIN STREET SUITE 1000
VIRGINIA BEACH, VA 23462
CONTACT: JON CHAMBERS
PHONE #: (757)-213-8620
EMAIL: JON.CHAMBERS@KIMLEY-HORN.COM

PROJECT MANAGER:
VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103
CONTACT: MAC TAYLOR
PHONE #: 510-292-8964
EMAIL: MAC.TAYLOR@VOLTACHARGING.COM

PROJECT TEAM



VICINITY MAP



LOCAL MAP

Sheet Number	Sheet Title
C0-00	Title Sheet
C0-01	General Notes
C1-00	Overall Site Plan
C2-00	Enlarged Site Plan
C3-00	Site Details
C3-01	Site Details
C3-02	Site Details
C3-03	Site Details
E1-00	Electrical One Line Diagram
E3-00	Electrical Notes & Details

SHEET INDEX

811 DIG ALERT

Know what's BELOW.
CALL before you dig.

CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING LOCATIONS CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DO NOT SCALE DRAWINGS

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn
300 BAKER AVE SUITE 300
CONCORD, MA 01742
Main: 781.328.0676 | www.kimley-horn.com

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REV	DATE	DESCRIPTION	BY
2	07/01/2019	CD100s	CMN
1	06/13/2019	CD90s	CMN

ISSUE DATE
07/18/2019

ISSUED FOR
PERMIT

CIVIL No. 46948 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL ENGINEER

07-18-19

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHAW'S 65 MAIN STREET PHASE 1
65 MAIN ST
MEDWAY,MA 02053

SHEET TITLE
TITLE SHEET

SHEET NUMBER
C0-00

GENERAL NOTES:

1. THIS DOCUMENT DOES NOT CONTAIN ALL SPECIFICATIONS AND DETAILS FOR NECESSARY FOR CONSTRUCTION. REFER TO INSTALLATION GUIDE AND OTHER DOCUMENTS PROVIDED BY VOLTA FOR ADDITIONAL INFORMATION.
2. ALL EXISTING CONDITIONS SHOWN ARE APPROXIMATE. EXISTING UTILITY LOCATIONS AND CROSSINGS ARE TO BE LOCATED IN THE FIELD. CONTRACTOR IS TO CONTACT 811 UTILITY PRIOR TO BEGINNING ANY EXCAVATION WORK.
3. ALL PAVEMENT, LANDSCAPING, UTILITIES, AND OWNER PROPERTY THAT IS DAMAGED OR AFFECTED BY CONSTRUCTION SHALL BE RETURNED TO EXISTING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
4. PROPOSED PAVEMENT STRIPING SHALL LINE UP WITH EXISTING STRIPING WHEREVER POSSIBLE, ADDITIONAL PAVEMENT STRIPE IS NOT NECESSARY PARALLEL TO THE CONSTRUCTED CHARGING ISLAND.
5. CONTRACTOR IS TO SUBMIT SKETCH OF ESTIMATED EXTENTS OF PROPOSED PAVEMENT WORK TO VOLTA AND KIMLEY-HORN PRIOR TO BEGINNING PAVEMENT WORK.
6. PROPOSED TRANSFORMER AND SWITCHGEAR CABINET LOCATIONS ARE APPROXIMATE. CONTRACTOR CAN FIELD LOCATE WITHIN LANDSCAPE ISLAND AS NECESSARY WITH APPROVAL FROM VOLTA.
7. THIS ACCESSIBILITY REVIEW WAS UNDERTAKEN TO IDENTIFY DESIGN FEATURES OF THE PROJECT THAT MAY BE CONSIDERED BY GOVERNMENTAL AGENCIES OR DEPARTMENTS, OR NON-GOVERNMENTAL GROUPS TO BE NON-COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, REVISED 2010 ADA REGULATIONS AND STANDARDS. THE AMERICANS WITH DISABILITIES ACT OF 1990 IS A FEDERAL CIVIL RIGHTS LAW, THERE IS NO FEDERAL REVIEW PROCESS TO ENSURE FULL COMPLIANCE WITH THE GUIDELINES, EXCEPT THROUGH THE FEDERAL COURT SYSTEM. THE DEPICTIONS, NOTES, AND RECOMMENDATIONS, EXPRESSED ON THIS PLAN ARE BASED ON PROFESSIONAL JUDGEMENT GAINED FROM PAST EXPERIENCE WITH ACCESSIBILITY LAWS, CODES, AND STANDARDS AND THE WORKING INVOLVEMENT TO DEVELOP ACCESSIBILITY STANDARDS THAT WILL MEET OR EXCEED THE APPLICABLE FEDERAL GUIDELINES. ACCORDINGLY, NO CLAIMS OR WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE THAT IN PREPARING THIS PLAN AND PROPOSING RECOMMENDATIONS, THAT ALL POSSIBLE BARRIERS TO ALL PEOPLE HAVE BEEN IDENTIFIED.
8. CONTRACTOR SHALL ACHIEVE A MINIMUM OF 1% BUT NO MORE THAN A 2% SLOPE IN ANY DIRECTION WITHIN ADJACENT ACCESSIBLE SPACE AND BLEND ASPHALT OVERLAY TO EXISTING GRADES AS REQUIRED. CONTRACTOR SHALL PROVIDE A SKETCH TO VOLTA OF PROPOSED LIMITS OF ASPHALT OVERLAY TO ACHIEVE THIS REQUIREMENT PRIOR TO BEGINNING PAVEMENT WORK.
9. ACCESSIBLE EV STALLS WERE DESIGNED BASED ON EXISTING CONDITIONS AND WITHOUT THE BENEFIT OF SURVEY DATA. ALL ADA AND LOCAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO SLOPE AND SPACING SHALL BE CONFIRMED BY THE CONTRACTOR AND MET AT THE TIME OF CONSTRUCTION.
10. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN ACCESSIBILITY PRIOR TO CONSTRUCTION.

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ON-SITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT THE TIME OF CONSTRUCTION.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRECONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. CONDUIT PATHS ARE REPRESENTATIVE ONLY. EXACT CONDUIT PLACEMENT TO BE DETERMINED ON SITE BASED ON FIELD CONDITIONS

GRADING NOTES:

1. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
2. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
3. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
7. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL 811 ONE CALL.
8. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

EROSION CONTROL NOTES:

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
3. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIOS ARE NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn

300 BAKER AVE SUITE 300
CONCORD, MA 01742
Main: 781.328.0676 | www.kimley-horn.com

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REV	DATE	DESCRIPTION	BY
2	07/01/2019	CD100s	CMN
1	06/13/2019	CD90s	CMN

ISSUE DATE
07/18/2019

ISSUED FOR
PERMIT

COMMONWEALTH OF MASSACHUSETTS
CIVIL
No. 45948
CHRISTOPHER M. NEUGEBAUER
PROFESSIONAL ENGINEER

07-18-19

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SHAW'S 65 MAIN STREET PHASE 1

65 MAIN ST
MEDWAY, MA 02053

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
C0-01

OVERALL SITE PLAN

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

GRAPHIC SCALE IN FEET
0 15 30 60

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND VOLTA DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, ROADS AND SETBACKS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND VOLTA OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH VOLTA PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

CONSTRUCTION NOTES:

1. CONTRACTOR RESPONSIBILITIES INCLUDE CHARGING STATION MOUNTING, CONDUIT INSTALLATION, AND WIRING.
2. CONTRACTOR TO PAINT PROPOSED EV PARKING SPACES PER JURISDICTIONAL REQUIREMENTS.
3. CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITY. SEE SHEET C3-01 FOR DETAILS.
4. EXACT STATION PLACEMENT AND ROTATION ANGLE MAY VARY SLIGHTLY UPON INSTALLATION DEPENDING ON SITE CONDITIONS
5. CONTRACTOR TO FIELD VERIFY ALL STALL DIMENSIONS AND ALL EQUIPMENT LOCATIONS TO ENSURE SUFFICIENT SPACE IS AVAILABLE.
6. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS WHEN DRILLING INTO EXISTING CIP SLAB AND CIP DROP PANELS TO AVOID DAMAGE TO ANY REINFORCING AND EXISTING STRUCTURAL COMPONENTS.
7. USE APPROVED ASTM METHOD (X-RAY, PACOMETER, GPR, ETC.) TO LOCATE MILD STEEL AND PRE-STRESSING TENDONS PRIOR TO DRILLING. DO NOT CUT OR DRILL THROUGH ANY EXISTING REINFORCING. ADJUST LOCATION AS NECESSARY TO AVOID EXISTING REINFORCING.ENSURE 1" GAP MIN. BETWEEN REBAR AND ANCHORAGE.
8. VOLTA WILL MAKE EVERY EFFORT TO FOLLOW, WITH THEIR PROPOSED CONDUIT, AN EXISTING CONDUIT ROUTE FROM ELECTRICAL ROOM TO PROPOSED STATION PLACEMENTS. WHEN AN EXISTING ROUTE IS NOT AVAILABLE, VOLTA WILL MAKE EVERY EFFORT TO CONCEAL/HIDE, PAINT AND MINIMIZE VISUAL IMPACT OF CONDUITS ANYWHERE THEY MAY BE VISIBLE TO THE PUBLIC.

ADA COMPLIANCE:

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
5. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

PARKING NOTE:

1. FOR THE PURPOSE OF THIS PLAN IT IS ASSUMED THERE IS ADEQUATE PARKING IN EXISTING CONDITIONS TO CONVERT 2 PARKING SPACES TO 2 EV PARKING SPACES.

VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn
300 BAKER AVE SUITE 300
CONCORD, MA 01742
Main: 781.328.0676 | www.kimley-horn.com

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REV	DATE	DESCRIPTION	BY
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ISSUE DATE
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PERMIT

COMMONWEALTH OF MASSACHUSETTS
CIVIL
No. 46948
PROFESSIONAL ENGINEER

07-18-19

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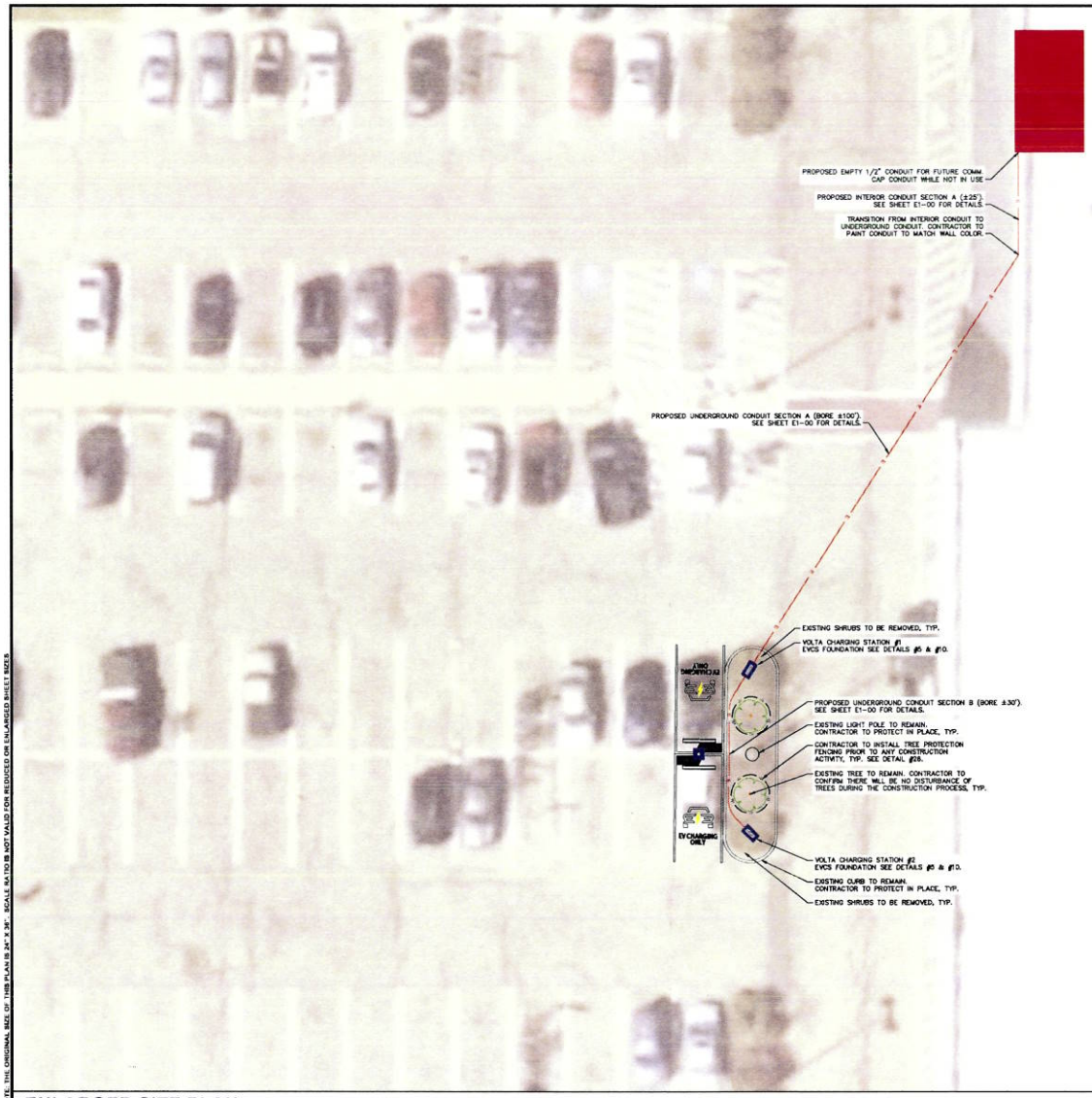
SHAW'S 65 MAIN STREET PHASE 1
65 MAIN ST
MEDWAY, MA 02053

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C1-00



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ENLARGED SITE PLAN

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND VOLTA DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, ROADS AND SETBACKS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND VOLTA OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH VOLTA PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

GRAPHIC SCALE IN FEET
0 5 10 20

VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn
300 BAKER AVE SUITE 300
CONCORD, MA 01742
Main: 781.328.0676 | www.kimley-horn.com

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REV	DATE	DESCRIPTION	BY
2	07/01/2019	CD100s	CMN
1	06/13/2019	CD90s	CMN

ISSUE DATE
07/18/2019

ISSUED FOR
PERMIT

COMMONWEALTH OF MASSACHUSETTS
CIVIL
No. 40848
PROFESSIONAL ENGINEER

07-18-19

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHAW'S 65 MAIN STREET PHASE 1
65 MAIN ST
MEDWAY, MA 02053

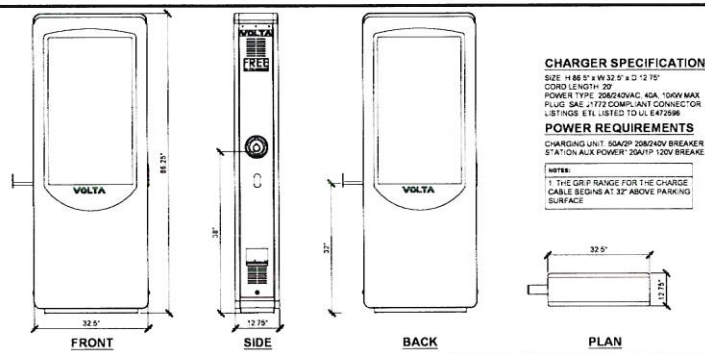
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C2-00

1. UNLESS NOTED OTHERWISE THE FOLLOWING NOTES RELATING TO THIS SHEET SHALL GOVERN
2. COMPRESSIVE STRENGTH OF CONCRETE FOUNDATION SHALL BE A MINIMUM OF 4,500 PSI AT 28 DAYS WITH MAXIMUM W/CM RATIO OF 0.45 AND AIR CONTENT OF 5% +/- 1.5%
3. MINIMUM YIELD STRENGTH OF REINFORCEMENT TO BE 60,000 PSI (ASTM-A615)
4. REFERENCE CIVIL AND ELEC DRAWING FOR EQUIPMENT LAYOUT, LOCATION OF CONDUIT, ETC
5. FINAL ANCHOR BOLT AND POLE DESIGN INCLUDING SIZE AND CONFIGURATION ARE BY MFR
6. BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER
7. NO GEOTECHNICAL ENGINEERING REPORT WAS PROVIDED BY THE OWNER. FOUNDATION DESIGN IS BASED ON A MINIMUM OF 1,500 PSF NET ALLOWABLE BEARING PRESSURE ON UNDISTURBED NATURAL SOIL OR COMPACTED FILL UNLESS OTHERWISE NOTED
8. UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL FOUNDATION WORK RELATED TO INSTALLATION OF REBAR SHALL BE INSPECTED BY OTHERS
9. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT OR ANCHORAGE TO THE FOUNDATION. MANUFACTURER SHALL SUBMIT LOADS TO ENGINEER FOR RECORD KEEPING PURPOSES ONLY
10. DESIGN IS BASED ON THE SPECIFIC EQUIPMENT SHOWN IN THESE DRAWINGS AND ILLUSTRATED ON THE VOLTA CUT SHEETS
11. BUILDING CODE: IBC 2018
   11.1 DESIGN LOADS
      11.1.1 DEAD LOAD: SELF WEIGHT
      11.1.2 LIVE LOAD: BOLLARDS ARE NOT DESIGNED FOR FULL 6 KIP IMPACT LOAD UNLESS OTHERWISE NOTED "VEHICULAR RATED"
   11.2 IMPACT LOADS
      11.2.1 WIND: NOT DESIGNED FOR WIND LOADS UNLESS OTHERWISE NOTED

GENERAL NOTES

SCALE N.T.S. | 1



CHARGER SPECIFICATIONS

SIZE: H 88.5" x W 32.5" x D 12.75"
CORD LENGTH: 20'
POWER TYPE: 208/240VAC, 40A, 10KW MAX
PLUG: SAE J1772 COMPLIANT CONNECTOR
LISTINGS: ETL LISTED TO UL E472596

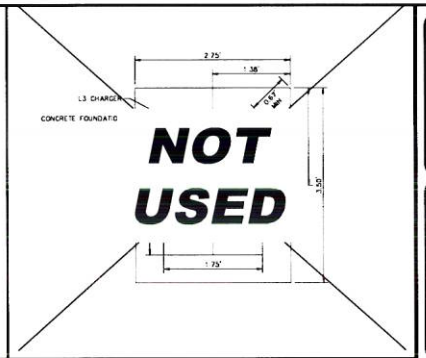
POWER REQUIREMENTS

CHARGING UNIT: 50A/2P 208/240V BREAKER
STATION AUX POWER: 20A/1P 120V BREAKER

NOTES:
1. THE GRIP RANGE FOR THE CHARGE CABLE BEGINS AT 32" ABOVE PARKING SURFACE

VOLTA EVCS DETAIL

SCALE N.T.S. | 2



L3 EVCS FOUNDATION

SCALE N.T.S. | 3

NOTES:

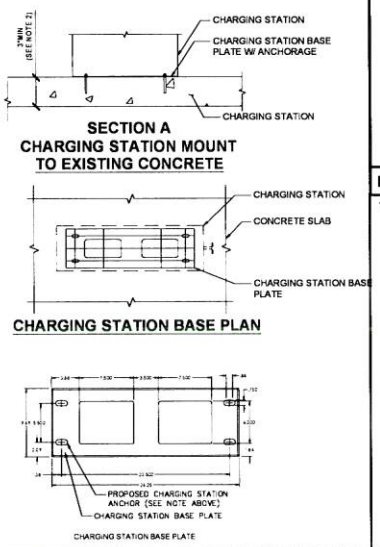
1. CONTRACTOR TO VERIFY POST INSTALLATION OR CAST IN PLACE ANCHOR AS LISTED BELOW BASED ON FIELD MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS
2. CONTRACTOR TO VERIFY EXISTING CONCRETE SLAB THICKNESS AND MAINTAIN 3" MINIMUM COVER OF CONCRETE BELOW EMBEDDED ANCHORS

CAST IN PLACE ANCHOR:

MINIMUM EFFECTIVE EMBEDMENT OF 3" OR ENGINEER APPROVED EQUAL

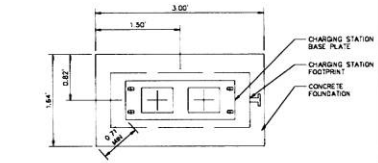
POST INSTALLATION MECHANICAL ANCHOR:

(6) 1/2" DIAMETER HILTI KWIK BOLT TZ-SS304 ANCHOR ROD WITH MINIMUM EFFECTIVE EMBEDMENT OF 3 1/4" OR ENGINEERING APPROVED EQUAL



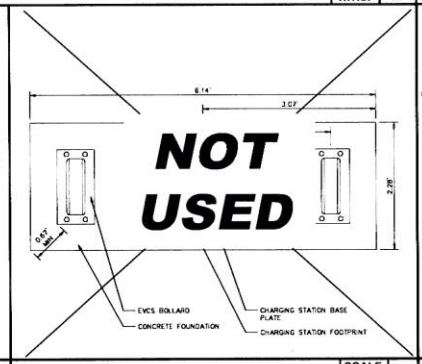
BASE PLATE DETAIL

SCALE N.T.S. | 4



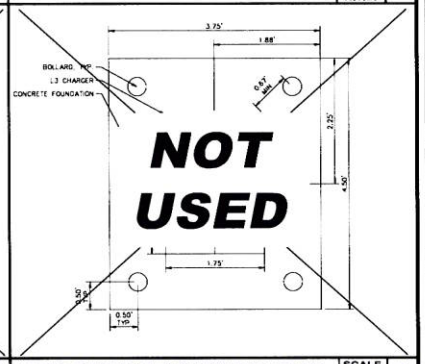
EVCS FOUNDATION

SCALE N.T.S. | 5



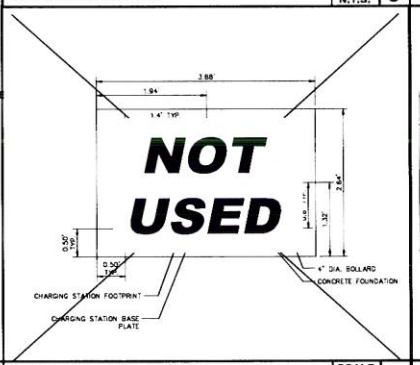
EVCS FOUNDATION W/BOLLARDS

SCALE N.T.S. | 6



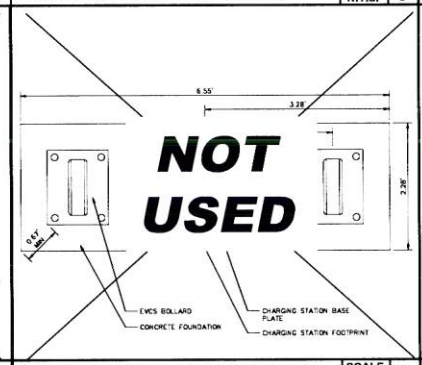
L3 EVCS FOUNDATION W/4" BOLLARDS

SCALE N.T.S. | 7



EVCS FND. W/4" PIPE BOLLARDS

SCALE N.T.S. | 8



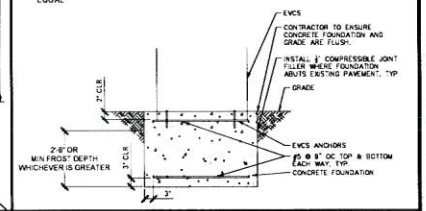
EVCS FDN. W/VEH. RATED BOLLARDS

SCALE N.T.S. | 9

ANCHOR NOTES
CONTRACTOR TO VERIFY POST INSTALLATION OR CAST IN PLACE ANCHOR AS LISTED BELOW BASED ON FIELD MEASUREMENTS AND JURISDICTIONAL REQUIREMENTS.

CAST IN PLACE ANCHOR:
(6) 1/2" DIAMETER HOT-DIP GALVANIZED HEX HEAD ASTM F1554 GR. 36 CAST-IN-PLACE ANCHORS WITH MINIMUM EFFECTIVE EMBEDMENT OF 3 1/4" OR ENGINEER APPROVED EQUAL

POST INSTALLATION MECHANICAL ANCHOR:
(6) 1/2" DIAMETER HILTI KWIK BOLT TZ-SS304 ANCHOR ROD WITH MINIMUM EFFECTIVE EMBEDMENT OF 3 1/4" OR ENGINEERING APPROVED EQUAL



CHARGER FDN. SECTION

SCALE N.T.S. | 10

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn
300 BAKER AVE SUITE 300
CONCORD, MA 01742
Main: 781.328.0676 | www.kimley-horn.com

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REV	DATE	DESCRIPTION	BY
2	07/01/2019	CD100s	GMN
1	06/13/2019	CD90s	GMN

ISSUE DATE
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ISSUED FOR
PERMIT

07-18-19

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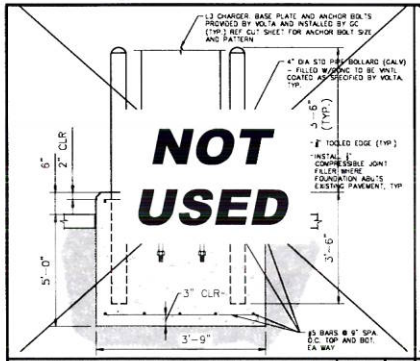
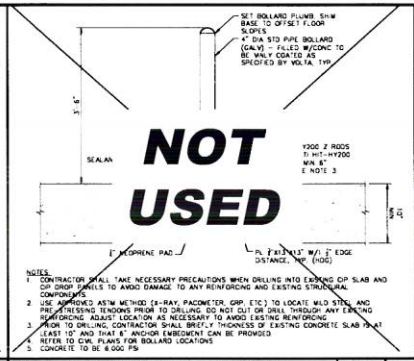
SHAW'S 65 MAIN STREET PHASE 1
65 MAIN ST
MEDWAY, MA 02053

SHEET TITLE
SITE DETAILS

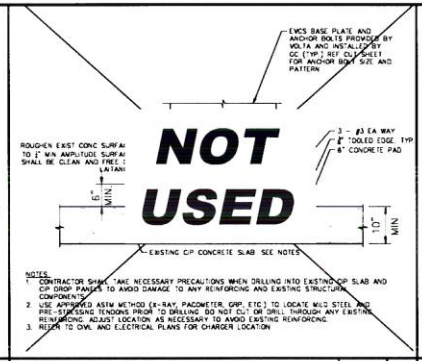
SHEET NUMBER
C3-00



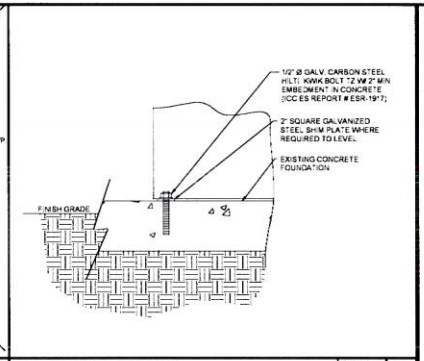
CHARGER W/BOLLARDS FND. SECTION — SCALE N.T.S. — 11



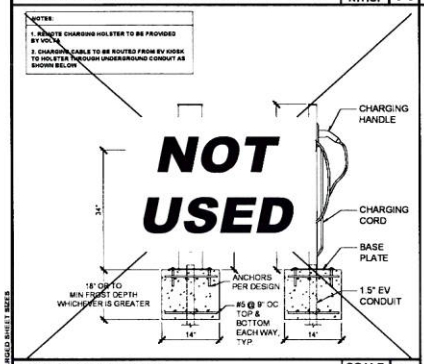
POST INSTALLED BOLLARD DETAIL — SCALE N.T.S. — 12



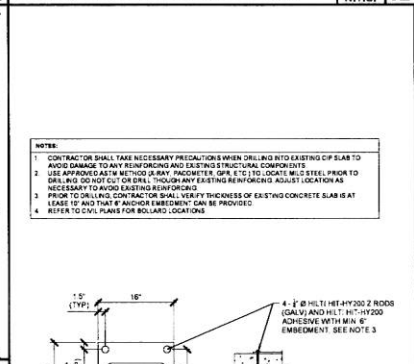
POST INSTALLED EVCS DETAIL — SCALE N.T.S. — 13

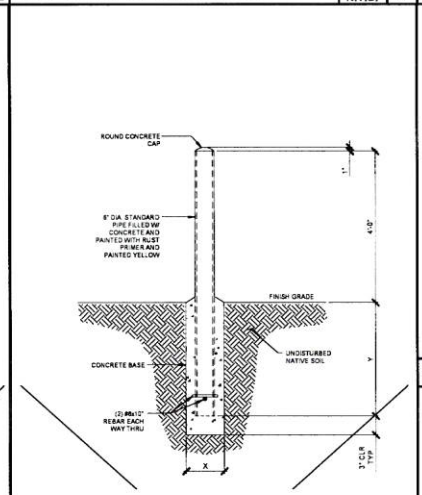


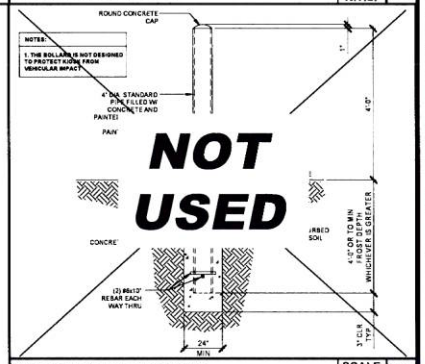
CABINET MOUNTING — SCALE N.T.S. — 14



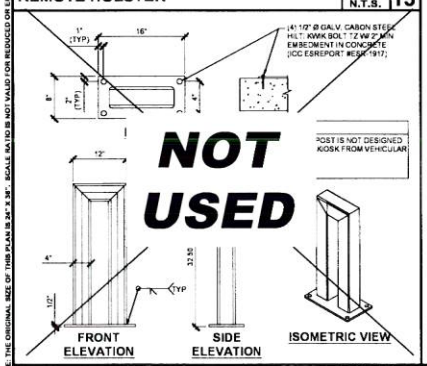
REMOTE HOLSTER — SCALE N.T.S. — 15



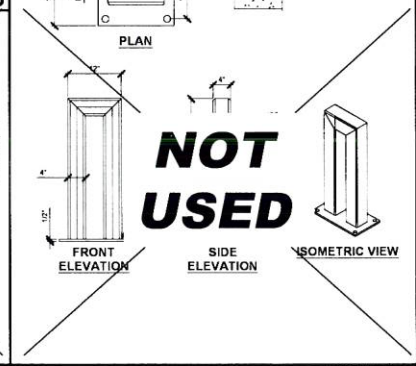




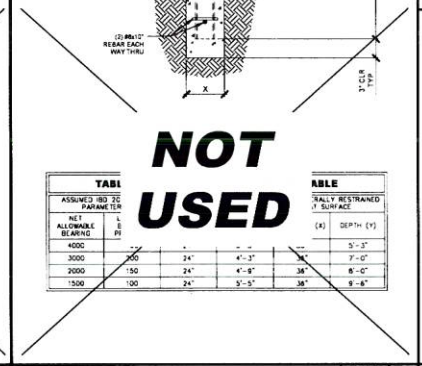
4" PIPE BOLLARD DETAIL — SCALE N.T.S. — 19



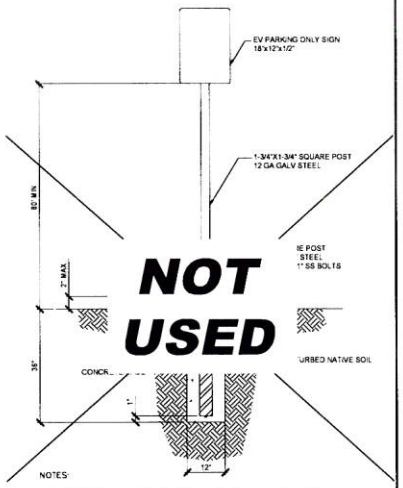
EVCS BOLLARD — SCALE N.T.S. — 16



VEHICULAR RATED EVCS BOLLARD — SCALE N.T.S. — 17



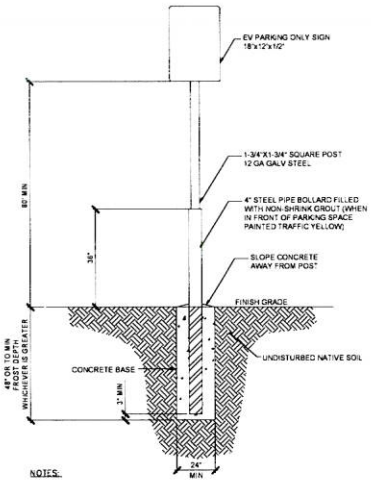
| TABLE | | |



NOTES:

- SIGN TO BE GREEN (PANTONE 355C) WITH WHITE LETTERING AND MUST BE REFLECTIVE LETTERING.
- TO BE PLACED AT HEAD OF PARKING STALL.
- POST MOUNTED OBJECTS PER SECTION 11B-307.3.
- THIS DETAIL SHALL ONLY BE USED WHEN SIGN POST IS LOCATED OUTSIDE OF PARKING LOT PAVEMENT AND 2' CAR OVERHAND ZONE

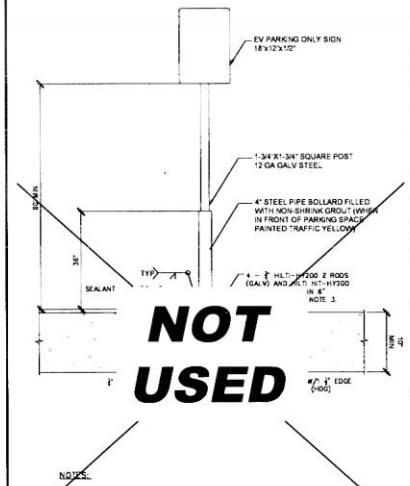
SIGN POST DETAIL SCALE N.T.S. **21**



NOTES:

1. SIGN TO BE GREEN (PANTONE 355C) WITH WHITE LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE
5. REFER TO NOTES FOR ASSUMED GEOTECHNICAL PARAMETERS. THIS SIGN DESIGN ASSUMES ASCE 7-10 WIND SPEED 115 MPH AND AN EXPOSURE CATEGORY B. IF EITHER OF THESE GEOTECHNICAL PROPERTIES OR ASCE 7-10 WIND PARAMETERS DIFFER BASED ON LOCATION THE DESIGN MUST BE UPDATED BY A STRUCTURAL ENGINEER

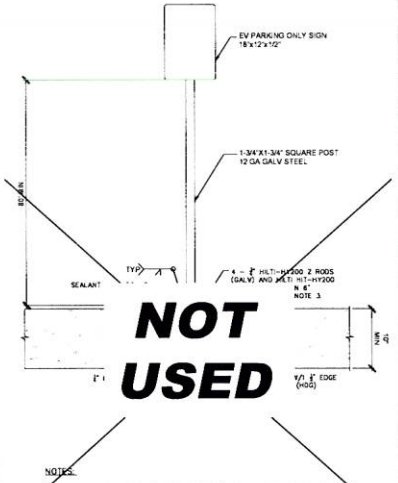
SIGN POST W/BOLLARD DETAIL SCALE N.T.S. **22**



NOTES:

1. SIGN TO BE GREEN (PANTONE 355C) WITH WHITE LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER SECTION 11B-307.3.
4. SIGN AND POST ARE NOT IMPACT RATED UNLESS OTHERWISE NOTED

POST INSTALLED SIGN POST W/BOLLARD SCALE N.T.S. **23**

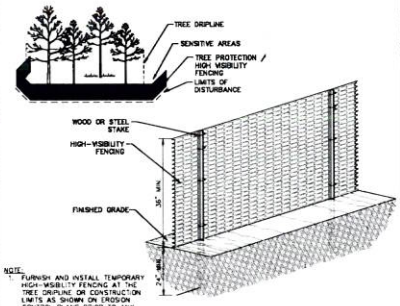


NOTES:

1. SIGN TO BE GREEN (PANTONE 355C) WITH WHITE LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER SECTION 11B-307.3.
4. SIGN AND POST ARE NOT IMPACT RATED UNLESS OTHERWISE NOTED

POST INSTALLED SIGN POST SCALE N.T.S. **24**

CHARGING PEDESTAL DETAIL SCALE N.T.S. **25**



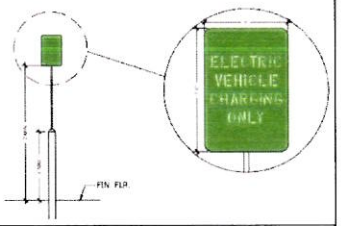
NOTE:

1. FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

TREE PROTECTION SCALE N.T.S. **26**

NOTES:

- SIGN TO BE GREEN (PANTONE 355C) WITH WHITE LETTERING AND MUST BE REFLECTIVE LETTERING.
- TO BE PLACED AT HEAD OF PARKING STALL WITHIN BOLLARD
- POST MOUNTED OBJECTS PER SECTION 11B-307.3
- GALVANIZED SQUARE TUBE



CHARGING SIGN DETAIL SCALE N.T.S. **27**

STANDARD EV STATIONS

SIGNAGE AT EACH EV STATIONS STALL

SIGN INSTALLATION NOTE

ALL SIGNS TO BE INSTALLED AT 80" ABOVE FINISH FLOOR IN SIDEWALK LOCATIONS ONLY. ALL SIGNS AT ROUTE THEY WILL BE INSTALLED AT 80" ABOVE FINISH FLOOR MEASUREMENTS ARE TAKEN FROM BOTTOM OF LINES 3 & 4.

SIGN REQUIREMENTS SCALE N.T.S. **28**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE 8A TO 8B IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn

300 BAKER AVE SUITE 300
CONCORD, MA 01742
Main: 781.328.0676 | www.kimley-horn.com

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REV	DATE	DESCRIPTION	BY
2	07/01/2019	CC100s	CMN
1	06/13/2019	CC90s	CMN

ISSUE DATE
07/18/2019

ISSUED FOR
PERMIT

CIVIL No. 46948

07-18-19

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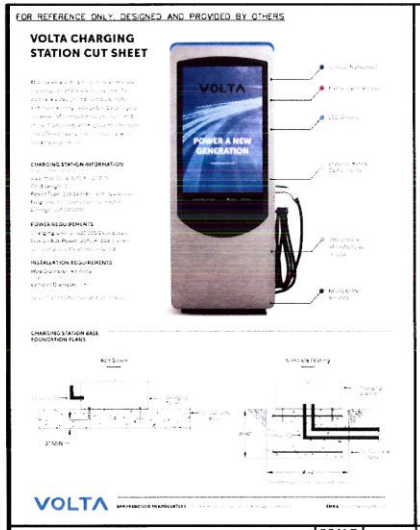
SHAW'S 65 MAIN STREET PHASE 1
65 MAIN ST
MEDWAY, MA 02053

SHEET TITLE
SITE DETAILS

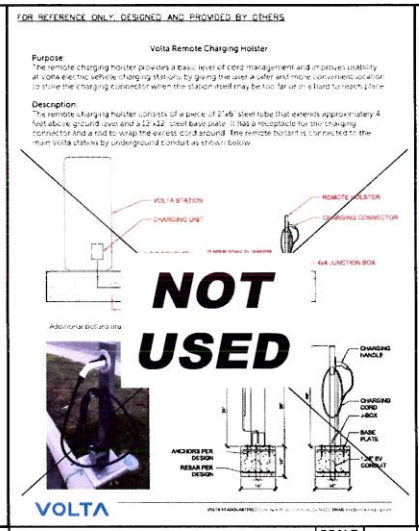
SHEET NUMBER
C3-02

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS

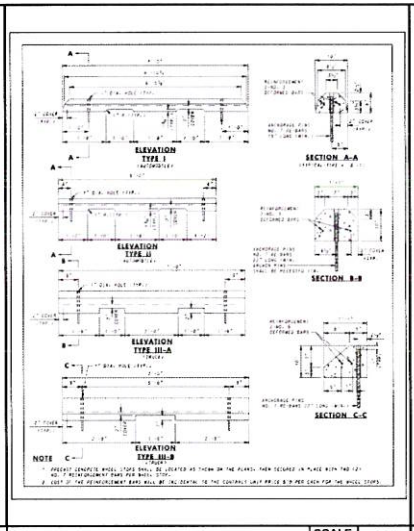


CHARGING STATION CUT SHEET | SCALE N.T.S. | 29

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS

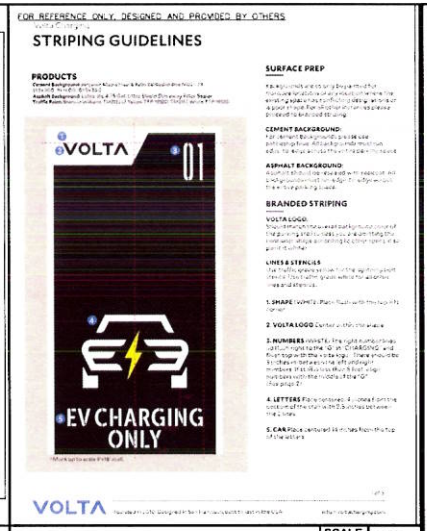


REMOTE HOLSTER CUT SHEET | SCALE N.T.S. | 30



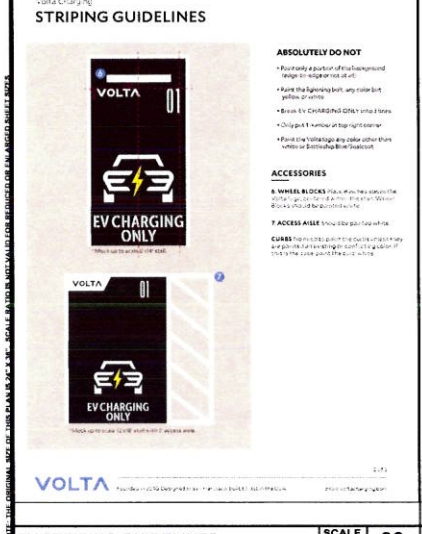
CONCRETE WHEEL STOP | SCALE N.T.S. | 31

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS



EV STRIPING GUIDELINES | SCALE N.T.S. | 32

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS

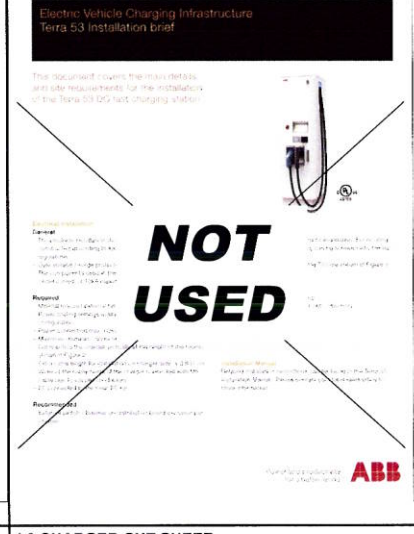


EV STRIPING GUIDELINES | SCALE N.T.S. | 33

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS

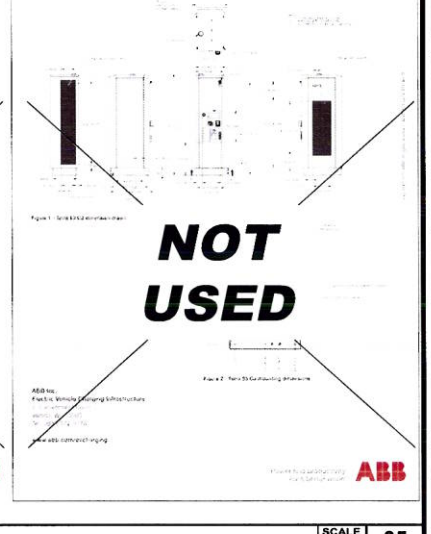
EV STRIPING GUIDELINES | SCALE N.T.S. | 34

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS



L3 CHARGER CUT SHEET | SCALE N.T.S. | 35

FOR REFERENCE ONLY, DESIGNED AND PROVIDED BY OTHERS



VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn
300 BAKER AVE SUITE 300
CONCORD, MA 01742
Main: 781.328.0676 | www.kimley-horn.com

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REV	DATE	DESCRIPTION	BY
2	07/01/2019	CD100s	CMN
1	06/13/2019	CD90s	CMN

ISSUE DATE
07/18/2019

ISSUED FOR
PERMIT

CIVIL No. 49948 REGISTERED PROFESSIONAL ENGINEER

07-18-19

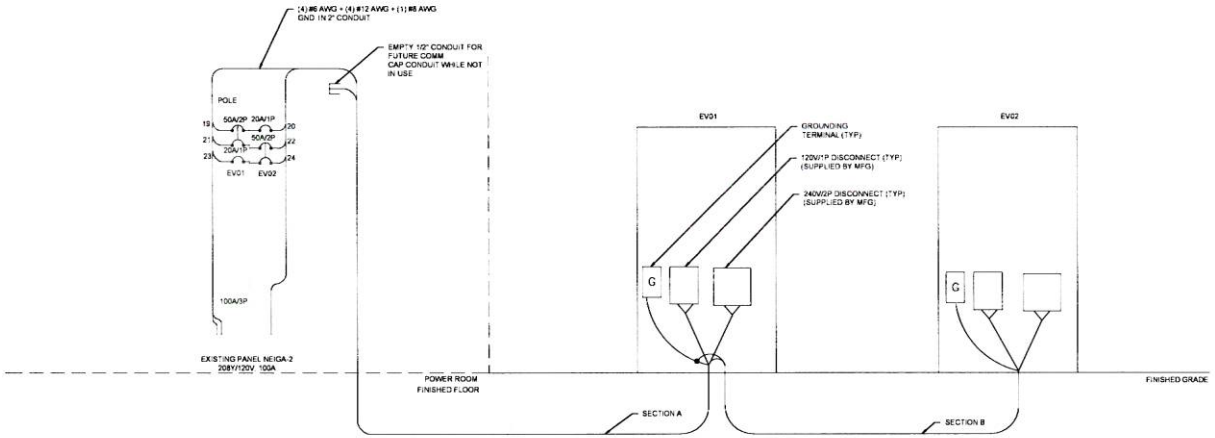
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

SHAW'S 65 MAIN STREET PHASE 1
65 MAIN ST
MEDWAY, MA 02053

SHEET TITLE
SITE DETAILS

SHEET NUMBER
C3-03

NOTE: THE ORIGINAL NCS CD SHEETS PLAN IS 24"X36". SCALE RATIO IS NECESSARY FOR REDUCED OR ENLARGED SHEET SIZES.



NOTES

1. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ON-SITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT THE TIME OF CONSTRUCTION.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRE-CONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
4. CONTRACTOR SHALL USE THWN CONDUCTORS.
5. CONTRACTOR SHALL USE EMT INSIDE AND ABOVE GRADE, NOT SUBJECT TO DAMAGE INSIDE. CONTRACTOR SHALL USE RGS OUTSIDE AND ABOVE GRADE. CONTRACTOR SHALL USE PVC SCHEDULE 80 BELOW GRADE.
6. ONE LINE DIAGRAM IS FOR INFORMATIONAL PURPOSES ONLY. SEE SHEETS C1-00 & C2-00 FOR EXISTING CONDUIT STUB UP LOCATIONS.
7. ALL CONNECTED LOAD INFORMATION IS UNKNOWN. CONTRACTOR SHALL CALCULATE THE UNKNOWN LOAD VALUES BASED ON THE MAXIMUM DEMAND CONTINUOUSLY RECORDED OVER A MINIMUM 30 DAY PERIOD. MAXIMUM DEMAND SHALL BE RECORDED USING AN AMMETER OR POWER METER CONNECTED TO EACH PHASE OF THE FEEDER OR SERVICE. THE RECORDING SHALL REFLECT THE MAXIMUM DEMAND OF THE FEEDER OR SERVICE BEING TAKEN WHEN BUILDING OR SPACE IS OCCUPIED. RECORDING SHALL INCLUDE MEASUREMENT OR CALCULATION OF THE LARGEST EQUIPMENT LOAD(S) THAT MAY BE PERIODIC IN NATURE DUE TO SEASONAL OR SIMILAR CONDITIONS.
8. THE CONTRACTOR SHALL SUBMIT CALCULATIONS AND COMPLETED LOAD SUMMARY TABLE FOR EXISTING PANEL 'NEIGA-2' TO THE ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL NOT PROCEED WITH ANY MODIFICATIONS AND/OR ADDITIONS UNTIL WRITTEN APPROVAL IS RENDERED FROM THE ENGINEER. ENGINEER MAY RECCOMEND LOAD BALANCING ON PHASES BASED ON LOAD CALCULATION REPORT. CONTRACTOR NOT TO MAKE ADJUSTMENTS UNTIL GIVEN APPROVAL BY ENGINEER.

Panel Schedule

Panelboard NEIGA-2 Location: Electrical Room Volts: 208Y/120 Phase 3 Wire: 4 Hertz: 60

M Breaker: 100A Main AIC 10K Branch AIC 10K ENCL (NEMA): 1 MTG: Surface

110 Amp Ground Bar, Locking Cover. Panel Card.

Description of Load Served	Breaker Amp	Breaker Pole	Wire	A/Phase A	A/Phase B	A/Phase C	CKT No.	CKT No.	A/Phase A	A/Phase B	A/Phase C	Wire	Breaker Amp	Breaker Pole	Description of Load Served
EXISTING	20	1					1	2					20	1	EXISTING
EXISTING	20	1					3	4					20	1	EXISTING
EXISTING	20	1					5	6					20	1	EXISTING
EXISTING	20	1					7	8					20	1	EXISTING
EXISTING	20	1					9	10					20	1	EXISTING
EXISTING	20	1					11	12					15	1	EXISTING
EXISTING	20	1					13	14					20	1	EXISTING
EXISTING	20	1					15	16					20	1	EXISTING
SPARE	20	1					17	18					20	1	EXISTING
CHARGING STATION EV01	50	2	6	40.0			19	20	5.0			10	20	1	CHARGING STATION EV02
					40.0		21	22		40.0		4	50	2	CHARGING STATION EV01
CHARGING STATION EV01	20	1	12			5.0	23	24			40.0				
SPACE							25	26						1	SPACE
SPACE							27	28						2	SPACE
SPACE							29	30						3	SPACE
SPACE							31	32						4	SPACE
SPACE							33	34						5	SPACE
SPACE							35	36						6	SPACE
SPACE							37	38						7	SPACE
SPACE							39	40						8	SPACE
SPACE							41	42						9	SPACE
Total A/Phase				40.0	40.0	5.0			5.0	40.0	40.0		Total A/Phase		

Notes.
1. Connected KVA NEW
2. Demand KVA NEW

PANEL SCHEDULE

Voltage Drop Calculations

Start Point	End Point	Amperage [A]	Voltage	Distance	Conductor (AWG)	Conductor Resistance (ohm/kft)	V.D.	V.D. %
PANEL NEIGA 2	EV01	40	208	120	6	0.51	4.90	2.35
PANEL NEIGA 2	EV01	5	120	120	12	2.05	2.46	2.05
PANEL NEIGA 2	EV02	40	208	150	6	0.51	6.12	2.94
PANEL NEIGA 2	EV02	5	120	150	12	2.05	3.08	2.56

VOLTAGE DROP CALCULATIONS

Conduit Schedule

Conduit Section	Conduit #	Conduit Size	Conductors	Installation Method
A	1	2"	(4) #6AWG + (4) #12AWG + (1) #6AWG GND	Directional Bore
	2	1/2"	Future Communications	
B	1	1-1/2"	(2) #6AWG + (2) #12AWG + (1) #6AWG GND	Directional Bore
	2	1/2"	Future Communications	

CONDUIT SCHEDULE

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR 1 IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ELECTRICAL ONE LINE DIAGRAM

VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn
300 BAKER AVE SUITE 300
CONCORD, MA 01742
Main: 781.326.0676 | www.kimley-horn.com
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REV	DATE	DESCRIPTION	BY
2	08/07/2019	CD100s	[illegible]
1	06/06/2019	CD90s	[illegible]

ISSUE DATE
07/18/2019

ISSUED FOR
PERMIT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHAW'S 65 MAIN STREET PHASE 1
65 MAIN ST
MEDWAY, MA 02053

SHEET TITLE
ELECTRICAL ONE LINE DIAGRAM

SHEET NUMBER
E1-00

1. A NATIONALLY RECOGNIZED B TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ART110.3

2. ALL EXTERIOR EQUIPMENT SHALL BE RAIN TIGHT AND APPROVED FOR USE IN WET CONDITIONS

3. ALL CONDUCTORS SHALL BE PROVIDED WITH STRAIN RELIEF UPON ENTRY INTO ENCLOSURES.

4. EACH UNGROUNDED CONDUCTOR SHALL BE IDENTIFIED BY PHASE AND SYSTEM PER ART 210.5

5. ALL METALLIC COMPONENTS SHALL BE GROUNDED VIA ELECTRIC GROUNDING CONDUCTORS

6. CHARGING UNITS ARE EQUIPPED WITH AN INTEGRATED CONTACTOR TO PREVENT BACK FEEDING OF POWER TO THE SOURCE

7. CONTRACTOR TO FIELD VERIFY MAIN FEED BREAKER SUPPORTING DISTRIBUTION PANEL IS APPROPRIATELY SIZED TO SUPPORT THE LOAD. CONTRACTOR SHALL CONTRACT THE ENGINEERING TEAM IMMEDIATELY IF BREAKER IS FOUND TO BE INSUFFICIENT

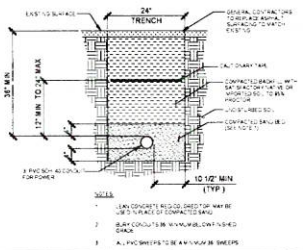
ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT
AL	ALUMINUM
ART	ARTICLE
AUX	AUXILIARY
BLDG	BUILDING STRUCTURE
CONC	CONCRETE
CU	COPPER
DC	DIRECT CURRENT
EGC	EQUIPMENT GROUNDING CONDUCTOR
(E)	EXISTING
EMT	ELECTRIC METALLIC TUBING
EV	ELECTRIC VEHICLE
EVSE	ELECTRIC VEHICLE SUPPLY EQUIPMENT
GALV	GALVANIZED
GND	GROUND
HDG	HOT DIPPED GALVANIZED
I	CURRENT
KVA	KILOVOLT AMPERE
KW	KILOWATT
M	METER
MAX	MAXIMUM
MIN	MINIMUM
N	NEUTRAL
NEC	NATIONAL ELECTRIC CODE
NTS	NOT TO SCALE
(N)	NEW
OC	ON CENTER
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
RMC	RIGID METALLIC CONDUIT
SCH	SCHEDULE
SS	STAINLESS STEEL
TYP	TYPICAL
V	VOLT
W	WATT
XFMR	TRANSFORMER

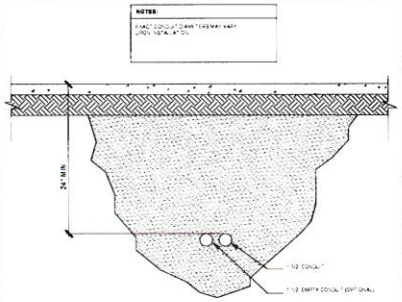
ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK AND RELATED ACTIVITIES PERFORMED ON-SITE SHALL BE DONE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE (NEC) STANDARDS BEING ENFORCED BY ALL APPLICABLE JURISDICTIONAL REQUIREMENTS AT THE TIME OF CONSTRUCTION.
2. UTILITY EQUIPMENT INSTALLATIONS AND PREP WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY ENGINEER AT TIME OF PRECONSTRUCTION MEETING TO ENSURE ACCURACY OF INSTALLATIONS.
3. CONDUIT PATHS ARE REPRESENTATIVE ONLY. EXACT CONDUIT PLACEMENT TO BE DETERMINED ON SITE BASED ON FIELD CONDITIONS.

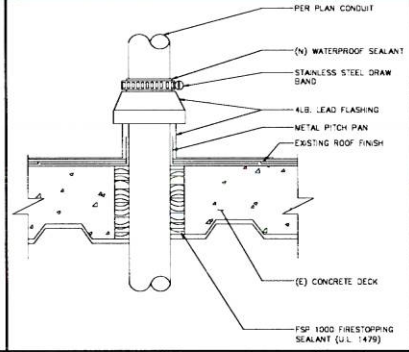
ELECTRICAL NOTES & ABBREVIATIONS



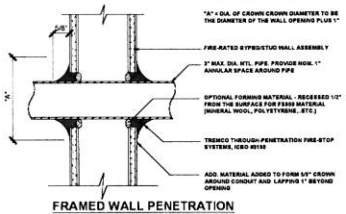
POWER TRENCH — SCALE N.T.S. — 1



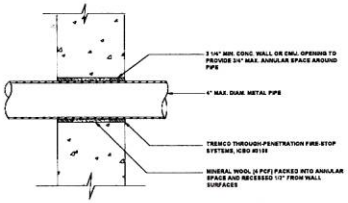
BORE SECTION DETAIL — SCALE N.T.S. — 2



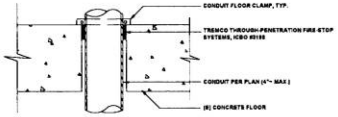
CORE DETAIL — SCALE N.T.S. — 3



FRAMED WALL PENETRATION



CONCRETE WALL PENETRATION



CONCRETE FLOOR PENETRATION

NOTES:

NOTE: 1. CONTRACTOR TO X-RAY PRIOR TO DRILLING OR CORING TO LOCATE (E) RE-BAR. DO NOT CUT RE-BAR.

2. PENETRATIONS THRU WALLS SHALL COMPLY WITH 724, CBC SECTION 709.8.

F RATING - PENETRATIONS 4" ~ OR LESS

T RATING - PENETRATIONS LARGER THAN 4" ~, PENETRATIONS @ CORRIDOR CLGS. WHICH ARE NOT RATED. BELOW

3. PENETRATIONS THRU FLOORS/ CEILINGS SHALL COMPLY WITH 724, CBC SECTION 710.3

F RATING - PENETRATIONS 4" ~ OR LESS

T RATING - PENETRATIONS LARGER THAN 4" ~, PENETRATIONS NOT CONTAINED WITHIN A WALL.

PENETRATION DETAIL — SCALE N.T.S. — 4

NOT USED — SCALE N.T.S. — 5

NOT USED — SCALE N.T.S. — 6

NOT USED — SCALE N.T.S. — 7

NOT USED — SCALE N.T.S. — 8

VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn
300 BAKER AVE, SUITE 300
CONCORD, MA 01742
Main: 781.328.0676 | www.kimley-horn.com

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REV	DATE	DESCRIPTION	BY
2	06/07/2019	CD100s	[illegible]
1	06/06/2019	CD90s	[illegible]

ISSUE DATE
07/18/2019

ISSUED FOR
PERMIT

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SHAW'S 65 MAIN STREET PHASE 1
65 MAIN ST
MEDWAY, MA 02053

SHEET TITLE
ELECTRICAL NOTES & DETAILS

SHEET NUMBER
E3-00

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

TAB #6

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
ZONING BOARD OF APPEALS

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 321-4890
Email: zoning@townofmedway.org
www.townofmedway.org

Board Members
Rori Stumpf, Chair
Brian White, Vice Chair
Gibb Phenegar, Clerk
Christina Oster, Member
Tom Emero, Member
Brian Cowan, Associate Member
Carol Gould, Associate Member

Legal Notice Billing Agreement Form

The Zoning Board of Appeals will prepare and submit a legal notice to be published in the *Milford Daily News*. This legal notice will appear in two consecutive issues of the newspaper, at least 14 days prior to the date of your hearing. The cost varies based upon the applicant request and information required for the notice. The Zoning Board of Appeals will forward the ad proof with the total to be paid by the applicant.

Volta Charging, LLC ("Volta")
Applicant Name

_65 Main Street
Property Address

_401-276-2610_____
Telephone Number

41-023 and 41-024
_ Parcel ID

mdolan@brownrudnick.com
Email Address

CB (Central Business)
_ Zoning District

I hereby agree to provide a check in the sum of the ad proof total provided by the Zoning Board of Appeals for the required legal notice for a public hearing before the Zoning Board of Appeals.

Applicant Signature

Date 1/7/21

Please Note: *This form must be returned to the Zoning Board of Appeals when submitting your application*

TAB #7

VOLTA

CONSTRUCTION PROJECT: Medway, MA

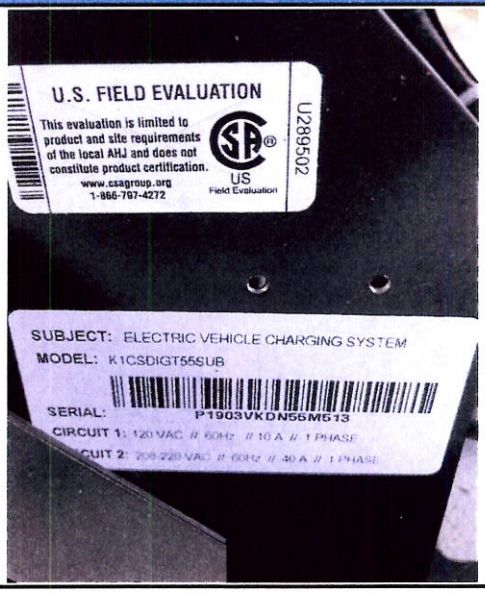
Site Address:	65 Main Street	Date Completed:	
VOLTA Contact:	Paul Zagami	Contractor Contact:	Brian Sullivan
VOLTA Email:	paulzagami@voltacharging.com	Contractor Email:	briansullivan@service.com
Station 01 Azimuth:	35 NE	Station #01 S/N:	P1903VKDN55M513

STATION #1 INSTALL PHOTO CHECKLIST:

Station #1 Placement Overall (showing Background reference):

Station Front & Back:

Station Serial Number & CSA sticker:

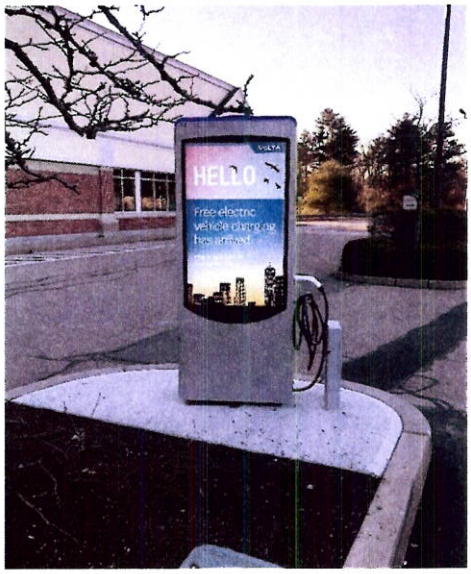


STATION #2 INSTALL PHOTO CHECKLIST:

Station 02 Azimuth:	0 N	Station #02 S/N:	P1903VKDN55M516

Station #2 Placement Overall (showing Background reference):

Station Front & Back:



VOLTA

CONSTRUCTION PROJECT: Medway, MA

Site Address:	65 Main Street	**Date Completed:**	
VOLTA Contact:	Paul Zagami	**Contractor Contact:**	Brian Sullivan
VOLTA Email:	paulzagami@voltacharging.com	**Contractor Email:**	briansullivan@service.com
Station 01 Azimuth:	35 NE	**Station #01 S/N:**	P1903VKDN55M513

STATION #1 INSTALL PHOTO CHECKLIST:

Station #1 Placement Overall (showing Background reference):

Station Front & Back:

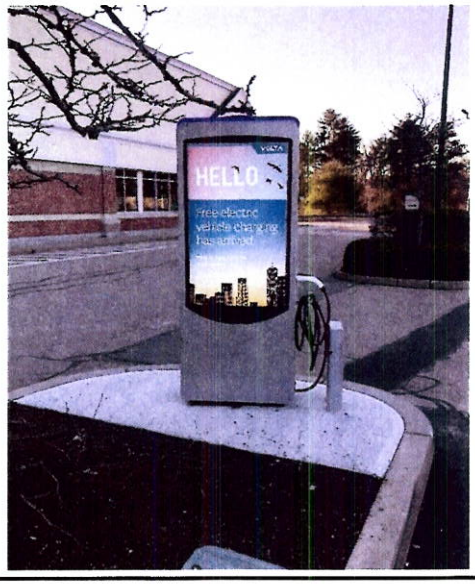
Station Serial Number & CSA sticker:

STATION #2 INSTALL PHOTO CHECKLIST:

Station 02 Azimuth:	0 N	Station #02 S/N:	P1903VKDN55M516

Station #2 Placement Overall (showing Background reference):

Station Front & Back:



VOLTA - STATION OVERVIEW

Volta provides free, turnkey electric vehicle charging services. This modern amenity attracts the community as Volta's charging network draws 3x the number of visits to the property as compared to other charging networks.* Our stations have been installed in over 140 different municipalities across the U.S.

**Finn Research*

VOLTA STATION BENEFITS

- Installation, equipment and maintenance is paid by Volta
- Charges all electric vehicles
- Electricity to charge community members' electric vehicle is free
- Free electricity supported through third party content on displays
- Charges up to 2 hours free with software that discourages abuse
- Volta stations are occupied 80% of the retail day
- Volta has provided over 60 million miles of free charging, replaced approximately 2.3 million gallons of gasoline and eliminated over 45 million pounds of CO2

CHARGING UNIT INFORMATION

Single charging units

Size: H 86.25" x W 32.5" x D 12.75"

Display Size: H 48" x W 27"

Cord length: 20'

Power Type: 208/240VAC, 40A, 10 kW max

Plug: SAE J1772 compliant connector

Listings: UL© E354307

POWER REQUIREMENTS

Charging Unit: 50A/2P 208/240V breaker

Charging Aux Power: 20A/IP 120V breaker

Cell signal or LAN access required

INSTALLATION REQUIREMENTS

Wire Diameter: #6 AWG"

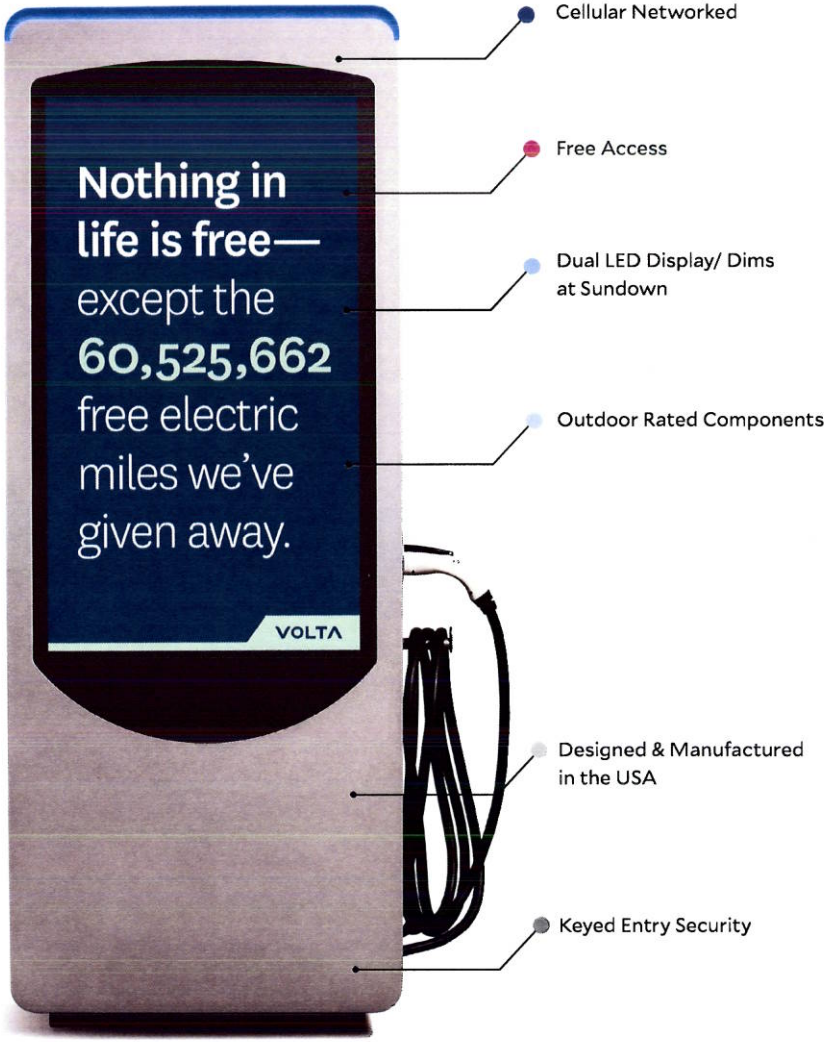
Larger for longer conduit runs

Conduit Diameter: 2"

Two Volta stations can share one 2" conduit

Volta's mission is simple: Accelerate electric vehicle adoption by building cutting-edge, free and inspiring vehicle charging networks.

Above is a typical Volta installation showing one of our charging stations in a parking area.



VOLTA

VOLTA HEADQUARTERS: 155 De Haro St. San Francisco, CA 94103 **WEBSITE:** voltacharging.com

VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103

REV	DATE	DESCRIPTION	BY
2	06/21/2019	CD100s	BPB
1	06/13/2019	CD60s	SOD

ISSUE DATE

ISSUED FOR
PERMIT

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SHEET TITLE

SHEET NUMBER

TAB #8

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER · HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

1060

BROWN RUDNICK LLP
ONE FINANCIAL CENTER
BOSTON, MA 02111

1-8/210

DATE January 6, 2021

PAY TO THE ORDER OF Town of Medway $ 285.00

two hundred eighty-five and 00/100 DOLLARS

citibank
CITIBANK, N.A.

AMOUNTS OVER $5000 REQUIRE TWO SIGNATURES

FOR filing fee - MRD-36156-1

⑈00001060⑈ ⑆021000089⑆ 6796587210⑈

Details on back

Security Features

TAB #9

Board Members
Carey Bergeron, Chair
Lawrence Ellsworth, Member
Alex Siekierski, Member
Kristen Rice, Member
Jason Reposa, Member
Martin Dietrich, Member
David Travalini, Member
Stephanie Carlisle, DPW Staff Contact
John Foresto, Bd Sletmn Liaison
Bob Tucker, PEDB Liaison

Medway Public Library
26 High Street
Medway, MA 02053

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

ENERGY AND SUSTAINABILITY COMMITTEE

November 9, 2020

To: Town of Medway Zoning Board
From: Medway Energy and Sustainability Committee

RE: Volta Electric Vehicle Charging Stations

I am writing to express the Medway Energy and Sustainability Committee's support of granting a variance to Volta to keep the electric vehicle charging stations located in the Shaw's parking lot. Without the variance for the display screen, Volta will have to remove the stations.

MESC's mission is to advocate for achieving energy conservation, using renewable sources of energy, and to promote sustainability. Installation and use of these charging stations aligns with our mission. Having charging stations will promote the purchase and use of electric vehicles by offering free charging close to home. During our discussion we agreed that the light does not seem like it is bright enough to be a nuisance and that we fully support having more charging stations in town. In addition, we may be able to include public messaging along with the advertisements on the screen.

MESC is excited to see these charging stations and feel that they are a positive step towards a sustainable future for Medway.

Sincerely,

Carey Bergeron
Chair, Medway Energy and Sustainability Committee

2021 ATM Site Plan Review BJS draft 1/21/2021

Article ___

To see if the Town will vote to amend the Zoning By-law, Site Plan Review, Section 3.5.3 as follows:

3.5.3. Applicability

A. Site plan review shall apply to the following:

1. **Major Site Plan Review**:

a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which involves one or more of the following:

i. the addition of 2,500 square feet or more of gross floor area; or

ii. the addition of twenty or more new parking spaces

b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of twenty or more new parking spaces.

c. The redesign of the layout~~/~~ or configuration of an existing parking area of forty or more parking spaces

d. Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas

e. Removal, disturbance, and/or alteration of 20,000 square feet or more of existing impervious surface.

2. **Minor Site Plan Review**:

a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which is not subject to Major Site Plan Review but which involves one or more of the following:

i. the addition of 1,000 to 2,499 square feet of gross floor area; or

ii. the addition of ten or more but less than twenty new parking spaces

b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of ten or more but less than twenty new parking spaces; or

c. The redesign of the layout~~/~~ or configuration of an existing parking area of twenty to thirty-nine parking spaces

d. Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3~~.~~ only to the extent allowed by law.

e. Removal, disturbance, and/or alteration of 10,000 to 19,999 square feet of impervious surface.

f. Installation of a wireless communication facility as defined in Section 8.7 of this Zoning Bylaw.

3. **Administrative Site Plan Review -** New construction or any alteration, reconstruction, renovation or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which is not subject to Major or Minor Site Plan Review but which involves one or more of the following:

a. The addition of more than 500 but less than 1,000 square feet of gross floor area, or

~~b. Exterior alteration or renovation of an existing building or premises, visible from a public or private street or way which includes any of the following: *(Amended 5-13-19)*~~

~~i) installation or replacement of awnings~~

~~ii)change in a building's exterior surface material~~

~~iii)rearrangement or addition of windows or doors~~

~~iv) façade reconstruction or replacement *(Amended 5-13-19)*~~

~~v)roofing if the Building Commissioner determines the roof to be a distinctive architectural feature of the building~~

~~c~~b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of up to nine new parking spaces

~~d~~c. The creation of a new parking area involving the addition of up to nine new parking spaces

~~e~~d. The redesign of the layout~~/~~ or configuration of an existing parking area of ten to nineteen parking spaces

~~f~~e. A change in curb cuts~~/~~ or vehicular access to a site from a public way

~~g~~f. Installation or alteration of sidewalks and other pedestrian access improvements

~~h~~g. Removal of trees greater than 18 inches in diameter at four feet above grade

~~i~~h. Installation of fencing or retaining walls

~~j~~i. Outdoor placement of cargo containers, sheds, and/or membrane structures~~,~~; the permanent installation of outdoor equipment; and/or the use of an outdoor area of 50 square feet or more for storage of ~~and~~ materials

~~k~~j. Removal, ~~/~~disturbance, and/or alteration of 5,000 to~~–~~ 9,999~~10,000~~ square feet of impervious surface

~~l~~. ~~The conversion of a residential use to a permitted non-residential or mixed use~~

~~m~~k. Reduction in the number of parking spaces

~~n~~l. Installation of donation box

4. Façade Improvement Review

a. Applicability. This section shall apply to exterior alteration, reconstruction, or renovation of any multi-family, commercial, industrial, or institutional building which is not subject to Major, Minor, or Administrative Site Plan Review, where such alteration, reconstruction or renovation will be visible from a street and will include any of the following:

i) installation or replacement of awnings

ii) change in a building's exterior surface material

iii) rearrangement or addition of windows or doors

iv) façade reconstruction or replacement

b. No building permit shall be issued for any exterior building alteration that is subject to this Section 3.5.3.A.4 unless an application for façade improvement review has been prepared in accordance with the requirements herein and unless such application has been reviewed by the Medway Design Review Committee and a written recommendation is provided to the Building Commissioner or the Design Review Committee has failed to act within thirty days as provided in Section 3.5.3.A.4.d.

c. Before filing for a building permit with the Building Commissioner for the activities specified in Section 3.5.3.A.4, a facade improvement review application shall first be filed with the Community and Economic Development office for review by the Medway Design Review Committee for compliance with the Medway Design Review Guidelines. The submittal of the application shall be in form and format as specified by the Design Review Committee.

d. The Design Review Committee shall meet with the applicant or its representative to review the proposed façade improvements within fifteen days of receipt of a complete façade improvement application (referred to herein as the application date) by the Community and Economic Development office. No later than thirty days from the application date, the Design Review Committee shall prepare and provide its written review letter with recommendations regarding the proposed façade improvements to the Building

Commented [BSA1]: I believe this is covered by the other sections; if there is no external change, no reason for review.

Commented [BSA2]: We will need to be sure that there is a form ready to go.

Commissioner. Failure of the Design Review Committee to act within said thirty days shall be deemed a lack of opposition thereto. These deadlines may be extended by mutual agreement of the Design Review Committee and the applicant.

~~4~~5. Relationship to Other Permits and Approvals.

a. If an activity or use requires major or minor site plan review and one or more special permits, the Board shall serve as special permit granting authority, except special permits under Section 5.5 Nonconforming Uses and Structures.