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

DRC Meeting Minutes: May 17, 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:

	04/05/2021	04/26/2021	05/03/2021	05/17/2021	
Matthew Buckley	X	X	X	X	
Rich Di Iulio	-	-	-	-	
Jessica Chabot	X	Absent with Notice	Absent with Notice	Absent with Notice	
Tom Gay	X	X	X	Absent with Notice	
Rachel Walsh	X	Absent with Notice	Absent with Notice	X	
Dan Connolly	X	X	Absent with Notice	Absent with Notice	
Alex Siekierski	X	X	X	X	
Janine Clifford	-	X	X	X	

Also Present:

- Sreelatha Allam, Recording Secretary
- Susan Affleck Childs, Planning and Economic Development Coordinator
- Kevin Bradley (Rocky's Hardware), Joe Buckholtz (Viewpoint Signs), Todd Wilson (Property Owner), Gareth Orsmond (attorney)
- Amanda Cavaliere, Rob Ranieri, John Greene - Medway Mill Site Plan

Meeting Minutes – ***04-26-2021:***

A motion was made by Mr. Buckley to approve the amended minutes of 04/26/2021, seconded by Ms. Walsh.

Roll Call Vote:

Matt Buckley- Aye

Rachel Walsh- Aye

Alex Siekierski – Aye

Janine Clifford- Aye

The motion passed.

05-03-2021:

A motion was made by Mr. Buckley to approve the minutes of 05/03/2021 as amended, seconded by Ms. Walsh.
Roll Call Vote:
Matt Buckley- Aye
Rachel Walsh- Aye
Alex Siekierski – Aye
Janine Clifford- Aye
The motion passed.

Ms. Clifford asked that the 5.3.21 DRC meeting minutes be further amended to include a reference to her comment about Medway Place shopping plaza site plan and the proposed striping of the area in front of the restaurants. That area could be used for outdoor seating for the restaurants.

A motion was made to add to the meeting minutes the comment made by Ms. Clifford, seconded by Ms. Walsh.
Roll Call Vote:
Matt Buckley- Aye
Rachel Walsh- Aye
Alex Siekierski – Aye
Janine Clifford- Aye
The motion passed.

Rocky's Hardware Sign - 98 Main Street - Review and discuss the applicant's petition to the ZBA for a dimensional variance for a wall (façade) sign

Ms. Affleck-Childs opened the discussion on the agenda item. The DRC's review for the proposed sign is a referral from the Zoning Board of Appeals; the applicant seeks a variance to allow for a larger sign than what is allowed by the bylaw. (**See Attached**.) Rocky's Hardware is a new business at the Plaza and the variance is for the size of the sign surface at the proposed location. Rocky's Hardware has about 35 locations from Florida all the way up to New England. Mr. Kevin Bradley said the proposed sign size is used at the remaining 36 stores nationwide. The business is taking up four storefronts at the eastern end of the of the Plaza. Question was asked if any other tenants have utilized four storefronts relative to their unit. Mr. Wilson expressed support for Rocky's and requested the approval of sign variance. Collectively between the owner and Rocky's $1,000,000 (approx.) is being invested into the plaza. With Rocky's in the area, the traffic flow will improve getting more people to the plaza thereby helping other store owners and potentially attract other tenants.

It was mentioned the proposed sign will be 280 square feet in size and the store frontage is about 120 linear feet. The sign by law requires one to one ratio, one sq. ft. of signage to one linear ft. and not to exceed 120 sq. ft. The proposed sign is a conventional, internally illuminated channel letter sign. Ms. Affleck-Childs said the ZBA is being asked to grant the variance for the large sign surface area. Mr. Bradley said each of the four stores are allowed 120 sq. ft. Ms. Affleck-Childs clarified that each store is allowed a wall sign size that's equivalent to their storefront width. She also added that the DRC is not the granting authority; their scope is to provide recommendations to the ZBA.

Mr. Joe Buckholtz said the provided picture is a bit disillusioning because of the dark background which doesn't reflect the true visibility. Rocky's sign has lot of letters which means they need more space. He said the proposed sign size is not out of line for the space the applicant is using.

Mr. Orsmond reminded the DRC about the ongoing site plan review with the PEDB that would introduce about 22 trees that would potentially grow 20-30' high. He said tall trees will impact the visibility and aesthetic of the area. He asked DRC to take those site improvements into consideration while reviewing Rocky's application.

Mr. Buckley stated the site has snowbanks stacked up in front of it during winter months. With recent applications to improve the appearance and approval of two large, two-sided monument signs, the area is fairly saturated with signage. With Rocky's sign on the monument sign, Ms. Walsh said it negates the applicant's idea of not being seen from the street. She talked about the clear visibility of Rocky's existing temporary sign which is positioned where the proposed permanent signage will be installed. She said the temporary sign was extremely visible and legible from the entrance; the size maybe even smaller than the allowable 120 sq. ft. It even looked a bit larger than other tenants' signs because of the fact that it's four storefronts wide. To request something more than twice the size of the allowable signage doesn't really seem necessary given the visibility of the existing temporary sign. Ms. Clifford agreed with Ms. Walsh's comments and said the proposed sign is larger than the storefront. Members said the DRC has reviewed several signs in the plaza that meet bylaw requirements and the proposed larger sign will look out of proportion. Approving the request would set a precedent.

Mr. Siekierski suggested working towards something like the Rocky's sign at Millis which matches the O'Reilly's. Mr. Buckley said committee tries to limit the amount of corporate colors used in striping and awnings on parapets/facades so the buildings don't get overwhelmed in corporate colors. The challenge in the current application is having three words in a sign that don't stack well and fit in the space. In general, the Committee doesn't support proposals seeking

larger signs than allowed when other businesses comply with the standard. Mr. Buckley asked if any part of the sign is allowed to project above the height of the building and the response was yes. Ms. Clifford asked if the applicant is paying for a separate building permit to build the soffit and the sign. Mr. Wilson responded that a building permit has been issued to build the parapet wall and the current request is to secure a variance for the proposed Rocky's Ace Hardware wall sign. He clarified the request for variance was applied for before the building permit was issued. To a question on the site plan review for the soffit, response was the building inspector determined it did not require one. It was a mentioned the soffit size is 480 sq. ft., Mr. Wilson reiterated the ask is for 280 sq. ft. of sign surface area and the sign will be flush with the existing stucco and the new parapet will be the same material. Ms. Walsh said there's opportunity to apply New England architectural standards. She said since the applicant is putting up the soffit the proposed 120 sq. ft. Rocky's sign could be installed higher than the existing temporary sign and that would make it even more visible.

Mr. Buckley commented that the applicant should utilize the given space to incorporate the sign and that he would not recommend building a larger space to accommodate the larger sign. Mr. Bradley reiterated that all Rocky's stores request a large parapet over the opening door and use the space to install the sign that fits into the parapet whether it's small, medium, or large. Mr. Buckholtz said per the building department, the request for the sign variance is separate from the size of the parapet wall. The Committee suggested one possible alternative for the variance could be to ask for placing all the three words in a row across the front of the facade without altering the space and making a large new parapet for the sign. Members agreed to summarize their comments to the ZBA.

Mr. Siekierski asked the reason for not matching the other two maroon soffits on site which also look like standard Rocky's corrugated metal vertical metal seam siding. He said that would fit a lot more aesthetically with the site having maroon color on both anchor tenants (at each end of the plaza). He recommended staggered lettering per Rocky's standards and recommended looking at the existing vernacular and copying that to this location. Ms. Affleck-Childs said the staggering of the signage in terms of calculations is not per the bylaws. Members said they would make a recommendation to the ZBA based on the current discussions. However, they would support the applicant if all parties agree to an improved design that's closer to the sign bylaw standard. Ms. Affleck-Childs clarified that it's not that a staggered sign isn't allowed it's the formula for measuring is prescriptive about putting a box around the fullest width and the fullest height. All members agreed with Mr. Siekierski's recommendation considering that the panel background has been allowed by the building inspector, similar to the Ocean State. It'll be congruous with the Plaza and will be reminiscent of the Millis location but with the words in white channel letters. Members agreed to provide recommendations to the ZBA. After some

discussion, applicant agreed to get back to Ms. Affleck-Childs on the next steps for moving forward, whether they want to continue with their variance application or make some revisions.

Medway Mill Site Plan – 165 Main Street

Ms. Clifford recused herself from discussing the agenda item as she's a direct abutter to the project.

Ms. Cavaliere began the discussion for Medway Mill located at 163 to 165 Main St. (See Attached documents.) Over the years, the area has been converted into several businesses. Due to lack of parking and to assist the tenants, the applicant is looking to build a 42 space parking lot. She showed the location of Chicken Brook relative to the parcel; it runs between the two properties owned by the same owner. There's a bridge currently for the crossover and the applicant is proposing to expand the bridge to improve safety for emergency vehicles. There isn't enough space for vehicles and pedestrians to walk on the existing bridge. The access for the proposed parking spaces will be through Lincoln St and via the side access to the site. The tenants and clientele tend to park along the side of the road which is very narrow. The proposed site plan includes a surface drainage basin surrounded with a chain link fence. On the northwestern side of the property, it is proposed to have a 6 foot white PVC fence. For the landscaping plan, additional screening is proposed with Green Giant arborvitaes along the northwest side and native trees will be planted between the two properties (balsam firs) that will be abutting on the north side. Red Maple and red oak will be used as screening and surround the detention basin.

Mr. Ranieri provided an overview of the proposed parking area. It's located off the access driveway coming from Lincoln St. Generally, there will be some plantings towards the street, a picket fence on the west side, and smaller size arborvitae will be planted that will grow over time and become an impenetrable green wall in 8-10 years. There was a question on a house (42 Lincoln Street) represented on one of the renderings. It was mentioned that Ms. Clifford is the property owner. Ms. Walsh asked to see some current conditions pictures. Mr. Ranieri said the existing conditions is a fairly dense deciduous forests with medium high trees. Mr. Buckley asked the location of the proposed fence, if it's on or inside the property line. The response was the 6' fence will be on the applicant's property with the landscaping planted inside. The proposal is to rebuild the existing stone wall close to the property line along the edge of the drive and to plant arborvitaes directly above it to ease the transition. Primary concern is addressing visibility from the residents at Lincoln St and into the parking area. A sectional study was performed looking at a section through the site and the visual impact over the growth of the plantings. The study included looking at the view cone over the property using the six-foot fence for visual barrier. Overtime there will be an increasing growth with eventual full blockage across the entire

parking area. In five years it is anticipated that majority of the parking area would be screened. Ms. Walsh asked about the existing parking spaces and if the new proposal is due to more customers using the area. Ms. Affleck-Childs stated that the applicant needs more parking based on the existing property usage. Ms. Walsh recommended looking at the solution provided by DRC on a previous application where property of the Bains abuts the Cumberland Farms gas station on Summer Street. A fence and a vegetated barrier with landscaping in between was installed during construction that provided screening for the abutters. It was a non-reflective PVC fence with some natural barrier. She said it's not fair for the abutters to live in a situation with a commercial element introduced directly and having to wait for ten years in order to have the screening be effective. It was mentioned the fence could be taller than 6'. Recommendation was also made to have some vegetation placed on the abutters' property if they're ok with that. There was a mention about the recommendations made for Salmon Health care which had a huge fence.

To a question on light fixtures, it was mentioned the light heads styles have not been reviewed by the Planning Board. They will be proposed along the edges of the parking lot and walkway. It was mentioned to shield the screen light so there won't be spillage into the adjacent property. Dropped down style was suggested that could enhance the historic nature of property.
Ms. Cavaliere mentioned the lighting will operate during business hours between 7:30am and 10:00pm. She said shields will be placed on all the light fixtures to reduce the glare on the abutting properties and the fence will also act as a light barrier. The light posts will be along the walkway and will be recommended to be kept as low as possible.

Ms. Cavaliere talked about an existing retaining wall that falls within the applicant's property line but adjacent to 42 Lincoln Street. The purpose of redoing that wall is to make it aesthetically pleasing and also to improve the corner of the property. The existing wall is a dry stack rubble course stonewall. The proposal is to reuse as much of that existing material as possible and import matching stone to match the look of the existing wall. The goal is to match the existing stonework in that wall.

A recommendation was made to maintain a more naturalized landscape plan rather than the small row of arborvitaes and a mixture of different coniferous and deciduous shrubs and trees. Ms. Affleck-Childs asked about details for benches, bike racks, and other site amenities. Ms. Cavaliere showed the location of proposed bike racks in the southern portion and was open to adding more if needed. Ms. Walsh talked about the design of detention pond. Ms. Cavaliere said there will be red maples and red oaks that will be planted around the edge and outside. Majority of or half of it is within the 200' riverfront and the project team worked with CONCOM on the requirements on tree types and the extent of grassed area. The proposed 6' black vinyl chain link

fence with gates will be provided. There will be red Maple inside the fence and then a 10' access drive around it to perform maintenance. Where the fence meets the parking spaces there will be a grass strip with a curb. There was discussion on the bench styles.

Ms. Affleck-Childs said the Planning Board has a public hearing on the application next Tuesday night. The discussed plan has substantively evolved based on feedback from the Planning Board and CONCOM. She said Amanda and her team did a good job to make this work. Ms. Cavaliere said the main focus is the tenants and that the discussed alternative is best option while trying to minimize disturbance as much as they can within the riverfront. Ms. Walsh suggested checking the screening between the Bain property and gas station.

Property owner John Greene joined the discussion and talked about the special permit that was put together by the town for the property that would have allowed him to build 18 apartments on the site with parking underneath. Because of the constraints of working in the riverfront and other reasons, they gave up on building the apartments and agreed to do only the parking lot. He said the abutters are better off without having a building in that area. He said he has made some big concessions on the project. Bigger and taller fences in the recommended colors would be expensive and to go from $22k to $40-50k and is not practical. He agreed to talk to his engineer and wetland specialist and look at the differences. He said a lot of financial sacrifice was made listening and thinking about the neighbors and asked the DRC to take that into consideration while reviewing the application. Ms. Affleck-Childs asked the DRC to draft the recommendation letter before the next Tuesday's planning board hearing.

Sign Design Review Brows by Harsha, 112A Main Street (Medway Place)-

The applicant's sign company did not attend the meeting. Members decided to go over the application. (**See Attached**.) Mr. Buckley said the matching fonts are thicker and closer. The linear footage is about 14 sq. ft. and the proposed sign is 13.9 sq. ft. There was discussion on the font style, and color. The business does not have an existing website or Facebook page. Ms. Walsh talked about the combination of the font color and style and the building façade. The proposed sign seems unisex and does not clearly indicate the business type. Ms. Walsh agreed to draft a DRC review letter. If the applicant has questions on the recommendations, they can attend the next meeting.

Open Discussion

Master Plan Update

Mr. Siekierski gave a brief update on the master plan project. There haven't been any secondary meetings other than some interviews with the master plan consultant. Monday will be the open

forum and needs pre-registration to attend. Sixty-five people have registered for the event and Ms. Affleck-Childs will share the pre-registration link with DRC members.

Adjournment

Motion was made by Mr. Buckley to adjourn the meeting, seconded by Ms. Clifford

Roll Call Vote:

Matt Buckley- Aye

Alex Siekierski- Aye

Janine Clifford- Aye

Rachel Walsh – Aye

The motion passed.

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Sreelatha Allam
Recording Secretary

Reviewed and edited by,

Susan E. Affleck-Childs
Planning and Economic Development Board meeting

GENERAL APPLICATION 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

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):
VIEWPOINT SIGN & AWNING
OBO ROCKY'S ACE HARDWARE
(35 LYMAN ST. NORTHBORO, MA 01532)

Property Owner(s):
MEDWAY REALTY LLC
(63 ATLANTIC AVE. BOSTON, MA 02110)

Site Address(es):
98 MAIN ST.

Parcel ID(s):
40-055

Zoning District(s): CB

Application Request(s):

Appeal	☐
Special Permit	☐
Variance	☑
Determination/Finding	☐
Extension	☐
Modification	☐
Comprehensive Permit	☐

Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:
BOOK 807 PAGE 108

TOWN CLERK STAMP
RECEIVED
MAY 06 2021
TOWN CLERK
By MEDWAY, MASS. 02053

TO BE COMPLETED BY STAFF:

Check No.: 45861
Date of Complete Submittal: 5/6/21
Comments:

Signature: Megan Adams Date: 5/6/21

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BOOK 807 PAGE 108

TOWN CLERK STAMP

TO BE COMPLETED BY STAFF:

Check No.:
Date of Complete Submittal:
Comments:

Received by: _____ Date: _____

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): VIEWPOINT SIGN & AWNING	Phone: 508 393 8200 x 21
	Email: LCRONIN@VIEWPOINTSIGN.com
Address: 35 LYMAN ST. NORTHBORO, MA 01532	
Attorney/Engineer/Representative(s):	Phone:
	Email:
Address:	
Owner(s): MEDWAY REALTY LLC	Phone: 781 760 8230
	Email: TWILSON@DFI.CC
Mailing Address: 63 ATLANTIC AVE. BOSTON, MA 02110	

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.

Lauren Delauda - VIEWPOINT SIGN & AWNING — 5/5/21

Signature of Applicant/Petitioner or Representative — *Date*

SEE ATTACHED LETTER / MUTH FIRM — 5/5/21

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

Received by: Date:

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw: SECTION 7.2 TABLE 5 (MULTI-TENANT ESTABLISHMENT)	Requesting Waivers?	☐	☑
	Does the proposed use conform to the current Zoning Bylaw?	☐	☑
Present Use of Property: SHOPPING CENTER	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: NO CHANGE	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: ~1889	Is the property located in the Floodplain District?	☐	☑
Date Building was erected: ~1962	Is the property located in the Groundwater Protection District?	☐	☑
Does the property meet the intent of the Design Review Guidelines? YES	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	☐	☑

Describe Application Request:

WE ARE SEEKING A VARIANCE FOR A NEW WALL SIGN FOR ROCKY'S ACE HARDWARE. THE CODE LIMITS THE MAXIMUM AREA OF A WALL SIGN TO 120 SF, THE PROPOSED SIGN WOULD BE 110" H x 367" W (280.3 SF). TENANT FRONTAGE IS APPROXIMATELY 120', THE STOREFRONT IS APPROXIMATELY 220' FROM MAIN ST.

Received by: _____ Date: _____

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use			
B. Dwelling Units			
C. Lot Size			
D. Lot Frontage		TENANT FRONTAGE 120'	NO CHANGE
E. Front Setback		~220'	NO CHANGE
F. Side Setback		~50'	"
G. Side Setback		~37'	"
H. Rear Setback		~60'	"
I. Lot Coverage			
J. Height			
K. Parking Spaces			
L. Other	1 SF PER 1 FT OF FRONTAGE MAX 120 SF	NA	280.3 SF

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

5/11/2021
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.

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

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MEDWAY REALTY TRUST LLC

Site Address(es):
98 MAIN ST.

Parcel ID(s):
40-055

Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:
BOOK 807 PAGE 108

Lauren Delauda - VIEWPOINT SIGN & AWNING — 5/5/21
Signature of Applicant/Petitioner or Representative — *Date*

FOR TOWN HALL USE ONLY

To be filled out by the Treasurer/Collector:

5-6-21
Date Reviewed

Doris Campagna
Medway Treasurer/Collector

Tax Delinquent: Y (N)
Comments:

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

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TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Variance 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)

This site is located in a commercial district fronting Main St. The storefront is part of the Medway Place plaza which is a large commercial shopping center. The storefront is located in the northeast corner of the plaza, directly behind a Shell gas station. The storefront is setback from Main St. by about 220'. There is a series of trees/bushes that line the eastern property line, this also partially obstructs the storefront from view when traveling westbound on Main St. Due to the substantial setback and the fact that the storefront is partially obstructed from view by the gas station and vegetation, the proposed wall sign would provide adequate exposure and visibility from the road without being detrimental or hazardous in any way. Customers/patrons entering the property from the far western entrances or simply traveling on Main St. would be able to find the business quickly and efficiently without disrupting the flow of traffic.

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*)

Without proper exposure/identification, the business risks financial hardship and during these troubled times businesses need all the help they can get in order to stay in business and thrive. The lack of visibility can also pose a slight safety concern if the business is not easily identifiable by potential customers/patrons traveling on the main road - people tend to slow down in order to look around, thus disrupting the flow of traffic.

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

The proposed wall sign poses no threat to the public good and does not negatively effect that surrounding area/neighborhood - the area is already heavily commercialized. The proposed sign does not directly face any residential area unobstructed - the closest residential area is about 700' south of the storefront, but the view of the sign will be blocked by other buildings fronting Main St. as well as trees/bushes that separate the residential area from the commercial properties fronting Main St. The sign would not create or pose any hazard to abutters, vehicles, pedestrians due to the 220' setback from Main St. Although the sign would be internally illuminated, the letters would light red and would not be overly bright or distracting to travelers on the main road. Additionally, the sign does not face any oncoming traffic so there's no chance of glare or excessive brightness. Other than identifying the business, the sign will have a relative low impact on the surrounding area.

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

Despite the size of the sign, the sign is in harmony with the general purpose and intent of the Bylaw. The sign would be setback from Main St. by about 220', so the sign won't seem too oversized or overbearing. The construction and illumination of the sign will meet the town's requirements.

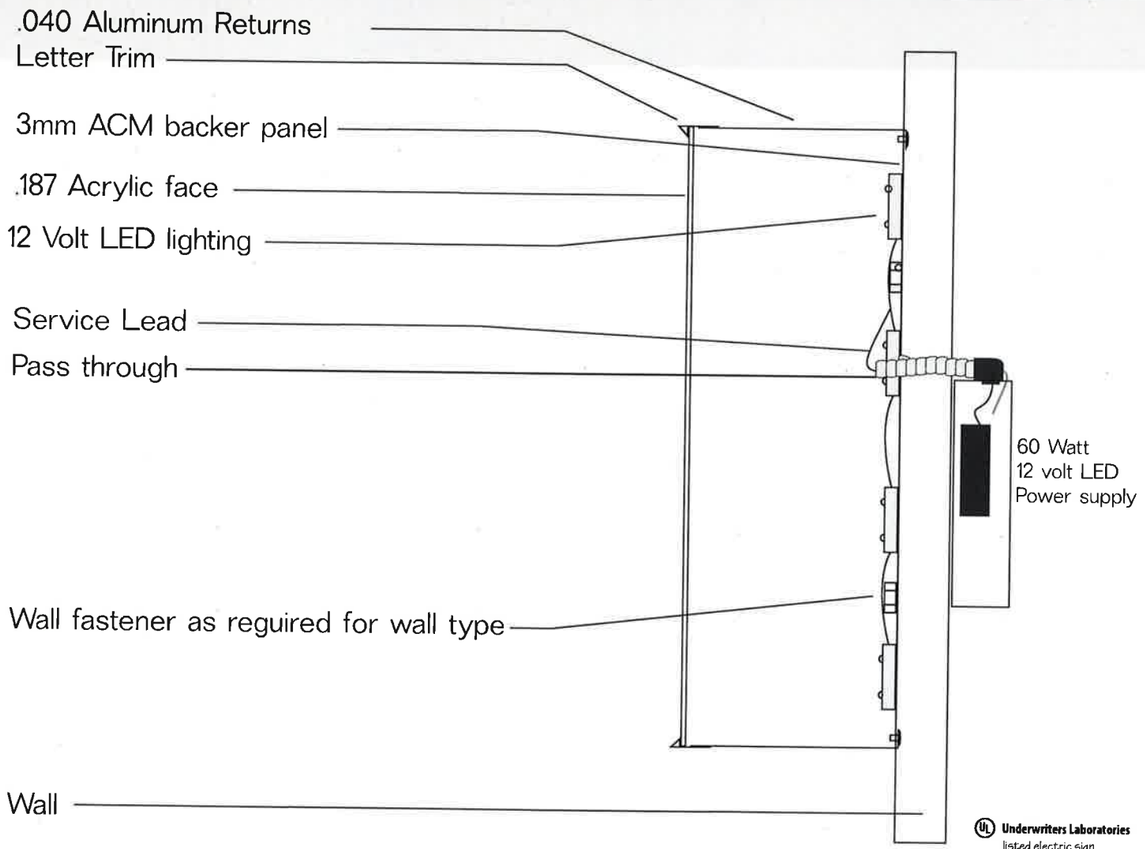
Lauren Delaida - VIEWPOINT SIGN + AWNING 5/5/21

Signature of Applicant/Petitioner or Representative *Date*


Proposed Sign
KEYSTONE LIQUORS
CLEANERS
Existing signs to be removed


114 Main St,
Medway, MA 02053
O'Reilly Auto Parts
Auto parts store
Medway Famous Pizza
Takeout • Delivery
T.C. Scoops
Takeout • Delivery
Keystone Liquors
Liquor store
Tri Valley Sports
& Apparel
Sporting goods store
PJ's Smoke N Grill
Takeout
MG Salon & Spa
Medway
Shopping Center
Shopping mall
Location of proposed wall sign
Mickey Cassidy's
Takeout • Delivery
108 Main St
Medway, MA 02053
Drybridge Crossing
Shopping mall
Muffin House Cafe
Takeout
Main St
109
Mobil
Medway Barbershop
Lawhon Della
Hagan Tire
Tire shop
Google

Rocky's Ace Hardware
Overall Size 110" x 367" Square feet 280+/-
Height Rocky's 55" Ace 47" Hardware 41"



Underwriters Laboratories
listed electric sign
All UL Listed materials

Job: Rocky's Ace Hardware
Location: 108-114 Main St Medway MA

Account Manager: Joe Buchholz
File: Building sign CD
Rocky's/Sales/Drawings

Date: 3-19-21
Designer: Joe Buchholz

Revisions: 3-19-21

Revisions: Rocky's Medway CD

ViewPoint SIGN AND AWNING
1.508.393.8200
FAX 1.508.393.4244

Customer Approval | Acct. Manager Approval | Production Approval

THIS PROPOSAL DRAWING CONTAINS ORIGINAL ELEMENTS CREATED BY VIEWPOINT SIGN AND AWNING. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR REPRODUCTION IS PROHIBITED.

SITE PLAN
MEDWAY MILL
163–165 MAIN STREET
MEDWAY
MASSACHUSETTS

1. THIS SITE IS IN A FLOOD HAZARD ZONE AE AND X500.

2. THIS LAND IS ZONED AR–II.

3. THIS LAND IS LOCATED IN THE MILL CONVERSION OVERLAY DISTRICT, AN ADAPTIVE USE DISTRICT (AUOD), AND A MULTI FAMILY HOUSING OVERLAY DISTRICT (MHOD).

4. LINCOLN STREET IS CONSIDERED A SCENIC ROAD.

5. THIS LAND IS NOT LOCATED WITHIN THE NHESP AREA.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.

7. ALL STRIPING AND SIGNAGE TO CONFORM TO "THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES."

8. REFER TO MEDWAY ASSESSORS MAP 48 LOT 92.

9. THIS SITE IS NOT IN A GROUND WATER PROTECTION DISTRICT.

10. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

11. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO A PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

12. THE EXISTING CONDITIONS TOPOGRAPHICAL SURVEY AND BOUNDARY SHOWN HEREIN WAS OBTAINED BY REED LAND SURVEYING, INC, 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA 02347. MINOR FIELD SURVEY WAS DONE BY GUERRIERE & HALNON, INC TO UPDATE THE PARKING STRIPING AND OTHER MINOR FEATURES. GUERRIERE & HALNON, INC, WITH ELECTRONIC FILES PROVIDED BY REED LAND SURVEYING, CONVERTED THE DRAWING FROM THE PREVIOUS DATUM TO NAD83/NAVD88.

13. THE WETLANDS WERE DELINEATED BY GODDARD CONSULTING, INC. ON AUGUST 19, 2019

VICINITY MAP

SCALE: 1" = 500'

WAIVER REQUEST

REQUEST FROM THE TOWN OF MEDWAY PLANNING BOARD
RULES AND REGULATIONS CHAPTER 200

1. SECTION 204–3.F WRITTEN DEVELOPMENT IMPACT STATEMENT
2. SECTION 204–5.B SITE CONTEXT SHEET
3. SECTION 204–5.D.8.a PLAN PREPARED BY LANDSCAPE ARCHITECT
4. SECTION 207–17.D USE OF SHARED COMPACTORS
5. SECTION 207–19.B.2 PERIMETER LANDSCAPING
6. SECTION 207–19.H TREE REPLACEMENT

I, STEFANY OHANNESIAN, CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED FROM THE PLANNING BOARD COVENANT APPROVAL OF THIS PLAN ON _____ AND NO APPEAL WAS TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

_____ _____
TOWN CLERK DATE

INDEX

4/21/2021

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER

F3519

APPROVED DATE:

MEDWAY PLANNING BOARD

_____

_____

_____

_____

_____

_____

BEING A MAJORITY

ENDORSEMENT DATE

LEGAL NOTES

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OWNER

165 MAIN STREET REALTY TRUST
JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA. 02053

SITE PLAN
MEDWAY MILL
163–165 MAIN STREET
MEDWAY
MASSACHUSETTS

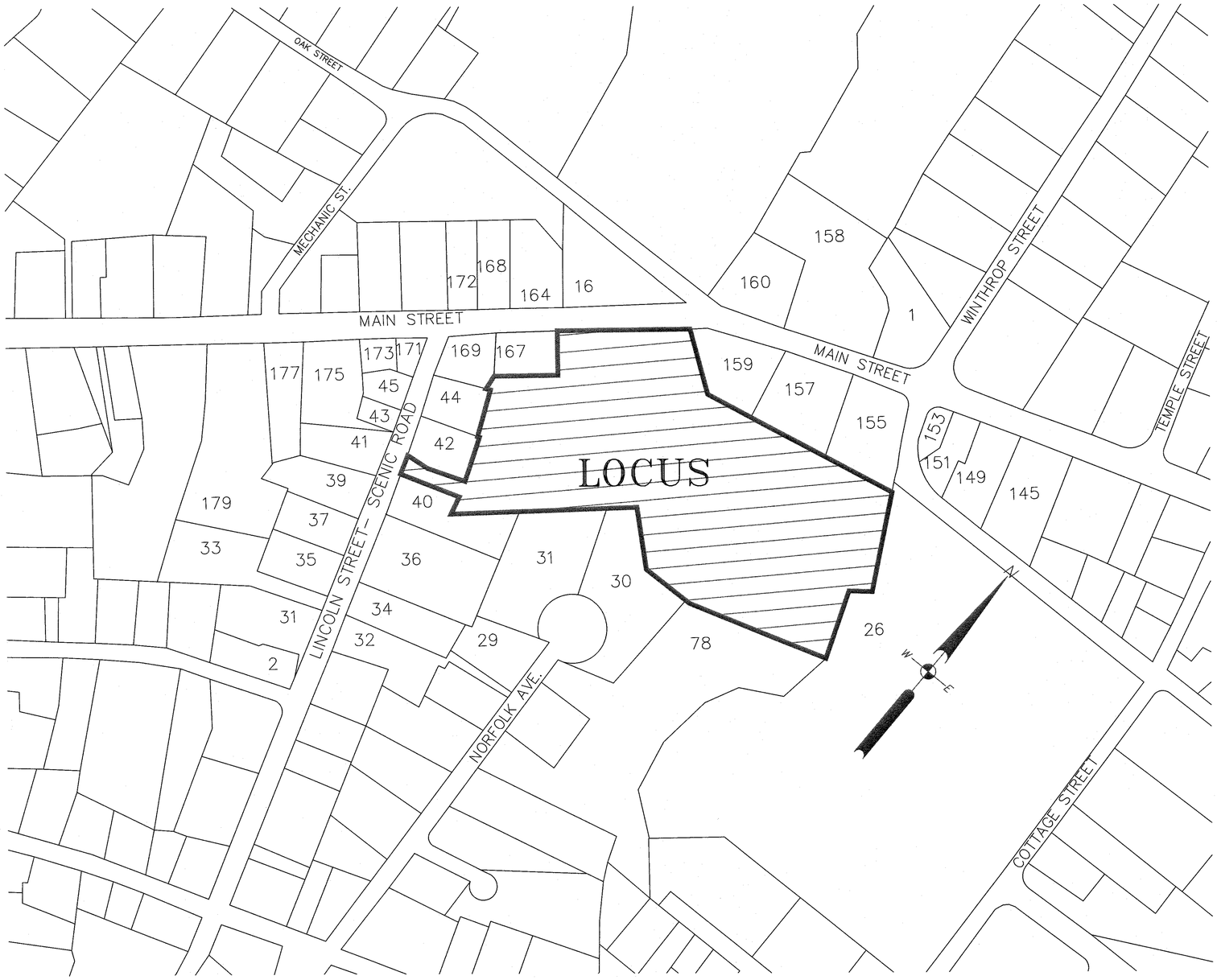
COVER SHEET

FEBRUARY 14, 2020

DATE	REVISION DESCRIPTION
10/13/2020	REVISED PARKING CONFIGURATION
12/23/2020	PER TOWN COMMENTS
4/21/21	PER CONVERSATION WITH CLIENT
	AND CONSULTANT

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528–3221
FRANKLIN, MA 02038 FX. (508) 528–7921
www.gandhengineering.com

SHEET 1 OF 13 JOB NO. F3519



VICINITY MAP

NOT TO SCALE

ABUTTERS

0 COTTAGE ST. EVERGREEN CEMETERY ASSOC. MAP 48 PARCEL 68
1 CHOATE PARK RD. TOWN OF MEDWAY MAP 39 PARCEL 74

32 LINCOLN ST. RICHARD BRIGGS MAP 48 PARCEL 85
34 LINCOLN ST. LAURIE MARCINKIEWICZ MAP 48 PARCEL 89
35 LINCOLN ST. MICHAEL & ELIZABETH HEIDEN MAP 48 PARCEL 109
36 LINCOLN ST. JOHN & STACEY CLOUTIER MAP 48 PARCEL 90
37 LINCOLN ST. STEPHEN & KERI PATTERSON MAP 48 PARCEL 108
39 LINCOLN ST.MICHAEL MARRAFFINO TRUSTEE MAP 48 PARCEL 107
40 LINCOLN ST. JAMES COAKLEY MAP 48 PARCEL 91
41 LINCOLN ST. JENNIFER & HANS MORRISON MAP 48 PARCEL 106
42 LINCOLN ST. CALVIN & KAREN WHITLA MAP 48 PARCEL 93
43 LINCOLN ST. KRISTY HARGREAVES & MICHAEL CAMPAGNA MAP 48 PARCEL 105
44 LINCOLN ST. CATHERINE SANDOZ MAP 48 PARCEL 94
45 LINCOLN ST. FEDERICO VASQUEZ MAP 48 PARCEL 104

148 MAIN ST. UNIT A TAREK CHEBAKLO MAP 48 PARCEL C-A
148 MAIN ST. UNIT B ARTHUR PRUTSALIS MAP 48 PARCEL 9 C-B
145 MAIN ST. EARLY CAPITAL LLC MAP 48 PARCEL 22
149 MAIN ST. EARLY CAPITAL LLC MAP 48 PARCEL 21
151 MAIN ST. JOHN & CHRISTINE EARLY MAP 48 PARCEL 20
153 MAIN ST JOHN & CHRISTINE EARLY MAP 48 PARCEL 19
155 MAIN ST- DAVID AND TARA WERLICH MAP 48 PARCEL 99
157 MAIN ST- 157 MAIN ST. REALTY TRUST MAP 48 PARCEL 98
158 MAIN ST- WOMACK FAMILY FUNDING MAP 48 PARCEL 2
159 MAIN ST- PAUL & KATHLEEN YORKIS MAP 48 PARCEL 97
160 MAIN ST- SHIRLEY MCDANIEL MAP 48 PARCEL 1
164 MAIN ST. FASLAND LLC MAP 48 PARCEL 114
167 MAIN ST. JOHN & CHARLENE KAIRIT MAP 48 PARCEL 96
168 MAIN ST. RICHARD & KRYSTIN FRASER MAP 48 PARCEL 115
169 MAIN ST. I O O F TRUST MAP 48 PARCEL 95
170 MAIN ST. UNIT A ARTHUR COWAN MAP 48 PARCEL 116- CA
170 MAIN ST. UNIT B RICHARD HUFFAM & MARK DENOMMEE MAP 48 PARCEL 116- CB
171 MAIN ST. JOSE & DAMARYS CAICEDO MAP 48 PARCEL 103
172 MAIN ST. FRANCIS & MARGARET YERED MAP 48 PARCEL 117
173 MAIN ST. STEVEN LINNELL MAP 48 PARCEL 102
174-A MAIN ST. PAUL CHELMAN & ROSE COTE MAP 47 PARCEL 35-A
174-B MAIN ST. MICHAEL OLIVAL MAP 47 PARCEL 35-B
175 MAIN ST. CHERYL ROSENBERG TRUSTEE 1 MAP 48 PARCEL 101
177 MAIN ST. ERIC & TANYA BOUWMAN MAP 48 PARCEL 100
179 MAIN ST. VLADMIR & SUZANNE ATEYZEK MAP 47 PARCEL 43

14 MECHANIC ST. WILLIAM & BETTYE REARDON MAP 48 PARCEL 112

26 NORFOLK AVE. CHRISTOPHER & KRISTIN BRODEUR MAP 48 PARCEL 80
29 NORFOLK AVE. PETER & BRENDA LEE CHAPIN MAP 48 PARCEL 84
30 NORFOLK AVE. JENNIFER & JOHN DIGIACOMO MAP 48 PARCEL 82
31 NORFOLK AVE. THOMAS & CLAUDETTE BANNON MAP 48 PARCEL 83

0 OAK ST. TOWN OF MEDWAY MAP 39 PARCEL 74-1

1 WINTHROP ST. LINDA S. RUSSO REVOCABLE TRUST MAP 48 PARCEL 3

4/21/2021
COMMONWEALTH OF MASSACHUSETTS
DALE E. CONNON
CIVIL
No. 34275
REGISTERED PROFESSIONAL ENGINEER

F3519

APPROVED DATE:

MEDWAY PLANNING BOARD

BEING A MAJORITY

ENDORSEMENT DATE

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OWNER

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JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA 02053

SITE PLAN
MEDWAY MILL
163-165 MAIN STREET
MEDWAY
MASSACHUSETTS

ABUTTERS FOR 300FT.

FEBRUARY 14, 2020

DATE	REVISION DESCRIPTION
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SHEET 2 OF 13

JOB NO. F3519

THE EXISTING CONDITIONS TOPOGRAPHICAL SURVEY AND BOUNDARY SHOWN HEREIN WAS OBTAINED FROM REED LAND SURVEYING, INC, 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA 02347. MINOR FIELD SURVEY WAS DONE BY GUERRIERE & HALNON, INC TO UPDATE THE PARKING STRIPING AND OTHER MINOR FEATURES. GUERRIERE & HALNON, INC, WITH ELECTRONIC FILES PROVIDED BY REED LAND SURVEYING, CONVERTED THE DRAWING FROM THE PREVIOUS DATUM TO NAD83/NAVD88.

MASSACHUSETTS STATE PLANE NAD83 (NA2011) (EPOCH 2010.00) FT

MAIN STREET
(PUBLIC ~ 60' WIDE)
(1921 COUNTY LAYOUT)

LINCOLN STREET
(PUBLIC ~ VARIABLE WIDTH)

#167 MAIN ST. 2 STORY WOOD

#161-165 MAIN ST. 2 STORY BRICK

#42 LINCOLN 2 STORY WOOD

#40 LINCOLN 2 STORY WOOD

MAP 5-14 BLOCK 5G LOT 5
N/F
I.O.O.F. TRUST
BOOK 843 PAGE 177

MAP 5-14 BLOCK 5G LOT 6
N/F
JOHN P. KARIT
BOOK 21739 PAGE 9

MAP 5-14 BLOCK 5G LOT 5A
N/F
CATHERINE SANDOZ
BOOK 5905 PAGE 471

MAP 2-3 BLOCK 2A LOT 24
N/F
CALVIN S. WHITLA
BOOK 6707 PAGE 372

MAP 2-3 BLOCK 2A LOT 25
N/F
JAMES COAKLEY
BOOK 10848 PAGE 691

MAP 2-3 BLOCK 2A LOT 42
N/F
PETER E. CHAPIN
BOOK 6163 PAGE 523

MAP 2-4 BLOCK 2A LOT 42A
N/F
THOMAS F. BANNON & CLAUDETTE J. BANNON
BOOK 25109 PAGE 96

MAP 5-13 BLOCK 5G LOT 8
N/F
PAUL YORKIS
BOOK 18929 PAGE 511

SHED IS PARTALLLY CONSTRUCTED ON SUBJECT PROPERTY (SEE NOTE #10)

T.B.M. "I" SPIKE IN POLE ELEVATION=182.50 (NAVD88)

T.B.M. "J" SPIKE IN POLE ELEVATION=182.21 (NAVD88)

EXISTING 20' WIDE SEWER EASEMENT

20' WIDE PERMANENT SEWER EASEMENT
DEED BOOK 5475 PAGE 614
PLAN BOOK 268 No. 476-1978

CHICKEN BROOK

EXISTING DIRT PILE

1 STORY METAL AREA=10,350±SF.

1 STORY AREA=6569±SF.

AREA=2643±SF.

AREA=630±SF.

AREA=4225±SF.

ACCESS COVERS

EXISTING PARKING NOTE

79 EXISTING PARKING SPACES
+4 HANDICAP PARKING SPACES
TOTAL EXISTING PARKING SPACES = 83 SPACES

AGRICULTURAL RESIDENTIAL II
MAIN STREET AUOD DISTRICT
MEDWAY MILL CONVERSION SUBDISTRICT

	REQUIRED	EXISTING
MINIMUM LOT AREA	22,500 SF	317,260±SF. (7.28 ACRES)
MINIMUM LOT FRONTAGE	150'	286.79 MAIN STREET 38.45 LINCOLN STREET
MINIMUM YARDS		
FRONT	35'	8' ENCROACHING ON MAIN
SIDE	15'	.06' ENCROACHING ON YORKIS PROP
REAR	15'	163'±
MAXIMUM BUILDING HEIGHT	35'	--
% OF LOT UPLAND COVERED BY:		
STRUCTURES	30	42,777±SF (13.5%)
STRUCTURES+PAVING	40	106,303±SF. (33.50%)

4/29/2021
COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER

F3519

APPROVED DATE:

MEDWAY PLANNING BOARD

BEING A MAJORITY

ENDORSEMENT DATE

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OWNER

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JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA 02053

SITE PLAN
MEDWAY MILL
161-165 MAIN STREET
MEDWAY
MASSACHUSETTS

EXISTING CONDITIONS

FEBRUARY 14, 2020

DATE	REVISION DESCRIPTION
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	AND CONSULTANT

0 15 30 FEET 60 90
0 2.5 5 10 METERS 20

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SHEET 3 OF 13

JOB NO. F3519

STORM DRAINAGE NOTES

SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:

1. INSTALL SILT SACKS.
2. BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL
3. INSTALL FILTER FABRIC ON ALL DRAIN MANHOLE OUTLETS DISCHARGING TO INFILTRATION SYSTEM.
4. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
5. CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.
6. ALL DRAINAGE PIPES ARE TO BE 12" CLASS V RCP.
7. ALL PIPE GASKETS SHALL BE PRE-MOLDED NEOPRENE O-RING TYPE (300-11 B.(2)(A)).

EXCESS MATERIALS WILL BE MAINTAINED AND REMOVED OFF SITE DUE TO LIMITED SPACE.

UTILITY NOTE

ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS.

TESTING INFORMATION

TESTING DATE: MARCH 25, 2010 SOIL EVALUATOR: DONALD NIELSEN, SE #1744

TP 1

192.00		
	LOAM 10YR2/2	9"
191.25		
	SUBSOIL 10YR5/8	24"
189.25		
	SAND W/SILT TRACES 3"-6" COBBLES BONEY ANGULAR ROCK BOT. OF HOLE 10YS/8	63"
184.00		

REFUSAL @ 8'
NO GW @ 8'

TP 2

186.10		
	LOAM 10YR3/2	6"
185.60		
	SUBSOIL 10YR5/6	12"
184.60		
	SAND W/ 3"-6" COBBLES	51"
180.35	10YS/4	

TP 3

176.80		
	LOAM 10YR3/2	12"
175.80		
	FILL 10YR5/6	24"
173.80		
	NATURAL LOAM	9"
173.05		
	SUBSOIL	15"
171.80		
	COARSE SAND 3"-6" COBBLES	15"
170.55		

RUST & GW @ 60"

TP 4

181.20		
	LOAM	12"
180.20		
	SUBSOIL	24"
178.20		
	SANDY LOAM 3"-6" COBBLES SOME SILT	54"
173.70		

GW @ 88"

TP 5

176.65		
	FILL	6"
176.15		
	LOAM	12"
175.15		
	GRAVELLY SUBSOIL	24"
173.15		
	FINE SILTY SAND	12"
172.15		

GW @ 3'-6"

TP 6

176.10		
	SANDY LOAM FILL	36"
173.10		
	NATURAL LOAM 10YR2/	36"
170.10		
	MED TO COARSE SAND	12"
169.10	10YS/6	

GW @ 4'-6"

TP 7

174.50		
174.34	MULCH	2"
	CLEAN SAND FILL	66"
168.84		
	LOAM 10YR5/6	24"
166.84		
	COARSE GRAVEL	12"
165.84	10YS/3	

GW @ 60"

AGRICULTURAL RESIDENTIAL II
MAIN STREET AUOD DISTRICT
MEDWAY MILL CONVERSION SUBDISTRICT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	22,500 SF	317,260±SF. (7.28 ACRES)	317,260±SF. (7.28 ACRES)
MINIMUM LOT FRONTAGE	150'	286.79 MAIN STREET 38.45 LINCOLN STREET	286.79 MAIN STREET 38.45 LINCOLN STREET
MINIMUM YARDS			
FRONT	35'	8' ENCROACHING ON MAIN	8' ENCROACHING ON MAIN
SIDE	15'	.06' ENCROACHING ON YORKIS PROP	.06' ENCROACHING ON YORKIS PROP
REAR	15'	163'±	163'±
MAXIMUM BUILDING HEIGHT	35'	--	--
% OF LOT UPLAND COVERED BY:			
STRUCTURES	30	42,777±SF (13.5%)	42,777±SF (13.5%)
STRUCTURES+PAVING	40	106,303±SF. (33.50%)	125,029±SF. (39.40%)
PARKING	134	83 PARKING SPACES	135 TOTAL PARKING SPACES

EXISTING BUILDING AREAS:

	OFFICE SPACE	RETAIL	STORAGE
MAIN MILL			
FIRST FLOOR	10,790±SF.	4325±SF.	
SECOND FLOOR	8826±SF.	1505±SF.	258±SF.
THIRD FLOOR	1875±SF.		
REAR BUILDING			
FIRST FLOOR	4449±SF.		
TENANT BAY BUILDINGS			
FIRST FLOOR	1075±SF.	4537±SF.	8327±SF.
TOTAL AREAS	27,015±SF.	10,367±SF.	8585±SF.

REQUIRED PARKING FOR EXISTING USES:

PARKING SPACES REQUIRED 90 SPACES 35 SPACES 9 SPACES

TOTAL PARKING REQUIRED= 134 PARKING SPACES

PARKING NOTES

1. EXISTING PARKING SPACES ON SITE = 83 PARKING SPACES.
2. 15 PARKING SPACES PROPOSED TO THE EAST SIDE OF SITE.
3. 42 NEW PARKING SPACES PROPOSED ON THE WEST SIDE OF SITE.
4. 5 PARKING SPACES REMOVED DUE TO THE BRIDGE EXPANSION.
5. ONE SPACE REMOVED FOR HANDICAP PARKING
6. ONE SPACE ADDED ON WEST SIDE OF SITE
7. A TOTAL OF PARKING SPACES FOR THIS SITE = 135 PARKING SPACES

LEGEND

⊞	CATCH BASIN	☼	PROPOSED LIGHT POLE
Ⓓ	DRAIN MANHOLE	⌐D⌐	UTILITY POLE
Ⓔ	ELECTRIC MANHOLE	→	GUY WIRE
Ⓢ	SEWER MANHOLE	⊸	SIGN
	GAS VALVE	— S —	SEWER LINE
	GAS SHUT OFF VALVE	— D —	DRAIN LINE
	WATERGATE	— W —	WATER LINE
	WATER SHUT OFF VALVE	— G —	GAS LINE
	FIRE HYDRANT	—ETC—	ELEC., TEL, CABLE
VCC	VERTICAL CONC CURB	—OHW—	OVERHEAD WIRES
RW	RETAINING WALL	—25'B—	25' WETLAND BUFFER
A.F.G.	ABOVE FINISH GRADE	EP	EDGE OF PAVEMENT
	ARBORVITAE	X 000.0	SPOT ELEVATION
	SHRUB	• C.O.	CLEAN OUT
	TREE	EM	ELECTRIC METER

TEMPORARY RETENTION AREA NOTES:

1. CONSTRUCT TEMPORARY RETENTION AREA TO COLLECT RUNOFF.
2. THE TEMPORARY RETENTION AREA IS TO BE UTILIZED AS A TEMPORARY SEDIMENTATION TRAP DURING CONSTRUCTION.
3. ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY RETENTION AREA, WHERE POSSIBLE.
4. CLEAN ALL SEDIMENT OUT OF TEMPORARY RETENTION AREA PRIOR TO FINAL GRADING AND SURFACE STABILIZATION.
5. ONCE SITE IS STABILIZED REMOVE ALL REMAINING ACCUMULATED SEDIMENT AT THE BOTTOM OF THE SEDIMENT TRAP.
6. SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
7. CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, TEMPORARY SEDIMENT TRAP, AND INFILTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
8. FOR FURTHER EROSION CONTROL NOTES REFER TO THE FOLLOWING SECTIONS ON THE DETAIL SHEETS:
"INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE"
"GENERAL EROSION CONTROL AND CONSTRUCTION NOTES"

4/23/2021
COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER

F3519

APPROVED DATE:

MEDWAY PLANNING BOARD

BEING A MAJORITY

ENDORSEMENT DATE

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165 MAIN STREET
SUITE 307
MEDWAY, MA

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

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SUITE 307
MEDWAY, MA

SITE PLAN
MEDWAY MILL
163-165 MAIN STREET
MEDWAY
MASSACHUSETTS

GENERAL NOTES

FEBRUARY 14, 2020

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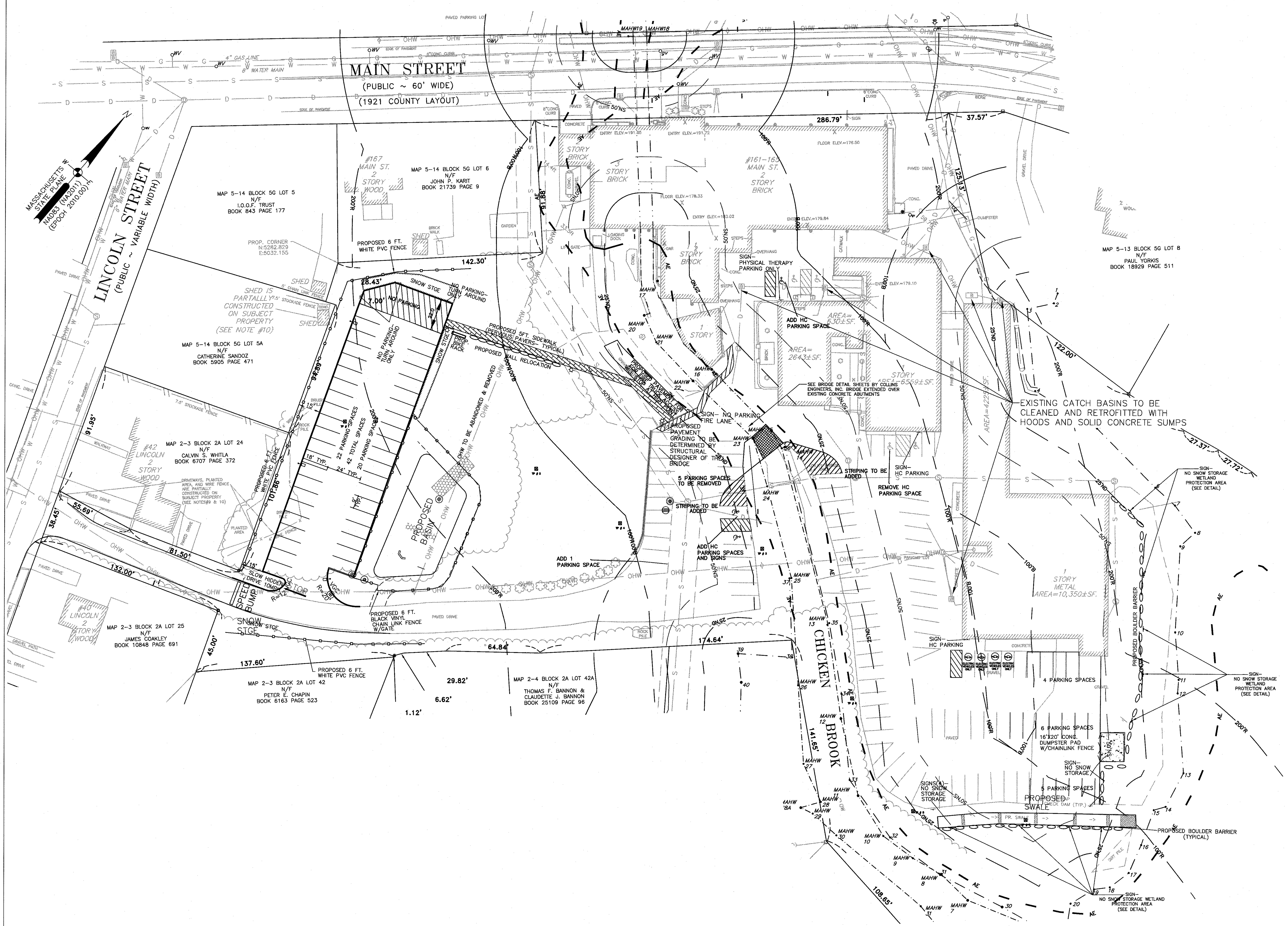
0 15 30 FEET 60 90
0 2.5 5 10 METERS 20

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 4 OF 13

JOB NO. F3519



MAIN STREET
(PUBLIC ~ 60' WIDE)
(1921 COUNTY LAYOUT)
LINCOLN STREET
(PUBLIC ~ VARIABLE WIDTH)
MASSACHUSETTS STATE PLANE NAD83 (NA2011) (EPOCH 2010.00)
MAP 5-14 BLOCK 5G LOT 5
N/F
I.O.O.F. TRUST
BOOK 843 PAGE 177
MAP 5-14 BLOCK 5G LOT 6
N/F
JOHN P. KARIT
BOOK 21739 PAGE 9
#167 MAIN ST. 2 STORY WOOD
#161-165 MAIN ST. 2 STORY BRICK
3 STORY BRICK
PROP. CORNER N:5262.829 E:5032.155
PROPOSED 6 FT. WHITE PVC FENCE
SHED IS PARTIALLY CONSTRUCTED ON SUBJECT PROPERTY (SEE NOTE #10)
MAP 5-14 BLOCK 5G LOT 5A
N/F
CATHERINE SANDOZ
BOOK 5905 PAGE 471
MAP 2-3 BLOCK 2A LOT 24
N/F
CALVIN S. WHITLA
BOOK 6707 PAGE 372
#42 LINCOLN 2 STORY WOOD
#40 LINCOLN 2 STORY WOOD
MAP 2-3 BLOCK 2A LOT 25
N/F
JAMES COAKLEY
BOOK 10848 PAGE 691
MAP 2-3 BLOCK 2A LOT 42
N/F
PETER E. CHAPIN
BOOK 6163 PAGE 523
MAP 2-4 BLOCK 2A LOT 42A
N/F
THOMAS F. BANNON &
CLAUDETTE J. BANNON
BOOK 25109 PAGE 96
MAP 5-13 BLOCK 5G LOT 8
N/F
PAUL YORKIS
BOOK 18929 PAGE 511
NO PARKING TURN AROUND ONLY
22 PARKING SPACES
42 TOTAL SPACES
20 PARKING SPACES
PROPOSED BASIN
PROPOSED 5FT. SIDEWALK (PERVIOUS PAVERS-TYPICAL)
PROPOSED WALL RELOCATION
OHW TO BE ABANDONED & REMOVED
SLOW HIDDEN DRIVE 10MPH
SPEED BUMP
SNOW STGE
PROPOSED 6 FT. BLACK VINYL CHAIN LINK FENCE W/GATE
PROPOSED 6 FT. WHITE PVC FENCE
SIGN- PHYSICAL THERAPY PARKING ONLY
ADD HC PARKING SPACE
SEE BRIDGE DETAIL SHEETS BY COLLINS ENGINEERS, INC. BRIDGE EXTENDED OVER EXISTING CONCRETE ABUTMENTS
SIGN- NO PARKING FIRE LANE
PROPOSED PAVEMENT GRADING TO BE DETERMINED BY STRUCTURAL DESIGNER OF THE BRIDGE
5 PARKING SPACES TO BE REMOVED
STRIPING TO BE ADDED
ADD HC PARKING SPACES AND SIGNS
ADD 1 PARKING SPACE
SIGN- HC PARKING
REMOVE HC PARKING SPACE
EXISTING CATCH BASINS TO BE CLEANED AND RETROFITTED WITH HOODS AND SOLID CONCRETE SUMPS
1 STORY METAL AREA=10,350±SF.
CHICKEN BROOK
SIGN- NO SNOW STORAGE WETLAND PROTECTION AREA (SEE DETAIL)
PROPOSED BOULDER BARRIER
4 PARKING SPACES
6 PARKING SPACES
16'X20' CONC. DUMPSTER PAD W/CHAINLINK FENCE
SIGN- NO SNOW STORAGE
5 PARKING SPACES
PROPOSED SWALE
PROPOSED BOULDER BARRIER (TYPICAL)

APPROVED DATE:

MEDWAY PLANNING BOARD

BEING A MAJORITY

ENDORSEMENT DATE

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE LACKING EXCAVATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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OWNER

165 MAIN STREET REALTY TRUST
JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA. 02053

SITE PLAN MEDWAY MILL 163-165 MAIN STREET MEDWAY MASSACHUSETTS

SITE LAYOUT

FEBRUARY 14, 2020

DATE	REVISION DESCRIPTION
10/13/2020	REVISED PARKING CONFIGURATION
12/23/2020	PER TOWN COMMENTS
4/21/21	PER CONVERSATION WITH CLIENT AND CONSULTANT

0 15 30 FEET 60 90
0 2.5 5 10 METERS 20

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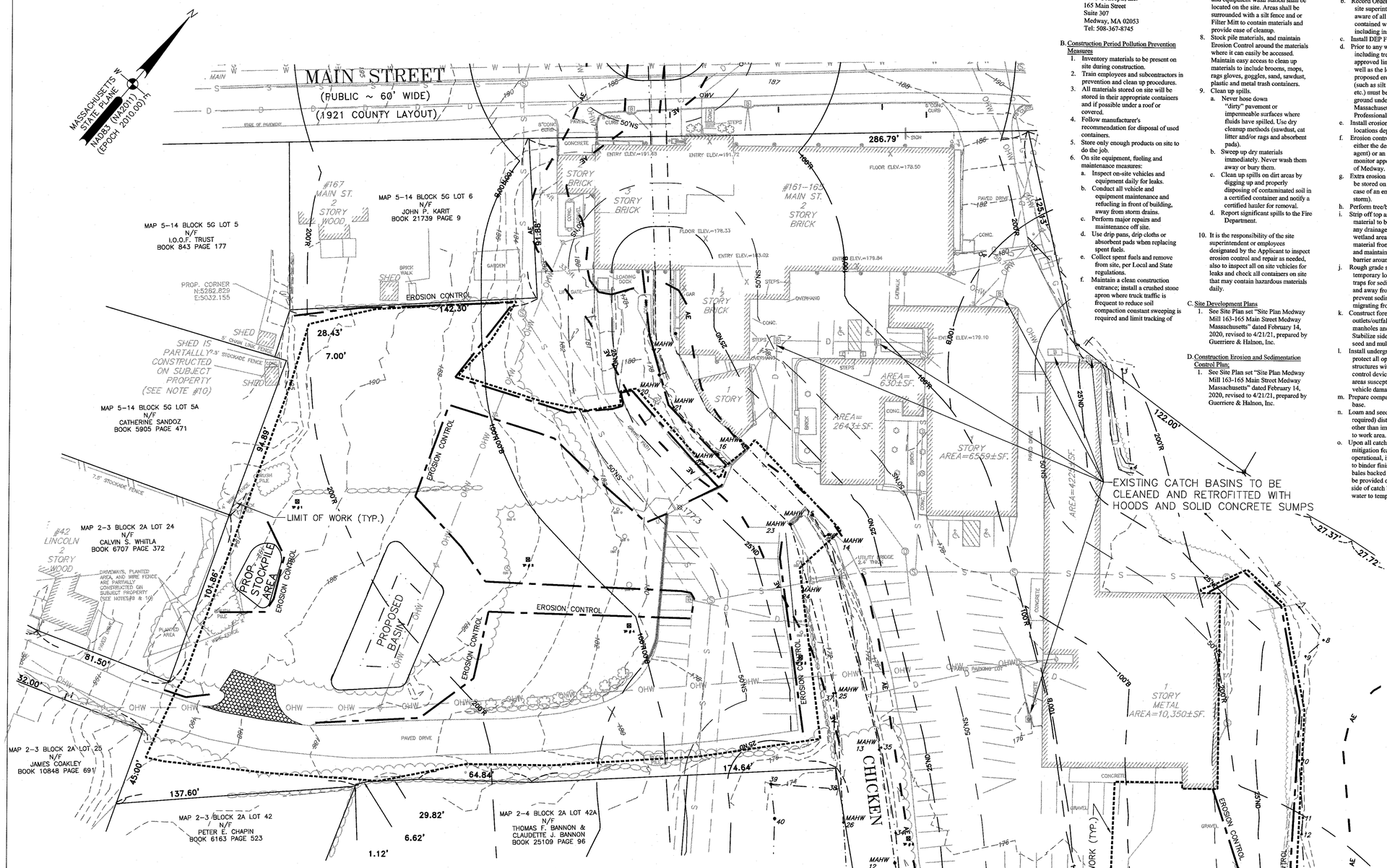
SHEET 5 OF 13

JOB NO. F3519

F3519



NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
2. PROTECT ALL TREES, SHRUBS, CURBS, PAVING, AND OTHER SITE FEATURES THAT ARE NOT DESIGNATED FOR REMOVAL.
3. PLACE EROSION CONTROL IN DESIGNATED AREAS ACCORDING TO PLAN. DESIGN ENGINEER SHALL INSPECT EROSION AFTER PLACEMENT.
4. INSTALL CONSTRUCTION ENTRANCE ACCORDING TO DETAIL.
5. TEMPORARY FENCING WITH CONSTRUCTION SIGNAGE SHALL BE INSTALLED AROUND PROPOSED PARKING AND DETENTION AREAS.
6. INSTALL SILT SACKS IN ALL CATCH BASINS WITHIN THE LIMIT OF WORK.

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut-Fill Surface	1.000	1.000	30459 Sq. Ft.	217 Cu. Yd.	1819 Cu. Yd.	1602 Cu. Yd.<Fill>
Totals			30459 Sq. Ft.	217 Cu. Yd.	1819 Cu. Yd.	1602 Cu. Yd.<Fill>

A. Names of Persons or Entities Responsible for Plan Compliance

John Greene
NRG Concepts, Inc.
165 Main Street
Suite 307
Medway, MA 02053
Tel: 508-367-8745

B. Construction Period Pollution Prevention Measures

1. Inventory materials to be present on site during construction.
2. Train employees and subcontractors in prevention and clean up procedures.
3. All materials stored on site will be stored in their appropriate containers and if possible under a roof or covered.
4. Follow manufacturer's recommendation for disposal of used containers.
5. Store only enough products on site to do the job.
6. On site equipment, fueling and maintenance measures:
   a. Inspect on-site vehicles and equipment daily for leaks.
   b. Conduct all vehicle and equipment maintenance and refueling in front of building, away from storm drains.
   c. Perform major repairs and maintenance off site.
   d. Use drip pans, drip cloths or absorbent pads when replacing spent fuels.
   e. Collect spent fuels and remove from site, per Local and State regulations.
   f. Maintain a clean construction entrance; install a crushed stone apron where truck traffic is frequent to reduce soil compaction constant sweeping is required and limit tracking of sediment into streets, sweeping street when silt is observed on street.
7. A temporary concrete washout station and equipment wash station shall be located on the site. Areas shall be surrounded with a silt fence and or Filter Mitt to contain materials and provide ease of cleanup.
8. Stock pile materials, and maintain Erosion Control around the materials where it can easily be accessed. Maintain easy access to clean up materials to include brooms, mops, rags gloves, goggles, sand, sawdust, plastic and metal trash containers.
9. Clean up spills.
   a. Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (sawdust, cat litter and/or rags and absorbent pads).
   b. Sweep up dry materials immediately. Never wash them away or bury them.
   c. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil in a certified container and notify a certified hauler for removal.
   d. Report significant spills to the Fire Department.
10. It is the responsibility of the site superintendent or employees designated by the Applicant to inspect erosion control and repair as needed, also to inspect all on site vehicles for leaks and check all containers on site that may contain hazardous materials daily.

C. Site Development Plans

1. See Site Plan set "Site Plan Medway Mill 163-165 Main Street Medway Massachusetts" dated February 14, 2020, revised to 4/21/21, prepared by Guerriere & Halnon, Inc.

D. Construction Erosion and Sedimentation Control Plan;

1. See Site Plan set "Site Plan Medway Mill 163-165 Main Street Medway Massachusetts" dated February 14, 2020, revised to 4/21/21, prepared by Guerriere & Halnon, Inc.

E. Plans

1. Construction Sequencing Plan
   a. A NPDES NOI shall be filed with the EPA.
   b. Record Order of Conditions - The site superintendent shall be aware of all the Conditions contained within the Order including inspection schedules.
   c. Install DEP File # Sign.
   d. Prior to any work on the site including tree/brush clearing, the approved limit of clearing as well as the location of the proposed erosion control devices (such as silt fence/straw bales, etc.) must be staked on the ground under the direction of a Massachusetts registered Professional Land Surveyor.
   e. Install erosion control barrier at locations depicted on the plans.
   f. Erosion control to be inspected by either the design engineer (or agent) or an erosion control monitor appointed by the Town of Medway.
   g. Extra erosion control devices shall be stored on the site to be used in case of an emergency (large storm).
   h. Perform tree/brush removal.
   i. Strip off top and subsoil. Stockpile material to be reused away from any drainage inlet or protected wetland areas, remove excess material from the site. Install and maintain erosion control barrier around stockpile.
   j. Rough grade site, maintaining temporary low areas/sediment traps for sediment accumulation and away from the wetlands and prevent sedimentation from migrating from the site.
   k. Construct forebay/basin, and outlets/outfalls. Install pipes, manholes and catch basins. Stabilize side slopes with loam, seed and mulch.
   l. Install underground utilities; protect all open drainage structures with erosion/siltation control devices, and rope off any areas susceptible to heavy vehicle damage.
   m. Prepare compacted pavement base.
   n. Loam and seed (mulch as required) disturbed areas of site other than immediately adjacent to work area.
   o. Upon all catchment structures and mitigation features becoming operational, install pavement up to binder finish grade. Straw bales backed by crushed stone to be provided on down gradient side of catch basins to direct water to temporary basin.
   p. Install curbing and catch basin curb inlets.
   q. Install final pavement wearing course.
   r. Construct pervious sidewalk.
   s. Finish grade - loam and seed (mulch as required adjacent to parking lot.
   t. Maintain all erosion control devices until site is stabilized and final inspections are performed.

The Contractor shall be responsible to schedule any required inspections of his/her work.

2. Construction Waste Management Plan
   a. Dumpster for trash and bulk waste collection shall be provided separately for construction.
   b. Recycle materials whenever possible (paper, plaster cardboard, metal cans). Separate containers for material are recommended.
   c. Segregate and provide containers for disposal options for waste.
   d. Do not bury waste and debris on site.
   e. Certified haulers will be hired to remove the dumpster container waste as needed. Recycling products will also be removed off site weekly.
   f. The sewer system is only for disposal of human waste, and substances permitted for disposal by the Charles River Pollution Control District (CRPCD).

F. Operation and Maintenance of Erosion and Sedimentation Controls

The operation and maintenance of sedimentation control shall be the responsibility of the contractor. The inspection and maintenance of the storm water component shall be performed as noted below. The contractor shall, at all times have erosion control in place. The contractor, based on future weather reports shall prepare and inspect all erosion control devices; cleaning, repairing and upgrading is a priority so that the devices perform as per design. Inspect the site during rain events. **Don't stay away from the site.** At a minimum, there should be inspection to assure the devices are not clogged or plugged, or that devices have not been destroyed or damaged during the rain event. After a storm event inspection is required to clean and repair any damage components. Immediate repair is required.

G. Inspection and Maintenance Schedules

1. Inspection must be conducted at least once every 7 days and within 24 hours prior to and after the end of a storm event 0.5 inches or greater.
2. Inspection frequency can be reduced to once a month if:
   a. The site is temporarily stabilized.
   b. Runoff is unlikely due to winter conditions, when site is covered with snow or ice.
3. Inspections must be conducted by qualified personnel, "qualified personnel" means a person knowledgeable in the principles and practice of erosion and sediment controls and who possess the skills to assess the conditions and take measures to maintain and ensure proper operation, also to conclude if the erosion control methods selected are effective.
4. For each inspection, the inspection report must include:
   a. The inspection date.
   b. Names, titles of personnel making the inspection.
   c. Weather information for the period since the last inspection.
   d. Weather information at the time of the inspection.
   e. Locations of discharges of sediment from the site, if any.
   f. Locations of BMP's that need to be maintained.
   g. Locations where additional BMP's may be required.
   h. Corrective action required or any changes to the SWPPP that may be necessary.
5. Qualified personnel shall inspect the following in-place work;

Inspection Schedule:

Erosion Control	Weekly
Catch Basins	Weekly
Temporary Sedimentation Traps/Basins	Weekly
Pavement Sweeping	Weekly

Please Note: Special inspections shall also be made after a significant rainfall event.

Maintenance Schedule

Erosion Control Devices Failure	Immediately
Temporary Sedimentation Traps/Basins as needed	As
Pavement Sweeping minimum and prior to any significant rain event.	14 days

Please Note: Special maintenance shall also be made after a significant rainfall event.

H. Inspection and Maintenance Log Form.

1. See Construction Phase Inspection and Maintenance Form attached

4/29/2021
COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON CIVIL No. 34578 REGISTERED PROFESSIONAL ENGINEER

F3519

APPROVED DATE:

MEDWAY PLANNING BOARD

BEING A MAJORITY

ENDORSEMENT DATE

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OWNER

165 MAIN STREET REALTY TRUST
JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA. 02053

SITE PLAN
MEDWAY MILL
163-165 MAIN STREET
MEDWAY
MASSACHUSETTS

EROSION CONTROL
LIMIT OF CLEARING

FEBRUARY 14, 2020

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0 15 30 FEET 60 90
0 2.5 5 10 METERS 20

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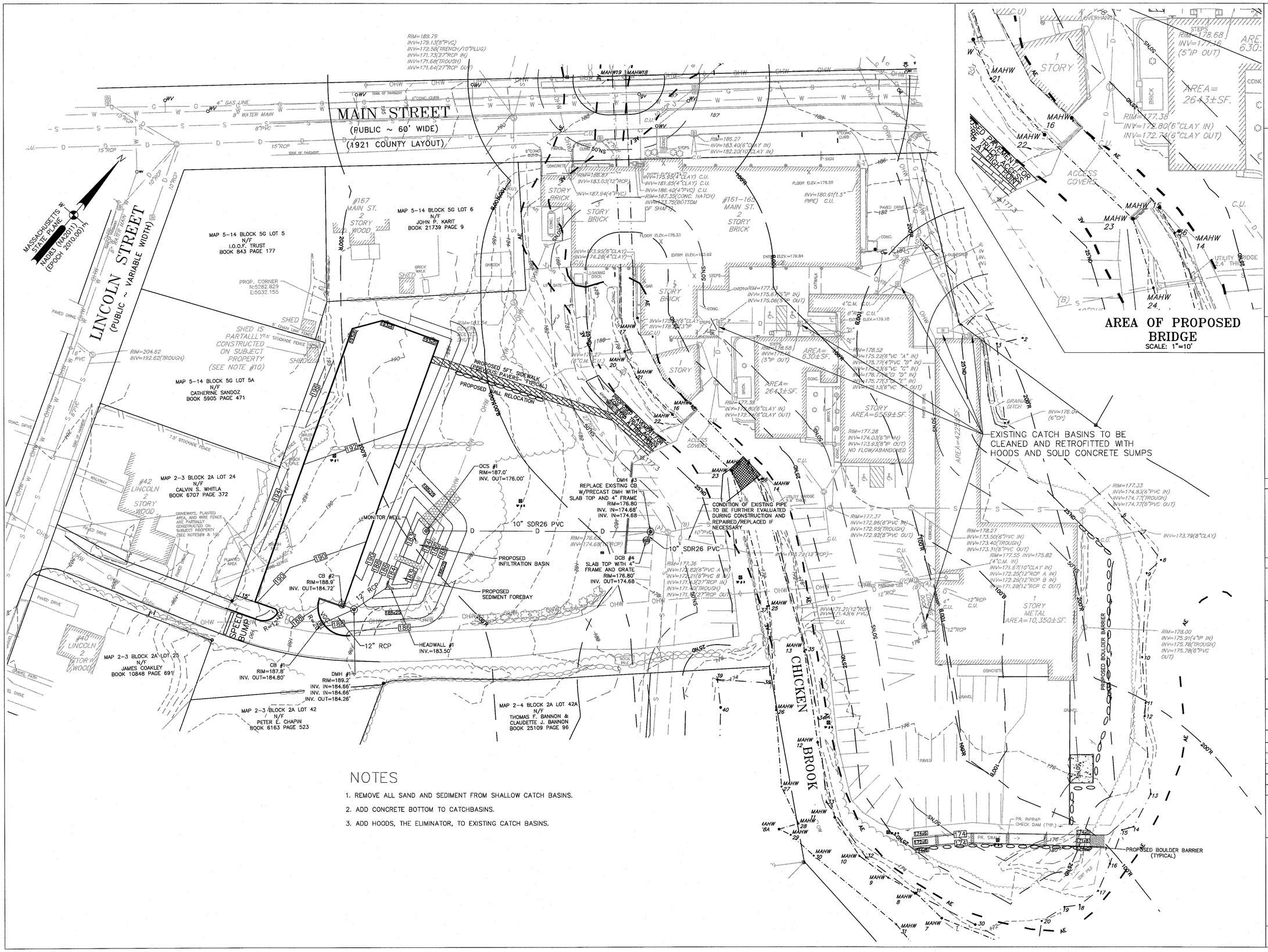
SHEET 6 OF 13

JOB NO. F3519



NOTES

1. REMOVE ALL SAND AND SEDIMENT FROM SHALLOW CATCH BASINS.
2. ADD CONCRETE BOTTOM TO CATCHBASINS.
3. ADD HOODS, THE ELIMINATOR, TO EXISTING CATCH BASINS.

DALE MACKINNON CIVIL No. 34575 REGISTERED COMMONWEALTH OF MASSACHUSETTS

F3519

APPROVED DATE:

MEDWAY PLANNING BOARD

BEING A MAJORITY

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SUITE 307
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DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

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NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA. 02053

SITE PLAN
MEDWAY MILL
163-165 MAIN STREET
MEDWAY
MASSACHUSETTS

GRADING AND DRAINAGE

FEBRUARY 14, 2020

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SHEET 7 OF 13

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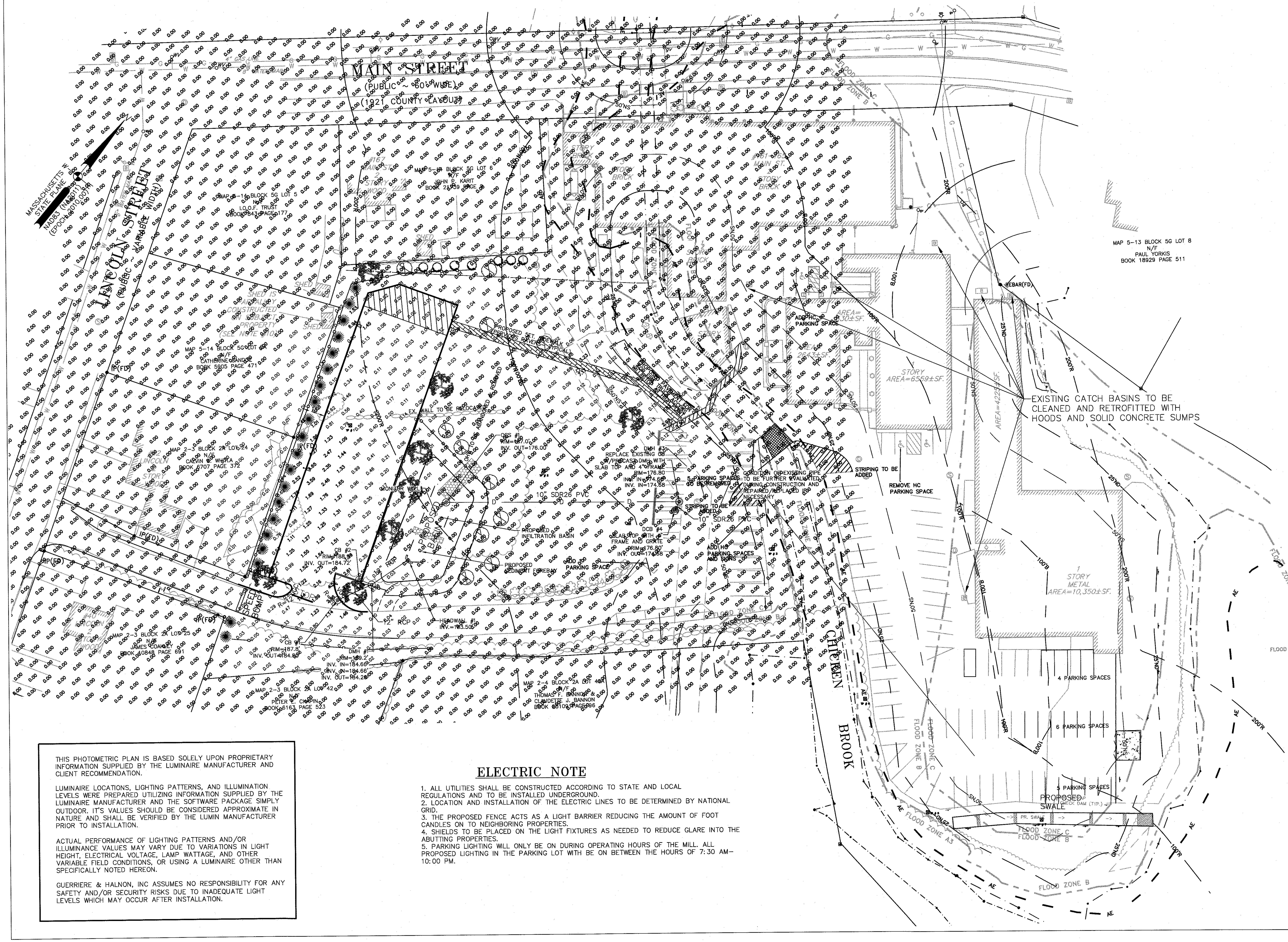

THIS PHOTOMETRIC PLAN IS BASED SOLELY UPON PROPRIETARY INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND CLIENT RECOMMENDATION.

LUMINAIRE LOCATIONS, LIGHTING PATTERNS, AND ILLUMINATION LEVELS WERE PREPARED UTILIZING INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND THE SOFTWARE PACKAGE SIMPLY OUTDOOR. IT'S VALUES SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHALL BE VERIFIED BY THE LUMIN MANUFACTURER PRIOR TO INSTALLATION.

ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINANCE VALUES MAY VARY DUE TO VARIATIONS IN LIGHT HEIGHT, ELECTRICAL VOLTAGE, LAMP WATTAGE, AND OTHER VARIABLE FIELD CONDITIONS, OR USING A LUMINAIRE OTHER THAN SPECIFICALLY NOTED HEREON.

GUERRIERE & HALNON, INC ASSUMES NO RESPONSIBILITY FOR ANY SAFETY AND/OR SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS WHICH MAY OCCUR AFTER INSTALLATION.

ELECTRIC NOTE

1. ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS AND TO BE INSTALLED UNDERGROUND.
2. LOCATION AND INSTALLATION OF THE ELECTRIC LINES TO BE DETERMINED BY NATIONAL GRID.
3. THE PROPOSED FENCE ACTS AS A LIGHT BARRIER REDUCING THE AMOUNT OF FOOT CANDLES ON TO NEIGHBORING PROPERTIES.
4. SHIELDS TO BE PLACED ON THE LIGHT FIXTURES AS NEEDED TO REDUCE GLARE INTO THE ABUTTING PROPERTIES.
5. PARKING LIGHTING WILL ONLY BE ON DURING OPERATING HOURS OF THE MILL. ALL PROPOSED LIGHTING IN THE PARKING LOT WITH BE ON BETWEEN THE HOURS OF 7:30 AM-10:00 PM.

4/29/2021

COMMONWEALTH OF MASSACHUSETTS
DALE MACKINNON
CIVIL
No. 34575
REGISTERED PROFESSIONAL ENGINEER

F3519

APPROVED DATE:

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BEING A MAJORITY

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SITE PLAN MEDWAY MILL 163-165 MAIN STREET MEDWAY MASSACHUSETTS

PHOTOMETRICS

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0 2.5 5 METERS 10 15
SCALE: 1"=20'

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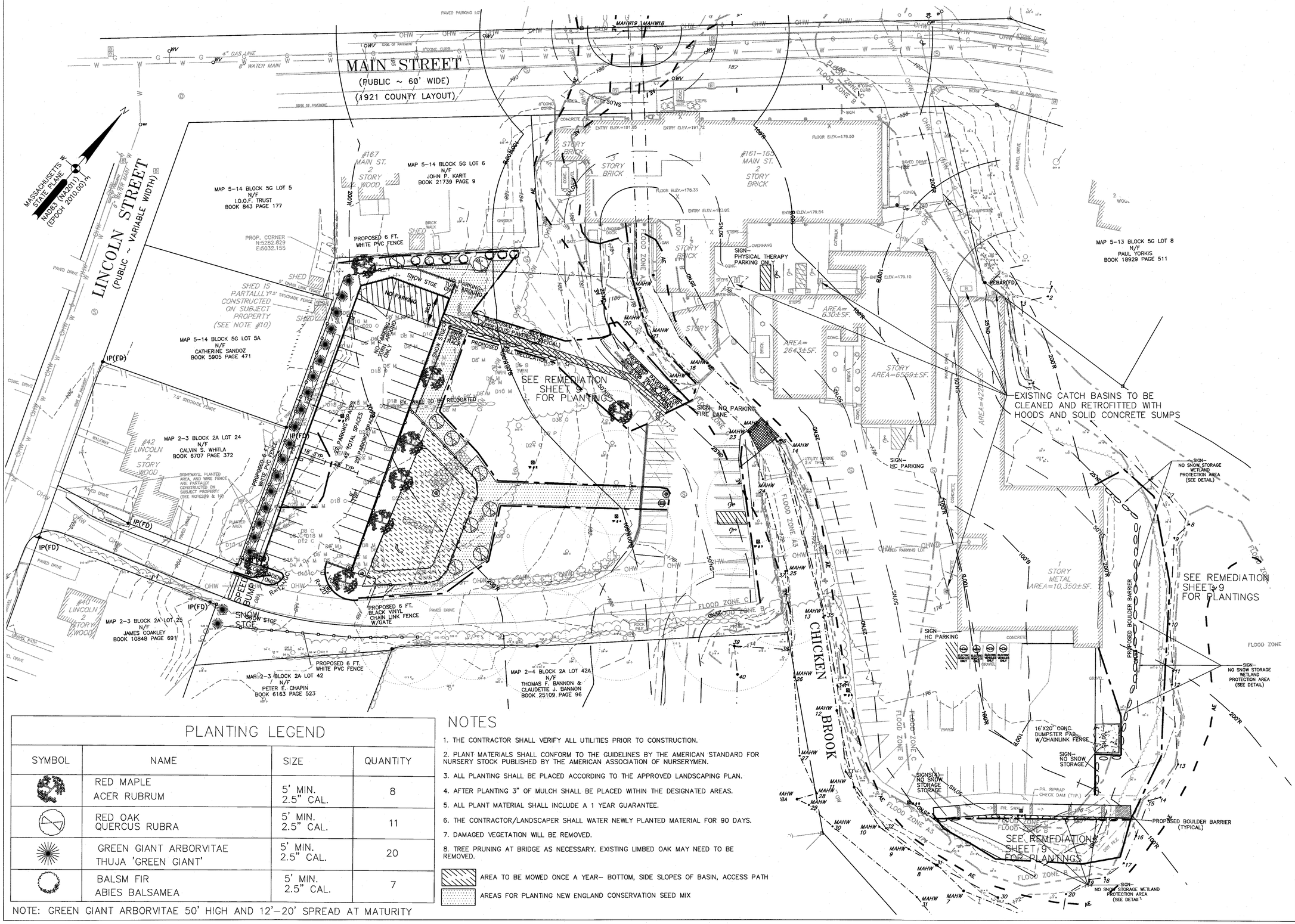

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	RED MAPLE ACER RUBRUM	5' MIN. 2.5" CAL.	8
	RED OAK QUERCUS RUBRA	5' MIN. 2.5" CAL.	11
	GREEN GIANT ARBORVITAE THUJA 'GREEN GIANT'	5' MIN. 2.5" CAL.	20
	BALSM FIR ABIES BALSAMEA	5' MIN. 2.5" CAL.	7

NOTE: GREEN GIANT ARBORVITAE 50' HIGH AND 12'-20' SPREAD AT MATURITY

NOTES

1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
2. PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANTING SHALL BE PLACED ACCORDING TO THE APPROVED LANDSCAPING PLAN.
4. AFTER PLANTING 3" OF MULCH SHALL BE PLACED WITHIN THE DESIGNATED AREAS.
5. ALL PLANT MATERIAL SHALL INCLUDE A 1 YEAR GUARANTEE.
6. THE CONTRACTOR/LANDSCAPER SHALL WATER NEWLY PLANTED MATERIAL FOR 90 DAYS.
7. DAMAGED VEGETATION WILL BE REMOVED.
8. TREE PRUNING AT BRIDGE AS NECESSARY. EXISTING LIMBED OAK MAY NEED TO BE REMOVED.

AREA TO BE MOWED ONCE A YEAR- BOTTOM, SIDE SLOPES OF BASIN, ACCESS PATH

AREAS FOR PLANTING NEW ENGLAND CONSERVATION SEED MIX

DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

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MEDWAY, MA

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA. 02053

SITE PLAN
MEDWAY MILL
163-165 MAIN STREET
MEDWAY
MASSACHUSETTS

LANDSCAPING

FEBRUARY 14, 2020

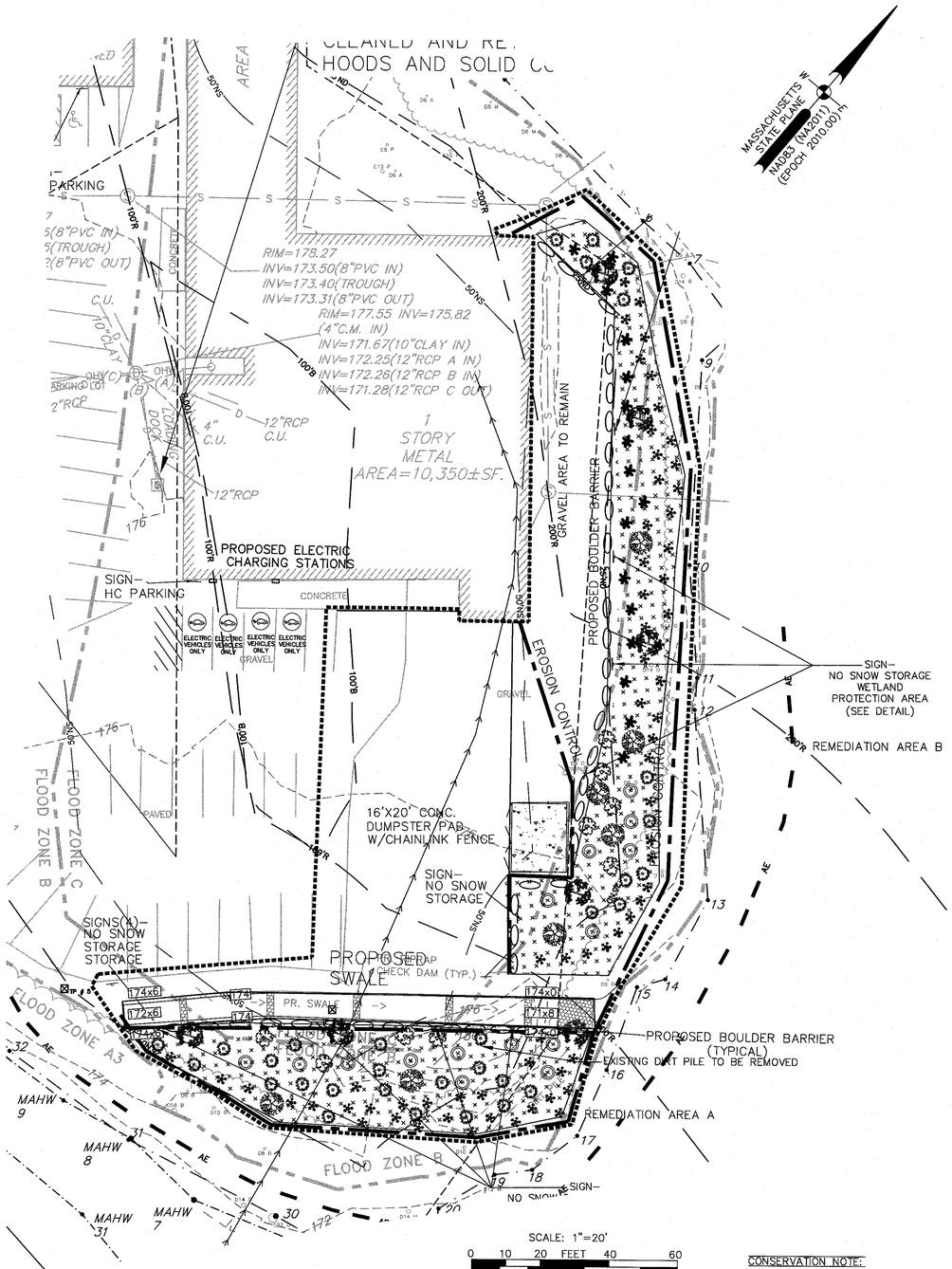
DATE	REVISION DESCRIPTION
10/13/2020	REVISED PARKING CONFIGURATION
12/23/2020	PER TOWN COMMENTS
4/21/21	PER CONVERSATION WITH CLIENT
	AND CONSULTANT

0 15 30 FEET 60 90
0 2.5 5 10 METERS 20

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 9 OF 13

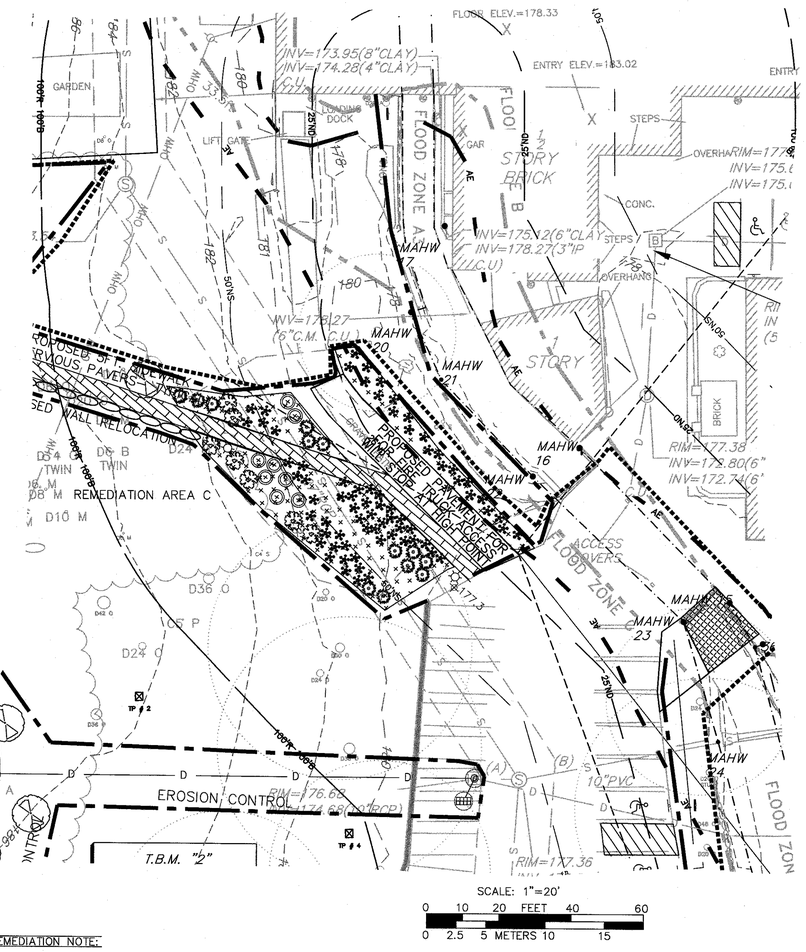
JOB NO. F3519



CONSERVATION NOTE:

A CONSERVATION PLAQUE TO BE PLACED AT THE REMEDIATION AREAS ACCORDING TO THE MEDWAY CONSERVATION COMMISSION DECISION.

REMEDIATION LEGEND			
SYMBOL	NAME	SIZE	QUANTITY
	RIVER BIRCH BETULA NIGRA	4' MIN. 2.5" CAL.	7
	MOUNTAIN PEPPERBUSH CLETHRA ACUMINATA	3 GAL.	43
	WITCHHAZEL HAMAMELIS VIRGINANA	5 GAL.	16
	WINTERBERRY ILEX VERTICILLATA	3 GAL.	23
	JUNIPER PLUMROSA COMPACTA	3 GAL.	16
	CINNAMON FERN OSMUNDA CINNAMOMEA	2 GAL.	113
	RED MAPLE ACER RUBRUM	4' MIN. 2.5" CAL.	7



REMEDIATION NOTE:

ALL REMEDIATION AREAS;

1. RAKE TO LOOSEN ALL HARD PACKED SOIL
2. ADD 6" MINIMUM TOPSOIL
3. ADD 12LBS. CONSERAVTION MIX
4. ADD 50LBS. OF RYE GRASS
5. ALL DISTURBED AREAS TO BE MULCHED WITH STRAW UNTIL NEWLY PLANTED VEGETATION IS ESTABLISHED.

4/22/2021
DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

F3519

APPROVED DATE:

MEDWAY PLANNING BOARD

BEING A MAJORITY

ENDORSEMENT DATE

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

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OWNER

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JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA

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A.M. 48 LOT 092

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REMEDIATION

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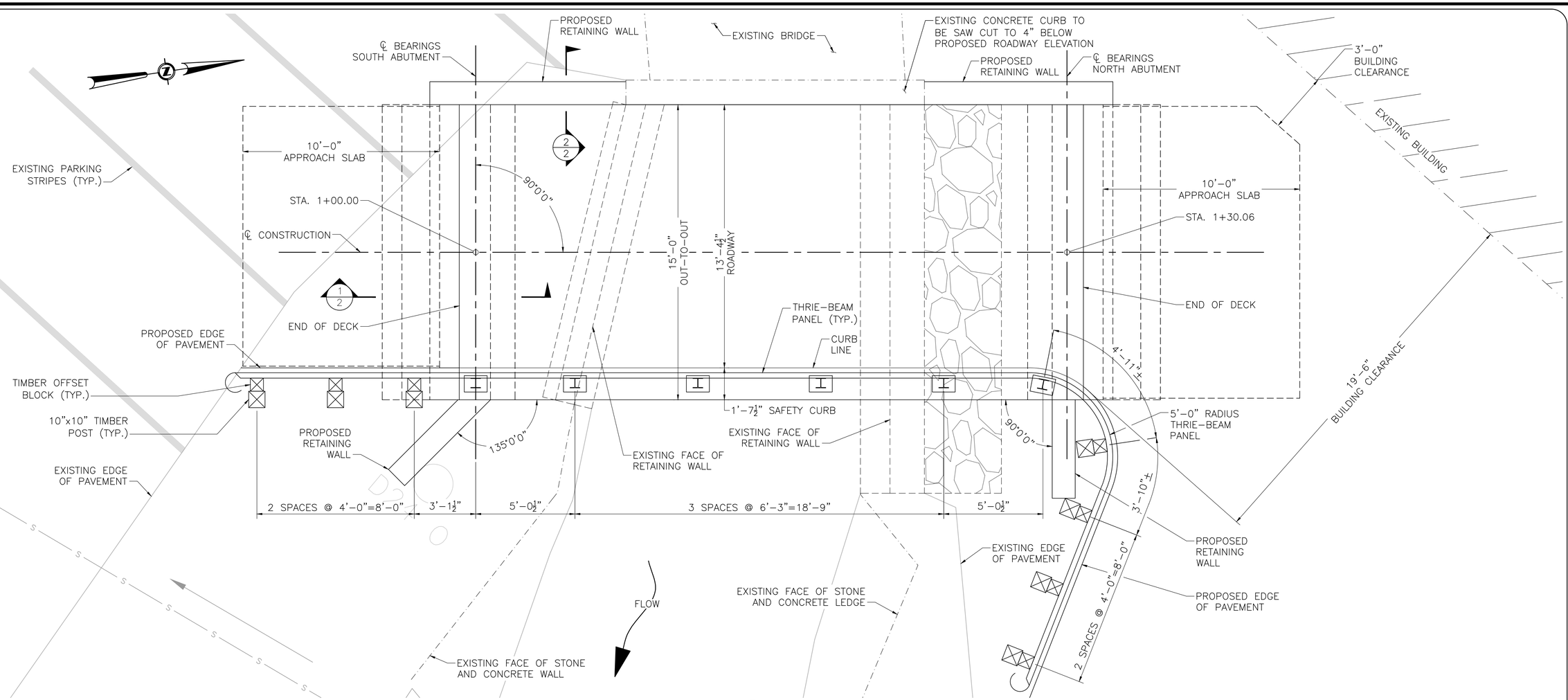
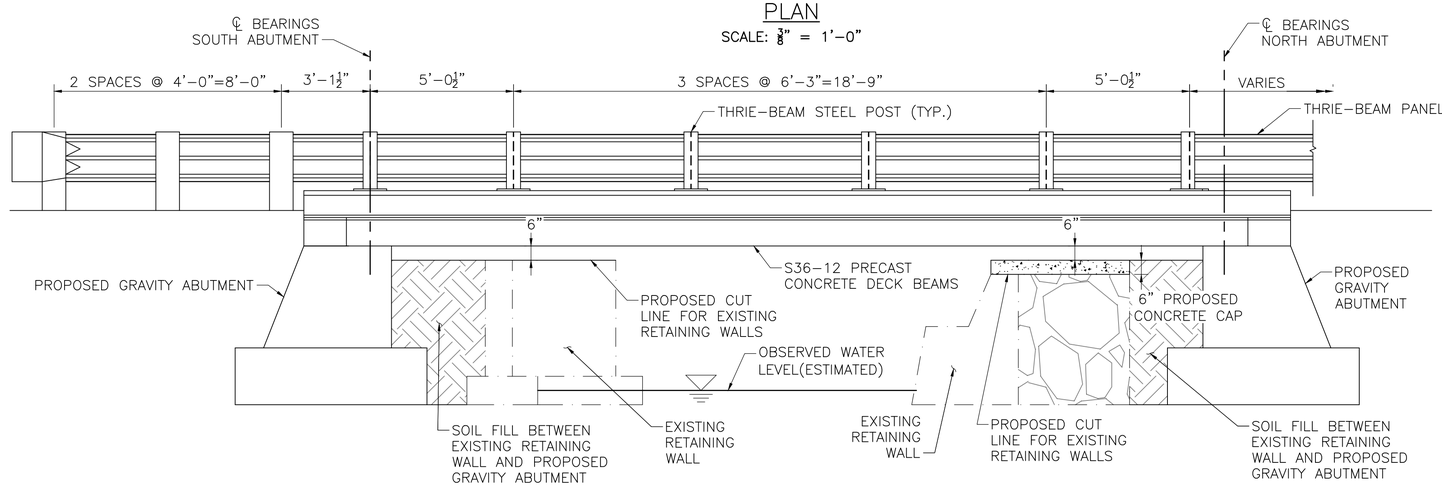


PLAN

SCALE: ⅜" = 1'-0"



ELEVATION

(LOOKING WEST)

VERTICAL SCALE: ⅜" = 1'-0"

HORIZONTAL SKEWED

NOTES:

1. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION DEBRIS, CONSTRUCTION DEBRIS, WOOD WASTES, CONTAMINATED SOILS, HAZARDOUS MATERIALS, AND OTHER SPECIAL WASTES IN STRICT ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY NOT TO DAMAGE THOSE PORTIONS OF THE EXISTING SUBSTRUCTURE THAT ARE TO REMAIN. ANY PORTION OF THE SUBSTRUCTURE TO REMAIN, WHICH BECOMES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND AT THE CONTRACTOR'S EXPENSE.

PROGRESS PRINT ONLY

COLLINS ENGINEERS
333 Elm Street, Suite 110
Dedham, MA 02026
Phone: 781-251-0630
Fax: 781-251-0633

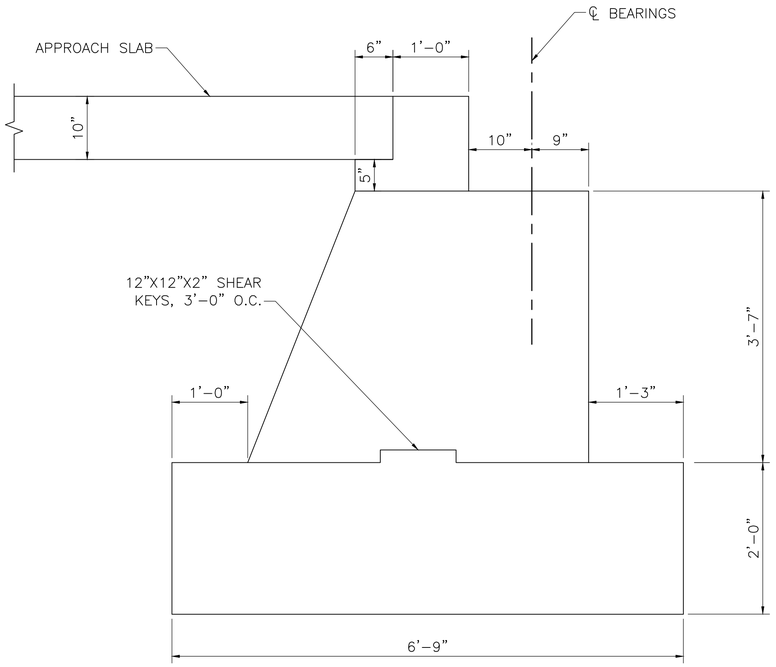
JOHN GREENE
THE MEDWAY MILLS
165 MAIN STREET
MEDWAY, MA 02053

PLAN AND ELEVATION

MEDWAY, MA

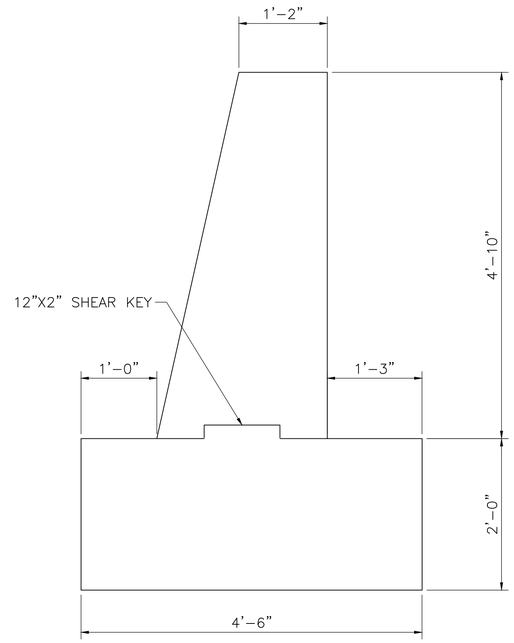
NO.	DATE	DESIGN BY	DESCRIPTION

DESIGN BY: RCB
DRAWN BY: RCB
CHECKED BY: AD
DATE: 04/29/2021
SCALE: 3/8" = 1'-0"
SHEET NO: 01



SECTION 1 – GRAVITY ABUTMENT

SCALE: 1" = 1'–0"



SECTION 2 – GRAVITY RETAINING WALL

SCALE: 1" = 1'–0"

PROGRESS PRINT ONLY

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333 Elm Street, Suite 110
Dedham, MA 02026
Phone: 781-251-0630
Fax: 781-251-0633

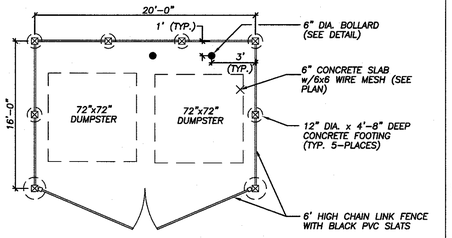
JOHN GREENE
THE MEDWAY MILLS
165 MAIN STREET
MEDWAY, MA 02053

SUBSTRUCTURE DETAILS

MEDWAY, MA

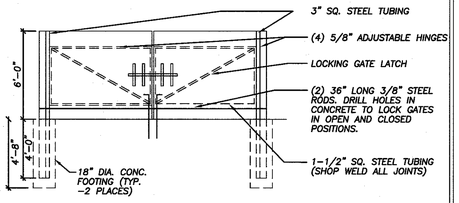
NO.	DATE	DESIGN BY	DESCRIPTION

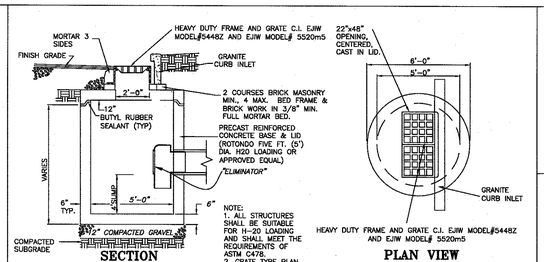
DESIGN BY: RCB
DRAWN BY: RCB
CHECKED BY: AD
DATE: 04/29/2021
SCALE: 1" = 1'-0"
SHEET NO: 02



DUMPSTER ENCLOSURE

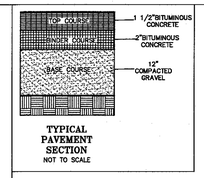
NOT TO SCALE





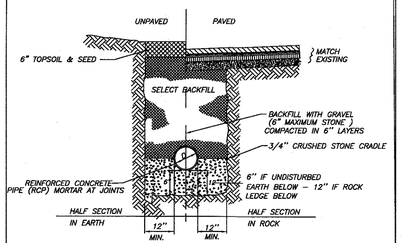
TYP. DOUBLE GRATE CATCH BASIN DETAIL

N.T.S



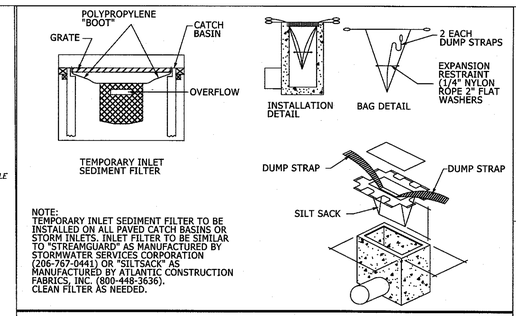
TYPICAL PAVEMENT SECTION

NOT TO SCALE



TYPICAL TRENCH SECTION FOR REINFORCED CONCRETE PIPE

NOT TO SCALE

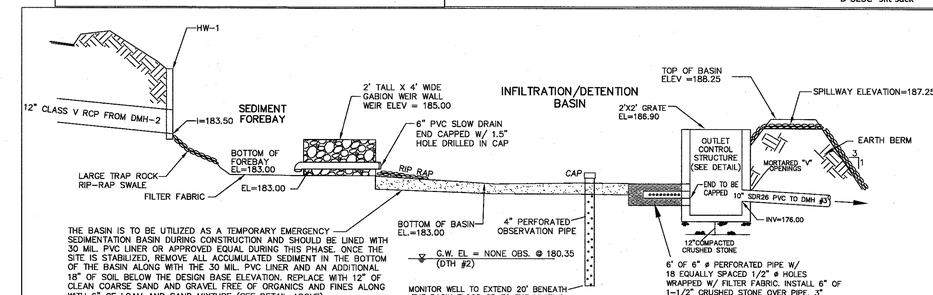


NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-448-3636). CLEAN FILTER AS NEEDED.

SILT SACK DETAIL

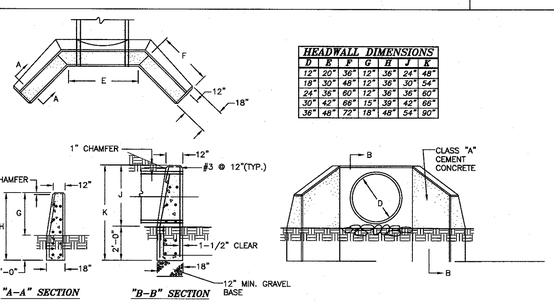
NO SCALE

D-SESC- silt sack

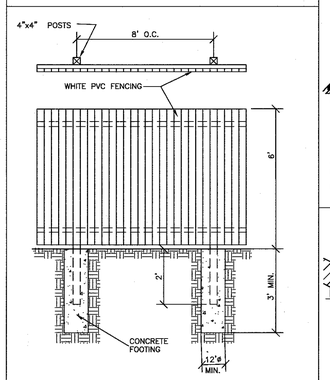


THE BASIN IS TO BE UTILIZED AS A TEMPORARY EMERGENCY SEDIMENTATION BASIN DURING CONSTRUCTION AND SHOULD BE LINED WITH 30 MIL. PVC LINER OR APPROVED EQUAL DURING THIS PHASE. ONCE THE SITE IS STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT IN THE BOTTOM OF THE BASIN ALONG WITH THE 30 MIL. PVC LINER AND AN ADDITIONAL 18" OF SOIL BELOW THE DESIGN BASE ELEVATION. REPLACE WITH 12" OF CLEAN COARSE SAND AND GRAVEL FREE OF ORGANICS AND FINES ALONG WITH 6" OF LOAM AND SAND MIXTURE (SEE DETAIL ABOVE).

NOTE:
1. AREA BENEATH THE BASIN TO BE STRIPPED OF TOPSOIL AND SUBSOIL. REFER TO TEST PIT NOTED FOR ADDITIONAL INFORMATION.
2. BASIN TO BE REVIEWED BY ENGINEER TO ENSURE CONSTRUCTION IN COMPLIANCE WITH THE DESIGN PLANS.

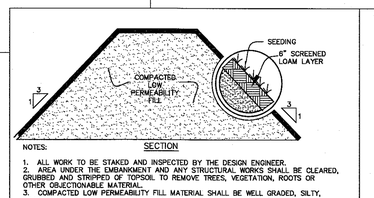


TYPICAL CONCRETE HEADWALL



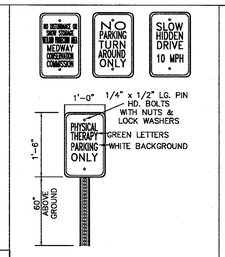
FENCE DETAIL

N.T.S.



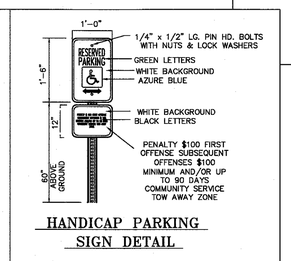
NOTES:
1. ALL WORK TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.
2. AREA UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
3. COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELY SAND AND SHALL BE FREE OF STONES GREATER THAN 6" IN DIAMETER, ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW OR FROZEN SOIL. MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" IN THICKNESS, AND SHALL BE COMPACTED.
4. S.C.S. APPROVED SEED MIX TO BE SPREAD AS SOON AS IS PRACTICAL TO MINIMIZE EROSION.

EARTH BERM

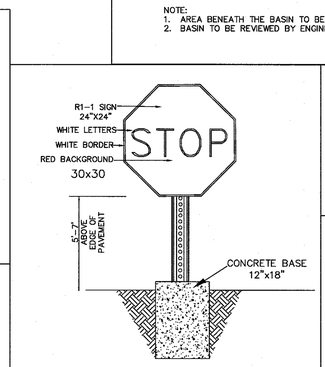


SIGNS DETAIL

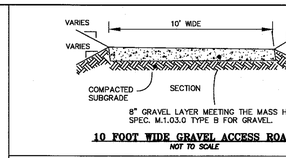
NOT TO SCALE



HANDICAP PARKING SIGN DETAIL



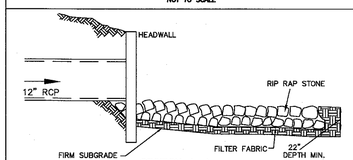
STOP SIGN DETAIL



8" GRAVEL LAYER MEETING THE MASS HIGHWAY SPEC. M.1.03.0 TYPE B FOR GRAVEL.

10 FOOT WIDE GRAVEL ACCESS ROAD

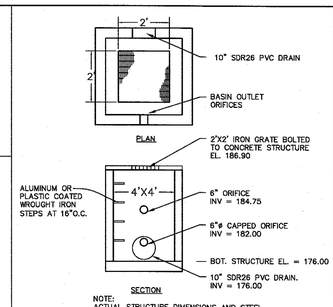
NOT TO SCALE



SECTION A-A
OUTLET

OUTFALL W/ RIPRAP APPRON

NOT TO SCALE



NOTE:
ACTUAL STRUCTURE DIMENSIONS AND STEEL REINFORCEMENT BY STRUCTURE MANUFACTURER.

OUTLET CONTROL STRUCTURE

OPEN GRASSED SWALE

N.T.S.

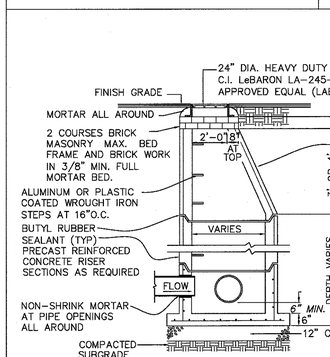
NOTE:
1. GRASS SPECIES TO BE FINE, UNIFORM AND DENSE COVERING.
2. SPECIES TO BE MOISTURE TOLERANT.

CROSS SECTION SEDIMENT FOREBAY & INFILTRATION POND BOTTOM

NOT TO SCALE

STONE CHECK DAM

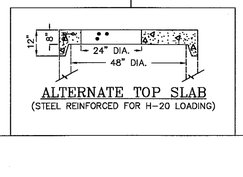
NOT TO SCALE



TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

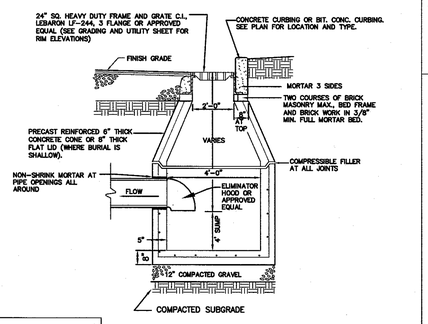
N.T.S.

NOTE:
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. C478.



ALTERNATE TOP SLAB

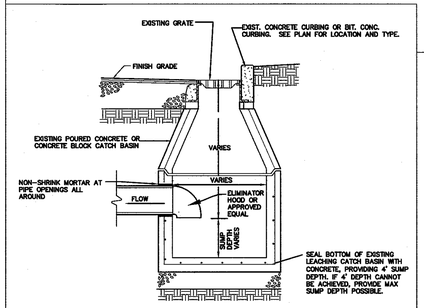
(STEEL REINFORCED FOR H-20 LOADING)



TYP. PRECAST CONCRETE CATCH BASIN DETAIL

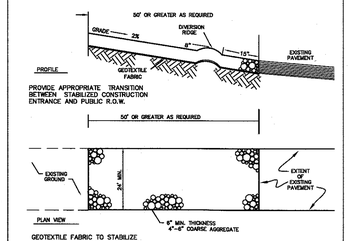
NOT TO SCALE

NOTE:
ALL STRUCTURES SHALL BE SUITABLE FOR H-20 LOADING AND SHALL MEET THE REQUIREMENTS OF ASTM C478.



EXISTING CATCH BASIN SUMP IMPROVEMENT DETAIL

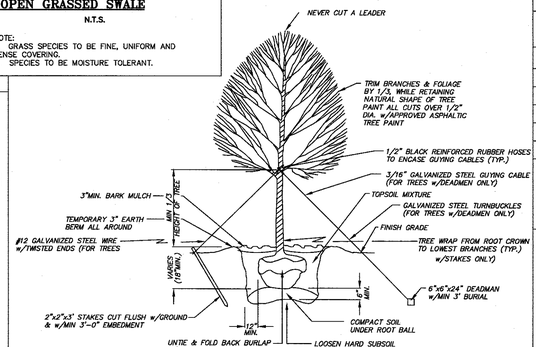
NOT TO SCALE



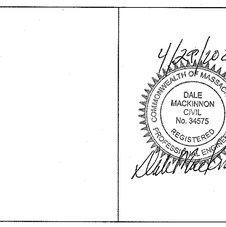
GEOTEXTILE FABRIC TO STABILIZE FOUNDATION (ESPECIALLY NEEDED WHERE SOILS ARE WET)

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



SPECIMEN DECIDUOUS TREE PLANTING DETAIL



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MEDWAY PLANNING BOARD

BEING A MAJORITY

ENDORSEMENT DATE

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CONSTRUCTION DETAILS

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SHEET 12 OF 13

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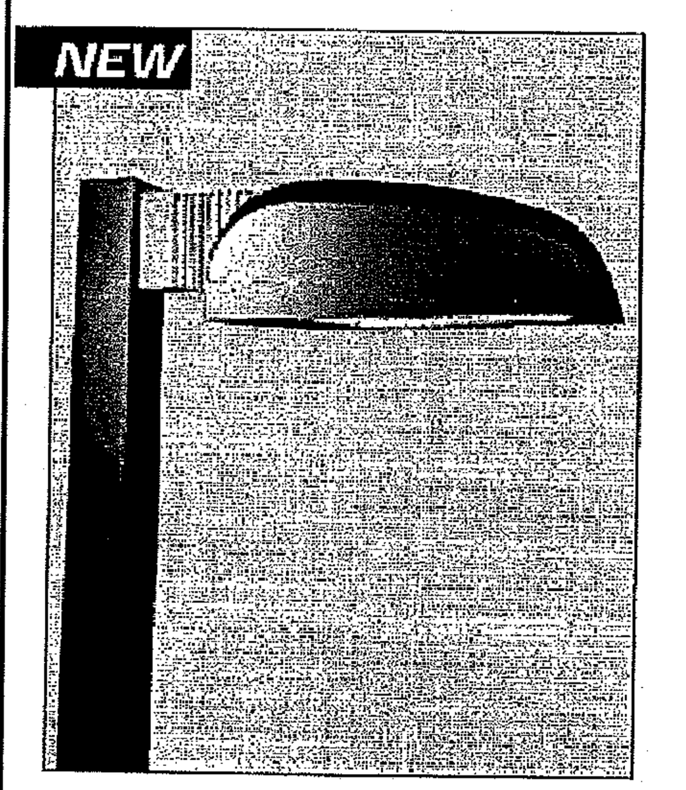
Aeris™



Intended Use

For streets, walkways, parking lots and surrounding areas.

Features

Housing – Die-cast single piece aluminum with nominal 1/8" wall thickness. Integral arm provides easy installation to pole or wall. Housing completely sealed against moisture or environmental contaminants.

Door Assembly – Die-cast door frame, impact-resistant, tempered, glass lens, 3/16" thick, fully sealed with one-piece tubular silicone gasket. Tool-less entry and closure via spring loaded die-cast latches.

Optics – Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable.

Installation – Heavy duty easy mount block attaches to pole or wall to provide ease of installation as well as ensured alignment and leveling.

Electrical – 150W and below utilize a high reactance, high power factor. 175W and above use a constant-wattage autotransformer ballast. 42W uses an electronic high frequency ballast. Ballasts mounted on removable power tray with tool-less latch and have positive locking disconnect plugs. Ballasts are copper wound and 100% factory tested.

Finish – Standard finish is dark bronze (DDB) polyester powder finish. Other architectural colors available.

Socket – Porcelain, medium-base socket for AS1, mogul-base socket for AS2, with copper alloy nickel-plated screw shell and center contact. UL listed.

Listings – UL Listed (standard). CSA Certified or NOM certified (see options). U.S. and Canada patents pending. UL listed for wet locations, IP65 certified. Meets IESNA full cutoff criteria.

For product details and performance data, see the OUTDOOR binder or the on-line catalog at www.lithonia.com.

Ordering Information

Example: **AS1 150S SR2 120 SF LPI**

Designation

High Pressure Sodium
AS1 35S
AS1 50S
AS1 70S
AS1 100S
AS1 150S
AS2 200S
AS2 250S
AS2 400S

Metal Halide
AS1 50M
AS1 70M
AS1 100M
AS1 150M
AS1 175M
AS2 200M[1]
AS2 250M[2]
AS2 320M[1]
AS2 350M[1]
AS2 400M[2]

Compact Fluorescent
AS1 42TRT
(120, 277, 347V only)

Distribution

SR2 Segmented Type II roadway
SR3 Segmented Type III asymmetric
SR4SC Segmented Type IV forward throw, sharp cutoff
SR4W Segmented Type IV wide, forward throw (size 2 only)
SR5S Segmented Type V square

Voltage

120, 208[3], 240[3], 277, 347, 480[3], TB[4]

Mounting[5]

Included
SPA Square pole mounting block
RPA Round pole mouning block
WBA wall bracket (up or down)

Shipped separately
ASKMA Mast arm adapter

Additional mounting and accessories available, consult factory

Options/Accessories

Installed
SF Single fuse, 120, 277, 347V (n/a TB)[6]
DF Double fuse, 208, 240, 480V (n/a TB)[6]
PER NEMA twist-lock receptacle only (no photocontrol)
QRS Quartz restrike system (100W max. AS1, 250W max. AS2, lamp not included)[6]
CR Corrosion-resistant finish
HS House-side shield
EC Emergency circuit[7]
TP Tamperproof
SCWA Super CWA Pulse Start Ballast (not available with HPS or TRT)
LPI Lamp included (standard)
L/LP Less lamp
CSA CSA Certified
NOM[7] NOM Certified

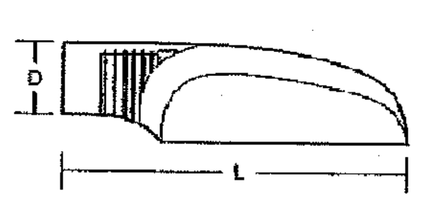
For optional architectural colors, see page 349.

Shipped separately
PE1 NEMA twist-lock PE (120, 208, 240V)
PE3 NEMA twist-lock PE (347V)
PE4 NEMA twist-lock PE (480V)
PE7 NEMA twist-lock PE (277V)
SC Shorting cap
AS1VG Vandal guard
AS2VG Vandal guard

For tenon slipfitters, see page 350.

NOTES:
1 Must be ordered with SCWA option.
2 May be ordered with SCWA option.
3 Consult factory for availability in Canada.
4 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada).
5 Mounting block standard.
6 SF, DF or QRS options cannot be ordered together.
7 Consult factory for availability.
8 Includes arm.

Drilling Pattern
(see pole ordering pg. 358)
DM19-AS 1 at 90°
DM28-AS 2 at 180°
DM29-AS 2 at 90°
DM39-AS 3 at 90°
DM49-AS 4 at 90°
DM32-AS 3 at 120° (Round poles only)



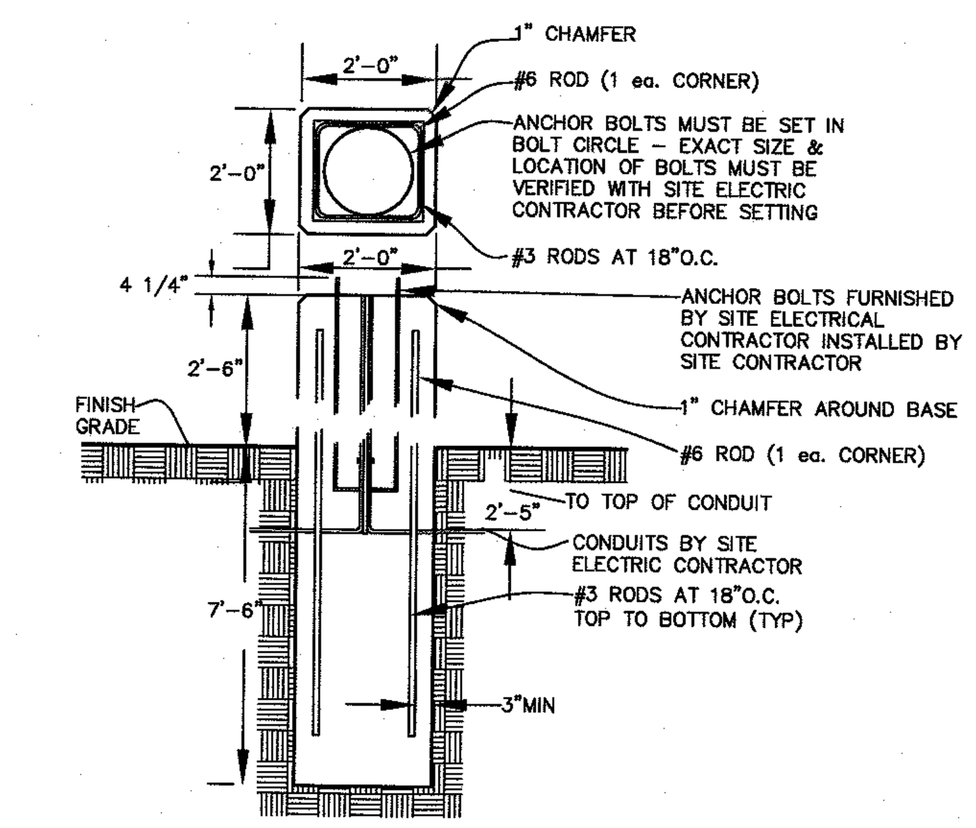
Dimensions are shown in inches (centimeters) unless otherwise noted.

	AS1	AS2
Length	21.38"	26"
Width	12.5"	16.25"
Height	6.26"	8.75"

LITHONIA LIGHTING

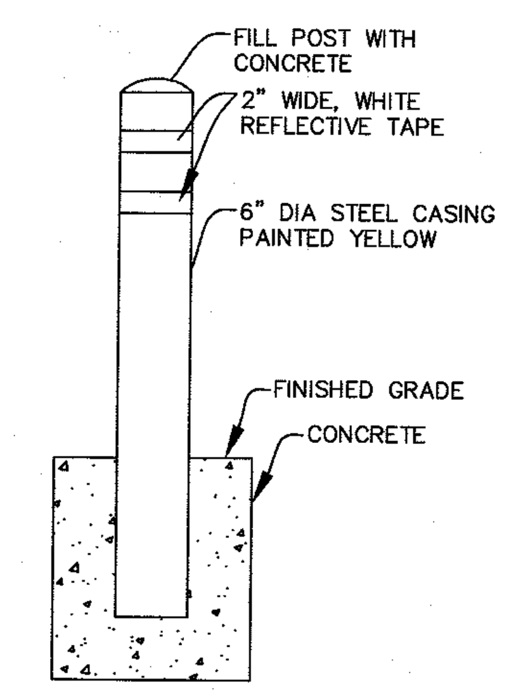
PARKING LIGHTING DETAIL AND SPECIFICATIONS

NOT TO SCALE
PROPOSED HEIGHT OF POLES = 20FT.



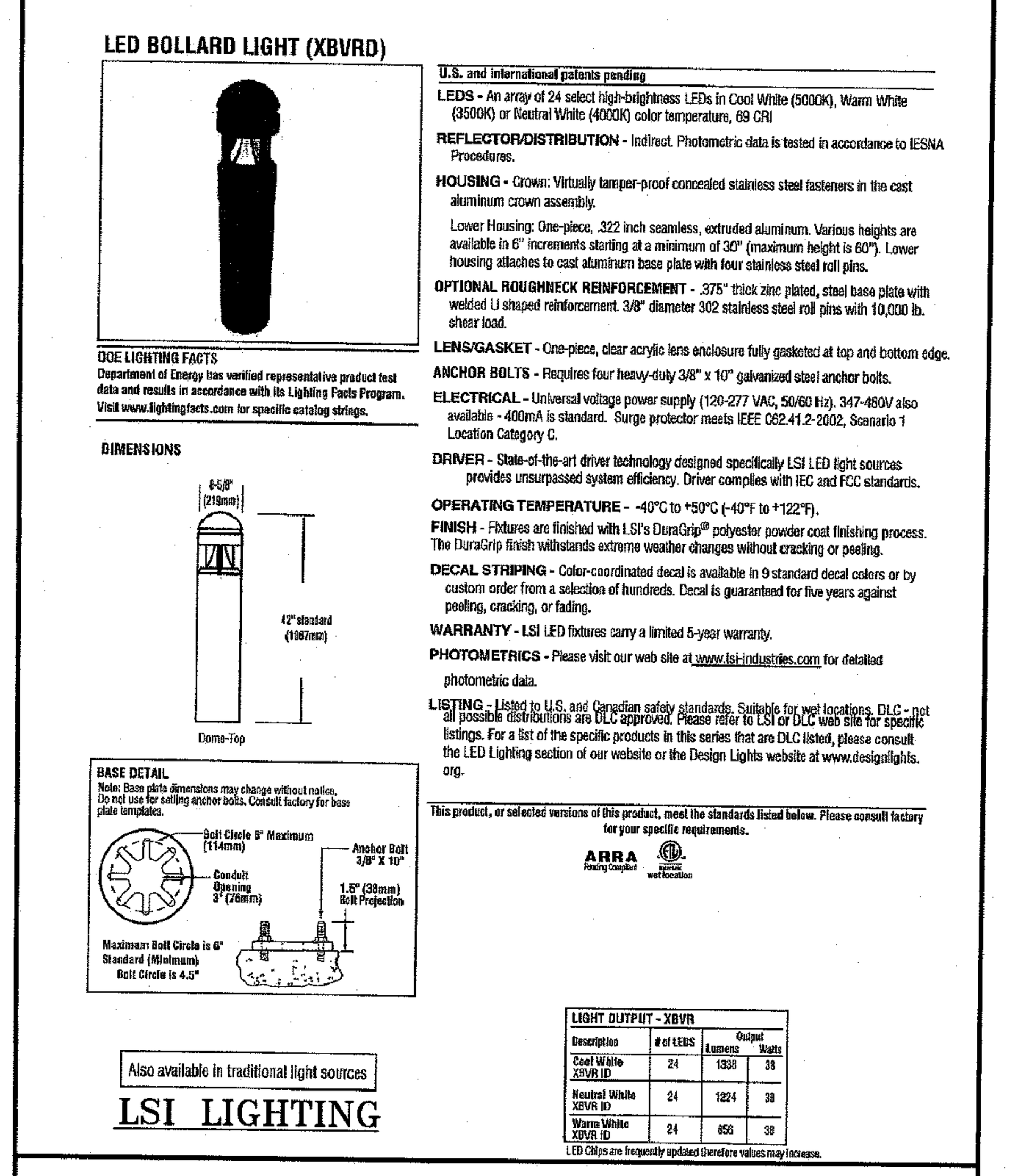
TYPICAL LIGHT POLE BASE

NOT TO SCALE
LIGHT POLES BY ELECTRIC CONTRACTOR



BOLLARD DETAIL

NOT TO SCALE



LSI LIGHTING

WALKWAY LIGHTING DETAIL AND SPECIFICATIONS

A. Names of Persons or Entities Responsible for Plan Compliance

John Greene
NRG Concepts, Inc.
165 Main Street
Suite 307
Medway, MA 02053
Tel: 508-367-8745

B. Construction Period Pollution Prevention Measures

1. Inventory materials to be present on site during construction.
2. Train employees and subcontractors in prevention and clean up procedures.
3. All materials stored on site will be stored in their appropriate containers and if possible under a roof or covered.
4. Follow manufacturer's recommendation for disposal of used containers.
5. Store only enough products on site to do the job.
6. On site equipment, fueling and maintenance measures:
   a. Inspect on-site vehicles and equipment daily for leaks.
   b. Conduct all vehicle and equipment maintenance and refueling in front of building, away from storm drains.
   c. Perform major repairs and maintenance off site.
   d. Use drip pans, drip cloths or absorbent pads when replacing spent fuels.
   e. Collect spent fuels and remove from site, per Local and State regulations.
   f. Maintain a clean construction entrance; install a crushed stone apron where truck traffic is frequent to reduce soil compaction constant sweeping is required and limit tracking of sediment into streets, sweeping street when silt is observed on street.
7. A temporary concrete washout station and equipment wash station shall be located on the site. Areas shall be surrounded with a silt fence and or Filter Mitt to contain materials and provide ease of cleanup.
8. Stock pile materials, and maintain Erosion Control around the materials where it can easily be accessed. Maintain easy access to clean up materials to include brooms, mops, rags gloves, goggles, sand, sawdust, plastic and metal trash containers.
9. Clean up spills.
   a. Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (sawdust, cat litter and/or rags and absorbent pads).
   b. Sweep up dry materials immediately. Never wash them away or bury them.
   c. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil in a certified container and notify a certified hauler for removal.
   d. Report significant spills to the Fire Department.
10. It is the responsibility of the site superintendent or employees designated by the Applicant to inspect erosion control and repair as needed, also to inspect all on site vehicles for leaks and check all containers on site that may contain hazardous materials daily.

C. Site Development Plans

1. See Site Plan set "Site Plan Medway Mill 163-165 Main Street Medway Massachusetts" dated February 14, 2020, prepared by Guerriere & Halnon, Inc.

D. Construction Erosion and Sedimentation Control Plan;

1. See Site Plan set "Site Plan Medway Mill 163-165 Main Street Medway Massachusetts" dated February 14, 2020, prepared by Guerriere & Halnon, Inc.

E. Plans

1. Construction Sequencing Plan
   a. A NPDES NOI shall be filed with the EPA.
   b. Record Order of Conditions - The site superintendent shall be aware of all the Conditions contained within the Order including inspection schedules.
   c. Install DEP File # Sign.
   d. Prior to any work on the site including tree/brush clearing, the approved limit of clearing as well as the location of the proposed erosion control devices (such as silt fence/straw bales, etc.) must be staked on the ground under the direction of a Massachusetts registered Professional Land Surveyor.
   e. Install erosion control barrier at locations depicted on the plans.
   f. Erosion control to be inspected by either the design engineer (or agent) or an erosion control monitor appointed by the Town of Medway.
   g. Extra erosion control devices shall be stored on the site to be used in case of an emergency (large storm).
   h. Perform tree/brush removal.
   i. Strip off top and subsoil. Stockpile material to be reused away from any drainage inlet or protected wetland areas, remove excess material from the site. Install and maintain erosion control barrier around stockpile.
   j. Rough grade site, maintaining temporary low areas/sediment traps for sediment accumulation and away from the wetlands and prevent sedimentation from migrating from the site.
   k. Construct forebay/basin, and outlets/outfalls. Install pipes, manholes and catch basins. Stabilize side slopes with loam, seed and mulch.
   l. Install underground utilities; protect all open drainage structures with erosion/siltation control devices, and rope off any areas susceptible to heavy vehicle damage.
   m. Prepare compacted pavement base.
   n. Loam and seed (mulch as required) disturbed areas of site other than immediately adjacent to work area.
   o. Upon all catchment structures and mitigation features becoming operational, install pavement up to binder finish grade. Straw bales backed by crushed stone to be provided on down gradient side of catch basins to direct water to temporary basin.
   p. Install curbing and catch basin curb inlets.
   q. Install final pavement wearing course.
   r. Construct pervious sidewalk.
   s. Finish grade - loam and seed (mulch as required adjacent to parking lot.
   t. Maintain all erosion control devices until site is stabilized and final inspections are performed.

The Contractor shall be responsible to schedule any required inspections of his/her work.

2. Construction Waste Management Plan
   a. Dumpster for trash and bulk waste collection shall be provided separately for construction.
   b. Recycle materials whenever possible (paper, plaster cardboard, metal cans). Separate containers for material are recommended.
   c. Segregate and provide containers for disposal options for waste.
   d. Do not bury waste and debris on site.
   e. Certified haulers will be hired to remove the dumpster container waste as needed. Recycling products will also be removed off site weekly.
   f. The sewer system is only for disposal of human waste, and substances permitted for disposal by the Charles River Pollution Control District (CRPCD).

F. Operation and Maintenance of Erosion and Sedimentation Controls

The operation and maintenance of sedimentation control shall be the responsibility of the contractor. The inspection and maintenance of the storm water component shall be performed as noted below. The contractor shall, at all times have erosion control in place. The contractor, based on future weather reports shall prepare and inspect all erosion control devices; cleaning, repairing and upgrading is a priority so that the devices perform as per design. Inspect the site during rain events. **Don't stay away from the site.** At a minimum, there should be inspection to assure the devices are not clogged or plugged, or that devices have not been destroyed or damaged during the rain event. After a storm event inspection is required to clean and repair any damage components. Immediate repair is required.

G. Inspection and Maintenance Schedules

1. Inspection must be conducted at least once every 7 days and within 24 hours prior to and after the end of a storm event 0.5 inches or greater.
2. Inspection frequency can be reduced to once a month if:
   a. The site is temporarily stabilized.
   b. Runoff is unlikely due to winter conditions, when site is covered with snow or ice.
3. Inspections must be conducted by qualified personnel, "qualified personnel" means a person knowledgeable in the principles and practice of erosion and sediment controls and who possess the skills to assess the conditions and take measures to maintain and ensure proper operation, also to conclude if the erosion control methods selected are effective.
4. For each inspection, the inspection report must include:
   a. The inspection date.
   b. Names, titles of personnel making the inspection.
   c. Weather information for the period since the last inspection.
   d. Weather information at the time of the inspection.
   e. Locations of discharges of sediment from the site, if any.
   f. Locations of BMP's that need to be maintained.
   g. Locations where additional BMP's may be required.
   h. Corrective action required or any changes to the SWPPP that may be necessary.
5. Qualified personnel shall inspect the following in-place work;

Inspection Schedule:

Erosion Control	Weekly
Catch Basins	Weekly
Temporary Sedimentation Traps/Basins	Weekly
Pavement Sweeping	Weekly

Please Note: Special inspections shall also be made after a significant rainfall event.

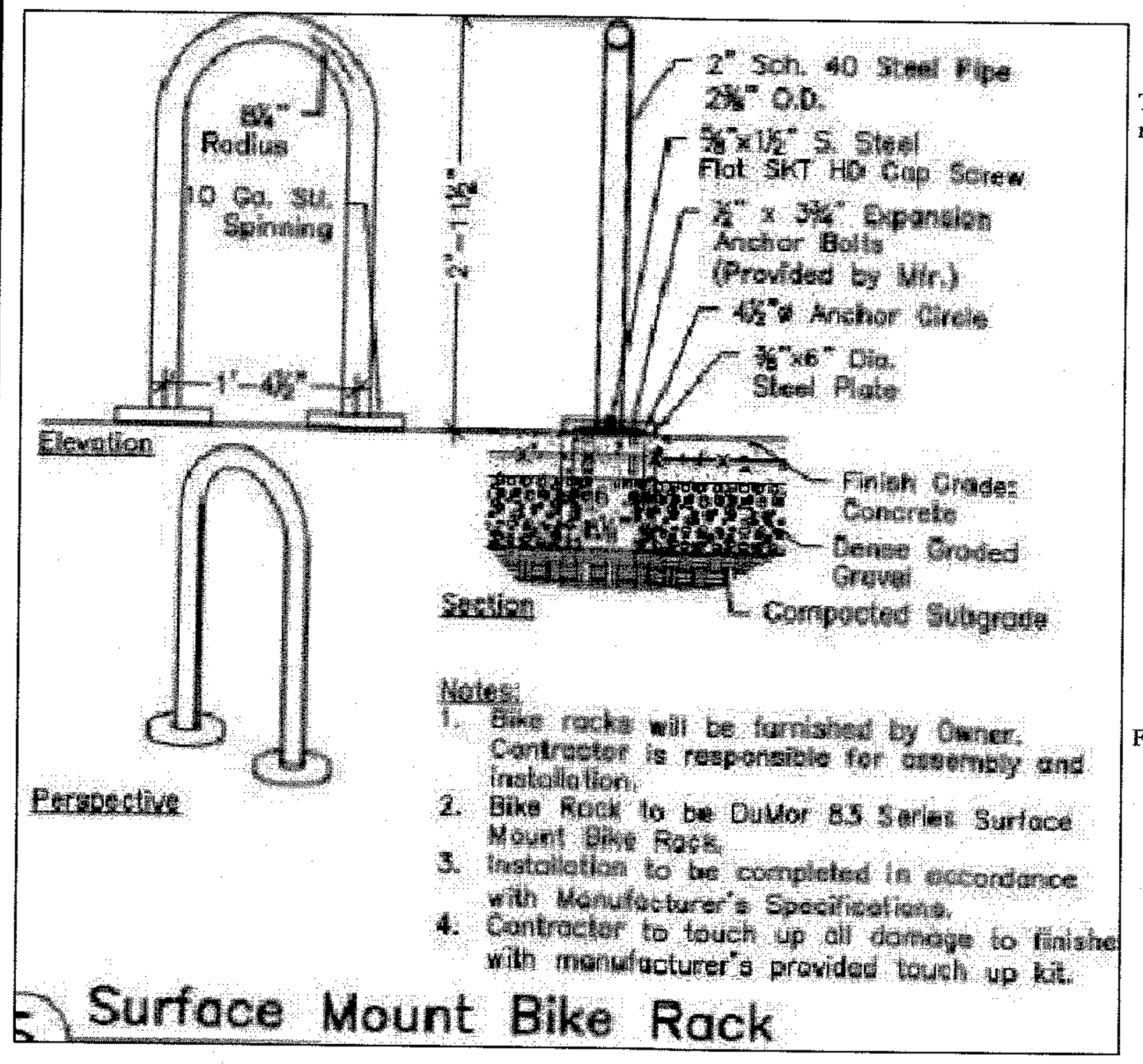
Maintenance Schedule

Erosion Control Devices Failure	Immediately
Temporary Sedimentation Traps/Basins	As needed
Pavement Sweeping	14 days minimum and prior to any significant rain event.

Please Note: Special maintenance shall also be made after a significant rainfall event.

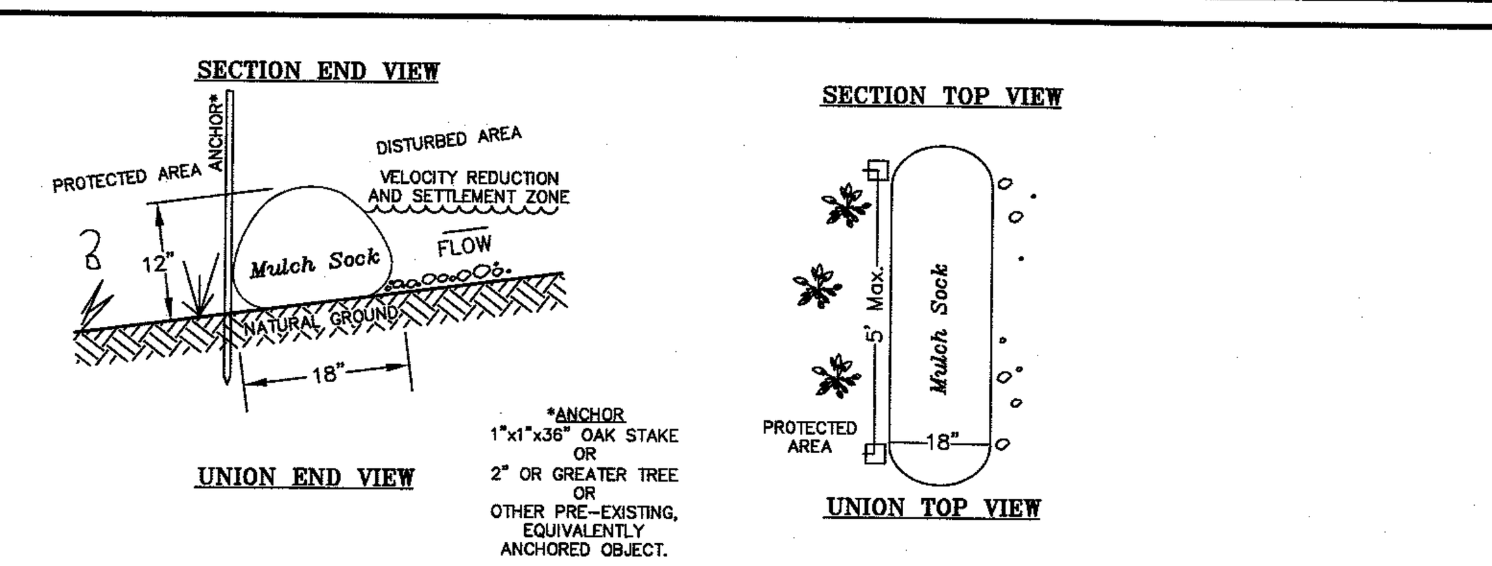
H. Inspection and Maintenance Log Form.

1. See Construction Phase Inspection and Maintenance Form attached



Notes:
1. Bike racks will be furnished by Owner. Contractor is responsible for assembly and installation.
2. Bike Rack to be DuMor 83 Series Surface Mount Bike Rack.
3. Installation to be completed in accordance with Manufacturer's Specifications.
4. Contractor to touch up all damage to finished with manufacturer's provided touch up kit.

Surface Mount Bike Rack



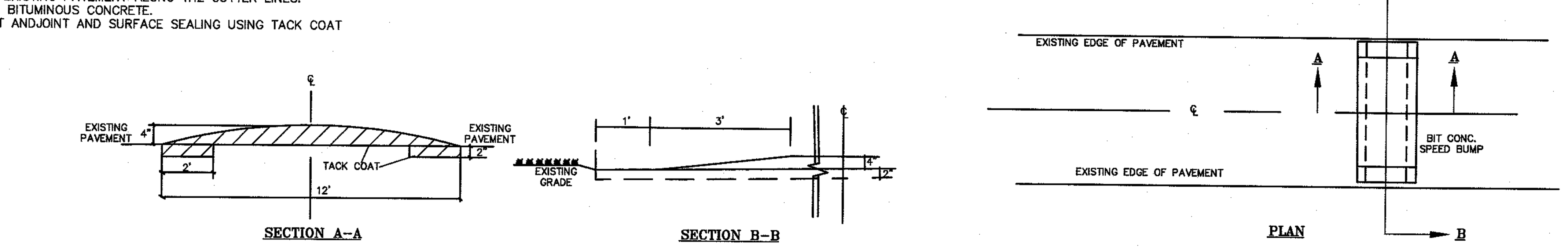
1. WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER. BOTH SIDES SHALL BE ANCHORED (OAK STAKES, TREES, ETC.) TO STABILIZE THE UNION.
2. NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAT 2:1.
3. ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 2:1 TO PREVENT MOVEMENT.

Mulch Sock COMPONENTS:
- OUTSIDE CASING: 100% organic hessian.
- FILLER INGREDIENT: *FiberRoot Mulch*
  A blend of coarse and fine compost and shredded wood.
- Particle sizes: 100% passing a 3" screen; 90–100% passing a 1" screen; 70–100% passing a 0.75" screen; 30–75% passing a 0.25" screen.
  Weight: Approx. 850 lbs./cu.yd.
  (Ave. 30 lbs./l.f.)

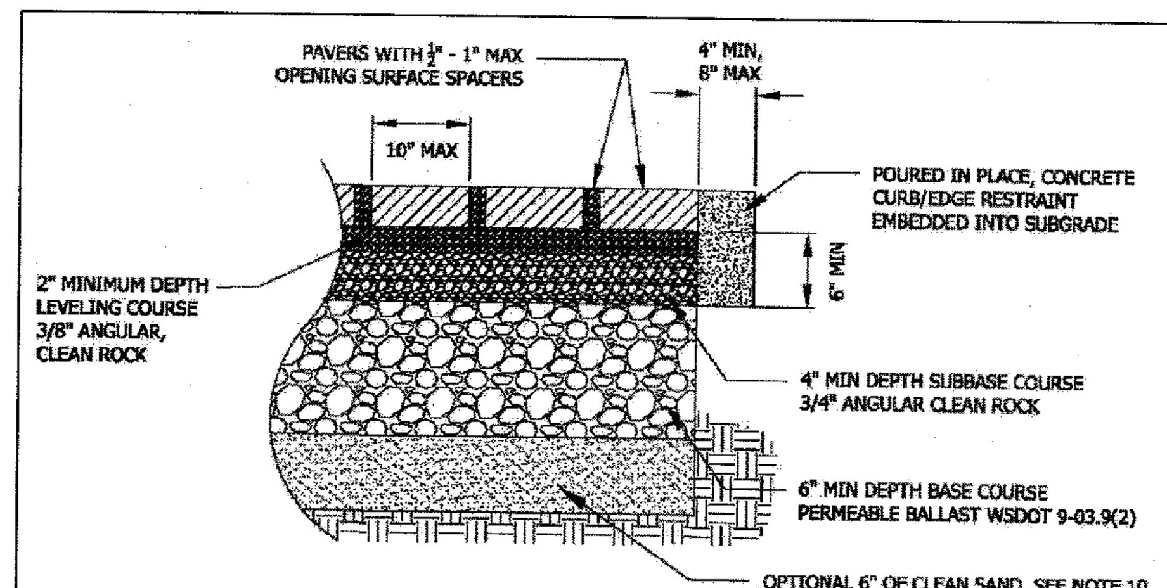
EROSION CONTROL BARRIER

NOT TO SCALE

1. SPEED BUMPS SHALL BE BITUMINOUS CONCRETE.
2. CLEAN EXISTING PAVEMENT.
3. SCARIFY EXISTING PAVEMENT ALONG THE GUTTER LINES.
4. REPLACE BITUMINOUS CONCRETE.
5. COMPACT ANDJOINT AND SURFACE SEALING USING TACK COAT



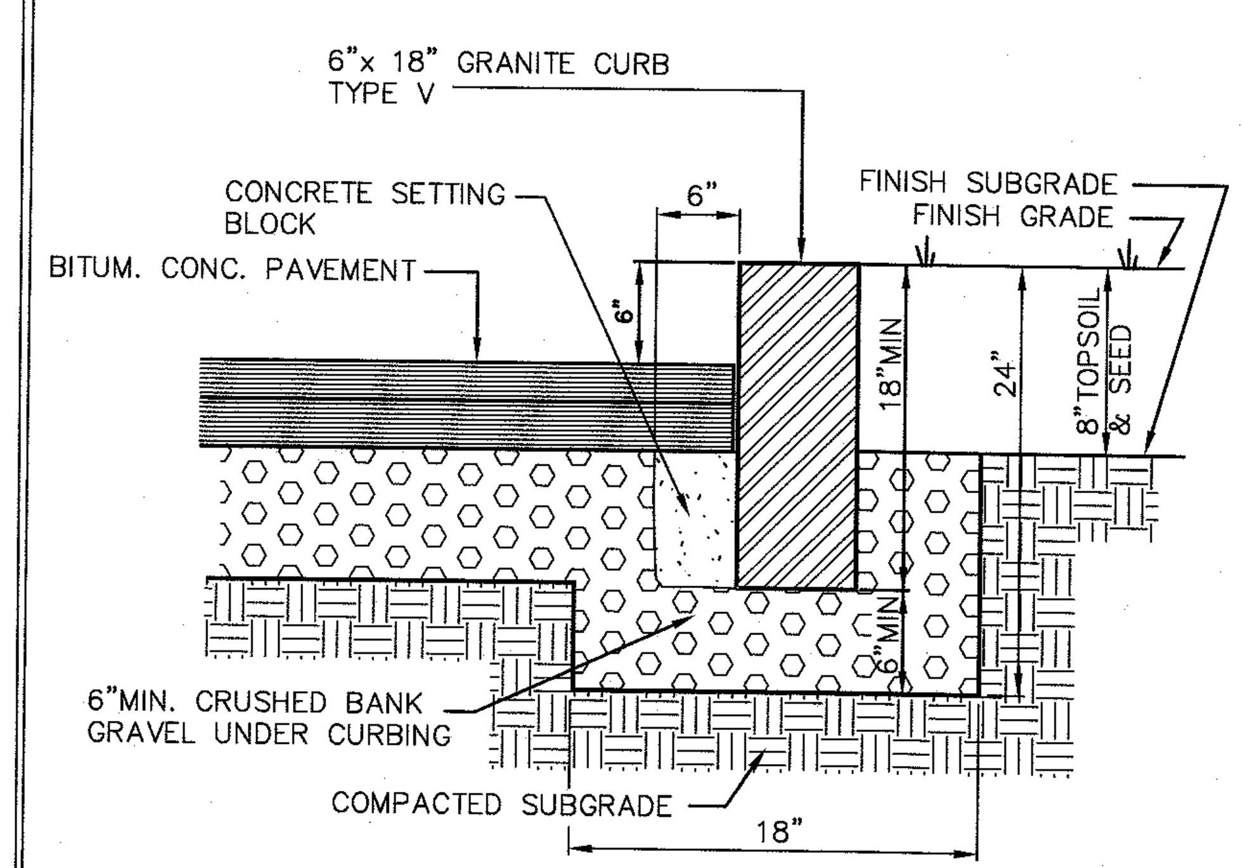
SPEED BUMP DETAIL



PERMEABLE PAVER SECTION

NOT TO SCALE

NOTES:
1. SEE DRIVEWAY STANDARD PLANS CK-R.21 FOR JOINTING AND LAYOUT.
2. PERMEABLE PAVERS SHALL CONFORM TO ALL REQUIREMENTS BELOW:
   A. 3-1/8" THICK PAVERS FOR VEHICULAR APPLICATIONS
   B. 2-3/8" THICK PAVERS FOR PEDESTRIAN AREAS
   C. SURFACE AREA AND ASPECT RATIO REQUIREMENTS OF ASTM C936
3. AGGREGATE FOR BASE COURSE SHALL BE CLEAN, ANGULAR ROCK 1-1/4", CONFORMING TO PERMEABLE BALLAST WSDOT 9-03.9(2).
4. PERMEABLE PAVERS TO BE INSTALLED AFTER CONSTRUCTION OF HOUSE. AFTER INSTALLATION, PROTECT PERMEABLE PAVEMENT FROM LANDSCAPE AND OTHER CONSTRUCTION ACTIVITIES.
5. SUBGRADE IS TO BE COMPACTED TO THE MINIMUM NECESSARY FOR STRUCTURAL STABILITY, USING DUAL WHEEL SMALL MECHANICAL ROLLERS IN STATIC MODE. HEAVY EQUIPMENT OR TRUCK TRAFFIC IS NOT ALLOWED ON SUBGRADE.
6. TO PREVENT COMPACTION, INSTALL THE AGGREGATE BASE IN THE FOLLOWING MANNER (BACK-DUMPING):
   -DUMP AGGREGATE BASE ONTO SUBGRADE FROM THE EDGE OF THE INSTALLATION, THEN PUSH IT OUT ONTO THE SUBGRADE.
   -DUMP SUBSEQUENT LOADS FROM ON TOP OF THE AGGREGATE BASE AS THE INSTALLATION PROGRESSES.
7. PERVIOUS CONCRETE SIDEWALK SHALL BE TESTED PRIOR TO ACCEPTANCE. ONE TEST PER 2500 SF AREA MINIMUM. TESTING SHALL MEET ASTM C1701 AND SHALL MEET A MINIMUM OF 100 IN/HR.
8. IMPERVIOUS CHECK DAMS IN THE BASE COURSE ARE REQUIRED FOR SLOPES BETWEEN 5% AND 10%. SLOPE SHALL NOT EXCEED 10%.
9. NO HORIZONTAL GEOTEXTILE FABRIC UNLESS RECOMMENDED BY GEOTECHNICAL PROFESSIONAL DUE TO POOR SOIL STRENGTH. VERTICAL SEPARATION WITH GEOTECHNICAL FABRIC MAY BE REQUIRED PER ENGINEER, DEPENDENT ON ADJACENT STRUCTURES.



TYP. VERTICAL GRANITE CURB

N.T.S.

NOTE: INSTALL WITHIN ALL PUBLIC WAYS, CORNERS, AND RADIUS SECTIONS

F3519

APPROVED DATE:

MEDWAY PLANNING BOARD

BEING A MAJORITY

ENDORSEMENT DATE

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

165 MAIN STREET REALTY TRUST
JOHN J. GREENE TRUSTEE
165 MAIN STREET
SUITE 307
MEDWAY, MA

DEED BOOK 24499 PAGE 10
A.M. 48 LOT 092

APPLICANT

NRG CONCEPTS, INC.
165 MAIN STREET
SUITE 307
MEDWAY, MA. 02053

SITE PLAN MEDWAY MILL 163-165 MAIN STREET MEDWAY MASSACHUSETTS

CONSTRUCTION DETAILS

FEBRUARY 14, 2020

DATE	REVISION DESCRIPTION
10/13/2020	REVISED PARKING CONFIGURATION
12/23/2020	PER TOWN COMMENTS
4/21/21	PER CONVERSATION WITH CLIENT
	AND CONSULTANT

0 15 30 FEET 60 90
0 2.5 5 10 METERS 20

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST. FRANKLIN, MA 02038
PH. (508) 528-3221
FX. (508) 528-7921
www.gandhengineering.com

SHEET 13 OF 13

JOB NO. F3519

PROPOSED PARKING AREA
MEDWAY MILLS

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PERSPECTIVE VIEW FROM DRIVE
ARBOR VITAE AT 6 FEET (AT PLANTING)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM DRIVE
ARBOR VITAE AT 12 FEET (YEAR 3)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM DRIVE
ARBOR VITAE AT 16 FEET (YEAR 5)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM DRIVE
ARBOR VITAE AT 22 FEET (YEAR 8)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM DRIVE
ARBOR VITAE AT 26 FEET (YEAR 10)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM PARKING AREA
ARBOR VITAE AT 6 FEET (AT PLANTING)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM PARKING AREA
ARBOR VITAE AT 12 FEET (YEAR 3)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM PARKING AREA
ARBOR VITAE AT 16 FEET YEAR 5

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM PARKING AREA
ARBOR VITAE AT 22 FEET (YEAR 8)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW FROM PARKING AREA
ARBOR VITAE AT 26 FEET (YEAR 10)

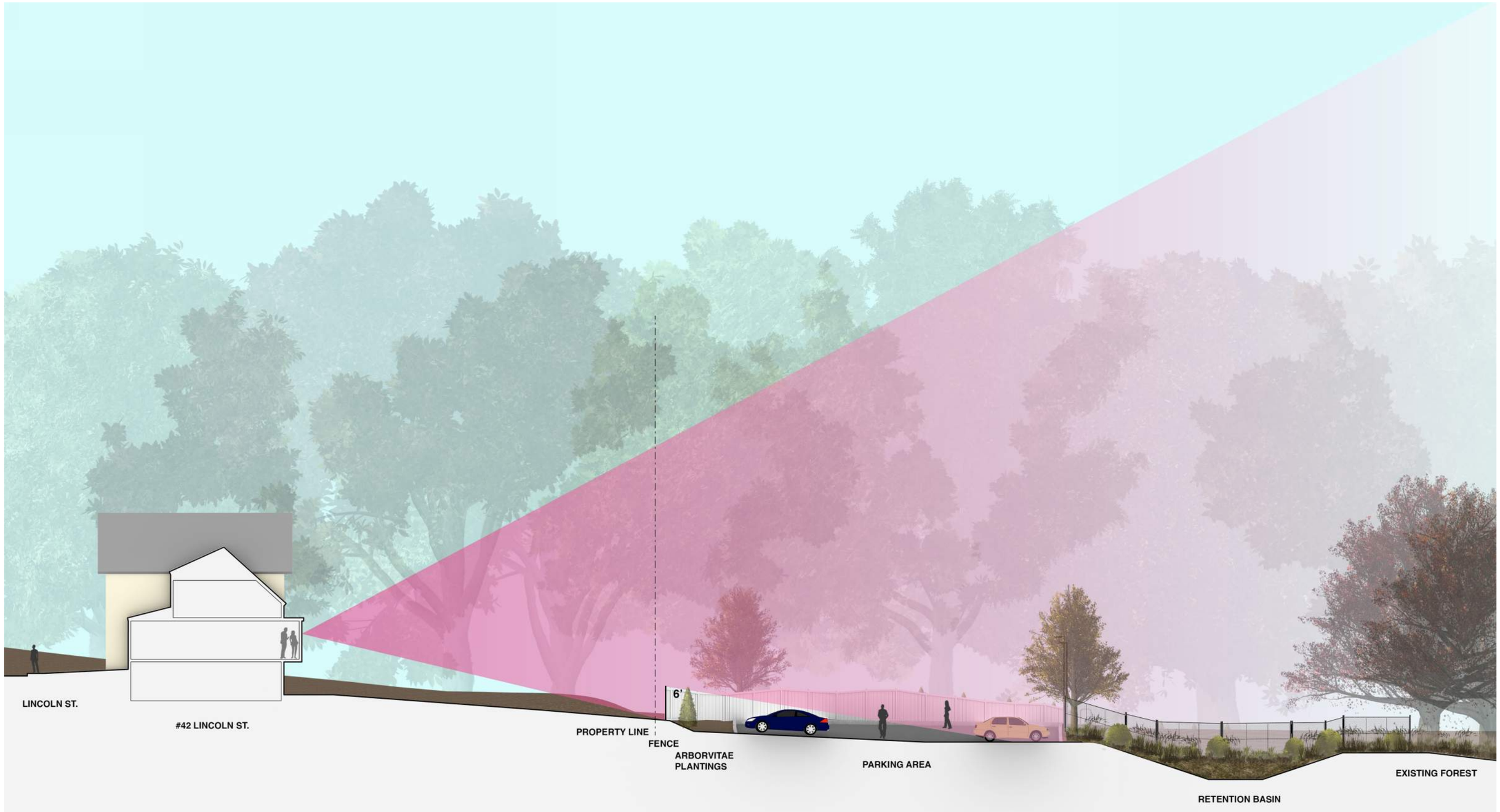
PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

PERSPECTIVE VIEW AT MEDWAY MILLS
ENTRY FROM LINCOLN STREET

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS



SITE SECTION THROUGH PARKING AREA
ARBOR VITAE AT 6 FEET (AT PLANTING)

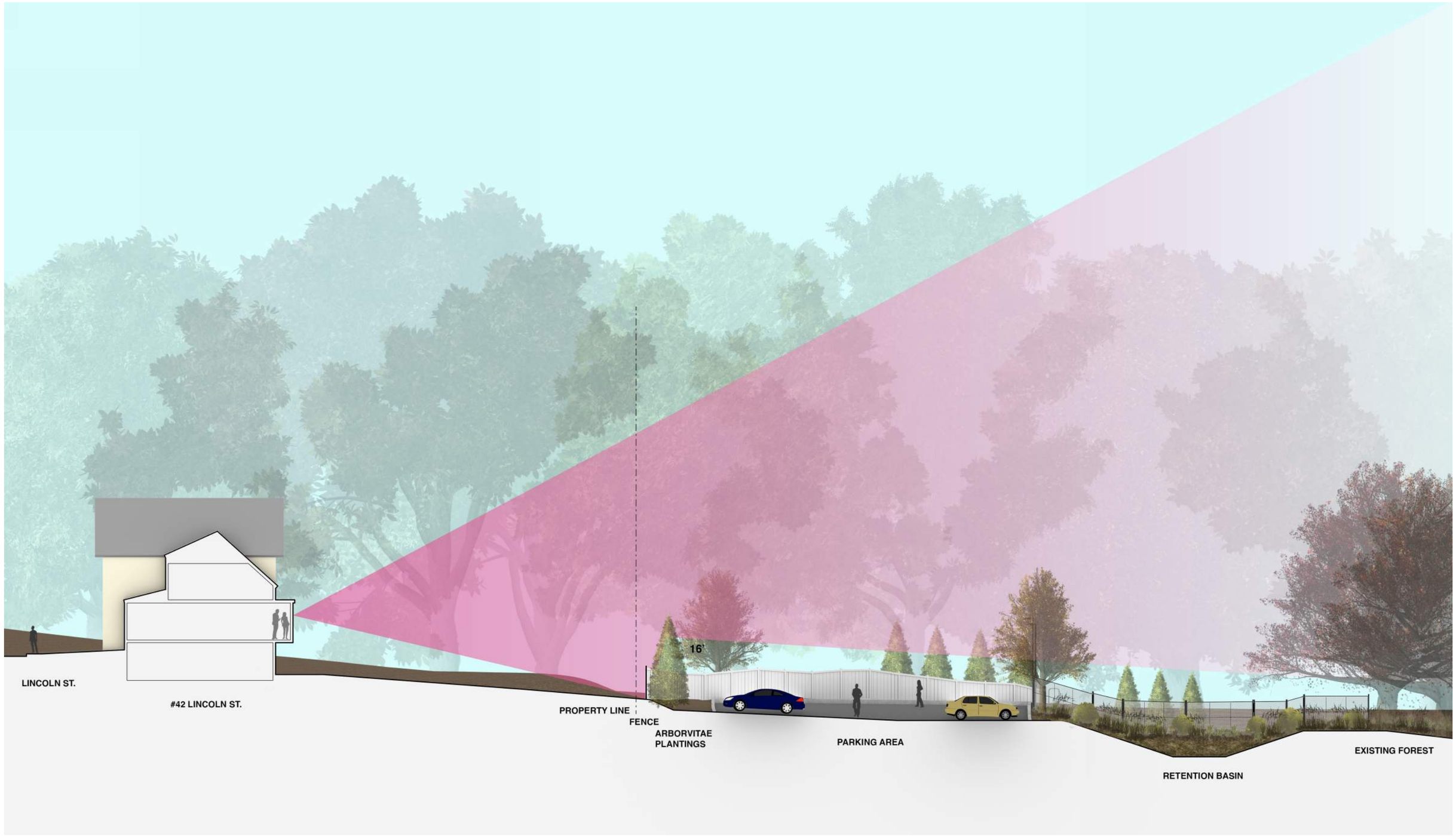
PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

SITE SECTION THROUGH PARKING AREA
ARBOR VITAE AT 12 FEET (3 YEARS)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS



SITE SECTION THROUGH PARKING AREA
ARBOR VITAE AT 16 FEET (5 YEARS)

PLANNING BOARD SITE PLAN REVIEW
OWNER: 165 MAIN STREET REALTY TRUST
MAY 11, 2021

PROPOSED PARKING AREA
MEDWAY MILLS

Medway Design Review Committee (DRC)

Application for Sign Design Review

Medway Location/Address *where the sign will be installed:* 112A Main Street Medway MA
What is the interior width of the storefront? 14 ft

Building/Development Name: *(if applicable)*: Medway Plaza

Medway Zoning District: Central Business District

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: Brows by Harsha

Mailing Address: 112A Main Street Medway MA

Contact person: Harsha Patel

Phone: 929-305-2306 Cell Phone _____

Email address: harshapatel6131983@gmail.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	28x71	13.9	28	LED
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: Thinkbox Graphics, Inc.

Mailing Address: 200 Center Street Bellingham MA

Contact person: Jon Farnsworth

Phone: 508-928-24889 Cell Phone: 774-245-6074

Email address: jon@thinkboxgfx.com

Property Owner Information

Company Name: Diversified Funding

Mailing Address: 63 Atlantic Avenue Boston, MA

Contact person: Jim Griffin

Phone: 1 617-633-1349 Cell Phone: _____

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

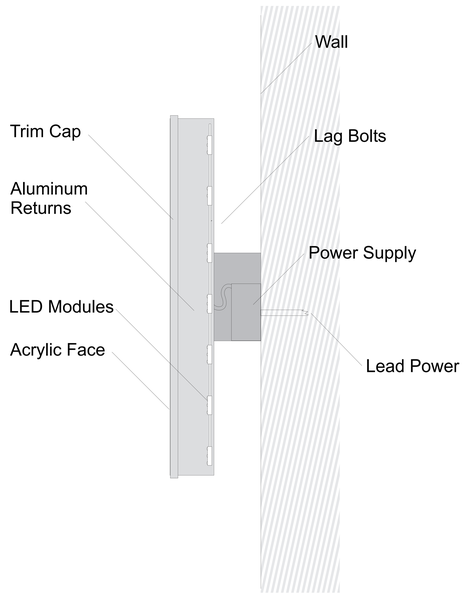
Applicants and sign designers should read the Sign Guidelines included in the Medway Design Review Guidelines before developing a sign design.

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: _____

Reviewed by Medway Planning Coordinator: _____ ***DRC Meeting Date:*** _____



Internally Lit Channel Letter Sign
LED Illuminated
Red Acrylic Faces
Black Trim Caps
Raceway painted color of building

Building 14ft linear frontage
Sign - 13.9 sf.

think box WRAPS & SIGNS

DESIGN PROOF