



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

DRC Meeting Minutes: Monday, August 30, 2021
Zoom (Remote) Meeting

Call to Order: – With a quorum present, this remote meeting was called to order by DRC Chair Mr. Buckley at 7:03 p.m.

Attendees:

	07/19/2021	08/30/2021			
Matthew Buckley	Absent with Notice	X			
Rich Di Iulio	-	-			
Jessica Chabot	-	X			
Tom Gay	X	Absent with Notice			
Rachel Walsh	Absent with Notice	Absent with Notice			
Dan Connolly	X	X			
Alex Siekierski	X	Absent with Notice			
Janine Clifford	X	X			

Also Present:

- Gareth Orsmond, Todd Wilson - Medway Place Shopping Plaza
- Amanda Cavaliere (Guerriere and Halnon) Danielle Justo (Attorney) - Medway Mill Site Plan
- Jim Cray (Project Engineer), Barry Smith (Medway Water/Sewer Superintendent, Rob Williamson (Project Manager), Chuck Caron, Chris Grillo, Lucas Anthony (Civil Engineer), Pete Pelletier (Medway DPW Director)
- Jamie Ahlstedt, Prospective DRC member

Also present via ZOOM

- Sreelatha Allam, Recording Secretary

Meeting Minutes (June 21 and July 19, 2021)

The meeting minutes will be discussed and approved at the next DRC meeting.

Review of updated Site Plan and Master Signage Plan – Medway Place Shopping Plaza (98, 108 and 114 Main Street)

Applicant representatives attended the meeting to discuss the updated site and master signage plans for Medway Place Shopping Plaza. **See Attached.** It was mentioned that additional updates to the signage plan is anticipated base on recent PEDB feedback.

The team presented / discussed items that were addressed regarding the site plan based on DRC comments made at an earlier meeting.

COMMENT 1- DRC's comment about changing specific trees proposed by the applicant. Mr. Orsmond explained the proposed trees were chosen to match the trees planted on Rt. 109. However, DRC comment was addressed by selecting tree types that are part of the Planning Board's site plan rules and regulations (smaller trees with smaller canopies so they don't interfere with delivery and emergency vehicles). Applicant will submit the maintenance plan for proposed landscaping plan this week.

COMMENT 2 - DRC recommended providing seating in the food truck area and by the barbeque restaurant with some suitable planters included (similar to Cumberland Farms). The response was 2 ft. diameter concrete planters, 6 ft. apart to be provided to cordon off the area(s). An earlier DRC comment about protecting diagonal areas in front of the façade was discussed. Design team responded that the diagonal area improvements will not be addressed at this time and the outdoor area operations will be observed to plan any future work. Applicant is not in a position to commit to any improvement(s) for now due to cost implications. The area will remain as a driveway and the applicant could propose a sidewalk in the future.

COMMENT 3 - Additional details to be provided on the landscaping around monument sign. Applicant talked about the limitations for improvements due to the low monument sign. The plantings will be a mix that will not obstruct the actual sign. There'll be external lighting on the top of the sign. There won't be any lighting around the landscaping. A detail of the landscaping plan including lighting elements will be shown on the plans.

COMMENT 4- Applicant tried hiring someone to design a shed but was unsuccessful. It was requested the condition be added to the approval. A site specific shed will be built and covered by vegetation (boxwoods). There was discussion on installing fence around the shed but the idea was not supported due to height issue.

Approximately 200 linear feet of 6 ft. high vinyl fencing similar to Cumberland Farms will be proposed on the side with abutting businesses (at Drybridge Crossing). Virginia rose bushes will be planted in front of them. Ms. Chabot said the proposed fence is a split rail fence and mentioned the plans show the fence and plantings on the abutter's property. She talked about

PEDB's concerns about these items not being built on the applicant's property. Team responded the existing fence is on applicant's property and the proposed fence will be installed in the same location. Ms. Clifford said the proposed fence should be at least 17" from the property line. The design team will confirm with the engineer on the details. To a question on the reasoning for proposed 6ft fence, team responded that it's the applicant's preference. There was discussion on 4' Vs 6' fence heights and DRC encouraged using 4' height. Members mentioned the recommendation letter will include the DRC 's preference for 4' fencing.

COMMENT 5 - The original proposal was to install the electric vehicle recharging stations in the SW corner of the property. DRC commented that they be distributed around the property. However, the applicant is proposing adding three more stations closer to the Bank of America property in addition to the original ones in the SW corner.

The PEDB recommendation for repaving the entire site was discussed. Design team stated that after some visual survey it was determined that there're portions of paving onsite that have not exhausted its useful life. Repaving the entire site implies major cost ramification to the applicant. The updated site plans show grey areas that will be repaved immediately based on the existing conditions. As the need arises the remaining area(s) will be repaved in phases and during that time any existing overhead wires will be moved underground and conduits will be installed for electric stations. In the proposed plan, on the central signal entryway (left side), the pavement ends right before the parking spots. A median is proposed in between the parking spots. Mr. Buckley asked if the median could be extended to the edge of the parking spots. The applicant agreed to look into the option. There was discussion on lighting improvements in the current proposal. Applicant confirmed that a photometric plan is not proposed at this time. Ms. Clifford said due to the proposed work with potential changes to lighting locations, photometric plan provision could be a code requirement. Applicant agreed to take a look into it and Mr. Buckley said PEDB usually takes the lead on this discussion point.

Ms. Chabot shared PEDB comments on lighting. The plans don't show the existing lighting locations and it's assumed they align with the new island and striping plan. Applicant was asked to show them in the plans. For any replacements, PEDB requires the detail be provided in the plans set including the trenching locations.

Master Signage Plan - At project level, the proposal will require internally illuminated and channel letter signs. Some discretion will be provided to the tenants for individual business signs design. They'll be required to be approved by DRC. Uniformity with font colors and types was recommended by DRC for the monument sign including blank panels for unoccupied businesses.

There was a DRC letter on the topic that was drafted few years back. The applicant agreed to review.

Review of Bridge Design - Medway Mill site plan (165 Main Street)-

The project is in final permitting stage and the team is here today to seek the DRC's recommendation on the bridge design. **See Attached.** The appeal period has ended and applicant has PEDB approval for the project. Applicant received CONCOM approval for work within the riverfront and wetland area. The PEDB decision requires DRC review and recommendations for the proposed bridge design. Ms. Cavaliere explained the project. There's a 25ft span bridge crossing over Chicken Brook. It connects Medway Mills site to additional parking project that was just permitted. A tri-beam steel guardrail system along the bridge curving into the parking lot is proposed. The steel beam will oxidize over time with the structural integrity staying intact. The system will withstand snow removal operations efficiently. Team mentioned the bridge expansion is for safety reasons with a goal to minimize impacts to the resource area. The applicant is looking for DRC approval for the design as presented. There was some discussion on above ground concrete patches on the edge of the bridge. The recommendation was to cap the above ground concrete with field stone and Mr. Greene said they will be capped and flushed to the ground. The DRC recommendation letter will be drafted this week.

Informal, Pre-Application Discussion – Town of Medway DPW, Proposed Water Quality Treatment Facility site plan (19 Populatic Street)

The project engineer started the discussion describing the site layout. Total facility is 15,000 sq. ft. The 30% submittal was made in late June and the project is being advanced to 50% design. The permitting process is expected to begin in early October. The plan is to bid the project in time for funding approval at the spring town meeting. The proposed facility is on Populatic St. where the existing water department offices and well stations are located. There are water resources on site including Charles River in the back. The primary purpose of the project is to build a drinking water treatment plant. Water from three well stations (one on-site and two remote stations) will be pumped into the facility for treatment. Building is split into three sections (garage, operations building, main treatment facility). It's not a public facility and access will be limited to town staff (8-12 members) only. Traffic is not expected to increase with the new facility. The entrance is proposed off of Water St. Parking for staff will be in the back. Access will be available to the entire site all the way to Populatic St. There will be 2 entries/exits for emergency vehicles/ trucks. Two existing garages will be demolished as part of the project. Based on 30% design comments from the town, a couple of items were changed on the plans. The garage will be a four bay garage with a backup generator on-site. 35' setback is proposed to meet zoning guidelines. The existing trees will be maintained to maintain the buffer with the residential neighborhood. There will be minor tree loss when the existing buildings are

demolished. Landscaping plans will be developed in further design. The noise will be contained within the treatment facility area and will not be higher than the existing levels. Stormwater management facilities will be on the east side of the property. Details are being worked out and will be submitted in the PEDB storm water report.

Architectural Elements - The architectural elements for the facility were also reviewed and discussed. The building materials will be concrete with walls (4' high) and will be supported on concrete cinder blocks. Exterior is a combination of metal and vinyl siding with flat roof. The goal is to build a facility with extended life and low construction and maintenance costs. Site amenities like bike racks are included in the project. Need for a good landscaping and signage plan was mentioned. Mr. Smith said the signage plan will be kept minimal as the water treatment facility needs less attention. Fencing details were briefly discussed. There was a question on addressing energy efficiency and potential green alternatives for energy consumption in the building. The response was the building will be solar ready and initial analysis is complete at this time. Processes within the building will be designed and implemented for energy efficiency. DRC asked the applicant to take the Committee's recommendations into consideration and come back with advance plans/ design for further discussion.

Other Business

Committee Reorganization and Election of Officers (chair and vice-chair)-

The item was not taken up for discussion.

10-3-2021 Master Plan Community Forum - Discussion of possible DRC sponsored kids' activity

A Master Plan Community Forum is scheduled for October 3rd, 2021 (11AM-3PM). It'll be open house style. Ms. Chabot talked about a possible planning exercise called "Box City". Would the DRC be interested in coordinating? In the exercise, cardboard boxes will be provided and participants will be allowed to arrange the city the way they envision. Since the box city concept will be time and resource consuming, one idea is to use the Maker Space at the library to print 3D versions of buildings. Some other options (using wood, Legos) were discussed by members. Ms. Chabot will discuss the topic further with Ms. Affleck-Childs to come up with next steps. She asked if members would be interested in running the event as a DRC sponsored activity. Ms. Clifford agreed to volunteer to help.

Discuss recently approved Façade Improvement Review provisions of the Zoning Bylaw including draft application form, submittal requirements, public information and outreach ideas, and possible revisions to the Zoning Bylaw language

Mr. Siekierski is working on this item/ topic from DRC's side. Ms. Chabot asked the committee to review the language in the zoning bylaw for façade improvements and provide any comments to Barbara Saint Andre's office. It'll become part of Medway administrative site plan review. She added DRC needs to decide if this item should be added to the town meeting agenda. Mr. Buckley said additional discussion with Ms. Affleck-Childs is needed in regards to changing the language and/or adding the topic to the fall town meeting agenda.

Action items

None.

Other business as may come before the Committee

Mr. Buckley touched on recent meeting cancellations due to lack of quorum and talked about increasing DRC membership. It was mentioned that Ms. Walsh might be leaving the committee soon which means there will be another vacant position to fill. Mr. Connolly gave notice for exiting the committee as well. He will make sure to attend as many meetings as possible until the exit.

Adjournment

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

Roll Call Vote:

Matt Buckley- Aye

Dan Connolly- Aye

Jessica Chabot- Aye

Janine Clifford- Aye

The motion passed.

The meeting was adjourned at 9:25 p.m.

Respectfully Submitted,

Sreelatha Allam
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Gareth I. Orsmond

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Admitted in: MA, NH

July 14, 2021

By Electronic Mail

Andrew Rodenhiser, Chair
Town of Medway Planning and Economic Development Board
Town Hall
155 Village Street
Medway, MA 02053

Re: Medway Plaza, 98, 108, 114 Main Street, Medway, Massachusetts
Application for Major Site Plan Review

Dear Chairman Rodenhiser and Board Members:

On behalf of Medway Realty LLC, I submit the following materials in connection with the above-referenced application:

1. Plan entitled “Site Plan & Landscape Plan”, Sheets C1.00 and C2.00, dated July 13, 2021; and
2. Document entitled “Supplementary Site Plan Submittal”, dated July 13, 2021;

Medway Realty has made a good faith effort to address the comments made by the Board and others on the plans and materials submitted to date and to explain its position where it disagrees with a comment.

As I have said, this can be viewed as part of an ongoing effort to make improvements at Medway Place. It is not practical – nor is it necessarily wise – to do too much at once. To that end, if the Board approves the revised site plan, I urge the Board to consider including a condition allowing Medway Realty to make some changes to the Revised Site Plan where approved by the Administrative Site Plan Review Team or the Design Review Committee, whichever the Board thinks is most appropriate, while retaining the right of either the Administrative Site Plan Review Team or the Design Review Committee to refer a proposed change to the full Board for consideration.

Andy Rodenhiser, Chairman
July 13, 2021
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Thank you for your attention to this matter.

Very truly yours,



Gareth I. Orsmond

GIO/smg

SUPPLEMENTARY SITE PLAN SUBMITTAL
July 14, 2021

MEDWAY REALTY, LLC
SITE PLAN REVIEW APPLICATION DATED OCTOBER 28, 2019

I. UPDATED PROJECT NARRATIVE

Medway Realty LLC (“Medway Realty”) provides this updated project narrative in connection with its revised site plan entitled “Site Plan & Landscape Plan”, Sheet C1.00, dated July 13, 2021 (the “Revised Site Plan”).

Background

In October 2019, Medway Realty submitted an application for major site plan review (the “Application”) under reservation of rights, and a plan entitled “Site Plan & Landscape Plan,” Sheet C1.00,” dated October 15, 2019 (the “Initial Site Plan”). The Initial Site Plan shows changes to the existing parking lot that Medway Realty believes it can do by right (i.e., without site plan review) to realign the main driveway and the existing parking spaces. The realignment is necessary due to changes made to Medway Plaza’s main entrance in connection with MassDOT’s Route 109 project and the taking of approximately 5,668 square feet of land for permanent easements over Medway Plaza.

After Medway Realty submitted the Initial Site Plan, further review of the Application was put on hold while Medway Realty focused on designing and obtaining approval for stormwater improvements during the COVID-19 pandemic. Medway Realty designed a new stormwater system to comply with the Town’s evolving stormwater management program, which the Town, in turn, adopted to comply with the requirements imposed by the U.S. Environmental Protection Agency’s Municipal Separate Storm Sewer System (“MS4”) program.¹ Medway Realty’s proposed stormwater improvements were reviewed in detail by the Town’s Department of Public Works (the “DPW”) and Tetra Tech (the DPW’s and the Board’s engineering consultant). On March 17, 2021, the DPW issued Medway Realty an MS4 connection and discharge permit, Permit No. MAC020000018 (the “MS4CD Permit”). The MS4CD Permit approves Medway Realty’s proposed stormwater improvements.

Having addressed stormwater to the DPW’s satisfaction, Medway Realty reviewed the comments that it had collected from the Board, the Board’s peer review consultants, and Town staff regarding improvements that they would like to see for the parking lot. On April 22, 2021, Medway Realty submitted a revised site plan entitled “Site Plan & Landscape Plan,” Sheet C1.00, last revised April 22, 2021 (the “April 2021 Site Plan”).

¹ The Town first adopted regulations for MS4 connection and discharge permits in January 2020. Medway Realty filed an application on the Town-provided forms on May 13, 2020. In reality, Tetra Tech had been reviewing the proposed stormwater improvements since the date of the Application. In October 2020, the Town revised its MS4 connection and discharge regulations.

In response to comments, the April 2021 Site Plan proposed considerably more changes in the landscaping and layout of the parking lot than the Initial Site Plan. On May 3, 2021, Medway Realty appeared before the Design Review Committee to discuss the April 2021 Site Plan. On May 11, 2021, the day of the continued public hearing on the Application, Medway Realty received the following comment letters: (a) a letter dated May 10, 2021, from Matthew Buckley, Chair of the Design Review Committee; (b) a memorandum dated May 7, 2021, from Susy Affleck-Childs, Planning and Economic Development Coordinator; (c) a letter dated May 4, 2021, from PGC Associates, LLC; and (d) a letter dated December 10, 2019, revised May 6, 2021, from Tetra Tech (collectively, the “Comment Letters”)

On May 11, 2021, Medway Realty appeared before the Board at a public hearing on the April 2021 Site Plan. At the hearing, some Board members offered additional comments.

Summary of Revised Site Plan

In an effort to be responsive to the Comment Letters and the Board’s verbal comments at the May 11th hearing, Medway Realty submits the Revised Site Plan while continuing to reserve its rights (Section III below). Specific responses to the Comment Letters and the verbal comments are set forth below. The Revised Site Plan addresses many of these comments, but ongoing operations, contractual commitments, and cost considerations make it infeasible for Medway Realty to satisfy all comments.

The Revised Site Plan proposes many improvements over existing conditions. These include, but are not limited to, the following:

- Medway Realty will plant 22 kousa dogwoods in the locations identified on the Revised Site Plan.
- Medway Realty will widen both the east and west entrances to Medway Plaza to 20 feet to provide better emergency access.
- Medway Realty will change the landscaping in the approximately 20-foot wide passageway between Ocean State Job Lot and the adjacent building to grass and/or soft, low-lying plants that will not interfere with the use of this passageway by emergency vehicles.
- Medway Realty will improve the west side of the property with a six-foot high cedar fence, which is the same fencing on the Cumberland Farms property cited by the Board.
- Portions of the parking lot will be reserved for flex space and will be cordoned off by large concrete planters for use as outdoor seating and for food trucks, in the event those uses receive all other necessary approvals.

- Medway Realty will landscape the areas surrounding the monument signs with Virginia Rose, Glabra Shamrock, and Coronation Gold Yarrow, all low-lying plants that will not obstruct the signs.
- Medway Realty will build a custom-designed shed to contain the equipment serving the on-site well that Medway Realty installed at its cost to irrigate landscaping (since town water cannot be used for this purpose). This design will be submitted for further review and approval to ensure integration with other site improvements.
- Medway Realty will install landscaped beds with granite curbing at the end aisles (except in a few locations where they would interfere with emergency access) and between adjacent parking rows to prevent drivers from driving through parking spots.
- Medway Realty will make the parking spaces perpendicular to the aisles instead of angled, and will increase the aisle width to 24 feet except where an aisle is limited to one-way traffic.
- Medway Realty will landscape the front of the parking lot adjacent to Route 109 as shown on the Revised Site Plan.
- Medway has added bike racks and motorcycle parking, and has identified two separate locations where electrical vehicle charging stations will be located in the near future.

II. RESPONSE TO COMMENTS

A. LETTER BY PGC ASSOCIATES, LLC, DATED MAY 4, 2021

1. **The project qualifies for major site plan review since it involves “The redesign of the layout/configuration of an existing parking lot of forty or more parking spaces,” as specified in Section 3.5.3.c of the Zoning Bylaw.**

RESPONSE: *See Section III, Reservation of Rights.*

2. **Section 204-5-A of the Site Plan Rules and Regulations requires a cover sheet. The applicant has requested a waiver. However, a cover sheet could consolidate the separate sheets that have been submitted into a cohesive set, as well as list waivers and provide other identifying information.**

RESPONSE: Medway Realty believes that a cover sheet is not necessary given the nature of changes proposed, but if this is important to the Board, Medway Realty will provide a cover sheet listing the approved plans and waivers as a condition of site plan approval.

3. **Section 204-5-D(8) specifies the contents of a landscape plan. A waiver has been requested. Most of the required information has been presented. A waiver of the requirement for a Landscape Architect may be appropriate, but another requirement that should be complied with is a maintenance program to ensure the viability of the new plants. I haven't seen a maintenance program, but an irrigation well has been installed to ensure the plants are watered.**

RESPONSE: Medway Realty does not believe that a written "maintenance program" is necessary to ensure the viability of the new plants. It went to the considerable effort of having an on-site irrigation well approved by the Board of Health, which in and of itself required engaging specific engineering expertise. Medway Realty does not intend to install the landscaping and the irrigation well only to have the new plantings die. Nonetheless, to the extent that a written plan is important to the Board, Medway Realty would agree to produce one as a condition of site plan approval.

4. **Section 205-5-D(13) requires details of certain site amenities. Among these are bike racks. Details of the proposed bike racks should be provided. A detail of the bike racks has now been provided.**

RESPONSE: This appears to be resolved.

5. **Section 205-5-D(14) requires a master signage plan. While new signage is not proposed, one element of the signage plan is "standards for tenant signs." These could be established. Directional and instructional signage within the parking lot is shown.**

RESPONSE: Although Medway believes that the requirement for a master signage plan is beyond the scope of proposed changes in a parking lot to address the misalignment caused by the Route 109 project, Medway Realty will provide the Board with a master signage plan prior to the hearing.

6. **Section 207-13-G(3)(a) requires parking drive aisles to be 24 feet wide. Most of the aisles are one-way for angle parking and those aisles are 18 or 19 feet wide. Section 207-13-G(2)(b) allows for angle parking if the applicant can show proper maneuverability can be achieved. However, pull through angle parking is not allowed. It is not clear if this is achieved. The aisles are now 24' wide except for one-way aisles.**

RESPONSE: This appears to be resolved. Notably, in addition to increasing the aisle width, Medway Realty will realign the parking spaces so that they will be perpendicular to the aisles, and will install granite

curbing and raised landscaping between adjacent parking rows to prevent vehicles from driving through the rows.

7. **Section 207-13-I requires electric charging stations. Under the formula, 9 charging stations are required for 400-500 spaces. Electric charging stations providing 9 charging ports are now included in the plan.**

RESPONSE: Medway Realty has proposed a total of nine charging stations. In response to comments, the charging stations will be split up into two locations, as shown on the Revised Site Plan. Medway Realty would agree to a condition that the charging stations be installed and operable within five years. Prior to resurfacing the relevant portion of the parking lot, Medway Realty will put in place the conduits necessary to connect these charging stations to the grid when installed.

8. **Section 207-19-B(2) requires perimeter landscaping around the entire site. The plan now shows perimeter landscaping along most of the Main Street frontage. The areas are labeled as “Landscaped area”, but details of the landscaping are not provided.**

RESPONSE: The Revised Site Plan includes substantial landscaping in light of the existing conditions and shows what plants and flowers will be planted in these areas.

9. **Section 207-19-C(1)(a) requires that a minimum of 10% of internal parking area shall be provided as landscaped island areas, exclusive of perimeter landscaping. 207-19-C(1)(b) requires landscape islands at the ends of rows with more than 15 parking spaces. ... Section 207-19-C (1)(d) requires at least 1 deciduous shade tree per 6 parking spaces. ... The plan says there are 433 spaces so 72 trees would be required. There are 22. The parking rows now have landscaped islands except for the three rows in front of Ocean State Job Lot. The applicant says that contractual obligations preclude the islands at these locations.**

RESPONSE: Medway Realty believes that the proposed landscaping, consisting of 22 kousa dogwoods, raised landscape islands at the end of aisles except for those few aisle ends by Ocean State Job Lot, raised landscape areas between parking rows, and other features is appropriate given the reason for and the scope of changes in the parking lot. Medway Realty has not proposed raised landscape islands at the end of the parking rows near Ocean State Job Lot due to concerns with emergency vehicle access, not contractual obligations. However, the absence of trees in the portion of the parking lot that primarily serves Ocean State Job Lot is due to concerns with contractual obligations.

10. **Section 207-19-C(2) requires perimeter landscaping to screen parking areas to prevent direct views of parked vehicles from streets and sidewalks. Perimeter landscaping is now provided. The details are not shown so it is not clear if screening of parking areas is achieved. The row along Main Street on the easterly side of the sight does not have landscaping. It should be noted that two of the three parking rows along Main Street are also proposed to serve as temporary outdoor dining sites.**

RESPONSE: Medway Realty has provided perimeter landscaping consisting of primarily low-lying plantings due to the low building height and contractual obligations prohibiting visual obstruction of storefronts. Where these issues are not a cause for concern, Medway Realty has proposed taller plantings, including a kousa dogwood by the eastern property boundary. Medway Realty believes that the extent of perimeter landscaping is appropriate given the reason for and the scope of changes in the parking lot.

11. **Section 207-19-F specifies the allowable species of trees. The proposed honey locusts are not on the list. However, alternatives are allowed to be proposed if they are more suitable to the site. The Board may seek advice from the Tree Warden on this issue. Honey locusts are still proposed and may be acceptable.**

RESPONSE: Medway Realty originally selected the honey locusts and other landscaping features to match the landscaping installed by MassDOT as part of the Route 109 project. However, due to comments about the canopy width and potential interference with emergency vehicle access to the site, Medway Realty now proposes kousa dogwoods in place of the honey locusts. Kousa dogwoods are on the list set forth in Section 207-19-F of the Site Plan Rules.

12. **Section 207-19-I specifies that tree size shall be at least 2 ½” caliper and 12 feet in height upon planting. No specifications for the proposed trees are provided.**

RESPONSE: Medway Realty would agree to a condition requiring that the trees planted be at least 2½” caliper and 12 feet in height upon planting.

B. LETTER BY TETRATECH DATED DECEMBER 10, 2019 (REVISED JANUARY 29, 2020 and MAY 6, 2021)

SITE PLAN REVIEW

- 1. A Development Impact Statement has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-3.F)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, pp. 5-6.²

- 2. The applicant has requested a waiver from providing Stormwater Documentation. However, a Report has been provided and contains the necessary documents. (Ch. 200 §204-3.G)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 6. Additionally, since the Application was filed, Medway Realty applied for the MS4CD Permit, underwent substantial technical review, and, after all issues were resolved, was granted the MS4CD Permit.

- 3. A Construction Management Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-3.H)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 6. Medway Realty does not believe that a construction management plan meeting the requirements of the Site Plan Rules is necessary given the limited scope of the construction. However, if the Board feels a construction management plan is necessary, Medway Realty would agree to provide a construction management plan for review and approval by the Building Department as a condition of site plan approval prior to commencing construction.

- 4. Earth Removal Calculations have not been provided. It does not appear this regulation is applicable to this site. A waiver has been requested from this Regulation. (Ch. 200 §204-3.I)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 6. Medway Realty agrees that this regulation is not applicable.

² The Project Narrative is part of the Application filed on October 28, 2019.

5. **Earth Fill Estimates have not been provided. It does not appear this regulation is applicable to this site. A waiver has been requested from this Regulation. (Ch. 200 §204-3.J)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 6. Medway Realty agrees that this regulation is not applicable.

6. **A copy of an Oder of Resource Area Delineation (ORAD) from the Medway Conservation Commission has not been provided. It does not appear this regulation is applicable to this site. A waiver has been requested from this Regulation. (Ch. 200 §204.3.K)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 7. Medway Realty agrees that this regulation is not applicable.

7. **A cover sheet has not been provided. (Ch. 200 §204-5.A)**

RESPONSE: *See* Response A.2 above.

8. **A Site Context Sheet has not been provided. However, the Plan provides the necessary information that would be present in the Site Context Sheet. A waiver has been requested from this Regulation. (Ch. 200 §204-5.B)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 7. Medway Realty agrees that the plans provide the necessary information.

9. **An Existing Conditions Sheet has not been provided. However, due to the nature of work proposed, the Plan clearly shows the existing infrastructure on the project site and abutters. A waiver has been requested from this Regulation. (Ch. 200 §204-5.C)**

RESPONSE: Since this comment was made, Medway Realty prepared a detailed survey and existing conditions plan as part of the application for the MS4CD Permit. Medway Realty submitted this plan to the Board previously.

10. **Site grading has not been provided on the Plan. It does not appear this regulation is applicable to this site as existing grades are being maintained at the site. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.2)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 7. Medway Realty agrees that this regulation is not applicable.

- 11. An Erosion and Sediment Control Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.5)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 7. Medway Realty has provided an erosion and sediment control plan in connection with the MS4CD Permit, as shown on a plan included with this submittal, and will provide similarly appropriate erosion and sediment controls in consultation with the Town for site plan improvements. Aside from the implementation of stormwater controls, which is controlled by the MS4CD Permit, Medway Realty anticipates very little excavation and therefore does not believe that an additional erosion and sedimentation control plan (that is, one separate from the MS4CD Permit erosion and sediment control plan) is necessary, but will agree to a condition requiring that the MS4CD erosion and sedimentation control plan be modified to the extent necessary and reviewed and approved by the Building Department prior to construction.

- 12. A Post Construction Stormwater Management Plan has not been provided. However, an operations and maintenance plan has been provided during construction and post-construction for the proposed drainage system in the Report. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.6)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 7. In addition, this comment was responded to separately by letter dated January 10, 2020, from Darren Grady, P.E., and an operations and maintenance plan was provided and approved in connection with the MS4CD Permit. In addition, Tetra Tech has since stated that this item has been resolved.

- 13. A Site Utilities Plan has not been provided. It does not appear this regulation is applicable to this site as existing utilities will remain. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.7)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, pp. 7-8. Medway Realty agrees that this regulation is not applicable

- 14. A Landscape Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.8)**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, p. 8. Landscaping information is shown on the Revised Site Plan.

15. **Applicant is requesting waivers from Ch. 200 §204-5.D.9 through Ch. 200 §204-5.D.20. It does not appear these regulations are applicable to the scope of work for this Project.**

RESPONSE: The reasons for the waiver request are stated in the Project Narrative, pp. 8-9. Medway Realty agrees that these regulations are not applicable.

STORMWATER REVIEW MA DEP Stormwater Standards

16. **The Applicant shall provide third-party testing to confirm Total Suspended Solids (TSS) removal rates for the proposed Stormceptor Water Quality Units (Stormceptors) as well as removal efficiencies for nutrients and heavy metals as described in the Stormwater Report. Consistent rainfall data shall also be used to size the structures, Blue Hill and Worcester were both used in the sizing. (Standard 4, Vol. 2, Ch. 4, Pg. 5)**

RESPONSE: This comment was responded to separately by letter dated January 10, 2020, from Darren Grady, P.E. Tetrattech provided additional comment, and has since stated that this item has been resolved.

PEDB Stormwater Regulations Review (Ch. 200 §207-14)

17. **The Applicant has not incorporated Low Impact Development Techniques into the design of the drainage modifications. Subarea D does not appear to be captured and treated in the proposed plan. This portion of the site slopes toward Route 109 and the landscaped islands adjacent to the roadway which could be used as rain gardens or other LID treatment with careful design. (Ch. 200 §207-14.B)**

RESPONSE: This comment was responded to separately by letter dated January 10, 2020, from Darren Grady, P.E. Tetrattech provided additional comment, and has since stated that this item has been resolved.

Town Stormwater Management and Land Disturbance Bylaw Review (Article 26)

18. **The proposed plan does not appear to be disturbing greater than 20,000 sf and would not apply to the Bylaw. However, it appears the intention of the Project is to address disconnection of illicit discharges to the Municipal Separate Storm Sewer System (MS4).**

RESPONSE: This comment was responded to separately by letter dated January 10, 2020, from Darren Grady, P.E. Tetrattech provided additional comment, and has since stated that this item has been resolved.

General Stormwater Comments (Article 26)

19. **There is no mention in the Stormwater Report if the site could reduce peak rate impacts to the MS4. The site is nearly entirely impervious, and soil and groundwater elevation encountered during the test pitting do not completely rule out providing subsurface recharge at the site. We believe the Applicant could provide recharge and/or detention through use of rain gardens or subsurface infiltration systems to help reduce peaks, increase water quality and delay discharge to the MS4 to help reduce impact to the system.**

RESPONSE: This comment was responded to separately by letter dated January 10, 2020, from Darren Grady, P.E. Tetrattech provided additional comment, and has since stated that this item has been resolved.

GENERAL COMMENTS

20. **The proposed striping and berm addition are not included on the Plans provided.**

RESPONSE: At the time it made this comment, Tetra Tech apparently did not have a copy of the Initial Site Plan accompanying the Application. Tetrattech has stated that this item has been resolved.

21. **We recommend the applicant provide erosion control measures to protect existing catch basins from sediment-laden stormwater that may develop during excavating. If excavated material is anticipated to be stockpiled within the existing parking lot, we recommend the applicant to also provide stockpile control measures that will prevent sediment from traveling off-site.**

RESPONSE: *See Response B.11 above.*

ADDITIONAL COMMENTS

22. **The Applicant has not provided an Erosion and Sediment Control Plan associated with construction activities for improvements. (Ch. 200 §204-5.D.5)**

RESPONSE: *See Response B.11 above.*

**C. LETTER DATED DECEMBER 10, 2019 FROM JOHN D. RUSSELL, ESQ.,
ADDLER POLLOCK & SHEEHAN P.C.**

- 1. The proposed reduction in said curb [adjacent to 86 Main Street] would greatly and detrimentally affect the ingress and egress to and from the Colbea Property from Route 109 and could raise traffic concerns. Further, Colbea maintains an express easement over a portion of Sunset Lane pursuant to a quitclaim deed granted to one of Colbea's predecessors in interest (Shell Oil Company) with respect to the Medway Place Property.**

RESPONSE: As shown on the Revised Site Plan, the proposed landscaping on the southeast corner of the property is now outside of the layout of Sunset Drive (a/k/a Sunset Lane). The existing sidewalk and granite curb were put in place by MassDOT and are not part of the work proposed through the Revised Site Plan. Medway Realty takes no position with respect to the easement or traffic concerns raised by the above-mentioned letter, but is respectful of any rights or concerns its neighbor may have and has addressed these concerns with respect to the work that is the subject of the Application.

**D. COMMENTS BY BOARD MEMBERS, PLANNING AND ECONOMIC
DEVELOPMENT COORDINATOR, AND PLANNING AND ECONOMIC
DEVELOPMENT DIRECTOR AT MAY 11, 2021 HEARING**

- 1. Consider sign guidelines for tenant signs.**

RESPONSE: *See Response A.5 above.*

- 2. Consider changing the proposed fence design along the property line by Ocean State Job Lot by selecting different materials or color.**

RESPONSE: Medway Realty has changed the fence design to a cedar fence along the referenced property line, in keeping with the fence approved for Cumberland Farms.

- 3. Consider changing the landscaping next to the building to allow fire department access.**

RESPONSE: As shown on the Revised Site Plan, Medway Realty has changed the landscaping to grass and other soft plantings that will allow for emergency vehicle access. Medway Realty reserves all rights with respect to the status of this passageway and maintains that the obstruction of this passageway is not prohibited by the Fire Code for the reasons that include, but are not limited to, the opinion of its fire safety engineer stated in a letter from Jensen Hughes dated March 15, 2019, a copy of which was

provided to the Fire Department at the time. Medway Realty nonetheless proposes this change in spirit of cooperation.

4. Consider screening the well water equipment differently.

RESPONSE: Medway Realty attempted to engage a firm to custom design a site-specific shed for the well water equipment but was not able to find a firm that could do the work by the time of this submittal. Medway Realty would agree to a condition that the well water equipment be contained within a custom-designed shed approved by the Administrative Site Plan Review Team or the Design Review Committee prior to installation.

5. Consider whether the trees near the main entrance provide enough clearance for the Fire Department.

RESPONSE: Medway has replaced the honey locusts originally proposed with kousa dogwoods, which have a smaller canopy and are not likely to interfere with emergency vehicle access. In addition, Medway Realty would agree to a condition requiring that the kousa dogwoods be maintained so as not to interfere with emergency vehicle access through pruning and other appropriate practices.

6. Please provide some details for the landscaping around the sign.

RESPONSE: The Revised Site Plan shows additional details of the landscaping around the two monument signs. Due to the low clearance between the signs and the ground, this landscaping is limited to low-lying plants. As a result, Medway Realty proposes a mix of Virginia Rose, Glabra Shamrock, and Coronation Gold Yarrow.

7. Please provide information on how the outdoor seating areas will be buffered and protected from motor vehicle traffic.

RESPONSE: As shown on the Revised Site Plan, Medway Realty will install large planters around the temporary outdoor dining spaces restaurant space that will protect the seated patrons and provide additional landscaping.

8. Consider making the diagonally striped area in front of the building more distinct.

RESPONSE: In light of the comments received, Medway Realty has decided not to pursue any changes in this area at this time, but will reconsider this area after gauging the use of the flex space and the food

truck areas, if the proposed activities in those areas are otherwise approved. If the Board approves the Revised Site Plan, Medway Realty encourages the Board to adopt a condition allowing Medway Realty to make changes to the Revised Site Plan where approved by the Administrative Site Plan Review Team or the Design Review Committee while retaining the right of either the Administrative Site Plan Review Team or the Design Review Committee to refer a proposed change to the full Board. Designing more outdoor space in the diagonally-striped area is the type of improvement that could be approved through such a condition.

9. Consider better screening of the trash containers behind the buildings.

RESPONSE: To the extent practicable given existing lease agreements, Medway Realty will work with tenants to screen/fence in all the trash containers. Medway Realty would agree to a condition that it make a diligent effort to incorporate language regarding proper screening and/or fencing of these areas in future leases and lease renewals.

10. Consider relocating the electric charging stations so they are spread throughout the parking area.

RESPONSE: Medway Realty has split up the charging stations on the plan so that they are located in two separate areas and would agree to a condition that all of the charging stations be installed and operable within 5 years.

11. Consider repaving the entire parking lot.

RESPONSE: While Medway Realty understands the Board's desire to have the entire parking lot repaved immediately, grinding down the existing asphalt and repaving the entire parking lot immediately is cost prohibitive for the reasons, among others, that Medway Realty has incurred huge expenses in connection with the review, approval, and construction of the stormwater improvements; the pandemic has adversely affected rental income and required Medway Realty to work with tenants facing difficult financial times; and the proposed parking lot improvements do not provide any new income to fund improvements; rather, current rents are dictated by other factors.

The Revised Site Plan shows the portions of the parking lot where Medway is willing to grind down existing asphalt and repave the parking lot immediately upon site plan approval. In addition, Medway Realty would agree to a condition that the rest of the parking lot will be repaved as the existing asphalt reaches the end of its useful life, which Medway Realty anticipates will be within five years. In the meantime, those

portions not scheduled for immediate repaving will be seal-coated and re-stripped.

12. Consider placing the wiring for the overhead lights underground.

RESPONSE: Medway Realty would agree to a condition requiring it place the overhead wires underground whenever it replaces the asphalt beneath the overhead wire. With respect to replacing the asphalt, please see Response D.11 above.

13. Please provide more information on snow management.

RESPONSE: Snow storage areas are now shown on plans included with this submittal.

E. MEMORANDUM TO BOARD DATED MAY 7, 2021 FROM SUSAN E. AFFLECK-CHILDS, MEDWAY PLANNING AND ECONOMIC DEVELOPMENT COORDINATOR

- 1. The proposed landscaping for the parking area shows 22 honey locust trees with ten of those to be planted on islands at the southern end of 5 double sided parking rows. The caliper of the trees is not noted on the landscaping table. The caliper should meet or exceed the required caliper specified in the Site Plan Rules and Regulations. Further, the quantity of parking area trees to be installed falls far short of the 72 required. The applicant should be asked to revise the landscape plan further to include some more trees to provide some additional shade in the main parking area.**

RESPONSE: See Response A.9, Response A.10, and Response A.12.

- 2. The previous review letter offered by PGC Associates from December 2019 noted the absence of a master signage plan for the property as required by the Site Plan Rules and Regulations. The recent submittal did not include any such document. This is an opportune time for the plaza owners to establish some standards for tenant façade signs for the center. The applicant should be asked to prepare such a signage plan as part of this project.**

RESPONSE: See Response A.5

- 3. The revised site plan indicates that there will be a 4' landscaped base around the two curved, previously installed monument located at the entrances to Medway Place. However, no details are provided except to indicate that the area will be sodded. That is not a sufficient or acceptable landscaping plan. This should be remedied.**

RESPONSE: See Response D.6.

4. The plan shows the location for a 6' by 5' shed to cover the irrigation controls and electrical panel. However, no details are provided. The shed is to be located at the front of the property, near the main entrance and will be readily visible to all Main Street traffic. A drawing to depict the type and design of the shed cover should be provided for review.

RESPONSE: See Response D.4.

5. Details are not provided for the fencing around the 1,600 square foot outdoor display area associated with the operation of the Rocky's Hardware store at the eastern end of the building.

RESPONSE: Medway Realty has changed the square footage to 1,200 square feet to assure proper clearance for fire trucks as shown on the Site Plan. Rocky's Ace Hardware has submitted an application for an outdoor display special permit that will be heard by the Board. Details regarding this fencing were provided to the Board in conjunction with that application.

6. The fence installation at the western edge of the site has been referred to the PEDB by the Administrative Site Plan Review Team. As installed, the solid fence appears as a barricade. Further its height poses safety concerns for pedestrians and vehicular traffic moving between Medway Place and Drybridge Crossing. A preferable fence style would be something that has openings and is fabricated from a natural color, non-shiny product. Applicant should check the Design Review Guidelines for further guidance. In addition, the site plan shows an area to the east of the fence that includes two existing trees. That stretch of fencing could be enhanced with some additional form of landscape treatment.

RESPONSE: See Response D.2 regarding the fence. The Revised Site Plan includes additional landscaping by the proposed fence.

7. The plan shows the installation of electric vehicle charging stations. However, they are all sited in one location at the southwest corner of the parking area. It would be helpful to consumers if some EVC stations were installed at other locations on the site as well.

RESPONSE: See Response A.7 and Response D.10.

**F. MEMORANDUM DATED MAY 10, 2021 TO THE BOARD FROM THE
MEDWAY DESIGN REVIEW COMMITTEE**

- 1. The DRC is pleased with the layout of parking islands and incorporation of vegetation. There are concerns regarding the relationship of traffic flow of delivery vehicles and tree canopies that should be discussed with the PEDB.**

RESPONSE: See Response D.5. Medway Realty believes that delivery vehicles will behave similarly to emergency vehicles. Medway has proposed kousa dogwoods in place of the honey locusts to address concerns about the tree canopies.

- 2. The DRC also agreed with the inclusion of the patio area by the BBQ restaurant and striping along the larger main building heading to the east. These areas need to be more well defined and planned.**

RESPONSE: See Response D.7 and Response D.8.

- 3. The DRC recommends the inclusion of larger safety barriers along these areas to protect patrons from delivery trucks who will follow this route.**

RESPONSE: See Response D.7 and Response D.8.

- 4. The DRC recommends the use of concrete planters in this area to create attractive and secure buffers. (See Cumberland Farms for similar examples.)**

RESPONSE: Medway Realty agrees. See Response D.8.

- 5. The DRC recommends to create a master signage program for the site. Incorporate the monument signs and wayfinding signs with a codified façade sign plan to create a cohesive appearance for the site. This will also create a more efficient process for new tenants processing sign permit and sign design review applications.**

RESPONSE: See Response A.5.

- 6. The monument signs at the site entry driveways should have landscaped beds and lighting incorporated at this time. This was detailed in the sign application when the signs were installed and is a requirement of the Sign Bylaw.**

RESPONSE: See Response D.6.

7. **The proposed shed to cover irrigation controls should be designed to be attractive and relate to site elements, like monument signs. The DRC requests the chance to review the structure.**

RESPONSE: See Response D.4.

8. **The DRC requests the fencing at the west property line should be of a natural color and texture. Include intermittent landscaping features on each side to break up this great length of fencing.**

RESPONSE: See Response D.2 and E.6.

9. **Fencing at new hardware store was not shown but described as black pool fencing. The DRC requested to see illustrations. The DRC also requests that no additional signage by tenant appear on this fence or any other within the site.**

RESPONSE: Rocky's Ace Hardware has submitted an application for an outdoor display special permit that will be heard by the Board. Details regarding this fencing were provided to the Board in conjunction with that application.

10. **A proposed propane filling area was discussed. The DRC notes that no additional signage should appear in this area, aside from safety indicators. Also, no signage should appear on filling tanks. The DRC requests to see detailed plans of this aspect of the site.**

RESPONSE: These matters will be discussed and determined in connection with the above-referenced special permit application.

11. **The DRC agreed that the food truck area at the front of the site would be a welcome improvement. The DRC suggests that site amenities like benches or pocket parks be added to reinforce this gathering spot and bring walking customers to the site.**

RESPONSE: Medway Realty appreciates these ideas. The food trucks require further permitting, and Medway Realty would like to see how they fare, if permitted, before investing in additional changes to the parking lot at this time. If the Board approves the Revised Site Plan, Medway Realty encourages the Board to adopt a condition allowing Medway Realty to make changes to the Revised Site Plan where approved by the Administrative Site Plan Review Team or the Design Review Committee while retaining the right of either the Administrative Site Plan Review Team or the Design Review Committee to refer a proposed change to the full Board. Benches, pocket parks, and gathering spots in the vicinity of

the food trucks are the types of changes that could be implemented efficiently in this manner if the proposed use is successful.

- 12. The DRC raised a concern that snow storage would impinge on these food truck areas. No designated snow storage areas are included on the current site plan. The DRC notes that the snow storage areas which have been traditionally positioned at the front of the site, block visibility of tenants and their façade signs.**

RESPONSE: Snow storage is now shown on plans included with this submittal.

- 13. While pleased to see electric vehicle charging stations, the DRC recommends that they be distributed throughout the site for better usage. The DRC also notes that the proposed location is too traditionally a snow storage area and would interfere with charging.**

RESPONSE: See Response A.7.

- 14. The DRC recommends that all sight lighting be made consistent and compliant with photometric regulations. All light poles should be powered through underground conduit and exterior draped wires should be eliminated. It was explained that some light poles will be moved to align with new parking scheme but exterior wiring will remain.**

RESPONSE: See Response D.11 and Response D.12.

- 15. The DRC recommends that plans be proposed for both EV stations and lighting. The DRC understands that these elements are not to be incorporated immediately but plans should be developed so they may be implemented as the site work progresses.**

RESPONSE: See Response A.7, Response D.10, and Response D.12.

- 16. The applicant indicated that repaving will only occur in disturbed areas of the site and not the entire surface. The DRC strongly recommends that the entire site be paved to create a clear and cohesive appearance. Restriping pavement over a patchwork of surfaces will create a confusing pattern and the appearance of disarray.**

RESPONSE: See Response D.11.

III. RESERVATION OF RIGHTS

In the spirit of cooperation, Medway Realty volunteered to undergo major site plan review because, in a meeting to discuss the status of potential future development, the Town Administrator and the Director of Planning and Economic Development requested that it undergo this review. In Medway Realty's opinion, there are other, lawful ways to move forward with improvements. As noted in the Application, in the letter dated February 6, 2020 from Pierce Atwood LLP, and during the public hearing, Medway Realty submits the Application, the Revised Site Plan and other materials, and makes all proposed conditions, under reservation of rights with respect to the applicability of major site plan review and the Site Plan Rules, especially (but not solely) on account of Medway Plaza's legal status as a lawfully nonconforming, pre-existing use. In addition, Article VII of Site Plan Rules applies solely to "development projects," an undefined term, and imposes a broad set of development standards on these types of projects, many of which simply refer to or incorporate zoning bylaw provisions. These standards do not apply to the proposed reconfiguration of Medway Realty's existing parking lot, which is not a "development project".

IV. WAIVERS

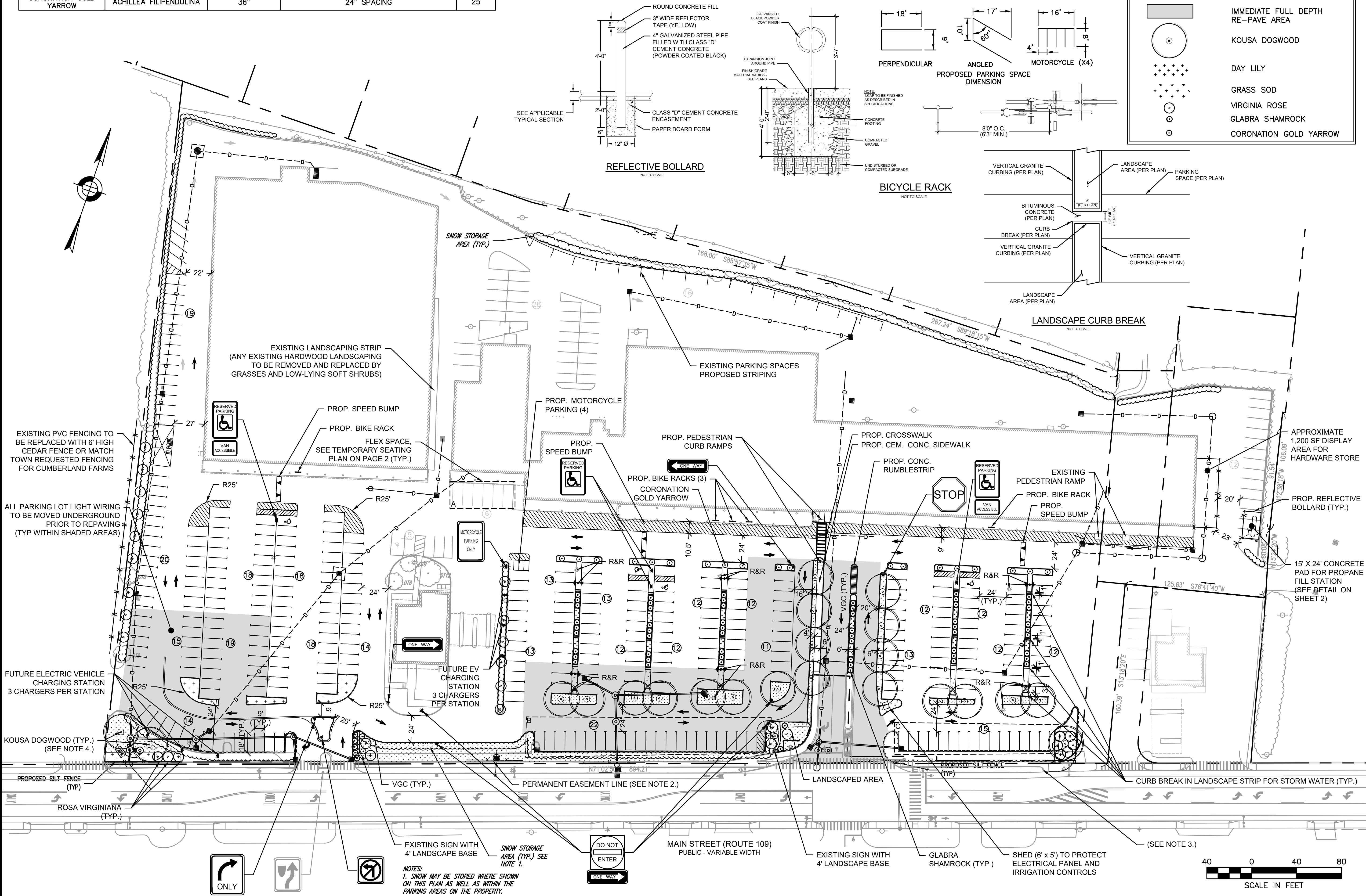
Medway Realty has reviewed the waivers requested in the Application and confirms that the requested waivers are still applicable in light of the Revised Site Plan. In addition, although Medway Realty believes that it is not a "development project" as contemplated by Section 207 of the Site Plan Rules, some comments purport to apply some of the provisions in that section. Medway Realty extends its waiver request to include all such provisions. If requested, Medway will supplement the file with formal waiver requests for these sections of Article VII.

PLANTING AREAS – PLANT LIST				
SHRUB	GENUS/SPECIES	SIZE (HEIGHT)	PLANTING SPECIFICATIONS	QUANTITY
GRASS SOD				
KOUSA DOGWOOD	CORNUS KOUSA	15'–25"	25" SPREAD	22
GLABRA SHAMROCK	ILEX GLABRA	36"–48"	36" SPACING	59
DAY LILY	HEMEROCALLIS STELLA D'ORO	12"	12"–18" SPACING	
VIRGINIA ROSE	ROSA VIRGINIANA	6–8'	96" SPACING	29
CORONATION GOLD YARROW	ACHILLEA FILIPENDULINA	36"	24" SPACING	25

- NOTES:
- EXISTING CONDITIONS INFORMATION OBTAINED FROM A SURVEY PLAN CONDUCTED BY GRADY CONSULTING LLC ON JUNE 12, 2019.
 - PERMANENT EASEMENT TAKEN BY TOWN OF MEDWAY BY ORDER OF TAKING FILED WITH THE NORFOLK COUNTY LAND COURT ON 8/18/2015, DOC. #1,335,903, AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS AT BOOK 33407, PAGE 214.
 - EXISTING SIDEWALK AND GRANITE CURB INSTALLED BY MASSDOT AS PART OF THE ROUTE 109 PROJECT; NOT PART OF THE SITE PLAN.
 - PLANTS SELECTED TO MATCH PLANTINGS INSTALLED BY MASSDOT AS PART OF THE ROUTE 109 PROJECT.
 - ALL PROPOSED CHANGES ARE SUBJECT TO LOCAL APPROVALS REQUIRED UNDER THE ZONING BYLAWS.

PARKING SPACES SUMMARY	
EXISTING	433
TOTAL PROPOSED	433
PROPOSED STANDARD	411
PROPOSED ACCESSIBLE	9
PROPOSED MOTORCYCLE	4
PROPOSED ELECTRIC VEHICLE CHARGING	9
NET CHANGE	0

LEGEND	
VGC	VERTICAL GRANITE CURB
R&R	REMOVE AND RESET
+	LIGHT
⊕	SIGN
⊕	HANDICAP PARKING
⊕	NUMBER OF PARKING SPACES
⊕	TEMPORARY EASEMENT LINE
⊕	PERMANENT EASEMENT LINE
⊕	IMMEDIATE FULL DEPTH RE-PAVE AREA
⊕	KOUSA DOGWOOD
⊕	DAY LILY
⊕	GRASS SOD
⊕	VIRGINIA ROSE
⊕	GLABRA SHAMROCK
⊕	CORONATION GOLD YARROW



HOWARD STEIN HUDSON
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PREPARED FOR:

MEDWAY PLACE
98, 108-114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	ML	2/11/20	LANDSCAPE PLAN
2	ML	4/22/21	LANDSCAPE PLAN
3	JC	7/13/21	LANDSCAPE PLAN

PERMIT SET
NOT FOR CONSTRUCTION

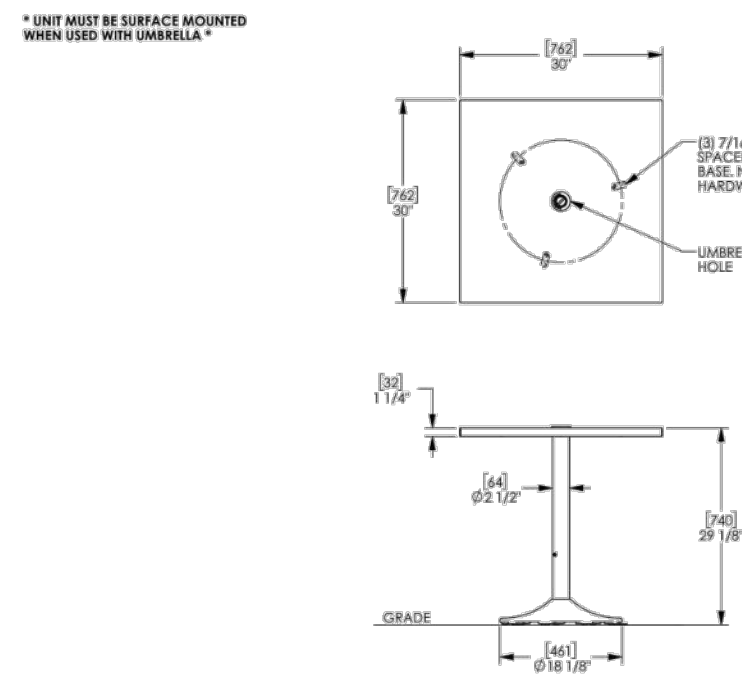
**SITE PLAN &
LANDSCAPE
PLAN**

DATE:	4/22/2021
PROJECT NUMBER:	2014041
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RL

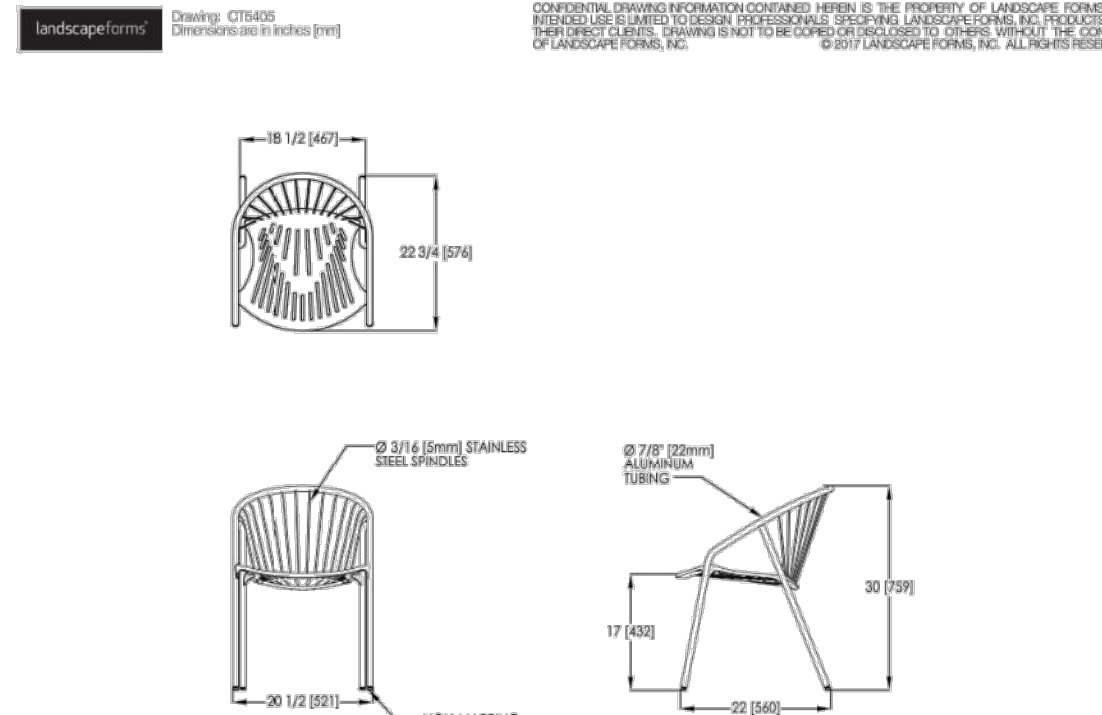
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SHEET 1 OF 2

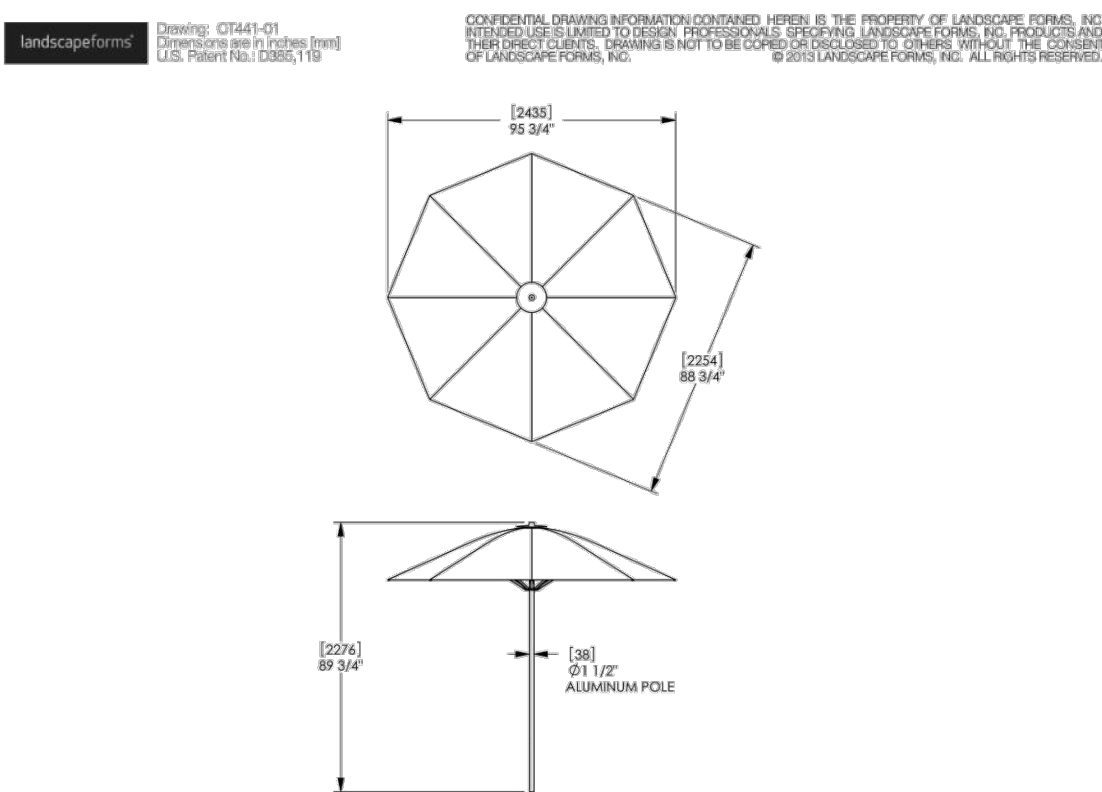
TABLE
NOT TO SCALE



CHAIR
NOT TO SCALE



UMBRELLA
NOT TO SCALE

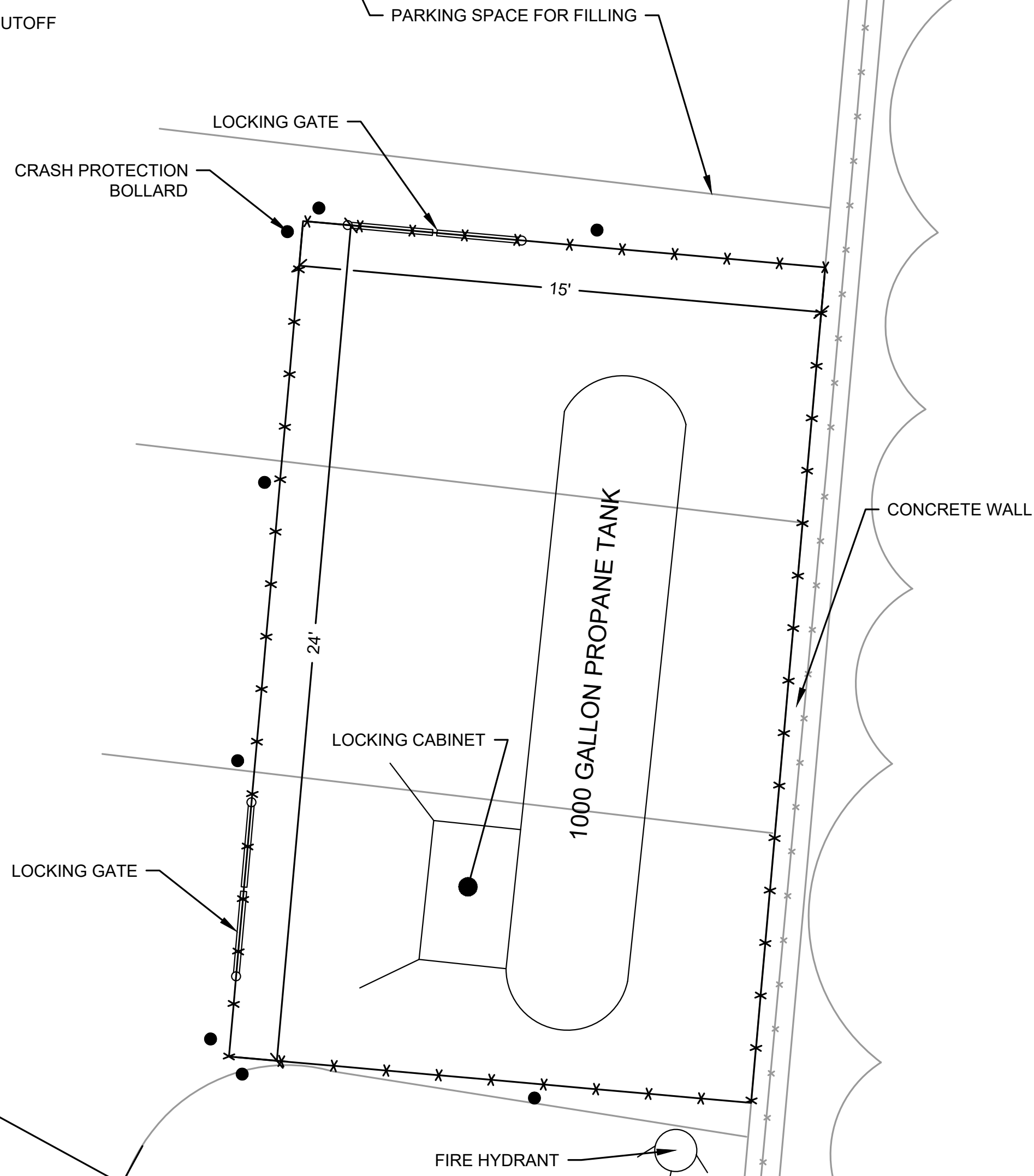


NOTES:

ALL PROPER FIRE CODES WILL BE MET INCLUDING:

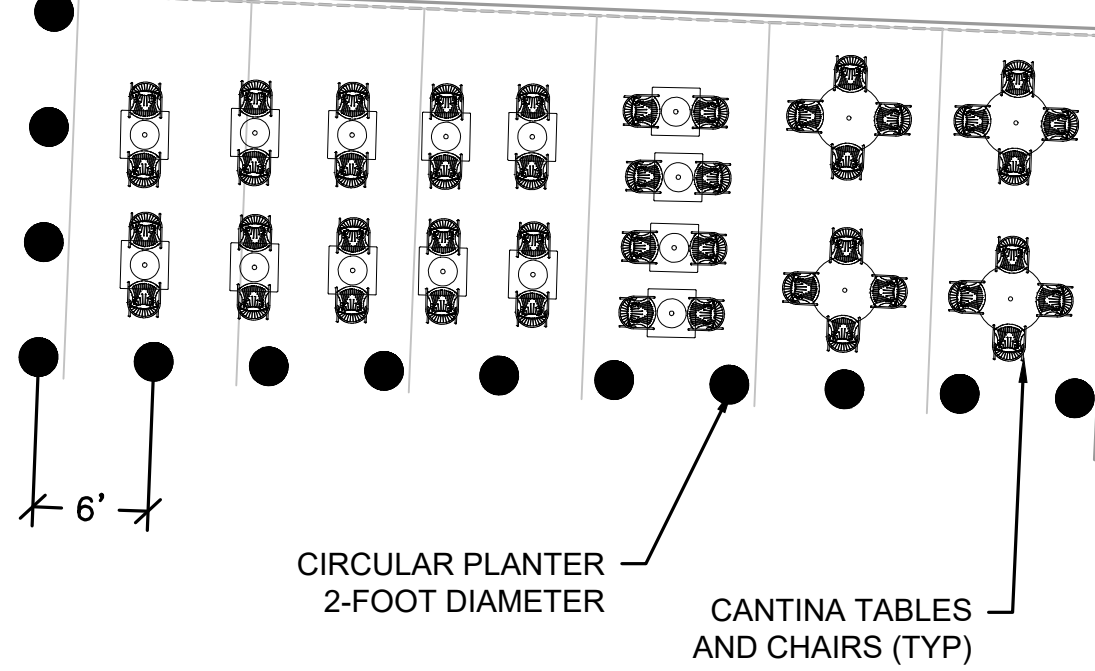
1. INSTALLATION OF NO SMOKING SIGNAGE
2. INSTALLATION OF EMERGENCY PULL CABLE SHUTOFF FROM OUTSIDE FENCE

PROPOSED ACE HARDWARE FENCE

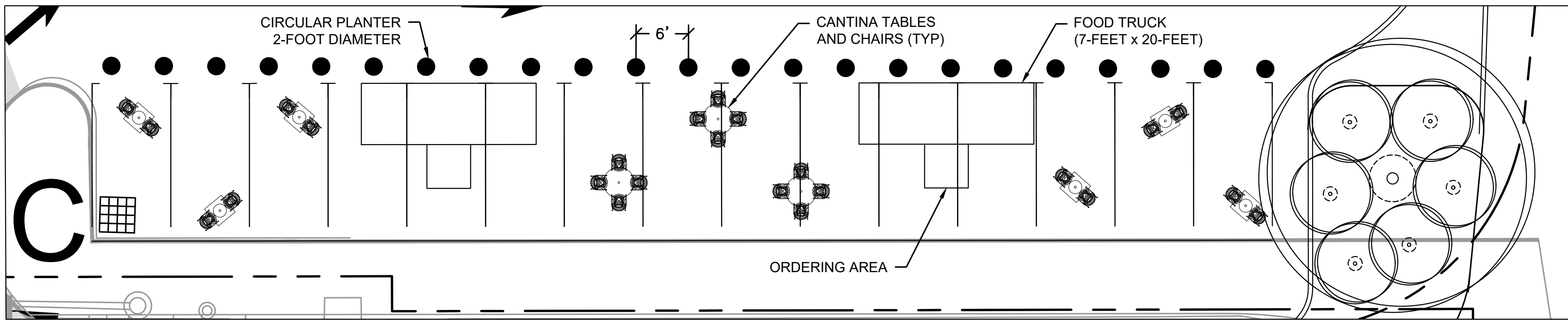
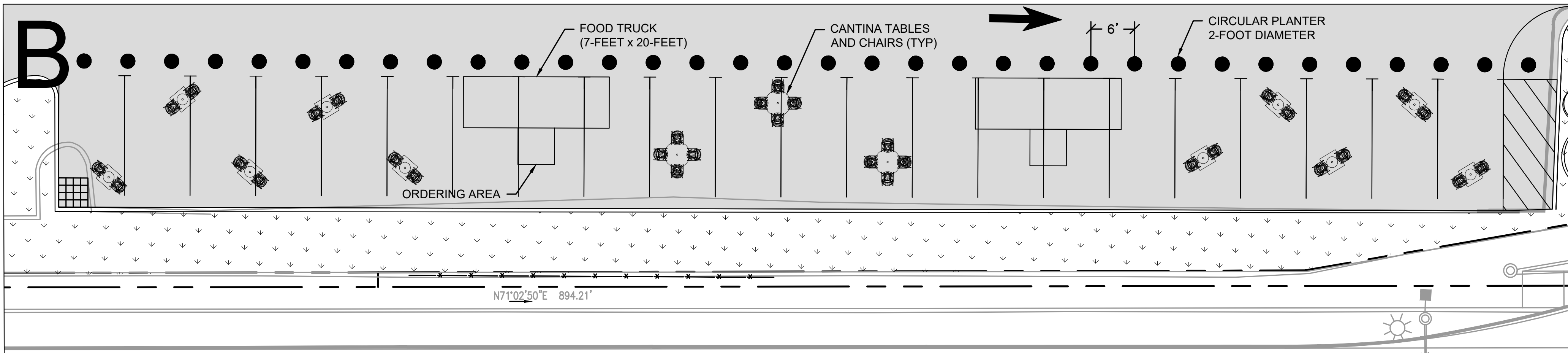


PROPANE FILL STATION DETAIL
SCALE 1"=3'

A



B



NOTES:

1. ALL PROPOSED CHANGES ARE SUBJECT TO LOCAL APPROVALS REQUIRED UNDER THE ZONING BYLAWS.



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PREPARED FOR:

MEDWAY PLACE
98, 108-114 MAIN STREET (ROUTE 109)
MEDWAY, MA 02053
NORFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION
1	ML	4/22/21	TEMP SEATING
2	JC	7/13/21	TEMP SEATING

PERMIT SET

NOT FOR CONSTRUCTION

**TEMPORARY
SEATING
PLAN AND
GATE DETAIL**

DATE:	4/22/2021
PROJECT NUMBER:	2014041
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	RL

C2.00

SHEET 2 OF 2



Master Signage Plan

Medway Shopping Center

98 Main Street, Medway, MA 02053

Professionally Managed by Diversified Funding Inc.

DRAFT - August 24, 2020

The Medway Shopping Center located at 98-114 Main Street, Medway, MA, consists of three structures. The west-side building currently houses multiple tenants, including Ocean State Job Lot. The east-side building currently houses multiple tenants, including O'Reilly's Auto Parts and Rocky's Ace Hardware. The southernmost building currently is occupied solely by Bank of America.

The Medway Shopping Center allows tenants to put up signage. Signage in the Town of Medway requires a sign permit following review by the Design Review Committee (DRC). Signage also requires a wiring permit.

A. Quantity

Each tenant shall be allowed one (1) wall sign in front of their entrance, and one sign located on each of the two monument signs (as space allows).

B. Type of sign

The only type of sign allowed will be an internally illuminated individual channel letter sign. NO box/cabinet signs are permitted.

C. Design/Materials

The materials, color of sign sides, face, trim cap and interior lighting and the lettering style & logo is at the discretion of the tenant, subject to Landlord Approval. Tenants are advised the DRC has expressed a preference for wall signs to be consistent with existing signs, such as Ocean State Job Lot's and Rocky Ace Hardware's. For convenience, photographs and specifications of these two signs are attached as **Exhibit A**.

D. Sign Location

The wall signs must be centered on the fascia or façade of the plaza immediately above the business establishment facing the main parking lot adjacent to Route 109. Each establishment will have one sign on each monument, with one seen going east on Route 109 and one seen going west on Route 109 (as space allows)

E. Sign Illumination

Internally illuminated for wall sign

Externally illuminated for monument sign

F. Size

Per the Medway Zoning Bylaw, the amount of sign surface area (square footage) shall not exceed building frontage (linear feet) of each occupied space (see Table 5 below). 1 square foot per linear foot of building front up to a maximum of 120 square feet.

TABLE 5 - Continued

Central Business District - Route 109 Business District <small>(Title amended 11-14-16)</small>					
Multi-Tenant Development – 5 Acres or More (On a Lot or Lots Comprised of 5 or More Acres)					
	Total Maximum Sign Surface Area (square feet)	Maximum # of Signs	Maximum Sign Height (feet)	Minimum Setback from any Street Lot Line (feet)	Illumination
Development Sign	Primary 100 not to exceed 75 per sign face Secondary 30 not to exceed 20 per sign face	1 per approved curb cut. <small>(Amended 11-16-15)</small> One sign shall be considered to be the primary sign and all others shall be considered to be secondary signs.	Primary 12 Secondary 6	Primary 15 Secondary 10	External
Individual Establishment Wall Sign	Building Sign frontage X 1.0 not to exceed 120 per establishment	3 for a freestanding establishment not to exceed 1 per façade 2 for an establishment located in a multi- unit building not to exceed 1 per façade 1 for all others	NA	NA	External Internal
Individual Establishment Projecting Sign	12	1 per establishment	See 7.2.5.B.2 <small>(Amended 11-16-15)</small>	NA	External
Freestanding Directory Sign	16	Per Master Signage Plan	6	See 7.2.5.B.4 <small>(Amended 11-16-15)</small>	External

These requirements may change if the zoning bylaw changes. Tenants are encouraged to reach out to the Planning and Economic Development Coordinator to confirm that these zoning standards have not changed. The landlord reserves the right to revise this master signage plan to reflect any new zoning standards for signage. The date of any revisions will be noted under the title on page one.

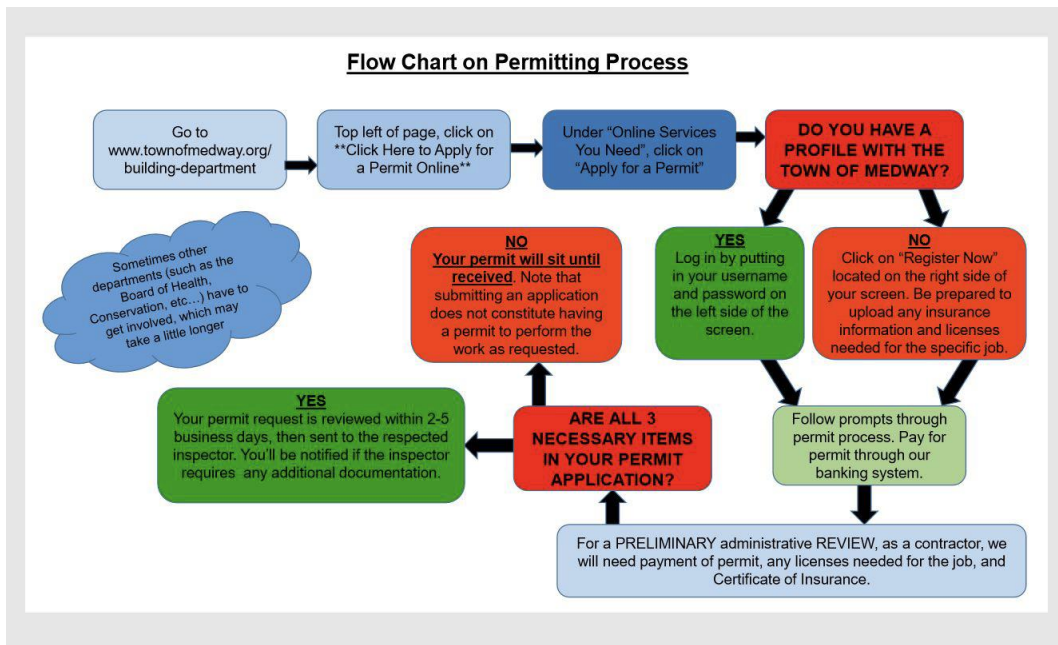
G. Applying for a Sign Permit

Prepare and file the necessary documents for the permit application:

1. Sign Permit Application
2. Drawing of proposed sign including sign located on elevation, scaled drawing of sign, construction and installation details
3. Letter of Authorization
4. Construction Supervisors License for sign installer
5. Certificate of Insurance from sign installer
6. Permit Fee for signs

Permits may be applied for online: www.townofmedway.org/building-department.

The DRB reviews all permit applications and comments on sign designs. Tenants seeking guidance are encouraged to reach out to the Planning and Economic Development Coordinator.



The landlord reserves the right to revise this master signage plan to reflect any new fees. The date of any revisions will be noted under the title on page one.

H. Permitting Fees for the Town of Medway

1) **Wiring:**

For any job over \$7,500.00; 2% of the contracted cost. For any job under \$7,500.00; minimum charge of \$150.

2) **Sign Permits:**

Signs \$40.00 for 1st 10 square feet; \$2.00 per square foot thereafter

Tenant should confirm these fees with the town, as fees are subject to change. The landlord reserves the right to revise this master signage plan to reflect any new fees. The date of any revisions will be noted on page one.

I. Sign Guidelines

The master signage plan for Medway Shopping Center serves as a guide for tenants to understand what is acceptable and unacceptable for signage on the property. This applies prospectively to all current and future tenants, but does not require tenants to change existing signage or supplant provisions in existing leases that are not consistent with the master signage plan. New or amended leases are expected to comply with this plan. The master signage plan reflects our current planning at this time but does not preclude changes and/or exceptions that the landlord could make allowable by the town sign bylaws

J. General Conditions/Terms

1. All tenants are required to secure a sign permit from the Town of Medway through the Medway Building Department for new signage. As part of that process, individual sign designs and materials will be reviewed by the DRC. As a general rule, the DRC must issue a Letter of Recommendation before the Building Department will issue a sign permit.
2. If there are any conflicts between this master signage plan and the signage provisions of the Medway Zoning or General Bylaws, the requirements/limitations of the Town bylaws shall prevail.
3. This plan may be amended (a) as required in Sections F, G, and H to reflect new zoning standards, procedures, and/or filing fees; or (b) upon approval of the Planning and Economic Development Coordinator or, in his or her discretion, the administrative site plan review team.

EXHIBIT A

1) Ocean State Job Lot Sign

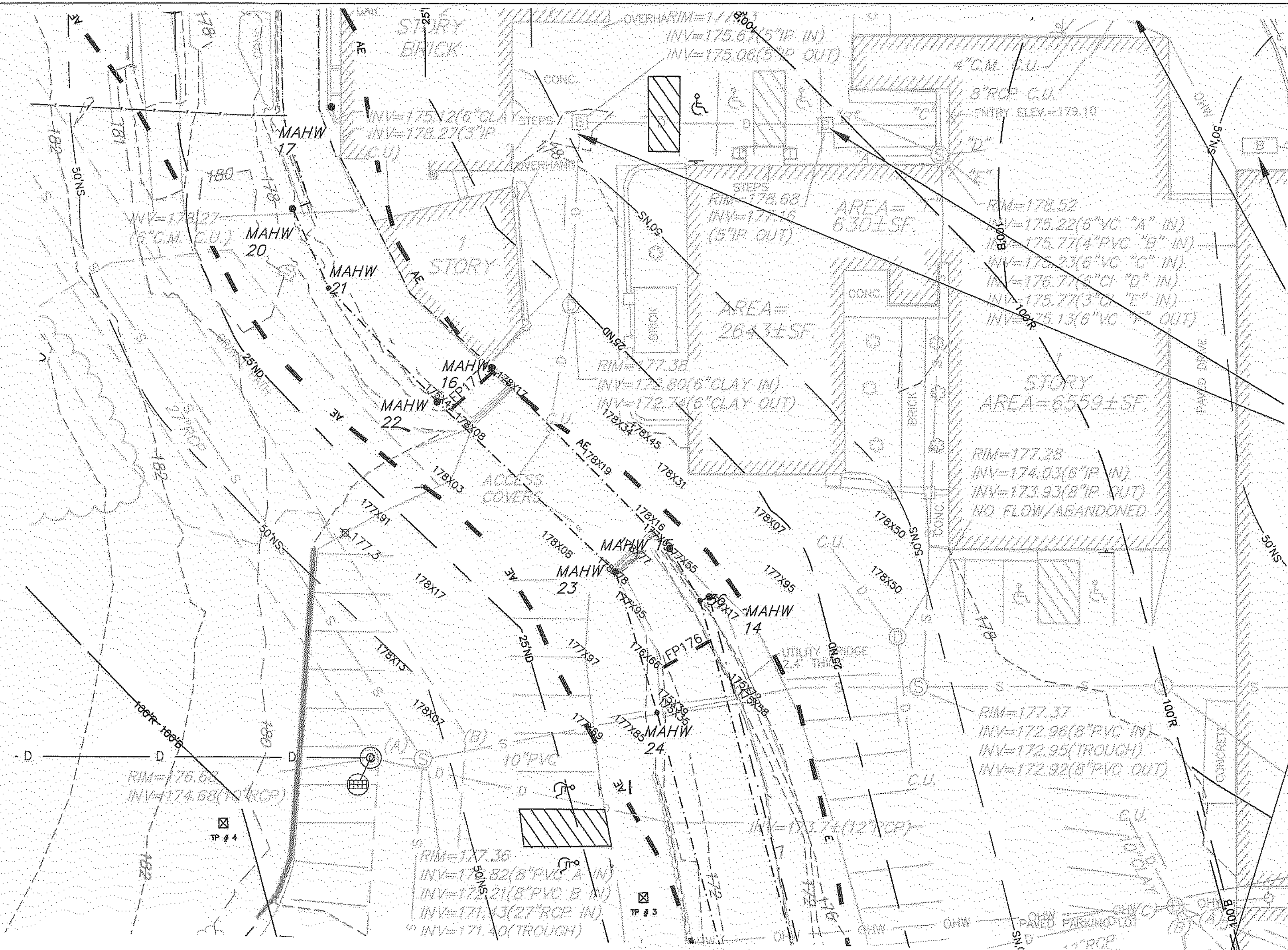
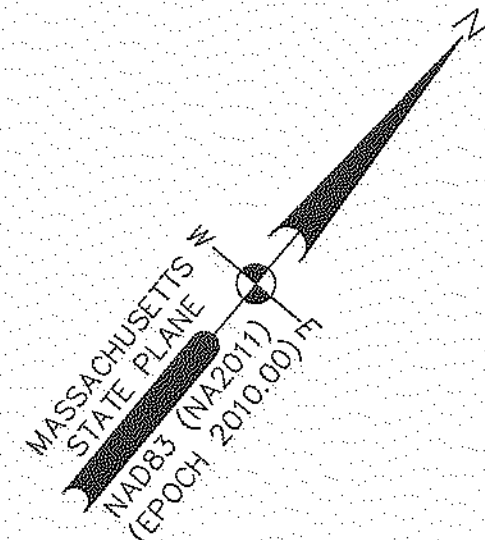
Insert photo

Specifications:

2) Rocky's Ace Hardware Sign

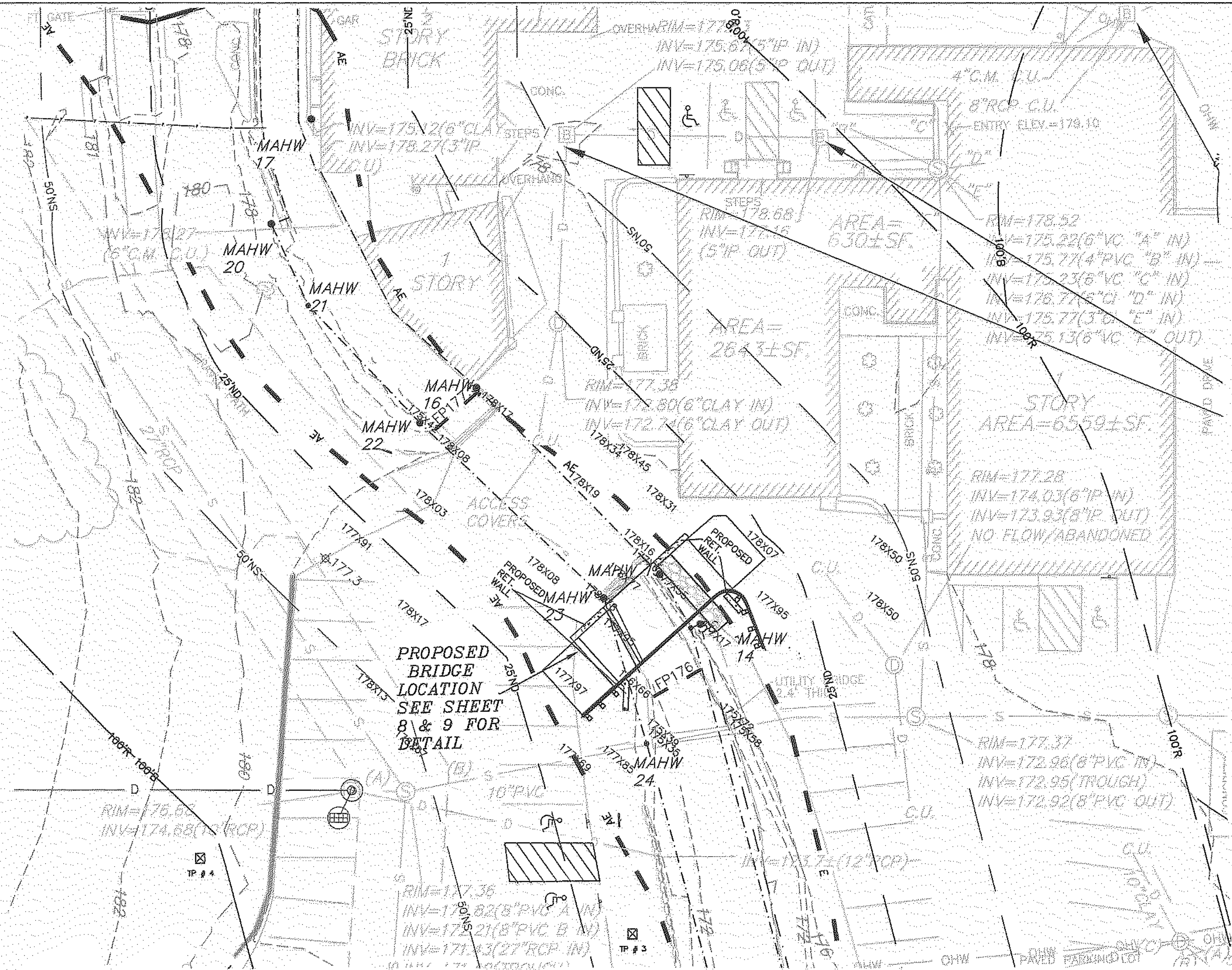
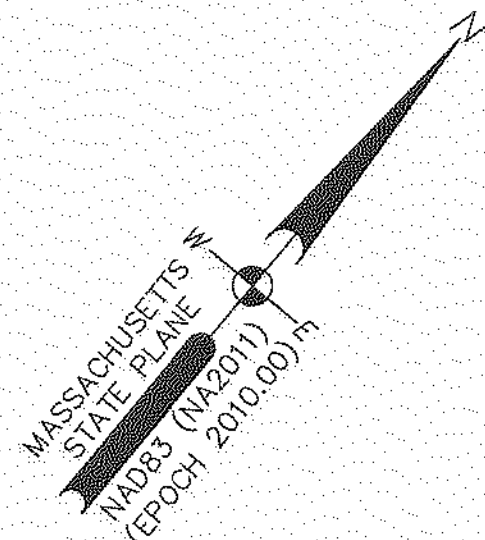
Insert photo

Specifications:



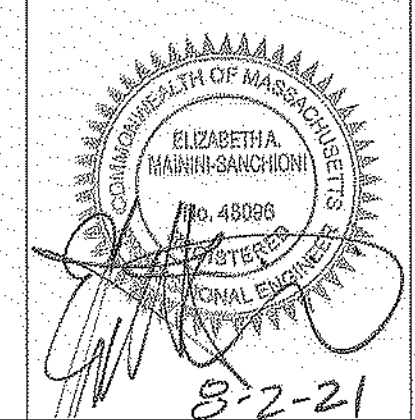
EXISTING CONDITIONS FOR THE AREA OF PROPOSED BRIDGE

SCALE: 1"=10'



PROPOSED BRIDGE LOCATION

SCALE: 1"=10'



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

BRIDGE DETAIL

FEBRUARY 14, 2020

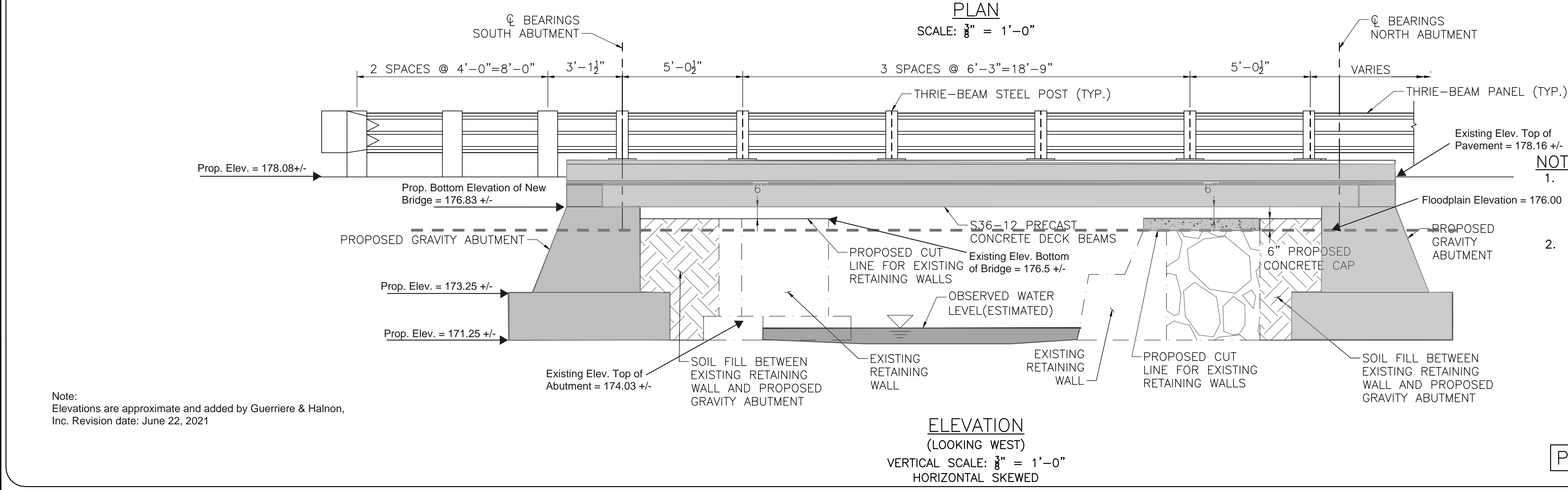
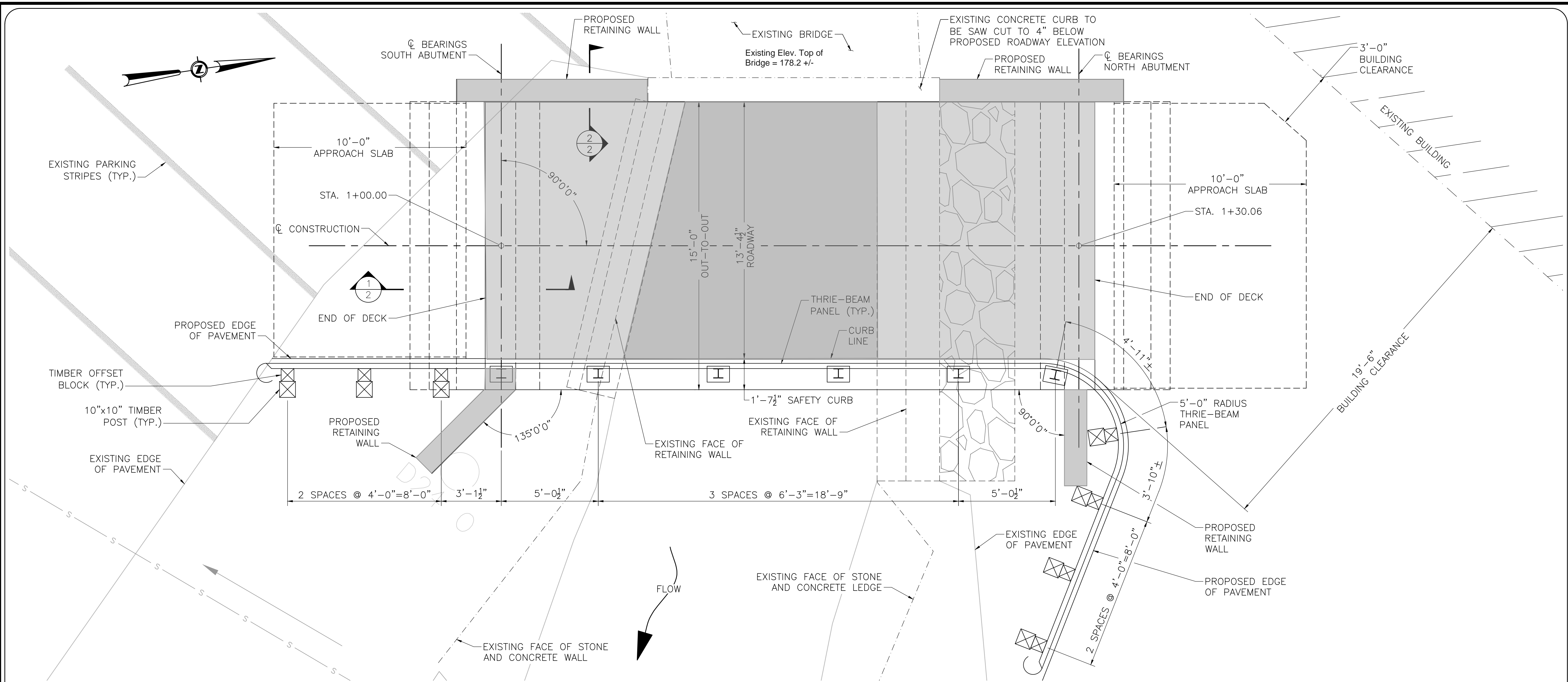
DATE	REVISION DESCRIPTION
10/13/2020	REVISED PARKING CONFIGURATION
12/23/2020	PER TOWN COMMENTS
4/21/21	PER CONVERSATION WITH CLIENT
	AND CONSULTANT
6/22/21	PER PLANNING DECISION
7/30/21	PER TOWN COMMENTS



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 8 OF 14

JOB NO. F3519



- 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.

Note:
Elevations are approximate and added by Guerriere & Halnon, Inc. Revision date: June 22, 2021

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

- The process transfer pumps have been sized to accommodate the additional head requirements to pump through the GreensandPlus filters and future PFAS filters prior to the clearwell. This will eliminate the need for a pump upgrade if PFAS treatment is installed.
- Process piping layout and valving will be designed to allow for a straightforward retrofit of the new piping and PFAS equipment into the treatment process.

CIVIL/SITE WORK

Site Description

The site for the proposed Populatic Water Treatment Plant (WTP) is located at 19 Populatic Street on a 9.80-acre parcel owned by the Town. The parcel identification number is 71-027 and it is zoned AR-2 (Agricultural Residential 2). The property is also within the Town's Floodplain District as it has areas mapped as Flood Zone AE. In addition to the main parcel there are two smaller separate parcels recently purchased by the Town. The parcels are zoned AR-2 and 0.34 and 0.49 acres in size and have Parcel Identification numbers of 71-025 and 71-026.

The site is bordered on the east by the Charles River, the south by an electric transmission line corridor, the west by Populatic Street and adjacent residential property and the north by residential property and fields. All properties directly abutting the site and across the Charles River are also zoned AR-2. Water Street, which serves as the driveway for the existing Water Department facilities runs along the north side of the site, it does not appear that Water Street is a public right-of-way. The existing residence at 15 Populatic Street has a driveway connection to Water Street.

A boundary and topographic survey of the site and surrounding areas was prepared by Merrill Associates in 2020 (subconsultant to Environmental Partners). This survey included the two parcels on the north side of Water Street. The property generally slopes from Populatic Street down to the Charles River and ranges in elevation from approximately 143 to 132 at the mean high-water line of the River. The site is partially developed on the eastern side with the existing Medway Water Department facilities consisting of office and garage space along with pumping, supply and chemical buildings. The undeveloped western portion of the site is a mix of upland areas with existing mature vegetation and low areas near the river with wetlands. The undeveloped area along Populatic Street consists of mature trees with a mix of coniferous and deciduous species and low shrubs and bushes.

As noted above the site is bordered by the Charles River and the river's associated Flood Hazard Zone AE which bisects the site north to south. The existing Water Department facilities all lie within the mapped AE zone with a base flood elevation of 137.50. The mapped flood zone extends further into the property toward Populatic Street than the 137.50 elevation, potentially impacting the usability of the site. To address the discrepancy between the FEMA mapped flood zone and the actual location of the flood zone (at the 137.50 contour) Environmental Partners has applied for a Conditional Letter of Map Amendment (CLOMA) to the Department of Homeland Security – Federal Emergency Management Agency (DHS-FEMA). The CLOMA seeks verification that

structures with finish floor elevations located landward of the 137.50 elevation would not be inundated by the base flood.

The site contains areas of wetlands along the eastern side, in locations coincident with the edge of the water in the Charles River. The associated 25, 50- and 100-foot wetland buffers extend westward into the site and generally lie east of the flood zone.

Proposed Site Layout

A preliminary site plan has been provided herein depicting the location and layout of the proposed buildings and supporting sitework. This site plan was one of several concepts prepared during the development of this Basis of Design Report and refined based on input from the Town of Medway and the Town's OPM. After refinement, Concept 2B was selected as the desired option and presented to the Town's Building Design Committee for review and approval on 5/13/2021.

Several site constraints guided the development of the conceptual layout including the following:

- 35 foot side setback along Populatic Street
- Continued operation of the adjacent Water Department facilities during construction
- Visual/noise buffering considerations for adjacent residences
- AE Flood Zone on the east
- Wetland buffers/setbacks on the east
- Water Street to the north
- Narrow buildable land on the south side
- Existing drainage culvert and ditch on the south side

The above constraints formed the boundaries of what is deemed the "buildable area" within the site. Within this buildable area various arrangements of the buildings, parking and circulation were tested to determine a layout that maximized usability and minimized impervious area and encroachment into the site constraints. Minimization of impervious area along with continued verification of usability will be a priority as the design matures from the concept stage.

The programming for the site includes the main WTP building along with administration and vehicle storage. An Administrative wing with offices, conference and break room space, bathrooms, mechanical and electrical space, and some storage will be incorporated into the WTP footprint. A garage building/wing is also included in the building footprint for the storage of Public Works vehicles. The garage will include four (4) roll-up doors on the east side to provide for double loaded interior vehicle parking and include an interior mezzanine level. No maintenance activities are planned for the garage; however, storage of equipment and supplies is anticipated on both the main and partial mezzanine level.

In general, the site is anticipated to be utilized only by Town Staff, vendors, contractors, and suppliers. No public access is planned and as such, parking has been minimized but is sufficient for the expected number of staff and visitors. The location of parking, loading and circulation

areas were guided by the building configuration, door locations and potential opportunities for driveway connections to existing streets.

Preservation of the existing vegetation along Populatic Street is a design goal identified by the Town to provide buffering for the adjacent residents. The 35-foot front setback along Populatic consists of established trees and vegetation of varying size and species. To the extent possible this vegetated area will be preserved in its current state although ultimately the amount preserved will be dependent on how much cut and/or fill and space needed for construction activities is required. A section of the vegetation will need to be removed for the proposed driveway connection to Populatic Street. The driveway width and vegetation clearing will be minimized with respect to access requirements, sight distance and other Town Zoning Regulations.

Once operational, the site will require regular delivery of water treatment chemicals and supplies, some of which are expected to arrive either by tanker truck or semi-trailer trucks which have large maneuvering space needs. For the purposes of site design, a WB-62 Semi Trailer was utilized as the design vehicle. The Medway Fire Department has also provided a listing of their vehicles. Ladder 1 which is a 2014 E-One Cyclone 2000/450/10F has been deemed the vehicle with the largest turning radius for the purposes of site design. For efficient ingress and egress of delivery and fire vehicles, a new driveway connection to Populatic Street has been included in the design. Without the new driveway a large turnaround area would be necessary for the delivery vehicles, adding to the impervious area of the site.

As noted previously, the site slopes generally from Populatic Street down to the Charles River; the finished site will do the same. Due to the increase in impervious area, stormwater treatment will be required to address Town and MassDEP regulations. A stormwater management area is proposed for the low/east side of the site. Stormwater management is expected to consist of conveyance, pre-treatment and treatment Best Management Practices (BMP's). The site is within a Zone I wellfield and infiltration/recharge BMP's aren't normally permitted and likely won't be proposed for use. An existing culvert drains stormwater from areas west of Populatic Street to a drainage ditch that runs under the southwest corner of the proposed WTP building. This ditch will be relocated and likely converted to a closed culvert system.

Public utilities are readily available at the site. The following is a summary of utility connections:

- **Sewer:** An existing sewer manhole on Water Street has an invert of 136.30. We are estimating a finished floor elevation of the building of approximately 143.0'. Given those elevations, a gravity sewer connection from the building appears feasible and is the preferred approach. However, we have made provisions for a sewer grinder station in the event the finished floor elevation or the sewer discharge location changes as design develops. Connection to the public sewer for discharge of the settled solids/residuals is currently pending approval from the Charles River Pollution Control District (CRPCD). If process discharge is not permitted by the CRPCD then on-site lagoons or residuals drying system will be required for onsite residuals management.

- **Electric:** Electrical is available on site and is discussed in more detail in the electrical section of the report.
- **Gas:** Natural gas appears to be available on Populatic Street. Available capacity of the gas main is unknown at this time. Further coordination will occur during the design phase to confirm adequate capacity for heating and potentially gas fired back-up generator.
- **Telecom:** Similar to electric it appears that telephone, cable and fiber are available from either Water Street or if necessary Populatic Street. Further coordination will occur during the design phase.

A lighting plan will be required for review by the Town Planning Board. Wall mounted fixtures with photocells and/or motion detection will be utilized for the site to meet the requirements of the Medway Zoning Bylaws.

ARCHITECTURAL

General Description

The Populatic Water Treatment Plant will be a new building located at the site of the current Water Department Office and Populatic Well Station. The building will include three program areas: a Vehicle Storage Garage, an Administration Area and the Process Area.

Equipment spaces are exempt from the 521 CMR Architectural Access Board Regulations. However most of the facility will include accessibility requirements other than containment areas for the chemicals, the depressed PFAS treatment area and the storage mezzanine. All other areas will be accessible.

Following is a brief description of each area along with a list of the building materials. The code requirements are included on A-1 of the drawings.

Vehicle Storage Garage

The vehicle storage garage will be approximately 60-feet wide, 84-feet long and approximately 22-feet tall with a flat roof. It will have four double deep vehicular storage bays for storing up to 8 vehicles. The space will also include two storage rooms of approximately 9-feet by 23-feet each with a storage mezzanine above.

Proposed Building Materials

Exterior Walls: Concrete push walls 4-feet high and load bearing concrete block backup.

Wall Insulation: Rigid polystyrene insulation on the exterior surface of the concrete block.

Exterior Finishes: Combination of masonry veneer and metal siding.

Roof Structure: Long span steel open web roof trusses with shop applied paint and galvanized metal roof decking.

Roofing: EPDM roofing membrane on rigid roofing insulation.

Exterior Doors: Aluminum doors and frames with a powder coat finish.

Vehicular Doors: Overhead style garage doors with insulation and weatherstripping.

Windows: Aluminum storefront style windows with insulated glazing and a powder coated finish.

Floors: Sealed concrete.

Mezzanine Galvanized metal deck and concrete floors.

Interior Walls: Concrete block with a field painted acrylic finish.

Interior Doors: Painted hollow metal doors and frames.

Stairs: Aluminum grated stairs with a mill finish.

Railings: Aluminum railings with a mill finish.

Ceilings: Exposed metal roof framing and decking above.

Administration Area

The Administration area will be approximately 52-feet wide, 58-feet long and approximately 14-feet tall with a flat roof. It will have 3 offices, a meeting/break room, women's and men's locker room, and some support spaces.

Proposed Building Materials

Exterior Walls: Load bearing concrete block backup.

Wall Insulation: Rigid polystyrene insulation on the exterior surface of the concrete block.

Exterior Finishes: Combination of masonry veneer and metal siding.

Roof Structure: Long span steel open web roof trusses.

Roofing: EPDM roofing membrane on rigid roofing insulation.

Windows: Aluminum storefront style windows with insulated glazing and a powder coated finish.

Floors: The utility rooms will have sealed concrete floors. The other areas will have a quartz chip, epoxy resin finish.

Interior Walls: The interior surface of the exterior walls will be concrete block with a field painted acrylic finish. The interior partitions will be metal stud with gypsum wallboard with a field painted acrylic finish.

Interior Doors: Painted hollow metal doors and frames.

Ceilings: Suspended acoustical tile ceilings.

Process Area

The process area will be approximately 77-feet wide, 105-feet long and approximately 22-feet tall with a flat roof. It will have four chemical storage rooms, a blower room, and a SCADA/lab room. These rooms will be capped off and enclosed with structural ceiling systems below the roof

framing. The remaining area will be open areas for pumps and filters and an open area for future installation of PFAS treatment vessels. The PFAS area will be depressed approximately 6-feet to keep the roof the same height over the entire process area.

Proposed Building Materials

Exterior Walls:	Concrete push walls 4-feet high and load bearing concrete block backup.
Wall Insulation:	Rigid polystyrene insulation on the exterior surface of the concrete block.
Exterior Finishes:	Combination of masonry veneer and metal siding.
Roof Structure:	Long span steel open web roof trusses with shop applied paint and galvanized metal roof decking.
Roofing:	EPDM roofing membrane on rigid roofing insulation.
Exterior Doors:	Aluminum doors and frames with a powder coat finish.
Loading Door:	Overhead style garage door with insulation and weatherstripping.
Windows:	Aluminum storefront style windows with insulated glazing and a powder coated finish in the SCADA/Lab Room and insulated translucent windows in the open areas. The translucent windows will be sized to provide daylighting as well as facilitate future equipment installation and removals.
Skylights:	Large, self-supporting, removable skylights with insulated translucent panels will be provided over the PFAS area to facilitate future installation of the PFAS treatment equipment.
Grating:	Removable aluminum grating will be provided in areas where access below is required for maintenance (pipe trench, etc.).
Louvers:	Aluminum louvers with bird screen and a powder coat finish.
Floors:	Sealed concrete.
Interior Walls:	Concrete block with a field painted acrylic finish.
Interior Doors:	Painted hollow metal doors and frames.
Stairs:	Aluminum grated stairs with a mill finish.
Railings:	Aluminum railings with a mill finish.
Hatches:	Aluminum hatches.
Ceilings:	Exposed metal roof framing and decking above.

STRUCTURAL

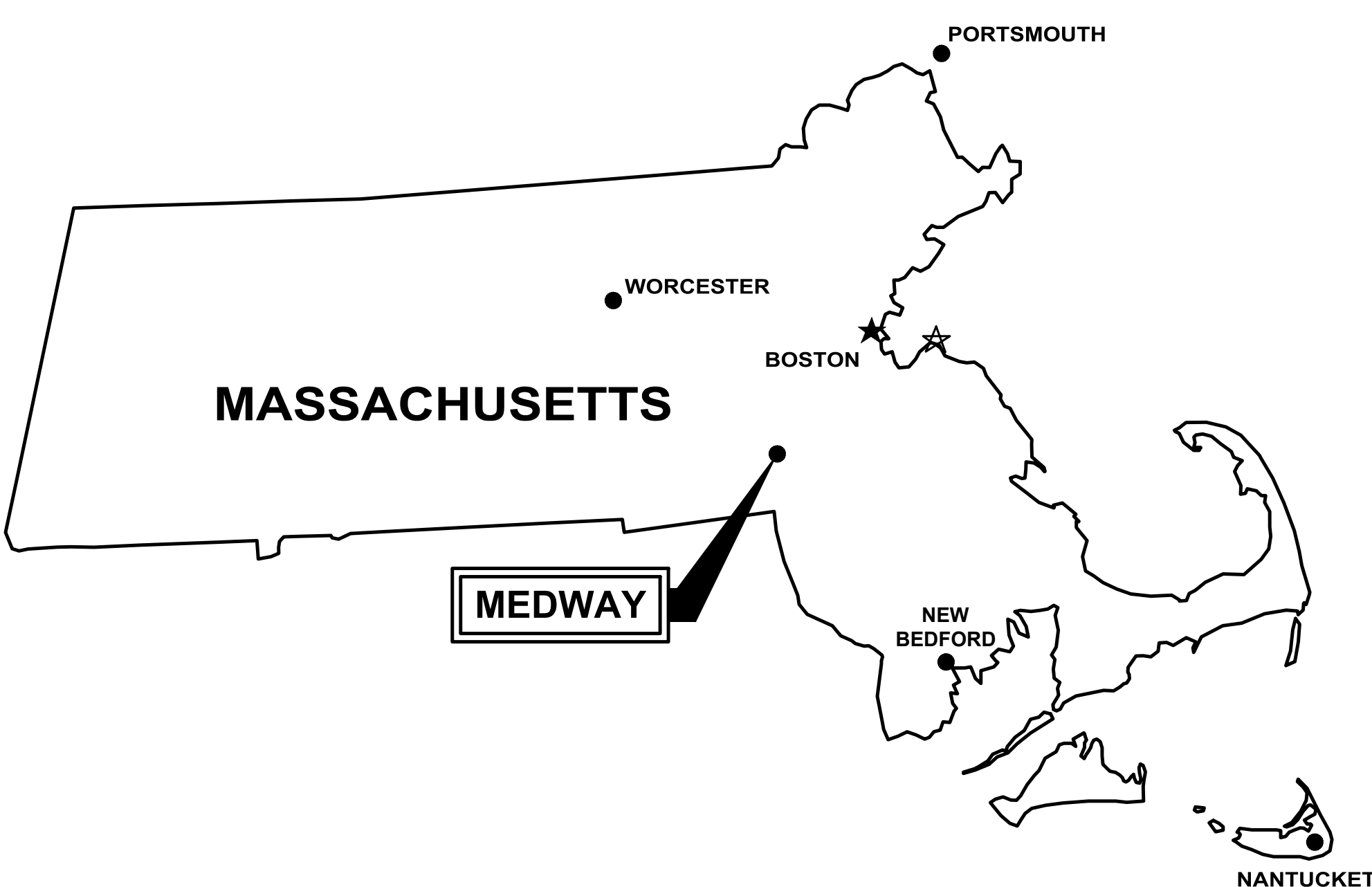
The following standards and criteria will be used in the structural design of the Populatic Water Treatment Plant (WTP):

TOWN OF MEDWAY, MASSACHUSETTS

CONTRACT DRAWINGS FOR POPULATIC WATER TREATMENT PLAN

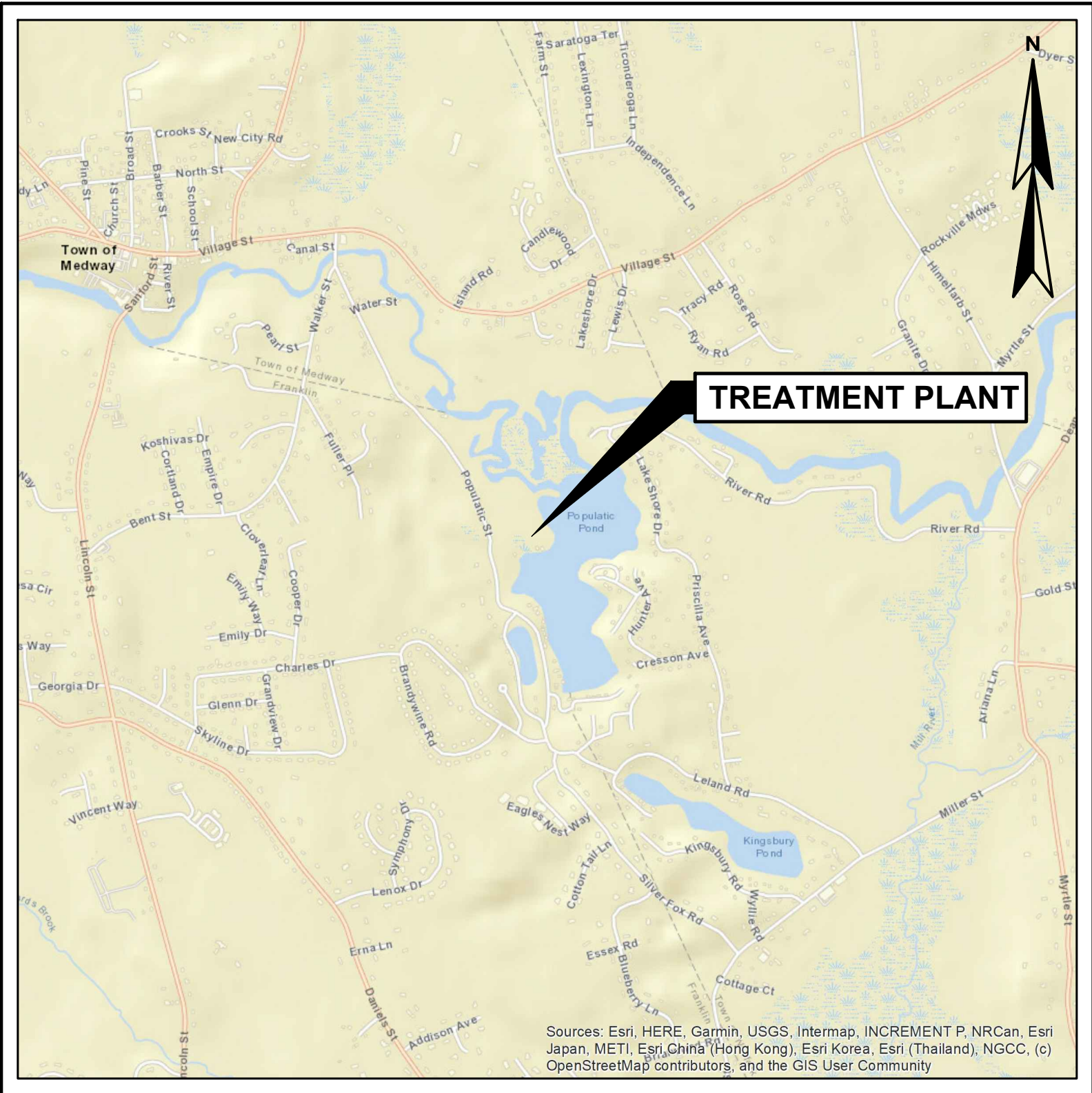
JUNE 2021

BASIS OF DESIGN REPORT



DRAWING INDEX

GENERAL	
---	COVER SHEET
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C-2	EXISTING CONDITIONS PLAN
C-3	SITE LAYOUT PLAN
C-4	SITE GRADING PLAN
C-5	SITE PIPING PLAN
C-6	DETAILS I
C-7	DETAILS II
C-8	EROSION CONTROL NOTES AND DETAILS
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A-2	FLOOR PLAN
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A-4	SECTIONS AND RENDERING VIEWS
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PR-2	PROCESS LEGEND AND ABBREVIATIONS
PR-3	PROCESS FLOW DIAGRAM
PR-4	TREATMENT ROOM
PR-5	PRELIMINARY CHEMICAL SCHEMATICS
INSTRUMENTATION	
I-2	NETWORK ARCHITECTURE DIAGRAM

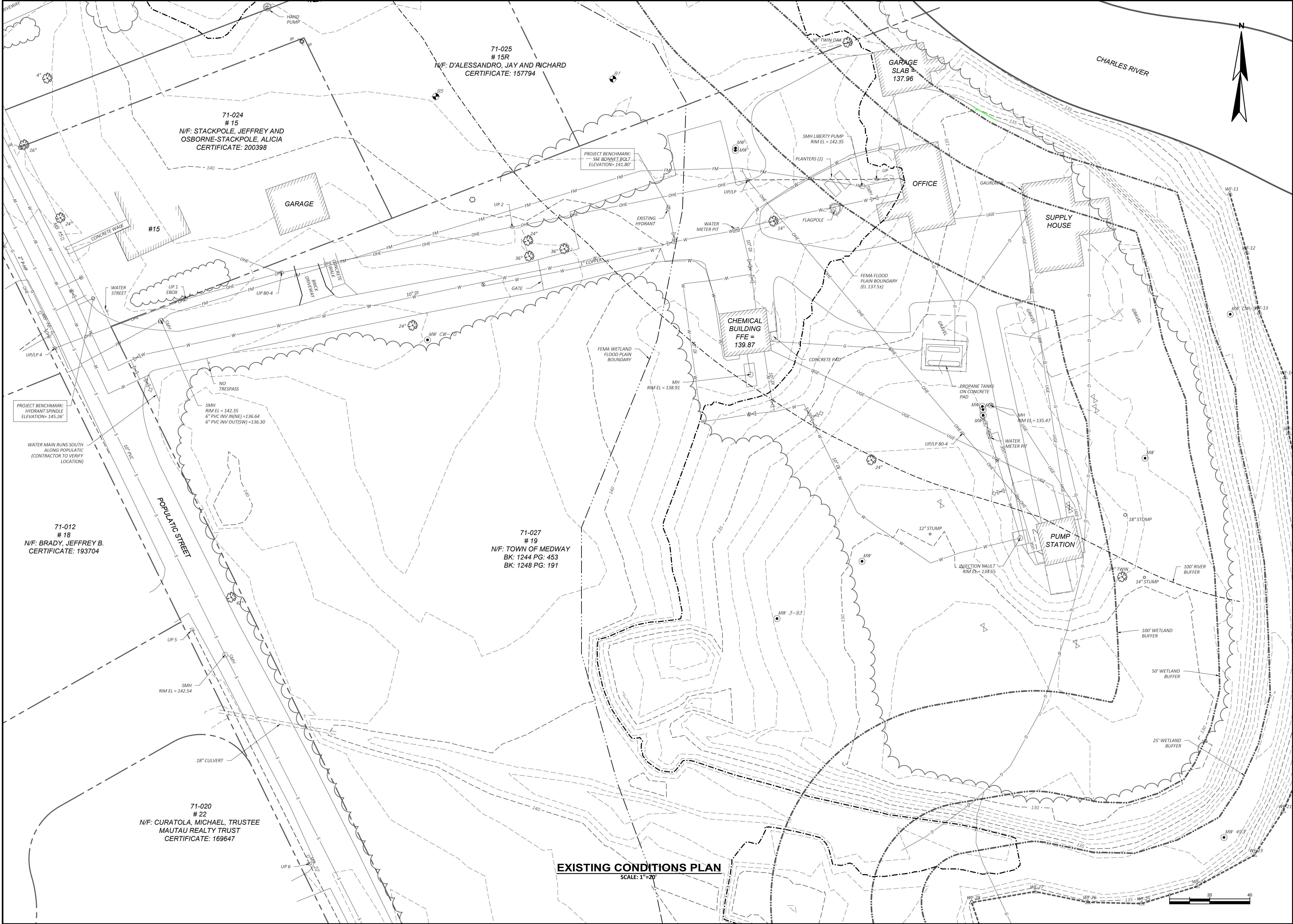


LOCATION PLAN
SCALE: 1"=2,000'

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Engineering a Better Environment

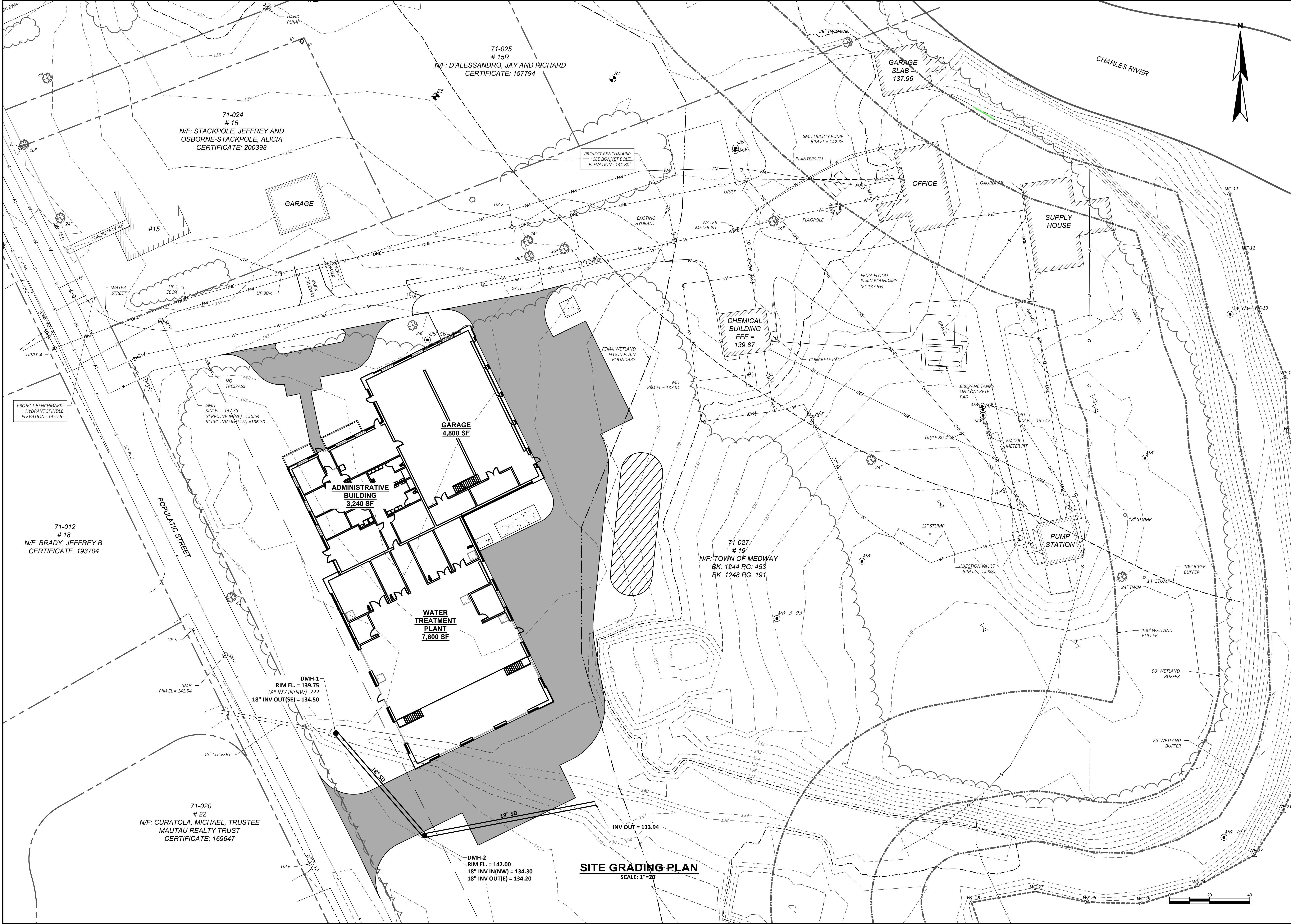
978.416.8000 | www.wright-pierce.com

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DRAWING		EXISTING CONDITIONS PLAN	
C-2			
MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT		WRIGHT-PIERCE 978.416.8000 www.wright-pierce.com 600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810	
PROJECT NO: 20600 DESIGNED: LANTHONY CAD COORD: B. JONES CAD: D. METZ CHECKED: DATE: APPROVED: DATE: SUBMISSION: BASIS FOR DESIGN REPORT		REVISIONS	
NO		APPD DATE	

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REVISIONS		APPROVED	DATE
NO	1		
NO	2		
NO	3		
NO	4		
NO	5		

PROJECT NO: 20600	DESIGNED: LANTHONY
CAD COORD: BJONES	CAD: D.METZ
CHECKED: DATE:	APPROVED: DATE:
SUBMISSION: BASIS FOR DESIGN REPORT	

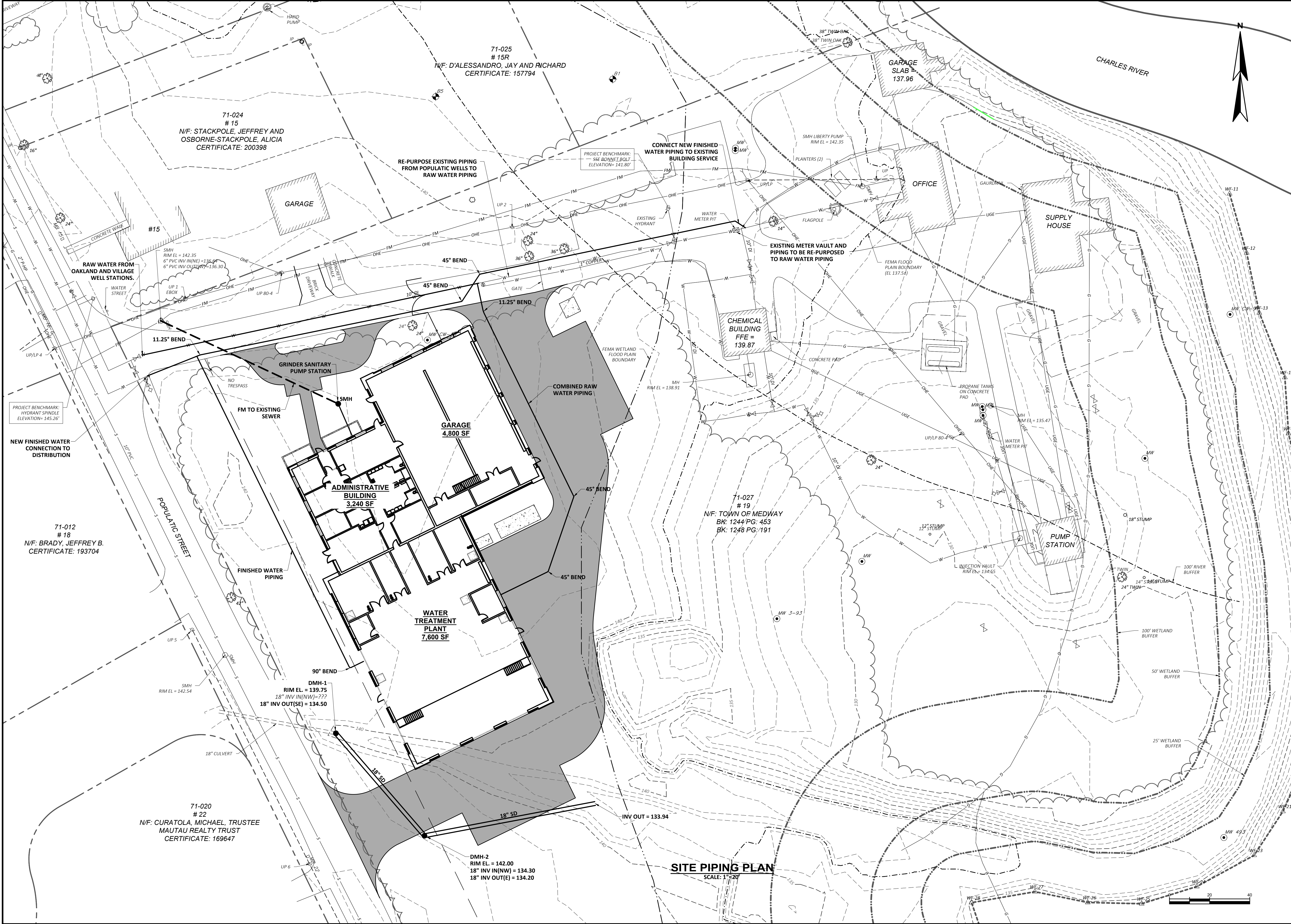


WRIGHT-PIERCE
978.416.8000 | www.wright-pierce.com
600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810

MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT	SITE GRADING PLAN
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DRAWING
C-4

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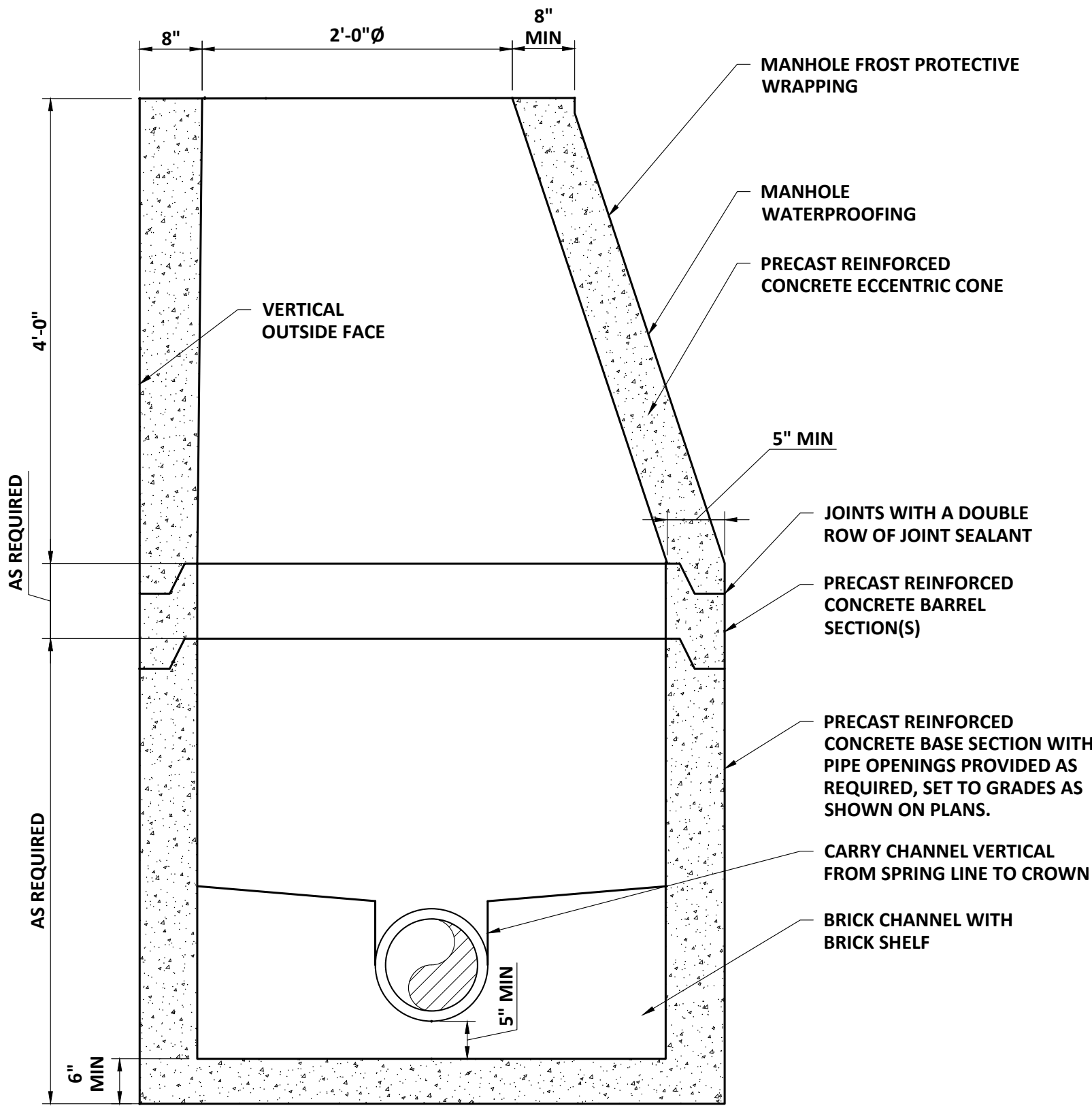
REVISIONS		APPROVED	DATE
NO	DATE		
1			
2			
3			
4			
5			

PROJECT NO: 20600	DESIGNED: LANTHONY
CAD COORD: B. JONES	CHECKED: D. METZ
DATE: 6/24/2021	APPROVED: [Signature]
SUBMISSION: BASIS FOR DESIGN REPORT	

WRIGHT-PIERCE
978.416.8000 | www.wright-pierce.com
600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810

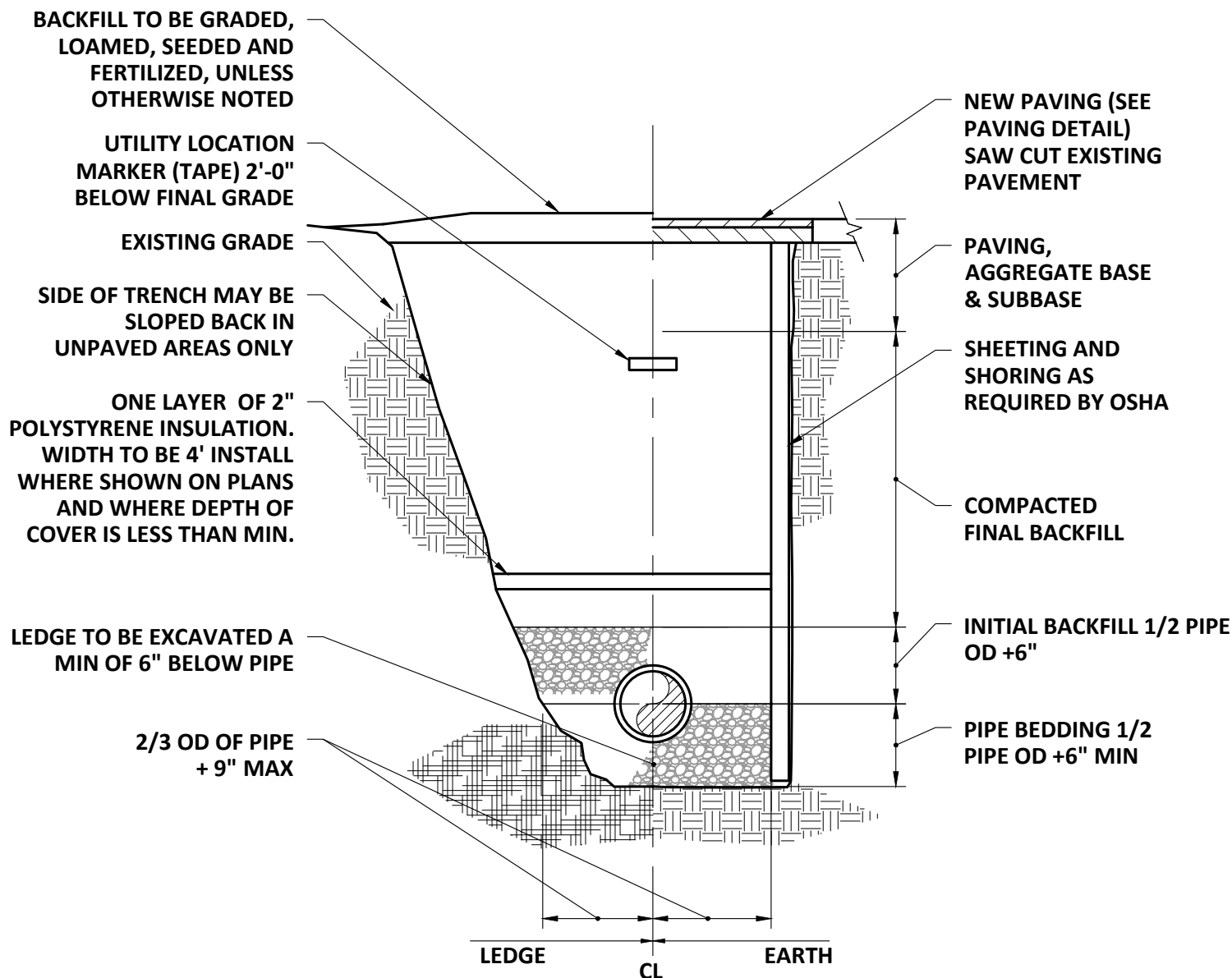
MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT	
SITE PIPING PLAN	

DRAWING
C-5



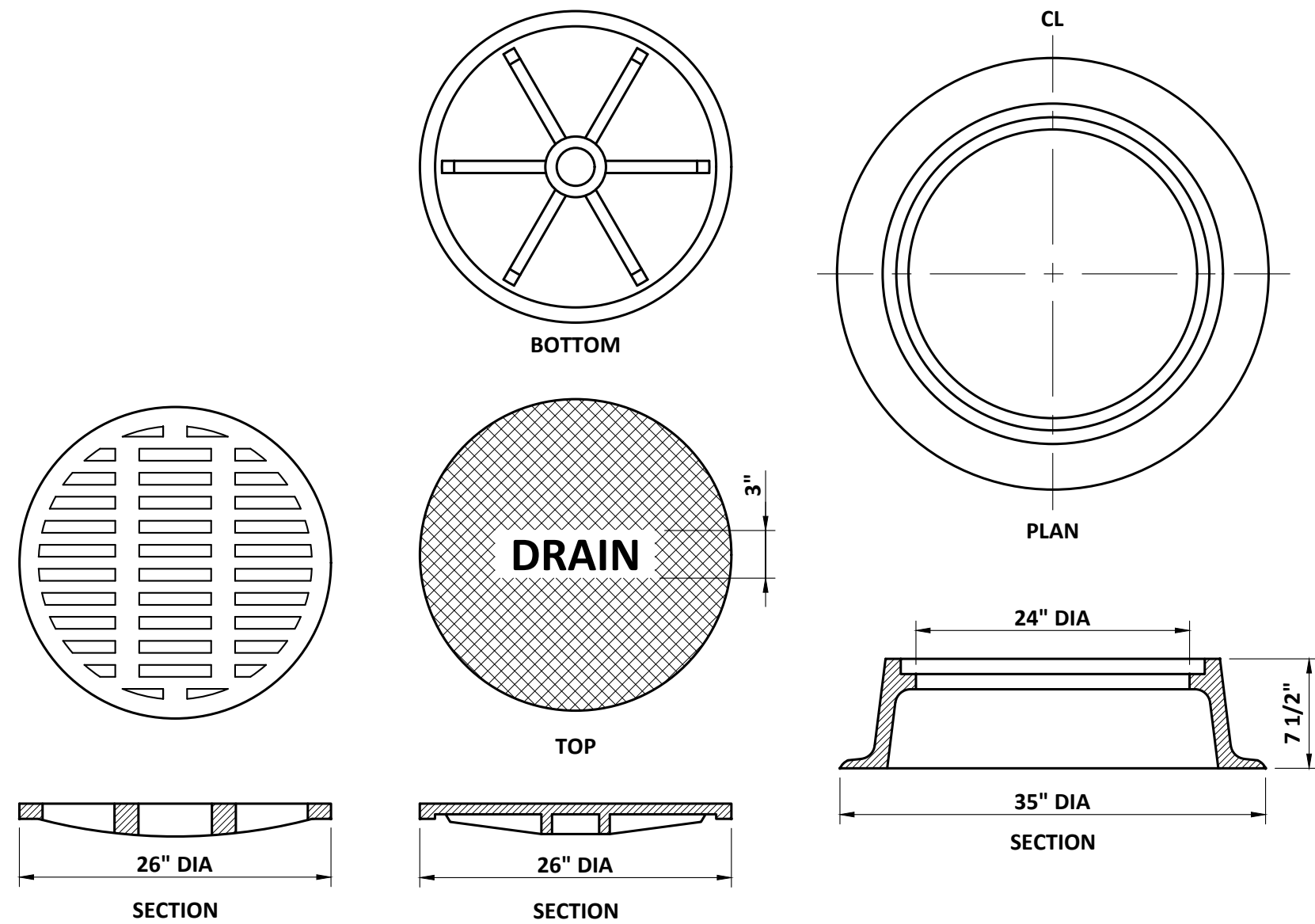
- NOTES:
- MANHOLE CHANNELS REQUIRING A CHANGE IN DIRECTION ARE TO BE BUILT ON A SMOOTH CURVE OF THE LONGEST POSSIBLE RADIUS. IF SIDE PIPES ENTER CHANNEL, SHAPE TO RECEIVE ADDED SIDE FLOW.
 - USE A FLAT SLAB TOP MANHOLE WHEN THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST INVERT AND RIM IS LESS THAN 6'-0" AND WHEN MANHOLE DIAMETER IS GREATER THAN 4'-0".

TYPICAL 4-FT MANHOLE
SCALE: "NTS"

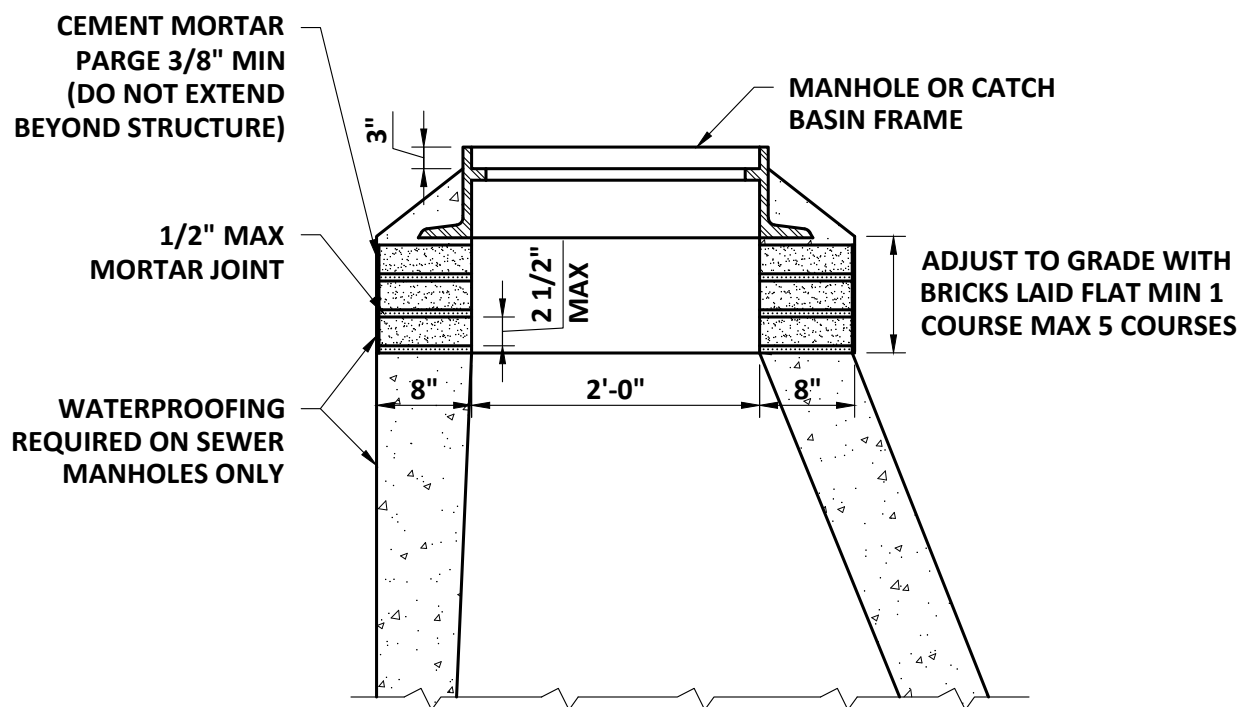


- NOTES:
- ALL EXCAVATION MUST MEET OSHA STANDARDS.
 - INSTALL 3 FOOT LONG IMPERVIOUS MATERIAL DAM IN BEDDING/INITIAL BACKFILL MATERIAL EVERY 100' AND WHERE SHOWN ON PLANS TO PREVENT TRENCH GROUNDWATER FROM BEING CHanneled ALONG BEDDING/INITIAL BACKFILL.
 - SEE SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.

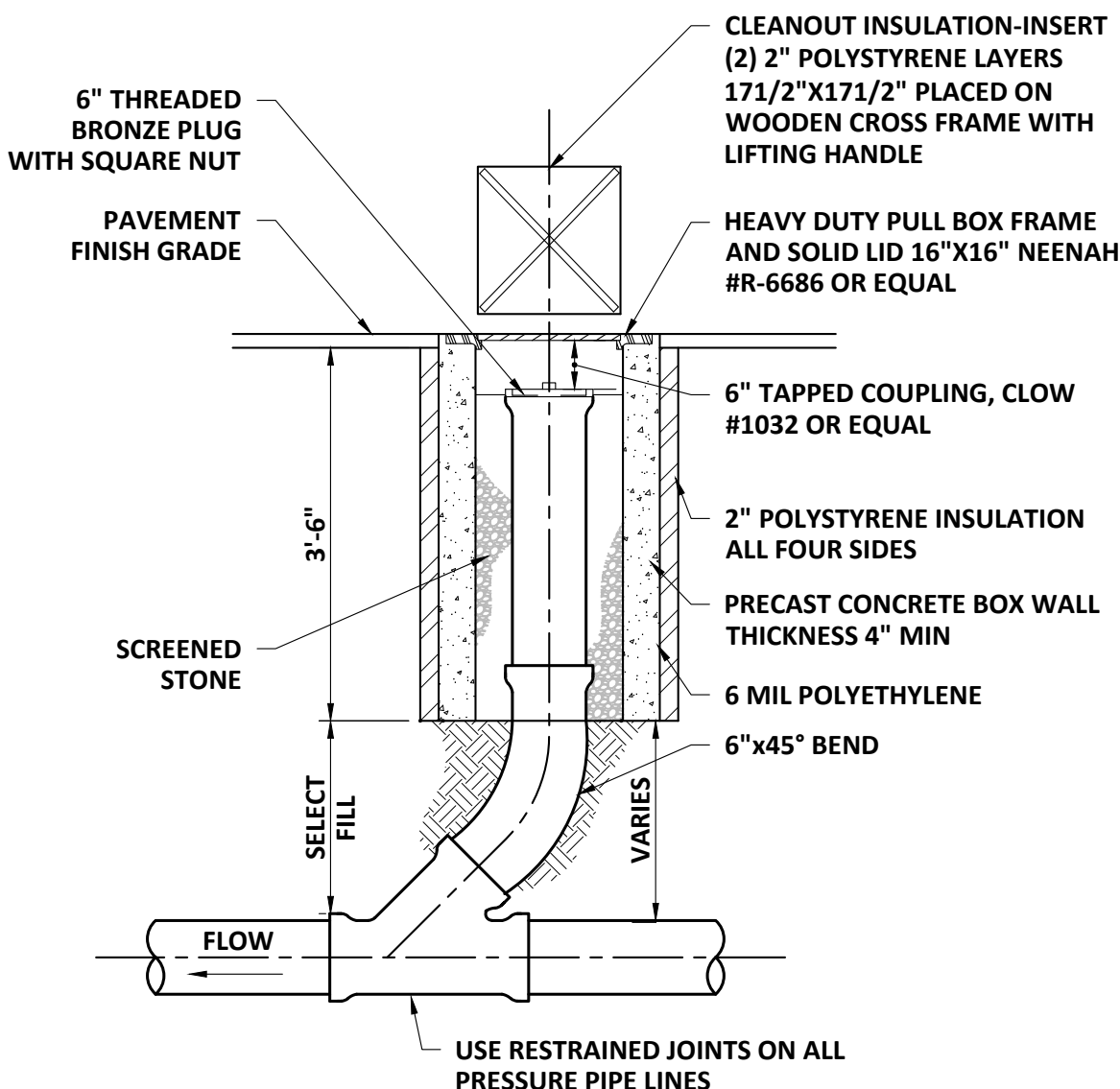
PIPE TRENCH
SCALE: "NTS"



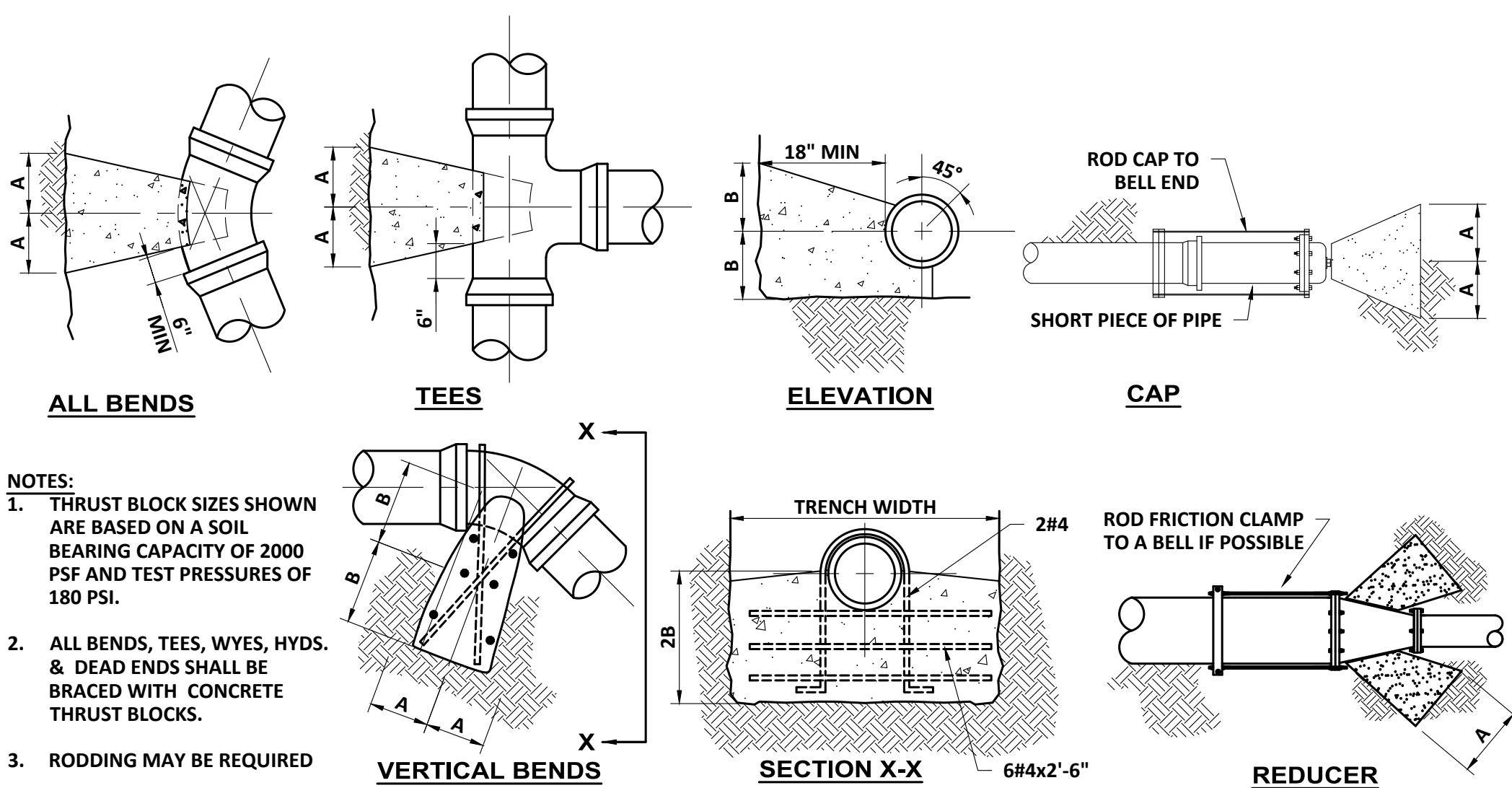
CATCH BASIN & MANHOLE
STANDARD COVER AND FRAME
SCALE: NTS



MANHOLE AND CATCH BASIN
FRAME INSTALLATION
SCALE: NTS

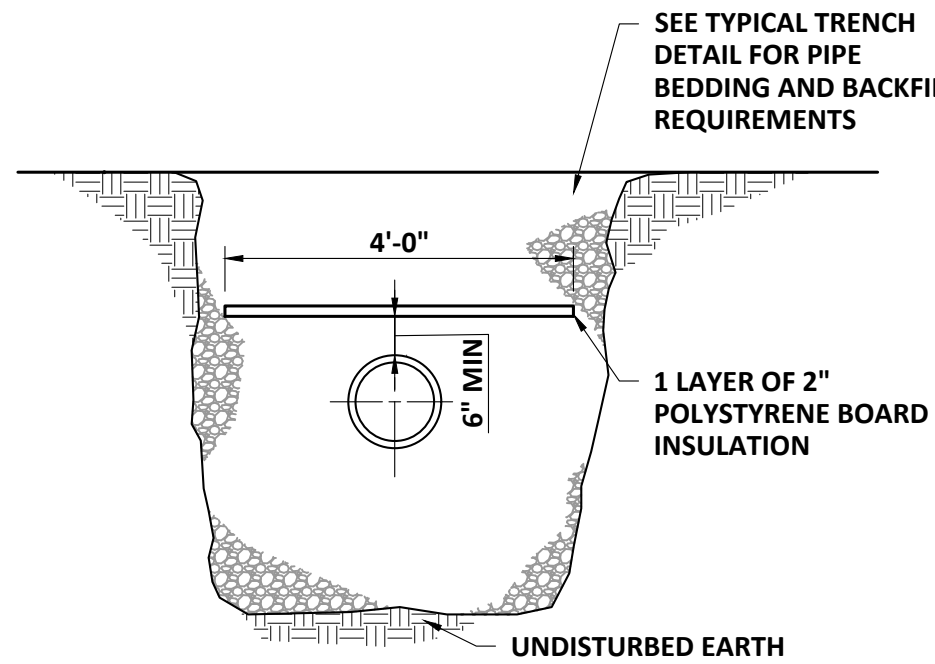


TYPICAL CLEANOUT
SCALE: NTS

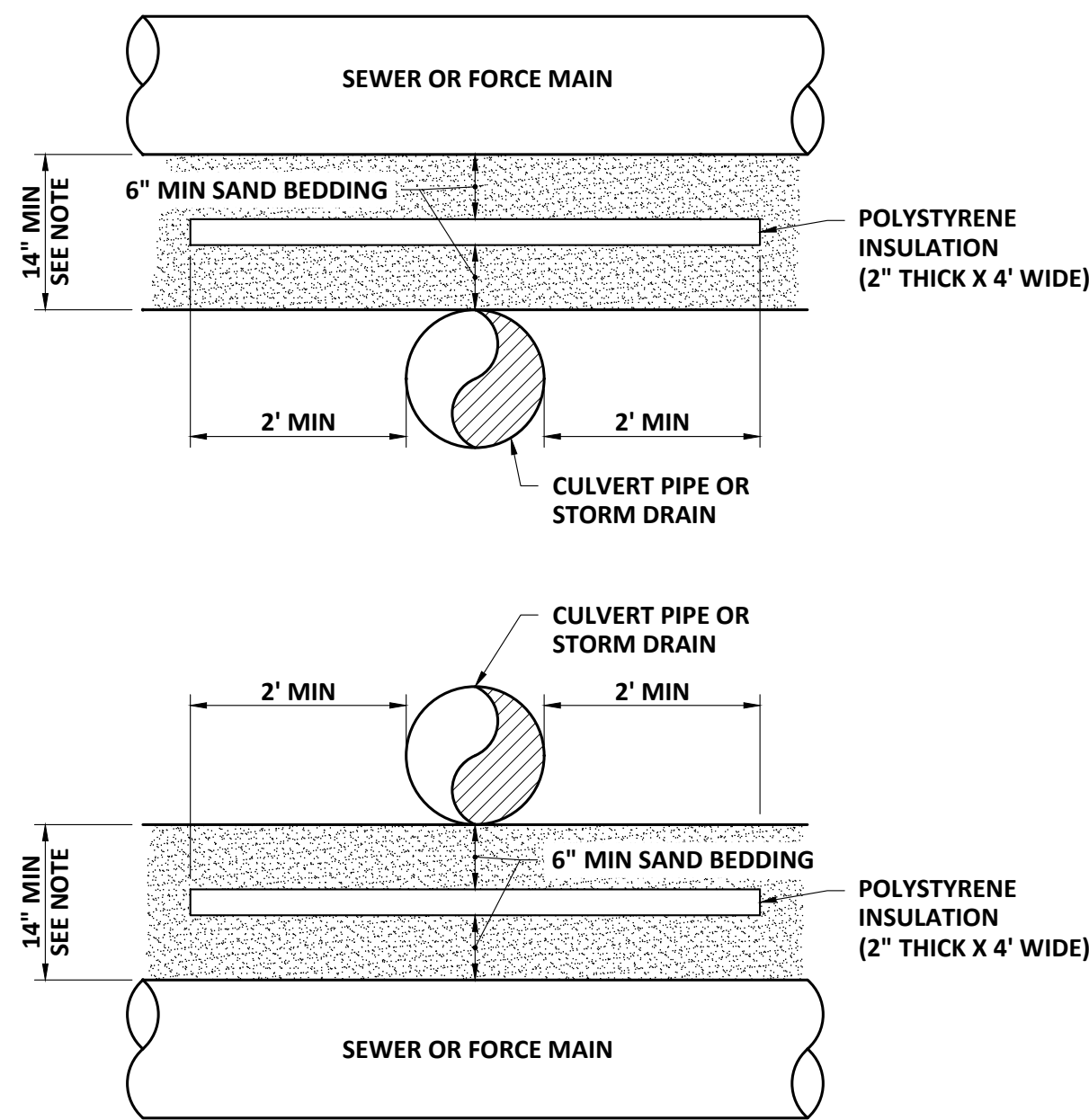


PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		TEE		VERTICAL BEND (DOWN)		PLUG		REDUCER	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
4"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	24"	21"	12"	12"	12"	12"
6"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	24"	21"	12"	12"	12"	12"
8"	20"	15"	14"	12"	9"	9"	9"	6"	18"	12"	33"	24"	14"	14"	18"	12"
10"	21"	21"	18"	15"	15"	9"	9"	9"	20"	18"	40"	27"	16"	16"	20"	18"
12"	27"	24"	23"	15"	15"	12"	12"	9"	25"	18"	48"	30"	18"	18"	25"	18"
16"	37"	30"	30"	21"	21"	15"	13"	12"	32"	24"	57"	36"	22"	22"	32"	24"

THRUST BLOCKS
NTS

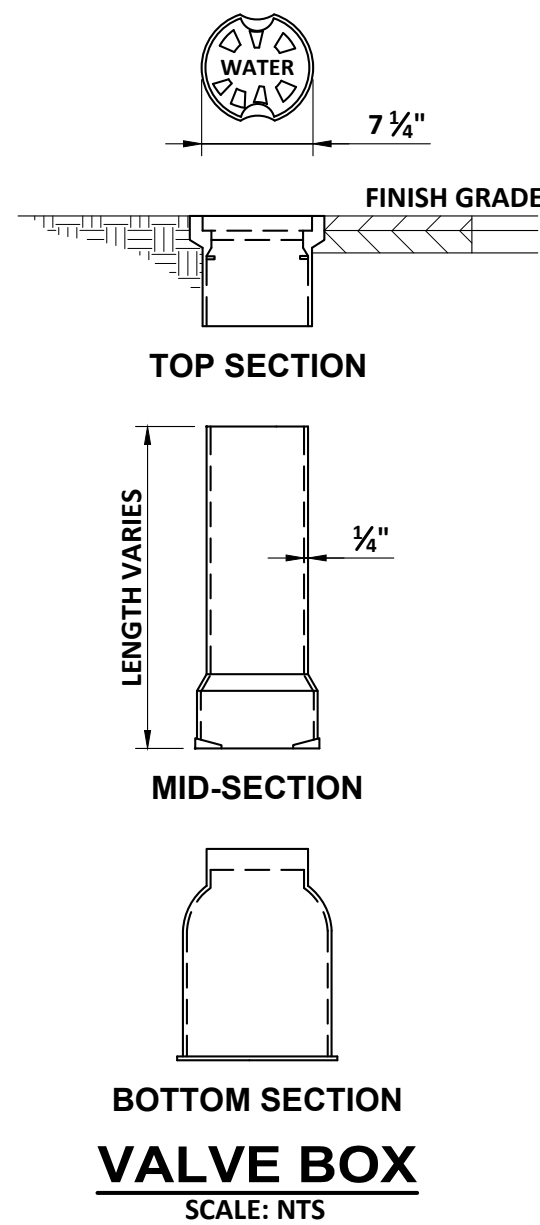


TRENCH PIPE INSULATION
SCALE: NTS

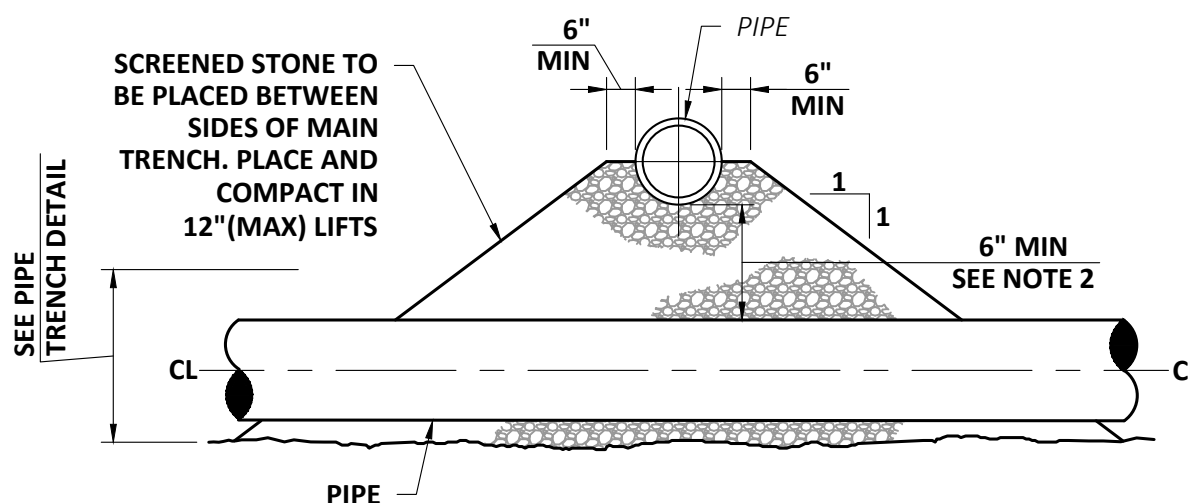


- NOTE:
- INSULATION TO BE USED WHERE PIPE SEPARATION IS 24" OR LESS.

CULVERT PIPE / STORM DRAIN CROSSING
SCALE: NTS

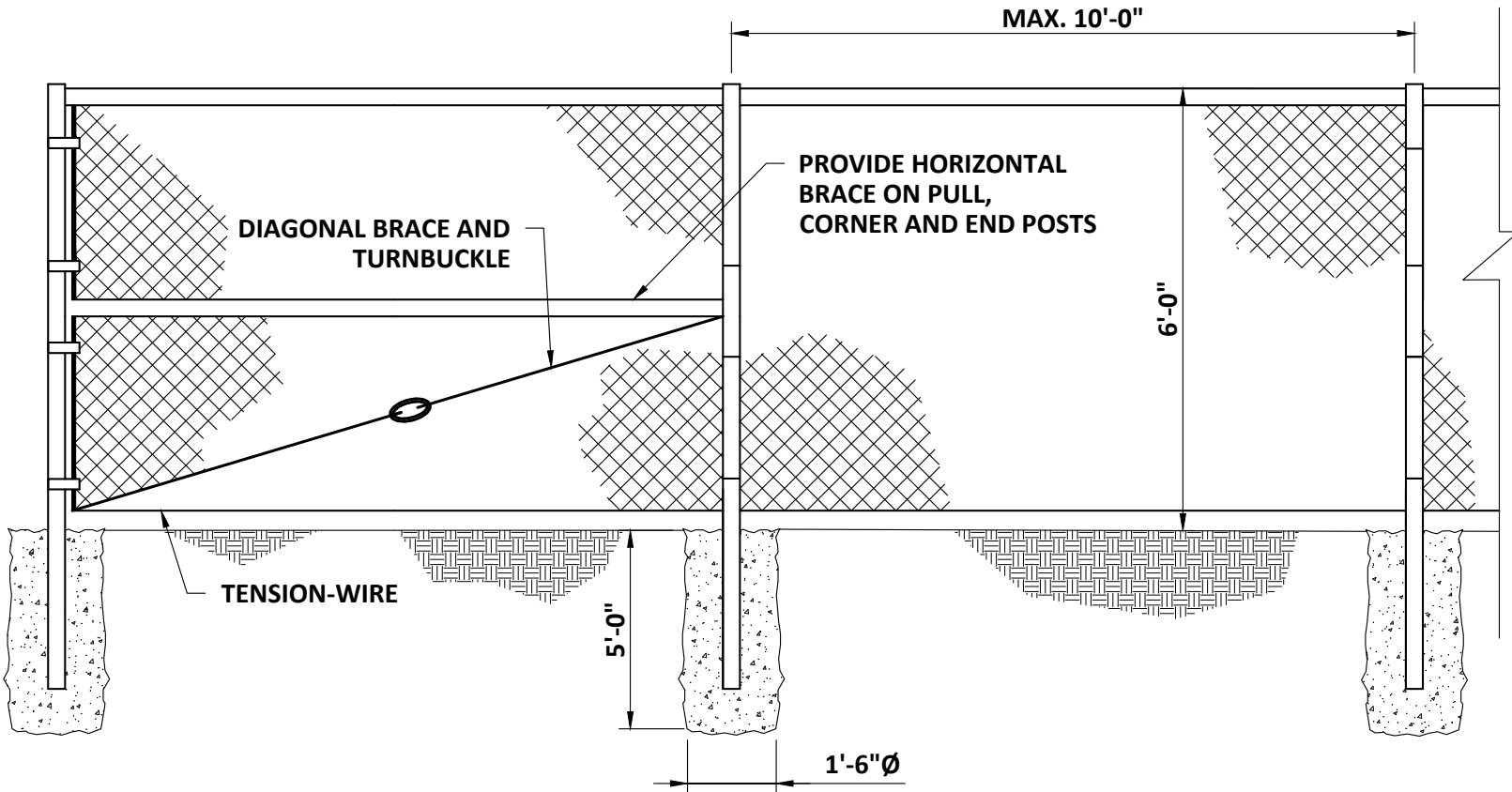


VALVE BOX
SCALE: NTS



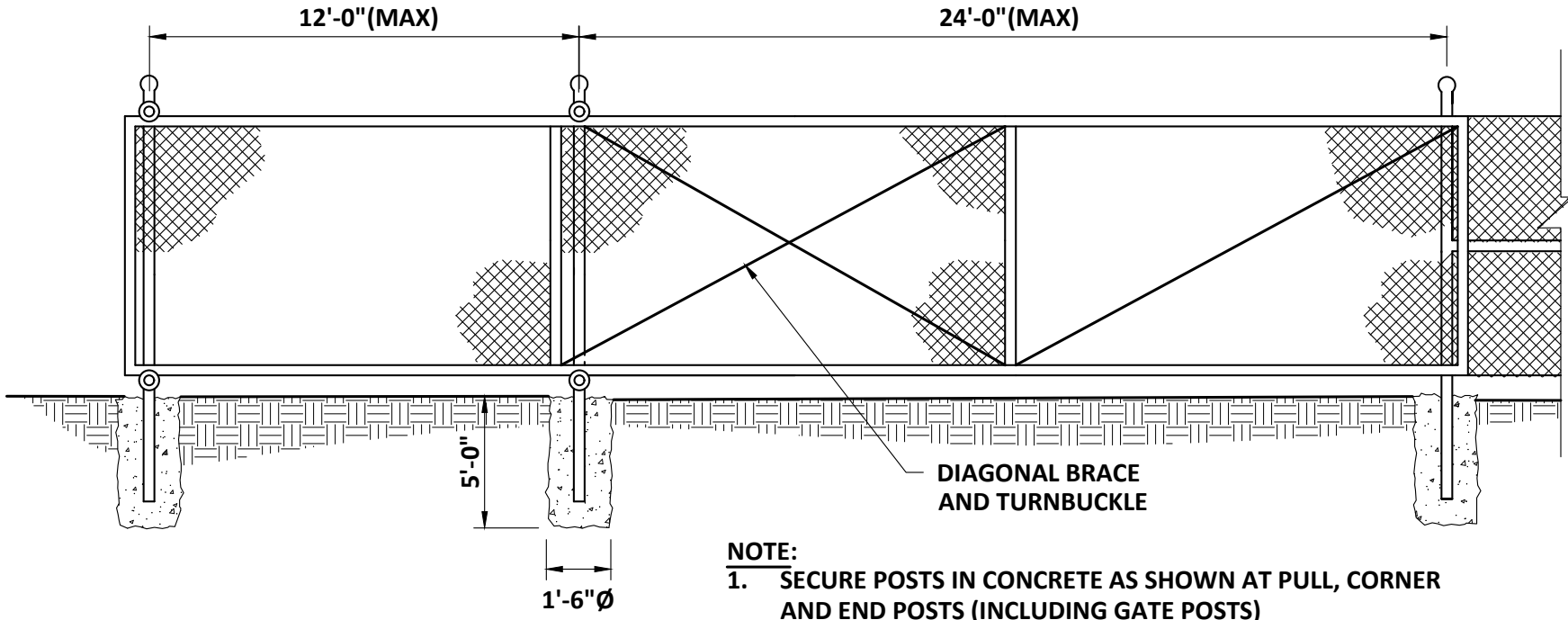
- NOTES:
- JOINTS ON EACH PIPE TO BE AS FAR FROM INTERSECTION AS POSSIBLE.
 - IF LESS THAN 12", FLOWABLE FILL MAY BE REQUIRED RATHER THAN SCREENED STONE TO FACILITATE PROPER PIPE BEDDING AND COMPACTION AT ENGINEER'S DISCRETION. REFER TO SPECIFICATIONS SECTION 02225 FOR ADDITIONAL INFORMATION.

PIPE CROSSING
SCALE: NTS



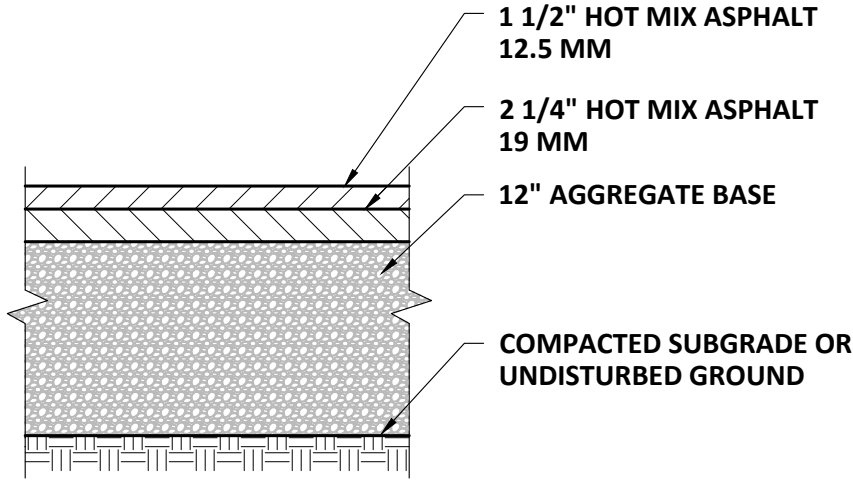
- NOTES:
1. SECURE POSTS IN CONCRETE AS SHOWN AT PULL, CORNER AND END POSTS (INCLUDING GATE POSTS)
 2. IF CHAINLINK FENCE IS INSTALLED IN UNFRACTURED LEDGE, POST SHALL PENETRATE 2'-0" INTO THE LEDGE AND SHALL BE GROUTED INTO 6"Ø HOLE.

CHAINLINK FENCE
SCALE: "NTS"

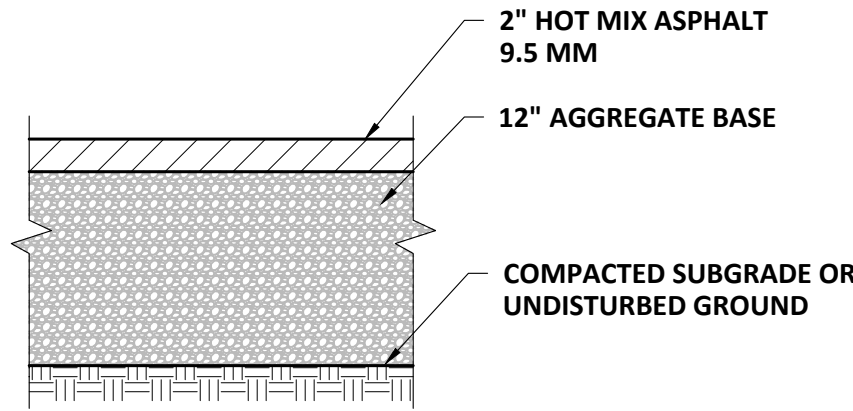


- NOTE:
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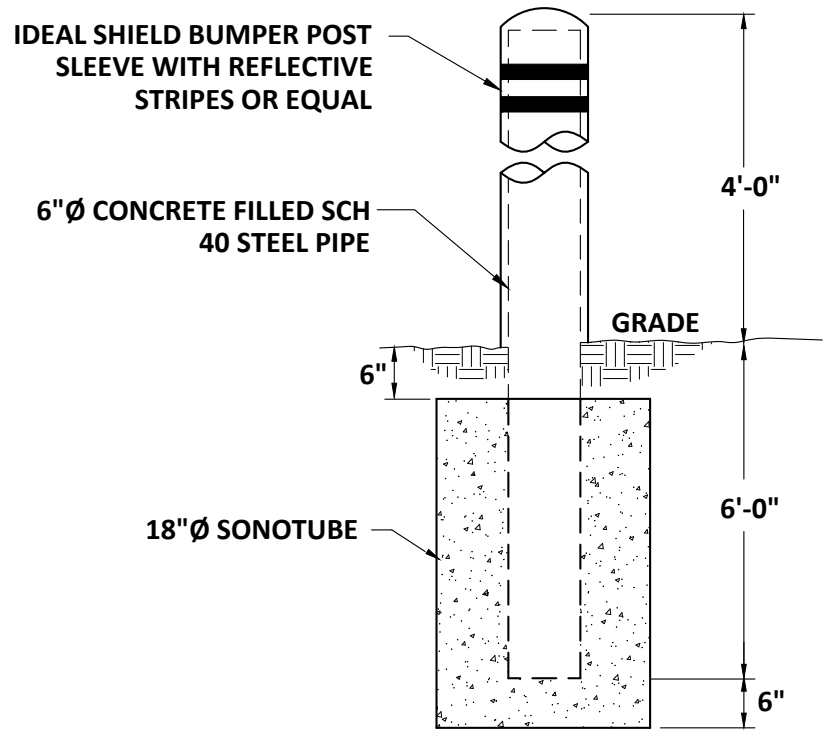
CHAIN LINK FENCE CANTILEVER GATE
SCALE: NTS



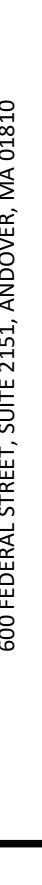
PARKING LOT PAVEMENT
SCALE: "NTS"

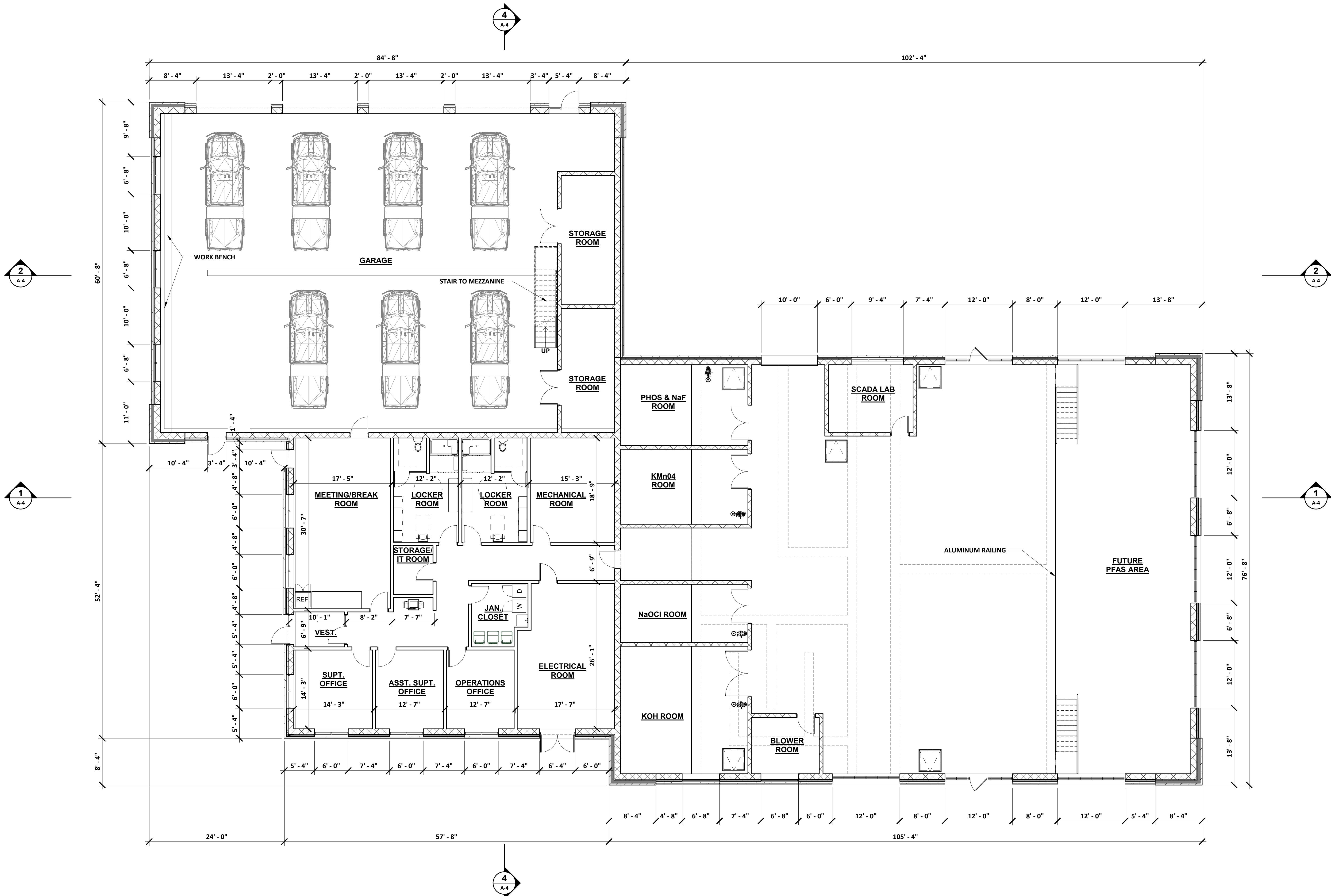


WALKWAY PAVEMENT
SCALE: "NTS"



BOLLARD
SCALE: NTS

DRAWING		WRIGHT-PIERCE		REVISIONS		APP'D	DATE
MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT		 978.416.8000 www.wright-pierce.com 600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810		PROJECT NO: 20600	NO		
				DESIGNED: LANTHONY	Δ		
				CAD COORD: B.JONES	Δ		
				CAD: D.METZ	Δ		
				CHECKED:	Δ		
DETAILS II				DATE:			
				APPROVED:			
				DATE:			
				SUBMISSION: BASIS FOR DESIGN REPORT	Δ		
C-7							




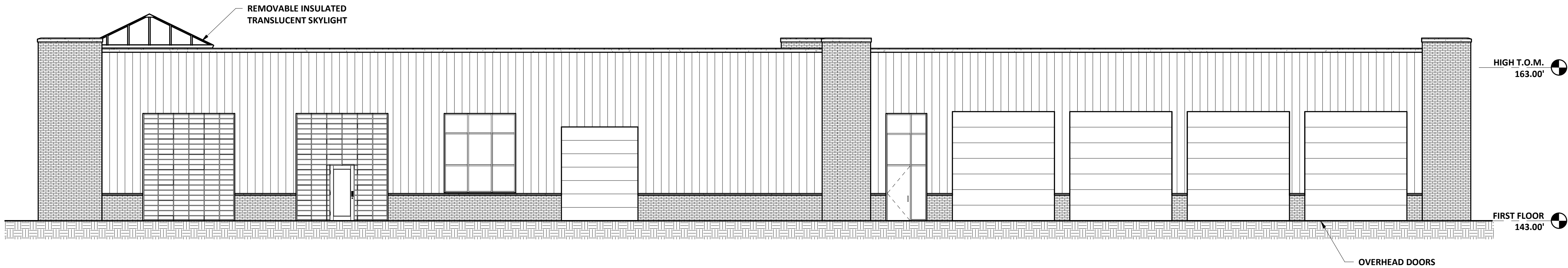
FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO	REVISIONS		PROJECT NO: 20600	DESIGNED: R.WILLIAMS	CAD COORD: B.JONES	CAD: J.BLACKMAN	CHECKED:	DATE:	APPROVED:	DATE:	SUBMISSION: BASIS FOR DESIGN REPORT
	DATE	APPD									
1											
2											
3											
4											
5											

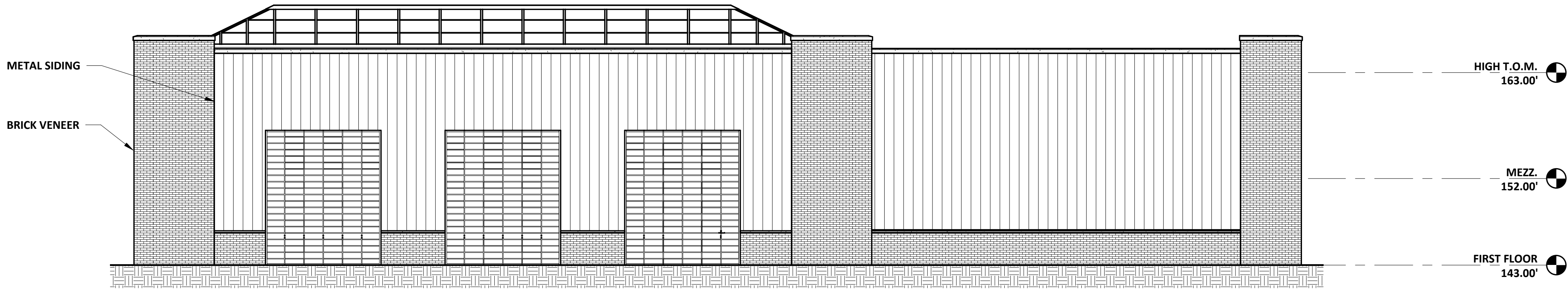
MEDWAY, MASSACHUSETTS
POPULATIC WATER TREATMENT PLANT

FLOOR PLAN

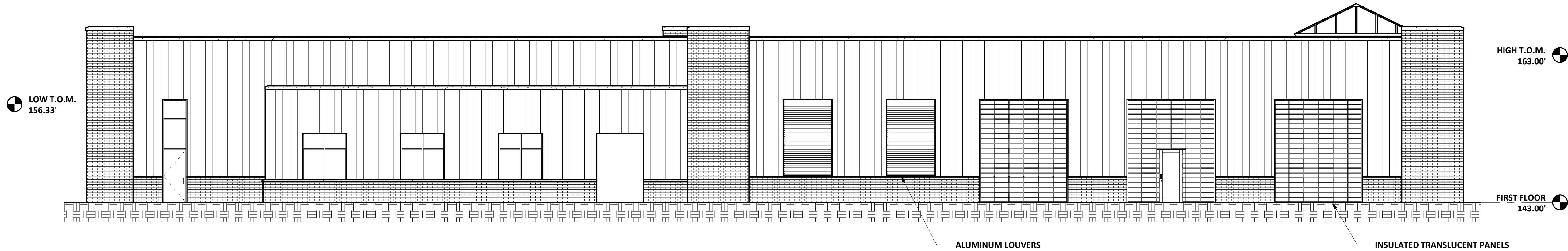
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600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810



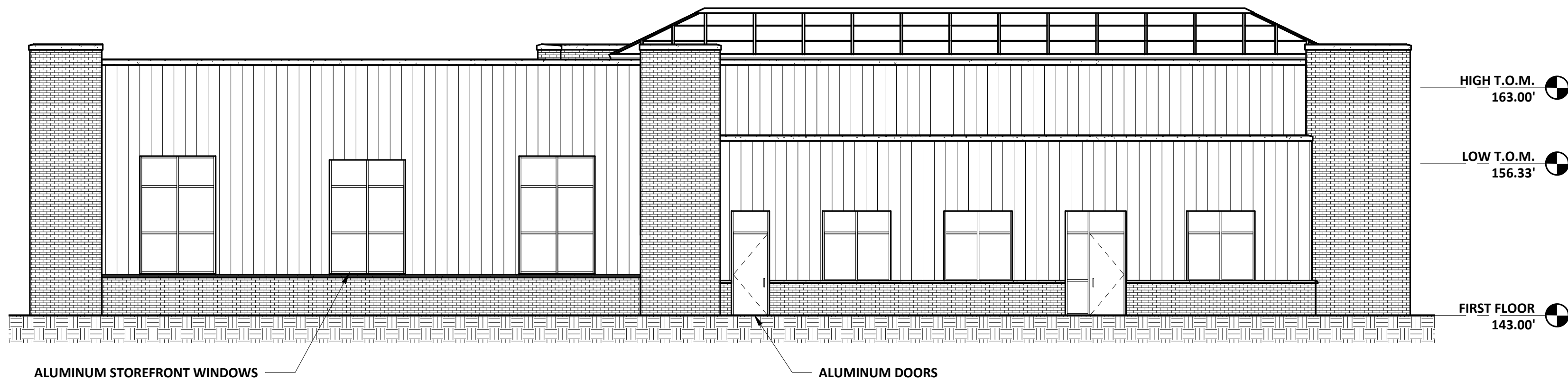
NORTH ELEVATION
SCALE: 1/8" = 1'-0"




EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

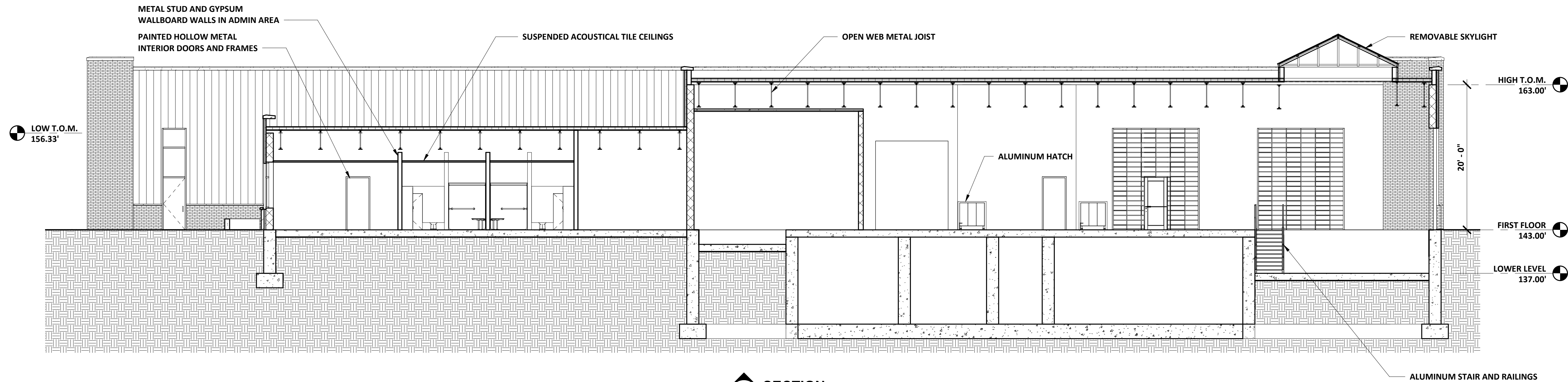


WEST ELEVATION
SCALE: 1/8" = 1'-0"

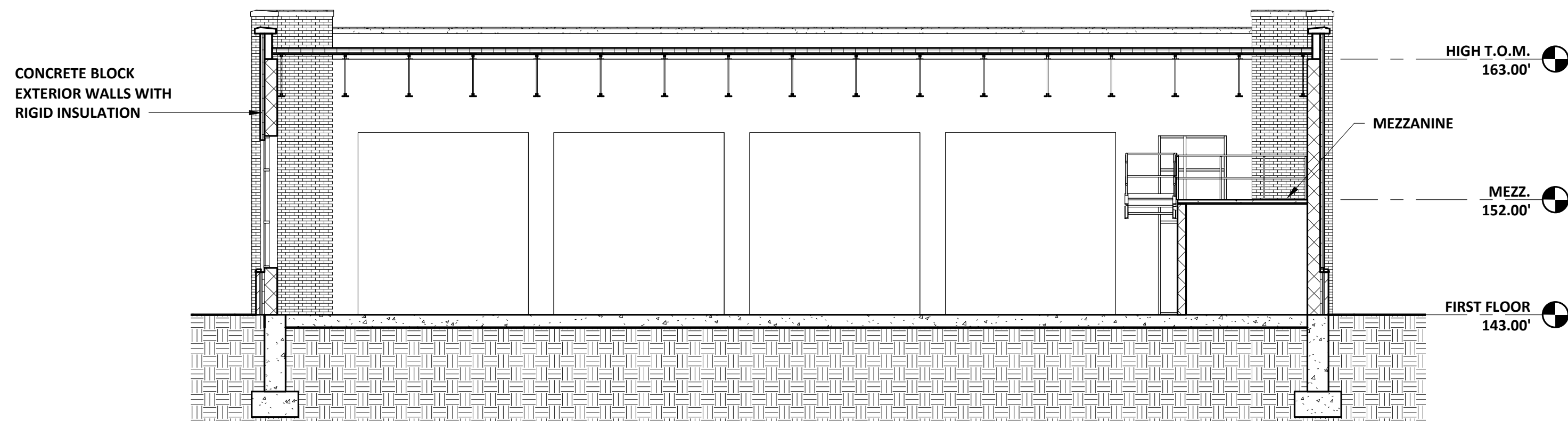
REVISIONS		APP'D	DATE
NO			
1			
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PROJECT NO: 20600			
DESIGNED: R.WILLIAMS			
CAD COORD: B.JONES			
CAD: J.BLACKMAN			
CHECKED:			
DATE:			
APPROVED:			
DATE:			
SUBMISSION: BASIS FOR DESIGN REPORT			
			
978.416.8000 www.wright-pierce.com			
600 FEDERAL STREET, SUITE 215L ANDOVER, MA 01810			
MEDWAY, MASSACHUSETTS		EXTERIOR ELEVATIONS	
POPULATIC WATER TREATMENT PLANT			
DRAWING		A-3	

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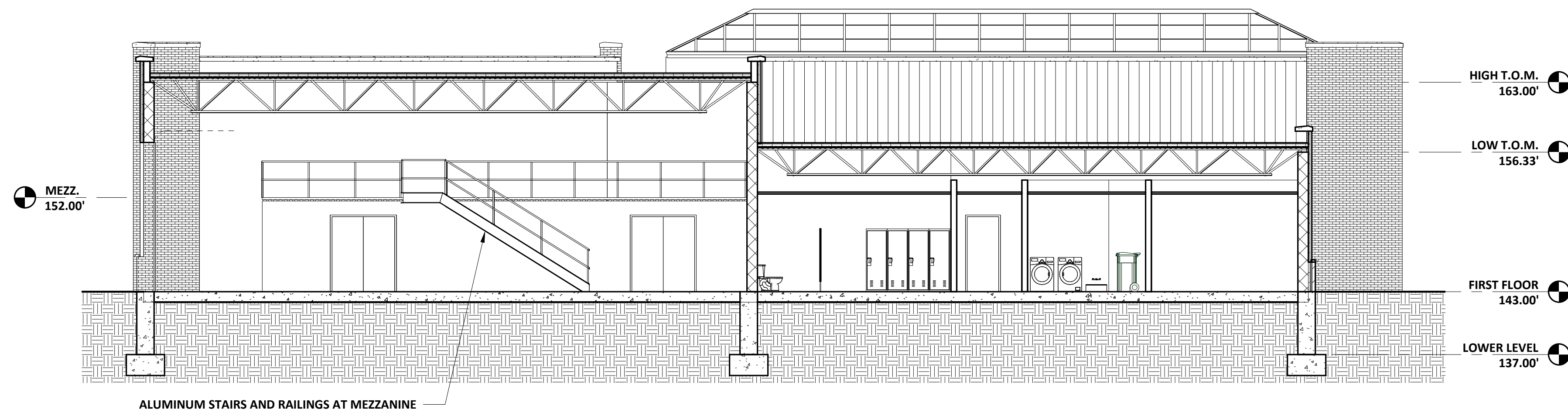
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1 SECTION
A-2 SCALE: 1/8" = 1'-0"



2 SECTION
A-2 SCALE: 1/8" = 1'-0"



4 SECTION
A-2 SCALE: 1/8" = 1'-0"



REVISIONS		APPD	DATE
NO			
1			
2			
3			
4			
5			
PROJECT NO: 20600			
DESIGNED: R.WILLIAMS			
CAD COORD: B.JONES			
CAD: J.BLACKMAN			
CHECKED:			
DATE:			
APPROVED:			
DATE:			
SUBMISSION: BASIS FOR DESIGN REPORT			
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MEDWAY, MASSACHUSETTS		SECTIONS AND RENDERING VIEWS	
POPULATIC WATER TREATMENT PLANT			
DRAWING		A-4	

Façade Improvement Review

Language from Zoning Bylaw as approved at the May 10, 2021 Town Meeting

Section 3.5 Site Plan Review

3.5.3 Applicability

A. Site plan review shall apply to the following:

1. Major Site Plan Review
2. Minor Site Plan Review
3. Administrative Site Plan Review
4. Façade Improvement Review.

4. Façade Improvement Review

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

- i) installation or replacement of awnings
- ii) change in a building's exterior surface material
- iii) rearrangement or addition of windows or doors
- iv) façade reconstruction or replacement

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

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

d. The Design Review Committee shall meet with the applicant or its representative to review the proposed façade improvements within fifteen days of receipt of a complete façade improvement application (referred to herein as the application date) by the Community and Economic Development office. No later than thirty days from the application date, the Design Review Committee shall prepare and provide its written review letter with recommendations regarding the proposed façade improvements to the Building Commissioner. Failure of the Design Review Committee to act within said thirty days shall be deemed a lack of opposition thereto. These deadlines may be extended by mutual agreement of the Design Review Committee and the applicant.