



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

*Matthew Buckley, Chair*  
*Rachel Walsh, Vice-Chair*  
*Tom Gay, Member*  
*Jessica Chabot, Member*  
*Dan Connolly, Member*  
*Rachel Wolff Lander, Member*

**DRC Meeting Minutes: September 09, 2019**  
Medway Public Library

**Call to Order:** – With a quorum present, this meeting was called to order by Chair Mr. Buckley at 7:00 p.m.

**Attendees:**

	09/09/2019				
Matthew Buckley	X				
Rich Di Iulio	-				
Jessica Chabot	X				
Tom Gay	ABSENT with Notice				
Rachel Walsh	X				
Dan Connolly	ABSENT with Notice				
Rachel Wolf Lander	X				

Also Present:

- Sreelatha Allam, Recording Secretary
- Susan Affleck-Childs, Planning and Economic Development Coordinator
- Applicant Larry Rucki and Realtor Jodi Kairit for William Wallace Village – 274 Village ST
- Robert Marzilli, RP Marzilli Landscape - 21 Trotter Drive
- Damon McQuaid, Patrick Larkin- 21 High Street

**Design Review- William Wallace Village multi-family development special permit and site plan (2740-276 Village St.)**

- Applicant was at the meeting to discuss the revised site plan. (**See Attached**) He will be at the Planning and Economic Development Board meeting tomorrow (9-10-19) to request an additional unit for the project. Elevation drawings for the two family buildings were reviewed. Elevation drawings for the quad and triplex buildings were reviewed.
- Due to an interpretation of the zoning bylaw by Town staff, the initial concept plan with seven duplex buildings for a total of 14 units has been changed to one triplex building, one quad building, and 4 duplex buildings for a total of 15 units. The changes in the plans were presented and discussed at the meeting. Discussion also included the definition of a “multifamily development” per the town bylaw and the way the revised

plan addresses that issue. It was discussed that acquiring a variance from Zoning Board is not really an option.

- There was discussion on the Fire Chief's initial requirement to establish a second roadway connection to this development from the adjacent Bedelia Lane for a second access point. The revised plan eliminates that second connection as the plan has been changed so that all the buildings will be sprinkled instead. This removes the need for the second access.
- Members asked about the status of the landscape plan. Mr. Rucki said it will be provided this week. The plan will address the privacy concerns expressed by the DRC at a previous meeting. The landscape plan will be submitted in advance of the next DRC meeting for discussion.
- Mr. Rucki reported that the revised site plan was presented to CONCOM. Ms. Walsh indicated CONCOM could help in selecting the types of planting within the complex.
- Ms. Chabot commented on the elevation of the end (south facing) unit in the triplex building. The shingles in the gable need to extend a bit further than what's shown on the plan. Members commented the design should show a more developed porch and the feature at the end of the gable should be extended. A bay window was discussed as an option. Mr. Rucki indicated it was not structurally feasible to do so. He also said the height of the buildings is around 26 ft.
- The stone walls at the entry from Village Street were discussed. Members recommend having a rustic stone wall go along the southern edge of the property along Village Street east of the roadway. Mr. Rucki agreed to look into the discussed option and get back to the committee but he is concerned about the cost of constructing such a wall.
- Mr. Rucki discussed the color palette of the building exterior. Members talked about using darker colors than pastels. Recommendations on the exterior colors will be provided at the next meeting when the landscape plan will also be presented. Mr. Rucki stated he would have his color/building materials consultant attend the meeting.
- Mr. Rucki said the roof colors are being proposed to be the same. The garage door colors have not been determined yet.
- Building entranceways and units signage was also discussed. A separate sign application will be filed with DRC for discussion and approval.
- Gable dormers were recommended by the members for the quad building instead of the mixture of gable and sheds.
- Members commented on the discrepancies between the floor plans and façade plans

### **Design Review- RP Marzilli Landscape Expansion site plan (21 Trotter Dr.)**

- Owner Bob Marzilli attended the meeting to discuss the expansion project. He came to the meeting with plans that were revised based on the comments provided by DRC at a previous meeting. **(See Attached)**
- He talked about the general design features of the building and indicated his intent to bring a corporate look to the building. The amount of parking will be doubled and will be

closer to the main entrance. All the HVAC equipment will be housed inside the building and not on the roof.

- There was a question about putting solar panels on the roof. Members said a building permit will be required for that effort.
- The applicant will be at the Planning and Economic Development Board meeting tomorrow (9-10-19) and at CONCOM on Thursday (9-12-19).
- Members in general liked the proposed project as presented.

### **Informal Pre-Application Discussion: 21 High Street multi-family development**

- Architect Damon McQuaid and developer Patrick Larkin attended the meeting to discuss a possible multi-family development at 21 High Street. It includes 3 buildings with 11 apartment type condominium units for sale plus a renovation of the existing house on the property.
- Members in general liked the proposed building design as presented. **(See Attached)** There was discussion on the general design elements. Proposal is to have 2 garage entries per building. First floor will be parking and the residential units will be on the second and third floors. It was mentioned that the Planning and Economic Development Board will be presented with a good landscape plan for the project.
- The average height of the building is proposed to be 34'10". Storage will be provided within the units and trash areas will be enclosed. Windows are proposed to be in white.
- There was discussion on a monument sign for the development.
- DRC members liked the proposed design, green space, porches, and other design elements.

**Election of DRC officers** – This will be held over to the next meeting.

### **Presentation on Proposed Oak Grove Zoning - Jess Chabot and Matt Buckley**

- Ms. Chabot reviewed the proposed Oak Grove Zoning presentation with the members. **(See Attached)** She talked about the vision of the urban renewal plan, current zoning, the creation of the task force, etc. The urban renewal area is about 82 acres including the bottle cap lots and selected parcels along Trotter Drive.
- The goal of the proposed zoning is to develop diversified mixed use developments providing business opportunities for economic development and increase town tax base
- Oak Grove is currently divided into two zoning districts: AR-II and West Industrial
- The Medway Redevelopment Authority appointed the Oak Grove Zoning Task Force to develop and recommend new zoning
- 18 public meetings were held including 2 community forums, for which 300 notices were sent out the area residents

- A concept plan was created by the Task Force with the assistance of consultant Ted Brovitz and taking into consideration the vision of the urban renewal plan
- The proposed zoning will be divided into three sub-districts. Each sub-district will have a list of allowed uses in the zoning bylaw Table of Uses.
- Form based zoning, site standards, and building standards were discussed.
- Ms. Chabot noted she made the presentation to the BOS and will be presenting soon to Medway Business Council and to CONCOM as well.

### **DRC Members Comments and Concerns**

- Ms. Chabot talked about the proposed Banners presentation made to the BOS as its meeting last week (9-3-19) during which Selectmen Crowley presented some additional banner designs for discussion. Ms. Chabot noted she had received a call from one of the members of the Banner task force who was taken aback after hearing about these alternative designs considering the time and resources the DRC and member Rachel Wolff Lander had spent to develop a variety of banner ideas. No effort had been made to inform DRC members or the Banner task force about the alternative designs. Ms. Chabot talked about filing a complaint about it. She said it's disheartening and feels that it's a worthless effort made by committee members when their work is not taken seriously. Mr. Buckley shared his view on the topic.
- Ms. Chabot said there should be more appreciation for volunteers and the time they spend on these projects that benefit the community.

### **DRC Meeting Minutes:**

06-03-2019: Tabled

06-17-2019: Tabled

07-01-2019: Tabled

08-19-2019: Tabled

### **Adjournment**

*With no further business before this committee, a motion was made by Ms. Walsh, seconded by Mr. Buckley to adjourn the meeting. The motion was unanimously approved.*

The meeting was adjourned at 9:45 p.m.

Respectfully Submitted,

Sreelatha Allam

Recording Secretary

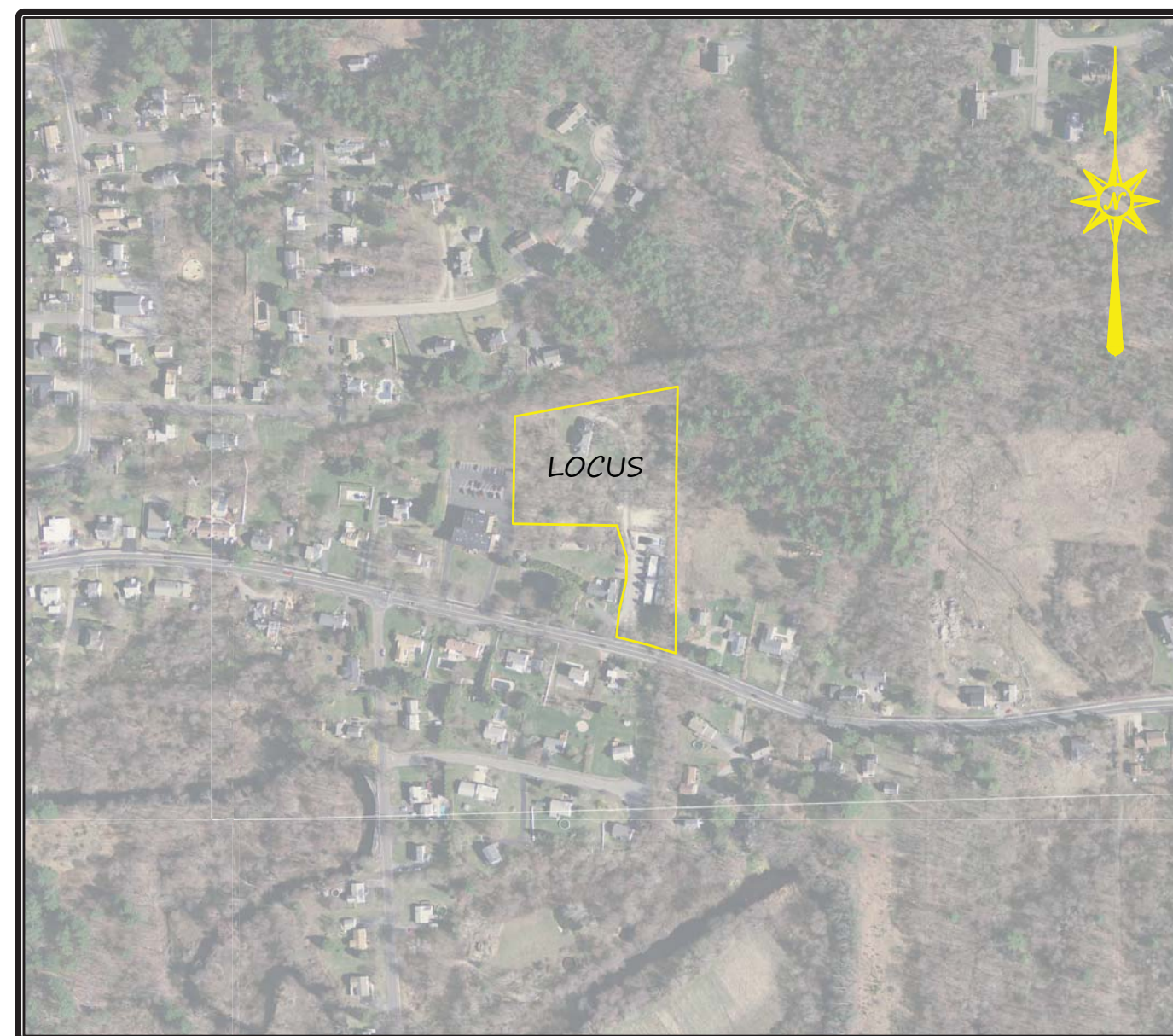


# MEDWAY, MA SITE PLAN

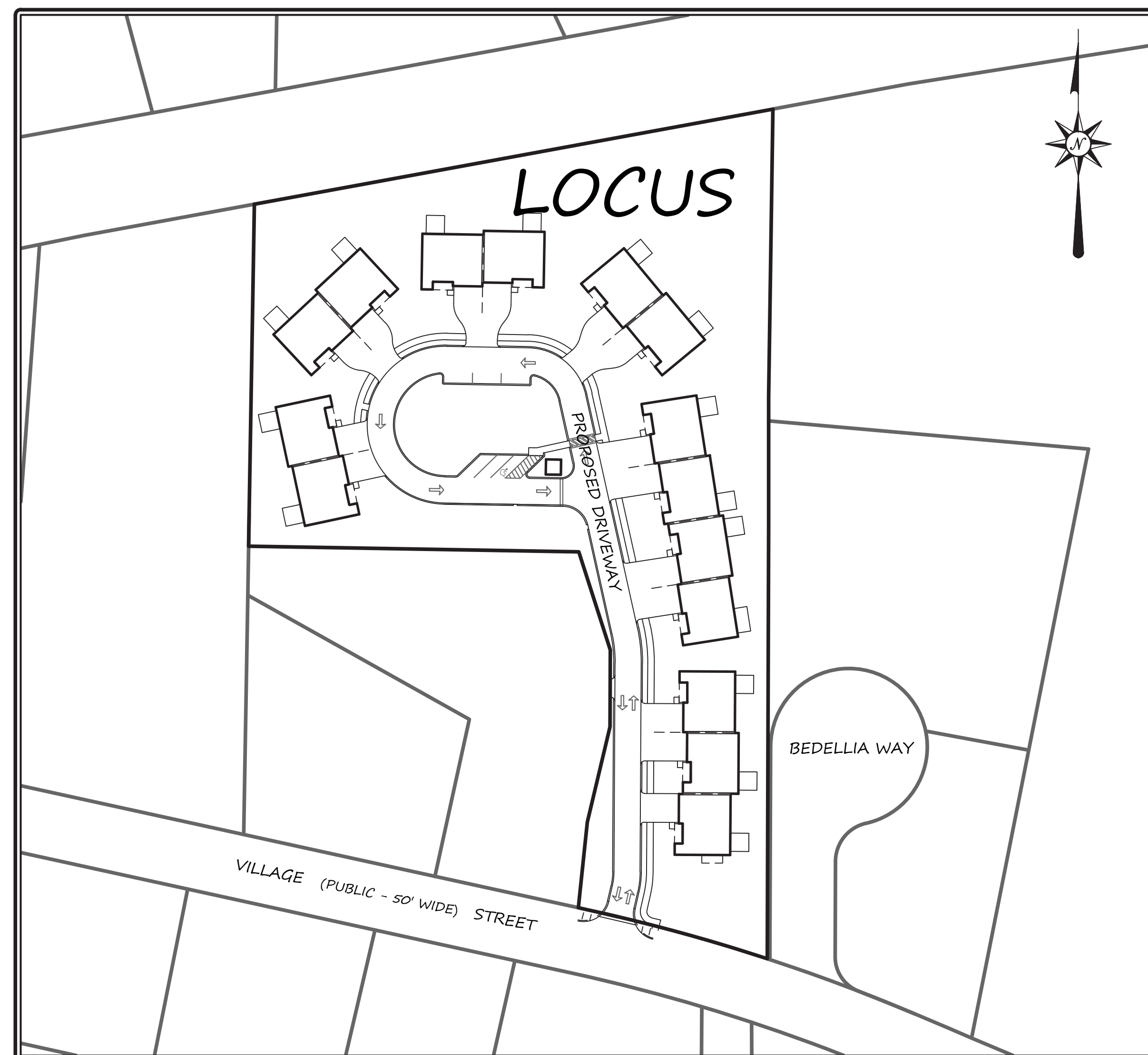
PREPARED BY:  
LEGACY ENGINEERING LLC  
730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054

JUNE 25, 2019  
Latest Revision: September 4, 2019

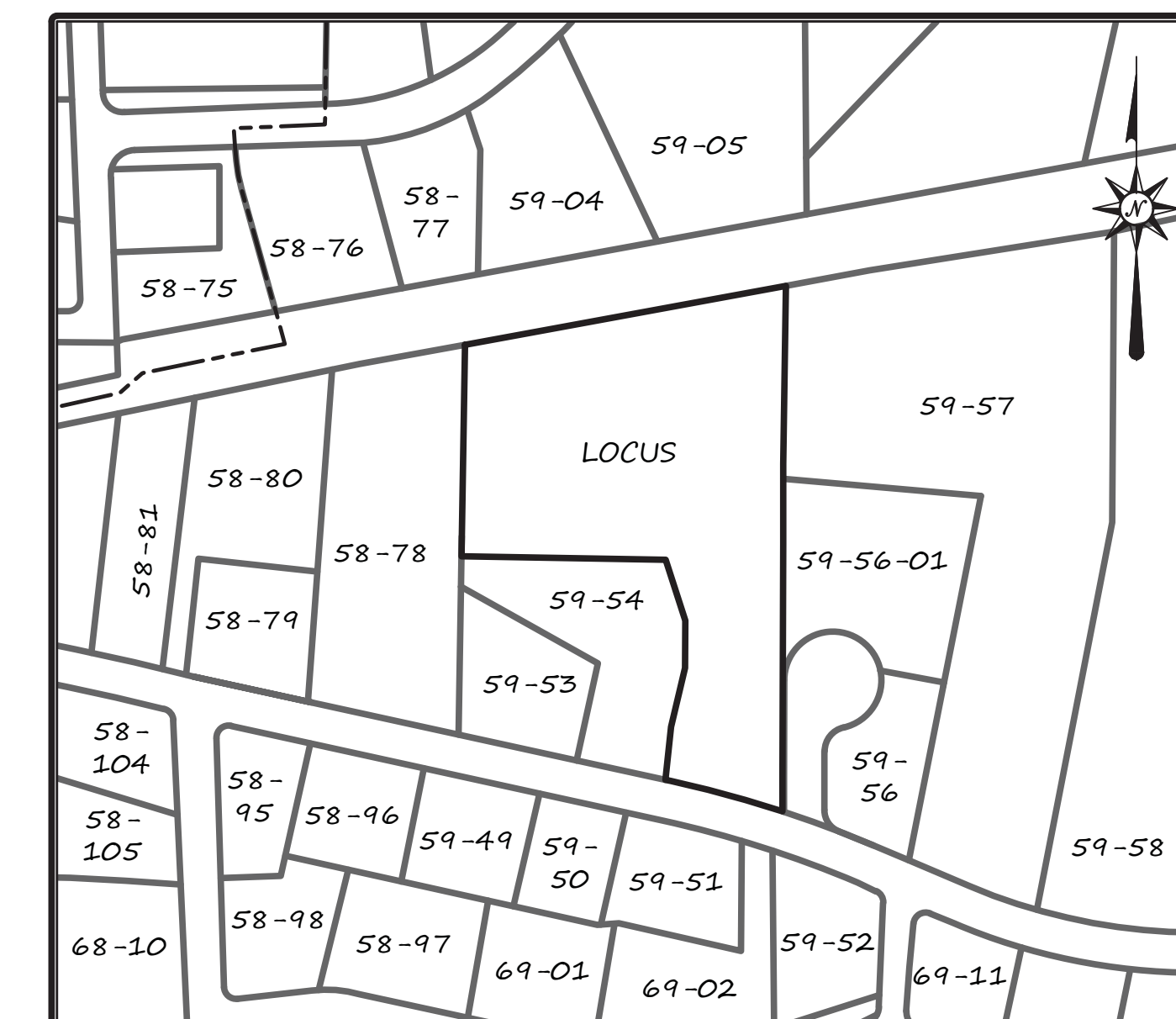
PREPARED FOR:  
DTRT LLC  
P.O. BOX 95  
TRURO, MA 02666



2013 MASSGIS AERIAL LOCUS  
SCALE: 1" = 500'



LOCUS  
SCALE: 1" = 70'



MEDWAY ASSESSORS LOCUS  
SCALE: 1" = 200'

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

### WAIVERS LIST

## PLANNING BOARD RULES AND REGULATIONS

- TRAINING BOOK RULES AND REGULATIONS
- 204-3-A.7.4 TO NOT REQUIRE A TRAFFIC IMPACT ASSESSMENT.
  - 204-3-A.7.8 TO NOT REQUIRE AN ENVIRONMENTAL IMPACT STUDY.
  - 204-3-B.5.D.7 TO NOT REQUIRE A SIGN HAVING A DIAMETER OF 1" IN DIAMETER.
  - 204-5-D.9 TO NOT REQUIRE COLOR TREATMENTS OF THE PROJECT.
  - 205-3-B.2 TO ALLOW A DRIVEWAY WITHIN 15' OF A SIDE PROPERTY LINE.
  - 205-6-H TO ALLOW CAPE COD BERM AT PARKING LOTS.
  - 205-6-G.3.a TO ALLOW 18" DEEP PARKING SPACES.
  - 205-9-F TO NOT REQUIRE FULL REPLACEMENT OF TREES.

### SHEET LEGEND

- C-0: COVER SHEET
- C-1: SITE CONTEXT SHEET
- C-2: EXISTING CONDITIONS PLAN
- C-3: EROSION CONTROLS PLAN
- C-4: LAYOUT PLAN
- C-5: GRADING PLAN
- C-6: UTILITIES PLAN
- C-7: LIGHTING PLAN
- C-8: SNOW PLAN
- C-9: DETAILS
- C-10: DETAILS
- C-11: DETAILS

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

MEDWAY PLANNING BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

C-0



**LEGACY**  
ENGINEERING

D158-01



Digitally signed by Daniel J.  
Merrikin, P.E.  
Date: 2019.09.05 15:06:12  
-04'00'

PLAN SCALE: AS NOTED

PLAN DATE: JUNE 25, 2019

DATE	BY
9/4/2019	DJM

## REVISIONS PER TOWN COMMENTS

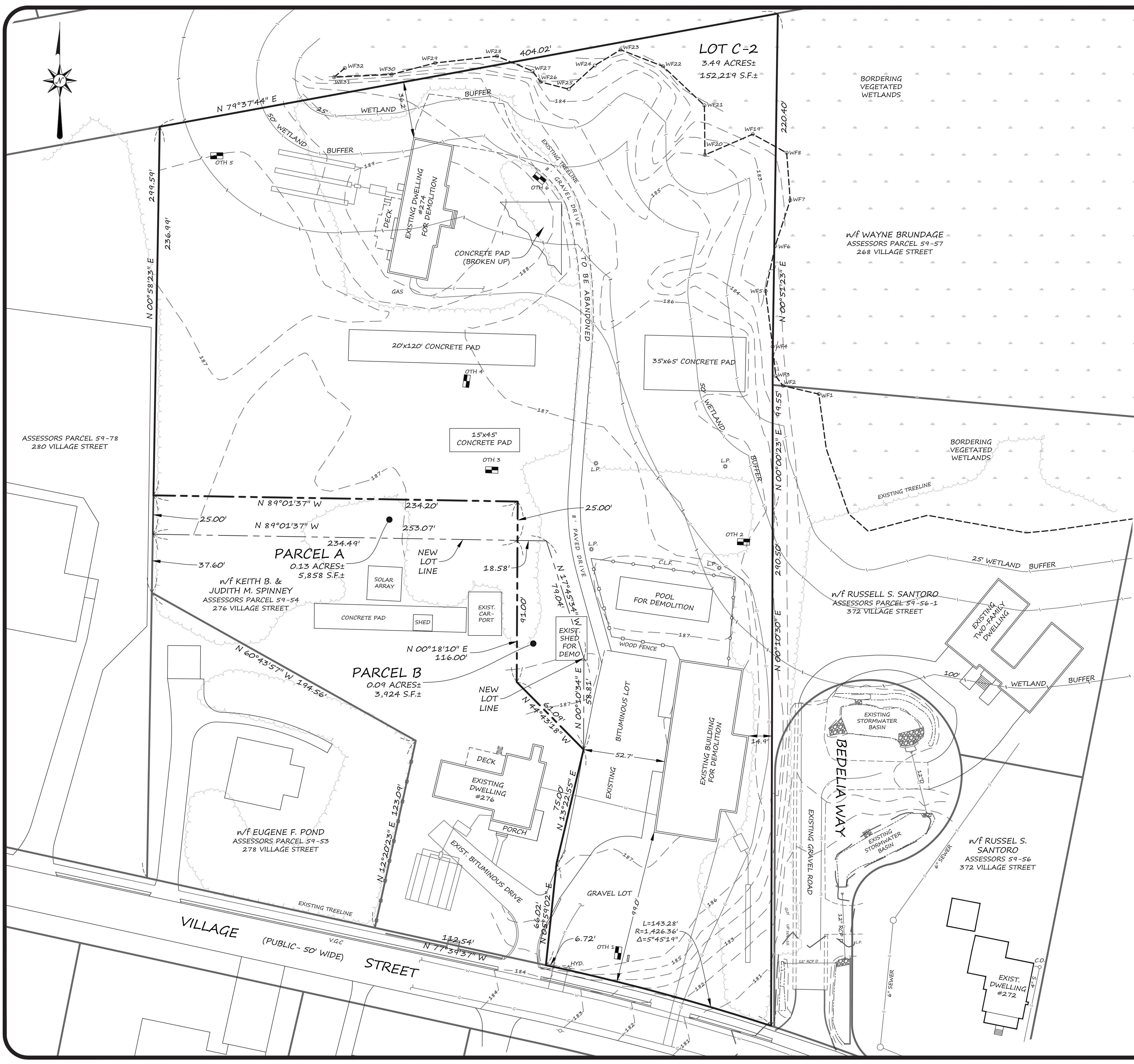
WILLIAM WALLACE VILLAGE  
COVER SHEET  
PLAN OF LAND  
IN  
MEDWAY, MA





**LEGACY**  
ENGINEERING





OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
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ASSESSORS PARCEL  
59-55

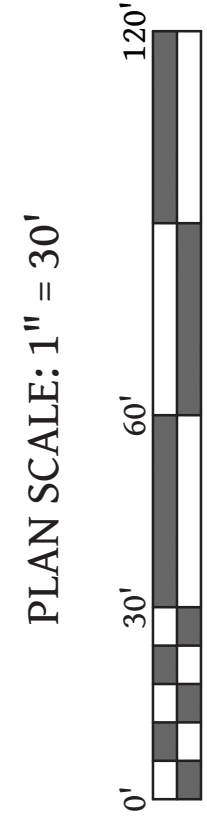
PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984



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Daniel J. Merrikin, P.E.  
Date: 2019.09.05  
15:04:43 -04'00'

EXISTING CONDITION NOTES:

1. PARCEL A & B WILL BE SWAPPED PRIOR TO CONSTRUCTION AND THE EXISTING SHED WILL BE DEMOLISHED. THE DEVELOPMENT WILL THEREFORE CONSIST OF LOT C-2 AND PARCEL A. THE REST OF THE PLAN SHEETS DEPICT THESE PARCELS AS THE PROJECT BOUNDARIES.
2. THE LOCATION OF EXISTING UTILITIES IS BASED ON AVAILABLE INFORMATION SUCH AS SURFACE FEATURES AND RECORD PLANS. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE, ARE NOT WARRANTED TO BE CORRECT, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO CONDUCTING ANY EXCAVATION ON THE SITE.
4. OFFSITE FEATURES SUCH AS BUILDING, PAVING LIMITS, UTILITIES, ETC... ARE APPROXIMATE ONLY AND BASED ON MASSGIS AERIAL PHOTOGRAPHS.
5. ELEVATIONS ARE ON THE NAVD88 DATUM.



LEGEND & ABBREVIATIONS

- CB: SINGLE-GRATE CATCH BASIN
- CB: DOUBLE-GRATE CATCH BASIN
- OPTU xxx: PROPRIETARY STORMWATER UNIT
- ODMH: DRAIN MANHOLE
- TR: TRENCH DRAIN
- INFIL: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- OSMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- Q.C.O.: SEWER SERVICE CLEANOUT
- X" W: WATER MAIN
- HYD: HYDRANT
- X G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- G: GAS PIPELINE
- E: ELECTRIC CONDUIT
- L.P.: LIGHT POLE
- U.P.: UTILITY POLE
- G.Y.: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 2.52: EXISTING CONTOUR
- 2.52: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.C.B.: INTEGRAL SLOPED BIT. BERM
- V.B.B.: VERTICAL BITUMINOUS BERM
- S.G.C.: SLOPED GRANITE CURB
- V.G.C.: VERTICAL GRANITE CURB
- V.C.C.: VERTICAL CONCRETE CURB
- E.C.S.: EDGE CONCRETE SLAB
- G.V.: GATE VALVE
- C.L.F.: CHAIN LINK FENCE
- W.S.F.: WOOD STOCKADE FENCE
- P.P.F.: PVC PICKET FENCE
- G.R.: GUARD RAIL
- C.C.: HANDICAP CURB CUT

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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MEDWAY PLANNING BOARD

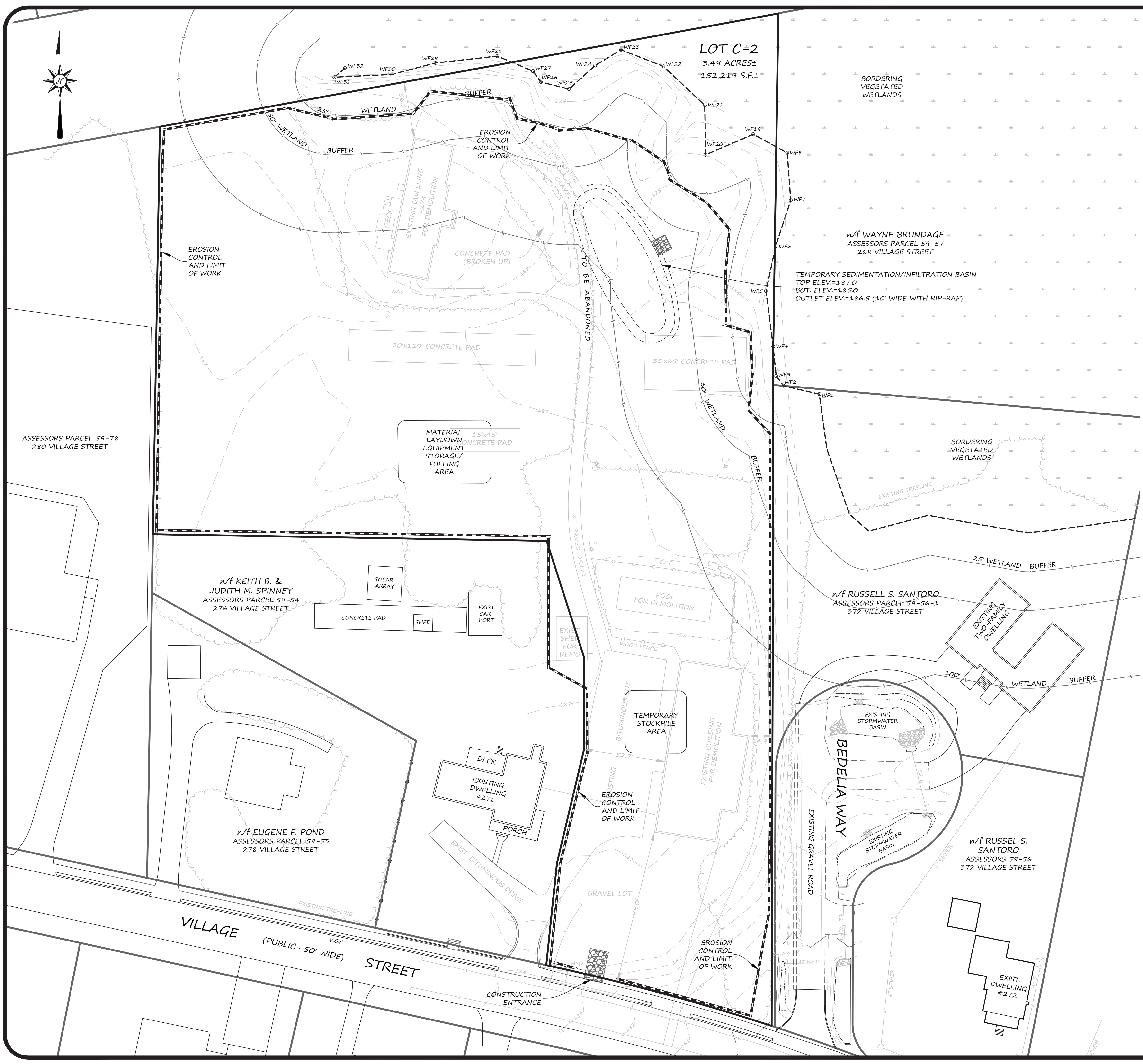
REVISION	DATE	BY
1	9/4/2019	DJM

WILLIAM WALLACE VILLAGE  
EXISTING CONDITIONS  
PLAN OF LAND  
IN  
MEDWAY, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)







OWNER  
#274  
DDRT LLC  
P.O. BOX 45  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 45  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

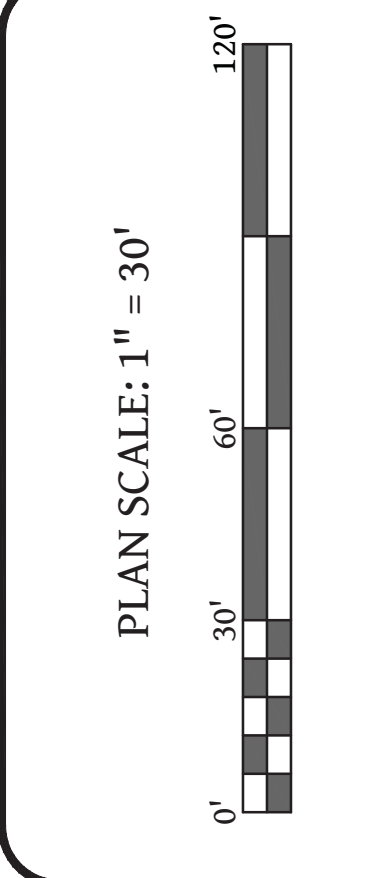
ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF 1984

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Date: 2019.09.05 15:03:58 -04'00'

- EROSION CONTROL NOTES:**
1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY EXCAVATION. EROSION CONTROLS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. EROSION CONTROLS SHALL REMAIN UNTIL SUCH TIME AS THE ADJACENT DISTURBED AREAS ARE COMPLETELY STABILIZED AS APPROVED BY THE CONSERVATION COMMISSION.
  2. ALL SOIL STOCKPILES SHALL BE PROTECTED WITH COMPOST SOCK PERIMETER CONTROLS AND SEEDING/STABILIZATION PROTOCOL.
  3. ALL EXISTING CATCH BASINS NEAR THE SITE AND ALL PROPOSED CATCH BASINS ARE TO BE PROTECTED WITH A SILTSAC UNTIL ALL UPSTREAM AREAS ARE STABILIZED. CLEAN AS NEEDED THROUGHOUT CONSTRUCTION.
  4. INSPECT AND CLEAN NEWLY INSTALLED UNDERGROUND INFILTRATION SYSTEMS REGULARLY.
  5. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
  6. THE TOTAL AREA OF DISTURBANCE IS 136,807 S.F.

- CONSTRUCTION NOTES:**
1. FOR A FULL EXPLANATION OF EXPECTED CONSTRUCTION PRACTICES, PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN IN THE STORMWATER MANAGEMENT REPORT.
  2. CONSTRUCTION SEQUENCE:
    - 2.1. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROLS
    - 2.2. LOCATE EXISTING UTILITIES ON AND AROUND THE CONSTRUCTION AREA
    - 2.3. DEMOLISH THE EXISTING BUILDINGS AND APPURTENANCES
    - 2.4. CLEAR AND GRUB THE DEVELOPMENT AREA
    - 2.5. INSTALL TEMPORARY STORMWATER BASIN
    - 2.6. GRADE THE SITE
    - 2.7. CONSTRUCT THE STORMWATER BASINS
    - 2.8. INSTALL UTILITIES & BEGIN ROAD CONSTRUCTION
    - 2.9. INSTALL BUILDING FOUNDATIONS FOR ALL UNITS EXCEPT FOR UNITS 8 & 9
    - 2.10. COMPLETE BUILDING CONSTRUCTION AND BEGIN LANDSCAPING
    - 2.11. ONCE NEW STORMWATER SYSTEMS ARE ONLINE, CONSTRUCT UNITS 8 & 9
    - 2.12. FINISH LANDSCAPING AND PAVEMENT TOP COAT
    - 2.13. ENSURE THAT ALL STORMWATER FACILITIES ARE CLEANED OUT AND OPERATE AS INTENDED
  3. REMOVE INVASIVE PLANT SPECIES WHERE DIRECTED BY THE CONSERVATION COMMISSION AGENT.



REVISIONS PER TOWN COMMENTS	DATE	BY
	9/4/2019	DJM

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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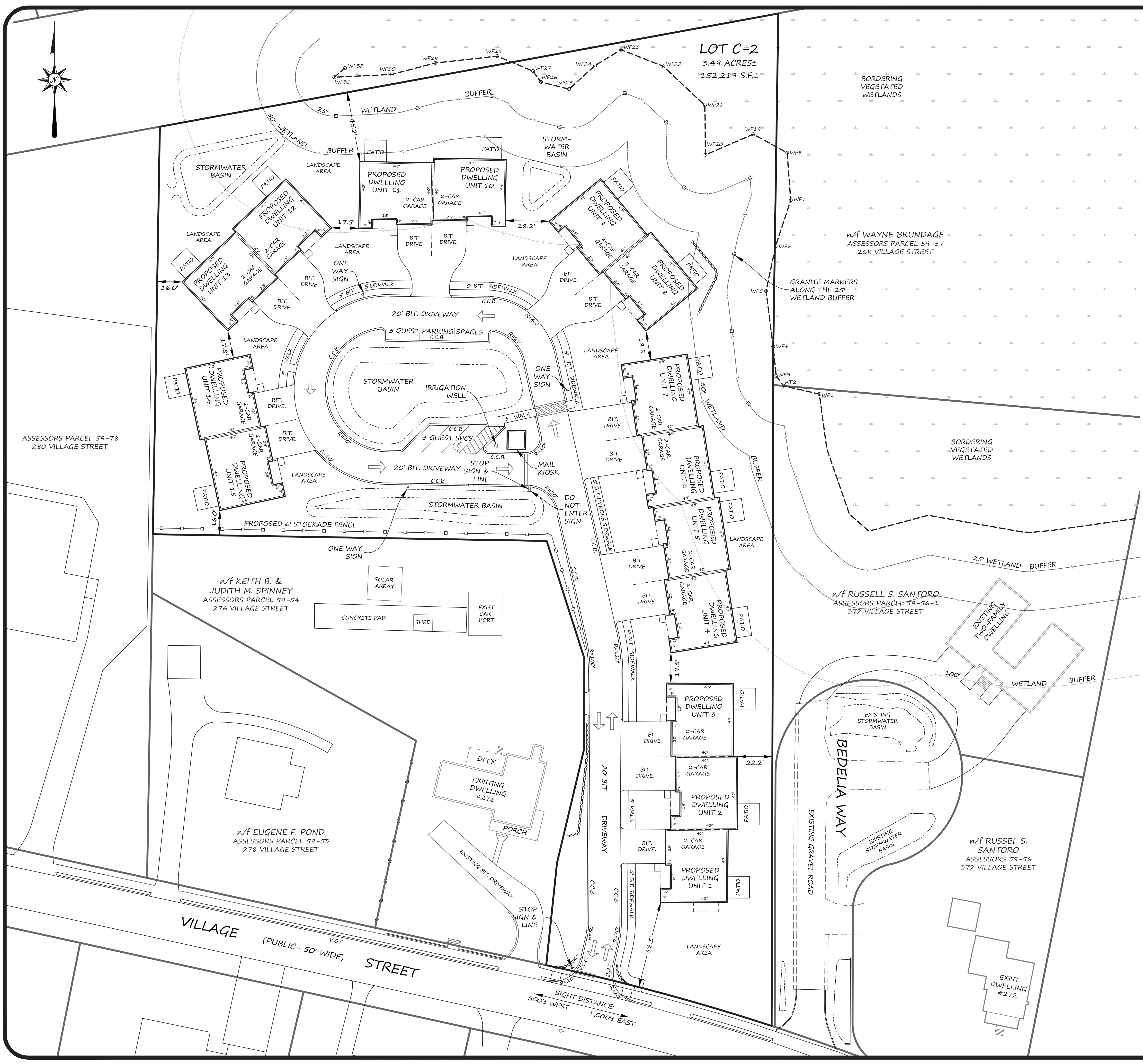
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MEDWAY PLANNING BOARD

WILLIAM WALLACE VILLAGE  
EROSION CONTROL  
PLAN OF LAND  
IN  
MEDWAY, MA





OWNER  
#274  
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P.O. BOX 95  
TRURO, MA 02666

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276 VILLAGE STREET  
MEDWAY, MA 02053

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- LAYOUT NOTES
- TRASH WILL BE COLLECTED BY PRIVATE CURBSIDE PICKUP WITHIN THE DEVELOPMENT AND NOT AT THE VILLAGE STREET FRONTAGE.
  - ALL PATIOS TO BE CONSTRUCTED OF PERVIOUS PAVER SYSTEMS AND ARE TO BE EXCLUDED FROM IMPERVIOUS COVERAGE CALCULATIONS.

- ZONING REQUIREMENTS
- PROPOSED PARKING SPACES ARE 9' WIDE BY 18' DEEP.
  - 12% OF THE UNITS ARE REQUIRED TO BE AFFORDABLE, WHICH EQUALS 1.80 UNITS (ROUNDED UP TO TWO UNITS).
  - UNITS 2 & 6 WILL BE THE AFFORDABLE UNITS.

ZONING REQUIREMENTS:

ZONE: AGRICULTURAL RESIDENTIAL II

MIN. LOT AREA:  
REQUIRED: 30,000 S.F. (FOR TWO FAMILY DWELLINGS)  
PROVIDED: 158,269 S.F.

MIN. FRONTAGE:  
REQUIRED: 50' (FOR MULTIFAMILY)  
PROVIDED: 150.01'

MIN. FRONT SETBACK:  
REQUIRED: 35'  
PROVIDED: 56.3'

MIN. SIDE SETBACK:  
REQUIRED: 15'  
PROVIDED: 16.0'

MIN. REAR SETBACK:  
REQUIRED: 15'  
PROVIDED: 45.2'

MAX. HEIGHT:  
REQUIRED: 40' (FOR MULTIFAMILY)  
PROVIDED: 40'

MAX. BUILDING COVERAGE:  
REQUIRED: 30%  
PROVIDED: 18% (27,930 S.F.)

MAX. LOT COVERAGE:  
REQUIRED: 40%  
PROVIDED: 39% (62,303 S.F.)

OPEN SPACE:  
REQUIRED: 15% (FOR MULTIFAMILY)  
PROVIDED: 48%

PARKING SPACES:  
REQUIRED: 1.5/UNIT + 1 VISITOR/2 UNITS  
=30 PARKING SPACES  
PROVIDED: 4/UNIT + 6 VISITOR = 66 SPACES

DATE APPROVED: \_\_\_\_\_

DATE ENDORSED: \_\_\_\_\_

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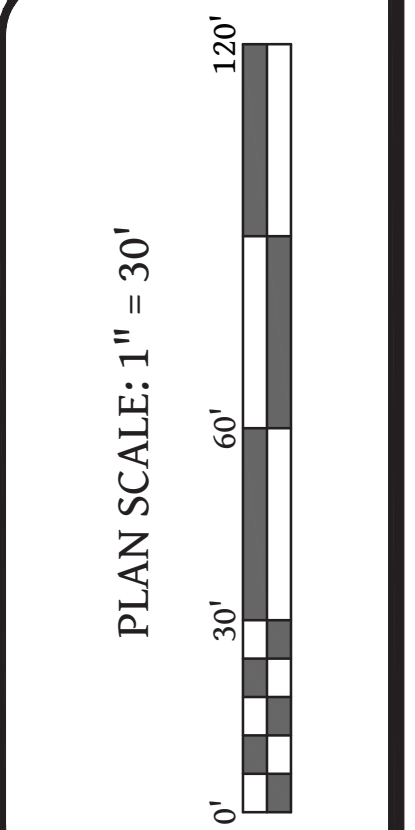
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MEDWAY PLANNING BOARD

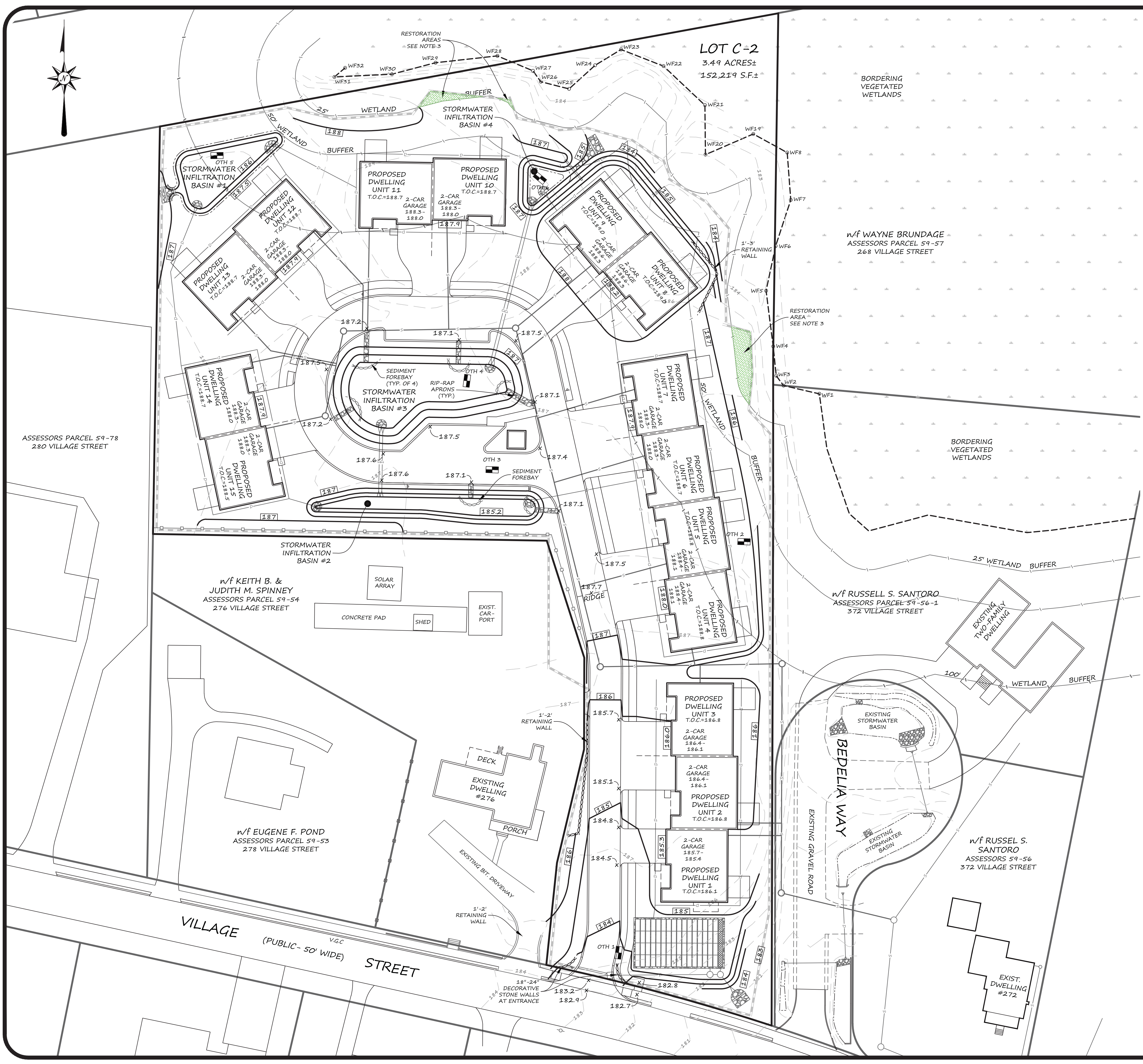
PLAN DATE: JUNE 25, 2019

WILLIAM WALLACE VILLAGE  
LAYOUT  
PLAN OF LAND  
IN  
MEDWAY, MA



REVISION	DATE	BY
1	7/4/2019	DJM
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OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

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KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
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ASSESSORS PARCEL  
59-55

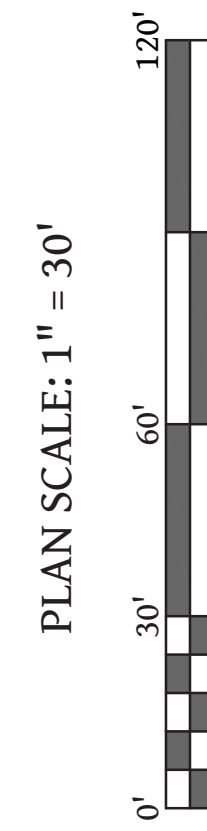
PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
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1984

GRADING NOTES

1. EXPECTED SOIL IMPORT: ~900 C.Y.
2. EXPECTED SOIL EXPORT: ~350 C.Y.
- 2.1. MOSTLY CONCRETE & PAVEMENT DEBRIS
3. LOAM AND SEED BUFFER ZONE RESTORATION AREAS WITH AN UPLAND EROSION CONTROL MIX. PLANT A TOTAL OF 10 SHRUBS (MIN 18" TALL AT INSTALLATION) IN RESTORATION AREAS. (SPECIES TO BE APPROVED BY CONSERVATION AGENT).



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.09.05 15:02:47 -0400



REVISIONS PER TOWN COMMENTS	DATE	BY
	7/4/2019	DJM

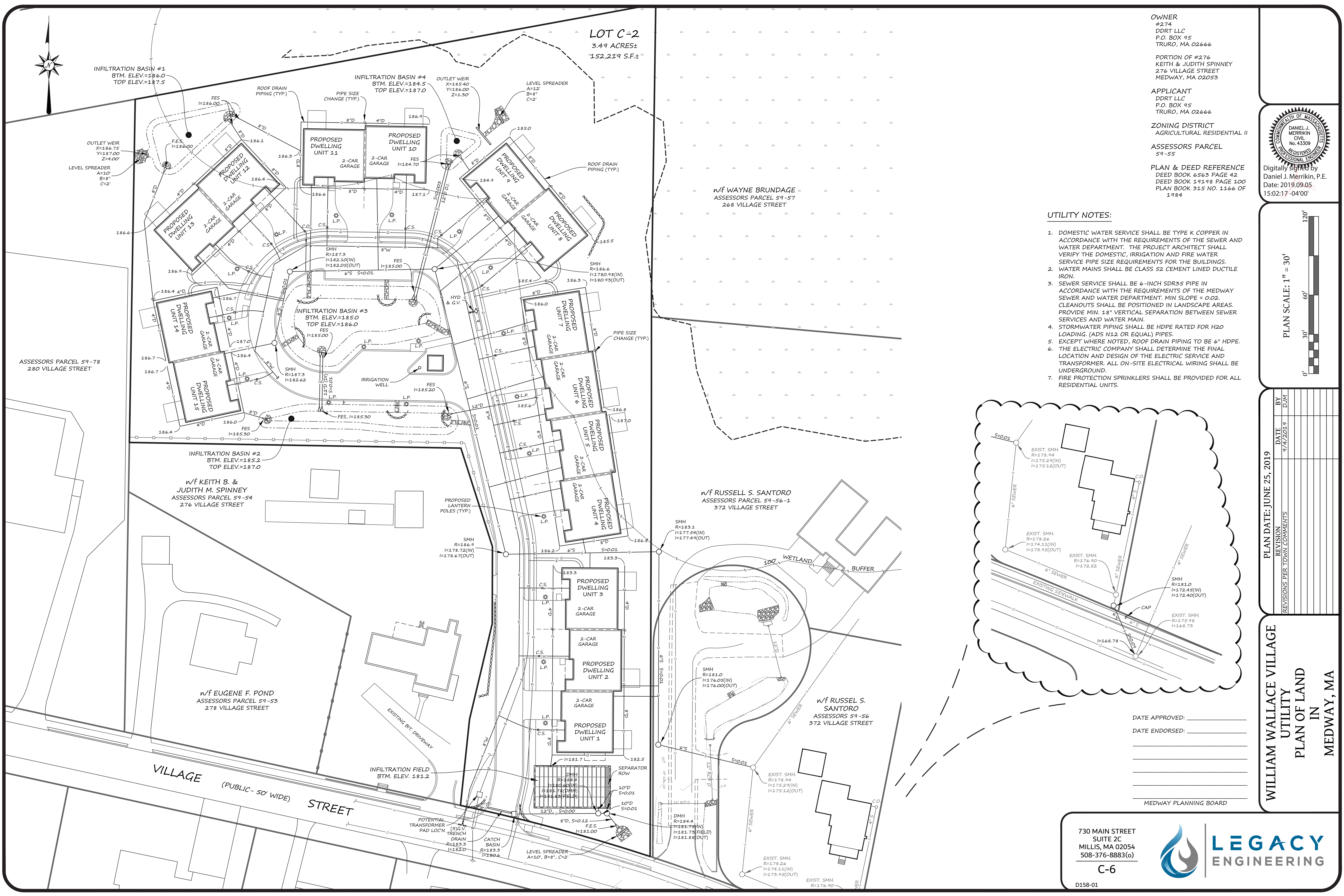
WILLIAM WALLACE VILLAGE  
GRADING & UTILITIES  
PLAN OF LAND  
IN  
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DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
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MEDWAY PLANNING BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
C-5







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AGRICULTURAL RESIDENTIAL II

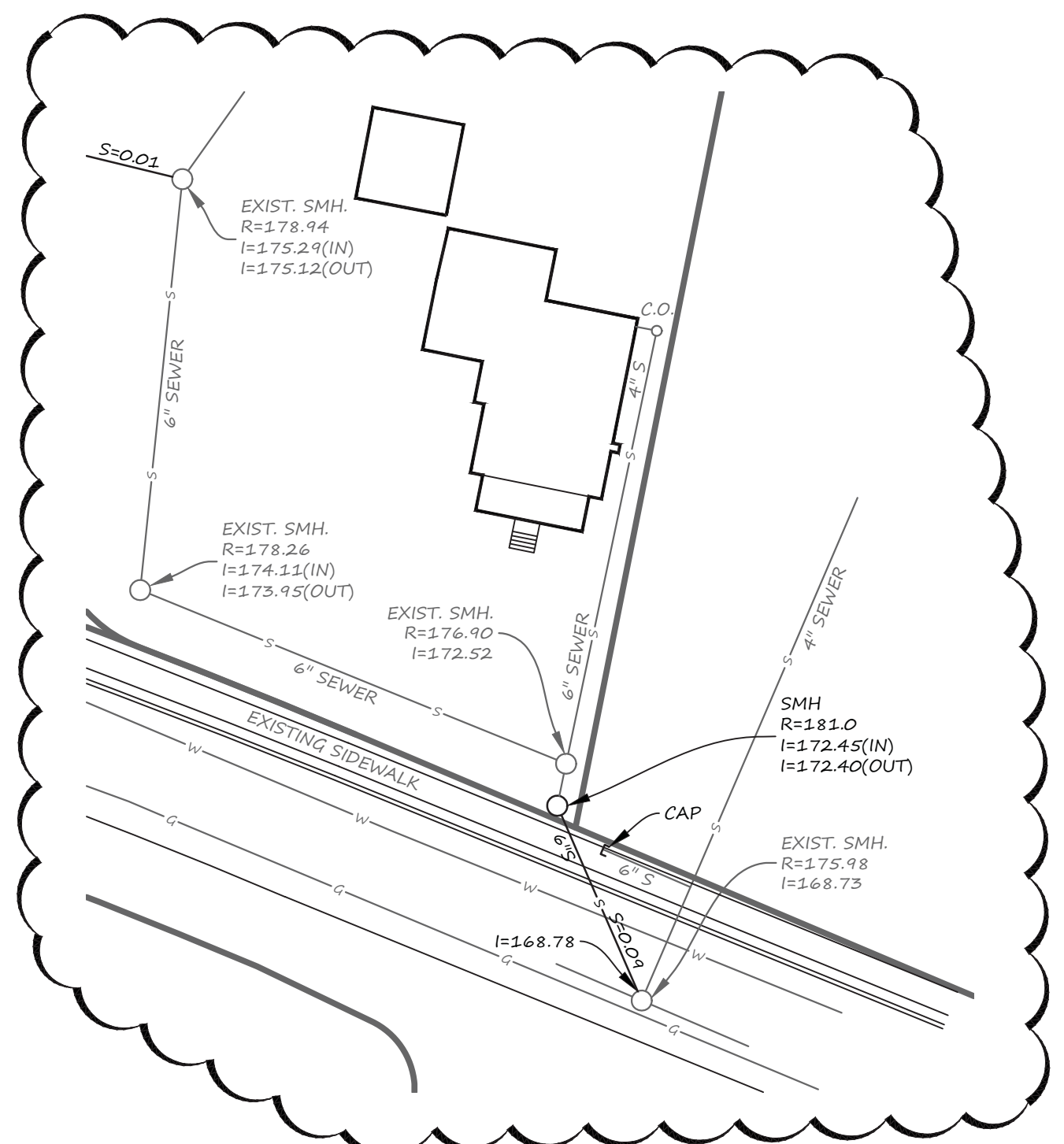
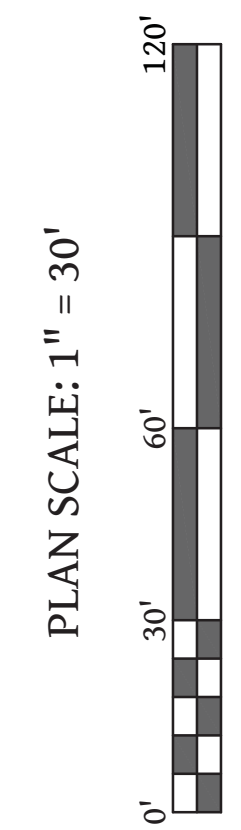
ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984

DANIEL J. MERRIKIN  
CIVIL  
No. 43309  
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by  
Daniel J. Merrikin, P.E.  
Date: 2019.09.05  
15:02:17 -04'00'

- UTILITY NOTES:
- DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL VERIFY THE DOMESTIC, IRRIGATION AND FIRE WATER SERVICE PIPE SIZE REQUIREMENTS FOR THE BUILDINGS.
  - WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
  - SEWER SERVICE SHALL BE 6-INCH SDR35 PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MEDWAY SEWER AND WATER DEPARTMENT. MIN SLOPE = 0.02. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS. PROVIDE MIN. 1.8" VERTICAL SEPARATION BETWEEN SEWER SERVICES AND WATER MAIN.
  - STORMWATER PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL) PIPES.
  - EXCEPT WHERE NOTED, ROOF DRAIN PIPING TO BE 6" HDPE.
  - THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER. ALL ON-SITE ELECTRICAL WIRING SHALL BE UNDERGROUND.
  - FIRE PROTECTION SPRINKLERS SHALL BE PROVIDED FOR ALL RESIDENTIAL UNITS.



DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
MEDWAY PLANNING BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
  
C-6

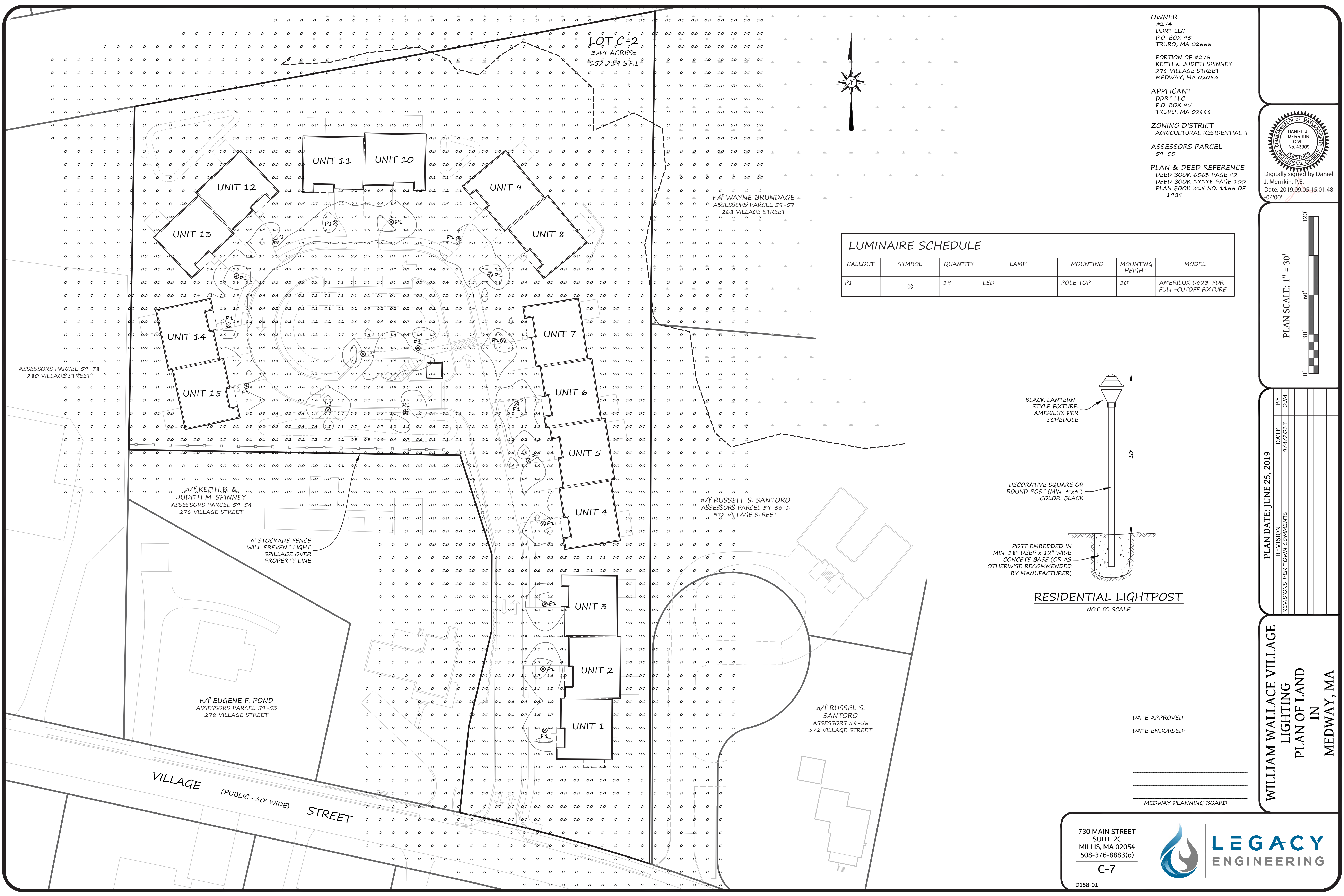


REVISION	DATE	BY
1	7/4/2019	DJM

WILLIAM WALLACE VILLAGE  
UTILITY  
PLAN OF LAND  
IN  
MEDWAY, MA

PLAN DATE: JUNE 25, 2019





OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

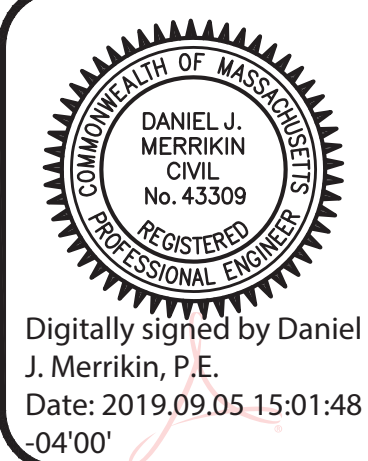
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KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

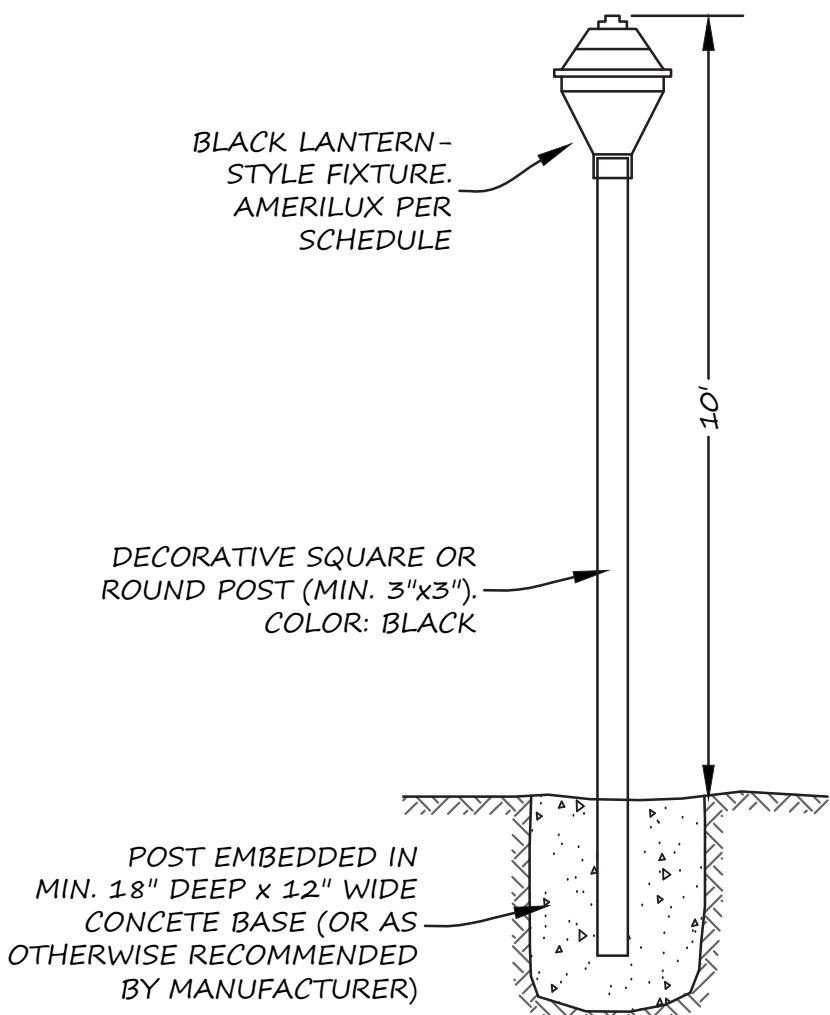
ASSESSORS PARCEL  
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PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984



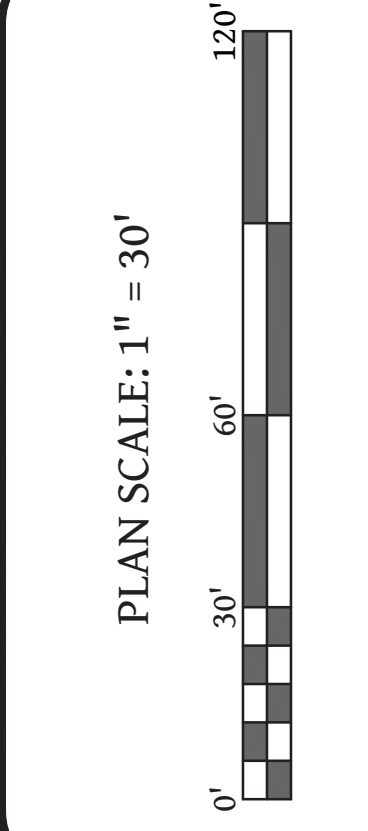
Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.09.05 15:01:48 -0400

LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	QUANTITY	LAMP	MOUNTING	MOUNTING HEIGHT	MODEL
P1	⊗	19	LED	POLE TOP	10'	AMERILUX D623-FDR FULL-CUTOFF FIXTURE



RESIDENTIAL LIGHTPOST  
NOT TO SCALE

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
MEDWAY PLANNING BOARD



REVISIONS PER TOWN COMMENTS	DATE	BY
	9/4/2019	DJM

WILLIAM WALLACE VILLAGE  
LIGHTING  
PLAN OF LAND  
IN  
MEDWAY, MA

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)  
C-7





PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984



Digitally signed by Daniel  
J. Merrikin, P.E.  
Date: 2019.09.05 14:59:58  
-04'00'

1. SNOW SHALL BE PLOWED INTO WINDROWS ALONG PAVEMENT WHERE POSSIBLE AND STOCKPILED IN DESIGNATED SNOW STORAGE AREAS.
2. NO SNOW STORAGE ALLOWED WITHIN THE 100' BUFFER ZONE.
3. SNOW SHALL NOT BE PILED AT THE ENTRANCE CORNERS IN SUCH A MANNER THAT IT WILL OBSTRUCT SIGHT DISTANCE
4. ICE CONTROL SHALL BE BY SAND, SODIUM CHLORIDE OR CALCIUM CHLORIDE.
5. THE TOTAL AREA REQUIRING SNOW REMOVAL IS APPROXIMATELY 17,350 S.F. THE SNOW STORAGE AREAS TOTAL APPROXIMATELY 9,580 S.F.

PLAN SCALE: 1" = 30'

[illegible]

WILLIAM WALLACE VILLAGE  
SNOW STORAGE  
PLAN OF LAND  
IN  
MEDWAY, MA

DATE ENDORSED: \_\_\_\_\_

MEDWAY PLANNING BOARD

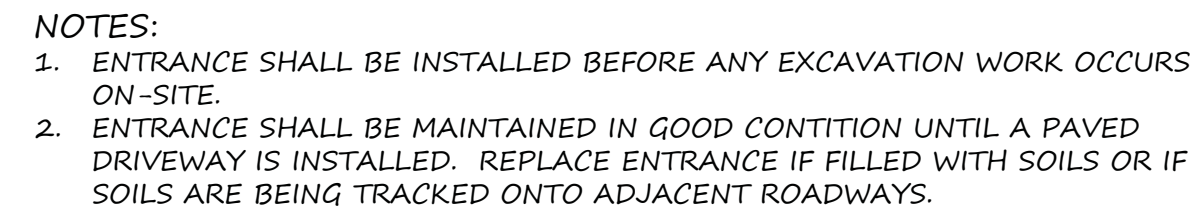
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SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

D158-01

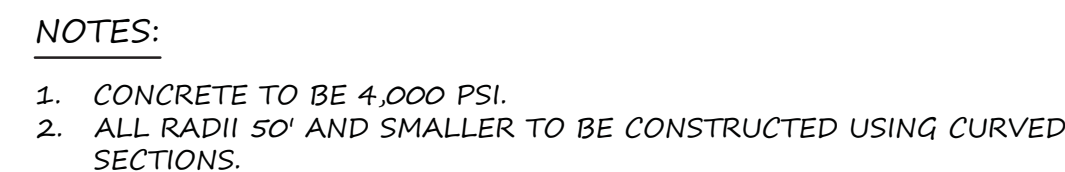


**LEGACY**  
ENGINEERING

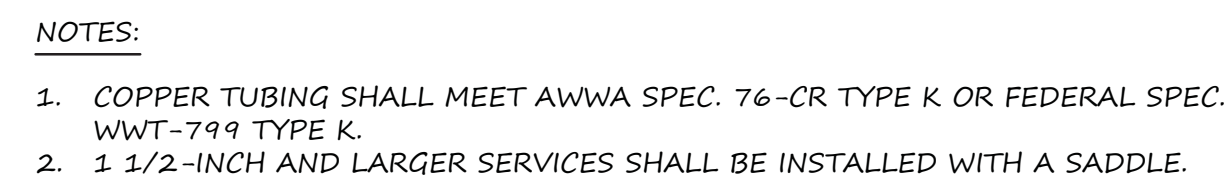




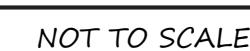
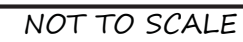
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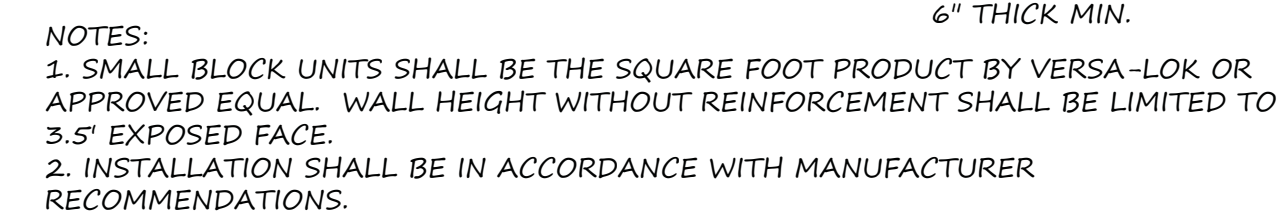
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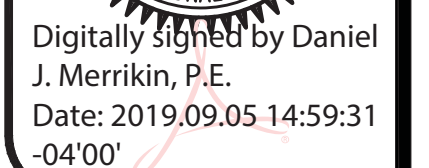


NOT TO SCALE



NOT TO SCALE

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF  
1984



PLAN SCALE: NOT TO SCALE

[illegible]

WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

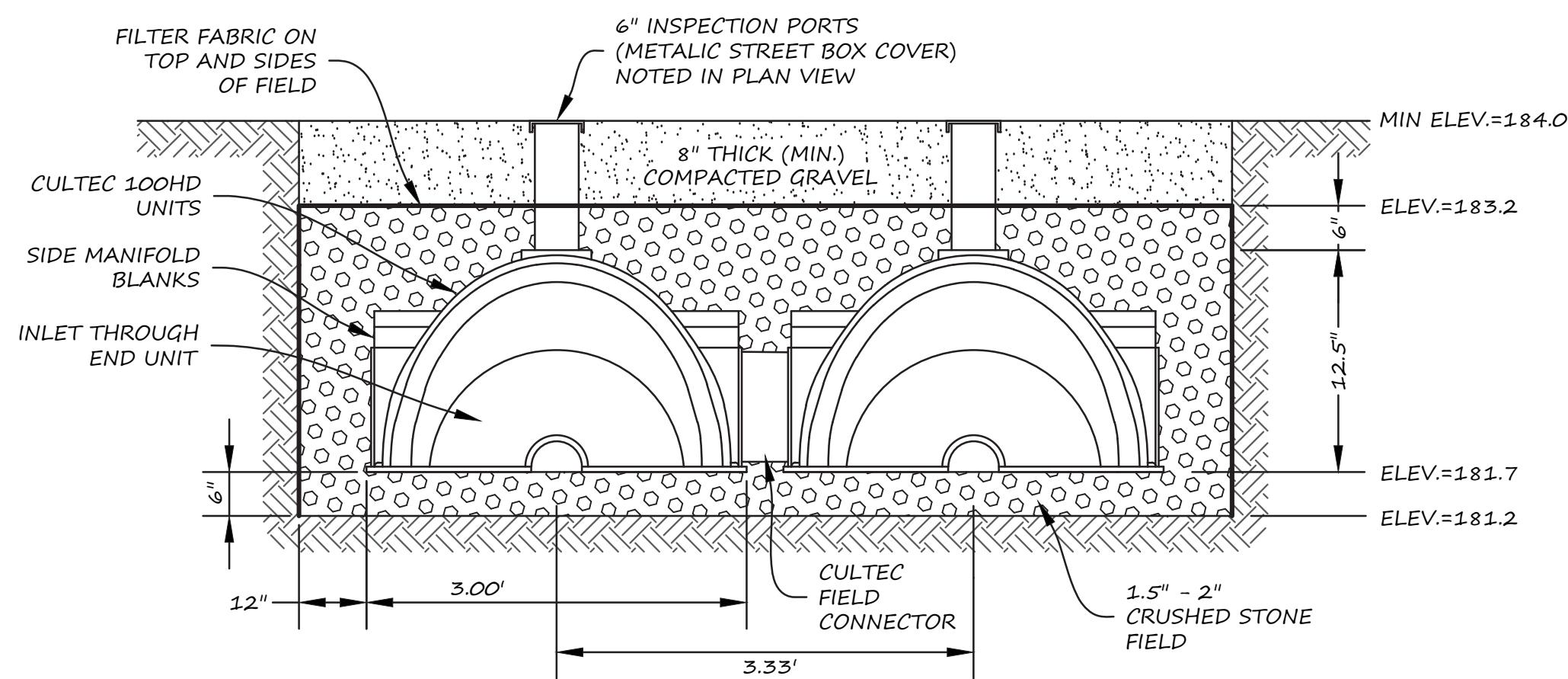
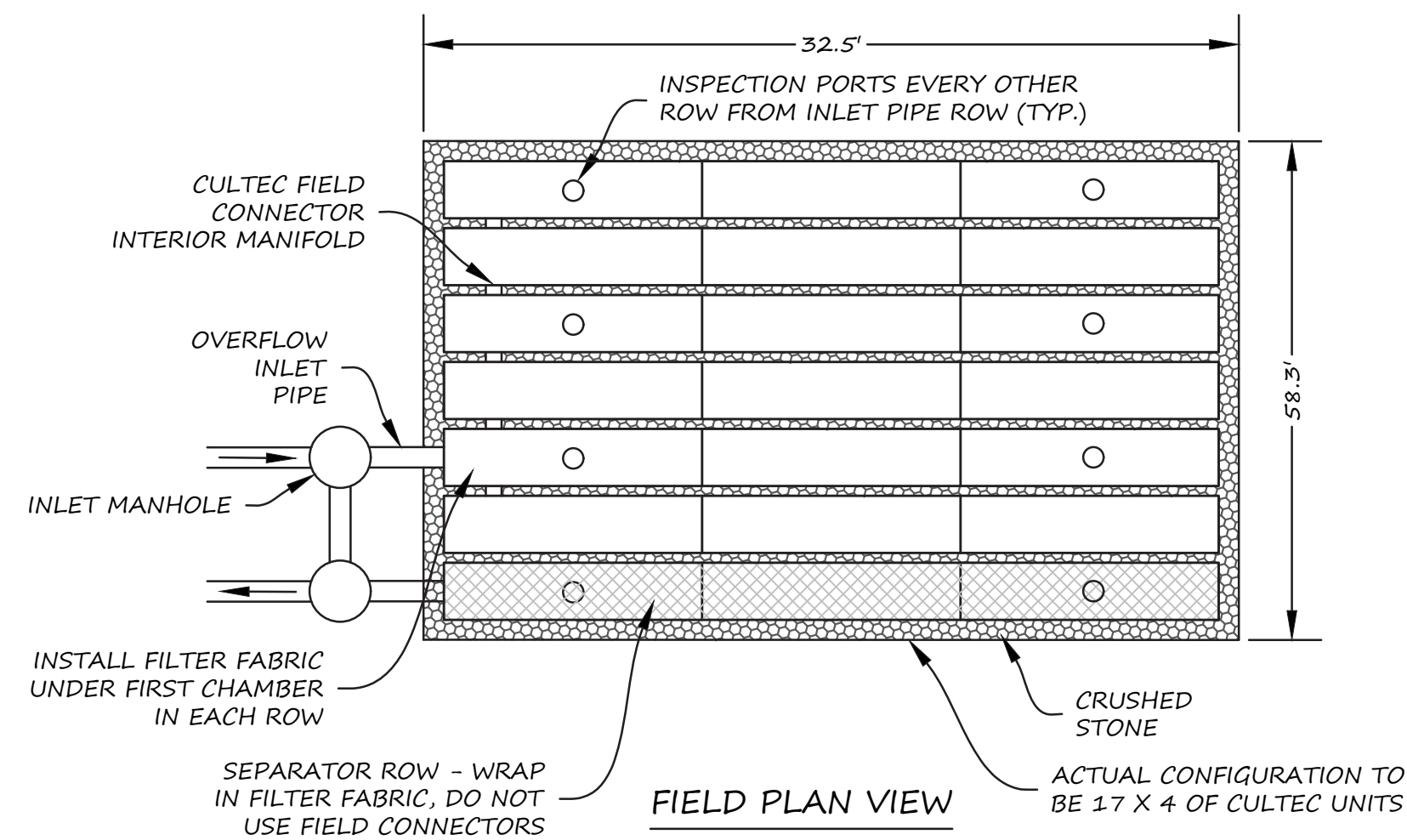
MEDWAY PLANNING BOARD

C-9



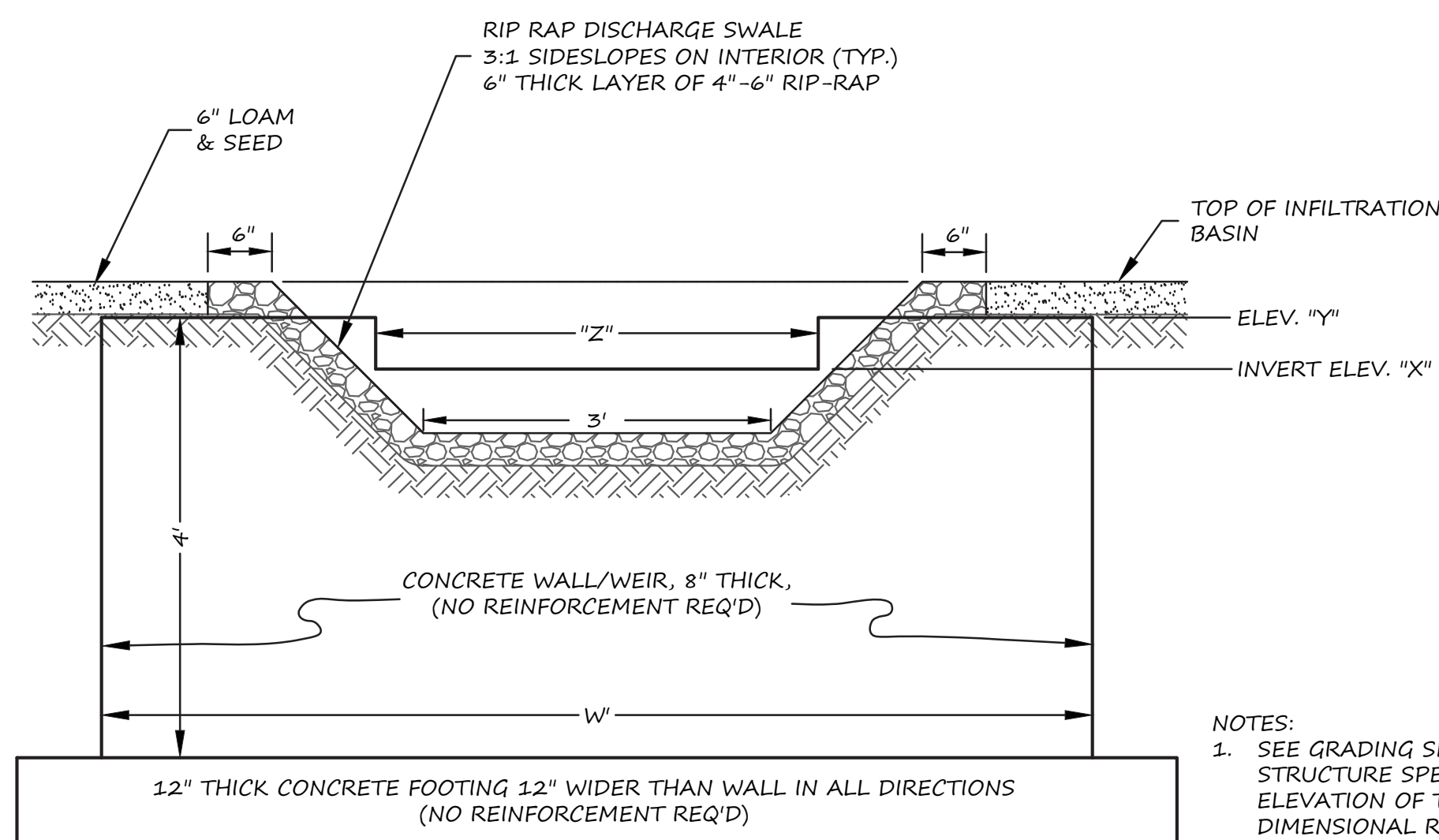
**LEGACY**  
ENGINEERING





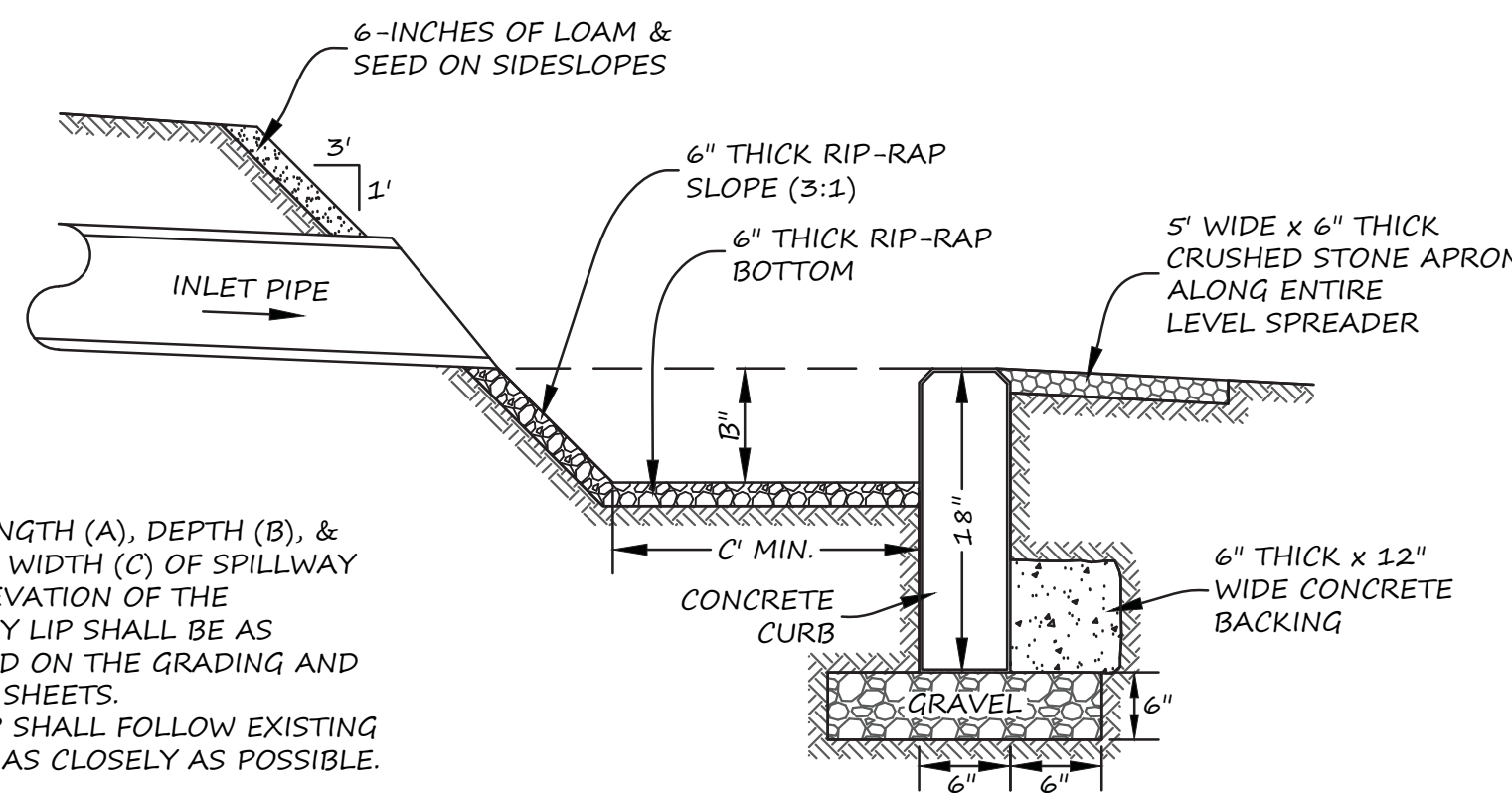
- NOTES:
1. INFILTRATION TRENCH UNITS TO BE RECHARGER 100XLHD AS MANUFACTURED BY CULTEC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
  2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
  3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
  4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.
  5. REMOVE ALL TOPSOIL AND SUBSOIL BELOW SYSTEM AND REPLACE WITH GRAVEL MEETING ENGINEER'S APPROVAL AS NEEDED.

INFILTRATION FIELD DETAIL  
NOT TO SCALE

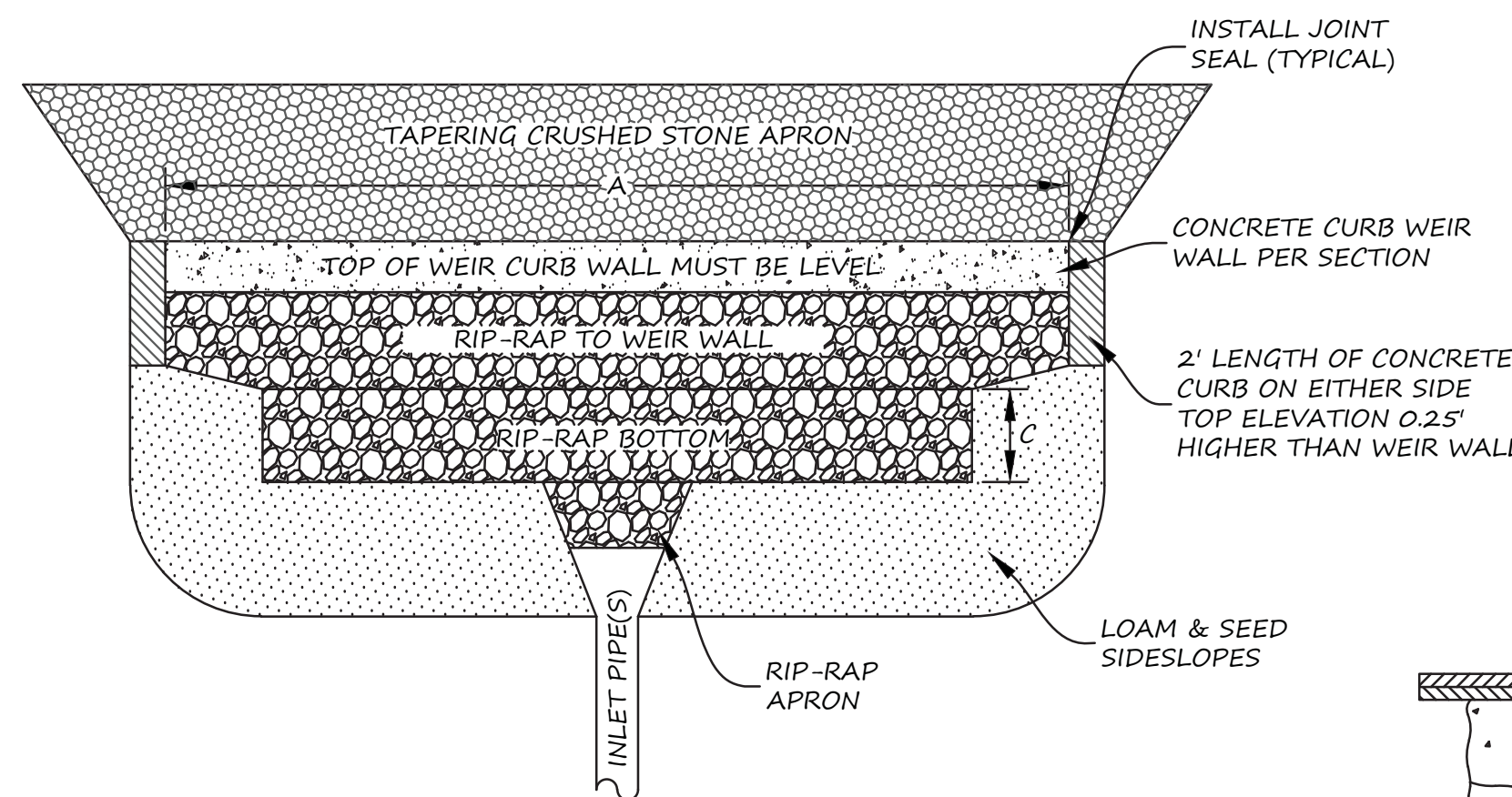


BASIN OUTLET WEIR AND RIP-RAP SWALE DETAIL

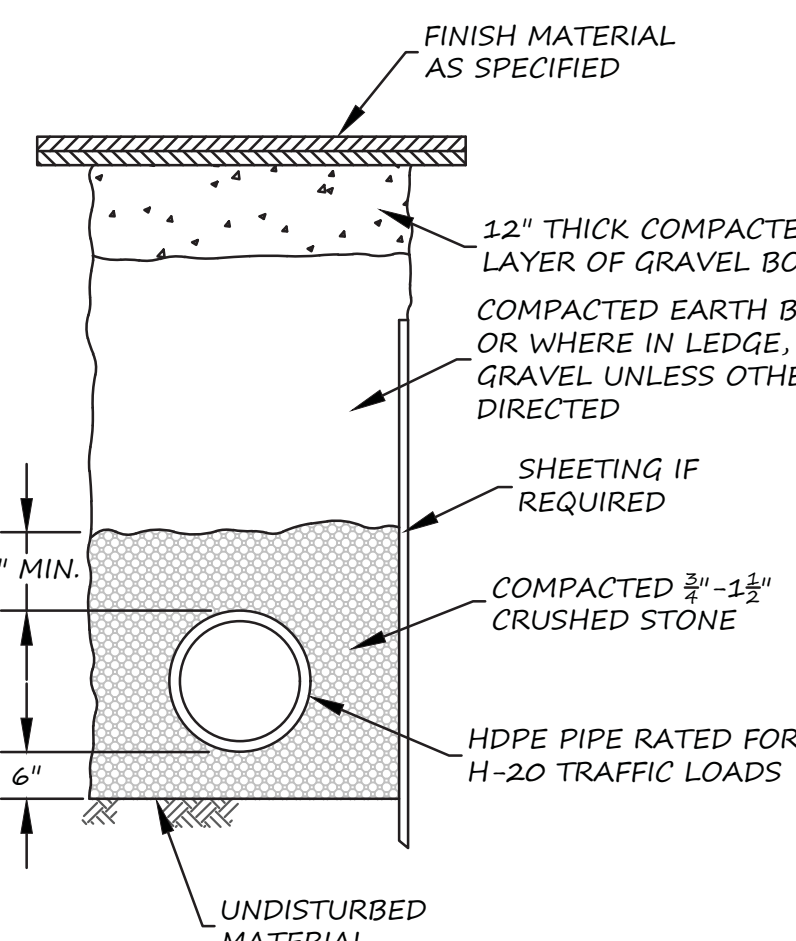
- NOTES:
1. WEIR LENGTH (A), DEPTH (B), & BOTTOM WIDTH (C) OF SPILLWAY AND ELEVATION OF THE SPILLWAY LIP SHALL BE AS SPECIFIED ON THE GRADING AND PROFILE SHEETS.
  2. WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.



TYPICAL SECTIONAL VIEW



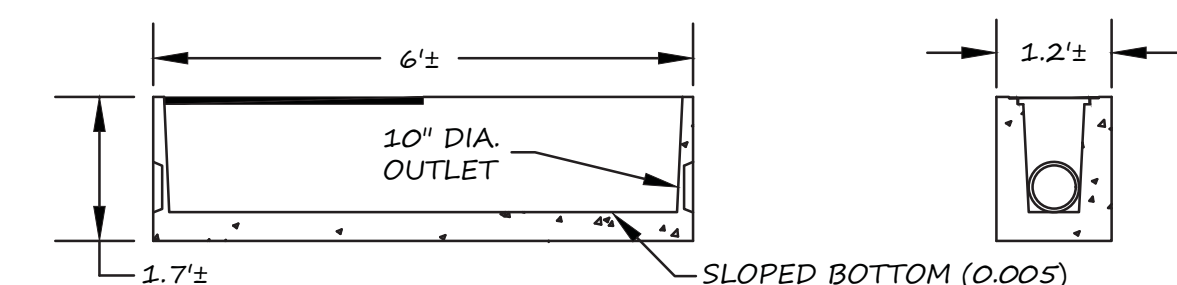
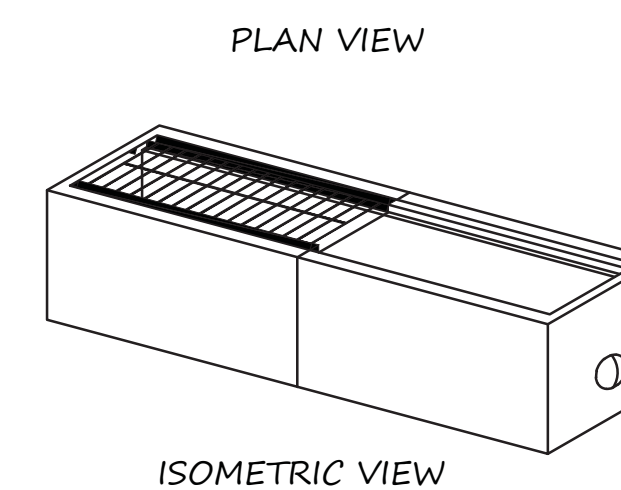
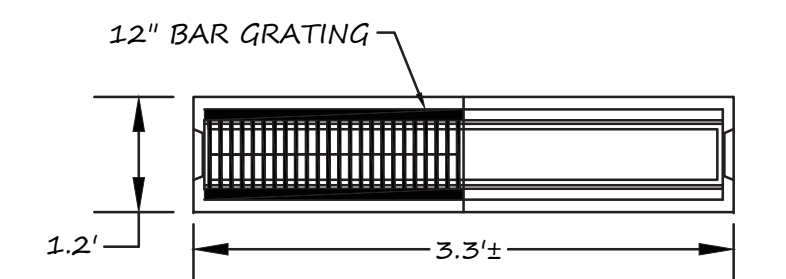
PLAN VIEW  
LEVEL SPREADER DETAIL  
NOT TO SCALE



TYPICAL DRAIN TRENCH  
(NO SCALE)

- NOTES:
1. MANHOLE DIAMETER SHALL BE INCREASED IF NUMBER, SIZE, AND CONFIGURATION OF INLET/OUTLET PIPING NECESSITATES A LARGER MANHOLE DIAMETER.
  2. SUBSTITUTE FRAME AND COVERS SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.

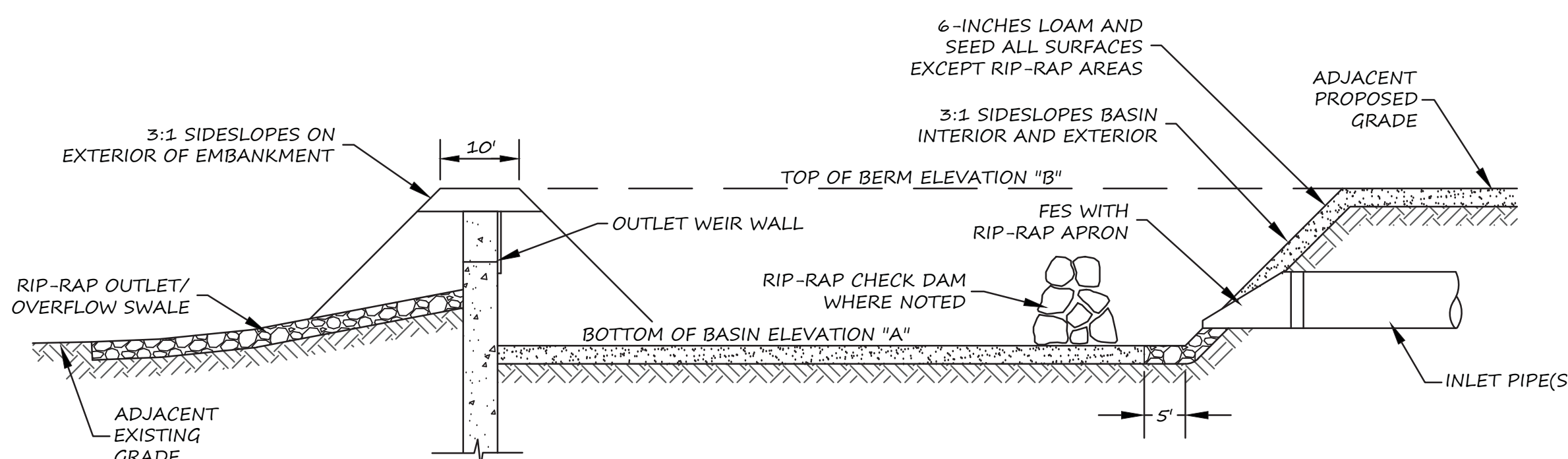
PRECAST CONCRETE DRAIN MANHOLE  
NOT TO SCALE



SIDE-SECTION VIEW  
END SECTION VIEW

- NOTES:
1. CONCRETE SHALL BE 4,000 PSI AFTER 28 DAYS.
  2. SHALL CONFORM TO H-20 LOADINGS.
  3. SHALL BE POWER DRAIN S300K BY ACO DRAIN OR EQUAL.

TRENCH DRAIN DETAIL  
NOT TO SCALE



TYPICAL BASIN CROSS-SECTION

SCHEDULE OF DIMENSIONS AND ELEVATIONS

	BASIN #1	BASIN #2	BASIN #3	BASIN #4
BOTTOM OF BASIN ELEVATION "A"	186.0	185.2	185.0	184.5
TOP OF BERM ELEVATION "B"	187.0	187.0	186.0	187.0
EMERGENCY OVERFLOW ELEV.	N/A	N/A	N/A	186.0
EMERGENCY OVERFLOW WIDTH	N/A	N/A	N/A	6'

TYPICAL INFILTRATION BASIN CROSS-SECTION  
NOT TO SCALE

OWNER  
#274  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

PORTION OF #276  
KEITH & JUDITH SPINNEY  
276 VILLAGE STREET  
MEDWAY, MA 02053

APPLICANT  
DDRT LLC  
P.O. BOX 95  
TRURO, MA 02666

ZONING DISTRICT  
AGRICULTURAL RESIDENTIAL II

ASSESSORS PARCEL  
59-55

PLAN & DEED REFERENCE  
DEED BOOK 6563 PAGE 42  
DEED BOOK 19198 PAGE 100  
PLAN BOOK 315 NO. 1166 OF 1984



Digitally signed by Daniel J. Merrikin, P.E.  
Date: 2019.09.05 14:59:07 -0400

PLAN SCALE: NOT TO SCALE

PLAN DATE: JUNE 25, 2019

REVISION	DATE	BY
1	7/4/2019	DJM

WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
MEDWAY PLANNING BOARD

730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

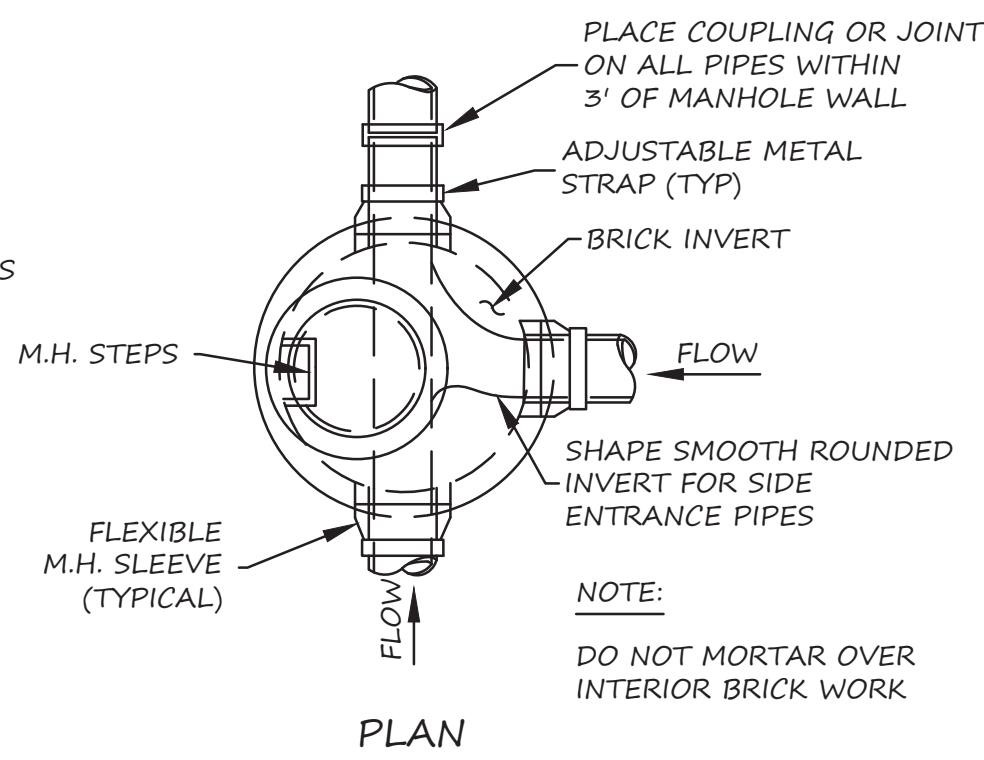
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D158-01



LEGACY  
ENGINEERING

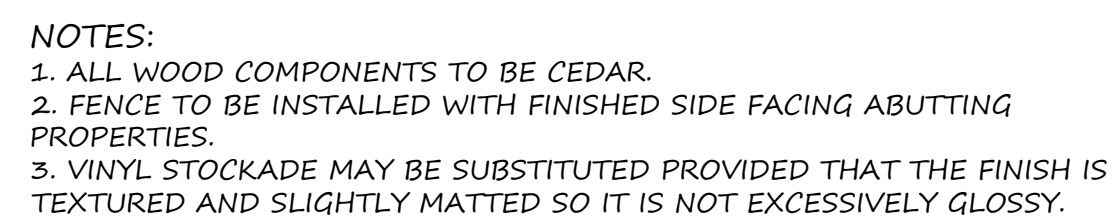




NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

Digitally signed by Daniel J.  
Merrikin, P.E.  
Date: 2019.09.05 14:58:48  
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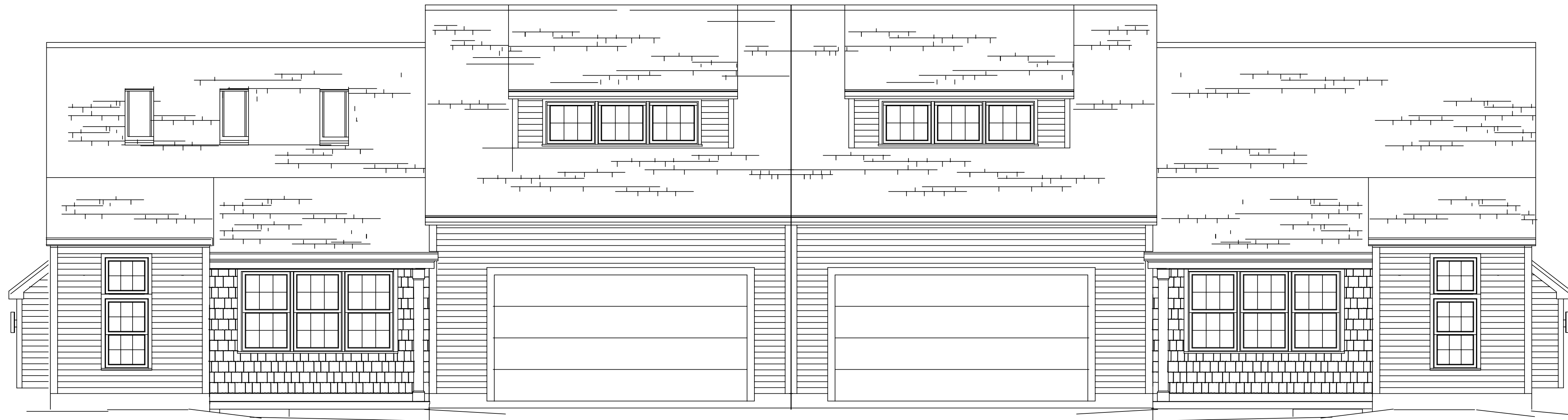
WILLIAM WALLACE VILLAGE  
DETAIL  
PLAN OF LAND  
IN  
MEDWAY, MA

## MEDWAY PLANNING BOARD

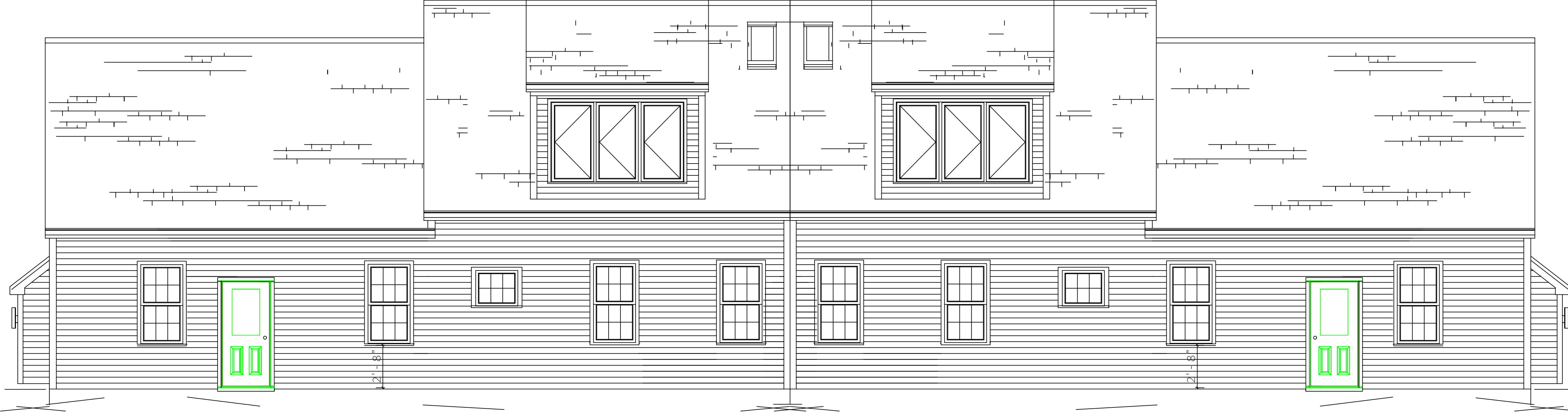
D158-01



**LEGACY**  
ENGINEERING



Front



Back

Duplex



Left Side

Front



Right Side

Page 1

Customer

Address

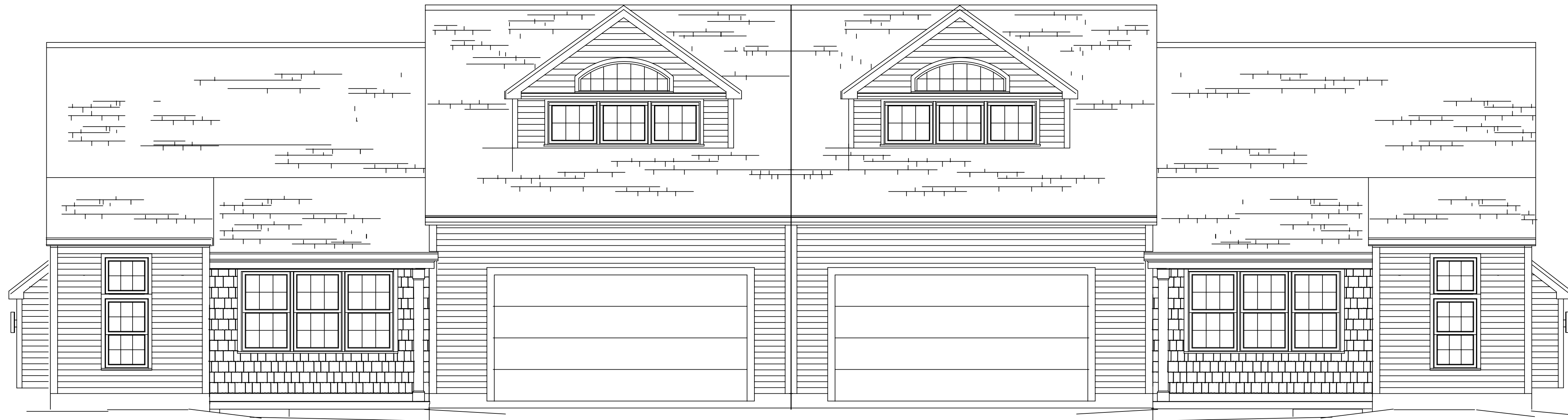
William Wallace Estates

274 Village Street

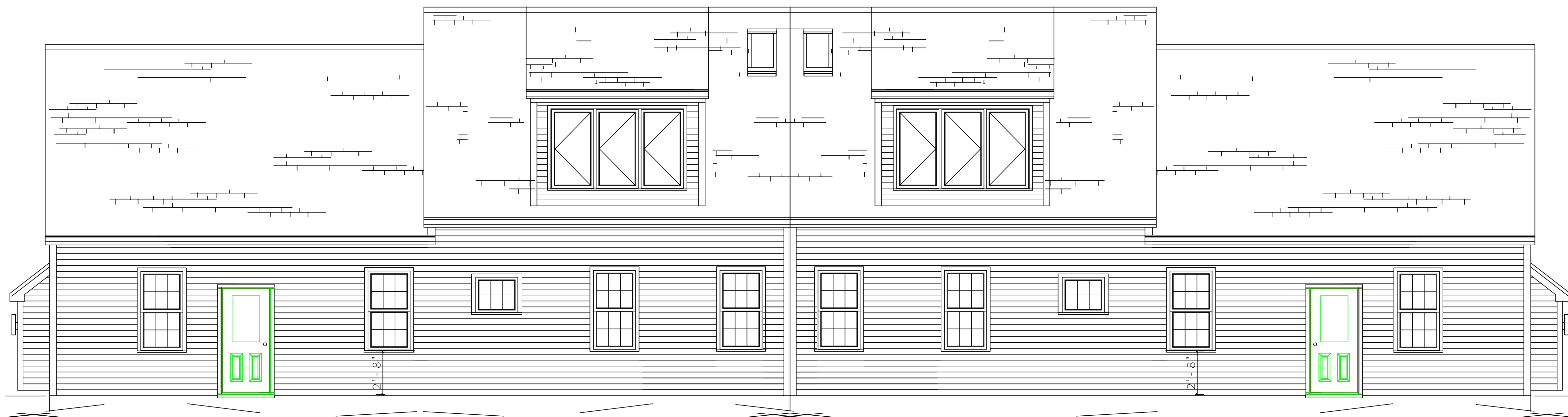
Medway Ma 02053

No.	Revision/Issue	Date



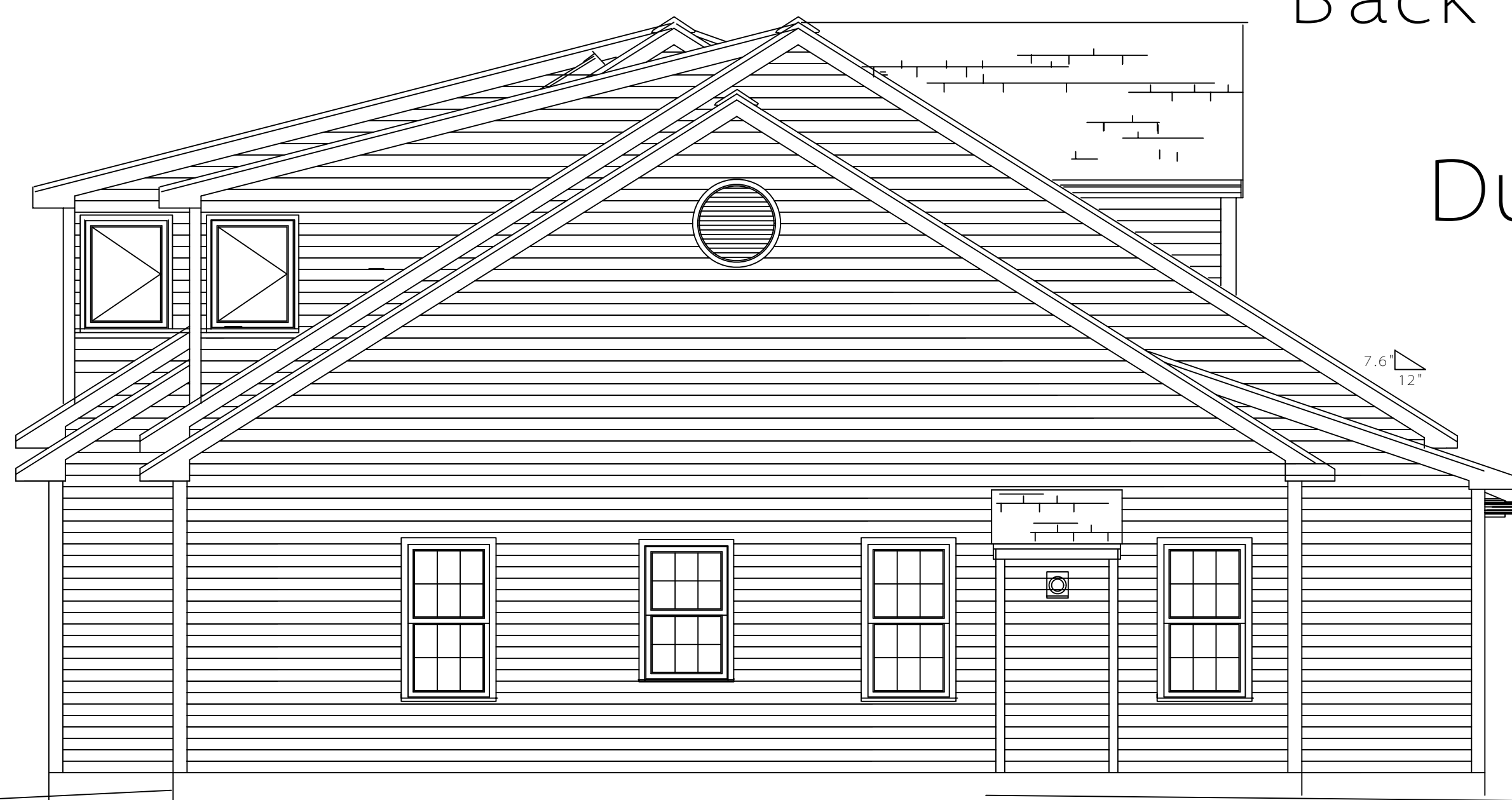


Front



Back

Duplex



Left Side



Right Side

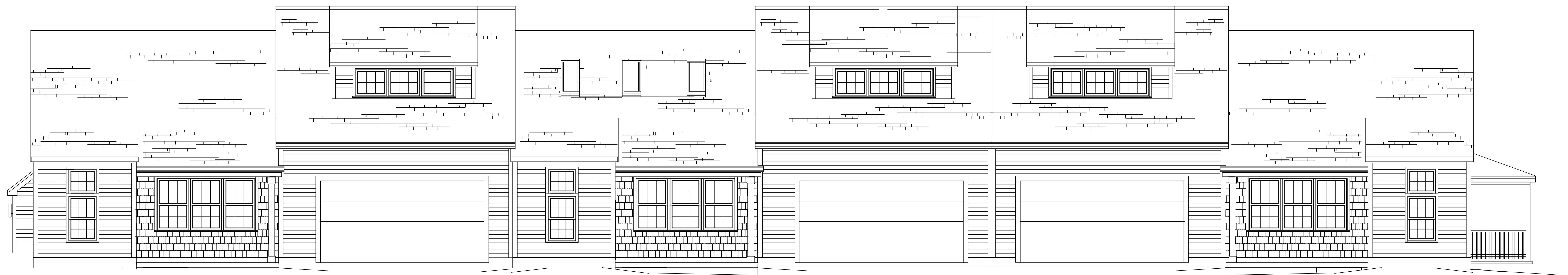
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William Wallace Estates  
274 Village Street  
Medway Ma 02053

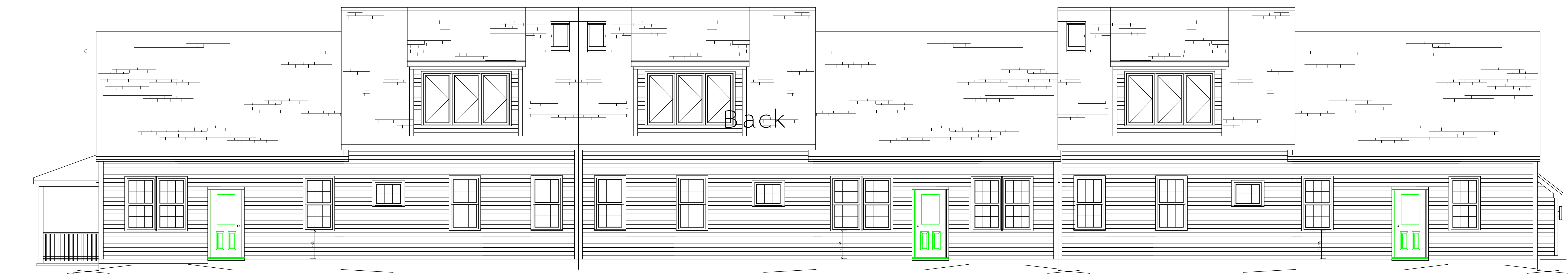
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Address

No.	Revision/Issue	Date



Front



Back



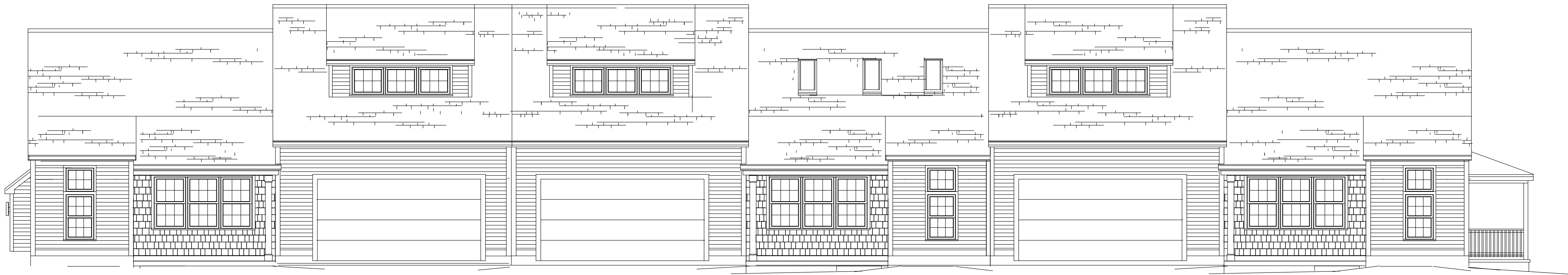
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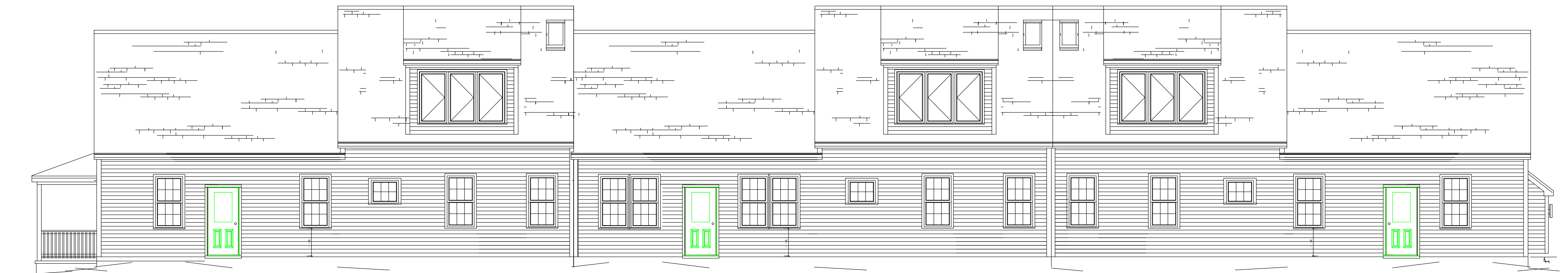
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# Road Entry Triplex

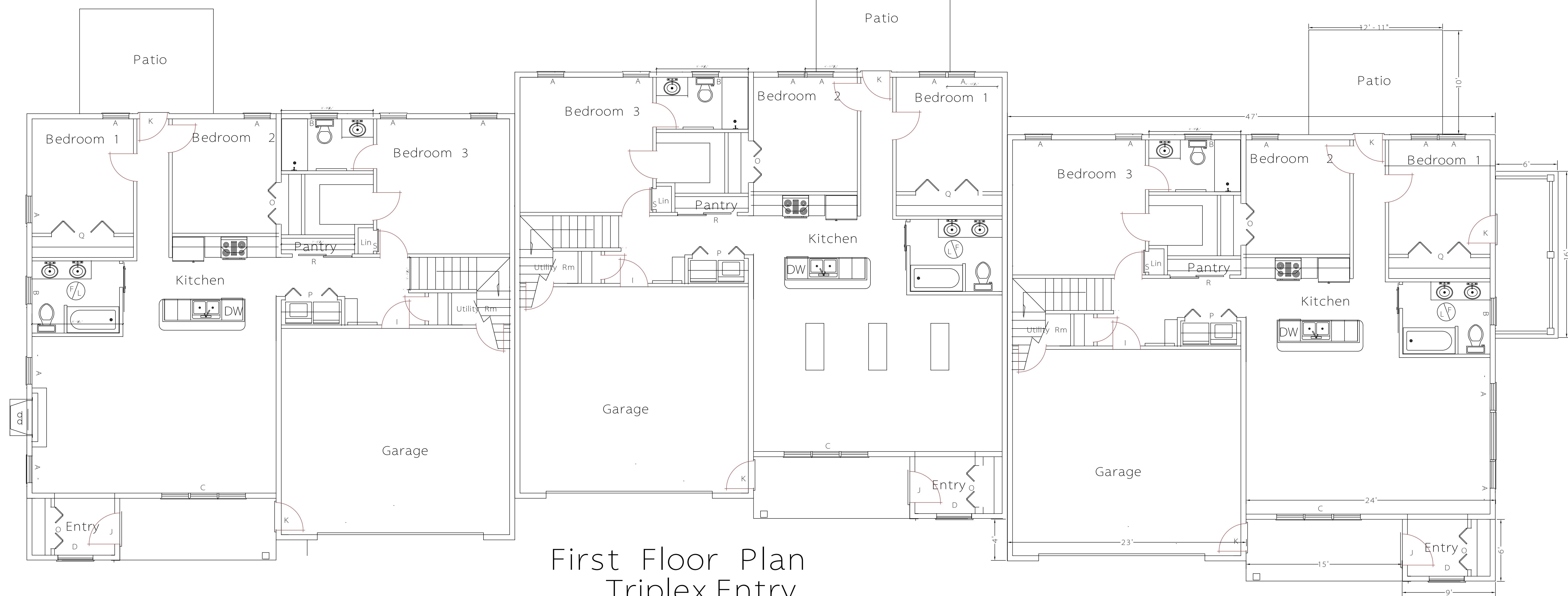




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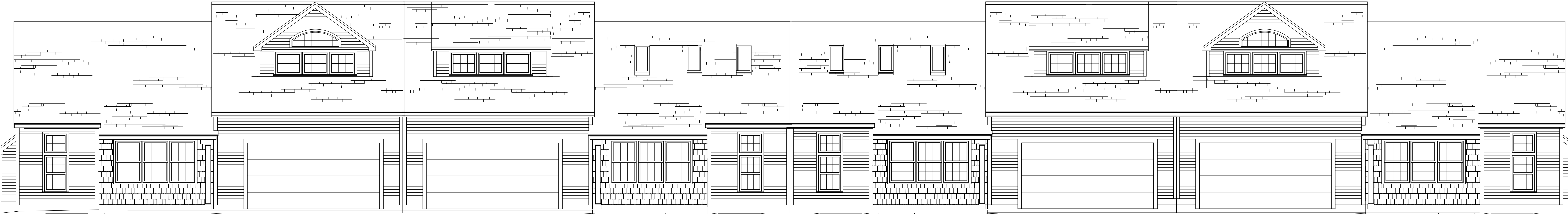


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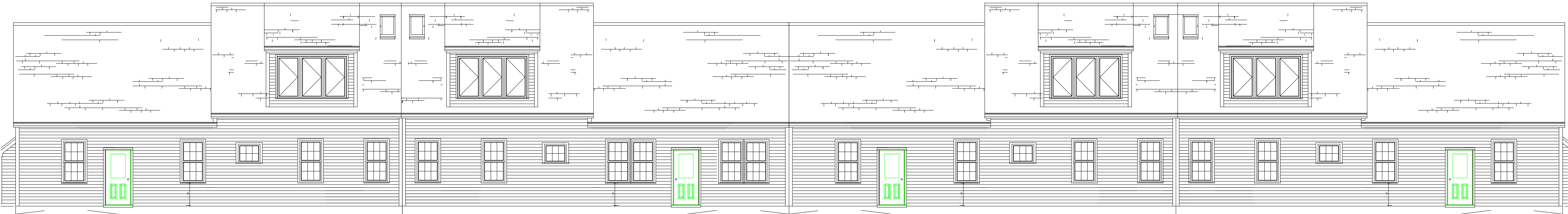


First Floor Plan  
Triplex Entry





Front



Back

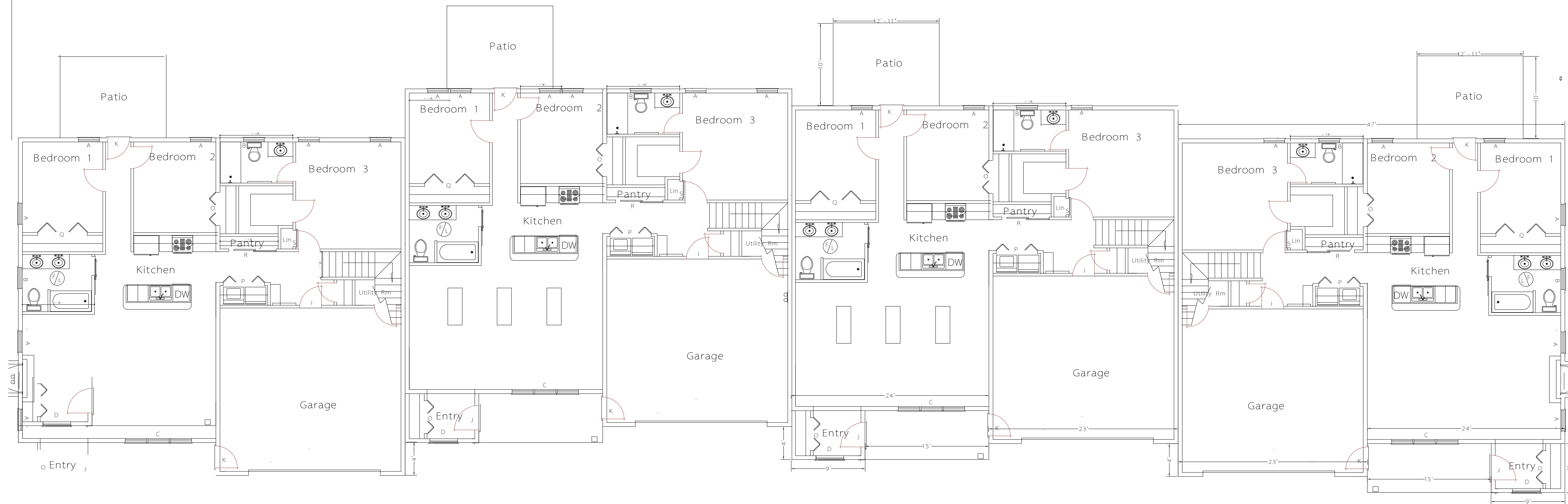


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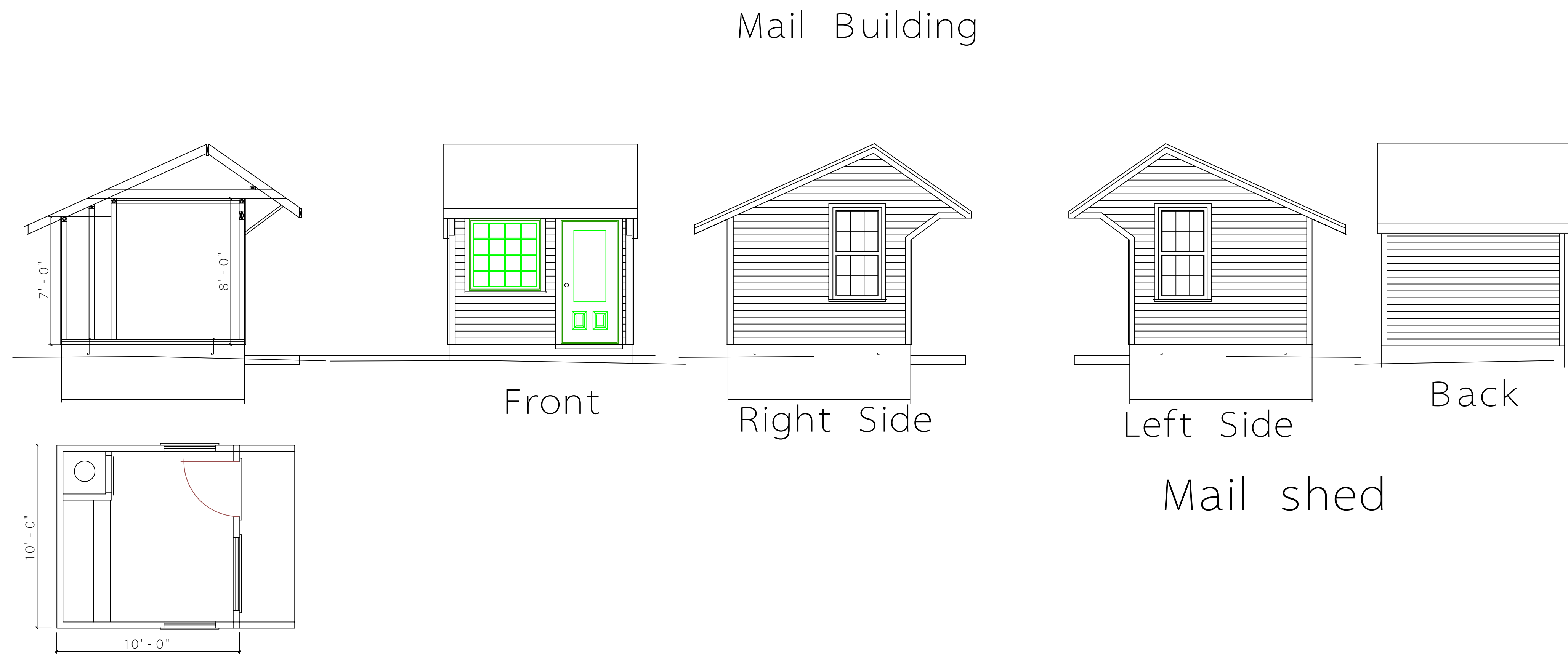
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No.		Page 1
Revision/Issue		Customer William Wallace Estates
Date		Address 274 Village Street Medway Ma 02053



First Floor Plan  
Quadplex

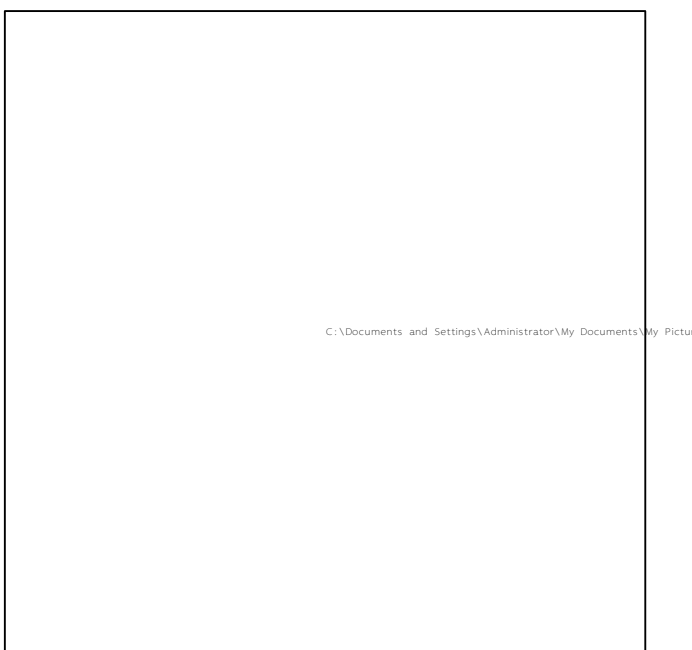
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Revision/Issue		Customer	William Wallace Estates
Date		Address	274 Village Street Medway Ma 02053



William Wallace Estates  
274 Village Street  
Medway Ma 02053

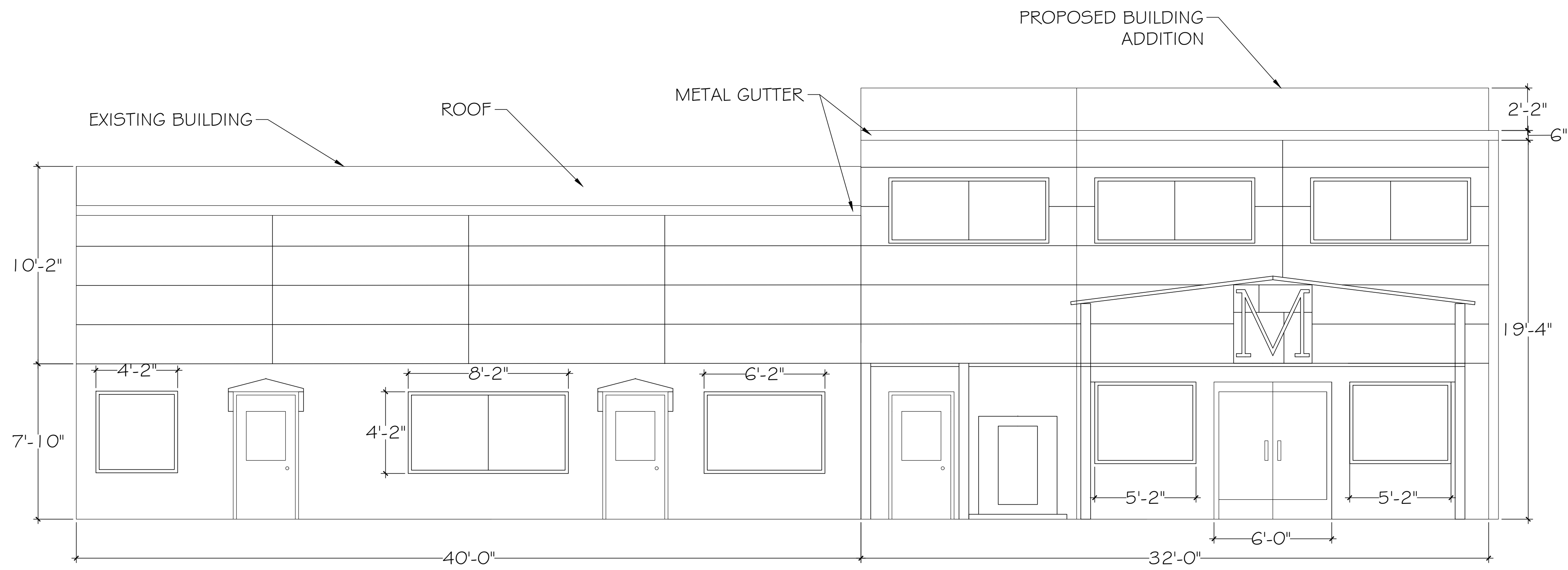
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No.	Revision/Issue	Date



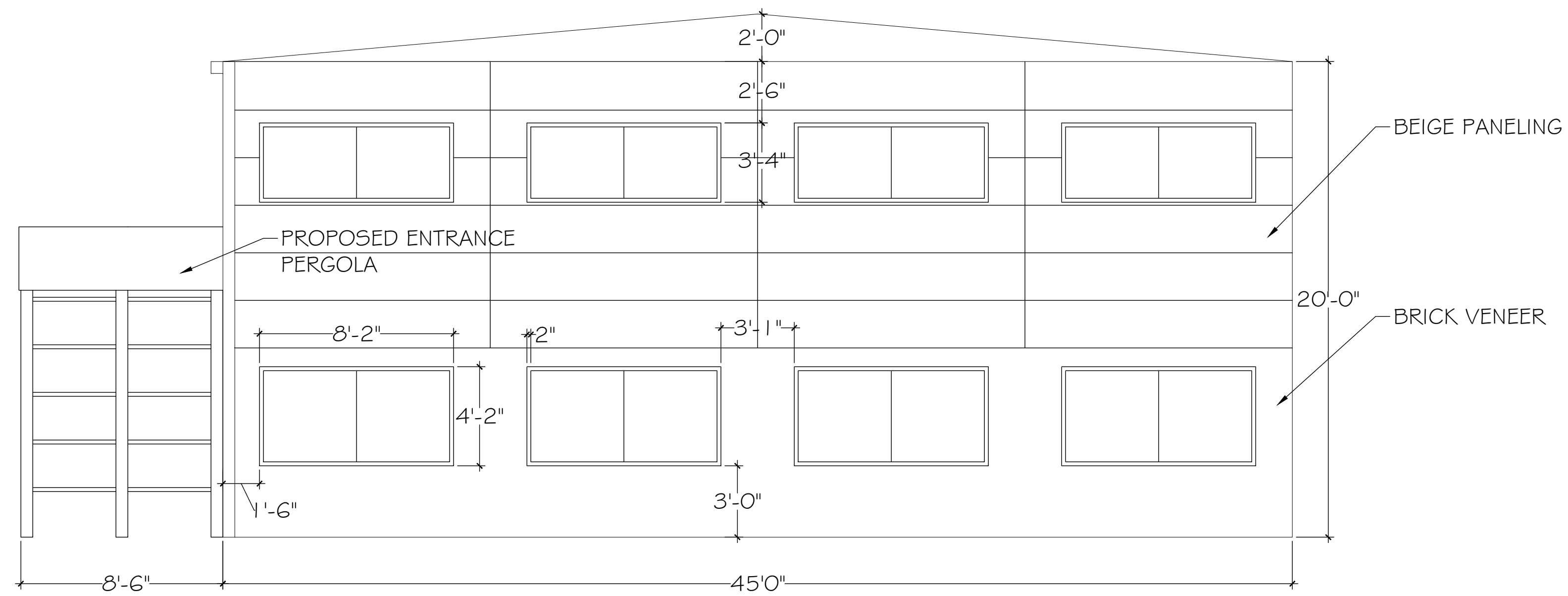
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Date DATE	
Scale 1/4 : 1'	





SOUTH ELEVATION SECTION

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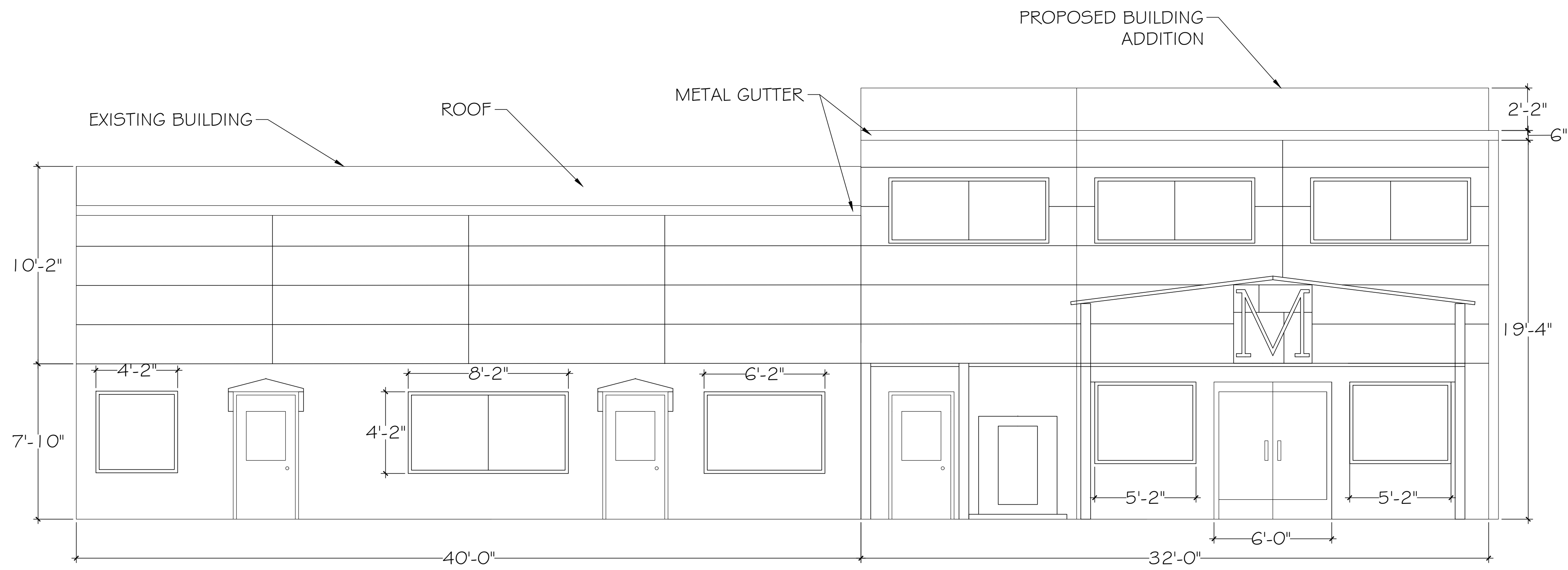


EAST ELEVATION SECTION

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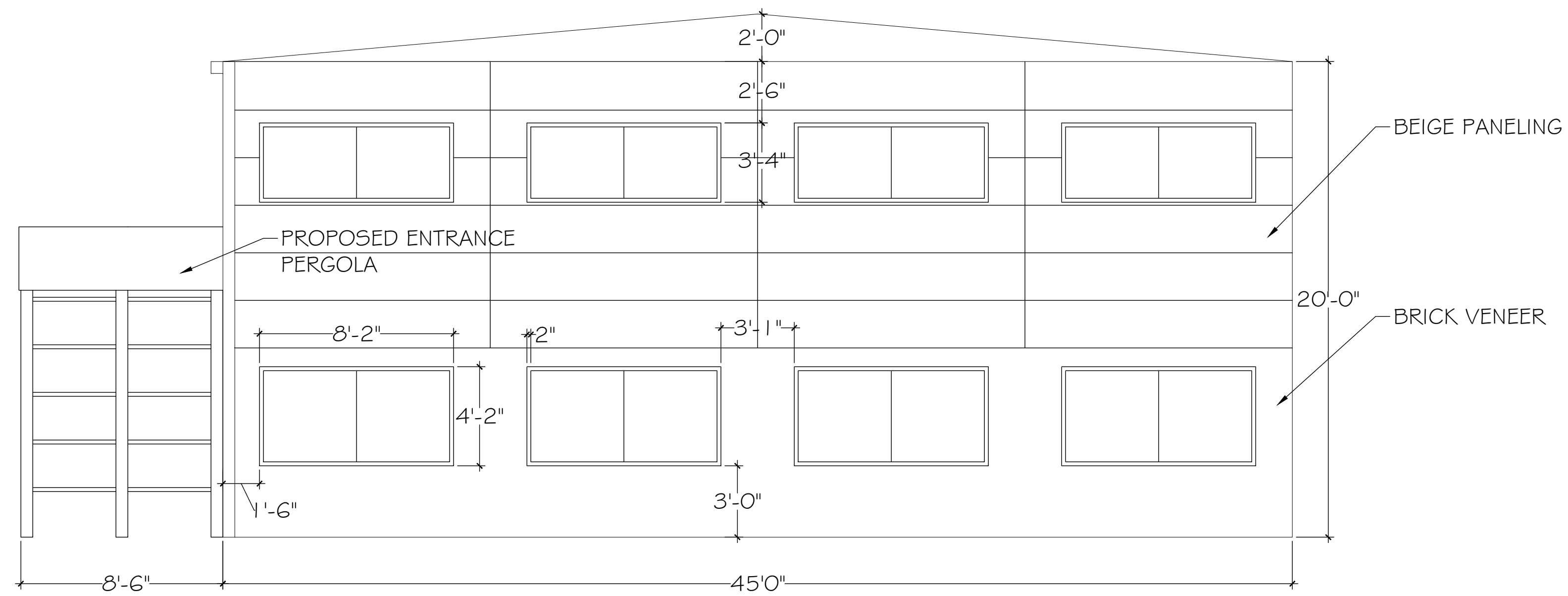






SOUTH ELEVATION SECTION

SCALE: 1" = 4' - 0"



EAST ELEVATION SECTION

SCALE: 1" = 4' - 0"











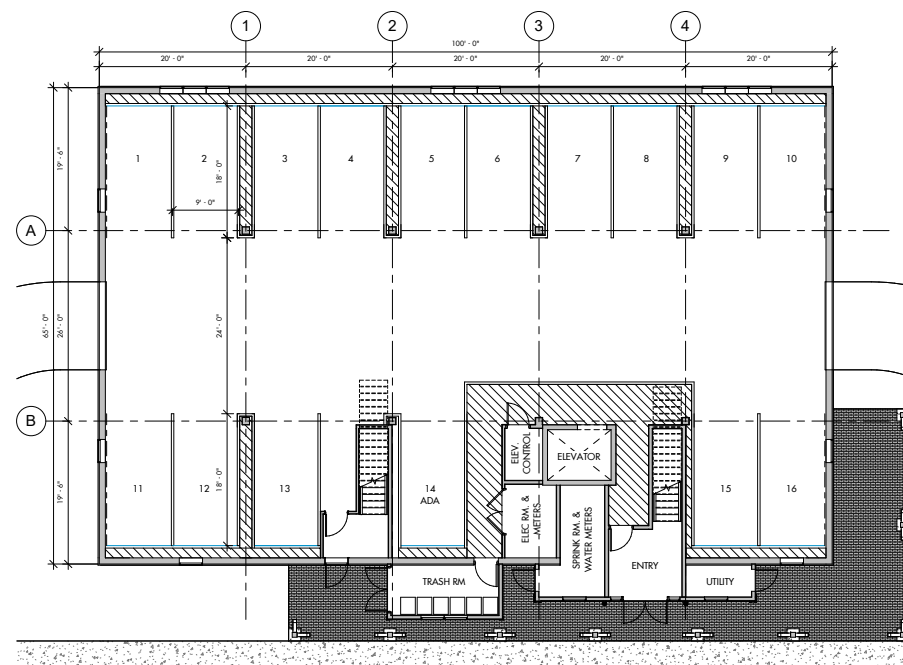
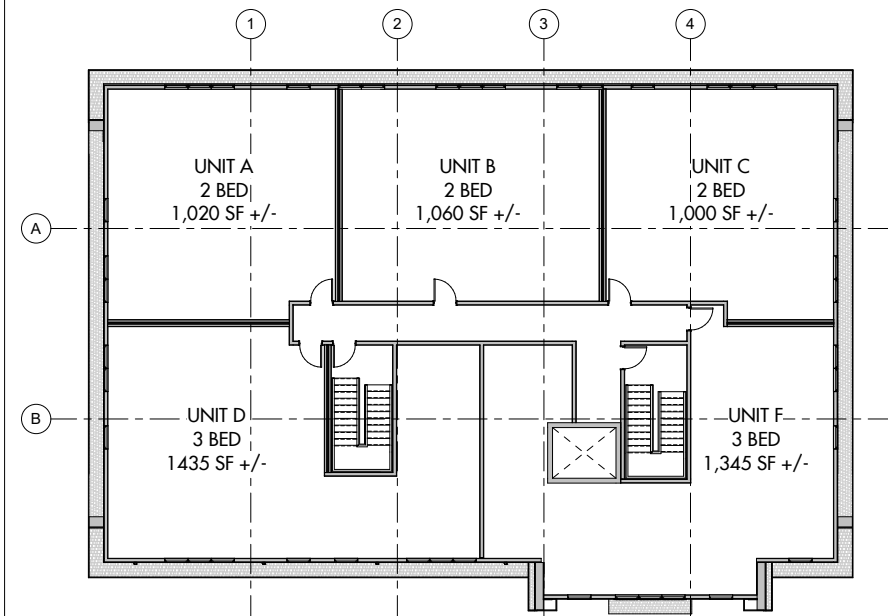
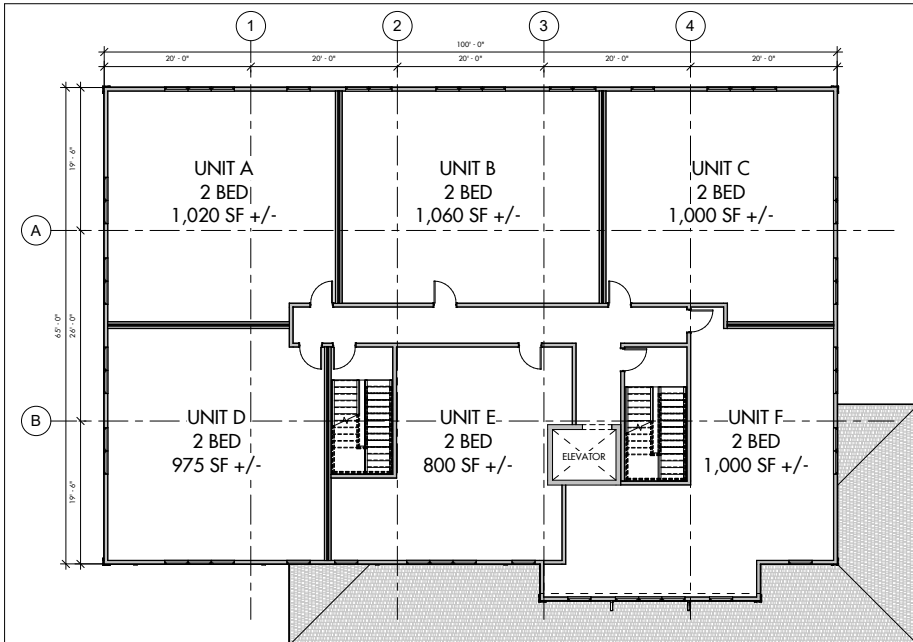












# FLOOR PLAN LEGEND

	EXISTING WALLS		SOFFIT / CEILING CHANGE OR CABINETS ABOVE
	DEMO WALLS		SPOT ELEVATION
	NEW WALLS		Room name 101 ROOM NAME AND NUMBER
	DOOR & DOOR TAG		REVISION
	WINDOW & WINDOW TAG		BUILDING SECTION NUMBER AND SHEET
	WALL SECTION NUMBER AND SHEET		

**Damon McQuaid Architect**

Architecture - Interior - Land Planning

49 Brookline Ave., Suite 1000, Brookline, MA 02146

978.542.5922

**MEDWAY**

21 HIGH STREET MEDWAY, MA

**FLOOR PLANS**

Prepared for: LAMAR REAL ESTATE GROUP INC.

Location: 21 HIGH STREET MEDWAY, MA 02053

Date: 2019-07-29

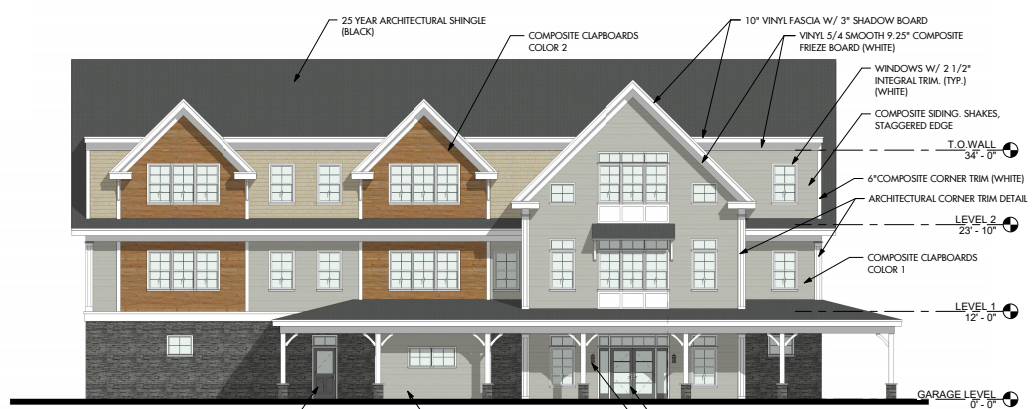
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Sub No: 10000

Sheet No: A100



2 RIGHT SIDE ELEVATION  
1/8" = 1'-0"



1 FRONT ELEVATION  
1/8" = 1'-0"



3 REAR ELEVATION  
1/8" = 1'-0"



4 LEFT SIDE ELEVATION  
1/8" = 1'-0"



5 3D View 1



6 3D View 2

**Damon McQuaid Architect**  
Architecture - Interiors - Land Planning  
49 Brookline Park, Southbury, MA 06488  
978.542.5922

**MEDWAY**  
21 HIGH STREET MEDWAY, MA

**EXTERIOR ELEVATIONS**

Prepared For: LAMINARIAL ESTATE GROUP INC.  
Location: 21 HIGH STREET MEDWAY, MA 02055  
Date: 2019-07-29

**DMA 2019**  
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Job No: 190102  
Sheet No: A200



KATTMAN  
CORPORATION  
Landscape Architects  
  
Landscape Architecture  
Planning

Sheet Title  
SITE PLAN  
ALTERNATE 1

Sheet Number  
L1

SURVEY BY  
COLONIAL ENGINEERING INC.  
11 AWL STREET MEDWAY, MA.  
508-533-1644  
REVISED FEB. 12, 2019





# TOWN OF MEDWAY OAK GROVE ZONING TASK FORCE



## Proposed Zoning

# URBAN RENEWAL PLAN

2017 – After a lengthy community process, the Town approves an Urban Renewal Plan (URP) for the Oak Grove (bottle cap) area.

Oak Grove Urban Renewal Area consists of about 82 acres, including the bottle cap lots and additional parcels along Trotter Drive.

# Urban Renewal Plan Vision

- Create a diverse mix of uses
- Provide business opportunities for economic development
- Maintain high quality of life for residents and business
- Increase town tax base
- Minimize environmental and social impacts

# Current Zoning

- Oak Grove Area is currently divided into two zoning districts: AR-II and West Industrial
- The area to the west of Trotter Drive, and a small strip along the east side of Trotter Drive, is zoned West Industrial
- Balance is AR-II



# Task Force

- The MRA appointed an Oak Grove Zoning Task Force to recommend new zoning
- Task Force has held 18 public meetings, including two community forums, for which over 300 notices were sent out to area residents and interested parties

# Concept Plan

- The Task Force with assistance of consultant Ted Brovitz took the vision of the Urban Renewal Plan and created a concept plan for Oak Grove
- This included creating a new Oak Grove zoning district to replace the current zoning



# OAK GROVE OVERALL CONCEPTUAL PLAN DEVELOPMENT PLAN



This Conceptual Plan illustrates a vision for the Oak Grove Park over the coming decades. The drawing is not meant to serve as a guide to construction; in fact, the plan itself does not require the Town of Medway or any landowner to do anything with their property. Rather, the plan provides a favorable development scenario for this Urban Renewal District that provides for existing uses while setting a framework for future reinvestment and civic enhancements.

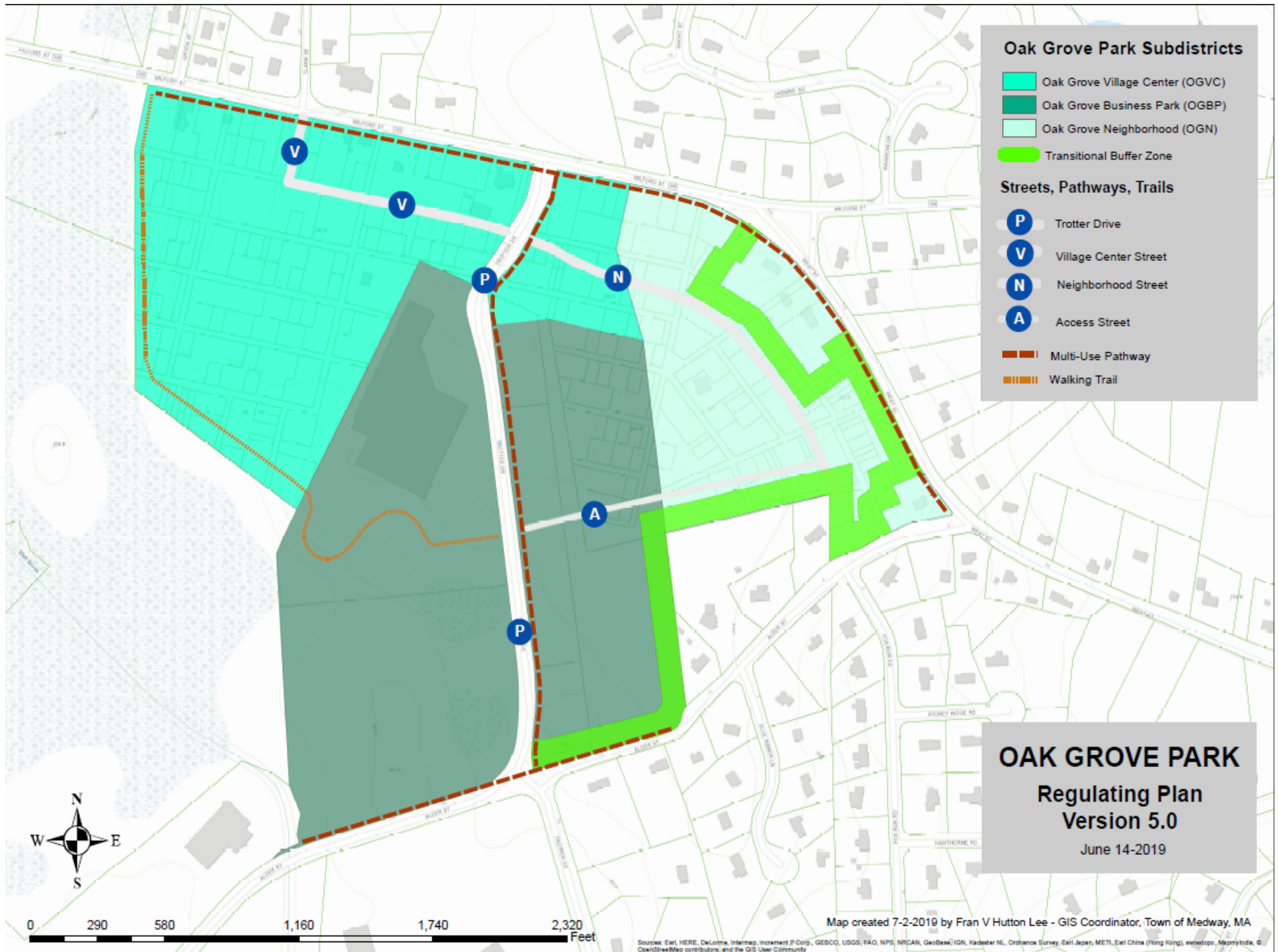
For the purpose of illustrating this vision, the Oak Grove Park Concept Plan anticipates a balanced and incremental approach to growth. The plan calls for three distinct districts including the Oak Grove Village Center, the Oak Grove Business Park, and the Oak Grove Neighborhood. Each district is enhanced with vibrant open spaces, and linked together through a network of attractive streets, multipurpose paths, and walking trails.

The general goals of Oak Grove Park are to: establish a vibrant gateway for Medway; provide opportunities for business growth and economic development; facilitate reinvestment in vacant and underutilized property; allow for mixed commercial uses and "lifecycle" housing choices for a range of households in all income, age, size, and family type; and create a lively pedestrian environment where people can gather. Oak Grove Park will be a place where people can live, work, and play.



# Proposed Zoning

- The Oak Grove area will be divided into three subdistricts: Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood
- Each subdistrict will have a list of allowed uses in the Zoning Bylaw Schedule of Uses and a set of standards and regulations



# Form Based Zoning

- ❖ Form based zoning is somewhat different than conventional zoning
- ❖ It includes site standards, building standards, street standards, and requirements for outdoor amenity spaces



# Site Standards

- These include parking placement, which encourages parking to the rear of buildings and encourages streetscapes
- Landscaping
- Utilities
- Pedestrian access is emphasized

# Building Standards

- Building placement, including setbacks, requiring buildings in the Village to be located closer to the sidewalk
- Building types
- Building height
- Building usage
- Building design standards

TABLE 2.4.C.1.B. MIXED-USE &amp; COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS

## 1. BUILDING TYPES AND DEFINITIONS

	MIXED USE BUILDING (MUB)	GENERAL COMMERCIAL BUILDING (GCB)
1.1 DEFINITION	A building that typically accommodates a variety of ground floor commercial uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district.	A building that typically accommodates a variety of ground floor commercial uses and upper floor office uses, or all office uses, at a scale that is compatible and complimentary to its given district. GC Buildings do not include residential uses.

## 2. LOT STANDARDS

2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min./Max.)	50 Ft. Min.	50 Ft. Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.
2.4	Side Yard Setback (Min.)	10 Ft. (0 Ft if Common Wall)	10 Ft. (0 Ft if Common Wall)
2.5	Rear Yard Setback (Min.)	20 Ft.	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%

## 3. DESIGN STANDARDS

3.1	Building Height (Max.)	4 Stories /40 Ft.	3 Stories/40 Ft.
3.2	Street Facing Wall Width (Min./Max.)	30 Ft. / 150 Ft.	30 Ft. / 100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	20,000 SF	20,000 SF

## 4. ADDITIONAL STANDARDS

4.1		One-story buildings must have a minimum street facing façade height of 18 feet.	One-story buildings must have a minimum street facing façade height of 18 feet.
4.2		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 20 feet to accommodate vehicle access to the side and rear of the property.



# Development Standards

- Development Types: General Commercial, General Industrial, General Residential, Mixed Use, Pocket Neighborhood
- Parking, landscaping, sustainable design, site improvements – based on existing town regulations

# Village Center

- ❑ Located along Milford Street
- ❑ Mix of commercial, retail, service, cultural, recreational, and residential
- ❑ Allowed: hotel, multi-family, mixed-use, restaurant, inn, studio, gallery, service, offices, retail, brew pub, florist
- ❑ Prohibited: single and two family, warehouse, industrial, automotive repair

# Business Park

- ❖ Located along both sides of Trotter Drive
- ❖ Purpose: to facilitate development for commercial, light industrial, and related
- ❖ Allowed: Retail, office, service, wholesale, manufacturing, research and development, studio, indoor amusement
- ❖ Prohibited: residential, agricultural, inn, funeral home, marijuana facilities

# Neighborhood

- For residential development
- Allowed: Multi-family, row houses, cottage colonies, civic, agricultural, home occupations, bed and breakfast
- Prohibited: Commercial, retail, business, industrial, offices



# OAK GROVE ZONING OUTLINE

## SECTION 5. USE REGULATIONS

### AMEND:

#### Table 1 - Schedule of Uses

- ✓ Oak Grove Village Center
- ✓ Oak Grove Business Park
- ✓ Oak Grove Neighborhood

TABLE 1: SCHEDULE OF USES			
	FORM-BASED DISTRICTS		
	OGVC	OGBP	OGN
<b>D. BUSINESS USES</b>			
<i>Retail Trade</i>			
Retail bakery (Added 11/16/15)	Y	Y	N
Retail sales	Y	Y	N
Retail store larger than 20,000 sq. ft.	PB	PB	N
Retail sales, outdoors	N	PB	N
Shopping center/multi-tenant development	PB	PB	N
Auto parts	N	N	N
Florist	Y	Y	N
Indoor sales of motor vehicles, trailers, boats, farm equipment	N	PB	N
<i>Hospitality and Food Services</i>			
Restaurant providing food within a building	Y	Y	N
Restaurant providing live entertainment	Y	Y	N
Brew pub	Y	Y	N
Bed and breakfast	Y	N	PB
Inn	Y	N	N
<i>Cultural and Entertainment Uses</i>			
Studio	Y	Y	N
Museum	Y	PB	N
Movie theatre/cinema	Y	PB	N
Theatre	Y	PB	N
Gallery	Y	PB	N
Commercial indoor amusement	Y	Y	N
<i>Professional Uses and Financial Services</i>			
Financial institution	Y	Y	N
Professional or business office	Y	Y	N
<i>Services</i>			
Personal care service establishments	Y	Y	N
Service establishment (amended 11-13-17)	Y	Y	N
Doggie day care	N	Y	N
Repair shop	Y	Y	N
Furniture Repair	N	Y	N
Educational/instructional facility, commercial	Y	PB	N
Funeral home	N	N	N
Veterinary hospital	N	PB	N
Kennel	N	PB	N
Medical office or clinic	Y	Y	N
Adult day care facility, subject to Section 8.5	N	N	N
<i>Automotive Uses</i>			
Car wash	N	PB	N
Vehicle fuel station with convenience store	PB	N	N
Vehicle repair	N	Y	N
Auto body shop	N	Y	N
<i>Accessory Uses</i>			
Outdoor display	Y	Y	N
Outdoor storage of materials and parking of vehicles	N	PB	N

# Street Standards

- Complete streets
- Sidewalk standards and uses
- Streetscapes
- On-street parking and use of parking spaces for “parklets”
- In the Village area, businesses may use public engagement areas

# SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

## 9.7 PUBLIC REALM STANDARDS

### A. Purpose

### B. Street & Pathway Design Standards

1. Construction Standards
2. Design Standards
3. Vehicle Travel Lanes
4. On-Street Parking Lanes
5. Sidewalks.
6. Parking Lane
7. Curb Extensions (Bulb-Outs)
8. Street Trees.
9. Driveway and Sidewalk Crossings.
10. Multi-Use Pathways and Walking Trails

### C. Public Realm Interface

1. Building Frontage Zones
2. Building Interface within ROW
3. Parklets
4. Pedestrian Passages
5. Signs

TABLE 9.7.B.10. – STREET AND PATHWAY DESIGN STANDARDS


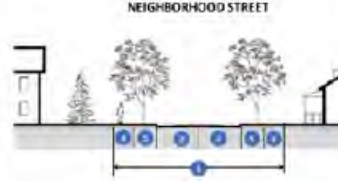
Street Component		
	Trotter Drive	Village Center Street
① Street Right-Of-Way	50 Ft. Minimum	50 Ft. Minimum
② Travel Lane	12 Ft.	11 Ft.
③ Parking Lane	Prohibited	8 Ft. (Option on one or both sides of the street)
④ Sidewalks		
4A. Public Frontage Zone	Optional (4' min. if provided)	Optional (4' Min. if Provided)
4B. Walkway Zone	5 Ft. Minimum both sides of street	5 Ft. Minimum both sides of street
4C. Furnishing & Utility Zone	Optional (4' min. if provided)	4 Ft. Minimum both sides of street
⑤ Tree Belt	8 Ft. Minimum	Optional (4' Min. if Provided)
⑥ Multi-Use Pathway	Optional on 60' Min. ROW; 10 Ft. Min. if Provided and 12' Optimal	Prohibited

TABLE 9.7.B.10. – STREET AND PATHWAY DESIGN STANDARDS

Street Component		
	Neighborhood Street	Access Street
① Street Right-Of-Way	40 Ft. Minimum	25 Ft. Minimum
② Travel Lane	11 Ft.	10 Ft.
③ Parking Lane	Not required	Prohibited
④ Sidewalks		
4A. Public Frontage Zone	Prohibited	Prohibited
4B. Walkway Zone	5 Ft. Minimum both sides	1 Side/5 Ft. Minimum
4C. Furnishing & Utility Zone	Prohibited	Prohibited
⑤ Tree Belt	5 Ft. Minimum	Prohibited
⑥ Multi-Use Pathway	Optional	Prohibited

# SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

## 9.7 PUBLIC REALM STANDARDS

### A. Purpose

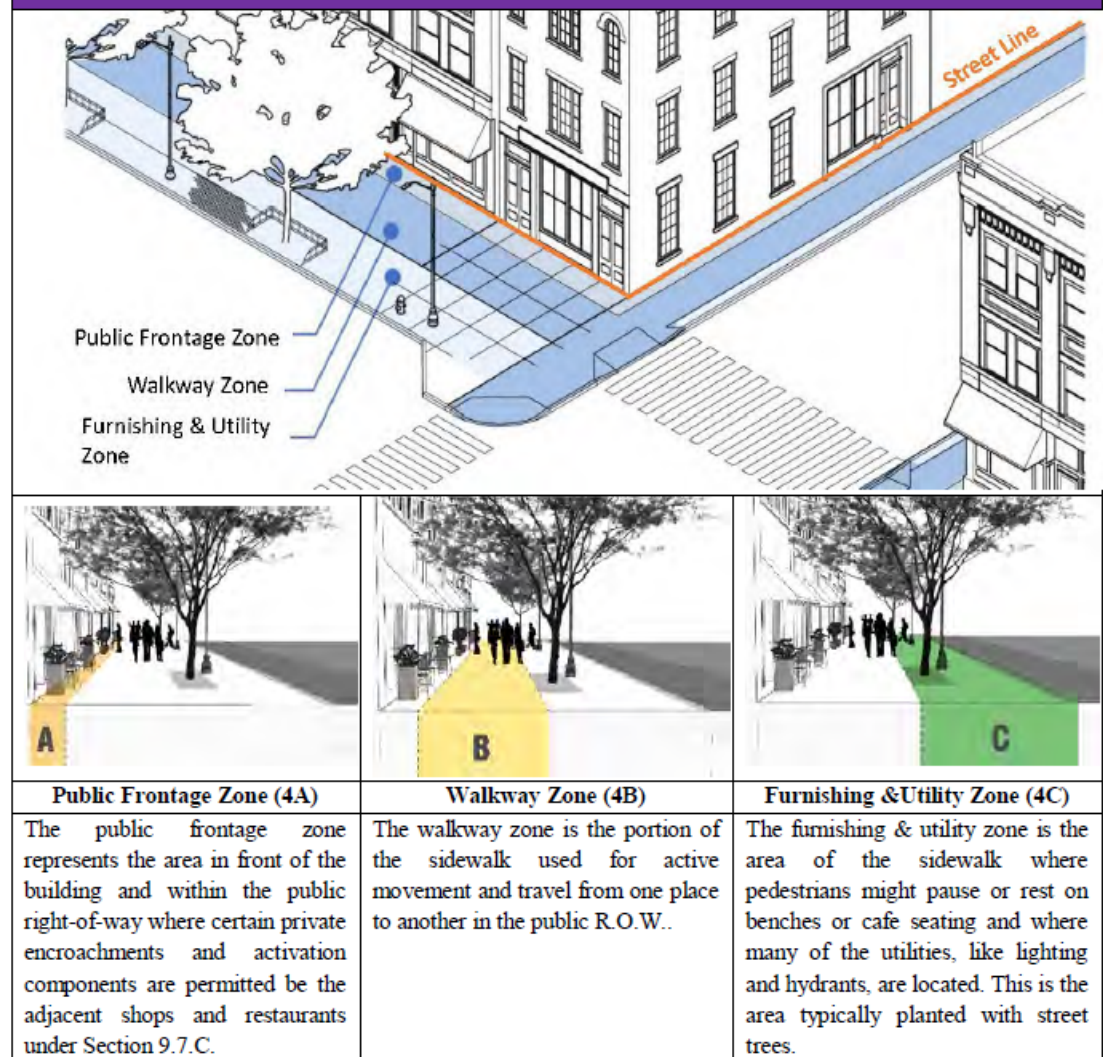
### B. Street & Pathway Design Standards

1. Construction Standards
2. Design Standards
3. Vehicle Travel Lanes
4. On-Street Parking Lanes
5. Sidewalks.
6. Street Enhancement Zones
7. Curb Extensions (Bulb-Outs)
8. Street Trees.
9. Driveway and Sidewalk Crossings.
10. Multi-Use Pathways and Walking Trails

### C. Public Realm Interface

1. Building Frontage Zones
2. Building Interface within ROW
3. Parklets
4. Pedestrian Passages
5. Signs

DIAGRAM 9.7.B.5. – PUBLIC SIDEWALK COMPONENTS





# SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

## 9.7 PUBLIC REALM STANDARDS

### A. Purpose

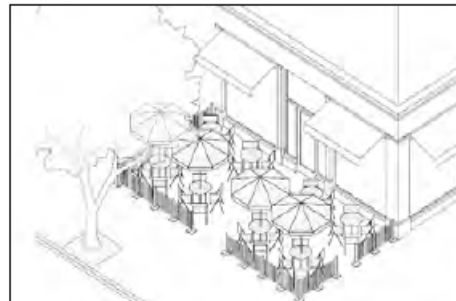
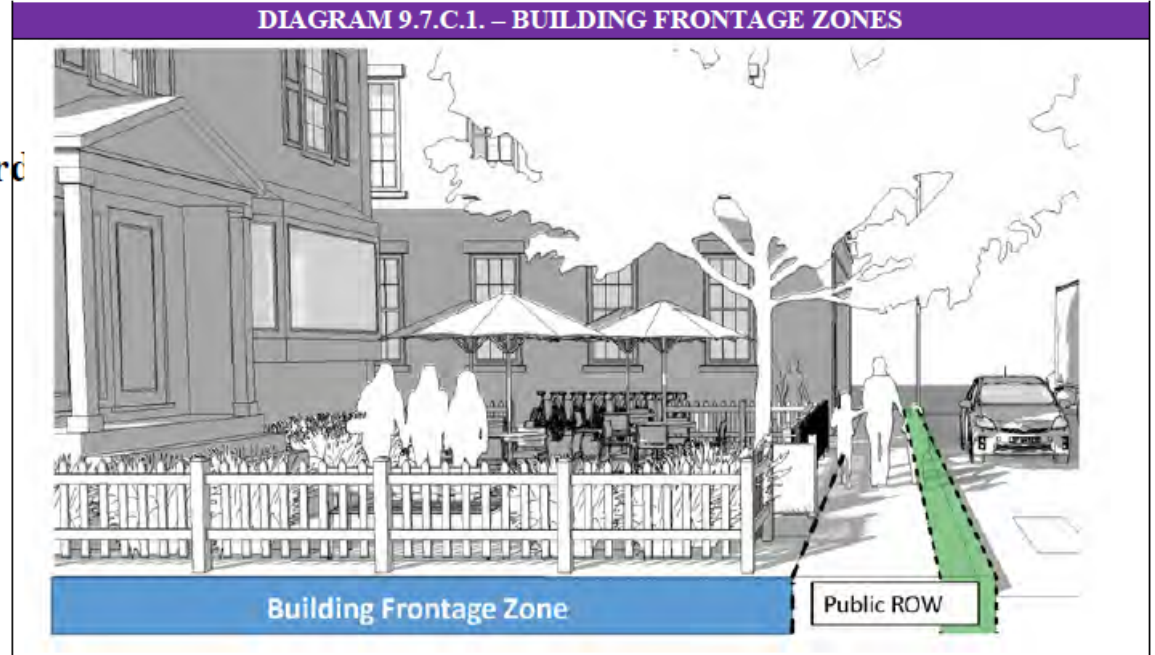
### B. Street & Pathway Design Standards

1. Construction Standards
2. Design Standards
3. Vehicle Travel Lanes
4. On-Street Parking Lanes
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6. Street Enhancement Zones
7. Curb Extensions (Bulb-Outs)
8. Street Trees.
9. Driveway and Sidewalk Crossings.
10. Multi-Use Pathways and Walking Trails

### C. Public Realm Interface

1. Building Frontage Zones
2. Building Interface within ROW
3. Parklets
4. Pedestrian Passages
5. Signs

DIAGRAM 9.7.C.1. – BUILDING FRONTAGE ZONES



# Outdoor Amenity Spaces

- Each building type requires a certain amount of outdoor amenity space
- Three kinds: civic space, publicly oriented private space, or private space
- Outdoor amenity spaces include courtyards, gardens, pathways, pocket parks, playgrounds, rooftop terraces



1. BUILDING TYPES & PROPERTY USES				3. BLDG & PUBLIC FRONTAGE INTERFACE		
Building Types: See Section 9.4, Table 9.4.C.1			See Section 9.7.C.; Table 9.7.C.2			
1.	Cottage	N	1.	Sidewalk Dining	P	
2.	Rowhouse	P	2.	Storefront Display	P	
3.	Multi-Family Building	P	3.	Sidewalk Sign	P	
4.	Hotel	P	4.	Projecting Sign	P	
5.	General Commercial Building	P	5.	Awning	P	
6.	Mixed Use Building	P	6.	Balcony	P	
7.	Fabrication or Flex Building	P	7.	Bay Window	P	
8.	Civic or Community Building	P	8.	Gallery	SP	
9.	Gas Station and Convenience Store	SP				
10.	Other Approved by PEDB	SP				
Property Uses: See Section 5.4, Table 1						
2. OUTDOOR AMENITY SPACES			4. DEVELOPMENT TYPES			
See Section 9.6.; Table 9.6.B.1.			See Section 9.5.B			
1.	Neighborhood Park or Preserve (CS, POPS)	P	1.	Pocket Neighborhood (PN)	N	
2.	Common or Green (CS, POPS)	P	2.	Mixed Use Development (MUD)	P	
3.	Athletic Field or Ball Court (CS, POPS)	P	3.	General Residential Development (GRD)	P	
4.	Pathway (CS)	P	4.	General Industrial Development (GID)	N	
5.	Pedestrian Passage (CS, POPS)	P	5.	General Comm. Development (GCD)	P	
6.	Community Garden (CS, POPS, PS)	P				
7.	Forecourt (POPS, PS)	P				
8.	Courtyard (POPS, PS)	P				
9.	Plaza or Square (CS, POPS)	P				
10.	Pocket Park or Playground (CS, POPS, PS)	P				
11.	Outdoor Dining (POPS)	P				
12.	Rooftop Terrace (POPS, PS)	P				
13.	Private Yard (PS)	P				
14.	Dooryard	P				
15.	Other Approved by PEDB	SP				



## OAK GROVE URBAN RENEWAL PROJECTED DEVELOPMENT

### ▪ Total Development By Type

Proposed Use	Square Footage	# of Parking Spaces	Lot Size (Acres)
Commercial/Restaurant	12,000	40	2.04
Commercial/Hotel	60,000	250	3.24
Commercial Office and/or Retail	207,000	647	6.41
Commercial/Day Care	20,000	66	2.31
Flex Space/Office/Retail	97,000	370	8.3
Research and Development	36,000	135	3.55
Industrial	35,000	120	11.7
Multi-family Residential <sup>1</sup>	110 DU	240	9.63
<b>Total</b>	<b>467,000</b>	<b>1,868</b>	<b>47.18</b>

1. Multi-family Residential is expressed in terms of Dwelling Units (DU) rather than square footage.



# Projected Tax Impact

Assessed Value	Use	Square Footage
\$1,921,600	Restaurant	
\$6,000,000	Hotel	
\$10,000,000	Commercial, Office and/or Retail	207,000SF
\$5,000,000	Commercial, Office and/or Retail	90,000SF
\$2,000,000	Research/Development	
\$49,500,000	Multifamily Residential	
\$74,421,600	<b>Total Value</b>	
0.01697	Tax Rate	
\$1,262,934.00	<b>Potential Tax Dollars</b>	



# Questions?

