

**Tuesday, January 11, 2022
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

Members	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio	Jessica Chabot
Attendance	X	Absent with Notice	X	X	Remote Participation via Zoom

ALSO PRESENT:

- Susy Affleck-Childs, Planning and Economic Development Coordinator

PUBLIC COMMENTS:

- There were no public comments.

PEDB VACANCY:

The Board is in receipt of a letter of interest from Sarah Raposa as a candidate to fill the PEDB vacancy created by the resignation of Andy Rodenhiser.

Ms. Raposa was present via Zoom. The Board is in receipt of her resume and letter of interest. **(See Attached)** She has great experience for this position as a trained planner. She also serves on the Capital Improvements Committee and the Master Plan Committee. This will need to be a joint appointment with the Planning and Economic Development and the Select Board.

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to support the appointment of Sara Raposa to serve as regular member of the Board from the resignation of Andy Rodenhiser through May 2022 election.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

It was noted that the joint meeting with the Select Board to appoint Ms. Raposa will be held on January 18th.

PUBLIC HEARING - MEDWAY DPW WATER QUALITY TREATMENT FACILITY SITE PLAN (19 POPULATIC STREET):

The Board is in receipt of the following: **(See Attached)**

- Public Hearing Notice dated 12-14-21

- Application for Major Site Plan Review
- Site Plan October 2021 by Wright-Pierce
- Project Narrative dated 11-8-21
- Building Elevation drawings dated November 2021
- Architectural renderings dated November 2021
- Memo dated 12-14-21 from Susy Affleck-Childs to Town staff
- 1-6-22 email from Chuck Samiotes on behalf of nearby residents Arthur and Joan Poulakis
- Tetra Tech review letter dated 1-11-22

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to waive the reading of the public hearing notice.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

Project engineer James Cray of Wright-Pierce was present to explain the water treatment plant site plan for 19 Populatic Street. The proposed project is to construct a 15,640 sq. facility with 4,800 sq. ft. of garage space, 3,240 sq. ft. of operations/office space for the Town's DPW water personnel, and 7,600 sq. ft. for the water treatment area. The site improvements will include 17 parking spaces, landscaping, lighting, and stormwater management measures.

The access to the site will continue to be via the existing paved driveway off Populatic Street (known as Water Street). A secondary limited access/egress will also be from Populatic Street for deliveries and fire department access when needed. The existing monitoring well on the property will be removed. There will be a limit of clearing. The garage and supply house will be demolished. There will be a designation of trees which will be saved. There is an Oak Tree within the right-of-way. The Board was shown the floor plan of the building. This plan includes a four-bay garage with tandem parking. There will be new landscape plantings along Populatic Street to provide screening. There was a determination that this project does not need a Scenic Road Work Permit as there are no trees or stone walls to be damaged or removed in the Town's right of way on Populatic Street.

The applicant will be incorporating the comments of the Conservation Commission and Planning Board and Tetra Tech in the revision of the plan. There was a site visit with the Conservation Commission. The roof will be designed to allocate 50% for future solar. The well house will remain and stay online. The existing office on site will be moved to the new facility. This part of the site will not change. The plan for trash is for a dumpster pad. The Board would like an enclosure of the dumpster. The applicant had an informal, pre-application meeting with the DRC. The applicant will need to hold another meeting with the DRC to brief them and secure a review letter. The site will have security cameras on the corners of the buildings. The color of the fence has not been determined. The fence will not go around the entire site. The number of employees on site will be 8 but the sizing of the building will be for 12 employees. The chemical feed building will remain as storage but the current office area will be torn down. There

was a recommendation to consider a two-way access on the driveway (Water Street) up to a gate and possibly widening the access to the adjacent house to the north. The applicant met with the Fire Chief. An auto turn analysis was provided along with showing how to get emergency vehicles in and out of site. It was determined that it is adequate. This area will be repaved. There was a recommendation that the Fire Department provide a review letter for the record. There are no groundwater table issues. The area is above the high ground water table.

Comments from the Board's Engineering Consultant Steve Bouley:

Consultant Bouley provided the following comments as noted in his review letter dated 1-11-22.

- The earth removal calculations need to be provided.
- An ORAD needs to be provided.
- Need an inventory of the existing trees.
- Recommendation to who on the plan where employee parking will be located. There needs to be additional handicap spaces.
- There needs to be clarity on how and where deliveries will be handled.
- There needs to be more area for snow storage.
- There should be confirmation with Medway DPW if the existing water main in Water Street will be abandoned to limit co-mingling of raw and finish water.

Comments from the Public:

Ms. Alicia Osborne-Stackpole, 15 Populatic Street:

This abutter is concerned about the tree removal from north side of Water Street near her property. She would like to more screening to be provided. She would prefer that Water Street have 2-way access at least as far as her driveway.

Mr. Liam McDermott, 39 Populatic Street:

This abutter is concerned about the habitats which are going to be affected by the construction. The resident also wanted to know why the Town is decentralizing the DPW by putting staff at this location. There was also a question about the properties at 13 and 15 Populatic; he understood the Town had recently purchased those properties.

It was noted that the proposed building is located where it is so it is not near the riverfront. The Town purchased 13 Populatic, but not 15 Populatic. The DEP has specified there has to be a 400 ft. radius around the well. The Town has not decided what to do with the property at 13 Populatic Street. This will need to be a decision of the Select Board. There have been test pits and borings done on the site.

Mr. Jeffrey Brady, 18 Populatic Street:

This resident asked if there is really a need for this building since there is a new DPW building. He also noted that there are many species in this area such as a bald eagle and owls. He is also concerned that the property values in the neighborhood will drop with the construction of this building. He suggested putting the parking in the front and so to move the building further away from the street. A question was asked if there will be a sound report completed. The resident was informed that municipalities are exempt from the sound bylaw. Project consultant James Cray indicated that some noise analysis had been conducted. Susy Affleck-Childs asked that they provide that information.

Chuck Samiotes on behalf of Arthur & Joan Poulakis, 37 Populatic Street

Mr. Samiotes communicated that there appears to be some information not included on the plan such as assessor plan, property line, existing trees drip line, landscaping plans. There is also no landscaping or lighting plan. He indicated the plans were not on the Town's web page. Board members and staff checked and reported that the plan is on the Board's web page. It was noted that Tetra Tech's review letter was just provided today and would be posted to the web page shortly.

Continuation Hearing:

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to continue the hearing to February 8, 2022 at 7:00 pm.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

The meeting will be LIVE with a Zoom option.

The applicant's engineer will revise the plan and resubmit for re-review.

PUBLIC HEARING CONTINUATION – PHYTOPIA SITE PLAN<ampgt; GROUNDWATER SEPCIAL PERMIT AND REDUCED PARKING SPECIAL PERMIT

The Board is in receipt of the following: (See Attached)

- 12-6-212 Public Hearing Continuation Notice to the 1-11-22 meeting.
- 1-6-22 letter from Attorney Ted Cannon requesting a continuation of the hearing to 2-8-22.

On a motion made by Rich Di Iulio, seconded by Bob Tucker, the Board voted by Roll Call to continue the hearing to February 8, 2022 at 7:00 pm.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

OTHER BUSINESS:

Design Review Committee Appointment:

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to appoint Jessica Chabot to the Design Review Committee for a term through June 30, 2023.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

EVERGREEN VILLAGE PERFORMANCE SECURITY:

The Board is in receipt of the following: **(See Attached)**

- Draft Performance Security Agreement for Cash Deposit.
- Draft of Release of Covenant
- Updated site visit/punch list from Tetra Tech dated 1-11-22
- Updated bond estimate from Tetra Tech dated 1-11-22

The Board is in receipt of the performance security agreement for cash deposit for Evergreen Village. The revised bond amount is \$99,056.00 based on Tetra Tech's recent revision. The release of covenant was also provided.

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to revise the bond amount for Evergreen Village \$99,056.00, and sign the performance security agreement for cash deposit and sign the release of covenant.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

MAY 2022 TOWN MEETING DISCUSSION OF WARRANT ARTICLE IDEAS:

The Board is in receipt of the following: **(See Attached)**

- Memo dated 12-6-21 updated 1-5-22 from Barbara Saint Andre
- Draft Housekeeping article dated 12-6-21
- List of ideas from Susy Affleck-Childs
- Updated Master List of Zoning Ideas (12-10-21)
- May 2022 Town Meeting and FY23 Budget Calendar

The Board is in receipt of the proposed warrant article ideas. Barbara Saint Andre was present in via Zoom. She was recommending that the draft housekeeping article pertaining to the flood plan district be included for the May 2022 Town Meeting. The changes were requested by the State.

HOUSING CHOICE LEGISLATION:

The Board is in receipt of the following: **(See Attached)**

- Memo dated 1-6-22 from CED Director Barbara Saint Andre
- Chapter 40A Section 3 A from the MA Housing Choice legislation passed by the Legislature during 2020.
- Email dated 12-15-21 from Chris Kluchman, MA DHCD
- Draft Compliance Guidelines for Multi-Family Housing Districts in MBTA Communities.
- Map of Medway multi-family housing developments existing and under construction.

The Board was informed that there was a memo dated 1-6-22 from Barbara Saint Andre in regards to the recent Chapter 40 A Section 3 A MA Housing Choice legislation which was passed during 2020. The Department of Housing and Community Development issued a “Draft compliance Guidelines for Multi-Family Districts Under Section 3A of the Zoning Act”. Barbara Saint Andre summarized this would require the Town to provide at least one zoning district of “reasonable size” that allows multi-family housing by right, and complies with certain other requirements, including a minimum gross density of 15 units per acre. If the Town does not comply, the Town will not be eligible for Housing Choice, Local Capital Projects Fund or Mass Works grants. The DHCD is accepting comments on the draft guidelines until March 31, 2022. To remain in compliance, the Town needs to complete request for determination of compliance or submit a proposed action plan by December 31, 2022. This will be discussed further at a joint Select Board and PEDB meeting on January 18th. Board of Selectmen meeting.

PUBLIC HEARING CONTINUATION – CUTLER PLACE

The Board is in receipt of the following: (**See Attached**):

- 12-16-21 public hearing continuation notice to 1-22-22 PEDB meeting
- Revised site plan dated 12-28-21 by Ron Tiberi, P.E.
- Letter dated 12-27-21 from project engineer Ron Tiberi in response to previous plan review letters from Tetra Tech and Susy Affleck-Childs
- Review letter dated 1-6-22 from Tetra Tech on the revised site plan and updated stormwater report
- Email dated 1-7-22 from abutters Chris and Kathleen Meo, 16 Cottage Street

It was noted that Member Gay will need to watch the meeting and provide a Mullin’s Rule certification.

The applicant was present. The Engineer Rob Tiberi summarized what changes have been made based on the review comments.

The Board was informed about the following revisions:

- Project Narrative was revised.
- The Certified Abutters list has been provided.
- There has been an updated Impact Statement.
- The construction hours were noted.
- The earth removal calculations were provided.
- The existing tree canopy lines have been added.
- The stopping site distance has been added to the layout sheet.

- The landscape plan has been adjusted.
- The one-way drive has been removed and waiver requested to reduce isle width to 22’.
- Parking aisle has been revised and limited to 150’
- The existing sewer line is now shown on the plan.
- There have been additional trees added to the landscape plan.
- The handicap spaces have been moved as recommended.
- The dumpster detail has been added to the detail sheet.
- The front driveway has been.
- Plot adjustments have been made.
- The rain gardens have been moved and reconfigured.
- There has been an application submitted for a stormwater and land disturbance permit.
- The downspout is now shown and the infiltration trenches and landscaping to be used along other roof drip edges.
- The lighting now has shields and were lowered to 8 ft. so there is no spillage.
- Added covering off the back unit.

The Board discussed the fence near the cemetery and the dumpster enclosure. It is recommended that the fence around the dumpster be a natural earth tone color. The applicant will be providing a letter from Sergeant Watson relating to the parking on the street. The site in general will be reducing the impervious on site. The parking has been increased to 13 parking spaces.

Comments from public:

Abutter, Chris Meo (16 Cottage Street) was present via Zoom. He also provided a letter. Mr. Meo communicated that the plan looks good, and he appreciates that the applicant has included two additional parking spaces. He remains concerned about on-street parking on Cutler Street and would like the decision to include a condition that the applicant will have to provide a fence on the Meo property if on-street parking becomes an issue.

Review of Waivers:

A list of requested and needed waivers was provided and reviewed by the Board. (See Attached)

Sidewalks:

The Board agrees that there can be a payment in lieu of sidewalk construction. Susy Affleck-Childs asked Tetra Tech to prepare an estimate.

Renderings:

The Board is willing to grant this waiver.

Side Setback waiver:

The Board is willing to grant this waiver.

Granite Curbing:

The Board is comfortable granting the waiver for granite curbing around the parking area and recommends bituminous asphalt cape cod berm with 4-inch radius. Granite roundings are required at the entrance.

Internal width of parking area aisles:

The Board is comfortable with waiving this to 22 ft. if a letter from the Fire Chief is provided.

Utilities electric, telephone, and cable tv be underground:

The Board would like to check the decision on Broad Street to see the language of that decision. The Board is fine with granting the waiver.

Perimeter Landscaping:

The Board is fine waiving the waiver for a fence around site since the area is so narrow.

Internal landscape island:

The Board is fine granting a waiver to not require internal landscape islands.

Provisions for watering:

There is no irrigation proposed. The Board is comfortable granting the waiver. There was a recommendation to have rain barrels.

There will be a decision prepared for the next meeting.

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to continue the hearing to January 25, 2022 at 7:30 pm.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

HARMONY VILLAGE PERFORMANCE SECURITY:

The Board is in receipt of the following: **(See Attached)**

- Tetra Tech site inspection report and punch list dated 1-5-22. NOTE there are 3 of the required minimum items that need to be completed before the Board can enter into a performance security agreement. Developer Gary Feldman has indicated he will complete those by next week.
- Tetra Tech bond estimate dated 1-5-22 for \$105,963. This includes a 25% contingency.
- Email dated 1-5-22 from developer Gary Feldman requesting the Board's authorization to allow him to cap the foundation of the new 4-unit building for the winter season.
- Email dated 1-6-22 from developer Gary Feldman with status on water service, fire hydrant, and stop sign on pavement.
- Interim as-built plan dated 1-3-22 by Meridian Associates

The revised bond estimate was provided in the amount of \$105,963.00. Mr. Feldman has decided to use a Tri Party Agreement with his lender for the performance security.

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to set the bond at \$105,963.00.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

Mr. Feldman asked if the Board would authorize capping the foundations (due to snow) before the performance security agreement is executed. The Building Inspector is fine with the foundations being capped.

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to authorize the owner to cap off the foundations.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

CONSTRUCTION REPORTS:

The Board is receipt of the following: **(See Attached)**

Medway Mill:

- Guerriere & Halnon Inspection Report dated 12-21-21
- Tetra Tech Report #5 dated 12-15-21
- Tetra Tech Report #6 dated 12-27-21

There was a privacy fence installed around the proposed parking area. A portion of fence will move 2-3 feet away from the roadway to ensure plows do not cause damage to the fence.

William Wallace Village:

- Legacy Engineering Inspection Report dated 1.4.22

Evergreen Village:

- Tiberia Summary Report – December 2021
- Evergreen stone wall revision dated 12-30-21

Marzilla – Trotter Drive:

- Tetra Tech Report #18 dated 12-10-21
- Tetra Tech Report #19 dated 12-15-21.

Choate Trail Subdivision:

- Tetra Tech Report #19 dated 11-24-21
- Tetra Tech Report #20 dated 12-06-21

Harmony Village:

- Tetra Tech Report #12 dated 12-01-21
- Tetra Tech Report #13 dated 12-02-21
- Tetra Tech Report #14 dated 12-06-21
- Tetra Tech Report #15 dated 12-08-21
- Tetra Tech Report #16 dated 12-10-21
- Tetra Tech Report #17 dated 12-13-21

Salmon Health:

- Tetra Tech Report #74 dated 12-15-21

21 Trotter Drive (Marzilli):

- Tetra Tech Report #18.

Silt fence barrier has been removed on the eastern and southern portions of the site where vegetation has grown and slopes have stabilized. There was witnessing of the paving.

ROCKY'S HARDWARE:

The Board was made aware that there has been no appeal of the Rocky's Hardware outdoor display special permit and site plan decision.

There was a construction estimate provided by Tetra Tech. (**See Attached**).

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted by roll call to approve the construction services, estimate of \$3,800.00 for Rocky's Hardware.

Roll Call Vote:

Bob Tucker	aye
Rich Di Iulio	aye
Jessica Chabot	aye
Matt Hayes	aye

ZONING WORK:

The Board continue discussing possible Spring warrant articles. There will be continued work on the BESS project and Street Acceptance. There was also some discussion about addressing tear downs and massing scales. The Board agrees that there is not enough time to address this topic for the spring town meeting. Member Chabot noted she was familiar with such bylaws in other communities and would provide information to Barbara Saint Andre

CORRESPONDENCE:

- PEDB memo dated 1-5-22 to ZBA re: the 2-family special permit application for 12 Walker Street.
- 12-13-21 letter from Alex Siekierski resigning from the Master Plan Committee
- Mass Development's FT21 Annual Report

FUTURE MEETING:

- January 25, 2022

ADJOURN:

On a motion made by Jessica Chabot, seconded by Rich Di Iulio, the Board voted to adjourn the meeting.

The meeting was adjourned at 10:00 pm.

Prepared by,
Amy Sutherland
Recording Secretary

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

NOTE – Notes from the CHAT function of Zoom are attached.

Zoom CHAT Notes from 1-11-22 PEDB meeting

18:57:16 From Susan Affleck-Childs to Chuck Caron(Direct Message):
Hi Chuck,

18:57:30 From Susan Affleck-Childs to Chuck Caron(Direct Message):
I hope you received the Tetra Tech review letter I sent earlier today?

18:57:44 From Chuck Caron to Everyone:
Hi Susan. We did and have preliminarily gone over it.

18:57:55 From Susan Affleck-Childs to Sarah Raposa(Direct Message):
Hi. Welcome!!

18:58:04 From Sarah Raposa to Susan Affleck-Childs(Direct Message):
Hi!

18:58:14 From Susan Affleck-Childs to Chuck Caron(Direct Message):
Great.

19:22:29 From Peter Pelletier to Susan Affleck-Childs(Direct Message):
It appears to be an Oak tree based on the location on the figure.

19:22:59 From Susan Affleck-Childs to Peter Pelletier(Direct Message):
Thanks Pete.

20:12:40 From Medway Cable Access to Susan Affleck-Childs(Direct Message):
Samiotes has his hand raised

20:43:24 From Sarah Raposa to Susan Affleck-Childs(Direct Message):
What about Oak Grove? Will that help?

20:45:13 From jess chabot to Everyone:
planning is frozen



January 11, 2022
Medway Planning & Economic Development Board
Meeting

PEDB Vacancy

- Letter of interest and resume of Sarah Raposa as a candidate to fill the PEDB vacancy created by the resignation of Andy Rodenhiser

NOTES

1. We have not received any other letters of interest from other individuals.
2. Sarah Raposa will attend the 1-11-21 PEDB meeting at 7 pm to meet you.
3. The vacancy is to be filled temporarily by a joint appointment made by the PEDB and the Select Board. The plan is to do so at a joint meeting with the Select Board on Tuesday, January 18th.
4. The term of office for this position would become effective immediately but runs only until the May 2022 election when the position goes on the ballot for the remaining time period of that term (through May of 2023)

SARAH L. RAPOSA, AICP
14 SANFORD ST # 1 ✦ MEDWAY, MA
SLRAPOSA@GMAIL.COM ✦ (508) 360-7207

December 18, 2021

Select Board
Planning & Economic Development Board
Town of Medway
155 Village Street
Medway MA 02053
via email: sachilds@townofmedway.org

RE: Planning & Economic Development Board – Vacancy

Dear Board Members:

I write to express my interest in appointment to the Planning & Economic Development Board. I have lived in Medway since 2013 and am a member of the Capital Improvement Planning Committee and Master Plan Committee.

I am a certified planner and have familiarity with the statutory authority and regulatory framework associated with planning boards with a solid working knowledge of site plans, stormwater, and other forms of technical review. Though I'm not familiar with the current policies and priorities of the PEDB, I am certain I can quickly get up to speed. A good board member will balance the many important and competing needs of the Town and also requires strong communication amongst staff, town departments, and the public, as required. In my work with the Town of Medfield, I am responsible for providing professional and technical support in the evaluation of land use, demographic, economic and other data relating to the built and natural environment for a variety of planning related boards and committees.

I welcome the opportunity to speak with you in person. Thank you for your time and consideration.

Sincerely,



Sarah Raposa

EDUCATION

- ✦ Masters Certificate in Local Government Leadership and Management, Suffolk University, Boston MA; May 2017
- ✦ Masters in Regional Planning, University of Massachusetts, Amherst, MA; September 2011
- ✦ Certificate in Coastal Zone Management and Certificate in Geographic Information Systems, Cape Cod Community College, West Barnstable, MA; May 2006
- ✦ B.S. in Geology, St. Lawrence University, Canton, NY; May 1997
- ✦ Tabor Academy, Marion, MA; May 1993

RELEVANT EMPLOYMENT HISTORY

- ✦ Town Planner, Town of Medfield, 459 Main Street, Medfield, MA 02052 12/12-*Present*
- ✦ Town Planner, Town of Westport, 856 Main Road, Westport, MA 02790 11/10-12/12
- ✦ Town Planner, Town of Eastham, 2500 State Highway, Eastham, MA 02642 01/08-10/11
- ✦ Community Development Assistantship, Capitol Region Council of Governments, 241 Main Street, Hartford, CT 06106-5310 9/06-01/08
- ✦ Island Plan Outreach & Communications Intern, Martha's Vineyard Commission, P.O. Box 1447, 33 New York Avenue, Oak Bluffs MA 02557 5/07-9/07
- ✦ Regional Planner II/ Natural Resource Planner Buzzards Bay National Estuary Program, 2870 Cranberry Highway, East Wareham, MA 02571 10/05-9/06

ORGANIZATIONAL AFFILIATIONS & VOLUNTEER EXPERIENCE

- ✦ Member, At-Large, Town of Medway Master Plan Committee 04/21-*Present*
- ✦ Presenter, MHP Housing Institute Session on Affordable Housing Design, Devens, MA 6/6/19
- ✦ Recipient, APA Small Town and Rural (STaR) Planning Division John Keller Award for Planning Initiative; Medfield State Hospital Strategic Reuse Master Plan, San Francisco, CA 4/14/19
- ✦ Recipient, MA-APA Planning Project of the Year- Small Community; Medfield State Hospital Strategic Reuse Master Plan, Medford, MA 12/14/18
- ✦ Public Sector Vice Chair, 495/MetroWest Partnership Board of Directors, Westborough, MA 12/18-*Present*
- ✦ Presenter, MAPD Annual Conference Session on Affordable Housing, Quincey, MA 03/17/18
- ✦ Presenter, CPTC Annual Conference Session on Preparing RFPs, Worcester, MA 03/17/18
- ✦ Vice Chair, Town of Medway Capital Planning Improvements Committee 09/17-*Present*
- ✦ Member, MAPC Arts and Planning Advisory Group 09/17-*Present*
- ✦ Member and Past Chair, Three Rivers Interlocal Council 12/12-*Present*
- ✦ Town of Medfield Representative, Metropolitan Area Planning Council 12/12-*Present*
- ✦ American Institute of Certified Planners (AICP) Member 08/12-*Present*
- ✦ American Planning Association (APA) Member 09/06-*Present*
- ✦ 'Arc of Innovation'/495 MetroWest Partnership, Westborough, MA-Student Planning Projects in Affordable Housing (Sudbury, MA) and Green Infrastructure (Medfield, MA) 01/07-12/07
- ✦ APA – Environment, Natural Resources and Energy Division Fellowship Recipient 2007
- ✦ 'Planning Amherst Together' Master Plan Idea Gathering Workshops, Facilitator 11/06
- ✦ Town of Falmouth GIS Department, Falmouth, MA, GIS Intern 04/05-08/05



January 11, 2022

**Medway Planning & Economic Development Board
Meeting**

**Medway DPW Water Quality Treatment
Facility Site Plan (19 Populatic Street)**

- Public hearing notice dated 12-14-21
- Application for Major Site Plan Review
- Site plan dated October 2021 by Wright-Pierce
- Project Narrative dated 11-8-2021 prepared by Caron Environmental Consulting, Inc. NOTE – This is a very thorough project description. Please read.
- Building Elevation drawing by Wright-Pierce dated November 2021
- Architectural renderings by Wright-Pierce dated November 2021
- Memo dated 12-14-21 from Susy Affleck-Childs to Town staff requesting review and comments. NOTE – No comments have been received.
- 1-6-22 email from Chuck Samiotes on behalf of abutters Arthur and Joan Poulakis, 37 Populatic Street

NOTE – A review letter from Tetra Tech is forthcoming. Upon receipt, I will update this file and send it to you.

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Matthew Hayes, P.E.,
Member
Thomas Gay, Associate
Member



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Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK
DEC 14 '21 AM 11:19

December 14, 2021

PUBLIC HEARING NOTICE Major Site Plan Approval Town of Medway Water Quality Treatment Plant and Facility 19 Populatic Street

Pursuant to the *Medway Zoning Bylaw*, Section 3.5 Site Plan Review and the provisions of Chapter 40A, Massachusetts General Laws, and the Board's *Site Plan Rules and Regulations*, notice is given that the ***Medway Planning and Economic Development Board will hold a public hearing on Tuesday, January 11, 2022 at 7:00 p.m. at Medway Town Hall, 155 Village Street, to consider the application of the Town of Medway Department of Public Works for approval of a major site plan for the proposed construction of a municipal water treatment plant and associated garage and operations office to be located at 19 Populatic Street.***

The Town plans to construct a 15,640 square foot facility with 4,800 sq. ft. of garage space, 3,240 sq. ft. of operations/office space for the Town's DPW water personnel, and 7,600 sq. ft. for the water treatment area. The facility will treat up to 2.12 million gallons of blended raw water per day from three Town well sites to remove minerals and to supplement the water to achieve improved disinfection, pH adjustment, corrosion control, and dental health. Site improvements include 17 parking spaces, landscaping, lighting, and stormwater management measures to comply with local and state policies. Access to the site will continue to be via the existing paved driveway off of Populatic Street commonly referred to as Water Street; a secondary limited access is planned from Populatic Street for deliveries and fire department access when needed.

The 9.8 acre property (Medway Assessor's parcel 71-027) is owned by the Town of Medway and is located in the Agricultural-Residential II zoning district. The site is bordered on the east by the Charles River, on the south by an electric transmission line corridor, on the west by Populatic Street and adjacent residential property, and on the north by residential property and fields. The site also includes wetland resources and is under the jurisdiction of the Medway Conservation Commission which is reviewing the project for an Order of Conditions and a Land Disturbance permit.

The proposed building and site improvements are shown on a plan titled *Town of Medway, Populatic Water Treatment Plant*, dated October, 2021, prepared by Wright-Pierce of Andover, MA. The application, site plan, stormwater report, architectural drawings, and associated documents are on file at the offices of the Town Clerk and the Planning and Economic Development Board at Medway Town

Hall, 155 Village Street and may be reviewed during regular business hours. Individuals who have not been vaccinated for COVID-19 are required to wear face coverings at Town Hall. The site plan and application materials have also been posted at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

Pursuant to Chapter 20 of the Acts of 2021, this meeting will also be conducted via remote means (Zoom) as a courtesy to the public and in accordance with applicable law. Please note that while an option for remote attendance and/or participation is available, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Members of the public may also watch the hearing at Medway Cable Access - channel 11 on Comcast Cable, channel 35 on Verizon Cable, or on Medway Cable's Facebook page @medwaycable.

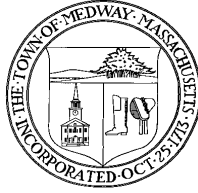
Interested persons are invited to review the plans and associated documents, attend the public hearing, and express their views. Questions should be directed to the Planning and Economic Development office at 508-533-3291. Written comments are encouraged and may be forwarded to: planningboard@townofmedway.org. All comments will be entered into the record during the public hearing.

Andy Rodenhiser, Chairman

Legal advertisement to be published in the *Milford Daily News*:

Monday, December 27, 2021

Tuesday, January 4, 2022



Planning & Economic Development Board - Town of Medway, MA
SITE PLAN REVIEW

Application for Major Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway Zoning Bylaw* and the Board's *Rules and Regulations for the Submission and Review of Site Plans*

The Town's Planning and Engineering Consultants will review the Application and the proposed Site Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence at hearings may result in a delay in the Board's review of the site plan.

_____, 20____

APPLICANT INFORMATION

Applicant's Name: _____

Mailing Address: _____

Name of Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

☐ Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

MAJOR SITE PLAN INFORMATION

Development Name: _____

Plan Title: _____

Plan Date: _____

Prepared by:
Name: _____

Firm: _____

Phone #: _____

Email: _____

PROPERTY INFORMATION

Location Address: _____

The land shown on the plan is shown on Medway Assessor's Map # _____ as Parcel # _____

Total Acreage of Land Area: _____

General Description of Property: _____

Medway Zoning District Classification: _____

Current Use of Property: _____

Length of Existing Frontage: _____ On what street? _____

Setbacks for Existing Structure (if applicable)

Front: _____ Side: _____

Back: _____ Side: _____

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

____ Yes ____ No If yes, please name street: _____

Historic District

Is any portion of this property located within a Medway National Register Historic District?

____ Yes - Rabbit Hill ____ Yes - Medway Village

Wetlands

Is any portion of the property within a Wetland Resource Area? ____ Yes ____ No

Groundwater Protection

Is any portion of the property within a Groundwater Protection District? ____ Yes ____ No

Flood Plain

Is any portion of the property within a Designated Flood Plain? ____ Yes ____ No

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: _____

Major Site Plan Review applies to the following. Please check all that apply.

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

- i. the addition of 2,500 square feet or more of gross floor area; or
- ii. the addition of twenty or more new parking spaces

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

- ____ c. The redesign of the layout/configuration of an existing parking area of forty or more parking spaces
- ____ d. Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas
- ____ e. Removal, disturbance, and/or alteration of 20,000 sq. ft. or more of existing impervious surface

SPECIAL PERMIT - Will this project also require a variance or special permit from the *Zoning Board of Appeals*?

____ Yes ____ No

Explanation: _____

SPECIAL PERMIT – Will this project also require a special permit from the *Planning and Economic Development Board*?

____ Yes ____ No

Explanation: _____

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: _____

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: _____ to _____ dated _____ and recorded in Norfolk County Registry of Deeds, Book _____ Page _____ or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: _____

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

Registered P.E. License #: _____

SURVEYOR: _____
Mailing Address: _____

Primary Contact: _____
Telephone: _____
Office: _____ Cell: _____
Email Address: _____
Registered P.L.S. License #: _____

ARCHITECT: _____
Mailing Address: _____

Primary Contact: _____
Telephone: _____
Office: _____ Cell: _____
Email address: _____
Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: _____
Mailing Address: _____

Primary Contact: _____
Telephone: _____
Office: _____ Cell: _____
Email address: _____
Registered Landscape Architect License #: _____

ATTORNEY: _____
Mailing Address: _____

Primary Contact: _____
Telephone: _____
Office: _____ Cell: _____
Email address: _____

OFFICIAL REPRESENTATIVE INFORMATION

Name: _____

Address: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

SIGNATURES

The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize _____ to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

Signature of Property Owner _____
Date

Signature of Applicant (if other than Property Owner) _____
Date

Signature of Agent/Official Representative _____
Date

MAJOR SITE PLAN FEES

Filing Fee

For projects up to 4,999 sq. ft. /gross floor area = \$750 plus \$.25/sq. ft.
For projects of 5,000 – 9,999 sq. ft. /gross floor area = \$1,000 plus \$.25/sq. ft.
For projects of 10,000 – 14,999 sq. ft. /gross floor area = \$1,500 plus \$.25/sq. ft.
For projects of 15,000 sq. ft. or more/gross floor area = \$1,500 plus \$.25/sq. ft.

Advance on Plan Review Fee

For projects up to 4,999 sq. ft. /gross floor area = \$1,000 deposit
For projects of 5,000 – 9,999 sq. ft. /gross floor area = \$1,500 deposit
For projects of 10,000 – 14,999 sq. ft. /gross floor area = \$2,000 deposit
For projects of 15,000 sq. ft. or more/gross floor area = \$2,500 deposit

Submit 2 separate checks each made payable to: Town of Medway

MAJOR SITE PLAN **APPLICATION CHECKLIST**

- _____ Major Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- _____ Three (3) full size (24" x 36") copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for the Town Clerk and two for the Planning and Economic Development Board.
- _____ One (1) ledger size (11" x 17") copy of the Site Plan
- _____ Electronic version of the Site Plan and ALL associated application documents. Provide disk or flash drive or email.
- _____ Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E
- _____ One (1) copy of a *Project Description* as described in Section 204 - 3, 6) of the *Medway Site Plan Rules and Regulations*. This description should also include a narrative on how the proposed project meets the requirements of the *Medway Zoning Bylaw* for parking (Section 7.1.1) and outdoor lighting (Section 7.1.2)
- _____ One (1) copy of a *Development Impact Statement* as described in Section 204 - 3, 7) of the *Medway Site Plan Rules and Regulations*
- _____ Request for Waivers from the *Medway Site Plan Rules and Regulations*. Use Form Q.
- _____ Two (2) copies of the *Stormwater Drainage Report* prepared in conformance with the *Site Plan Rules and Regulations*
- _____ Two (2) copies of a traffic study, depending on the size and scope of the proposed development project.
- _____ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- _____ Proof of present or pending ownership of all land within the proposed development.
- _____ Major Site Plan Filing Fee – Payable to Town of Medway
- _____ Advance of Plan Review Fee – Payable to Town of Medway

TOWN OF MEDWAY, MASSACHUSETTS

CONTRACT DRAWINGS FOR POPULATIC WATER TREATMENT PLANT

OCTOBER 2021
PERMIT SUBMITTAL

DRAWING INDEX

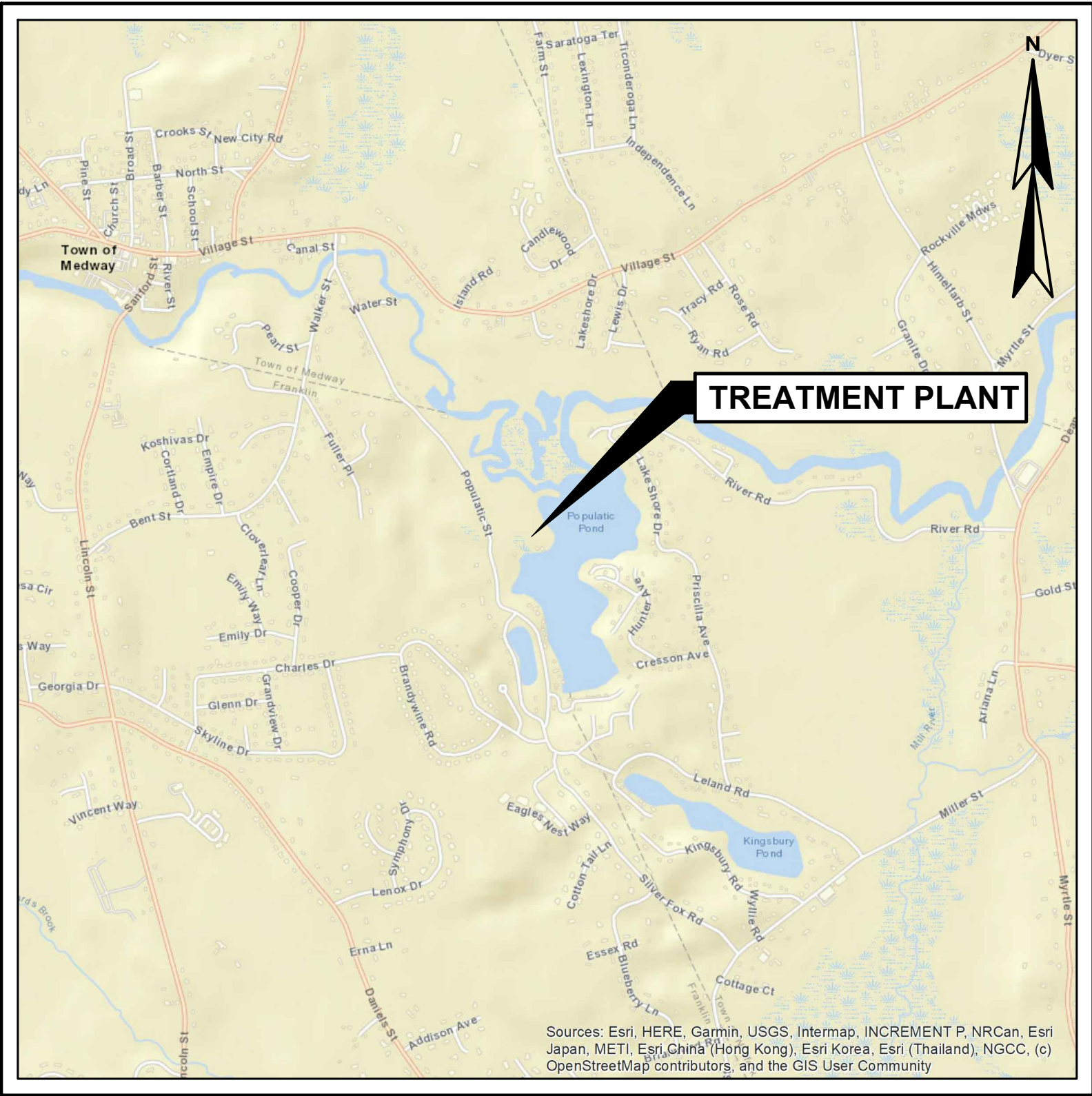
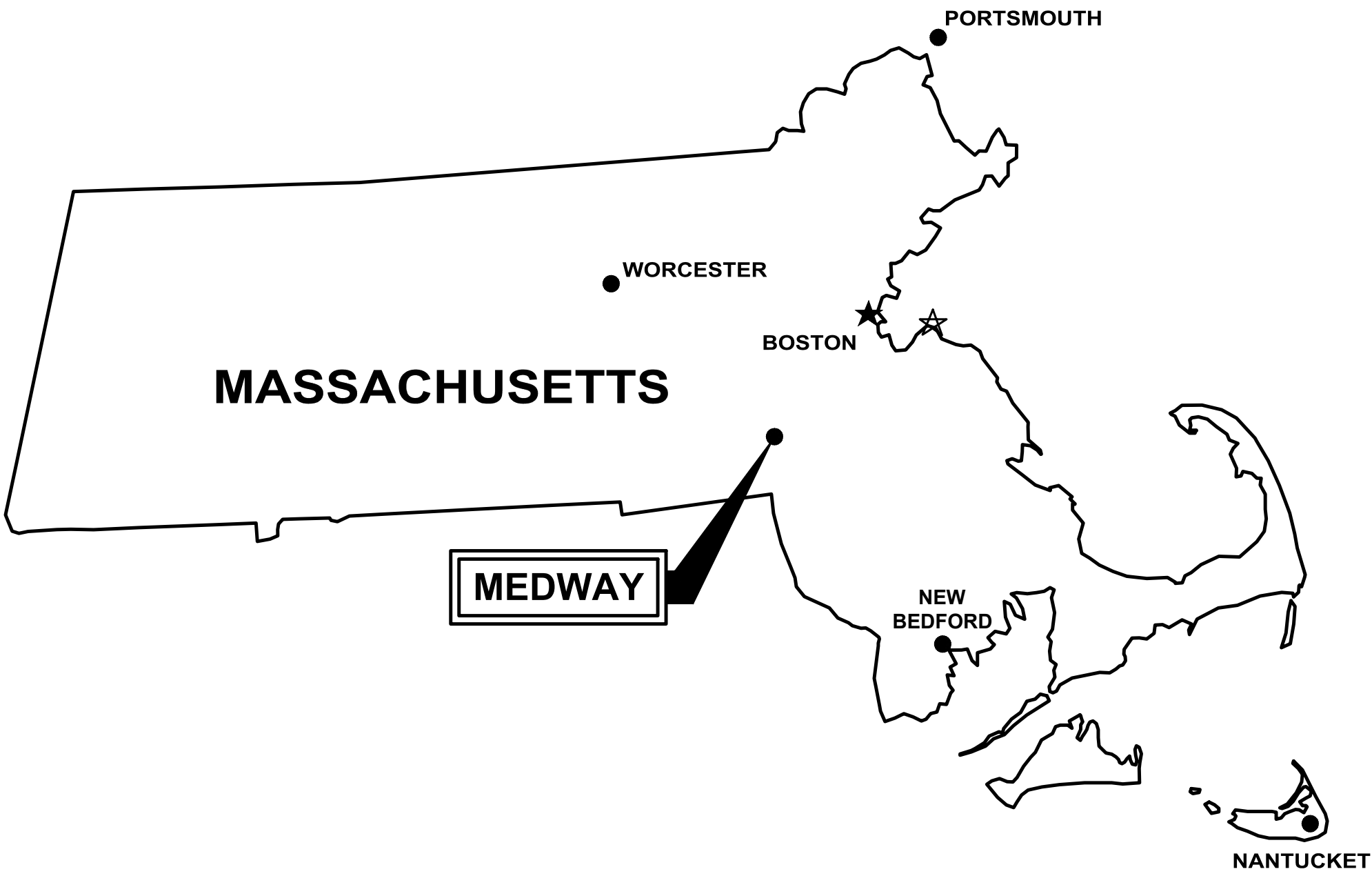
GENERAL

CIVIL

- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- C-7
- C-8
- C-9
- C-10

COVER SHEET

- GENERAL NOTES, LEGEND AND ABBREVIATIONS
- EXISTING CONDITIONS AND DEMOLITION PLAN
- SITE LAYOUT PLAN
- SITE GRADING PLAN
- SITE PIPING PLAN
- SITE LANDSCAPE PLAN AND DETAILS
- DETAILS I
- DETAILS II
- EROSION CONTROL NOTES AND DETAILS
- SITE LIGHTING PLAN



LOCATION PLAN
SCALE: 1"=2,000'

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GENERAL NOTES

1. THE OWNER WILL BE RESPONSIBLE FOR OBTAINING THE PERMITS LISTED IN THE SUPPLEMENTARY OR SPECIAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ALL OBTAINED PERMITS ARE AVAILABLE FOR REVIEW FROM THE OWNER. ALL OTHER PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC FLOW AT ALL TIMES. CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL SIGNS IN ACCORDANCE WITH THE MUTCD AND ALL STATE AND LOCAL REGULATIONS. THE CONTRACTOR IS REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN TO THE OWNER PRIOR TO COMMENCING CONSTRUCTION. THE POLICE DEPARTMENT AND FIRE DEPARTMENT ARE TO BE NOTIFIED AT LEAST 24-HOURS IN ADVANCE OF ANY STREET CLOSING OR DETOUR. REFER TO SPECIFICATION SECTION 01570.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
4. CONTRACTOR SHALL COMPLY WITH THE COORDINATION REQUIREMENTS AND RELATED COSTS, IF ANY, AS SPECIFIED IN SPECIFICATION SECTION 01050.
5. CONTRACTOR SHALL NOTE THAT, IN GENERAL, ALL EXISTING CONDITION INFORMATION ON THE DRAWINGS ARE SHOWN WITH A LIGHTER LINE WEIGHT AND WITH A SLANTED TYPE TEXT.
6. REFER TO THE EROSION CONTROL PLAN AND NOTES PRIOR TO ANY LAND DISTURBING ACTIVITY.
7. FERTILIZER USE IS PROHIBITED ON THE SITE DUE TO THE ZONE 1 WELLHEAD PROTECTION AREA.

EXISTING SITE CONDITIONS

1. THE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES, AS SHOWN ON THE DRAWINGS, ARE APPROXIMATE AND MAY NOT BE COMPLETE. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE BASED ON PREVIOUS CONSTRUCTION DESIGN PLANS, RECORD DRAWINGS AND SURVEY DATA, WHICH ARE AVAILABLE FOR INSPECTION AT THE ENGINEER'S OFFICE. NO GUARANTEE IS MADE THAT UTILITIES OR STRUCTURES WILL BE ENCOUNTERED WHERE SHOWN, OR THAT ALL UNDERGROUND UTILITIES AND STRUCTURES ARE SHOWN. ALL LOCATIONS AND SIZES OF EXISTING UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD WITH TEST PITS AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION OF NEW FACILITIES OR PIPING THAT MAY BE AFFECTED. THE CONTRACTOR WILL REALIGN NEW PIPE LOCATIONS AS REQUIRED TO CONFORM TO EXISTING LINES AND AS APPROVED BY THE ENGINEER.
2. BELOW GRADE UTILITY INFORMATION IS BASED ON INFORMATION PROVIDED BY EACH UTILITY. LOCATION OF PUBLIC UTILITIES SHOWN IS ONLY APPROXIMATE AND MAY NOT BE COMPLETE. PRIVATE UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, SEWER LINES, WATER LINES AND BURIED ELECTRICITY, CABLES, ENTRENCHMENTS AND VENTILATION. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND SIZE OF EXISTING UTILITIES IN THE FIELD WITH THE RESPECTIVE UTILITY COMPANY REPRESENTATIVE PRIOR TO COMMENCING WORK. REFER TO SPECIFICATION SECTION 01050. ADDITIONAL TEST PITS, BEYOND THOSE SHOWN, MAY BE REQUIRED. UTILITY CONTACTS ARE AS FOLLOWS:
3. THERE ARE NO KNOWN HAZARDOUS ENVIRONMENTAL CONDITIONS WITHIN THE AREA OF WORK. REFER TO SPECIFICATION SECTION 08000-SC-5.06. IF THE PRESENCE OF HAZARDOUS ENVIRONMENTAL CONDITIONS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IMMEDIATELY. ALL ACTIVITIES, HANDLING AND DISPOSAL OF HAZARDOUS ENVIRONMENTAL CONDITIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS.

SITE DEMOLITION

1. REFER TO THE EXISTING SITE PLAN, FOR ADDITIONAL INFORMATION REGARDING EXISTING FACILITIES. REFER TO THE LAYOUT DRAWING FOR LIMITS OF WORK.
2. REFER TO ARCHITECTURAL, STRUCTURAL, PROCESS, MECHANICAL, PLUMBING, INSTRUMENTATION AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION REGARDING DEMOLITION AND REMOVAL.
3. REFER TO SPECIFICATION SECTION 01010A, WHICH CONTAINS INFORMATION ON CONSTRAINTS OF CONSTRUCTION SEQUENCING.
4. DEMOLISH/REMOVE EXISTING PIPING AS REQUIRED FOR CONSTRUCTION OF NEW FACILITIES. ALL PIPING, EQUIPMENT AND MATERIALS TO BE DEMOLISHED AND/OR REMOVED FROM SERVICE SHALL BE COORDINATED WITH THE OWNER AND ENGINEER BEFORE COMMENCING THAT WORK. EXISTING PIPING THAT NEEDS TO BE REMOVED TO CONSTRUCT THE NEW FACILITIES, BUT IS TO REMAIN, SHALL BE REINSTALLED/REPLACED AS NEEDED.
5. ALL EXISTING PIPING AND UTILITIES WHICH ARE BENEATH PROPOSED STRUCTURES, AND ARE TO BE ABANDONED, SHALL BE REMOVED TO A MINIMUM OF 5-FEET OUTSIDE OF THE STRUCTURE. PIPE AND UTILITIES BENEATH PROPOSED STRUCTURES THAT ARE TO REMAIN SHALL BE CONCRETE ENCASED, UNLESS OTHERWISE INDICATED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS.
6. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO ABANDONING OR REMOVING ANY EXISTING UTILITIES. SEVERING OF EXISTING UTILITIES FOR ABANDONMENT, OR REMOVAL OF A SEGMENT FROM SERVICE, SHALL BE PERFORMED IN SUCH A MANNER AS TO ALLOW THE REMAINING ACTIVE SEGMENT TO CONTINUE IN ITS INTENDED SERVICE. CAP ACTIVE SEGMENTS WITH APPROPRIATE FITTINGS, JOINT RESTRAINT, ETC. TO ENSURE THEIR INTEGRITY. PLUG ENDS OF ABANDONED PIPE SEGMENTS WITH CONCRETE UNLESS SPECIAL CIRCUMSTANCES DICTATE PLUGGING ABANDONED PIPES WITH BLIND FLANGES, RESTRAINED MECHANICAL JOINT PLUGS, ETC. AS APPROPRIATE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL DEMOLISHED PIPING, EQUIPMENT AND MATERIALS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. THE OWNER RESERVES THE RIGHT TO RETAIN ANY SUCH PIPING, EQUIPMENT AND MATERIALS DESIGNATED FOR DEMOLITION. SUCH MATERIALS TO BE RETAINED SHALL BE PROPERLY STORED IN AN ON-SITE LOCATION. COORDINATE LOCATION AND MATERIALS TO BE SALVAGED WITH THE OWNER/ENGINEER. REFER TO SPECIFICATION SECTION 02050A.
8. THE CONTRACTOR SHALL KEEP A RECORD OF DEMOLITION AS PART OF THE PROJECT RECORD DOCUMENTS IN ACCORDANCE WITH SPECIFICATION SECTION 01720.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE THAT ALL PROCESS FLOWS ARE MAINTAINED DURING CONSTRUCTION. GRAVITY OR PUMPED BYPASSES AND OTHER MEANS OF MAINTAINING FLOW SHALL BE SUBJECT TO THE REVIEW AND ACCEPTANCE OF THE ENGINEER. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY STOPPAGES OR BYPASSES WITH THE OWNER AND ENGINEER. FEDERAL AND STATE REGULATIONS REQUIRE THAT THE TREATMENT FACILITY REMAIN IN OPERATION (ALL TREATMENT, DISINFECTION, SLUDGE HANDLING AND DISPOSAL PROCESSES) THROUGHOUT CONSTRUCTION, AND THAT DISCHARGE PERMITS ARE MET. REFER TO SPECIFICATION SECTION 01010A.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DISPOSAL OF FLOWS RESULTING FROM PRECIPITATION AND GROUNDWATER DEWATERING OPERATIONS.

SITE CLEARING, GRUBBING AND GRADING

1. STRIPPING OF TOPSOIL (LOAM) SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02115. REFER TO THE LAYOUT AND GRADING DRAWINGS FOR LIMIT OF WORK AND STRIPPING.
2. CONTRACTOR SHALL MINIMIZE CLEARING OPERATIONS. CLEARING AND GRUBBING SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02110. CLEARING LIMITS SHALL BE AS INDICATED ON THE DRAWINGS, BUT AT ALL TIMES WITHIN EXISTING ROAD RIGHTS-OF-WAY AND PROPERTY LINES ON STATE OR COUNTY-OWNED PROPERTY OR EASEMENTS. ALL CLEARING AND GRUBBING MATERIAL SHALL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT A SITE PROVIDED BY THE CONTRACTOR IN COMPLIANCE WITH ALL STATE AND LOCAL LAWS.
3. THE CONTRACTOR SHALL FOLLOW ALL ENDANGERED SPECIES ACT 4(D) RULES REGARDING THE NORTHERN LONG EARED BAT. THIS INCLUDES AVOIDANCE OF TREE REMOVAL DURING THE MONTHS OF JUNE AND JULY. CONTRACTOR SHALL PLAN ACCORDINGLY.
4. CONTRACTOR SHALL PROVIDE PROPER EROSION CONTROL AND DRAINAGE MEASURES IN ALL AREAS OF WORK, AND CONFINE SOIL SEDIMENT TO WITHIN THE LIMITS OF EXCAVATION AND GRADING. PRIOR TO BEGINNING EXCAVATION WORK, EROSION CONTROL FENCE SHALL BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE ACTUAL LIMITS OF GRUBBING AND/OR GRADING, AND AS SHOWN ON THE DRAWINGS. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS ARE A MINIMUM. CONTRACTOR SHALL TAKE ALL OTHER NECESSARY MEASURES. EROSION CONTROL FENCE SHALL ALSO BE INSTALLED AT THE DOWN GRADIENT PERIMETER OF THE TOPSOIL STOCKPILES. ALL DISTURBED EARTH SURFACES SHALL BE STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL SHALL BE STABILIZED IN A MANNER THAT WILL MINIMIZE EROSION. ALL INSTALLED EROSION CONTROL FACILITIES SHALL BE REMOVED AT THE END OF THE PROJECT. REFER TO SPECIFICATION SECTION 02270.
5. ALL STORM DRAINAGE INLETS SHALL BE PROTECTED BY HAY BALE FILTERS TO PREVENT ENTRY OF SEDIMENT FROM RUNOFF WATERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL COLLECTED SEDIMENT, AND THAT WHICH COLLECTS IN THE STORM DRAIN SYSTEM. REFER TO THE CIVIL DETAIL DRAWINGS.
6. TEST PIT AND/OR BORING LOGS FOR THE PROJECT SITE ARE INCLUDED IN APPENDIX A OF THE SPECIFICATIONS. THESE ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. PLEASE NOTE THAT THE SOIL DESCRIPTIONS PROVIDED ON THE TEST PIT BORING LOGS DO NOT REPRESENT FIELD CONDITIONS OTHER THAN AT THE SPECIFIC TEST BORING LOCATIONS. THE CONDITIONS BETWEEN BORING LOCATIONS MAY VARY FROM THOSE SHOWN ON THE TEST BORING LOGS.

7. CONTRACTOR SHALL CONTROL DUST ON THE CONSTRUCTION SITE TO A REASONABLE LIMIT, AS DETERMINED BY THE ENGINEER, AND AS OUTLINED IN SPECIFICATION SECTION 01562.
8. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH, DEBRIS OR OTHER CONSTRUCTION MATERIAL ON PUBLIC OR PRIVATE STREETS AND PLANT DRIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE ASSOCIATED CLEAN UP.
9. ALL CATCH BASINS, MANHOLES, VALVE PITS, VALVE BOXES AND OTHER BURIED FACILITIES WITH SURFACE ACCESS SHALL BE ADJUSTED TO MATCH FINAL GRADES, UNLESS OTHERWISE INDICATED.
10. THE CONTRACTOR SHALL NOT HAVE ANY RIGHT OF PROPERTY IN ANY MATERIALS TAKEN FROM ANY EXCAVATION. SUITABLE EXCAVATED MATERIAL MAY BE INCORPORATED IN THE PROJECT, WITH EXCESS MATERIAL DISPOSED OF AT A LOCATION PROVIDED BY THE CONTRACTOR. THESE PROVISIONS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF OBLIGATIONS TO PROPERLY DISPOSE OF AND REPLACE ANY MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE FOR BACKFILLING. THE CONTRACTOR SHALL DISPOSE OF UNSUITABLE AND EXCESS MATERIAL IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CONTRACT DOCUMENTS.
11. CONTRACTOR SHALL REMOVE AND REPLACE, OR REPAIR, ALL CURBS, SIDEWALKS, PAVEMENT AND OTHER ITEMS DAMAGED BY CONSTRUCTION ACTIVITIES TO AT LEAST THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE OWNER AND ENGINEER.
12. WHERE EXISTING PAVEMENT IS REMOVED AND REPLACED, MATCH EXISTING GRADES TO THE EXTENT POSSIBLE. COORDINATE FINE GRADING WITH THE ENGINEER.
13. ALL ROAD AND DRIVE CROSS SLOPES SHALL PITCH 1/4-INCH PER FOOT MINIMUM. ALL PAVED SURFACES SHALL PITCH MIN. 2% UNLESS OTHERWISE NOTED. REFER TO THE CIVIL DETAIL DRAWINGS.
14. ALL NON-ROADWAY AREAS THAT ARE EXCAVATED, FILLED, OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE LOADED, GRADED, LIMED, FERTILIZED, SEEDED AND MACHED, UNLESS OTHERWISE NOTED. THE TOP 4-INCHES OF SOIL SHALL BE LOAM FROM A TOWN APPROVED SUPPLIER. REFER TO SPECIFICATION SECTION 02485, LANDSCAPING/LOAM AND SEED.
15. THE BASE COURSE PAVING SHALL BE INSTALLED PRIOR TO WINTER AND THE FINAL PAVING SHALL BE INSTALLED IN THE SPRING.

CIVIL SITE LAYOUT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS PROVIDED LAYOUT INFORMATION THROUGHOUT THE COURSE OF CONSTRUCTION. REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
2. REFER TO THE PIPING AND GRADING PLANS FOR ADDITIONAL LAYOUT INFORMATION.
3. CONTRACTOR SHALL EXCAVATE TEST PITS, WHERE NECESSARY, PRIOR TO CONSTRUCTION LAYOUT AND RESULTS REPORTED TO THE ENGINEER FOR REVIEW FOR CONFORMANCE TO THE PLANS. TEST PITS ARE REQUIRED WHERE SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER.
4. IN GENERAL, THE GIVEN STRUCTURE LOCATIONS ARE TO THE OUTSIDE FACE OF THE STRUCTURE FOUNDATION WALL, NOT FOOTINGS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING AND STRUCTURE DIMENSIONS. RADII SHOWN FOR ROADS ARE TO EDGE OF PAVEMENT.
5. PLACE CRUSHED STONE MOWING STRIP AROUND THOSE STRUCTURES AS INDICATED ON THE DRAWINGS. REFER TO THE CIVIL DETAIL DRAWINGS.
6. THE LOCATIONS AND LIMITS OF ALL ON-SITE WORK AND STORAGE AREAS SHALL BE REVIEWED/COORDINATED WITH, AND ACCEPTABLE TO, THE OWNER AND ENGINEER. THE CONTRACTOR SHALL LIMIT ACTIVITIES TO THESE AREAS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE LOCATIONS OF CONSTRUCTION TRAILER(S).
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING AND RESETTling ALL EXISTING PROPERTY MONUMENTATION DISTURBED BY CONSTRUCTION. THIS WORK SHALL BE DONE BY A LAND SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS, AT NO ADDITIONAL COST TO THE OWNER.
8. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DISTANCES FROM THE DRAWINGS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
9. BOLLARD LOCATIONS SHOWN ARE APPROXIMATE. COORDINATE BOLLARD LOCATIONS WITH THE ENGINEER. REFER TO THE CIVIL DETAIL DRAWINGS.
10. PARKING SPACES SHALL BE 9' WIDE X 18' LONG, UNLESS SHOWN OTHERWISE.
11. ALL ELEVATIONS REFER TO THE NGVD29 DATUM. ORIENTATION IS GRID NORTH ON THE NAD 83 MASSACHUSETTS STATE PLAN, U.S. FOOT COORDINATE SYSTEM. PROJECT BENCH MARK IS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY BENCHMARK ELEVATIONS PRIOR TO USING IN CONSTRUCTION.
12. EXISTING CONDITIONS SITE PLAN DEVELOPED FROM 2020 SURVEY DRAWING PREPARED BY MERRILL ASSOCIATES (SUBCONTRACTED TO ENVIRONMENTAL PARTNERS) AND EXISTING RECORD DRAWING INFORMATION.
13. WETLAND BOUNDARIES DELINEATED BY PINEBROOK CONSULTING IN JUNE 2020. WETLANDS FLAGS SURVEYED BY MERRILL ASSOCIATES..

CIVIL SITE PIPING

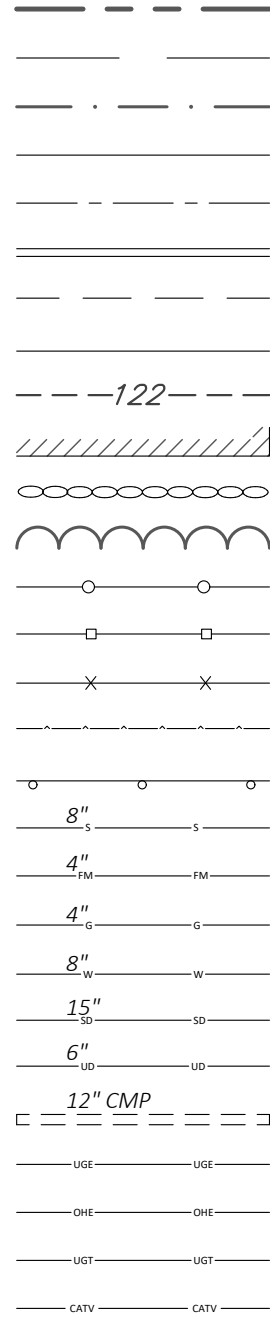
1. PROCESS FLOW DIAGRAM AND PIPING LEGEND ARE ON THE PROCESS DRAWINGS. THE PROCESS PIPING SCHEDULE AND ADDITIONAL PIPING NOTES ARE LOCATED IN SPECIFICATION SECTION 1505B.
2. ALL PIPE LINES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. NO CRESTS IN PIPING WILL BE PERMITTED. CONCRETE THRUST BLOCKS OR OTHER ACCEPTABLE RESTRAINT SYSTEM IS REQUIRED ON ALL FITTINGS ON PRESSURE PIPE. WHERE A RESTRAINED JOINT SYSTEM IS USED, THE NUMBER OF PIPES WITH RESTRAINED JOINTS ON EITHER SIDE OF THE FITTING SHALL BE DESIGNED TO REFLECT THE PROJECT SOIL CONDITIONS AND PEAK SURGE PRESSURE IN THE PIPING SYSTEM. SEE THE CIVIL DETAIL DRAWINGS FOR THRUST BLOCK DETAILS. PROVIDE ALL BENDS (HORIZONTAL AND VERTICAL) AS REQUIRED TO MEET THE GRADES AND ALIGNMENT INDICATED ON THE DRAWINGS.
3. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND SIZE OF EXISTING PIPING AND UTILITIES IN THE FIELD BY TEST PIT EXCAVATION PRIOR TO COMMENCING INSTALLATION OF ANY OF THE NEW PIPING AFFECTED. WHERE NEW PIPE CONNECTS TO EXISTING PIPING OR STRUCTURAL PENETRATION, CONTRACTOR SHALL VERIFY ELEVATION BY TEST PIT, AS REQUIRED, PRIOR TO INSTALLATION OF ANY OF THE ASSOCIATED/AFFECTED NEW PIPING. IDENTIFIED CONFLICTS WITH EXISTING PIPING AND UTILITIES WILL BE REVIEWED WITH THE ENGINEER PRIOR TO COMMENCING INSTALLATION. THE HORIZONTAL ALIGNMENT OF NEW PIPING MAY BE ADJUSTED IN THE FIELD SUBJECT TO PRIOR REVIEW AND ACCEPTANCE OF THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL PROPOSED WORK AS SHOWN ON THE DRAWINGS AND REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
4. ALL PRESSURIZED PIPES (I.E. PLANT WATER, CITY WATER, SOLUTION LINES, HEAT, ETC.) INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE. SEE STRUCTURAL DRAWING FOR DETAILS.
5. ALL BURIED CONNECTIONS TO STRUCTURES SHALL HAVE SLEEVE TYPE FLEXIBLE CONNECTIONS APPROXIMATELY 4-FEET FROM THE STRUCTURES. ALL SLEEVE TYPE COUPLINGS ON PRESSURE LINES SHALL BE RESTRAINED (SOLID SLEEVE). REFER TO SPECIFICATION SECTION 1508B.
6. PROVIDE CAST OR DUCTILE IRON WALL CASTINGS, OR GALVANIZED STEEL PIPE SLEEVES, FOR ALL PIPE PENETRATIONS MADE THROUGH CONCRETE FOUNDATIONS, WALLS AND SLABS. ALL WALL SLEEVES AND WALL CASTINGS SHALL HAVE WATERSTOPS. SEE PROCESS, MECHANICAL AND STRUCTURAL DRAWINGS FOR LOCATIONS OF PENETRATIONS. NEW PENETRATIONS THROUGH EXISTING STRUCTURE WALLS SHALL BE BY CORING MACHINE AND LINK-TYPE SEALS, UNLESS OTHERWISE INDICATED. OPENINGS TO BE COMPATIBLE WITH REQUIRED PIPING AND STANDARD LINK SEAL SIZES. SEE PROCESS DETAIL DRAWINGS. REFER TO SPECIFICATION SECTION 1509Z.
7. TRENCH INSULATION SHALL BE USED WHERE DEPTH OF COVER IS LESS THAN 5-FEET. INSULATION TO BE CLOSED CELL EPDM ENCASED IN PVC PIPE AND PROPERLY SEALED TO PREVENT WATER INTRUSION. REFER TO THE CIVIL DETAIL DRAWINGS FOR THE TRENCH INSULATION DETAIL.
8. TRENCH INSULATION SHALL BE USED WHEN THERE IS LESS THAN 2-FEET BETWEEN THE FORCE MAIN AND A CULVERT. INSULATION TO BE CLOSED CELL EPDM ENCASED IN PVC PIPE AND PROPERLY SEALED TO PREVENT WATER INTRUSION. REFER TO THE CIVIL DETAIL DRAWINGS FOR THE TRENCH INSULATION DETAIL.
9. MANHOLES ARE 4-FEET IN DIAMETER UNLESS OTHERWISE NOTED. THE TOP OF MANHOLE FRAMES SHALL BE SET FLUSH WITH FINISH GRADE, UNLESS OTHERWISE NOTED ON DRAWINGS. MANHOLES TO HAVE 26-INCH DIAMETER COVERS.
10. PIPES WITHIN VALVE PITS (MANHOLES) SHALL BE SUPPORTED 12-INCHES ABOVE BOTTOM OF MANHOLE ON ADJUSTABLE PIPE SADDLE SUPPORTS, IN ACCORDANCE WITH SPECIFICATION SECTION 1509A, UNLESS OTHERWISE INDICATED.
11. CONTRACTOR SHALL RE-SHAPE INVERTS AS REQUIRED WHEN CONNECTING INTO EXISTING MANHOLES.
12. REFER TO SPECIFICATION SECTION 02200 FOR PIPE AND STRUCTURE BEDDING AND BACKFILL REQUIREMENTS.
13. COMPACTION TESTS WILL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION SECTION 02200. ANY SETTLEMENT OCCURRING WITHIN ONE-YEAR OF FINAL COMPLETION OF THE WORK SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.

14. OPEN TRENCHES IN THE ROADWAY MUST BE BACKFILLED AT THE END OF THE WORKDAY. OPEN TRENCHES OUTSIDE OF THE RIGHT OF WAY AND AT THE END OF PIPE RUNS MAY BE LEFT OPEN IF THE CONTRACTOR PROVIDES ADEQUATELY SAFE PLATING, BARRICADING AND LIGHTS.
15. IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48 HOUR NOTICE TO THE RESPECTIVE UTILITY POLE OWNER. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES.
16. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS, AND ADDITIONAL PIPE AS REQUIRED TO COMPLETE THE CONNECTION. CONTRACTOR SHALL VERIFY LOCATION, ELEVATION, ORIENTATION AND MATERIAL OF CONSTRUCTION. TEST PITS SHALL BE USED AS REQUIRED.
17. ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE UNLESS OTHERWISE NOTED ON THE CIVIL EXISTING CONDITIONS AND DEMOLITION PLAN. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLITION MATERIALS IN ACCORDANCE WITH SPECIFICATION SECTION 02050.
19. WHERE POSSIBLE, WATER LINES SHOULD BE INSTALLED OVER WASTEWATER OR SLUDGE LINES. A MINIMUM SEPARATION OF 18-INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER OR SLUDGE LINE SHALL BE MAINTAINED, IF POSSIBLE. WHERE A WATER LINE CROSSES UNDER A WASTEWATER OR SLUDGE LINE, A FULL LENGTH OF PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE.
20. ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO ANY TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. DAMAGE TO ANY SUCH STRUCTURES CAUSED BY OR RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE OWNER.
21. PIPING ON THE PIPING PLAN HAS BEEN SHOWN BROKEN FOR CLARITY ONLY. PIPE BREAKS DO NOT INDICATE RELATIVE ELEVATIONS OF PIPING.
22. ELECTRICAL CONDUIT RUNS ARE INDICATED ON THE ELECTRICAL DRAWINGS [AND ARE SHOWN IN DASHED/PHANTOM LINEWEIGHT ON THE CIVIL DRAWINGS FOR CONVENIENCE]. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION, EXCAVATION AND BACKFILLING REQUIRED FOR THE ELECTRICAL CONDUITS, AND SHALL FURNISH AND INSTALL ELECTRICAL MANHOLES AND HANDHOLES. COORDINATE THE LOCATION OF THE ELECTRICAL MANHOLES AND HANDHOLES, AND THE REQUIRED OPENING SIZES, WITH THE ELECTRICAL CONTRACTOR.
23. WHENEVER PROPOSED STRUCTURES ARE LOCATED PARTLY UNDER A PAVED AREA AND PARTLY IN A NON-PAVED AREA, A BITUMINOUS CONCRETE PAVED APRON 2-FEET WIDE SHALL BE SUPPLIED AROUND THE PROPOSED COVER. PAVEMENT SHALL SLOPE AWAY FROM THE COVER.

CIVIL ABBREVIATIONS

Ø, DIA	AND	MIN	MINIMUM
#, NO	DIAMETER	MW	MONITORING WELL
#, NO	NUMBER	N	NORTH
APP'D	APPROVED	NGVD	NATIONAL GEODETIC VERTICAL DATUM
BLDG	BUILDING	N/A	NOT AVAILABLE/APPLICABLE
CB	CATCH BASIN	NTS	NOT TO SCALE
CEN	CENTER	OD	OUTSIDE DIAMETER
CFS	CUBIC FEET PER SECOND	PC	PERFORATED CLAY
CI	CAST IRON	PSF	POUNDS PER SQUARE FOOT
CL	CENTERLINE	PSI	POUNDS PER SQUARE INCH
CMP	CORRUGATED METAL PIPE	PS	PRIMARY SLUDGE
CO	CLEANOUT	PT	POINT OF TANGENCY
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CY	CUBIC YARD	RD	ROOF DRAIN
DEMO	DEMOLITION	REQ'D	REQUIRED
DMH	DRAIN MANHOLE	S	SLOPE, SEWER
DI	DUCTILE IRON	SD	STORM DRAIN
DR	DRAIN	SF	SQUARE FEET
DWG	DRAWING	SMH	SANITARY SEWER MANHOLE
EL	ELEVATION	SQ	SQUARE
EMH	ELECTRIC MANHOLE	STA	STATION
FFE	FINISHED FLOOR ELEVATION	T, XFMR	TRANSFORMER
FM	FORCE MAIN	TBM	TEMPORARY BENCH MARK
FT	FEET	THK	THICKNESS
G	GAS	TOS	TOP OF STRUCTURE
HYD	HYDRANT	TYP	TYPICAL
IN	INCH	UD	UNDERDRAIN
INF	INFLUENT	UG	UNDERGROUND
INV	INVERT	UGE	UNDERGROUND ELECTRIC
LBS	POUNDS	VC	VITRIFIED CLAY
MAX	MAXIMUM	W/	WITH
MH	MANHOLE	W	POTABLE WATER

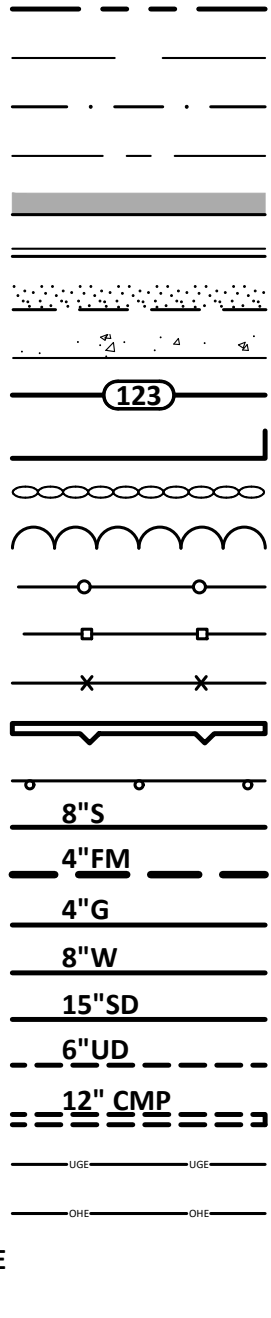
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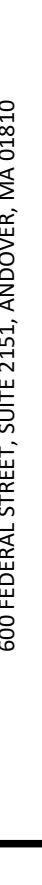



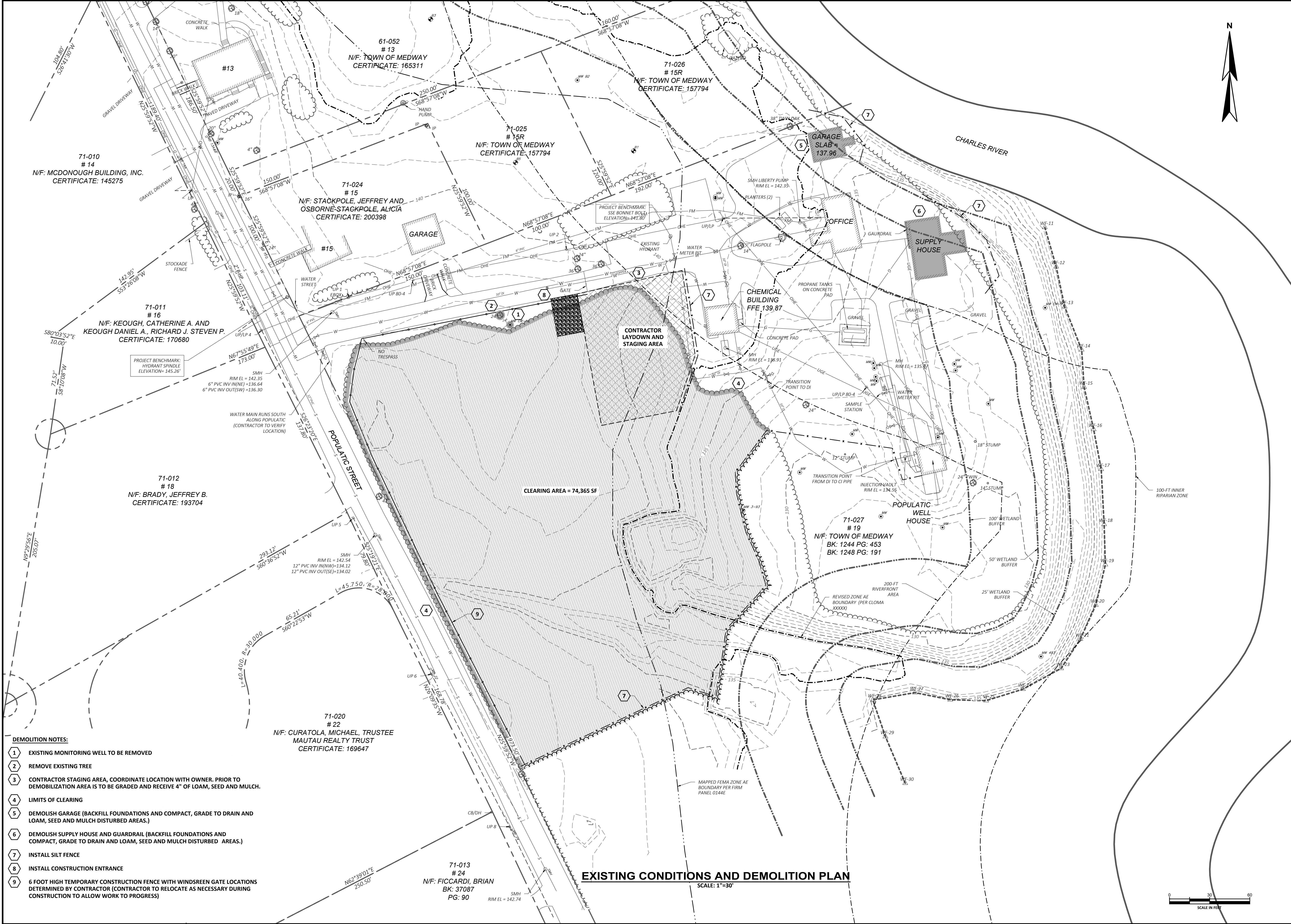
LEGEND

	PROPOSED
PROPERTY/ROW LINE	
SETBACK LINE	
EASEMENT LINE	
CENTERLINE	
EDGE OF PAVEMENT	
CURBING	
EDGE OF GRAVEL	
EDGE OF CONCRETE	
CONTOUR	
BUILDING	
STONEWALL	
TREELINE	
CHAIN LINK FENCE	
STOCKADE FENCE	
BARB WIRE FENCE	
RETAINING WALL	
GUARDRAIL	
SEWER	8" S
SEWER FORCE MAIN	4" FM
GAS	4" G
WATER	8" W
STORM DRAIN	15" SD
UNDERDRAIN	6" UD
CULVERT	12" CMP
UNDERGROUND ELECTRIC	
OVERHEAD ELECTRIC	
UNDERGROUND TELEPHONE	
UNDERGROUND CABLE TV	

PROPOSED



DRAWING	MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT	 <p>978.416.8000 www.wright-pierce.com</p> <p>600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810</p>		PROJECT NO.: 20600 DESIGNED: LANTHONY CAD COORD: BLONES CAD: DMETZ CHECKED: DATE: APPROVED: DATE: SUBMISSION: 50% DESIGN REVIEW	NO	REVISIONS	APPD. DATE
	GENERAL NOTES, LEGEND AND ABBREVIATIONS				△		



DEMOLITION NOTES:

- EXISTING MONITORING WELL TO BE REMOVED
- REMOVE EXISTING TREE
- CONTRACTOR STAGING AREA, COORDINATE LOCATION WITH OWNER. PRIOR TO DEMOBILIZATION AREA IS TO BE GRADED AND RECEIVE 4" OF LOAM, SEED AND MULCH.
- LIMITS OF CLEARING
- DEMOLISH GARAGE (BACKFILL FOUNDATIONS AND COMPACT, GRADE TO DRAIN AND LOAM, SEED AND MULCH DISTURBED AREAS.)
- DEMOLISH SUPPLY HOUSE AND GUARDRAIL (BACKFILL FOUNDATIONS AND COMPACT, GRADE TO DRAIN AND LOAM, SEED AND MULCH DISTURBED AREAS.)
- INSTALL SILT FENCE
- INSTALL CONSTRUCTION ENTRANCE
- 6 FOOT HIGH TEMPORARY CONSTRUCTION FENCE WITH WINDSCREEN GATE LOCATIONS DETERMINED BY CONTRACTOR (CONTRACTOR TO RELOCATE AS NECESSARY DURING CONSTRUCTION TO ALLOW WORK TO PROGRESS)

EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: 1"=30'



REVISIONS		APPD	DATE
NO	DESCRIPTION		
1			
2			
3			
4			
5			

PROJECT NO: 20600	DESIGNED: LANTHONY
CAD COORD: BJONES	CAD: D.METZ
CHECKED:	DATE:
APPROVED:	DATE:
SUBMISSION: 50% DESIGN REVIEW	

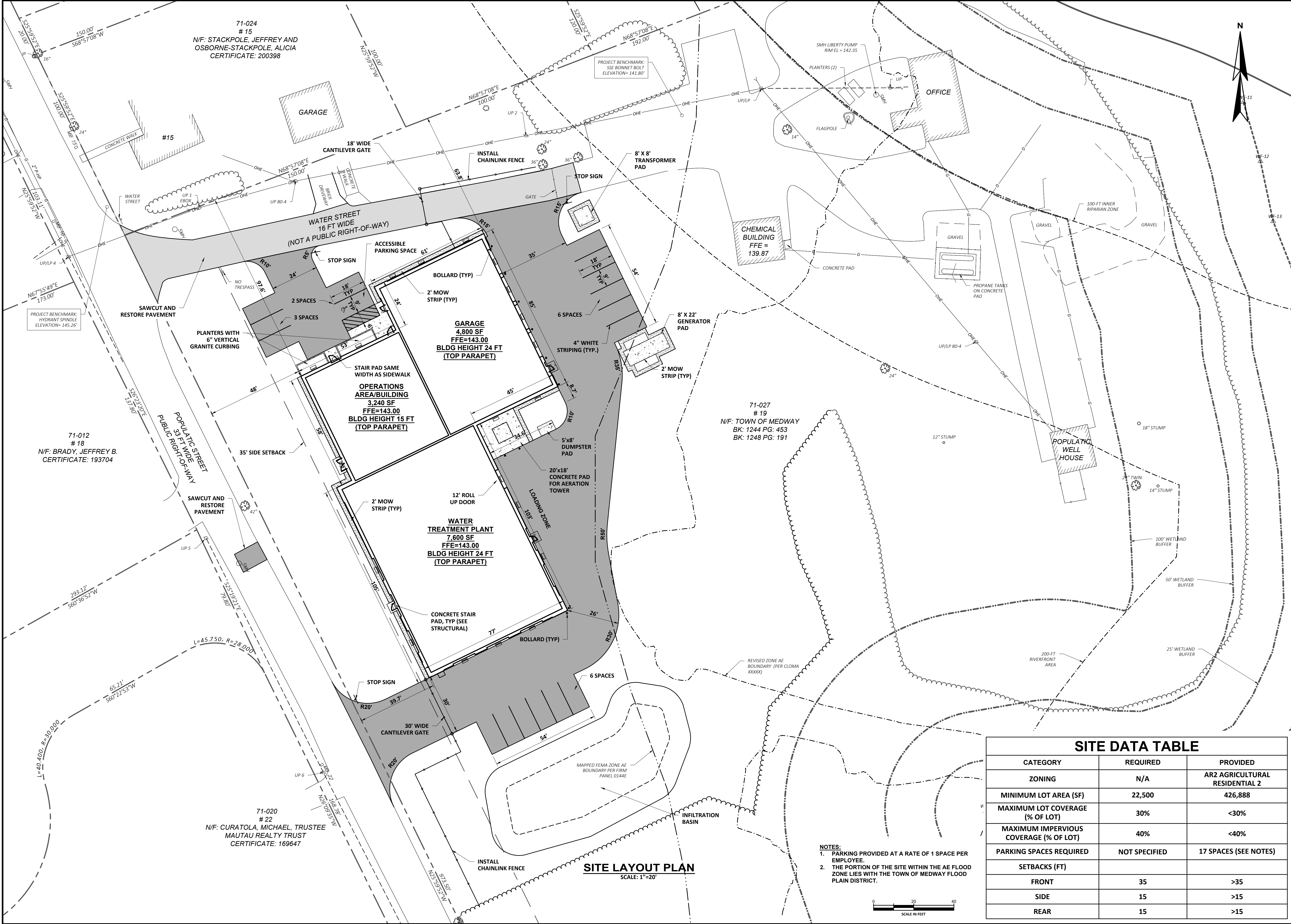
COMMONWEALTH OF MASSACHUSETTS
JAMES E. CRAY
CIVIL ENGINEER
No. 66689
Professional Seal

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

MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT	EXISTING CONDITIONS AND DEMOLITION PLAN
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DRAWING
C-2

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SITE DATA TABLE		
CATEGORY	REQUIRED	PROVIDED
ZONING	N/A	AR2 AGRICULTURAL RESIDENTIAL 2
MINIMUM LOT AREA (SF)	22,500	426,888
MAXIMUM LOT COVERAGE (% OF LOT)	30%	<30%
MAXIMUM IMPERVIOUS COVERAGE (% OF LOT)	40%	<40%
PARKING SPACES REQUIRED	NOT SPECIFIED	17 SPACES (SEE NOTES)
SETBACKS (FT)		
FRONT	35	>35
SIDE	15	>15
REAR	15	>15

PROJECT NO: 20600
DESIGNED: LANTHONY
CAD COORD: BJONES
CAD: D.METZ
CHECKED: DATE: APPROVED: DATE: SUBMISSION: 50% DESIGN REVIEW

COMMONWEALTH OF MASSACHUSETTS
JAMES E. CHAY
CIVIL ENGINEER
No. 44669
PROFESSIONAL SEAL

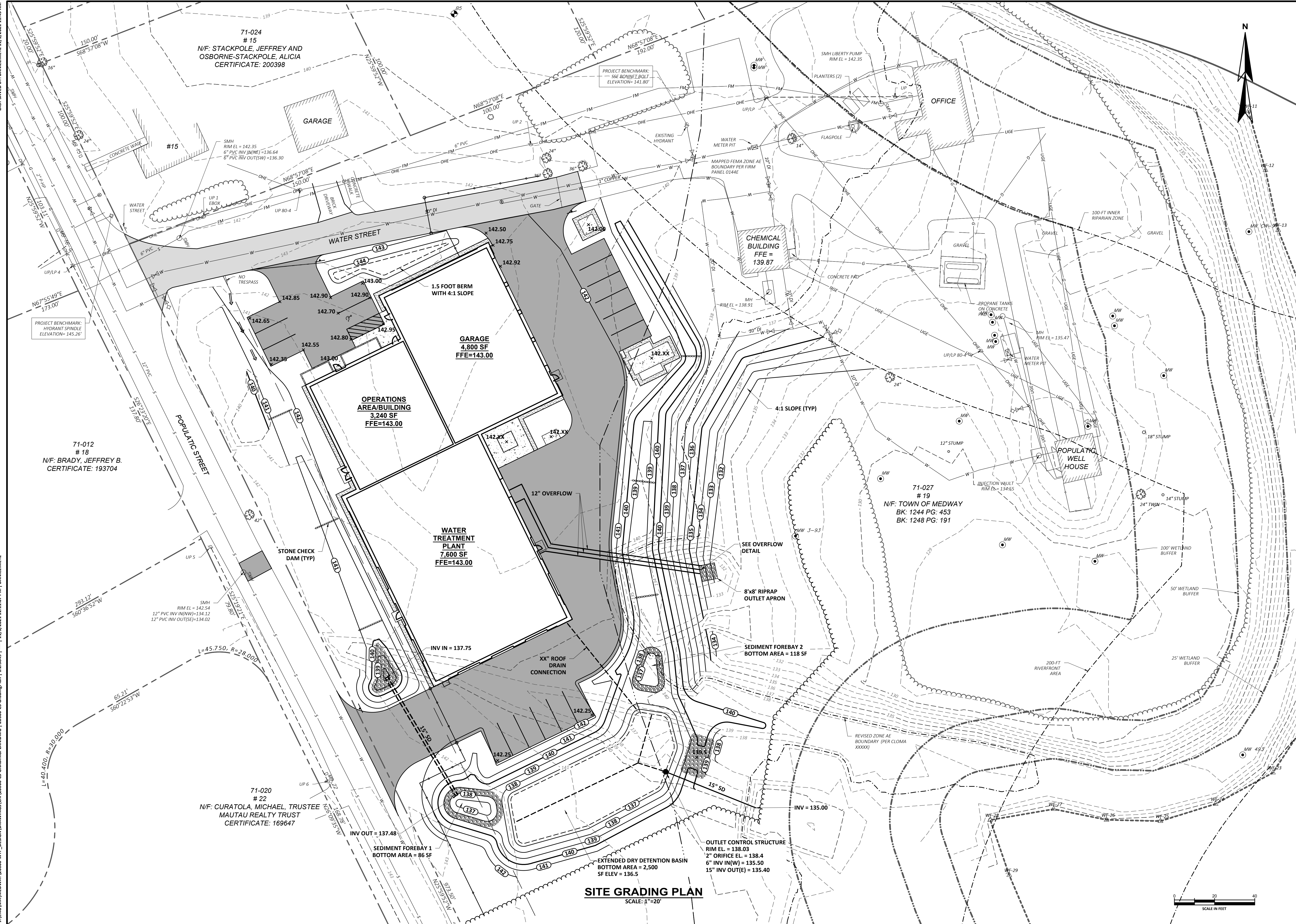
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MEDWAY, MASSACHUSETTS
POPULATIC WATER TREATMENT PLANT

SITE LAYOUT PLAN

DRAWING
C-3

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SITE GRADING PLAN
SCALE: 1"=20'

REVISIONS		APPD	DATE
NO			

PROJECT NO: 20600	DESIGNED: LANTHONY
CAD COORD: BJONES	CAD: D.METZ
CHECKED:	DATE:
APPROVED:	DATE:
SUBMISSION: 50% DESIGN REVIEW	

COMMONWEALTH OF MASSACHUSETTS
JAMES E. GRAY
NO. 66689
CIVIL
REGISTERED PROFESSIONAL ENGINEER

WRIGHT-PIERCE
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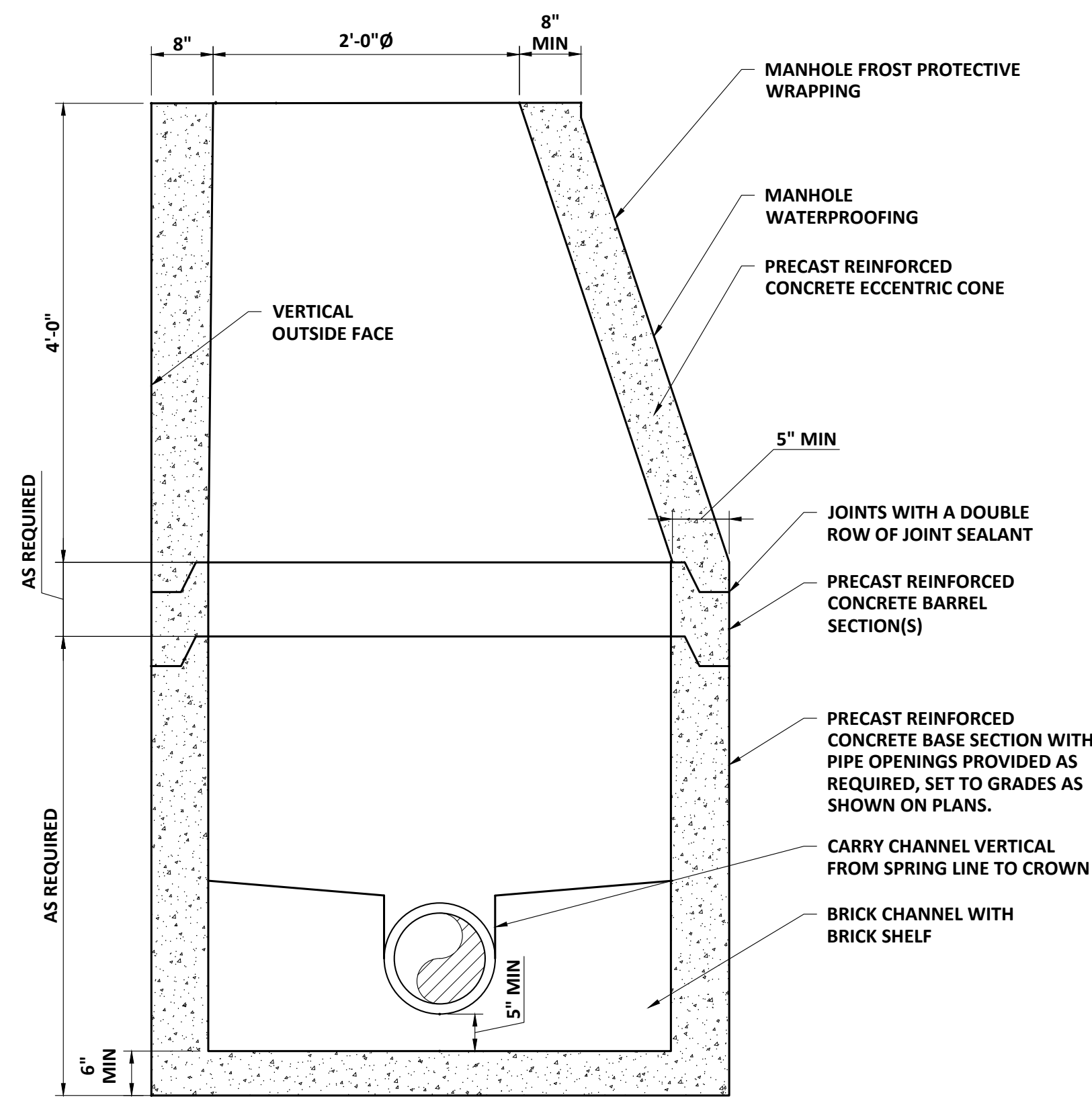
MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT	SITE GRADING PLAN
DRAWING	

C-4

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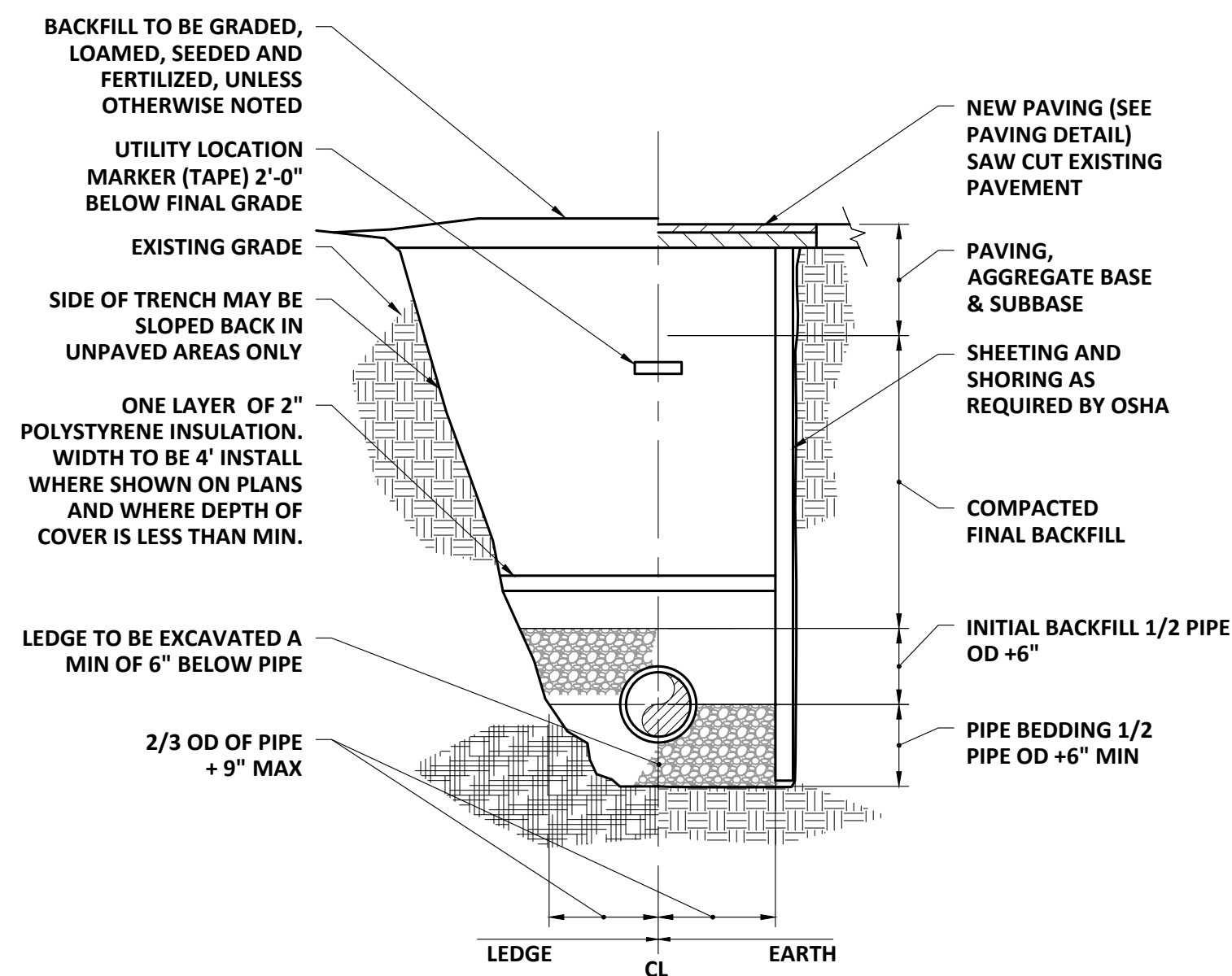


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- NOTES:**
1. MANHOLE CHANNELS REQUIRING A CHANGE IN DIRECTION ARE TO BE BUILT ON A SMOOTH CURVE OF THE LONGEST POSSIBLE RADIUS. IF SIDE PIPES ENTER CHANNEL, SHAPE TO RECEIVE ADDED SIDE FLOW.
 2. USE A FLAT SLAB TOP MANHOLE WHEN THE HEIGHT DIFFERENCE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

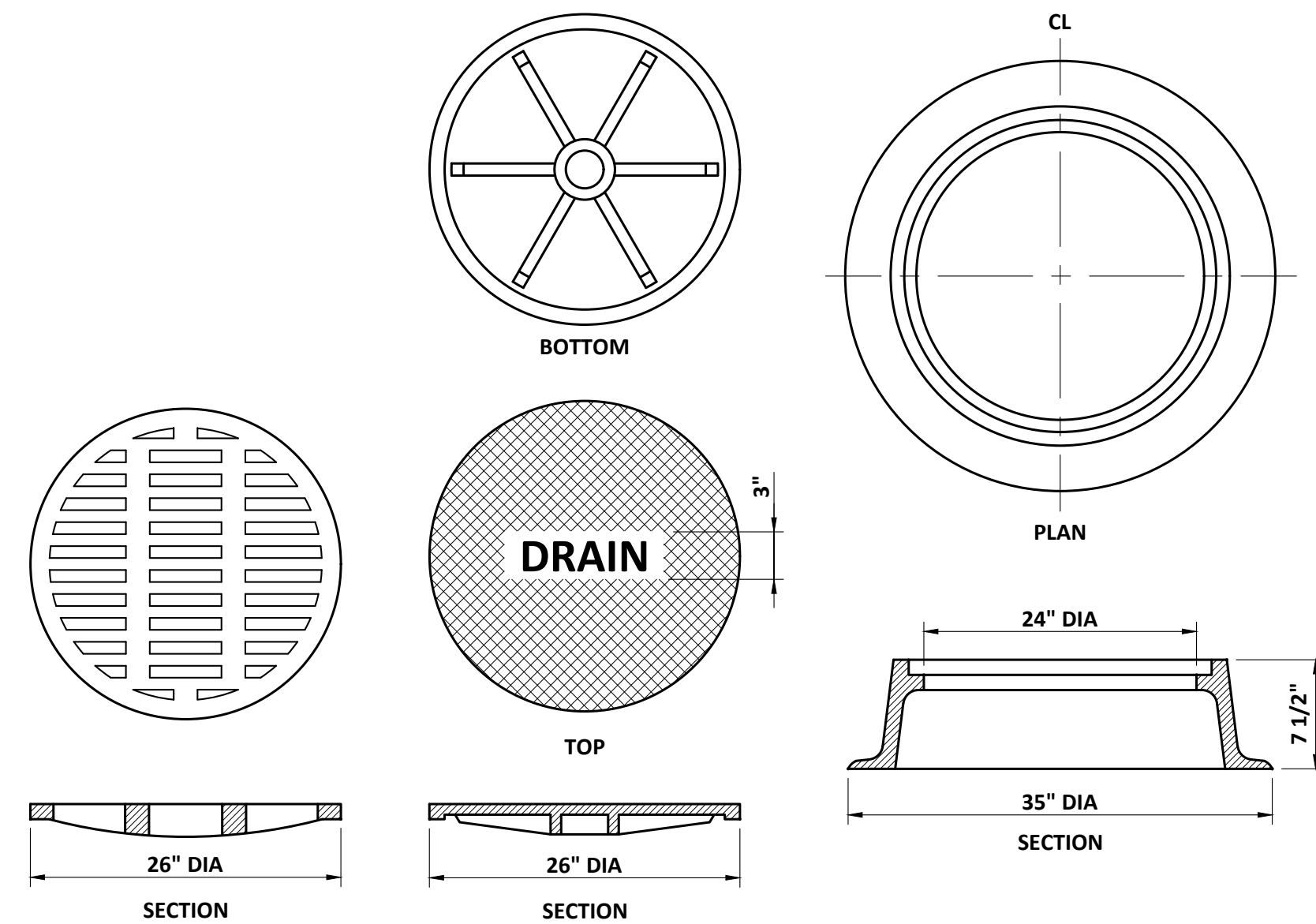
TYPICAL 4-FT MANHOLE
SCALE: "NTS"



- NOTES:**
1. ALL EXCAVATION MUST MEET OSHA STANDARDS.
 2. 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.
 3. SEE SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.

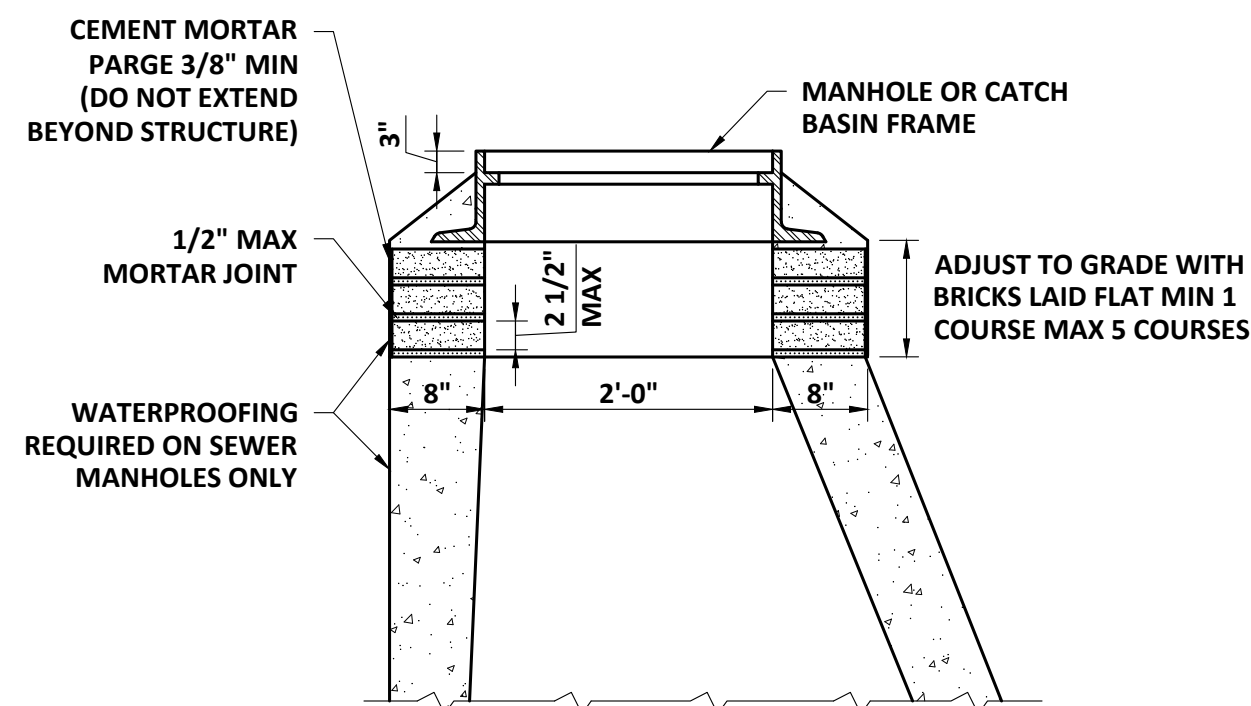
PIPE TRENCH

SCALE: "NTS"



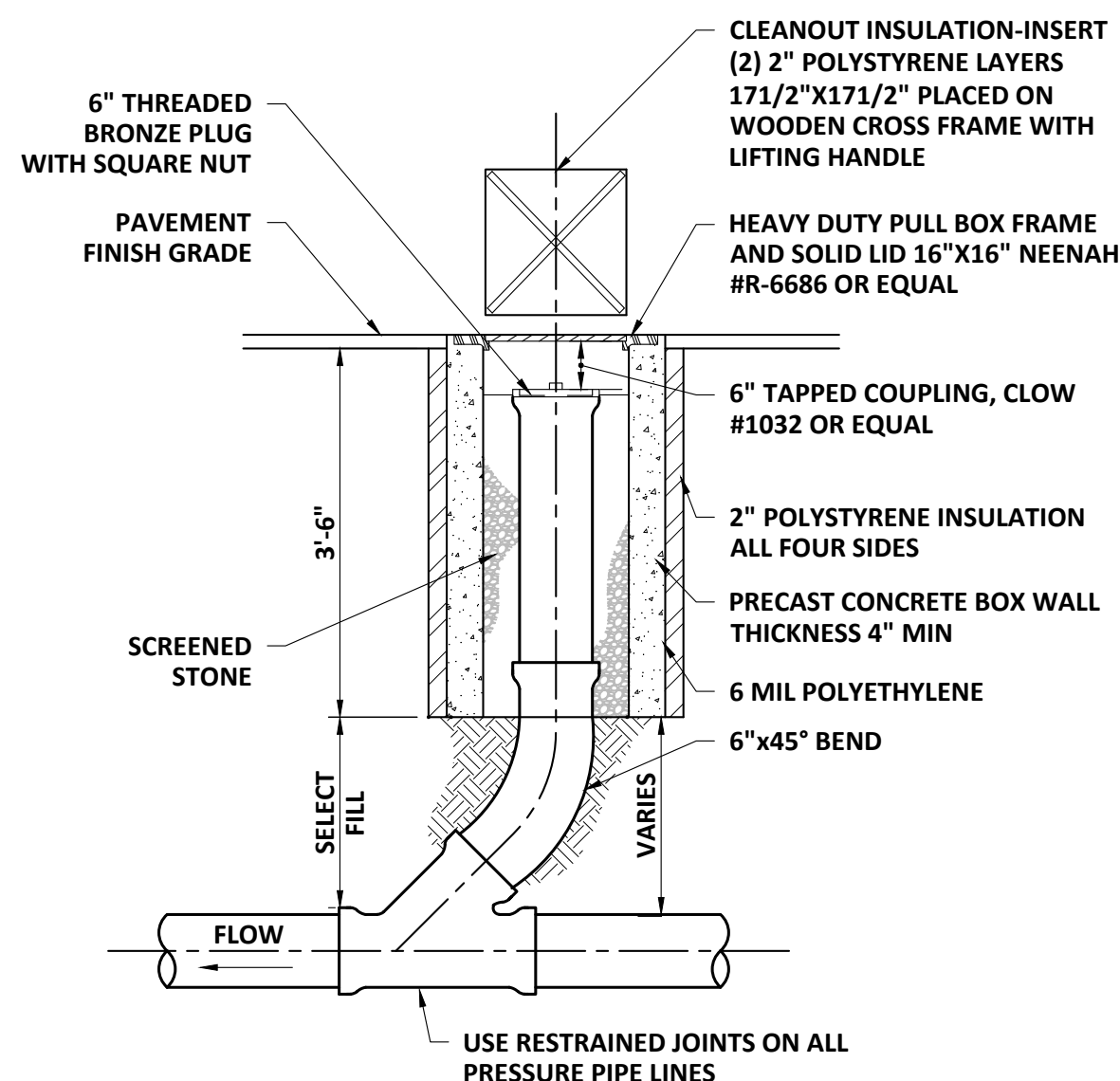
CATCH BASIN & MANHOLE STANDARD COVER AND FRAME

SCALE: NTS



MANHOLE AND CATCH BASIN FRAME INSTALLATION

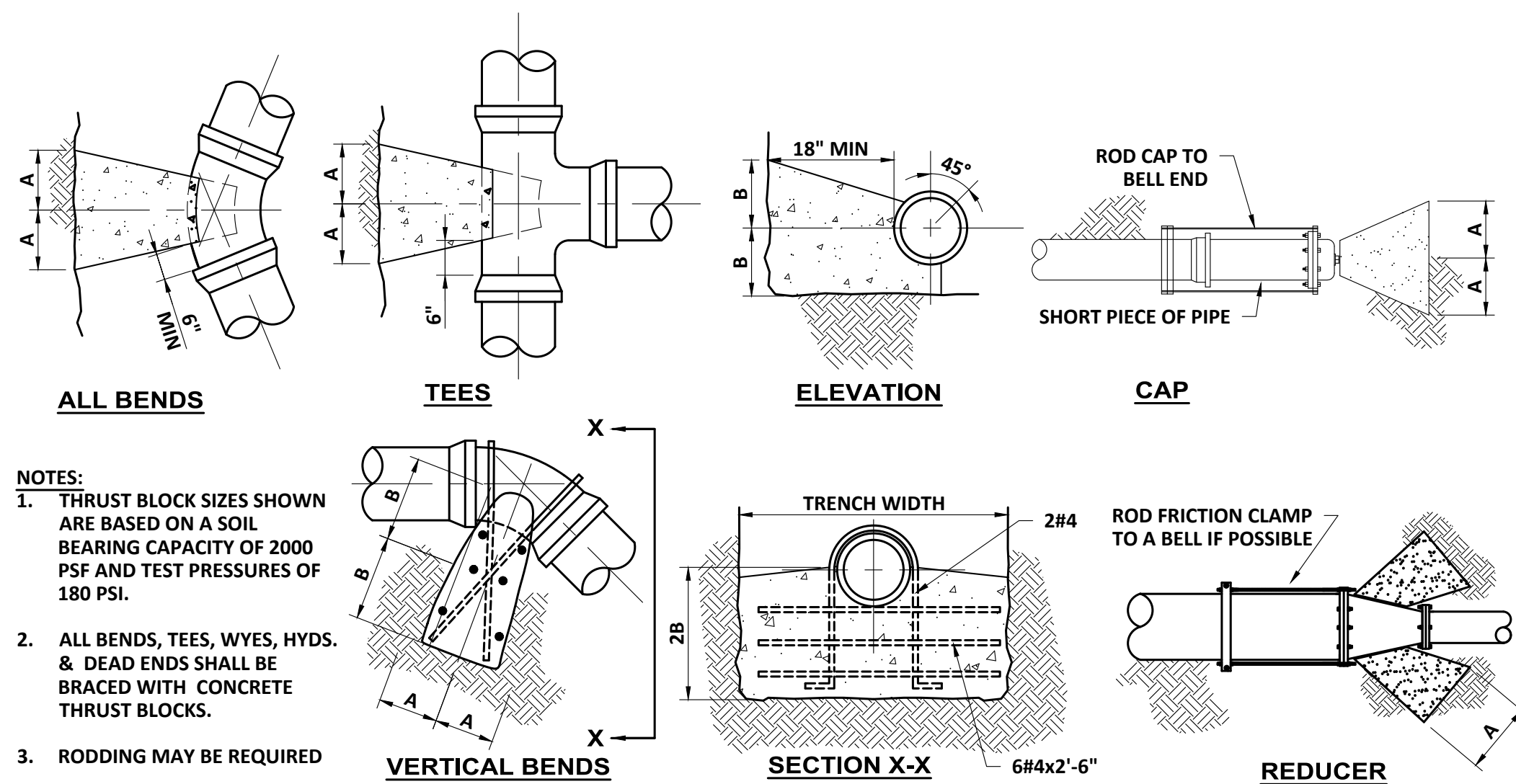
SCALE: NTS



TYPICAL CLEANOUT

SCALE: NTS

SCALE: NTS

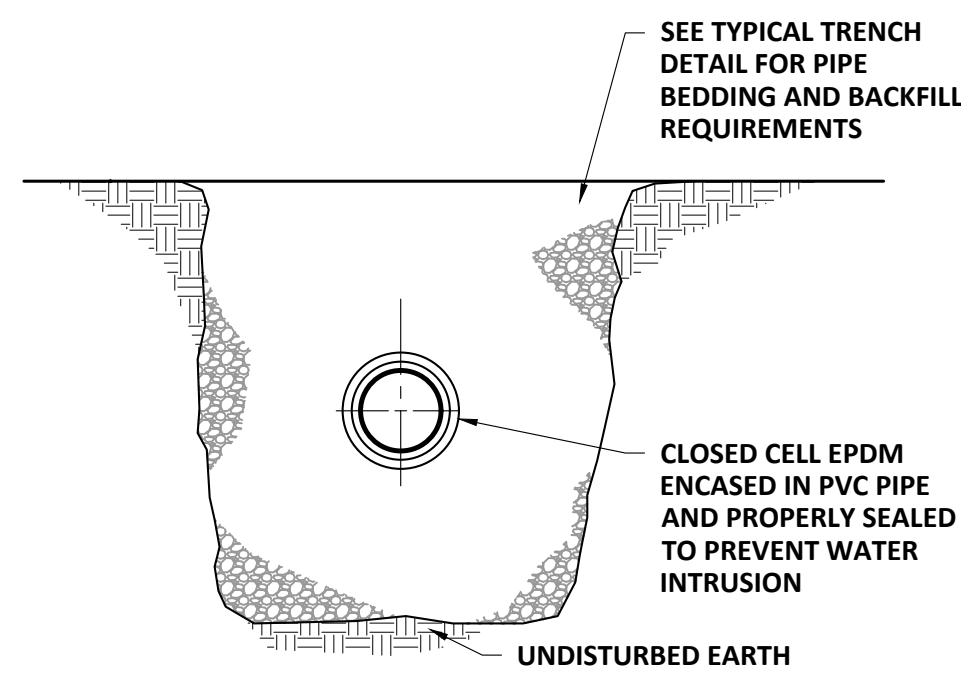


- NOTES:**
- 1. THRUST BLOCK SIZES SHOWN ARE BASED ON A SOIL BEARING CAPACITY OF 2000 PSF AND TEST PRESSURES OF 180 PSI.**
 - 2. ALL BENDS, TEES, WYES, HYDS. & DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.**

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

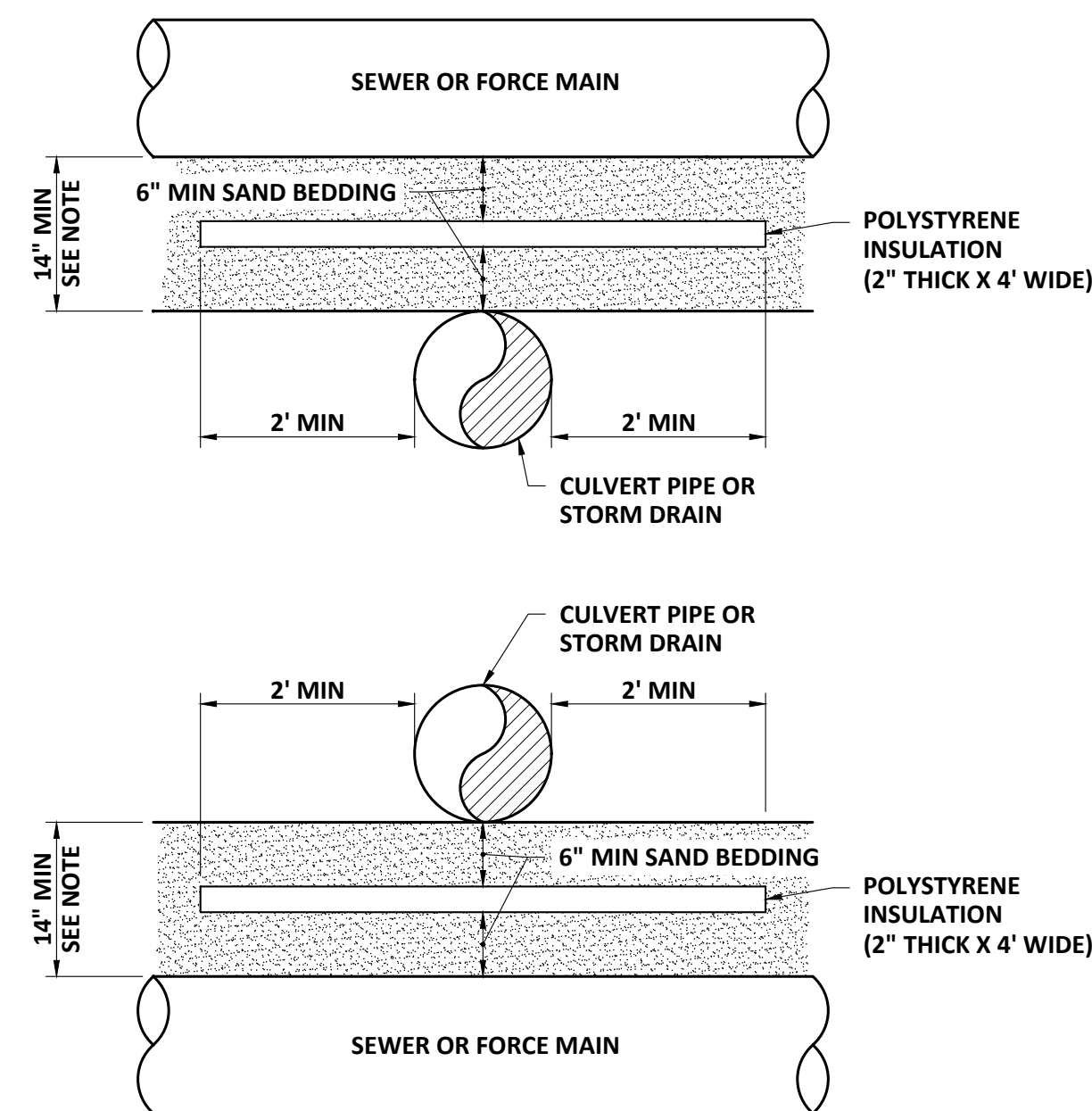
NTS



NOTE:
TRENCH PIPE INSULATION TO BE USED WHERE DEPTH OF
COVER IS LESS THAN 5 FEET OR AS DIRECTED BY THE
ENGINEER

TRENCH PIPE INSULATION

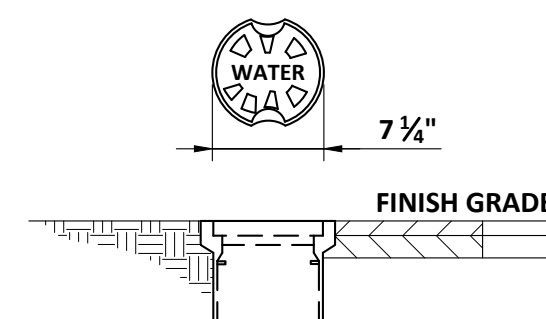
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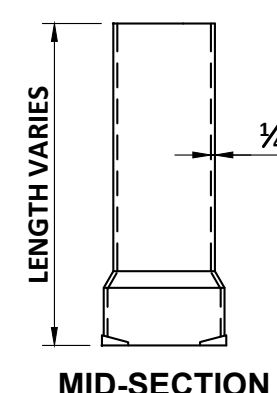
NOTE:
INSULATION TO BE USED WHERE PIPE
SEPARATION IS 24" OR LESS.

CULVERT PIPE / STORM DRAIN CROSSING

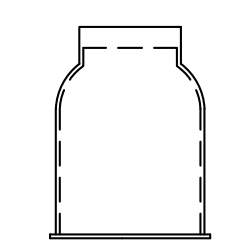
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TOP SECTION

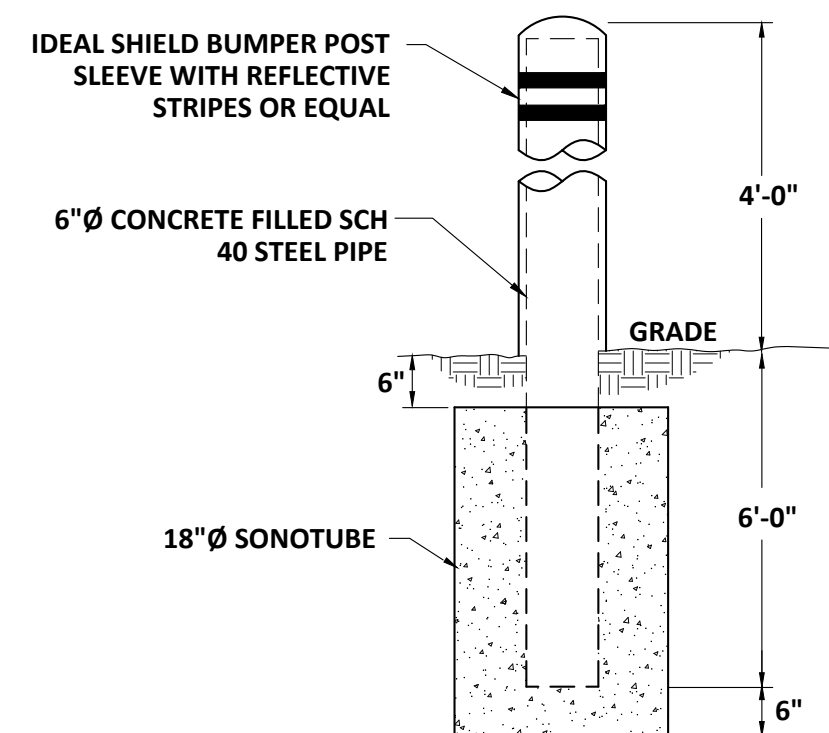


MID-SECTION



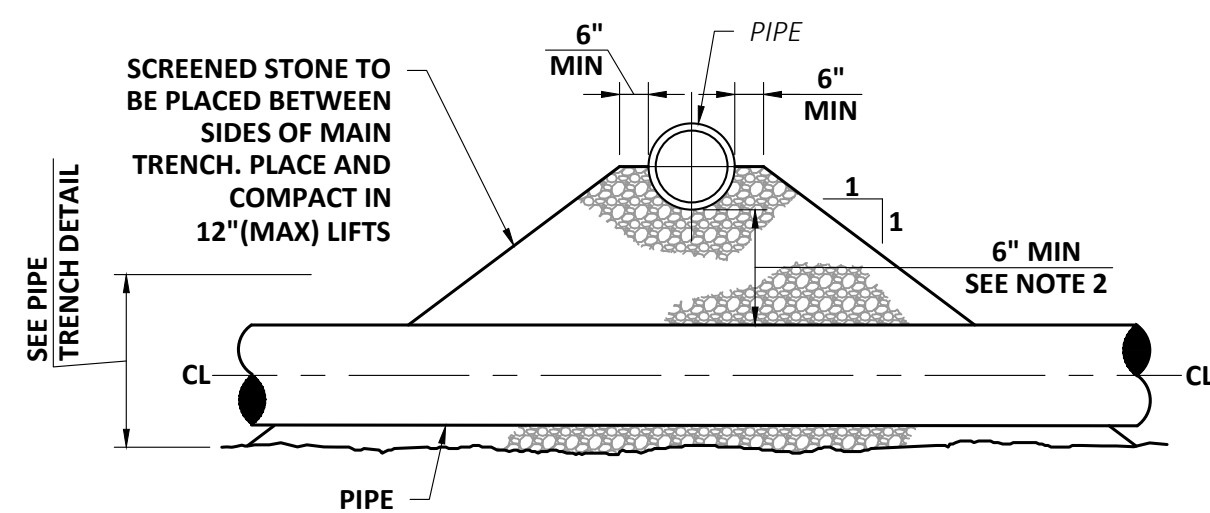
BOTTOM SECTION
VALVE BOX

SCALE: NTS



BOLLARD




SCALE: NTS



- NOTES:**
- 1. JOINTS ON EACH PIPE TO BE AS FAR FROM INTERSECTION AS POSSIBLE.**
 - 2. 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.**

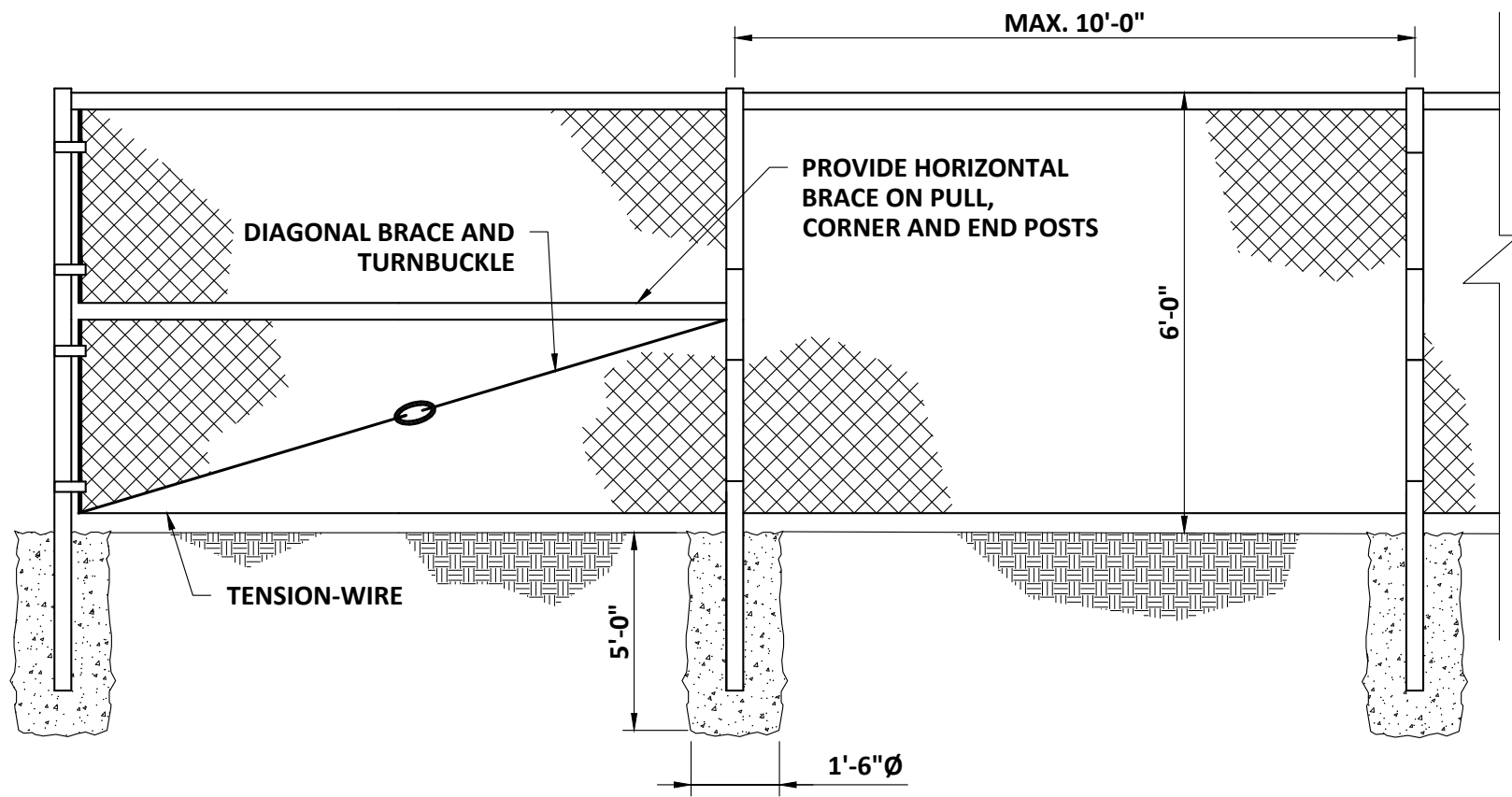
PIPE CROSSING

SCALE: NTS

<div><div><div>WRIGHT-PIERCE</div><div>978.416.8000 www.wright-pierce.com</div><div>600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810</div></div><div><div>MEDWAY, MASSACHUSETTS</div><div>POPULATIC WATER TREATMENT PLANT</div><div>DETAILS I</div></div></div> <tr><td rowspan="5"><div><div><div>COMMONWEALTH OF MASSACHUSETTS</div><div>JAMES E. CRAY CIVIL No. 40089</div><div>REGISTERED PROFESSIONAL ENGINEER</div></div><div></div></div></td><td>PROJECT NO: 20600</td><td rowspan="6">NO</td><td rowspan="6">REVISIONS</td><td rowspan="6">APPD</td><td rowspan="6">DATE</td></tr> <tr><td>DESIGNED: LANTHONY</td></tr> <tr><td>CAD COORD: B.JONES</td></tr> <tr><td>CAD: D.METZ</td></tr> <tr><td>CHECKED:</td></tr> <tr><td>DATE:</td></tr> <tr><td>APPROVED:</td></tr> <tr><td>DATE:</td></tr> <tr><td>SUBMISSION: 50% DESIGN REVIEW</td></tr> <tr><td>△</td><td>△</td><td>△</td><td>△</td><td>△</td><td>△</td></tr>	<div><div><div>COMMONWEALTH OF MASSACHUSETTS</div><div>JAMES E. CRAY CIVIL No. 40089</div><div>REGISTERED PROFESSIONAL ENGINEER</div></div><div></div></div>	PROJECT NO: 20600	NO	REVISIONS	APPD	DATE	DESIGNED: LANTHONY	CAD COORD: B.JONES	CAD: D.METZ	CHECKED:	DATE:	APPROVED:	DATE:	SUBMISSION: 50% DESIGN REVIEW	△	△	△	△	△	△
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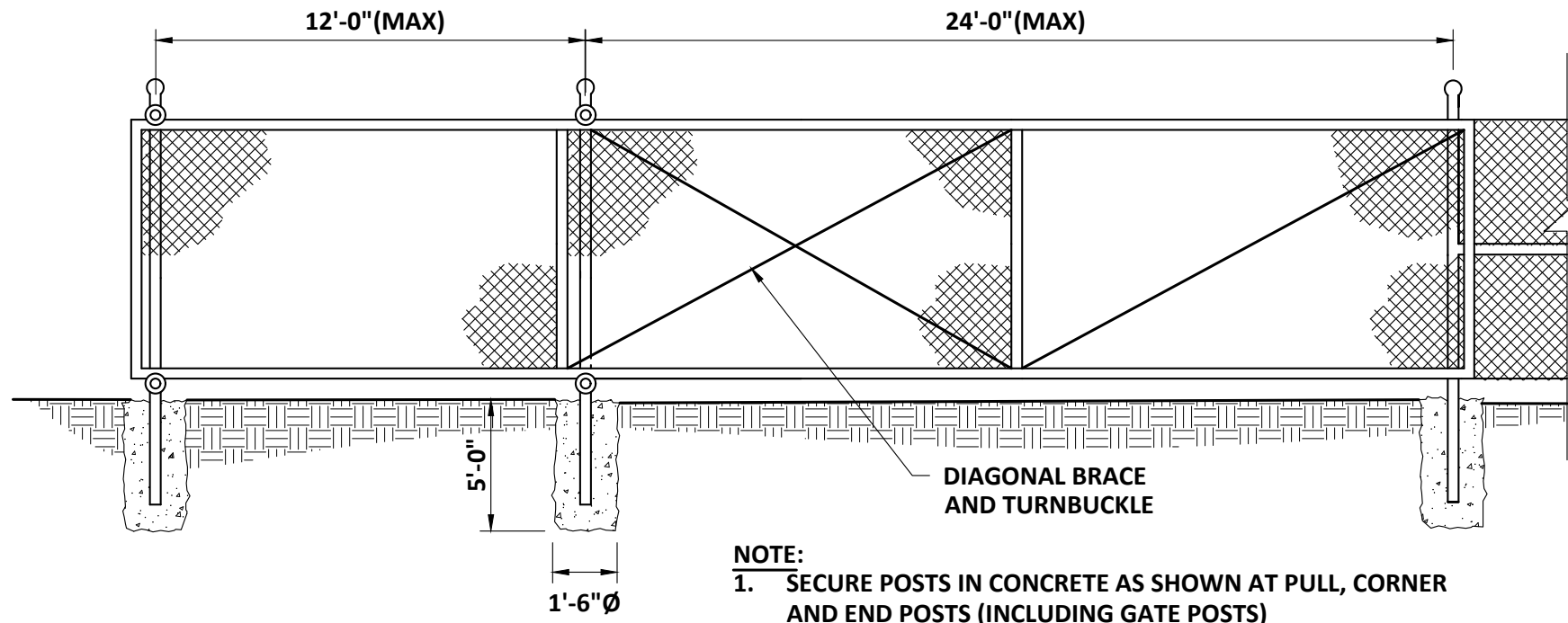
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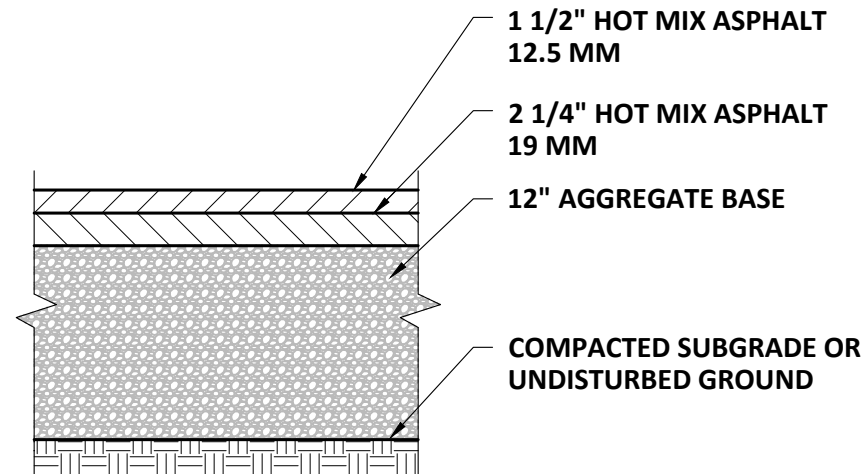
- NOTES:
1. SECURE POSTS IN CONCRETE AS SHOWN AT PULL, CORNER AND END POSTS (INCLUDING GATE POSTS)
 2. IF CHAINLINK FENCE IS INSTALLED IN UNFRACTURED LEDGE, POST SHALL PENETRATE 2'-0" INTO THE LEDGE AND SHALL BE GROUTED INTO 6"Ø HOLE.

CHAINLINK FENCE
SCALE: "NTS"

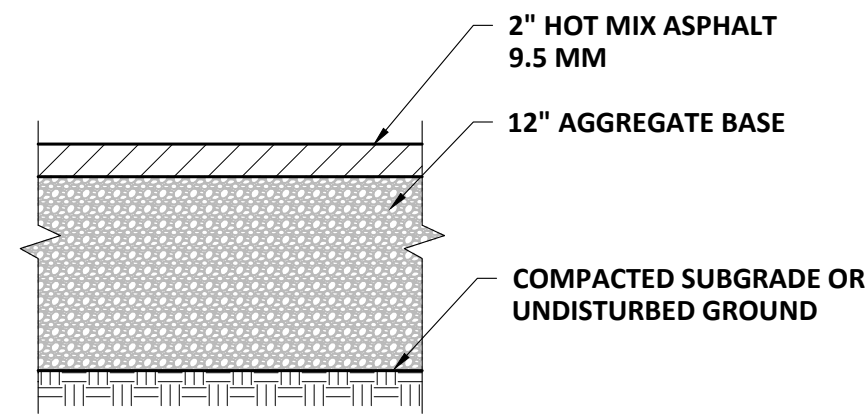


- NOTE:
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 2. IF CHAINLINK FENCE IS INSTALLED IN UNFRACTURED LEDGE, POST SHALL PENETRATE 2'-0" INTO THE LEDGE AND SHALL BE GROUTED INTO 6"Ø HOLE.

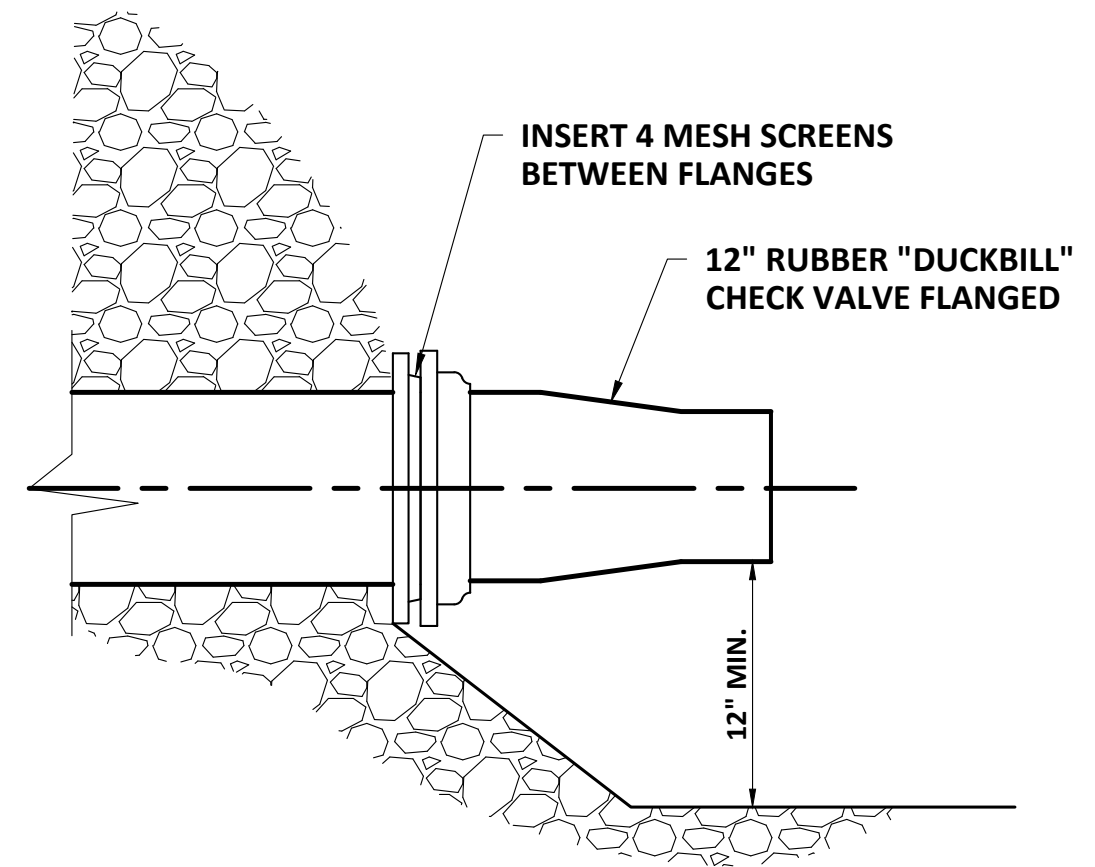
CHAIN LINK FENCE CANTILEVER GATE
SCALE: NTS



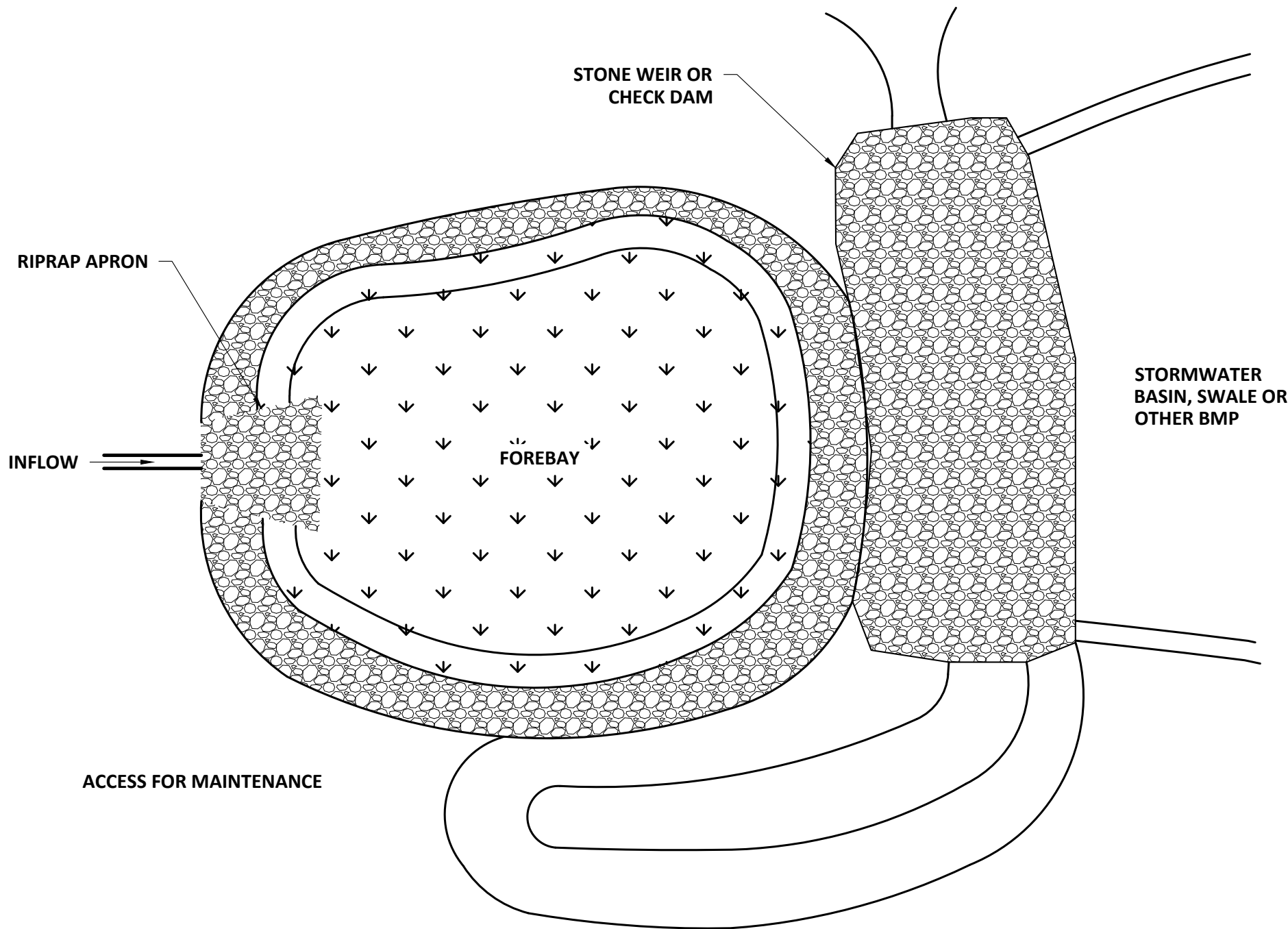
PARKING LOT PAVEMENT
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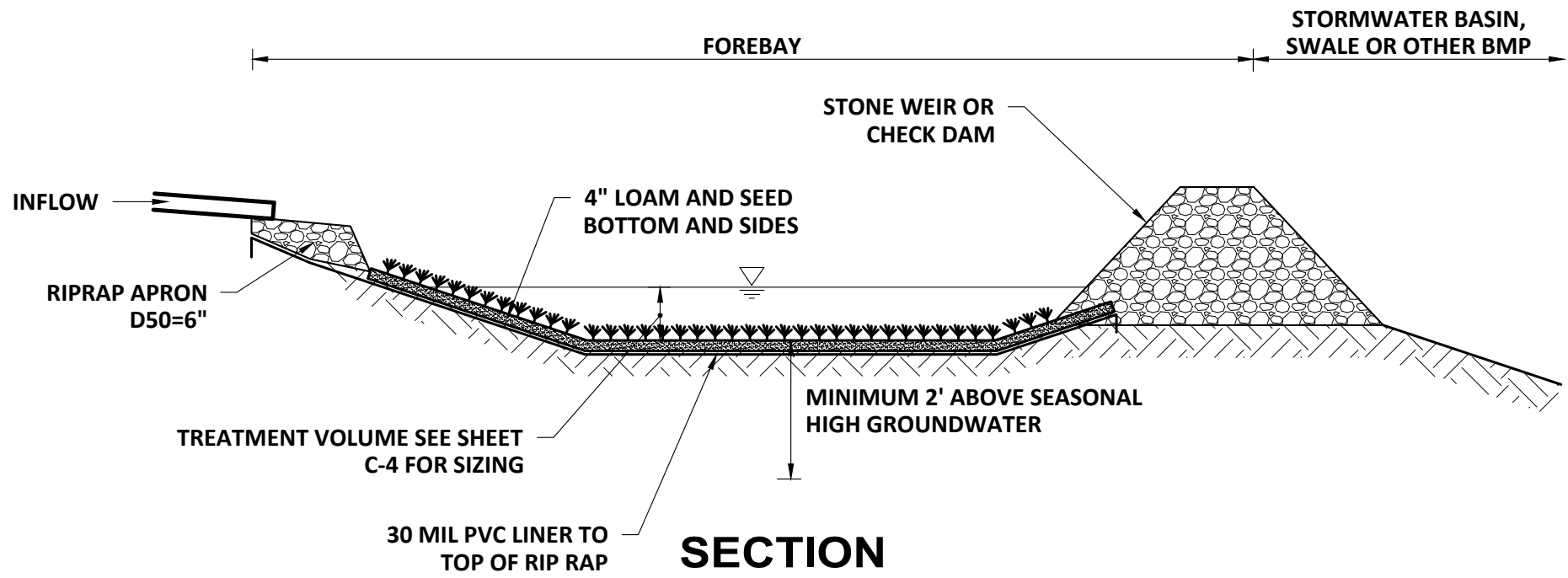
WALKWAY PAVEMENT
SCALE: "NTS"



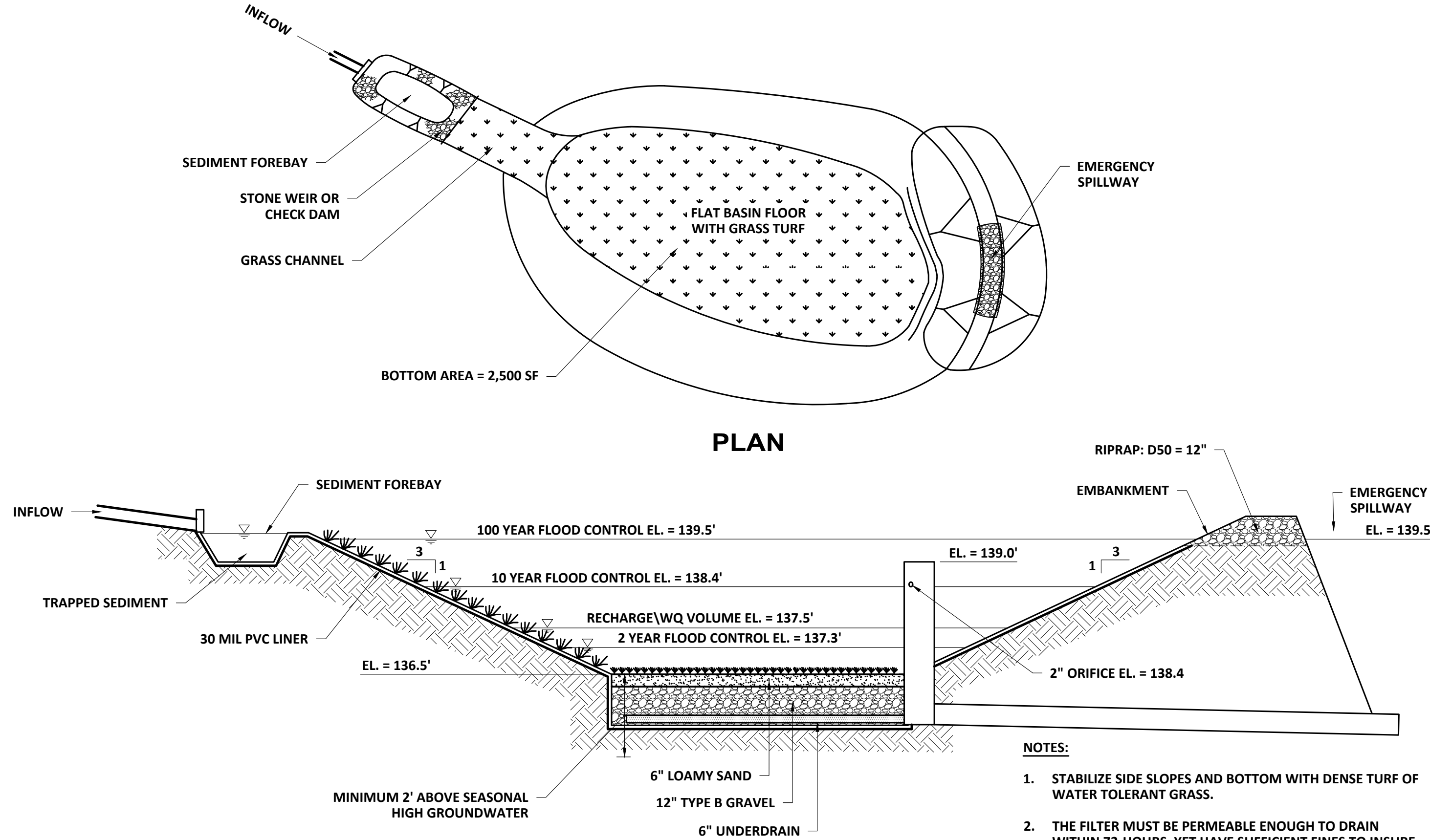
PROCESS TANK OVERFLOW OUTLET
SCALE: "NTS"



PLAN



SECTION
SEDIMENT FOREBAY
NTS

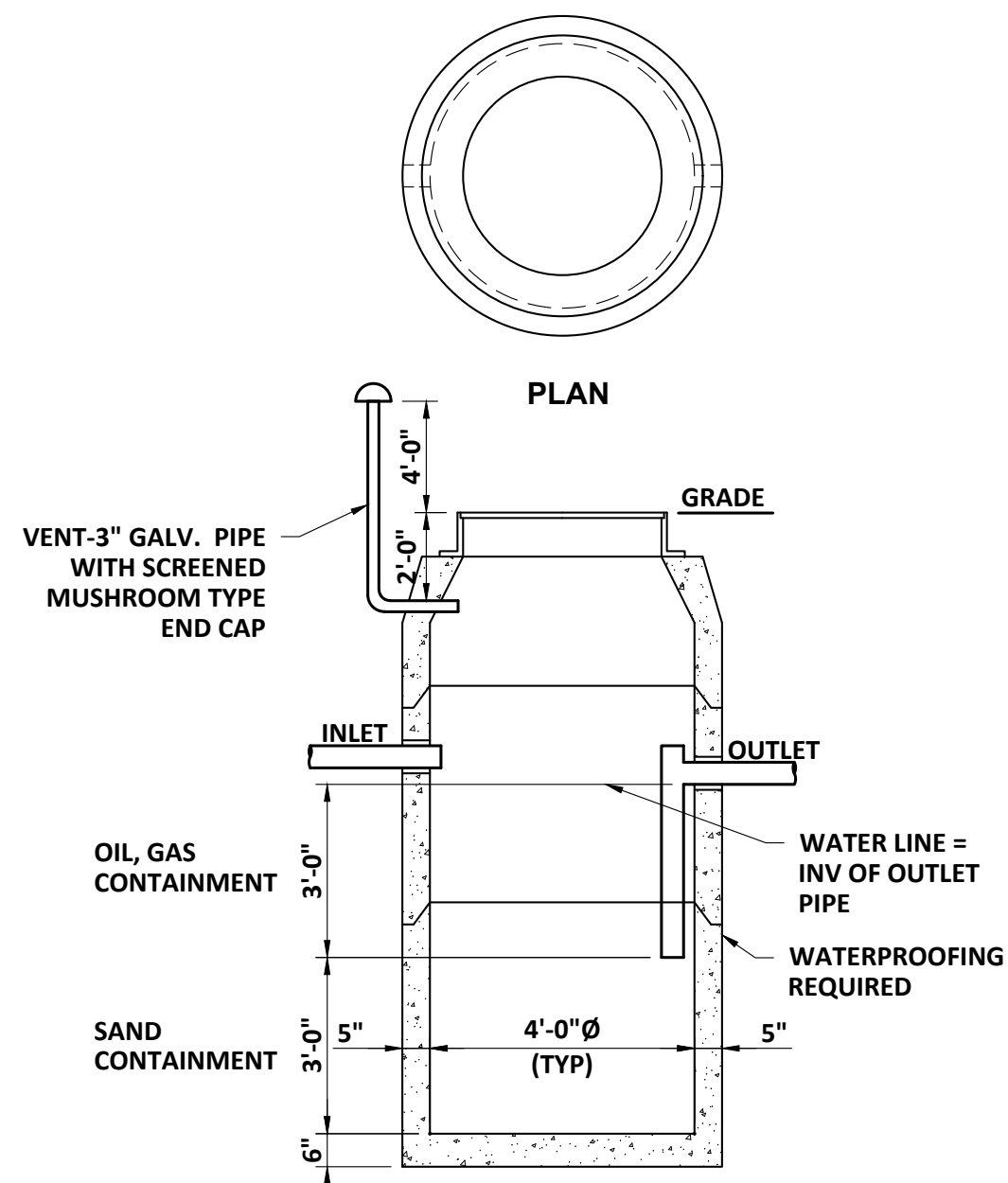


PLAN

SECTION


EXTENDED DRY DETENTION BASIN
NTS

- NOTES:
1. STABILIZE SIDE SLOPES AND BOTTOM WITH DENSE TURF OF WATER TOLERANT GRASS.
 2. THE FILTER MUST BE PERMEABLE ENOUGH TO DRAIN WITHIN 72-HOURS, YET HAVE SUFFICIENT FINES TO INSURE FILTRATION OF FINE PARTICLES.
 3. THE BASIN FLOOR SHALL BE CONSTRUCTED WITH 0% CROSS SLOPE.
 4. EXTENDED DRY DETENTION BASIN AND VEGETATION SHALL NOT BE INSTALLED UNTIL UPSTREAM AREA HAS BEEN STABILIZED UNLESS RUNOFF FROM CONTRIBUTING DRAINAGE AREA HAS BEEN DIVERTED.



SECTION

OIL/WATER SEPARATOR
SCALE: NTS

DRAWING		MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT		WRIGHT-PIERCE 978.416.8000 www.wright-pierce.com 600 FEDERAL STREET, SUITE 215L, ANDOVER, MA 01810						PROJECT NO: 20600 DESIGNED: LANTHONY CAD COORD: BLONES CAD: D.METZ CHECKED: DATE: APPROVED: DATE: SUBMISSION: 50% DESIGN REVIEW		NO		REVISIONS		APPD DATE	
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EROSION AND SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN URBAN AND SUBURBAN AREAS AS CONTAINED IN THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS", FRANKLIN, HAMPDEN, HAMPSHIRE CONSERVATION DISTRICTS, DATED MARCH, 1997.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES REQUIRED FOR THE PROJECT ARE SHOWN ON SHEET C-2. PROVIDE SILT FENCE, STONE CHECK DAMS AND OTHER EROSION CONTROL MEASURES AS REQUIRED TO ADEQUATELY PREVENT SEDIMENT TRANSPORT AS NOTED IN THE BMP.

1.

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS", FRANKLIN, HAMPDEN, HAMPSHIRE CONSERVATION DISTRICTS, DATED MARCH, 1997.
2.

THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE MAINTAINED IN AN UNTREATED OR UNVEGETATED CONDITION FOR THE MINIMUM TIME REQUIRED. IN GENERAL, AREAS TO BE VEGETATED SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
3.

SEDIMENT BARRIERS (SILT FENCE, STONE CHECK DAMS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF UPGRADIENT DRAINAGE AREAS.
4.

INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
5.

ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
6.

NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2 TO 1) UNLESS STABILIZED WITH PERMANENT EROSION CONTROL MEASURES.
7.

IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT TO BE COMPLETED 30 DAYS PRIOR TO THE ANTICIPATED DATE OF THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING, UNTIL UPGRADIENT AREAS ARE STABILIZED.
8.

WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISH GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST.
9.

DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY, WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
10.

REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND REVEGETATED AS FOLLOWS:

A.

A MINIMUM OF FOUR (4) INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.

B.

APPLY LIMESTONE ACCORDING TO SOIL TEST. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).

C.

FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED WITH A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED WITH A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYE GRASS: SEEDING RATE IS 3.0 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.

D.

HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET OR A HYDRO-APPLICATION OF CELLULOSE FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER WILL BE USED ON HAY MULCH FOR WIND CONTROL.

E.

USE OF FERTILIZER PROHIBITED ON THIS SITE DUE TO THE ZONE 1 WELLHEAD PROTECTION AREA.
11.

ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE WORK AREA IS STABILIZED.
12.

WETLANDS (EXCEPTING THOSE WHICH ARE TO BE FILLED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS) WILL BE PROTECTED WITH SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
13.

IN GENERAL, AREAS WITHIN 100 FEET OF DELINEATED WETLANDS OR STREAMS SHALL HAVE A MAXIMUM PERIOD OF EXPOSURE OF NOT MORE THAN 15 DAYS.
14.

FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IN ALL AREAS WITHIN 100 FEET OF DELINEATED WETLANDS OR STREAMS.

EROSION CONTROL DURING WINTER CONSTRUCTION

1.

WINTER CONSTRUCTION PERIOD DEFINED: NOVEMBER 1 THROUGH APRIL 15.
2.

WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3.

EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY PRECIPITATION EVENT.
4.

AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 POUNDS PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED, AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
5.

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE-FREEZING TEMPERATURES, THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED, AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE 200%-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS PERMIT, ALL DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
6.

A)

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE EITHER WOOD CELLULOSE FIBER OR BE ANCHORED WITH MULCH NETTING OR CHEMICAL TACK.

B)

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3%, FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

C)

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
7.

AFTER NOVEMBER 1, THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
8.

DURING WINTER CONSTRUCTION PERIODS, ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

MULCH ANCHORING

ANCHOR MULCH WITH: MULCH NETTING (AS PER MANUFACTURER); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); OR BE WOOD CELLULOSE FIBER (2000 LBS/ACRE). WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

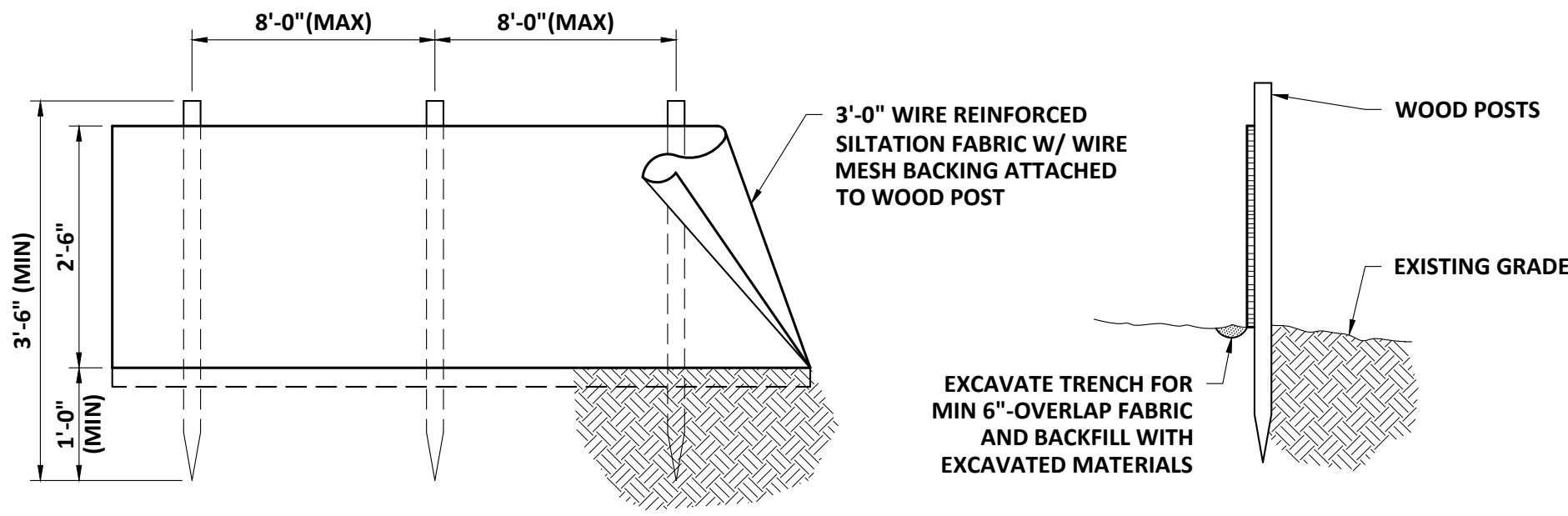
ADDITIONAL TEMPORARY SEED MIXTURE (OR PERIODS LESS THAN 12 MONTHS)		
DATES	SEED	RATE
4/1 - 7/1 8/15 - 9/15	OATS	80 LBS/ACRE
4/1 - 6/1 (8/15 - 9/15)	ANNUAL RYE GRASS	40 LBS/ACRE
(8/15 - 10/15)	WINTER RYE	120 LBS/ACRE
(11/1 - 4/1)	MULCH W/ DORMANT SEED	80 LBS/ACRE*
(5/1 - 6/30)	FOXTAIL MILLET	30 LBS/ACRE

*SEED RATE ONLY

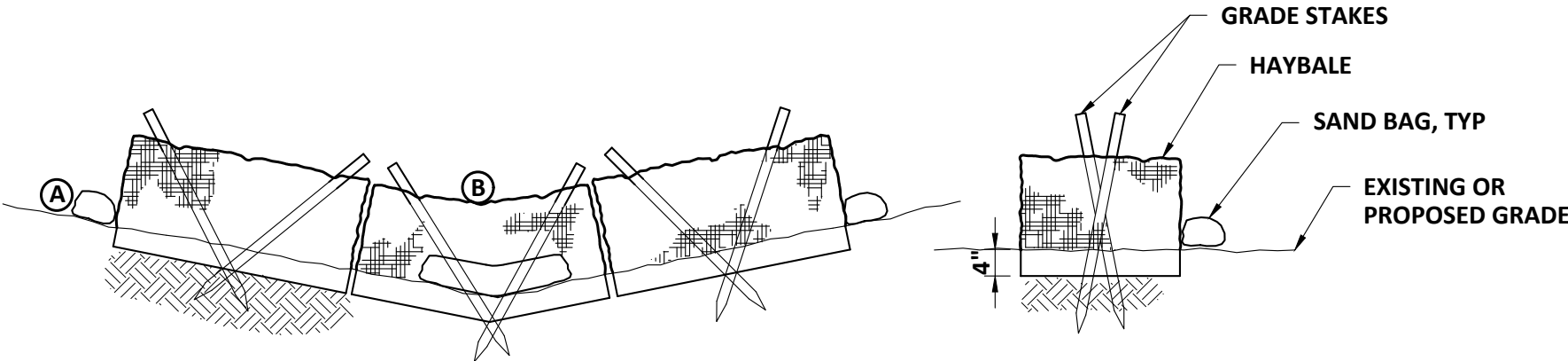
MULCH AND MULCH ANCHORING

MULCH		
LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN 3:1)	JUTE MESH, EXCELSIOR MAT OR EQUIV.	AS REQUIRED AS REQUIRED

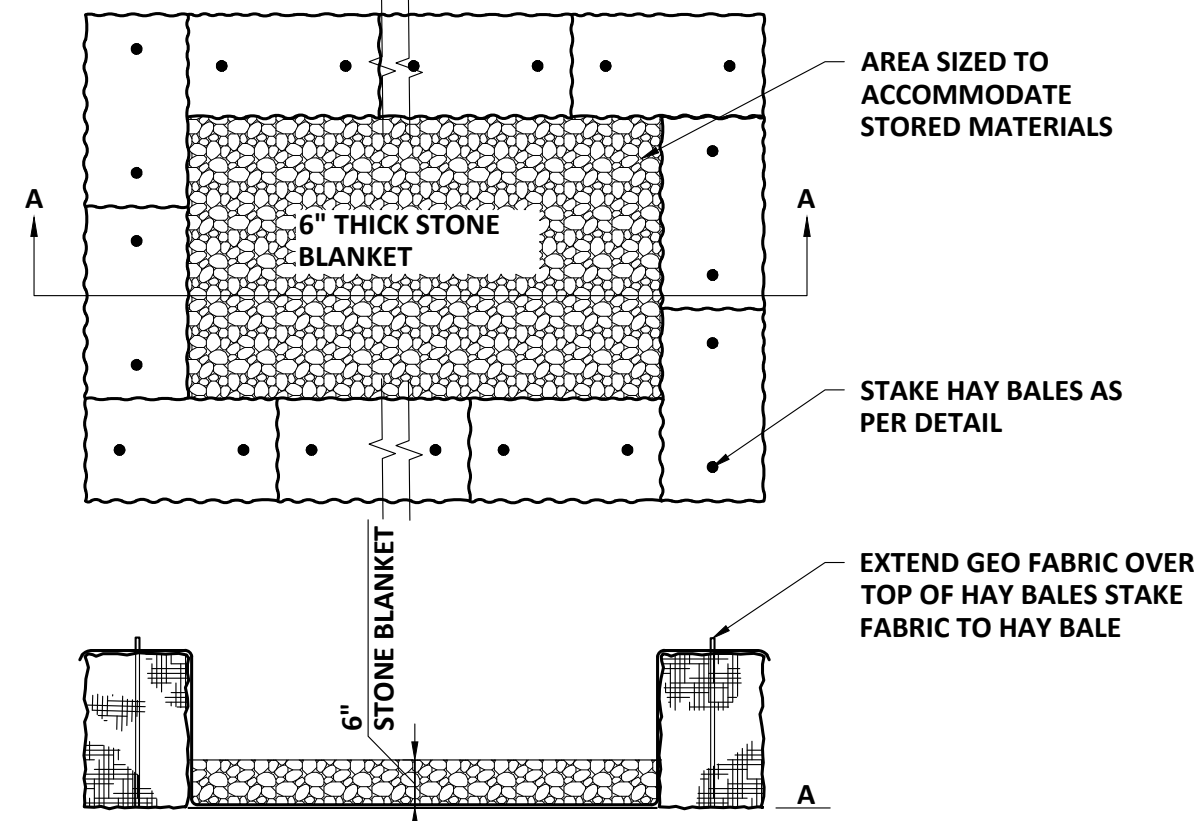
* A HYDRO-APPLICATION OF CELLULOSE FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SHALL BE USED ON HAY MULCH FOR WIND CONTROL.



SILT FENCE INSTALLATION DETAIL
SCALE: NTS

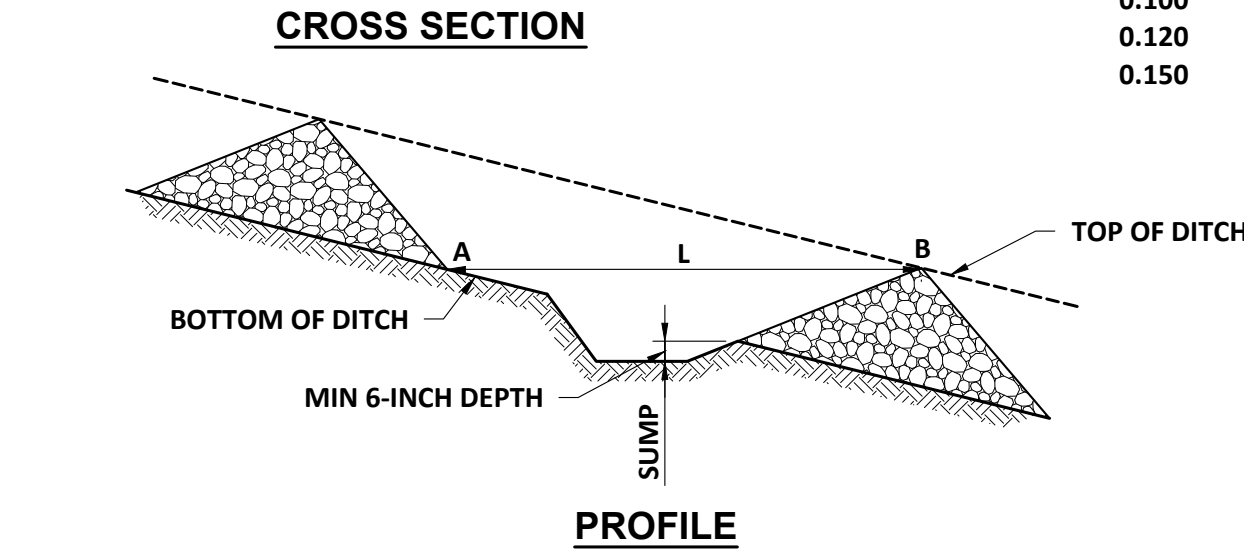


HAY BALE CHECK DAM
SCALE: "NTS"

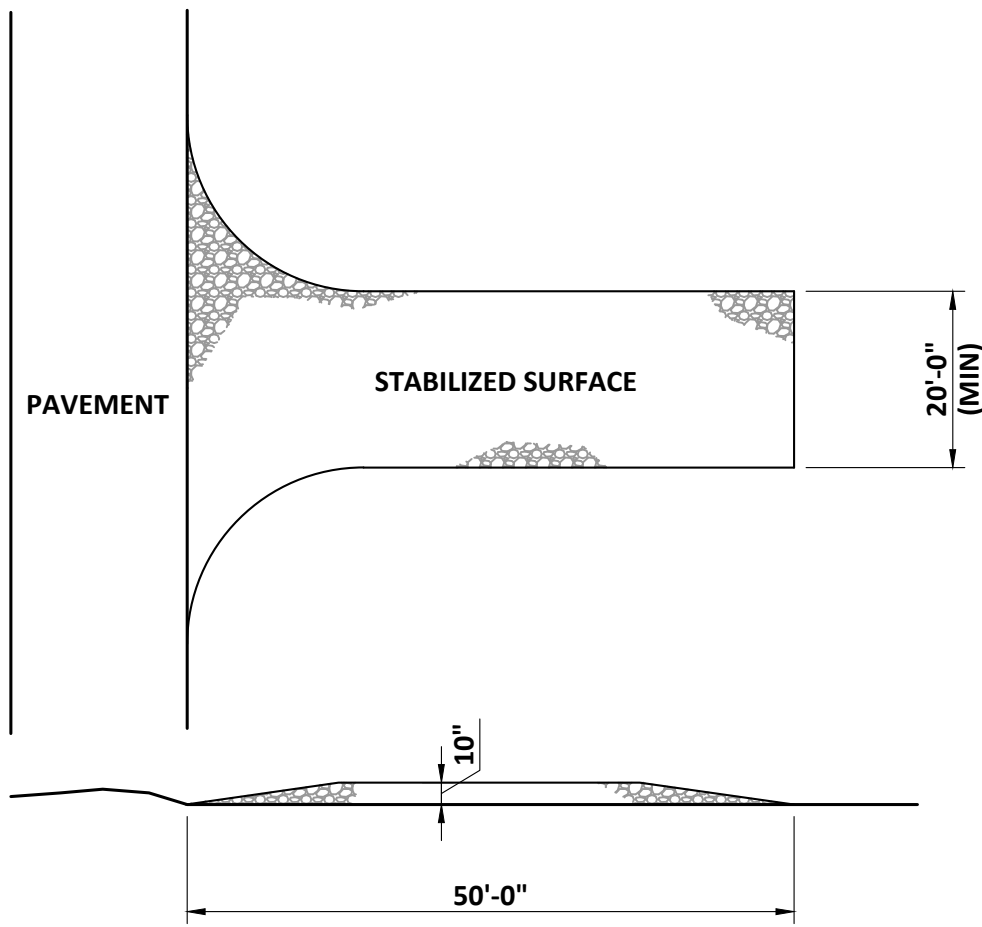


TEMPORARY HAY BALE SEDIMENT BASIN
SCALE: "NTS"

DITCH SLOPE (FT/FT)	L (FT)
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13



STONE CHECK DAM DETAIL
SCALE: NTS



(TEMPORARY, TO BE REMOVED PRIOR TO FINAL SITE PAVING)

STABILIZED CONSTRUCTION ENTRANCE
SCALE: "NTS"

APPD	DATE	REVISIONS	NO	DATE	NO	DATE	NO	DATE	NO	DATE

PROJECT NO: 20600
DESIGNED: LANTHORN
CAD COORD: B.JONES
CAD: D.METZ
CHECKED: DATE:
APPROVED: DATE:
SUBMISSION: 50% DESIGN REVIEW

COMMONWEALTH OF MASSACHUSETTS
JAMES E. CRAY
No. 48869
REGISTERED PROFESSIONAL ENGINEER

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

MEDWAY, MASSACHUSETTS
POPULATIC WATER TREATMENT PLANT

EROSION CONTROL NOTES AND DETAILS

DRAWING
C-9

LAST SAVED BY: DANIEL METZ 10/6/2021 1:56 PM

A:\ENGIN\MA\MEDWAY\20600-WTP_DESIGN\DRAWINGS\CIV\20600-CS-LIGHTING\PLAN.DWG | 20600-CS-LightingPlan | 1:1:5809 | 10/14/2021 12:30:47 PM | DANIEL METZ

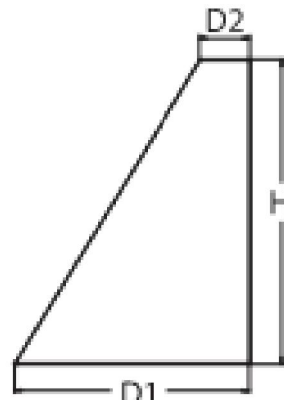
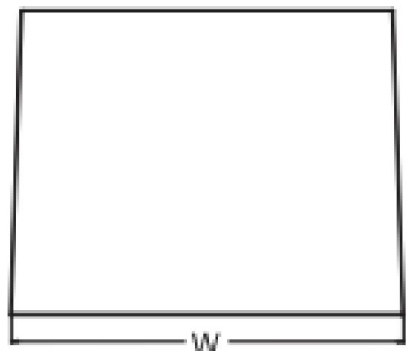


WEDGE2 LED
Architectural Wall Sconce



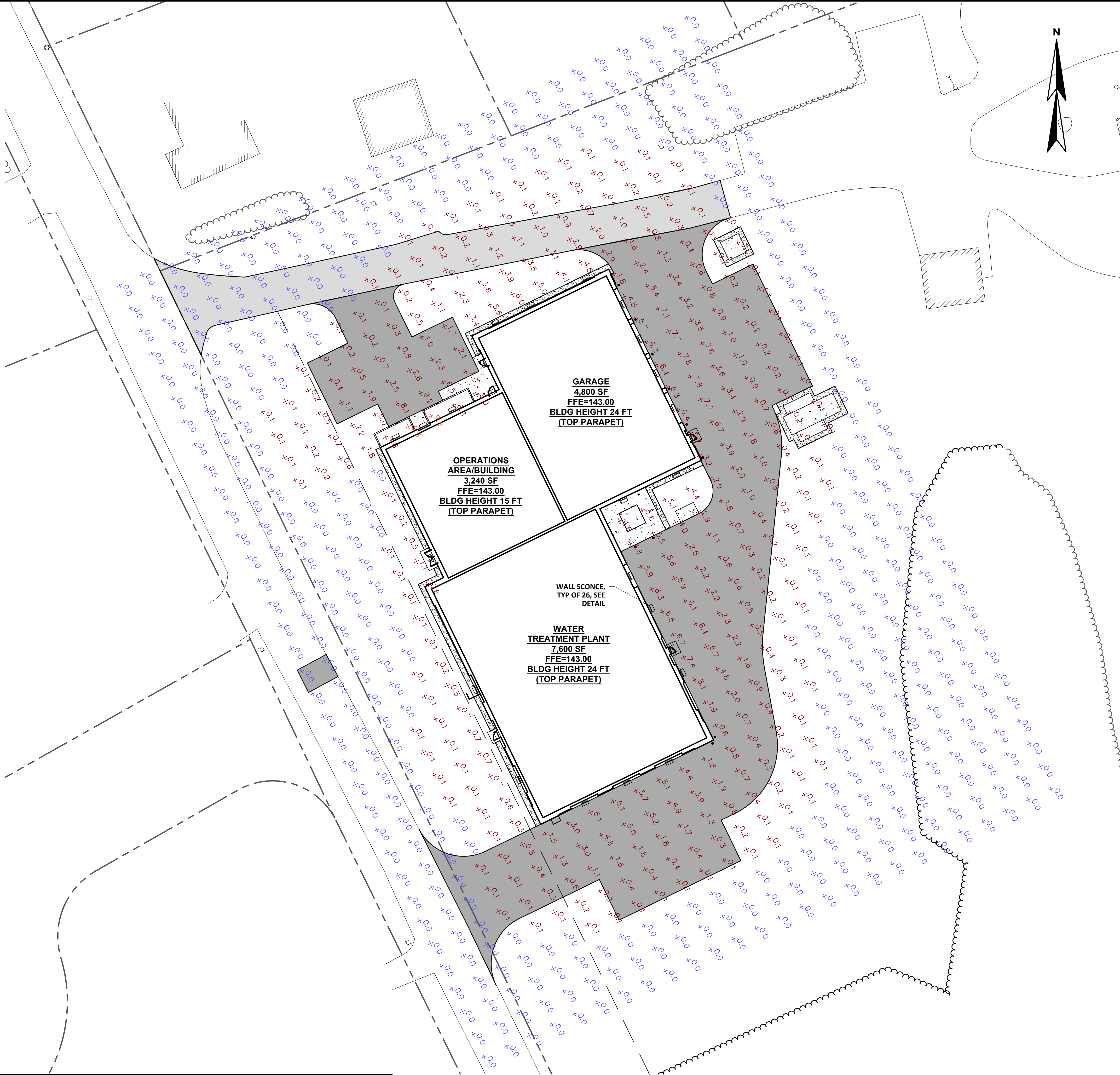
Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX / MIN	AVG / MIN
CALC ZONE: SITE	+	0.70 FC	9.5 FC	0.00 FC	N/A	N/A

SCHEDULE							
SYMBOL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTOIN	# OF LAMPS	LUMENS PER LAMP	WATTAGE
	26	LITHONIA LIGHTING	WDGE2 LED P3SW 30K 80CRI VW	WEDGE2 LED WITH P3SW - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	3015	22.99



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

COMMONWEALTH OF MASSACHUSETTS
JAMES E. CHAY
CIVIL ENGINEER
No. 60609
Professional Seal

MEDWAY, MASSACHUSETTS
POPULATIC WATER TREATMENT PLANT

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

SITE LIGHTING PLAN

DRAWING
C-10

NO	REVISIONS	APPD	DATE
1			
2			
3			
4			
5			

MAJOR SITE PLAN REVIEW

TOWN OF MEDWAY, DPW

WATER AND SEWER DIVISION

POPULATIC WATER TREATMENT PLANT

MEDWAY, MA

SUBMITTED TO:

Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

SUBMITTED ON BEHALF OF:

Town of Medway, DPW Water & Sewer Division
45B Holliston Street
Medway, MA 02053

PROJECT ENGINEER:

Wright-Pierce
600 Federal Street; Suite 2151
Andover, MA 01810

PREPARED BY:

Caron Environmental Consulting, LLC
247 Bragg Hill Road
Westminster, MA 01473

November 8, 2021

PROJECT NARRATIVE:

Introduction:

This Major Site Plan Review application is for the proposed Water Treatment Plant (WTP) and associated Public Works garage and operations office to be located on Populatic Street in Medway, Massachusetts. The proposed WTP is located on land owned by the Town of Medway and is accessible via a paved drive known as Water Street which connects to Populatic Street. The site currently contains the Populatic Wells, a chemical feed building, an office building, a supply house and a garage.

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.

The WTP will treat blended raw water from three well sites: the Populatic Street Wells, the Oakland Street Well and the Village Street Well. The Populatic Street Well site includes two wells and is the location of the new water treatment facility. The Oakland Street well site and the Village Street well site are remote sites and raw water will be piped to the new facility through dedicated raw water transmission mains.

The WTP will treat the raw water for iron and manganese removal using GreensandPlus™ pressure filtration as the primary treatment process, with potassium permanganate used as the primary oxidant. Other chemical feed systems include sodium hypochlorite for disinfection, potassium hydroxide for pH adjustment, blended phosphate for corrosion control and sodium fluoride for dental health. The facility will also include an aeration tower which will be used to raise the pH and reduce chemical usage. While not currently required the WTP has been designed to accommodate future treatment equipment for PFAS removal and a baffled clearwell for log-4 viral inactivation to meet Groundwater Rule requirements.

As many of the current operations on the site will be consolidated into the new facility, the supply house and garage are proposed to be demolished.

1). Current and Proposed Uses:

The site is currently utilized by the Town of Medway as part of its public water supply operations. The site contains the Populatic Wells, a chemical feed building, an office building, a supply house, a garage, paved access driveways, lawn and wooded areas. The site is located adjacent to the Charles River.

The site will continue to be utilized for the town's public water supply operations, with the proposed WTP to be constructed on the front of the site. The proposed building will consolidate many of the site's current operations and will include operations space and a garage. The Populatic Street Wells will continue to be used for raw water supply. The existing chemical feed building will no longer be required once the new WTP is online.

2). Description of Site Improvements:

The proposed site improvements include construction of a 15,640 SF facility on the front of the site, comprised of 4,800 SF of garage, 3,240 SF of operations/office space and 7,600 SF of water treatment plant area. The proposed site design includes paved driveways, one leading to the buildings main entrance and the other wrapping around the building from Water Street to a new, additional entrance from Populatic Street. Seventeen parking spaces are proposed. On the back side of the building an aeration tower and dumpster pad are proposed. Also to the rear of the building a transformer and generator will be installed. The site grading will generally conform to the existing conditions and stormwater will flow away from the building. Stormwater will be captured by a series of swales/shallow ditches and conveyed to an extended dry detention basin located on the downgradient portion of the site.

Several site constraints guided the development of the site design including the following:

- 35 foot 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.

The site layout was designed with consideration for the adjacent residential used on the west side of Populatic Street. Items such as the generator and aeration tower that may occasionally generate noise use the proposed building as a buffer. Similarly, the garage and associated roll-up doors were oriented in a manner not to be visible from Populatic Street. Site lighting has been minimized to the extent practical and the fixtures used are wall-mounted, downward facing lights with shields. Landscaping has been provided along Populatic Street with the intent of visually buffering the proposed building.

To provide for connections to the existing wells on and off site, and to connect to the distribution water mains, various new water mains will be installed on the site.

As many of the current operations on the site will be consolidated into the new facility, the supply house and garage are proposed to be demolished, and those areas will be restored.

3.) Description of Proposed Building:

The proposed WTP is a 15,640 SF facility comprised of 4,800 SF of garage, 3,240 SF of operations/office space and 7,600 SF of water treatment plant 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 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 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 accommodate the large PFAS vessels while keeping the roof the same height over the entire process area.

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.

The operations 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 support spaces such as an electrical room and a mechanical room.

4.) Project Water and Sewer Demand:

The WTP will treat blended raw water from three well sites: the Populatic Street Wells (01G), the Oakland Street Well (02G) and the Village Street Well (05G). The Populatic Street Well site includes two wells and associated pumps which have a total approved pumping volume of 0.87 MGD; the Oakland Street Well has an approved pumping volume of 0.59 MGD; and the Village Street Well has an approved pumping volume of 0.66 MGD. The WTP has been designed to treat a maximum of 2.12 million gallons per day (MGD), or 1,475 gallons per minute (GPM). The operational flow rate of the WTP will vary based upon season and demand, but is anticipated to operate at an average of 1.3 MGD, or 900 GPM.

The backwash water generated from the filtration process will be directed to recycle tanks where the solids will be allowed to settle. The resulting supernatant will be recycled to the head of the facility and the settled solids will be pumped to the sewer pending approval by the Charles River Pollution Control District (CRPCD) Wastewater Treatment Facility (WWTF). Although the estimated settled solids produced will vary based on raw water quality and the volume of water treated at the facility, a conservative estimate is that settled solids will be pumped to the sewer approximately once a month. This would equate to a total volume of 15,000 gallons, or approximately 500 gallons per day (GPD) on average. The pumping rate and duration will be dictated by the CRPCD.

It is anticipated that domestic water usage by employees on the site will be 280 GPD, and that a similar volume will be discharged to the CRPCD sewer.

5.) Expected Number of Employees:

It is anticipated that 14 employees will be utilizing the site.

6.) Proposed Hours of Operation:

The main hours of operation on the site are 7:00 am to 5:00 pm, Monday to Friday. The water supply system, including the proposed WTP, operate continuously. Due to this, some activities will take place outside of regular hours to sustain operations, perform maintenance and to deal with emergencies.

7.) Existing and Proposed Means of Access and Egress:

Access to the site is currently via a paved driveway known as Water Street. This access will continue to be utilized for access to the WTP building and the other water supply operations on the site. This will

serve as the entrance for visitors. A new driveway will wrap around the rear of the building to a secondary access from Populatic Street proposed just to the south of the WTP. This secondary access is being provided to allow delivery vehicle circulation. The WTP will receive chemical and other supply deliveries, often via semi-trailer truck. The proposed layout will allow for efficient and safe delivery by allowing vehicles to circulate around the building without having to back up. In addition this layout provides for three-sided access for the Fire Department in the event of emergencies.

Visitor parking and the associated pedestrian access to the building will be located at the northwest corner of the building. Visitors are expected to consist of vendors, consultants, etc. Additional parking for employees will be located to the east and south of the building, and there will be multiple pedestrian access points to be utilized by employees and for operations.

8.) Number of Parking Spaces:

The site design proposes seventeen new parking spaces. There are several other existing, informal parking spaces adjacent to the existing buildings on the site.

No specific number of parking spaces appears to be required by regulation. The number proposed is based on the anticipated 14 employees, plus an additional 3 spaces for visitors.

9.) Calculation of Proposed Lot Coverage and Impervious Surface:

Currently 6.2% of the 9.8-acre site is covered by the existing buildings and other impervious areas. Upon completion of the proposed construction there will be 13.4% lot coverage. These lot coverages are broken down as follows:

Existing Lot Coverage:

Buildings: 0.9% (3970 s.f.)
Other Impervious: 5.2% (22,370 s.f.)
Total: 6.2% (26,340 s.f.)

Change in Lot Coverage:

Buildings: 3.2% (13,615 s.f.) (new building minus demolition)
Other Impervious: 4.0% (17,050 s.f.)
Total: 7.2% (30,665 s.f.)

Proposed Lot Coverage:

Buildings: 4.1% (17,585 s.f.)
Other Impervious: 9.2% (39,420 s.f.)
Total: 13.4% (57,005 s.f.)

10.) Timetable for Project Completion:

Construction is anticipated to begin in the summer of 2022 and be completed in the fall of 2023.

11.) Proposed Mitigation Measures:

Stormwater flows are being controlled and mitigated by the stormwater management system, which will ensure that there is no increase in flow rate and that the stormwater is treated in compliance with the town's requirements and DEP's Stormwater Policy.

Grading on the site has been designed to prevent any loss in flood storage and will slightly increase flood storage on the site.

Two existing buildings on the site, which are located close to the Charles River, are being demolished and those locations will be restored with grass surfacing.

Landscaping is proposed around the building, particularly along Populatic Street to improve the aesthetics of the site and to provide visual buffering for the adjacent residential areas.

The proposed lighting has been located and shielded to minimize light impacts off-site. A photometric plan has been provided demonstrating that no off-site light spillover will occur.

Upon completion many of the current operations on the site will be consolidated at the WTP building, moving those operations much further away from the Charles River.

12.) List of Other Permits:

Federal:

- Stormwater Pollution Prevention Plan: To be submitted once the contractor is determined and prior to construction beginning.

State:

- Environmental Notification Form: To be submitted concurrent to this application or shortly thereafter.
- Massachusetts Historical Commission Project Notification: To be submitted concurrent to this application.
- Notice of Intent under the Massachusetts Wetlands Protection Act: To be submitted concurrent to this application.
- BRP WS-25D4 – Approval of Treatment Facility Modifications, from MassDEP Central Region: To be submitted at 90% design completion which is scheduled for January 2022.

Local:

- Notice of Intent under the Medway Wetland Bylaw: To be submitted concurrent to this application.
- Scenic Road: To be submitted concurrent to this application.
- Land Disturbance Permit: To be submitted concurrent to this application.
- Design Review Committee: Review to be performed concurrent with this application.

13.) Other Information:

The site is located within the Groundwater Protection District, and there had been some preliminary discussion that a Special Permit might be required. The Zoning Bylaw, however, specifies that the project is a permitted use per Section 5.6.3 E.1.h which lists the following permitted use: “Construction, maintenance, repair and enlargement of drinking water supply facilities...”.

DEVELOPMENT IMPACT STATEMENT:

Traffic Impact Assessment:

There should be little change to the volume and timing of traffic generated by the site as it is primarily consolidating operations already taking place at the site. Traffic is presently and will continue to be generated by 14 employees going to and from the site, water department vehicles going to and from various sites, occasional visitors/vendors, and intermittent deliveries of materials and supplies.

As the WTP will run continuously there will likely be two trips per day generated even on weekends and holidays. There will also be added deliveries needed to supply the WTP with treatment materials, but this is likely to be one or two added deliveries per month.

Environmental Impact Assessment:

1.) Air and Water Quality:

The water treatment process does not generate any significant airborne pollutants or odors. Backwash from the processes will be directed to two backwash/recycling tanks. When solid levels in the tanks reach a certain level they will be pump discharged to the sewer operated by the Charles River Pollution Control District (CRPCD) and then treated at its Wastewater Treatment Facility (WWTF).

2.) Surface Water and Groundwater:

In order to protect both surface and groundwater quality stormwater flows are being controlled and mitigated by the stormwater management system, which will ensure that there is no increase in flow rate and that the stormwater is treated in compliance with the town's requirements and DEP's Stormwater Policy. Stormwater will be captured by a series of swales/shallow ditches and conveyed to an extended dry detention basin located on the downgradient portion of the site.

3.) Flooding Potential:

The 100-year flood plain borders the proposed development along the eastern and southern portions of the site. Based on the spatial site constraints, some of the site grading will impact the 100-year flood plain. The 100-year flood plain elevation is 137.5 NGVD. To ensure that the proposed development will not result in increased flooding in other areas, the incremental loss of flood plain volume has been compensated in other areas of the site. To quantify this volume, an analysis was completed for the proposed impacts and results are presented below showing that an additional 10,000 c.f. of volume was added below elevation 137.50.

Stage (ft.)	Fill Volume (c.f.)	Cut Volume (c.f.)	Change in Storage (c.f.)
132	0	0	0
133	223	5,620	+5,397
134	538	4,383	+3,845
135	1,007	2,987	+1,980
136	1,450	1,761	+311
137	1,737	1,061	-676
137.5	921	270	-651
		NET	+10,205

4.) *Increases to Impervious Surfaces:*

Currently 6.2% of the 9.8-acre site is covered by the existing buildings and other impervious areas. Upon completion of the proposed construction there will be 13.4% lot coverage. These lot coverages are broken down as follows:

Existing Lot Coverage:

Buildings: 0.9% (3970 s.f.)
Other Impervious: 5.2% (22,370 s.f.)
Total: 6.2% (26,340 s.f.)

Change in Lot Coverage:

Buildings: 3.2% (13,615 s.f.) (new building minus demolition)
Other Impervious: 4.0% (17,050 s.f.)
Total: 7.2% (30,665 s.f.)

Proposed Lot Coverage:

Buildings: 4.1% (17,585 s.f.)
Other Impervious: 9.2% (39,420 s.f.)
Total: 13.4% (57,005 s.f.)

Runoff from the impervious surfaces will be managed by the stormwater management system. Stormwater will be captured by a series of swales/shallow ditches and conveyed to an extended dry detention basin located on the downgradient portion of the site. This system will provide for the treatment of water quality and will ensure that there is no increase in flow from the site.

5.) *Potential for Erosion:*

The topography on the site is generally gently sloping. As a result, the erosion potential is minimal. Erosion controls are proposed along the down-gradient sides of the project to provide for the capture of any sediment that is generated. These controls will be maintained and supplemented as necessary, and

will be in conformance with the requirements of the Order of Conditions and the Stormwater Pollution Prevention Plan.

6.) *Noise Levels:*

Items such as the generator and aeration tower that may occasionally generate noise use the proposed building as a buffer. Similarly, the garage and associated roll-up doors were oriented in a manner to use the building as a buffer from noise from their operations. The generator will only be used in the event of a power failure, but will be needed to be run periodically to ensure it is functioning properly. The day to day noise generated from the facility will be quite low and intermittent, and similar to the current noise level.

7.) *Harmful or Noxious Emissions:*

The WTP facility will not generate any harmful or noxious emissions.

8.) *Damage or Threat to Wetlands and Flood Plains:*

The site abuts the Charles River and as a result there is Riverfront Area, Bordering Land Subject to Flooding (100-year flood plain), Bank, Bordering Vegetated Wetland and buffer zones on the site. The proposed facility is located as far from the river and its associated wetlands as possible and is not located in any of these resource areas or the buffer zone.

Based on the spatial site constraints, some site grading will be necessary within Bordering Land Subject to Flooding. The 100-year flood plain elevation is 137.5 NGVD. To ensure that the proposed development will not result in increased flooding in other areas, the incremental loss of flood plain volume has been compensated in other areas of the site, as noted above in Section 3 Flood Potential.

A small amount of work is proposed within the Riverfront Area. This work will include the demolition of the existing garage and the existing supply house. Both of these structures are located within the inner Riparian Zone and are as close as 10 feet to the river. These areas will be restored and seeded with grasses. This will result in removing 2,025 s.f. of impervious area from the Riverfront Area, and the operations associated with these structures will be consolidated at the new facility, well-away from the River.

The work proposed within the 100-foot buffer zone is limited to the demolition of the garage and supply house, and the restoration of those areas, as described above.

9.) *Smoke:*

The WTP facility will not produce any smoke.

10.) *Odors:*

The WTP facility will not produce any odors.

11.) *Vibration:*

The various pumps within the WTP facility may produce slight amounts of vibration. That vibration, however, should not be felt outside of the building itself. The emergency generator will also produce minor vibration when it is in use, but will include a sound enclosure. A small blower motor on the aeration tower behind the WTP will produce minor vibrations but will be dampened with mounting equipment and won't be noticeable unless directly adjacent to the blower.

12.) *Waste Disposal:*

Waste generated from the facility's process is limited to solids produced during the filtration process. The backwash water generated from the filtration process will be directed to recycle tanks where the solids will be allowed to settle. The resulting supernatant will be recycled to the head of the facility and the settled solids will be pumped to the sewer pending approval by the Charles River Pollution Control District (CRPCD) Wastewater Treatment Facility (WWTF). Although the estimated settled solids produced will vary based on raw water quality and the volume of water treated at the facility, a conservative estimate is that settled solids will be pumped to the sewer approximately once a month. This would equate to a total volume of 15,000 gallons, or approximately 500 gallons per day (GPD) on average. The pumping rate and duration will be dictated by the CRPCD.

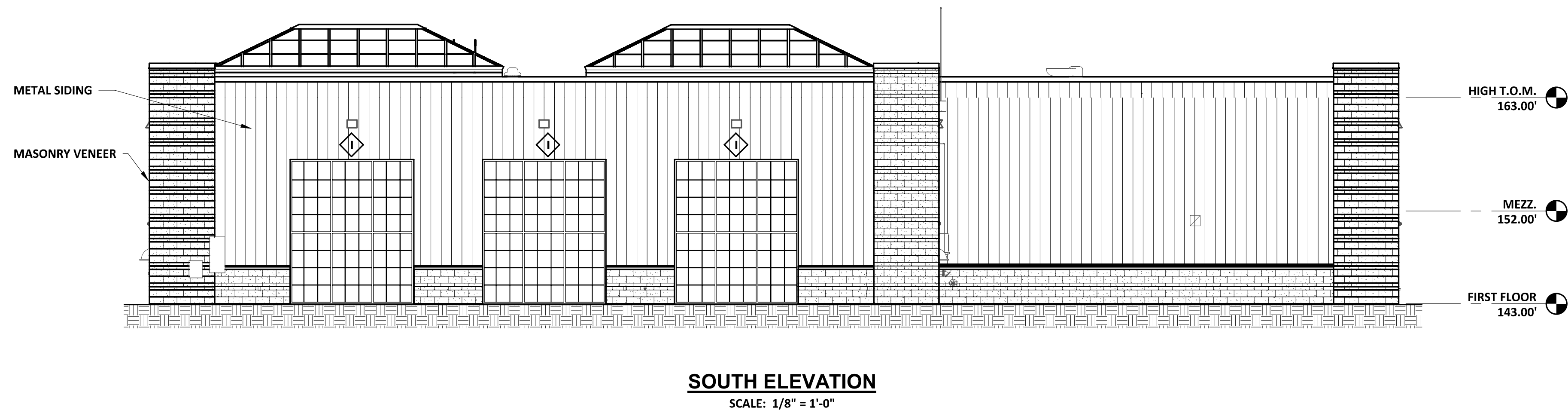
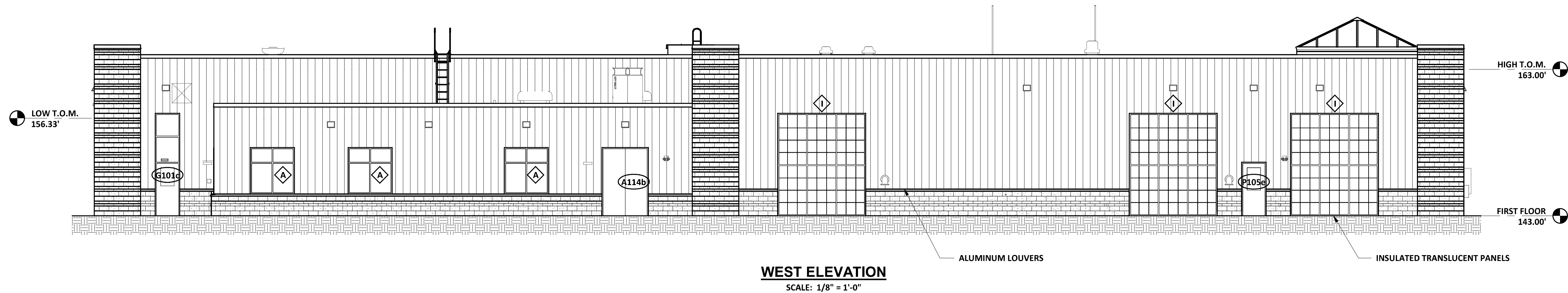
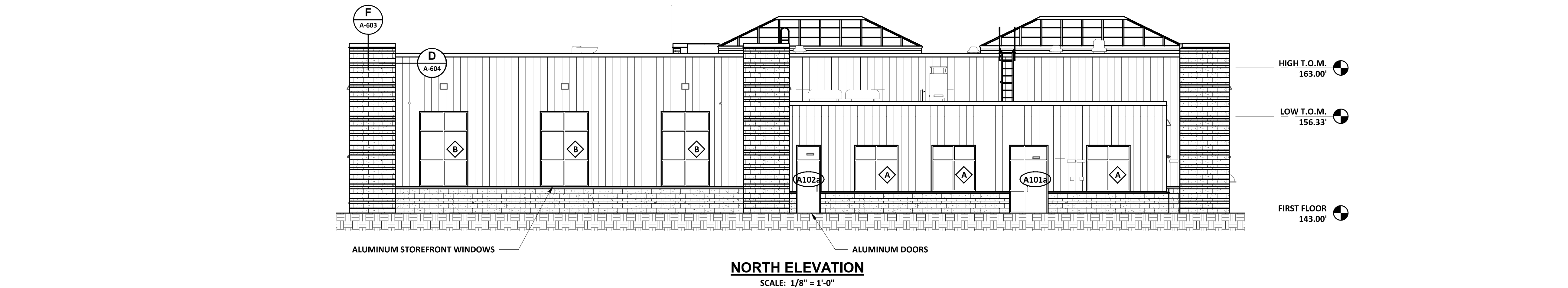
Other common waste generated by the operation of the WTP facility and associated Water Department operations will be recycled to the extent practical. Waste that can't be recycled will be disposed of in the dumpster which is to be located to the rear of the building.

13.) *Off-site Environmental Drainage Impacts:*

In order to avoid any off-site drainage impact runoff from the project will be mitigated by a stormwater management system, which will ensure that there is no increase in flow rate and that the stormwater is treated in compliance with the town's Stormwater Bylaws and DEP's Stormwater Policy. Stormwater will be captured by a series of swales/shallow ditches and conveyed to an extended dry detention basin located on the downgradient portion of the site. This system discharges toward the Charles River, over 100 feet from the Bordering Vegetated Wetlands along the river.

12/21/2021 11:11:16 AM

BM 366/ /MA-Medway-20600-WaterTreatmentPlant/20600-AM-VTP.rvt

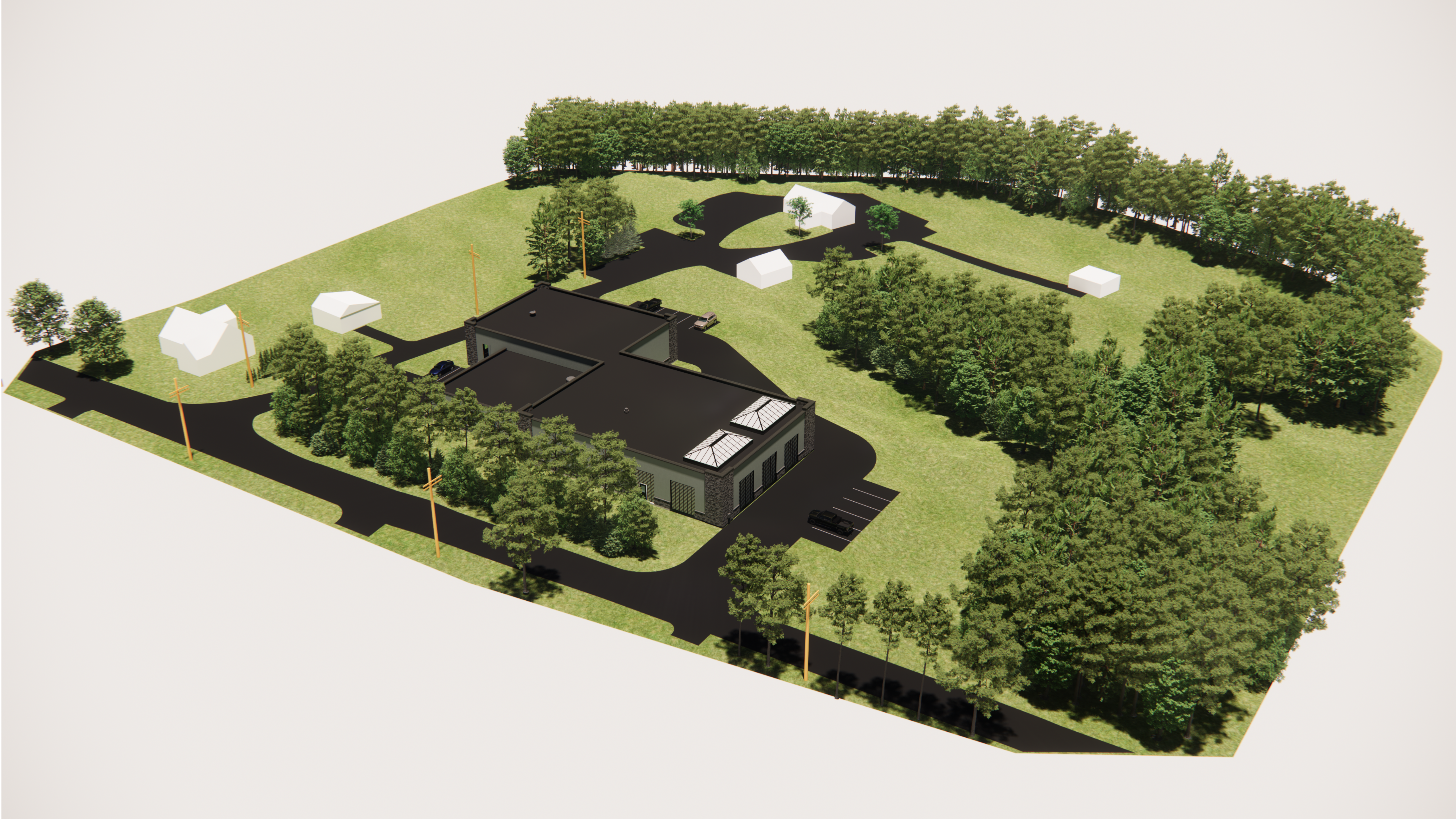


REVISIONS		APPD	DATE
NO	1		
NO	2		
NO	3		
NO	4		
NO	5		


PROJECT NO: 20600	DESIGNED: R.WILLIAMS	CAD COORD: B.JONES	CAD: J.BLACKMAN	CHECKED: November 2021	APPROVED: November 2021	SUBMISSION: 50% DESIGN REVIEW
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WRIGHT-PIERCE		978.416.8000	www.wright-pierce.com
MEDWAY, MASSACHUSETTS		600 FEDERAL STREET, SUITE 2151, ANDOVER, MA 01810	
POPULATIC WATER TREATMENT PLANT		EXTERIOR ELEVATIONS	

DRAWING	A-201
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SITE PLAN

DRAWING	MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT		<div><div></div><div>WRIGHT-PIERCE</div></div> <div>978.416.8000 www.wright-pierce.com 600 FEDERAL STREET, SUITE 215L, ANDOVER, MA 01810</div>		REVISIONS		APPD	DATE
	SITE PLAN		NO					
		PROJECT NO: 20600		DESIGNED: R.WILLIAMS				
		CAD COORD: B.JONES		CAD: S.RICKEY				
		CHECKED: Checker		DATE: November 2021				
		APPROVED: Approver		DATE:				
		SUBMISSION: FOR REVIEW						



MEDWAY, MASSACHUSETTS
POPULATIC WATER TREATMENT PLANT

**WRIGHT-PIERCE**

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600 FEDERAL STREET, SUITE 215L, ANDOVER, MA 01810

BUILDING PERSPECTIVE I

DRAWING
A-01

PROJECT NO:	20600
DESIGNED:	R.WILLIAMS
CAD COORD:	B.JONES
CAD:	S.HICKLEY
CHECKED:	
DATE:	November 2021
APPROVED:	
DATE:	
SUBMISSION:	FOR REVIEW

NO	REVISIONS	APPD	DATE
1			
2			
3			
4			
5			



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MEDWAY, MASSACHUSETTS

POPULATIC WATER TREATMENT PLANT

BUILDING PERSPECTIVE II

DRAWING

A-02

NO	REVISIONS	APP'D	DATE
1			
2			
3			
4			
5			

PROJECT NO: 20600

DESIGNED: R.WILLIAMS

CAD COORD: B.JONES

CAD: S.RICKLEY

CHECKED: Checker

DATE: November 2021

APPROVED: Approver

DATE:

SUBMISSION: FOR REVIEW



DRAWING	MEDWAY, MASSACHUSETTS POPULATIC WATER TREATMENT PLANT		WRIGHT-PIERCE 978.416.8000 www.wright-pierce.com 600 FEDERAL STREET, SUITE 215L, ANDOVER, MA 01810		PROJECT NO: 20600 DESIGNED: R.WILLIAMS CAD COORD: B.JONES CAD: S.RICKEY CHECKED: Checker DATE: November 2021 APPROVED: Approver DATE: SUBMISSION: FOR REVIEW		REVISIONS		APP'D	DATE
	NO									
A-03							1			
							2			
							3			
							4			
							5			

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Tuesday, December 14, 2021 11:15 AM
To: Michael Boynton; Peter Pelletier; Sean Harrington; Barry Smith; Bridget Graziano; Barbara Saint Andre; Jeff Lynch (ChiefLynch@townofmedway.org); Mike Fasolino ; Sgt. Jeffrey Watson; Jack Mee ; Beth Hallal
Cc: Chuck Caron - Caron Environmental Consulting (caronenv@aol.com); James Cray; Harris, Timothy
Subject: Medway DPW Water Quality Treatment Facility Site Plan - 19 Populatic Street

Good morning,

The Planning and Economic Development Board has received an application from the Medway DPW for site plan approval for its planned water quality treatment facility at 19 Populatic Street. The public hearing will begin on Tuesday, January 11, 2022 at 7 pm.

Project information has been uploaded to the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/town-medway-water-quality-treatment-plant-and-facility>.

Please review the proposed plan and associated information and supply any review comments to me by January 5, 2022. Thanks.

Best regards,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291

Susan Affleck-Childs

From: Chuck Samiotes <CSamiotes@Samiotes.com>
Sent: Thursday, January 6, 2022 3:57 PM
To: Susan Affleck-Childs; Arthur Poulakis; jpoulakis56@gmail.com
Subject: Medway Water Treatment Plant

Hi Susan:

Thank you for the chat. As I mentioned, I am a retired civil engineer representing an abutter, Arthur and Joan Poulakis. As close friends for 50 years, my work is pro-bono.

I would appreciate a zoom link to the Planning and Economic Development Board's Public Hearing for the Major Site Plan Approval for the Medway Water Treatment Plant .

I quickly reviewed of the material submitted and posted on the Planning Boards website. Some items appear to be addressed such as grading, cut and fill, and drainage (although not technically reviewed by me). Conversely, there is a substantial amount of information required by Chapter 200 that have not been addressed on the plans. Basic items like an assessors plan, property Line, exiting trees (caliper and drip line), landscaping plans (there appeared to be no Registered Landscape Architect on the team), no lighting plan (which would include a photogrammetric plan), etc. There is also no information given regarding the basic architecture such as materials, fenestration and doors. This is an incomplete assessment from my perspective and I may not have touched on all of the requirements of Chapter 200 or other Town of Medway requirements. With so many items outstanding, I am at a loss to provide guidance to the Poulakis family on how this project will affect them.

In closing, I will be out of town the day of the meeting dealing with family matters and will try to join in on zoom.

Respectfully,



Chuck

Charles G. Samiotes, PE
Emeritus
Founding Principal
Board of Directors

Samiotes Consultants, Inc.
Civil Engineers + Land Surveyors
20 A Street
Framingham, MA 01701-4102
t 508.877.6688 ext. 15
f 508.877.8349
c 508.246.8877
e csamiotes@samiotes.com
w www.samiotes.com





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January 11, 2022

**Medway Planning & Economic Development Board
Meeting**

Phytopia Public Hearing Continuation

- 12-6-21 Public Hearing Continuation Notice to the 1-11-22 PEDB meeting
- 1-6-22 letter from attorney Ted Cannon requesting a continuation of the hearing to the 2-8-22 PEDB meeting.

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Matthew Hayes, P.E., Member
Thomas Gay, Associate
Member



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK
DEC 6 '21 PM 1:14

MEMORANDUM

December 6, 2021

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees

FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator

RE: **Public Hearing Continuation for Phytopia, Inc**
Major Site Plan, Groundwater Protection Special Permit, and Reduced Parking
Special Permit
Continuation Date -- Tuesday, January 11, 2022 at 8:00 p.m.



At its November 30, 2021 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Phytopia, Inc. of Peabody, MA for approval of a major site plan, a groundwater protection district special permit, and a reduced parking special permit for its proposed development at 6 Industrial Park Road to the Board meeting to be held on Tuesday, January 11, 2022 at 8:00 p.m.

On November 30, 2021, the Board approved special permits to use the existing 53,128 sq. ft. industrial manufacturing building at 6 Industrial Park Road and construct a 66,238 sq. ft., 2-story addition to the existing building for the cultivation, manufacturing, processing, and packaging of marijuana for medical use and adult recreational use and the delivery of such products off site to retail marijuana establishments in other communities.

The planned scope of work for site plan approval and for the groundwater protection and reduced parking special permits includes interior renovations to the existing building, construction of the addition, improvements to the access/egress driveways, installation of curbing, parking area improvements, landscaping, lighting, and installation of and improvements to stormwater drainage facilities. The planned work is shown on a plan titled *Industrial Park Road*, dated April 1, 2021, last revised October 12, 2021 prepared by Williams & Sparages Engineers, Planners and Surveyors of Middleton, MA. The architectural drawings dated April 6, 2021, last revised June 2, 2021 were prepared by Anderson Porter Design of Cambridge, MA. Noise and odor mitigation plans have also been provided. The project is also before the Conservation Commission for an order of conditions and a land disturbance permit.

The application, site plan and supporting documentation were filed with the Town on May 12, 2021 and are on file with the Medway Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA. Project

information including the revised site plan has been posted to the Planning and Economic Development Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/phytopia-inc-6-industrial-park-road-marijuana-facility>.

Please do not hesitate to contact me if you have any questions.



Doherty, Dugan, Cannon,
Raymond & Weil, P.C.

Edward V. Cannon, Jr.
evc@ddcrwlaw.com

124 Grove Street
Suite 220
Franklin, MA 02038
TEL. NO. (508) 541-3000
FAX NO. (508) 541-3008

January 6, 2022

Planning & Economic Development Board
Town of Medway
155 Village Street
Medway, MA 02053

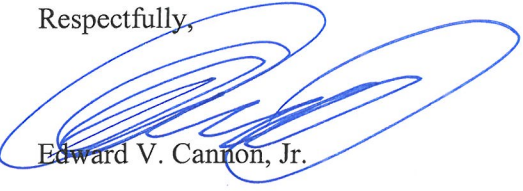
RE: 6 Industrial Park Road, Medway, MA
Medway Flower LLC
Site Plan & Special Permit Applications

Dear Susy:

The applicant respectfully requests that the Board continue the meeting currently scheduled for January 11, 2022 to February 8, 2022. This will enable the applicant to submit the necessary materials to the Board and the Board's consultant well in advance of the Feb. 8 meeting date.

Thank you for your time and attention to this matter, and please contact me with any questions or if you need any additional information.

Respectfully,



Edward V. Cannon, Jr.

Enclosures

cc: Angelo Frangoulidis
Dale Buckman, MD
Alex Athanas
Peter D'Agostino
Chris Sparages
Brian Anderson

F19-039



January 11, 2022

**Medway Planning & Economic Development Board
Meeting**

Evergreen Village Performance Security

- Draft Performance Security Agreement for Cash Deposit.
The specific amount is still to be determined.
- DRAFT Release of Covenant

NOTES:

1. Tetra Tech will conduct a site visit on Monday, January 10th to update the punch list and revise the bond estimate you first reviewed and approved on December 14th. TT will also determine if all of the minimum required items have been completed.
2. Maria Varrichione has indicated she will provide a check for the revised performance security amount on Tuesday before the meeting.
3. I have requested a status on paid taxes on the property from the Treasurer/Collector's office.
4. The Permittee paid the "payment in lieu of sidewalk construction" (\$7,874) on December 13, 2021.
5. The Affordable Housing Regulatory Agreement and the AH Local Initiative Program/Local Action Unit application were submitted to MA DHCD in October; these pertain to the one affordable housing dwelling unit. I am checking on the status of those submittals.

***Town of Medway
Planning and Economic Development Board***

Agreement for Deposit of Money to Secure Performance

This performance Agreement is entered into this ____ day of January, 2022, between the Town of Medway, acting through its Planning and Economic Development Board, with an address of 155 Village Street, Medway, MA 02053 (hereinafter referred to as "the Board"), and Sampson Pond, LLC, a Massachusetts limited liability company (hereinafter referred to as "the Applicant") with a usual place of business and address of P.O. Box 5, Medway, MA, 02053, to secure the completion of site improvements as shown on an approved site plan described below for the development of a six-unit, residential condominium community at 22 Evergreen Street, to be known as Evergreen Village, with unit addresses on Balsam Way, a permanent private way.

WHEREAS, on April 7, 2020, after a duly noticed public hearing, the Board issued a Multi-Family Housing Special Permit and Site Plan Decision to Sampson Pond, LLC for a site plan which is entitled "Evergreen Village", prepared by Ron Tiberi, P.E. of 9 Massachusetts Avenue, Natick, MA 01760, dated September 5, 2019, last revised April 6, 2020 (hereinafter referred to as "the Site Plan") and endorsed its approval on said plan on August 11, 2020; and

WHEREAS, the Board's Special Permit/Site Plan Decision requires the Applicant to post a performance guarantee if an occupancy permit is sought before all approved site improvements are completed; and

WHEREAS, the Applicant has decided to secure the completion of site improvements by means of providing the sum of _____ Dollars, said amount based on the estimate provided by the Town's Consulting Engineer dated January 10, 2022 and approved by the Board on January 11, 2022.

NOW, THEREFORE, the parties agree as follows:

1. The Applicant hereby binds and obligates itself, its executors, administrators, devisees, heirs, successors and assigns to the Board in the sum of _____ and will secure this obligation by depositing with the Town of Medway Treasurer a deposit of money in the above sum to be deposited in an escrow account in the name of the Town of Medway. The deposit of money to be used to secure the performance by the Applicant of all conditions, agreements, terms and provisions contained in the Board's Special Permit/Site Plan Decision; all conditions subsequent to approval of the site plan due to an amendment, modification or revision to the Site Plan; and all of the provisions set forth in this Agreement and any amendments thereto (hereinafter the "Approval Documents").

2. The Applicant shall complete the construction and installation of site improvements no later than _____. Said date is three years from the date of the Board's endorsement of the Site Plan plus an additional ____ days pursuant to Chapter 53 of the Acts of 2020, as amended by Chapter 201 of the Acts of 2020 adopted in response to the Covid-19 pandemic.

3. At the Applicant's written request, the amount of the performance guarantee may be reduced from time to time over the course of the construction project by vote of the Board upon the partial completion of the roadway and infrastructure improvements. In order to establish the adjusted amount of performance guarantee, the Town's Consulting Engineer shall prepare an estimate of the current cost for the Town to complete all work as specified on the approved Site Plan that remains unfinished at the time the request is submitted to the Board. The estimate shall be based on unit prices in the latest Weighted Average Bid Prices issued by the Mass Department of Transportation. The estimate shall reflect the cost for the Town to complete the work as a public works project, which may necessitate additional engineering, inspection, legal and administrative fees, staff time and public bidding procedures. The estimate shall also include the cost to maintain the roadway and infrastructure in the event the Applicant fails to adequately perform such. In determining the amount of the adjustment of the performance guarantee, the Board shall be guided by the following formula to determine the reduction amount: the estimate of the Town's Consulting Engineer of the cost to complete the work; plus, a 30% contingency. The Board may authorize up to three reductions in the amount of performance security however, the Board shall not reduce the performance security below \$40,000.

4. Upon completion of all obligations as specified herein and as may be included in the Approval Documents, on or before the required completion date, or such later date as may be specified by vote of the Board with the concurrence of the Applicant, the Board shall release the Applicant from this Agreement.

5. In the event the Applicant should fail to complete the site improvements as specified in the Approval Documents and within the time herein specified, the Board may apply the funds held by the Treasurer of the Town of Medway, in whole or in part, for the benefit of the Town of Medway to the extent of the reasonable costs to the Town of Medway to complete the construction of site improvements as provided in this Agreement. Any portion of the funds that are not applied as set forth above, shall be returned to the Applicant upon completion of the site improvements by the Town of Medway.

6. The Board, after notice to the Applicant and an opportunity for the Applicant to be heard, may rescind its approval of the Site Plan for breach of any provision of this Agreement or any amendments thereof.

7. The Board, at its discretion, may grant an extension of time and/or reduce the amount of the deposited funds and notify the Applicant and the Treasurer of the Town of Medway of any authorized adjustment.

8. The Applicant and the Board agree and understand that the Board will not release the funds in full until the site improvements have been deemed by the Board to be constructed and installed in accordance with the Approval Documents and this Agreement. This Agreement does not expire until the Board releases the funds in full.

9. If a court of competent jurisdiction determines that any provision of this Agreement is unenforceable, such determination shall not affect the remaining provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ____ day of January, 2022.

***Town of Medway
Planning and Economic Development Board***

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared the following members of the Medway Planning and Economic Development Board, _____

proved to me through satisfactory evidence of identification, which was (personal knowledge) (Massachusetts driver's license), to be the persons whose names are signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose as members of the Medway Planning and Economic Development Board.

Notary Public
My commission expires: _____

Sampson Pond, LLC.

By: _____

Maria Varrichione

Title/Position: Manager

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared the above-named Maria Varrichione, Manager of Sampson Pond, LLC, Applicant or person duly authorized to execute this Agreement on behalf of the Applicant, proved to me through satisfactory evidence of identification, which was _____ (personal knowledge) (Massachusetts driver's license), to be the person whose name is signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose.

Notary Public

My commission expires: _____

Appendices

- A. Evergreen Village Special Permit/Site Plan Decision
- B. SITE IMPROVEMENTS COMPLETION COST ESTIMATE by Tetra Tech

DRAFT

Release of Covenant
Planning & Economic Development Board – Town of Medway, MA

We, the undersigned members, being a majority of the Planning & Economic Development Board of the Town of Medway, Norfolk County, Massachusetts, hereby certify on this date that all dwellings to be constructed in the Evergreen Village Condominium, created by Master Deed dated _____, to be recorded with the Norfolk County Registry of Deeds, and being located on Lot 3 as shown on the site plan entitled *Evergreen Village, 22 Evergreen Street, Medway, MA*, dated September 5, 2019, last revised April 6, 2020, drawn by Ron Tiberi, P.E. of Natick, MA which was recorded with the Norfolk County Registry of Deeds on August 19, 2020 as pages 55 – 72 in Plan Book 694 of 2020, to which reference may be made for a more particular description, are hereby released from the terms, provisions and conditions as to sale and building thereon as set forth in a Multi-Family Housing Development Covenant dated August 6, 2020 recorded with said Registry of Deeds on August 19, 2020 in Book 38231, Pages 583-587. This Release of Covenant is a release of the entire covenant and relates to all Units in the above referenced project.

Executed under seal this ____ day of January, 2022.

Signatures of a majority of the members of the Planning & Economic Development Board of the Town of Medway:

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, SS.

On this _____ day of _____, 2022 before me, the undersigned notary public, personally appeared _____

_____,
members of the Medway Planning and Economic Development Board, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the above document, and acknowledged to me that they signed it voluntarily and for its stated purpose.

Notary Public
My commission expires:



January 11, 2022

**Medway Planning & Economic Development Board
Meeting**

**May 2022 Town Meeting Discussion of
Warrant Article Ideas**

- Memo dated 12-6-21 updated 1-5-22 from Barbara Saint Andre
- Draft Housekeeping article (12-6-21 bjs)
- List of ideas from Susy Affleck-Childs (12-6-21)
- UPDATED Master list of Zoning Ideas (12-10-21)
- May 2022 Town Meeting and FY23 Budget Calendar

Town Meeting is Monday, May 9, 2022. At its 1-3-22 meeting, the Select Board opened the warrant. The warrant closes 2-22-22.

Potential Town Meeting zoning amendments for 2022 ATM (bjs)

12-6-21

Updated 1-5-22

1. Housekeeping – Flood plain
- ~~2. Multi-family overlay to comply with Housing Choice legislation~~
3. Solar installations – If pending SJC case requires adjustments
4. Sign Bylaw – need to re-activate – not for 2022 ATM
5. Should other issues wait for MP and HPP to finish (e.g., cottage cluster, multi-family housing, common driveways, in-fill lots, new zoning districts)

2022 Annual Town Meeting
Housekeeping
Draft 12-6-21 (bjs)

Article ____

To see if the Town will vote to amend the Zoning Bylaw, Flood Plain District, Section 5.6.1.E.3 as follows (words added in **bold**)

In Zones AI-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway **unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment** would **not** result in any increase in flood levels within the community during the occurrence of the base flood discharge.

or act in any manner related thereto.

May 2022 Town Meeting Articles – Ideas Sac – 12-6-21

ZONING

1. BESS stuff . . .
2. Site Plan
 - define “development project” (this may be more of a rules/regs matter)
 - address issue of standards for site improvement/changes at existing developments vs. new developments (this may be more of a rules/regs matter)
 - outdoor dining, specifically put under administrative site plan
3. Massing/scale
4. Multi-family; better differentiate density formula for apartment buildings vs. non-apartment developments.

OTHER NON-ZONING

1. Street Acceptance – Hartney Acres/Newton Lane; Speroni Acres
2. Revise stormwater bylaw; remove some of the text that can go to rules and regs. Other changes?
3. Tree Preservation – work with ConCom

Ideas for Zoning & General Bylaw Work - UPDATED 12/8/2021

		Comments/Notes	PRIORITY	Assigned to?
	ZONING BYLAW IDEAS			
	DEFINITIONS - Section 2			
1	Kennel - Differentiate between animals as pets and/or home based business vs. a full commercial operation	Further discussion needed with Animal Control Officer and Board of Health. ZBA mentioned this as something of interest to them.		
2	Restaurant - Establish different definitions for different types of restaurants. Distinguish between "fast food" and others. Amend Use Table to allow non fast-food restaurants in industrial zones.			
	ADMINISTRATION - Section 3			
	SITE PLAN REVIEW - Section 3.5			
3	Refine triggering activities for major, minor and administrative site plan review and façade improvements (DRC)	Does the PEDB want to review this again?		
4	Revise language about requirement to construct sidewalks on the frontage of a project site, construct a sidewalk elsewhere in town, or make a payment in lieu of construction. Add option to also allow an applicant to make repairs to existing sidewalks that need improvement.	Suggested by Susy.		
5	Specifically add outdoor dining to list of activities to be addressed through administrative site plan review	Suggested by Susy		

		Comments/Notes	PRIORITY	Assigned to?
6	POSSIBLE NEW SUB-SECTION 3.6 Establish a new sub-section for a Certificate of Zoning Compliance	What is the process for reviewing building permit applications and electrical permit applications for zoning compliance? How is it determined if a lot is exceeding the maximum lot coverage, impervious coverage standards, uplands requirements, etc. or whether other dimensional regulations or requirements about accessory structures and outdoor storage are met. This can also be used to evaluate and determine if a property remains consistent with a previously approved site plan and any conditions included in a site plan decision.		
	USE REGULATIONS - Section 5			
	ADAPTIVE USE OVERLAY DISTRICT (AUOD) - Section 5.6.2			
7	Revise to provide that existing commercially used properties within the AUOD district could have the allowed ARCPUD commercial uses by right with adm. site plan review in lieu of requiring a developer to go through a full special permit process. This change would apply only to properties within the AUOD districts which presently have business operations, most likely on a pre-existing, non-conforming basis.			
	MULTIFAMILY HOUSING - Section 5.6.4			
8	Revisit entire Section	Workshop Type Meeting to Discuss - Is this still needed? What changes would make for a better bylaw? Revisit the density requirements.		
	Add requirement for sidewalks along property frontage			

		Comments/Notes	PRIORITY	Assigned to?
DIMENSIONAL REGULATIONS - Section 6				
	Section 6.2 General Provisions			
9	Section 6.2. E. Lot Frontage, 3. Access. Revisit the requirement that "An owner shall provide a means of access for vehicles from the frontage to a principal building for emergency services, for deliveries and for off-street parking."	Do we want to continue to require that access to a parcel has to be from its legal frontage?? What about suitable access from a common driveway?		
10	Section 6.2.F. Setbacks. Add language to specify what incidental and accessory items can be located within the standard setback areas.	Jack has suggested not allowing sheds, stored boats, trailers and swimming pools to be allowed in the front setback areas. See Walpole bylaw.		
11	NEW Section 6.4 - Massing	To address the over massing of a building on a small site, primarily residential, when new construction is out of character with the existing neighborhood. Look at floor/area ratio and other ways to address. This needs some time and study to evaluate.		
GENERAL REGULATIONS - Section 7				
7.1 Site Development Standards				
	OFF STREET PARKING and LOADING REGULATIONS - Section 7.1.1			
12	Update parking standards especially for industrial uses			
13	Add parking provisions for future reserve parking			

		Comments/Notes	PRIORITY	Assigned to?
	FENCES - New Section 7.1.4	Regulations to address safety and sight lines		
14	Fences - Require shorter fence height (3') in front for how a certain distance back into the front setback to avoid sight line issues. Could also address height of shrubbery.	Recommended by Jack and Erika.		
15	Look at <i>Private Fence Rules and Regs</i> at DPW web page			
16	BUFFERING - New Section 7.1.5	Suggested at 4-2-19 PEDB mtg		
17	SIGN REGULATIONS - Section 7.2	Simplify, streamline, make more user friendly, eliminate duplication. Look at window signs, temporary signs, signs required by state law - Lottery, Auto Inspection, etc. Adjust amount of allowed sign surface area for wall signs to correspond to distance from street. Add text re: removal of old, pre-existing nonconforming signs before new sign permits are issued for replacement signs. Tom, Barbara and Susy need to resume work on this.		
SPECIAL REGULATIONS - Section 8				
18	ADULT USES - New Section 8.12	Change from by right to special permit???? If so, need to establish permitting criteria.		
19	BACK LOT ZONING - New Section 8.13	New sub-section to provide special permit option to allow a house to be built on an oversized parcel with insufficient frontage. Could include driveway construction. This option would remove need for a full subdivision process. We could also include provisions for stormwater management.		

		Comments/Notes	PRIORITY	Assigned to?
20	COMMON DRIVEWAYS - New Section 8.14 Add regulations for Common Driveways. Allow by right or special permit? Anywhere!?!? NOTE - Common driveways are NOT private roadways. They provide access only, not frontage.	New sub-section to address criteria and basic standards for common driveways (length, width, stormwater, etc.) We already have a definition for common driveways and they have been used in ARCPUD and OSRD developments. Is this the best place to inset such standards or should they go in 7.1 Site Development Standards?		
	TWO-FAMILY - New Section 8.15	Revisit definition of two-family/duplex. Establish criteria for special permits. Consider adding the Village Commercial District as a possible location. Are a 2 family and duplex the same thing? Do we want/need to distinguish between the two? Horizontal vs. vertical separation? Should there be some measure of the extent of connection between the two units?? Establish special regulations to address appearance, parking, open space, curb cuts, height, etc. Revisit requirement that a 2 family building has to have the appearance of a single family house.		
	DRIVE-THRU FACILITIES - New Section 8.16	Establish special permit criteria for drive-thrus. See language provided by Ted Brovitz. NOTE - Drive-thrus are allowed by special permit and only in the CB, NC, BI and OGVC and OGBP zoning districts.		
	LAND CLEARING - New Section 8.17	Suggested by Jack. WE have a draft. Perhaps incorporate into Land Disturbance Bylaw amendments and Tree Preservation idea.		

		Comments/Notes	PRIORITY	Assigned to?
	NEW ZONING DISTRICTS			
A	Create a new Traditional Neighborhood Development overlay district for new construction that would allow for more dense, Smart Growth type neighborhood. Not the same level of density as required by a 40R district but denser than what we allow now.	This might be good for the Cassidy properties behind Medway Commons and/or behind Charles River Bank. Look at Smart Growth report by Gino Carlucci from several years ago. Recommend waiting until the Town's sewer/capacity issues are resolved. Also need to talk with the Cassidy family to see about their long term ideas for their property.		
B	Create a Cottage Community special permit option	Reconsider this.		
C	Create an Early Suburban Zoning District with dimensional requirements to more closely match what exists on the ground.	This would be suitable for Brentwood and other smaller lot, early post WWII sub- divisions. Most of these areas are currently zoned ARII. Reduce minimum lot size, frontage and setbacks to better match what is actually on the ground.		
D	Create a new industrial zone for west side of West ST north of Route 126. Area is presently zoned ARII.	Need to discuss with EDC. Not to include ground mounted solar. Boundaries? Similar uses to East Medway Industrial Park or Business Industrial District? Allow for contractor's yards? Use Table and Zoning Map would also need to be revised.		
	NOTE - It may be wise to hold off work on New Zoning Districts until after the Master Plan is completed.			

		Comments/Notes	PRIORITY	Assigned to?
	ZONING MAP REVISIONS			
1	Expand boundaries of East Industrial zoning district	Get input from EDC on this. Expect neighborhood opposition.		
2	Establish another Village Commercial district on Main Street/Route 109 from Medway Mill west toward the Community Church			
	GENERAL BY-LAW IDEAS			
A	Establish some stronger property maintenance regulations to address junk, dilapidation, blight, accumulated unregistered vehicles, collections of debris, etc.	Need input from Jack Mee and Beth Hallal. Property maintenance is an optional part of the Building Code but it pertains to structures, not sites. Is BOS interested in something like this? What do we presently have to address this? What is the statute that allows the BOH to act?? Staff recommends the PEDB discuss this with Jack Mee, Health Agent Beth Hallal, and the TA/BOS to gauge interest.		
B	Establish start and stop times for construction work	We have a draft. Needs work.		
C	Regulate the amount of and quality of fill being brought onto development sites.	Of interest to Bridget Graziano and Jack Mee. Bob Tucker says there are state laws that already address this. Difficult to enforce. Testing is expensive. We have a draft based on the Salisbury bylaw. Needs thorough discussion and vetting.		
D	Revise general bylaw to decrease required fence height around pools to 4' to be consistent with state law.	Suggested by Jack Mee. Discussed with PEDB. Jack to take lead on this.		

		Comments/Notes	PRIORITY	Assigned to?
E	Scenic Road bylaw	Take part of the <i>Scenic Road Rules & Regs</i> and turn into a bylaw. Broaden scope beyond the limited scope of the state statute which only addresses trees and stone walls in the right of way.		
F	Establish bylaw to promote universal accessibility and visitability of dwelling units	Suggested by Sue Rorke at 7/20/15 PEDB meeting. Something for a Disability Commission to consider.		
G	Tree Preservation	Conservation is working on this for May 2022 town meeting. Will need to coordinate with PEDB for site plan review.		
H	Stormwater Management/Land Disturbance	Revisit bylaw. Remove items that should be in Rules and Regs. Bridget, Susy, Stephanie and Barbara to work on this.		
I	Fees	Revise to provide a more aggressive fine schedule		
J	Revise General Bylaw on Parking of Commercial Vehicles in Residential Zones			
	12/10/2021 - sac			

Town of Medway

Fiscal Year 2023 Budget and 2022 Town Meeting Calendars

Date	Activity	Charter Ref.
Sept. 7, 2021	Select Board Issues Budget Calendar	7-2-1
Sept. 13	Town Manager Issues Capital Improvement Plan (CIP) Instructions	5-2-6
Oct. 4	Town Manager/Finance Director Issue Five (5) Year Revenue and Expense Budget	7-4-1
Oct. 11	CIP Submitted to Town Manager – Includes Status of Previously Approved Projects Plus Proposed New Projects	5-2-6
Oct. 11-18	Town Manager/Finance Dir. Review CIP w/ Dept. Mgrs.	
Oct. 18	Select Board Issues Policy Statement for FY22 Budget	7-2-4
Oct. 20	Proposed CIP and Capital Budget Submitted to Capital Improvement Planning Committee (CIPC)	
Oct. 20 - Dec. 31	CIPC Reviews and Ranks Projects	
Nov. 29	Town Manager/Finance Director Issues Budget Instructions to Dept. Heads and Committee Chairs	7-2-4
Dec. 27	Departmental Operating Budget Submissions Due to Town Admin.	7-2-5
Dec. 28 – Jan.14, 2022	Town Manager/Finance Director Review Department Budgets	
Jan. 3-14	CIPC Prepares Five Year Schedule of Capital Projects	5-2-6
Jan. 3	Annual Town Meeting Warrant Opens	
Jan. 18	CIPC Presents Capital Budget and Capital Plan to Select Board	
Jan. 31	Town Manager Submits Proposed Comprehensive Operating and Capital Budgets to Select Board	7-2-6
Jan. 31 – Feb. 28	Select Board Reviews Operating and Capital Budgets	
Feb. 22	ATM Warrant Closes	
Feb. 23-25	Legal Review of Warrant	
Feb. 25	School Dept. Budget Submitted to Town Admin. and Select Board	
Mar. 7	Select Board Adopts and Recommends Warrant to FinCom (except zoning); Select Board Adopts and Transmits Operating and Capital Budgets to FinCom	7-2-9
Mar. 8-Apr. 8	FinCom Review of Annual Town Meeting Warrant, Operating and Capital Budgets; Prepares Town Meeting Recommendations	
Mar. 8	PEDB Holds Public Hearing on Proposed Zoning Bylaw Changes	
Mar. 10	PEDB Submits Public Hearing Outcome/Recommendations to Select Board	
Mar. 21	Select Board Votes Recommendations on Zoning Warrant Articles	
Mar. 22	Select Board Advises FinCom of Zoning Articles Recommendations	7-2-9
Mar. 22	FinCom Submits Public Hearing Notice to Milford Daily News (4 business days prior to advertisement in paper)	
Apr. 6	FinCom Holds Public Hearing	2-5-2/7-2-10
Apr. 8	FinCom Recommends Final Budget and Warrant	7-2-10
Apr.15	Warrant Submitted to Publisher	
Apr. 15	Warrant Posted on Web, Residents Notified	
May 9, 2022	Annual Town Meeting; Approval of Upcoming Year's Budgets	

April 21, 2022

Constable Posts Warrant



January 11, 2022

**Medway Planning & Economic Development Board
Meeting**

Housing Choice Legislation
New Section 3A of MGL. C.40A

- Memo dated 1-6-22 from CED Director Barbara Saint Andre
- Chapter 40A, Section 3A from the MA Housing Choice legislation passed by the Legislature during 2020.
- Email dated 12-15-21 from Chris Kluchman, DHCD Deputy Director of Community Services re: Compliance Guidelines for Multi-Family Housing Districts in MBTA Communities issued by DHCD in December 2021.
- Draft Compliance Guidelines for Multi-Family Housing Districts in MBTA Communities. NOTE – Medway is designated as an “adjacent community” to a MBTA commuter rail community for purposes of these Guidelines.
- Map of Medway multi-family housing developments, existing and under construction.

NOTES

1. The PEDB and Select Board will meet jointly on Tuesday, January 18th for a presentation by Barbara Saint Andre about the DRAFT proposed Compliance Guidelines for multi-family

housing districts and a discussion of the Town's issues and concerns.

2. The Town has an opportunity to provide comments to DHCD on the proposed Guidelines by March 31, 2022. The Select Board would like to work with the PEDB to develop such comments.



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
COMMUNITY AND ECONOMIC
DEVELOPMENT

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Director

Barbara J. Saint Andre

**To: Select Board
Planning and Economic Development Board
Michael Boynton, Town Manager**

**From: Barbara J. Saint Andre
Director, Community and Economic Development**

Re: Draft Compliance Guidelines for Housing Choice Multi-family Housing

Date: January 6, 2021

I. Overview and Deadlines

On December 15, 2021, the Department of Housing and Community Development (DHCD) issued “DRAFT Compliance Guidelines for Multi-family Districts Under Section 3A of the Zoning Act”, intended to implement Chapter 40A, §3A, enacted as part of the Housing Choice legislation, Chapter 358 of the Acts of 2020. Section 3A requires each MBTA community, which includes Medway, to provide at least one zoning district of “reasonable size” that allows multi-family housing by right, and complies with certain other requirements, including a minimum gross density of 15 units per acre. If the Town does not comply, the Town will not be eligible for Housing Choice, Local Capital Projects Fund, or MassWorks grants.

DHCD is accepting comments on the Draft Guidelines until **March 31, 2022**. While the Draft Guidelines are under review, we must take the following steps to remain in compliance with chapter 40A, §3A and be eligible for funding under the three programs listed above:

- Hold a briefing of the Select Board on the Draft Guidelines no later than **May 2, 2022**; and
- Submit the MBTA Community Information Form by **May 2, 2022**.

I am informed that DHCD will be providing assistance as to the required briefing on the Draft Guidelines. I recommend that we hold the required briefing and submit the Community Information Form by May 2, 2022 to remain eligible for this year’s funding round.

To remain in compliance, we must do one of the following no later than **December 31, 2022**:

- Submit a complete request for determination of compliance; or
- Submit a proposed action plan as provided for in the Draft Guidelines.

II. Requirements for Compliance

Under the Draft Guidelines, a “reasonable size” is defined as 50 acres. With the required density of 15 units per acre, this means that the minimum multi-family district unit capacity requirement for Medway is 750 multi-family units according to the Draft Guidelines.

Please note that the multi-family district may include existing multi-family housing. A review of the Assessors’ records indicates the Glen Brook and 39 Main Street multi-family developments currently under construction should meet the required minimum density of 15 units per acre. Existing developments including Sanford Mill, Lovering Heights, and the Brick House apartments, as well as a number of small multi-family developments, also meet the minimum 15 units per acre based on Assessors’ records. These parcels are shown in purple on the accompanying map. Other multi-family developments that are more than 10 but less than 15 units per acre, for example Mahan and Maple Circle, are shown in orange on the map.

According to the Draft Guidelines, a multi-family zoning district must comply with the following in order to be in compliance:

- Multi-family housing must be allowed as of right, meaning that no discretionary permit, such as a special permit, is required. Site plan review may be required, but cannot be used to deny a project, or impose conditions that make multi-family housing impractical.
- A multi-family district must be of “reasonable size”, defined as at least 50 acres, and meet the minimum multi-family district capacity. We will need to estimate how many units could be constructed on each parcel of developable land within the district, based on factors such as the developable land, zoning requirements including height and setback limits, wetlands, the availability of town water and sewer, and other development restrictions. DHCD may provide assistance with how to complete this calculation.
- The multi-family district may be an overlay district, and may include more than one area, but at least one portion of the overlay district must include at least 25 contiguous acres of land, and no portion of the district that is less than 5 acres will be counted toward the minimum 50 acre requirement.
- The multi-family district must be without age restrictions and may not place restrictions on the size of the units, the number or size of bedrooms, or the number of occupants.
- Because Medway does not have land within .5 miles of a transit station, the multi-family district should, if feasible, be located in an area with reasonable access to a transit station, or consistent with the state’s sustainable development principles, such as near a downtown or village center.

There are detailed provisions in the Draft Guidelines for submitting information to DHDC on the multi-family housing district once it has been enacted, in order to obtain a determination that the Town is in compliance. As noted above, if we feel that we will not be able to enact compliant zoning by the end of 2022, we can submit an action plan and timeline to DHCD and request that the Town be found to be in interim compliance. Again, there are detailed provisions in the Draft Guidelines as to what is needed for an action plan.

III. Potential Areas to Provide Comments to DHCD

Given the potential impact of the requirements in the Draft Guidelines on Medway's strained infrastructure, it is suggested that the Town should take advantage of the opportunity to provide comments on the Draft Guidelines. The Select Board and PEDB should consider reaching out to other towns in the area that will also be impacted by these requirements, and exploring the possibility of joining with other towns to submit joint comments. Please note that the required minimum density of 15 units per acre is imposed by the legislation, so that cannot be changed by DHCD in the guidelines. There are, however, a number of provisions in the Draft Guidelines that warrant a response, such as:

- The definition of "reasonable size" as requiring a minimum of 50 acres of land
- The requirements for determining the amount of developable land in the district
- Consideration of the impacts on infrastructure, including public water and sewer capacity and facilities; public ways; stormwater management; emergency services; groundwater and wetlands; and other public facilities
- There is no definition of "sustainable development principles", although communities not located within .5 miles of a transit station are expected to comply with this term
- The statement that DHCD may, in its discretion, take noncompliance into account for other discretionary grant awards
- Whether the requirements of chapter 40A, §3 constitute an unfunded mandate in violation of Proposition 2 ½
- Other items that may be brought forward through discussions and additional information from DHCD

I will be happy to discuss these items further or provide additional information.

Chapter 40A, Section 3A.

(a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

Text of section added by 2020, 358, Sec. 18 effective January 14, 2021.]

Anna Rice

From: MassPlanners <massplanners-bounces@masscptc.org> on behalf of Kluchman, Chris (OCD) via MassPlanners <massplanners@masscptc.org>
Sent: Wednesday, December 15, 2021 2:02 PM
To: massplanners@masscptc.org
Subject: [Massplanners] Draft Guidelines for MBTA Communities - web link
Attachments: ATT00001.txt

Dear Massplanners:

Draft Guidelines for the Multi-Family Zoning Requirement for MBTA Communities in the new section 3A of c.40A are now available at: mass.gov/mbtacomunities

Please use the online comment form on the site. The deadline for submitting comments is **March 31, 2022**.

Enacted as part of the [economic development bill](#) in January 2021, new Section 3A of M.G.L. c. 40A (the Zoning Act) requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.
- No age restrictions
- Suitable for families with children.

To remain in compliance while DHCD is collecting public comment on the Draft Guidelines, an MBTA community must:

- Submit the MBTA Community Information Form by 5:00 p.m. on **May 2, 2022**.
- Hold a briefing of your City Council, Town Council or Select Board on the Draft Compliance Guidance no later than **May 2, 2022** and attest to that on the MBTA Community Information Form.

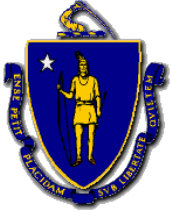
An MBTA community that does not comply with Section 3A is not eligible for funding from: the Housing Choice Initiative, the Local Capital Projects Fund, or the MassWorks Infrastructure Program.

Respectfully, Chris

Chris Kluchman, FAICP

Deputy Director, Community Services Division
Department of Housing and Community Development (DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114
chris.kluchman@mass.gov

Please note: DHCD staff are working remotely, I check email frequently and will respond as soon as possible.



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

DRAFT Compliance Guidelines for Multi-family Districts
Under Section 3A of the Zoning Act

1. Overview of Section 3A of the Zoning Act

Section 18 of chapter 358 of the Acts of 2020 added a new section 3A to chapter 40A of the General Laws (the Zoning Act) applicable to MBTA communities (referred to herein as “Section 3A”). Subsection (a) of Section 3A provides:

An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

The purpose of Section 3A is to encourage MBTA communities to adopt zoning districts where multi-family zoning is permitted as of right, and that meet other requirements set forth in the statute.

The Department of Housing and Community Development, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, is required to promulgate guidelines to determine if an MBTA community is in compliance with Section 3A. DHCD promulgated preliminary guidance on January 29, 2021. DHCD updated that preliminary guidance on December 15, 2021. These guidelines provide further information on how MBTA communities may achieve compliance with Section 3A.

2. Definitions

“Adjacent community” means an MBTA community with no transit station within its border or within 0.5 mile of its border.

“Age-restricted housing” means any housing unit encumbered by a title restriction requiring occupancy by at least one person age 55 or older.

“Bus service community” means an MBTA community with a bus station within its borders or within 0.5 miles of its border, or an MBTA bus stop within its borders, and no subway station or commuter rail station within its border, or within 0.5 mile of its border.

“Bus station” means a building located at the intersection of two or more public bus lines, within which services are available to bus passengers; provided that a bus station does not include a shelter or other structure without walls and a foundation.

“Chief executive officer” means the mayor in a city, and the board of selectmen in a town, unless some other municipal office is designated to be the chief executive officer under the provisions of a local charter.

“Commonwealth’s sustainable development principles” means the principles set forth at <https://www.mass.gov/files/documents/2017/11/01/sustainable%20development%20principles.pdf> as such principles may be modified and updated from time to time.

“Commuter rail community” means an MBTA community with a commuter rail station within its borders, or within 0.5 mile of its border, and no subway station within its borders, or within 0.5 mile of its border.

“Developable land” means land on which multi-family housing units have been or can be permitted and constructed. Developable land shall not include land under water, wetland resource areas, areas lacking adequate water or wastewater infrastructure or capacity, publicly owned land that is dedicated to existing public uses, or privately owned land encumbered by any kind of use restriction that prohibits residential use.

“Gross density” means a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.

“Housing suitable for families” means housing comprised of residential dwelling units that are not age-restricted housing, and for which there are no legal restriction on the number of bedrooms, the size of bedrooms, or the number of occupants.

“MBTA community” means a city or town that is: (i) one of the 51 cities and towns as defined in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation Authority under section 6 of chapter 161A or in accordance with any special law relative to the area constituting the authority.” A list of MBTA communities is attached, including the designation of each MBTA community as a rapid transit community, a bus service community, a commuter rail community or an adjacent community for purposes of these compliance guidelines.

“Multi-family housing” means a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

“Multi-family district” means a zoning district, including an overlay district, in which multi-family uses are allowed by right.

“Rapid transit community” means an MBTA community with a subway station within its borders, or within 0.5 mile of its border. An MBTA community with a subway station within its borders, or within 0.5 mile of its border, shall be deemed to be a rapid transit community even if there is one or more commuter rail stations or MBTA bus lines located in that community.

“Reasonable size” means not less than 50 contiguous acres of land with a unit capacity equal to or greater than the unit capacity specified in section 5 below.

“Residential dwelling unit” means a dwelling unit equipped with a full kitchen and bathroom.

“Unit capacity” means an estimate of the total number of multi-family housing units that can be developed as of right within the multi-family district, made in accordance with the requirements of section 5.b below.

3. General Principles of Compliance

a. These compliance guidelines describe how an MBTA community can comply with the requirements of Section 3A. The guidelines specifically address:

- What it means to permit multi-family housing “as of right”;
- The metrics that determine if a multi-family district is “of reasonable size”;
- How to determine if a multi-family district has a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code;
- The meaning of Section 3A’s mandate that “such multi-family housing shall be without age restrictions and shall be suitable for families with children”; and
- The extent to which MBTA communities have flexibility to choose the location of a multi-family district.

b. The following general principles have informed the more specific compliance criteria that follow:

- All MBTA communities should contribute to the production of new housing stock.
- MBTA communities with subway stations, commuter rail stations and other transit stations benefit from having these assets located within their boundaries and should provide opportunity for multi-family housing development around these assets. MBTA communities with no transit stations within their boundaries nonetheless benefit from being close to transit stations in nearby communities.
- MBTA communities should adopt multi-family districts that will lead to development of multi-family housing projects of a scale, density and character that are consistent with a community’s long-term planning goals.

- “Reasonable size” is a relative rather than an absolute determination. Because of the diversity of MBTA communities, a multi-family district that is “reasonable” in one city or town may not be reasonable in another city or town. Objective differences in community characteristics must be considered in determining what is “reasonable” for each community.
- To the maximum extent possible, multi-family districts should be in areas that have safe and convenient access to transit stations for pedestrians and bicyclists.

4. Allowing Multi-Family Housing “As of Right”

To comply with Section 3A, a multi-family district must allow multi-family housing “as of right,” meaning that the construction and occupancy of multi-family housing is allowed in that district without the need to obtain any discretionary permit or approval. Site plan review and approval may be required for multi-family uses allowed as of right. Site plan review is a process by which a local board reviews a project’s site layout to ensure public safety and convenience. Site plan approval may regulate matters such as vehicular access and circulation on a site, architectural design of a building, and screening of adjacent properties. Site plan review may not be used to deny a project that is allowed as of right, nor may it impose conditions that make it infeasible or impractical to proceed with a multi-family use that is allowed as of right.

5. Determining “Reasonable Size”

In making determinations of “reasonable size,” DHCD will take into consideration both the area of the district and the district’s multi-family unit capacity (that is, the number of units of multi-family housing that can be developed as of right within the district).

a. Minimum land area

Section 3A’s requirement that a multi-family district be a “reasonable size” indicates that the purpose of the statute is to encourage zoning that allows for the development of a reasonable amount of multi-family housing in each MBTA community. A zoning district is a specifically delineated land area with uniform regulations and requirements governing the use of land and the placement, spacing, and size of buildings. A district should not be a single development site on which the municipality is willing to permit a particular multi-family project. To comply with Section 3A’s “reasonable size” requirement, multi-family districts must comprise at least 50 acres of land—or approximately one-tenth of the land area within 0.5 mile of a transit station.

An overlay district is an acceptable way to achieve compliance with Section 3A, provided that such an overlay district should not consist of a collection of small, non-contiguous parcels. At least one portion of the overlay district land areas must include at least 25 contiguous acres of land. No portion of the district that is less than 5 contiguous acres land will count toward the minimum size requirement.

b. Minimum multi-family unit capacity

A reasonably sized multi-family district must also be able to accommodate a reasonable number of multi-family housing units as of right. MBTA communities seeking a determination of compliance with Section 3A must provide to DHCD an accurate assessment of the number of multi-family housing units that can be developed as of right within the multi-family district, referred to as the district’s unit capacity.

A compliant district's multi-family unit capacity must be equal to or greater than a specified percentage of the total number of housing units within the community. The required percentage will depend on the type of transit service in the community, as follows:

Category	Minimum multi-family units as a percentage of total housing stock
Rapid transit community	25%
Bus service community	20%
Commuter rail community	15%
Adjacent community	10%

The minimum unit capacity applicable to each MBTA community is determined by multiplying the number of housing units in that community by 0.25, 0.20, 0.15 or 0.10, depending on the type of service in that community. For example, a rapid transit community with 7,500 housing units is required to have a multi-family district with a multi-family unit capacity of $7,500 \times 0.25 = 1,875$ multi-family units. When calculating the minimum unit capacity, each MBTA community should use 2020 census data to determine the number of total housing units, unless another data source has been approved by DHCD.

When determining the unit capacity for a specific multi-family district, each MBTA community must estimate how many units of multi-family housing could be constructed on each parcel of developable land within the district. The estimate should take into account the amount of developable land in the district, as well as the height limitations, lot coverage limitations, maximum floor area ratio, set back requirements and parking space requirements applicable in that district under the zoning ordinance or bylaw. The estimate must also take into account the restrictions and limitations set forth in any other municipal bylaws or ordinances; limitations on development resulting from inadequate water or wastewater infrastructure, and, in areas not served by public sewer, any applicable limitations under Title 5 of the state environmental code or local septic regulations; known title restrictions on use of the land within the district; and known limitations, if any, on the development of new multi-family housing within the district based on physical conditions such the presence of waterbodies, and wetlands.

If the estimate of the number of multi-family units that can be constructed in the multi-family district is less than the minimum unit capacity, then the MBTA community must change the boundaries of the multi-family district or make changes to dimensional regulations applicable to that district (or to other local ordinances or bylaws) to allow for the development of a greater number of multi-family units as of right.

It is important to understand that a multi-family district's unit capacity is not a mandate to construct a specified number of housing units, nor is it a housing production target. Section 3A requires only that each MBTA community has a multi-family zoning district of reasonable size. The law does not require the production of new multi-family housing units within that district. There is no requirement nor expectation that a multi-family district will be built out to its full unit capacity.

In some communities, there may be a significant number of multi-family units already existing in the multi-family district; those communities should generally expect fewer new units to be produced in the district, because it is more fully built out. Conversely, there may be some communities with relatively little multi-family housing in its multi-family district; there generally will be more opportunity for new

housing production in those districts in which there is a large gap between unit capacity and the number of existing multi-family units.

6. Minimum Gross Density

Section 3A states that a compliant multi-family district must have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A. DHCD will deem a zoning district to be compliant with Section 3A's minimum gross density requirement if the following criteria are met.

a. District-wide gross density

Section 3A expressly requires that a multi-family district—not just the individual parcels of land within the district—must have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A. To comply with this requirement, the zoning must legally and practically allow for a district-wide gross density of 15 units per acre. The Zoning Act defines “gross density” as “a units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.”

To meet the district-wide gross density the municipality must demonstrate that the zoning for the district permits a gross density of 15 units per acre of land within the district, “include[ing] land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.” By way of example, to meet that requirement for a 50-acre multi-family district, the municipality must show at least 15 existing or potential new multi-family units per acre, or a total of at least 750 existing or potential new multi-family units.

b. Achieving district-wide gross density by sub-districts

Zoning ordinances and bylaws typically limit the unit density on individual parcels of land. To comply with the statute's density requirement, an MBTA community may establish sub-districts within a multi-family district, with different density requirements and limitations for each sub-district, provided that the gross density for the district as a whole meets the statutory requirement of not less than 15 multi-family units per acre.

7. Determining Suitability for Families with Children

Section 3A states that a compliant multi-family district must be without age restrictions and must be suitable for families with children. DHCD will deem a multi-family district to comply with these requirements as long as the zoning does not require multi-family uses to include units with age restrictions and does not place any limits or restrictions on the size of the units, the number of bedrooms, the size of bedrooms, or the number of occupants.

8. Location of Districts

Section 3A states that a compliant multi-family district shall “be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.” DHCD will interpret that requirement consistent with the following guidelines.

a. General rule for measuring distance from a transit station.

To maximize flexibility for all MBTA communities, the distance from a transit station may be measured from the boundary of any parcel of land owned by a public entity and used for purposes related to the transit station, such as an access roadway or parking lot.

b. MBTA communities with some land area within 0.5 miles of a transit station

An MBTA community that has a transit station within its boundaries, or some land area within 0.5 mile of a transit station located in another MBTA community, shall comply with the statutory location requirement if a substantial portion of the multi-family district is located within the prescribed distance. Absent compelling circumstances, at least [one half] of the land area of the multi-family district should be located within 0.5 mile of the transit station. The multi-family district may include land areas that are further than 0.5 mile from the transit station, provided that such areas are easily accessible to the transit station based on existing street patterns and pedestrian connections.

In unusual cases, the most appropriate location for a multi-family district may be in a land area that is further than 0.5 miles of a transit station. Where none of the land area within 0.5 mile of transit station is appropriate for development of multi-family housing—for example, because it comprises wetlands or land publicly owned for recreation or conservation purposes—the MBTA community may propose a multi-family use district that has less than one-half of its land area within 0.5 miles of a transit station. To the maximum extent feasible, the land areas within such a district should be easily accessible to the transit station based on existing street patterns, pedestrian connections, and bicycle lanes.

c. MBTA communities with no land area within 0.5 miles of a transit station

When an MBTA community has no land area within 0.5 mile of a transit station, the multi-family district should, if feasible, be located in an area with reasonable access to a transit station based on existing street patterns, pedestrian connections, and bicycle lanes, or in an area that otherwise is consistent with the Commonwealth’s sustainable development principles—for example, near an existing downtown or village center, near an RTA bus stop or line, or in a location with existing under-utilized facilities that can be redeveloped into new multi-family housing.

9. Determinations of Compliance

DHCD will make determinations of compliance with Section 3A upon request from an MBTA community, in accordance with the following criteria and schedule. An MBTA community may receive a determination of full compliance when it has a multi-family district that meets all of the requirements of Section 3A. An MBTA community may receive a determination of interim compliance for a limited duration to allow time to enact a new multi-family district or amend an existing zoning district in order to achieve full compliance with Section 3A.

a. Requests for determination of compliance

When an MBTA community believes it has a multi-family district that complies with the requirements for Section 3A, as set forth in these guidelines, it may request a determination of compliance from DHCD. Such a request may be made for a multi-family district that was in existence on the date that Section 3A became law, or for a multi-family district that was created or amended after the enactment of Section 3A. In either case, such request shall be made on a form required by DHCD and shall include, at a minimum, the following information, which shall be provided in a format or on a template prescribed by DHCD:

General district information

- i. A map showing the municipal boundaries and the boundaries of the multi-family district;
- ii. A copy of those provisions in the municipal zoning code necessary to determine the uses permitted as of right in the multi-family district and the dimensional limitation and requirements applicable in the multi-family district;
- iii. A plan showing the boundaries of each parcel of land located within the district, and the area and ownership of each parcel as indicated on current assessor records;

Location of districts

- iv. A map showing the location of the nearest transit station and how much of the multi-family district is within 0.5 miles of that transit station;
- v. In cases where no portion of the multi-family district is located within 0.5 miles of a transit station, a statement describing how the development of new multi-family housing within the district would be consistent with the Commonwealth's sustainable development principles;

Reasonable size metrics

- vi. A calculation of the total land area within the multi-family district;
- vii. A calculation of the multi-family district's unit capacity, along with a statement describing the methodology by which unit capacity was determined, together with;
 - a. A description of the water and wastewater infrastructure serving the district, and whether that infrastructure is sufficient to serve any new multi-family units included in the unit capacity;
 - b. A description of any known physical conditions, legal restrictions or regulatory requirements that would restrict or limit the development of multi-family housing within the district;
 - c. The number and age of multi-family housing units already existing within the multi-family district, if any.

District gross density

- viii. The gross density for the multi-family district, calculated in accordance with section 6 of these guidelines.

Housing suitable for families

- ix. An attestation that the zoning bylaw or ordinance does not place any limits or restrictions on the size of the units, the number of bedrooms, the size of bedrooms, or the number of occupants in multi-family housing units within the multi-family district.

Attestation

- x. An attestation that the application is accurate and complete, signed by the MBTA community's chief executive officer.

As soon as practical after receipt of a request for determination of compliance, DHCD will either send the requesting MBTA community a notice that it has provided all of the required information, or identify the additional information that is required to process the request. Upon reviewing a complete application, DHCD will provide the MBTA community a written determination either stating that the existing multi-family use district complies with Section 3A, or identifying the reasons why the multi-family use district fails to comply with Section 3A and the steps that must be taken to achieve compliance.

An MBTA community shall be deemed to be in compliance with Section 3A for the period of time during which a request for determination of compliance, with all required information, is pending at DHCD.

b. Action plans and interim compliance—New or amended district

Many MBTA communities do not currently have a multi-family district of reasonable size that complies with all of the requirements set out in Section 3A and these guidelines. These MBTA communities must take affirmative steps towards the creation of a compliant multi-family district within a reasonable time. To achieve interim compliance, the MBTA community must, by no later than the dates specified in section 9.c, send to DHCD written notice that a new multi-family district, or amendment of an existing multi-family district, must be adopted to come into compliance with Section 3A. The MBTA community must then take the following actions to maintain interim compliance:

- i. *Creation of an action plan.* Each MBTA community must provide DHCD with a proposed action plan and timeline for any planning studies or community outreach activities it intends to undertake in order to adopt a multi-family district that complies with Section 3A. DHCD may approve or require changes to the proposed action plan and timeline by sending the MBTA community written notice of such approval or changes. Rapid transit communities and bus service communities must obtain DHCD approval of an action plan by no later than March 31, 2023. Commuter rail communities and adjacent communities must obtain DHCD approval of a timeline and action plan by no later than July 1, 2023.
- ii. *Implementation of the action plan.* The MBTA community must timely achieve each of the milestones set forth in the DHCD-approved action plan, including but not limited to the drafting of the proposed zoning amendment and the commencement of public hearings on the proposed zoning amendment.

- iii. *Adoption of zoning amendment.* An MBTA community must adopt the zoning amendment by the date specified in the action plan and timeline approved by DHCD. For rapid transit communities and bus service communities, DHCD will not approve an action plan with an adoption date later than December 31, 2023. For commuter rail communities and adjacent communities, DHCD will not approve an action plan with an adoption date later than December 31, 2024.
- iv. *Determination of full compliance.* Within [90] days after adoption of the zoning amendment, the MBTA community must submit to DHCD a complete application requesting a determination of full compliance. The application must include data and analysis demonstrating that a district complies with all of the compliance criteria set forth in these guidelines, including without limitation the district's land area, unit capacity, gross density and location.

During the period that an MBTA community is creating and implementing its action plan, DHCD will endeavor to respond to inquiries about whether a proposed zoning amendment will create a multi-family district that complies with Section 3A. However, DHCD will issue a determination of full compliance only after final adoption of the proposed zoning amendment and receipt of a complete application demonstrating the unit capacity.

c. Timeframes for submissions by MBTA communities

To remain in interim compliance with Section 3A, an MBTA community must take one of the following actions by no later than December 31, 2022:

- i. Submit a complete request for a determination of compliance as set forth in section 9.a above; or
- ii. Notify DHCD that there is no existing multi-family district that fully complies with these guidelines, and submit a proposed action plan as described in section 9.b above.

10. Renewals and Rescission of a Determination of Compliance

a. Term and renewal of a determination of compliance

A determination of compliance shall have a term of 10 years. Each MBTA community shall apply to renew its certificate of compliance at least 6 months prior to its expiration. DHCD may require, as a condition of renewal, that the MBTA community report on the production of new housing within MBTA community, and in the multi-family district that was the basis for compliance. Applications for renewal shall be made on a form proscribed by DHCD.

b. Rescission of a determination of compliance

DHCD reserves the right to rescind a determination of compliance if DHCD determines that (i) the MBTA community submitted inaccurate information in its application for a determination of compliance, (ii) the MBTA community amended its zoning or enacted a general bylaw or other rule or regulation that materially alters the Unit capacity in the applicable multi-family use district.


11. Effect of Noncompliance

If at any point DHCD determines that an MBTA community is not in compliance with Section 3A, that MBTA community will not be eligible for funds from the following grant programs: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2E of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A. DHCD may, in its discretion, take non-compliance into consideration when making other discretionary grant awards.


Multi-Family Housing Density




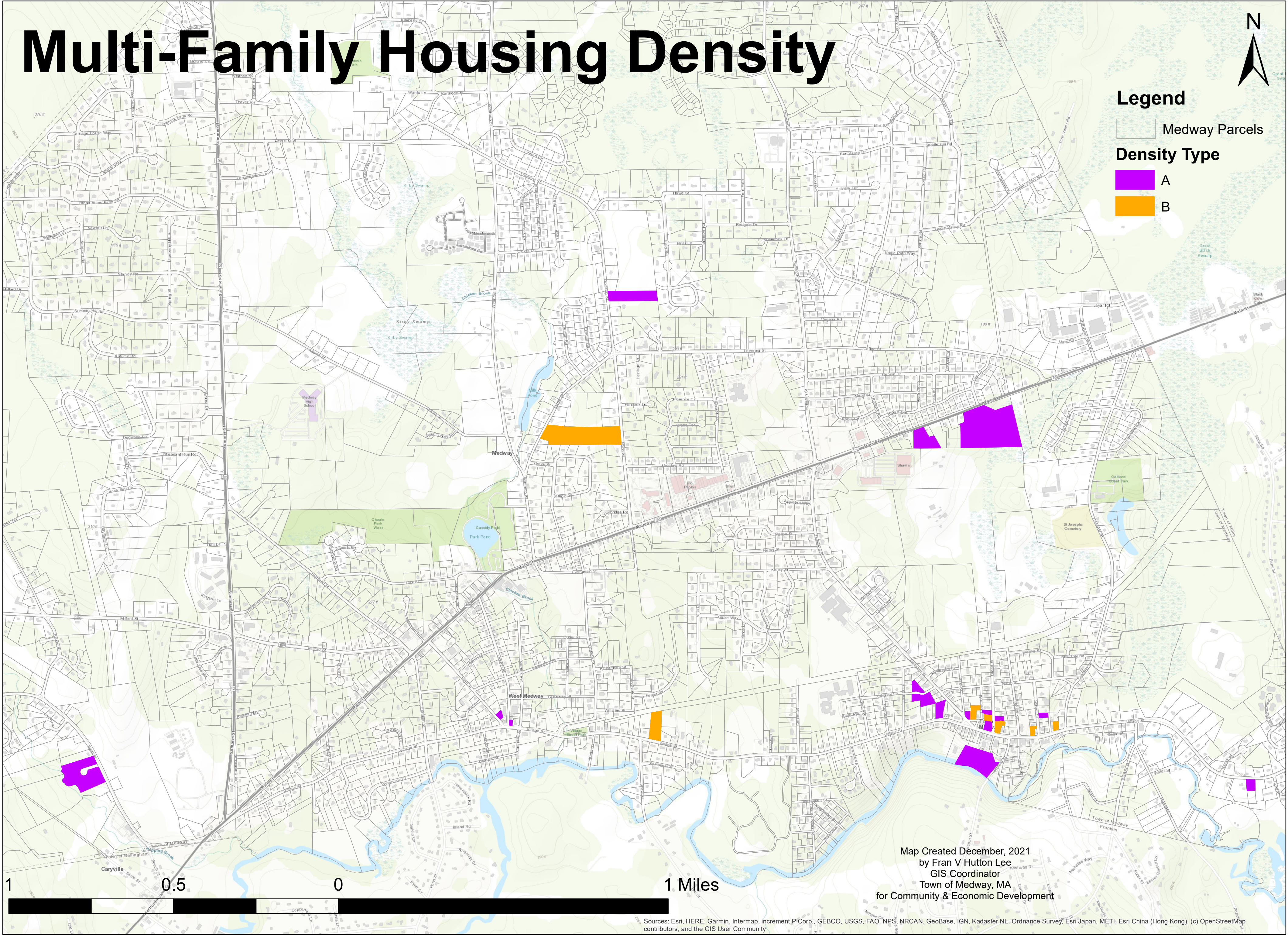
Legend

 Medway Parcels

Density Type

 A

 B



Map Created December, 2021
by Fran V Hutton Lee
GIS Coordinator
Town of Medway, MA
for Community & Economic Development

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



January 11, 2022
Medway Planning & Economic Development Board
Meeting

Cutler Place Public Hearing
Continuation

UPDATED – January 10, 2022

- 12-16-21 public hearing continuation notice to 1-22-22 PEDB meeting
- Revised site plan dated 12-28-21 by Ron Tiberi, P.E.
- Letter dated 12-27-21 from project engineer Ron Tiberi in response to previous plan review letters from Tetra Tech and Susy Affleck-Childs
- Review letter dated 1-6-22 from Tetra Tech on the revised site plan and updated stormwater report
- **Email dated 1-7-22 from abutters Chris and Kathleen Meo, 16 Cottage Street**

Before Tuesday's hearing, I will compile a master list of needed waivers for you to discuss at the hearing.

Board Members

Matthew Hayes, P.E., Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Thomas Gay, Associate
Member



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK
DEC 17 '21 AM 10:08

MEMORANDUM

December 16, 2021

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees

FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator

RE: **Public Hearing Continuation for Cutler Place Multi-Family Special Permit, Site Plan and Land Disturbance Permit**
6 Cutler Street
Continuation Date – Tuesday, January 11, 2022 at 8:45 p.m.

At its December 14, 2021 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Cutler Place, LLC of Medway, MA for approval of a special permit, land disturbance permit, and site plan for the proposed, 5-unit Cutler Place multi-family development at 6 Cutler Street to Tuesday, January 11, 2022 at 8:45 p.m.

The proposed development entails renovation of the existing 4,800 sq. ft. building into three residential dwelling units and construction of a 3,000 sq. ft. addition for 2 residential dwelling units. 10 off-street parking spaces are proposed. Proposed access will be from a single curb cut from Cutler Street with two egress drives onto Cutler Street. Stormwater management will be provided by means of a rain garden retention system located at the front of the property to mitigate and treat runoff from the building and parking lot. Other improvements include landscaping and site lighting.

The site plan is entitled *Cutler Place*, dated November 17, 2021, and was prepared by Ron Tiberi, P.E. of Natick, MA. The plan and associated application documents are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall. The information is also posted at Board's page at: <https://www.townofmedway.org/planning-economic-development-board/pages/cutler-place-multi-family-housing-development>

Based on the reviews by the Board's engineering consultant and staff, and the discussion at the 12-14-21 hearing, the applicant is revising the site plan and is expected to file that revised plan with the Board by the end of the year. It will be uploaded to the web site upon receipt.

Please review the revised site plan and forward any comments to me by January 6, 2022

Please don't hesitate to contact me if you have any questions. Thanks.

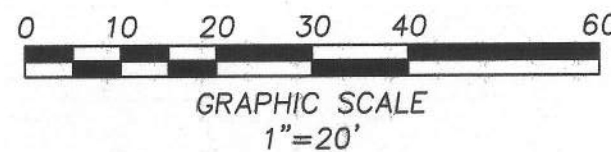
LEGEND

BIT. BITUMINOUS
ETW EDGE OF TRAVELED WAY
F.F. FINISHED FLOOR
GG GAS GATE
INV. INVERT
PP POWER POLE
SMH SEWER MANHOLE
GAR. GARAGE
TH THRESHOLD
T.O.C. TOP OF CONCRETE
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR



NOTES:

1. SUBJECT TO ANY STATEMENT OF FACT AN UP-TO -DATE ABSTRACT OF TITLE WOULD DISCLOSE.
2. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
3. UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL TOLL FREE, DIG SAFE CALL CENTER AT 1-888-3444-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.



EXISTING CONDITIONS PLAN
#6 CUTLER STREET
MEDWAY, MASSACHUSETTS
NORFOLK COUNTY
AS PREPARED FOR
RONALD TIBERI

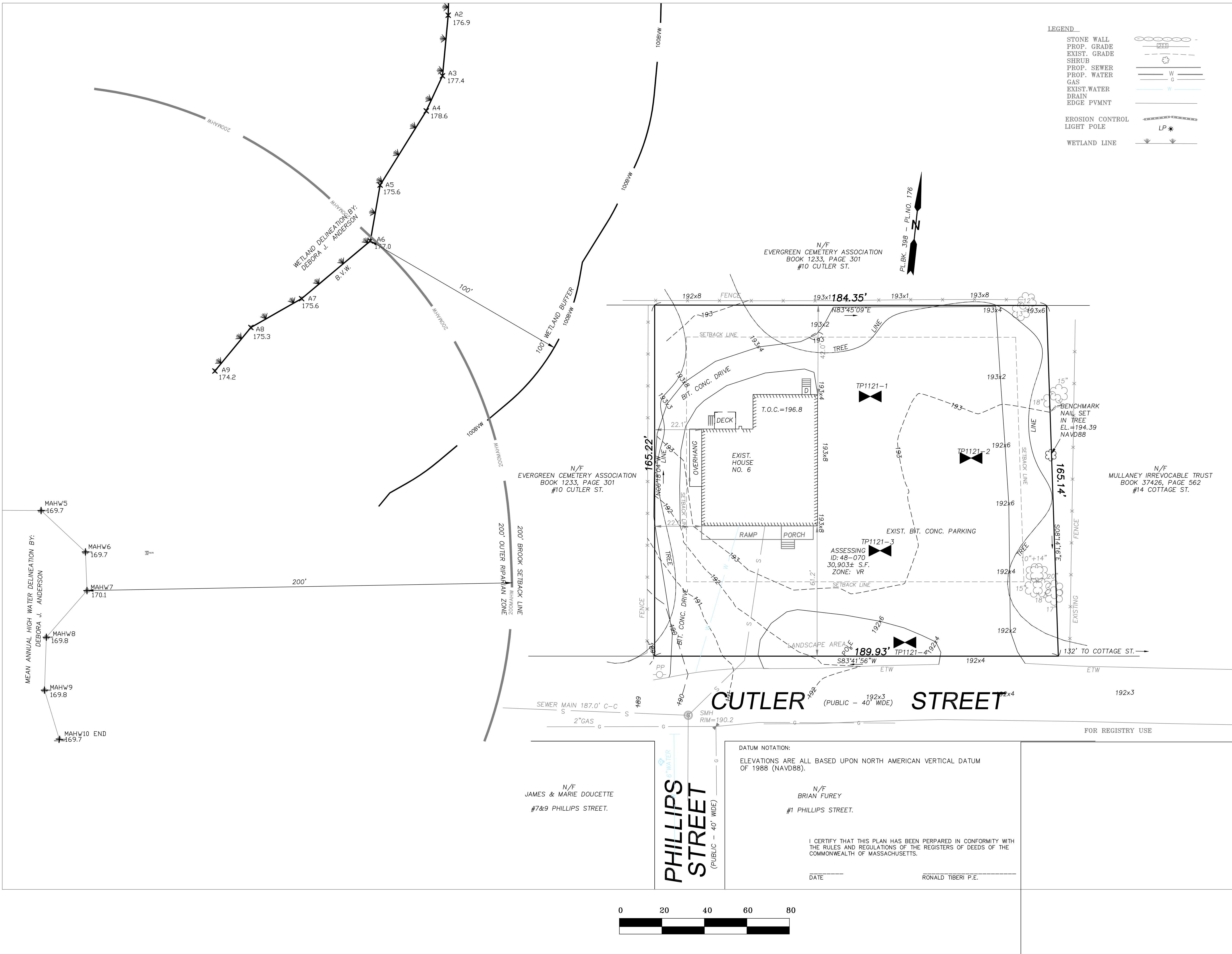
CHENEY
ENGINEERING CO., INC.

53 WELLEN STREET
NEEDHAM, MA 02494
TEL. 781-444-2188
admin@cheney-eng.com



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

DATE: 7/22/2021
PROJECT # 6191
REV.



GENERAL SITE NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
- ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
- THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 1(888)DIG-SAFE].

THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

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.

APPROVED BY PLANNING BOARD

DATE: _____

REVISIONS		
No.	DATE	DESCRIPTION
1.	12/23/21	PEER & TOWN REVIEW COMMENTS

WETLANDS & EXISTING CONDITONS PLAN

IN
MEDWAY, MASSACHUSETTS

CUTLER PLACE 6 CUTLER STREET

PREPARED FOR: CUTLER PLACE LLC
6 CUTLER STREET
MEDWAY MA 02053

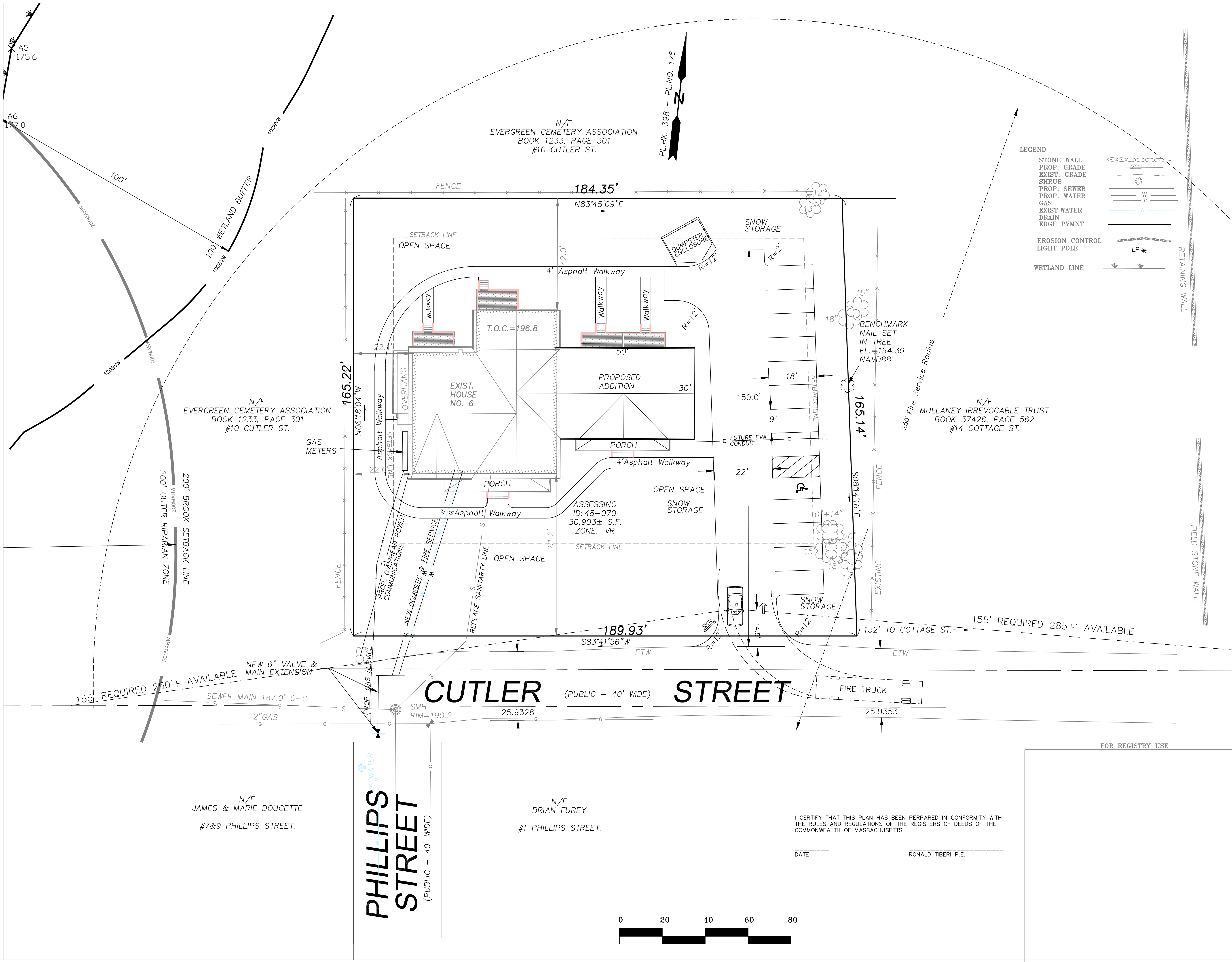
PREPARED By: RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 7155

DATE: NOV 1. 2021

S-1



GENERAL SITE NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
2. ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
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7. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
8. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
9. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

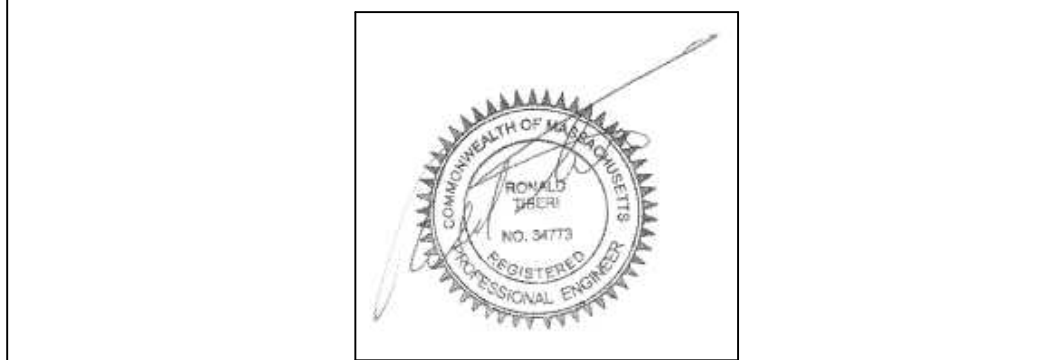
DIG SAFE NOTE:
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 (1(888)DIG-SAFE).

THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

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.

APPROVED BY PLANNING BOARD
DATE: _____



REVISIONS			
No.	DATE	DESCRIPTION	
1.	12/23/21	PEER & TOWN REVIEW COMMENTS	

PROPOSED SITE & UTILITY LAYOUT PLAN
IN
MEDWAY, MASSACHUSETTS

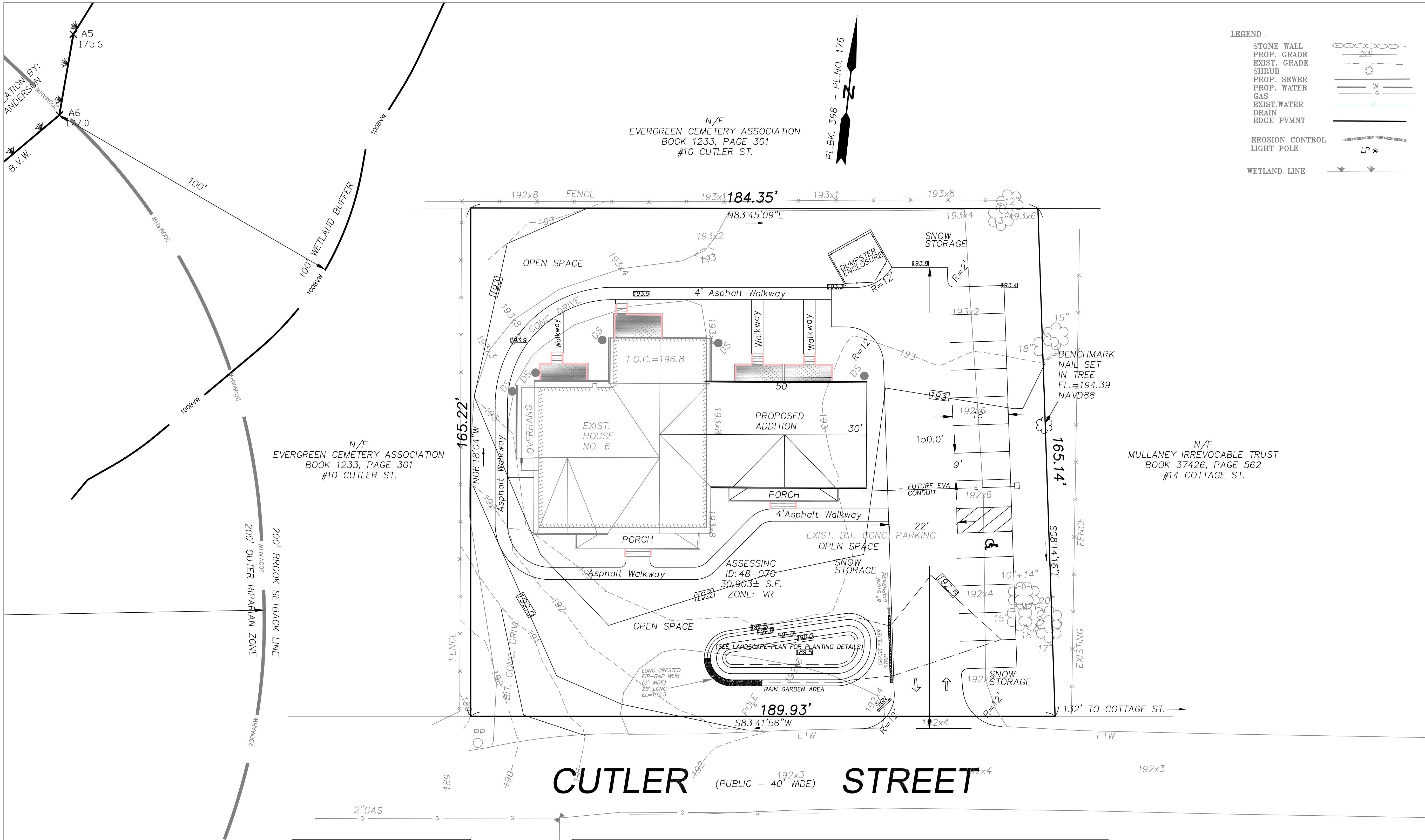
**CUTLER PLACE
6 CUTLER STREET**

PREPARED FOR:
**CUTLER PLACE LLC
6 CUTLER STREET
MEDWAY MA 02053**

PREPARED By: **RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760**

DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 7155
DATE: NOV 1. 2021

S-2



LEGEND

STONE WALL
PROP. GRADE
EXIST. GRADE
SHRUB
PROP. SEWER
PROP. WATER
GAS
EXIST. WATER
DRAIN
EDGE PVMNT

EROSION CONTROL
LIGHT POLE

WETLAND LINE

- GENERAL SITE NOTES**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
 - ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
 - LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
 - ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
 - THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
 - ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
 - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
 - IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.
- DIG SAFE NOTE:**
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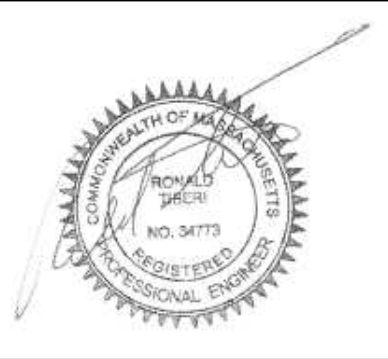
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CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

APPROVED BY PLANNING BOARD

DATE: _____



REVISIONS		
No.	DATE	DESCRIPTION
1.	12/23/21	PEER & TOWN REVIEW COMMENTS

PROPOSED DRAINAGE
& GRADING PLAN
IN
MEDWAY, MASSACHUSETTS

CUTLER PLACE
6 CUTLER STREET

PREPARED FOR:	CUTLER PLACE LLC 6 CUTLER STREET MEDWAY MA 02053
PREPARED By:	RONALD TIBERI P.E. 9 MASSACHUSETTS AVE. NATICK MA 01760
DRAWING SCALE:	1 inch = 20 feet
PROJECT NUMBER:	7155
DATE:	NOV 1. 2021

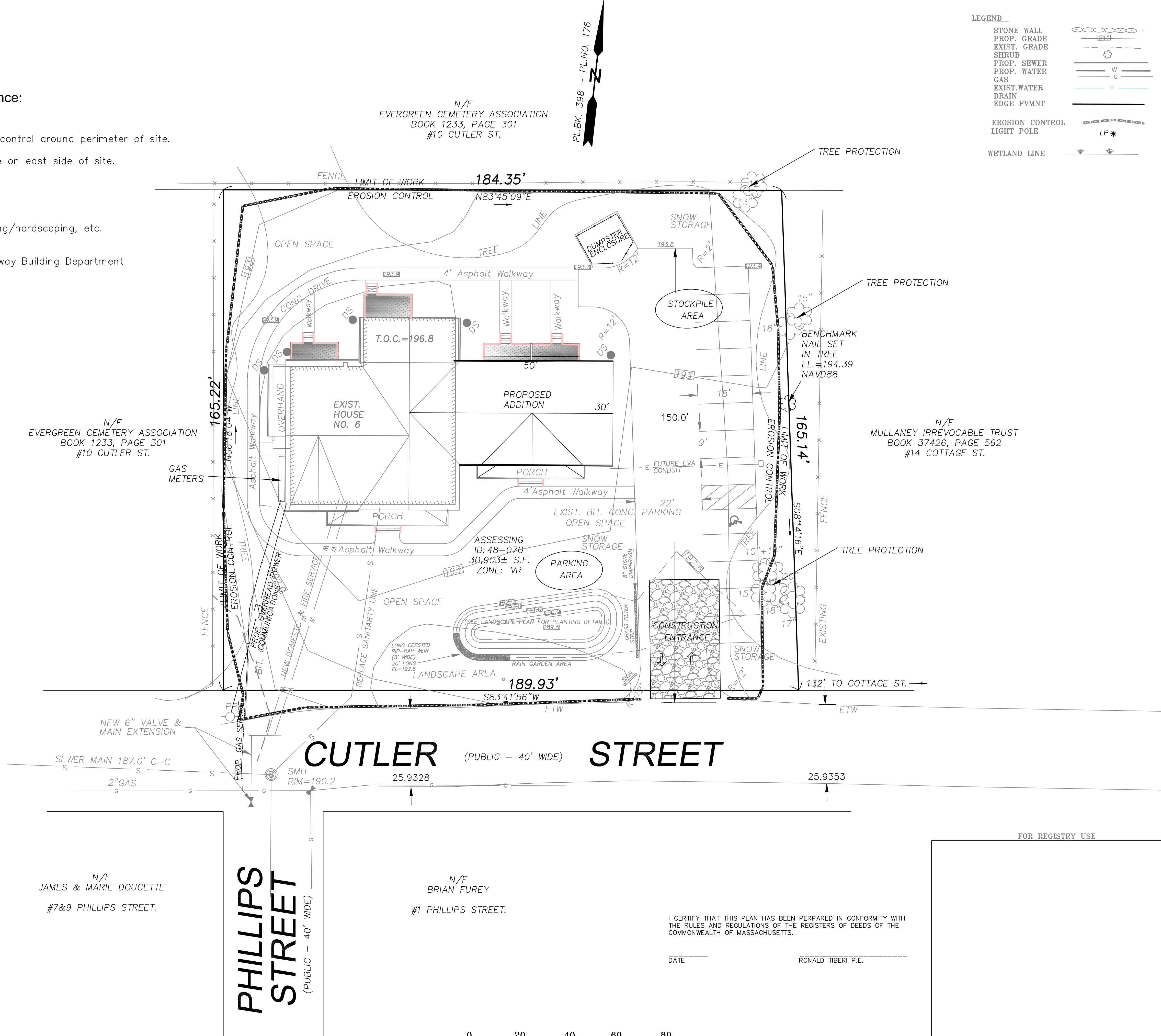
×

Approximate Construction Sequence:

- Install perimeter fencing and erosion control around perimeter of site.
- Site clearance.
- Build temporary construction entrance on east side of site.
- Locate staging area at front of site.
- Setup temporary services.
- Install utilities
- Install rain garden
- Construct driveway & parking.
- Completion of all siteworks/landscaping/hardscaping, etc.

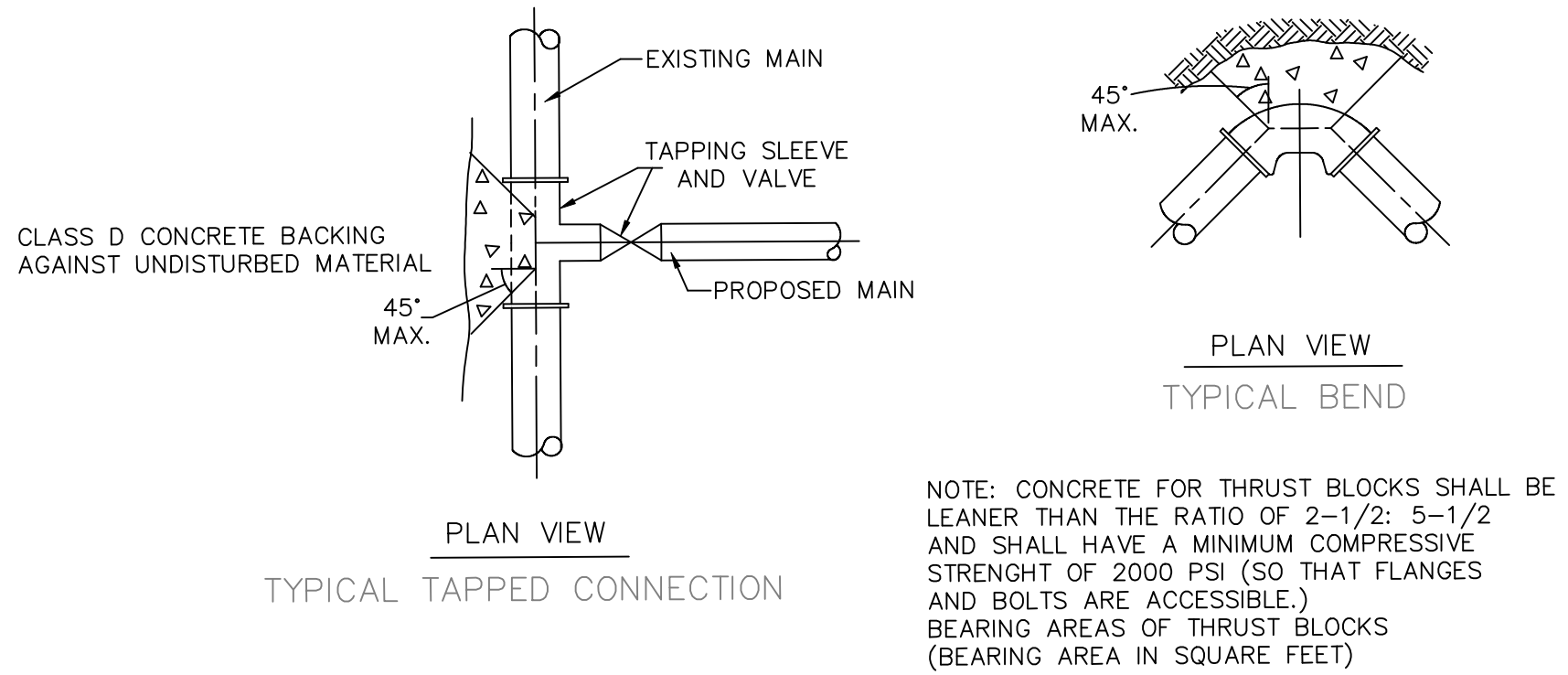
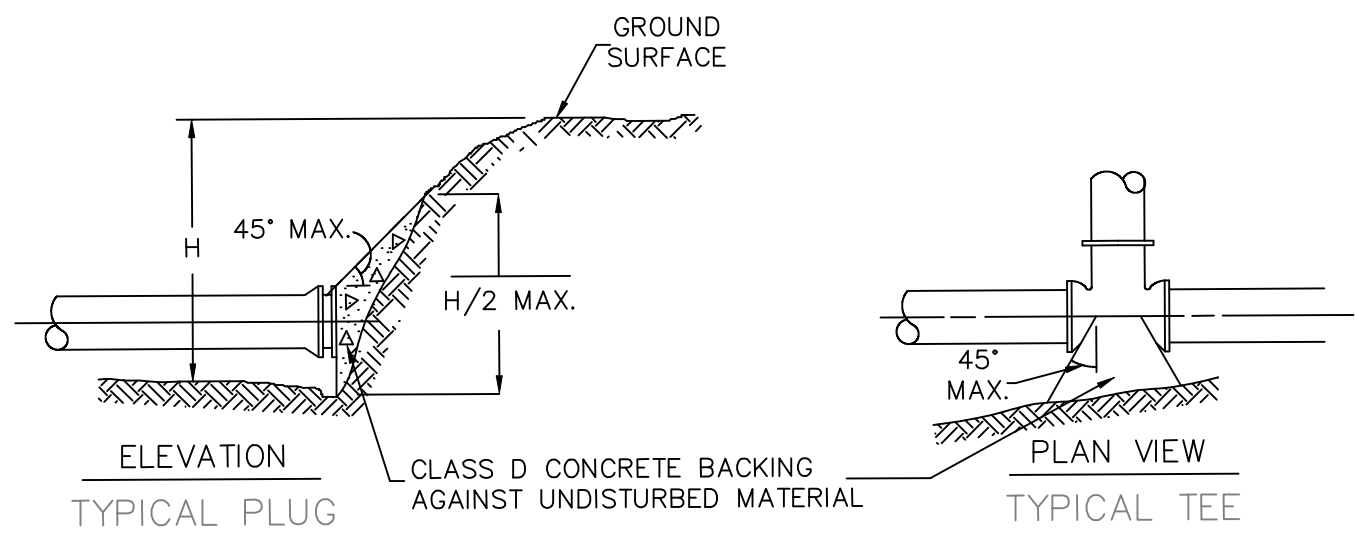
HOURS & DAYS as permitted by Medway Building Department

N/F
EVERGREEN CEMETERY ASSOCIATION
BOOK 1233, PAGE 301
#10 CUTLER ST.



I CERTIFY THAT THIS PLAN HAS BEEN PERPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

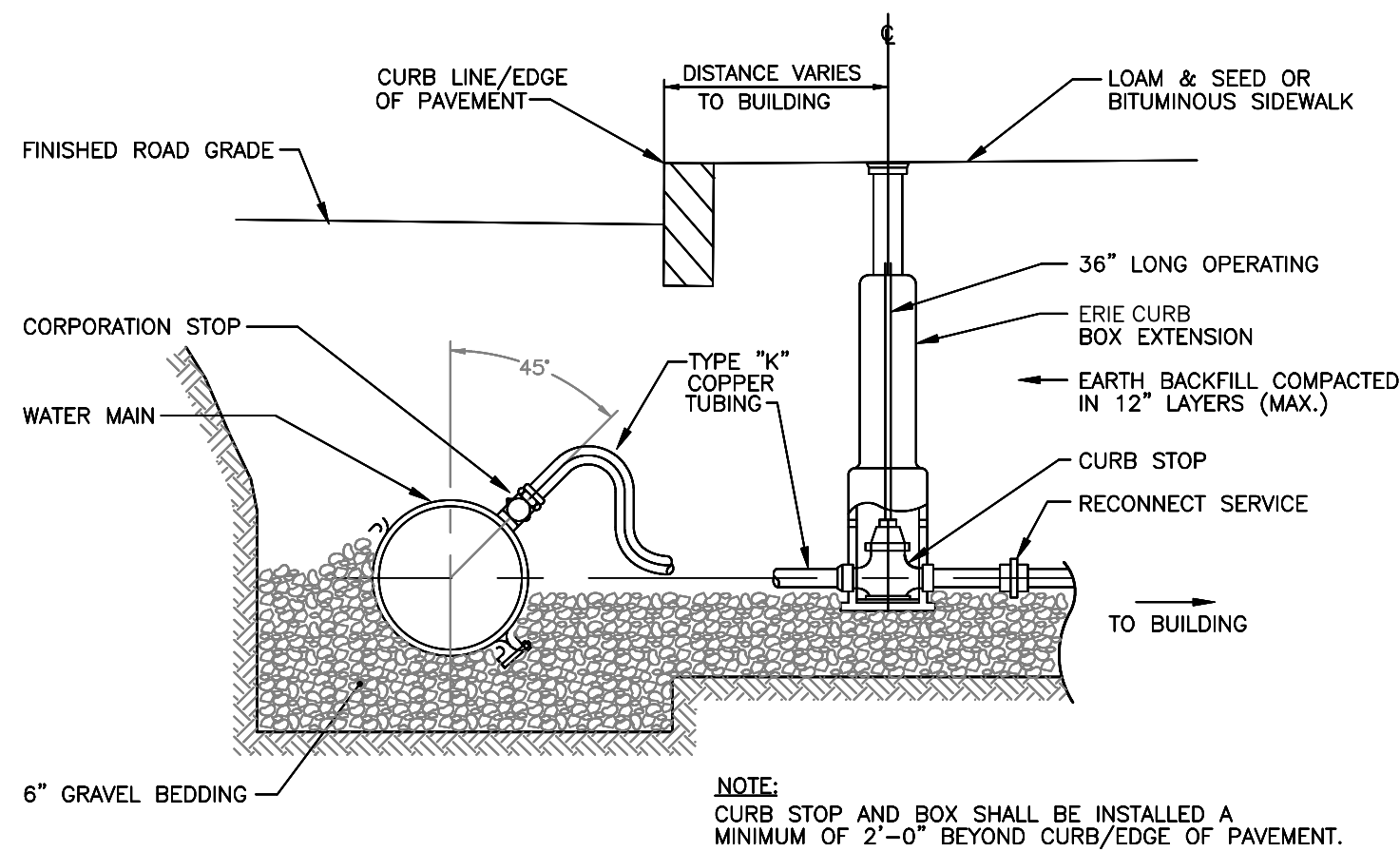
DATE _____ RONALD TIBERI P.E.



BEARING AREAS OF THRUST BLOCKS (BEARING AREA IN SQUARE FT.)				
PIPE SIZE INCHES	1/4 BEND	1/8 BEND	1/16 BEND	PLUG TEES
6 AND 8	8	8	—	8
10 AND 12	22	13	8	16

WATER MAIN THRUST BLOCK DETAILS

NOT TO SCALE

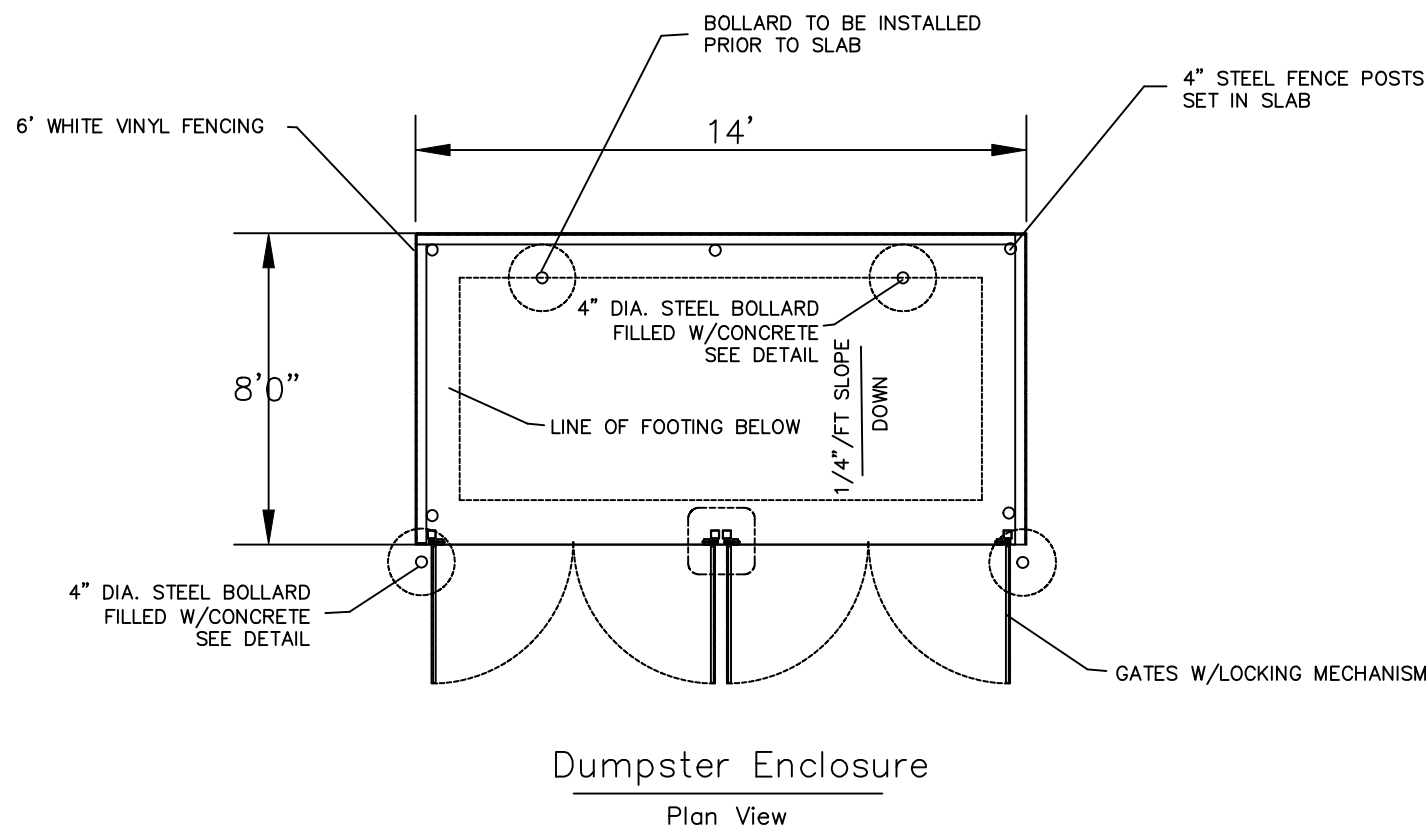


TYPICAL HOUSE SERVICE CONNECTION

(NOT TO SCALE)

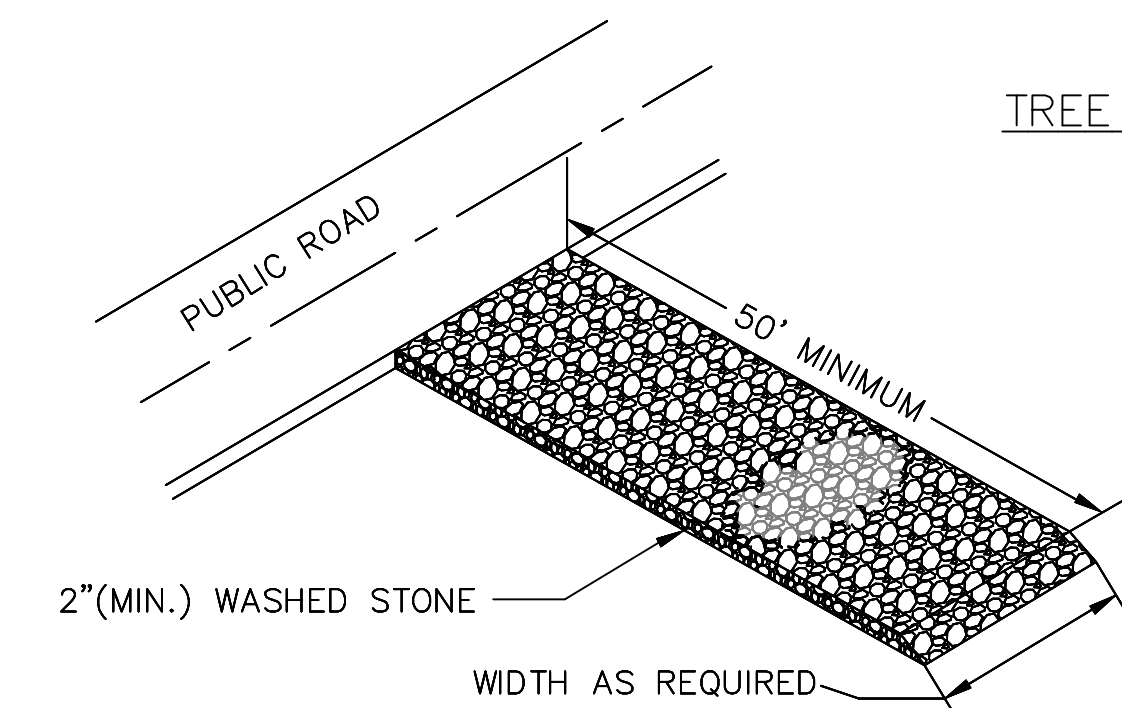
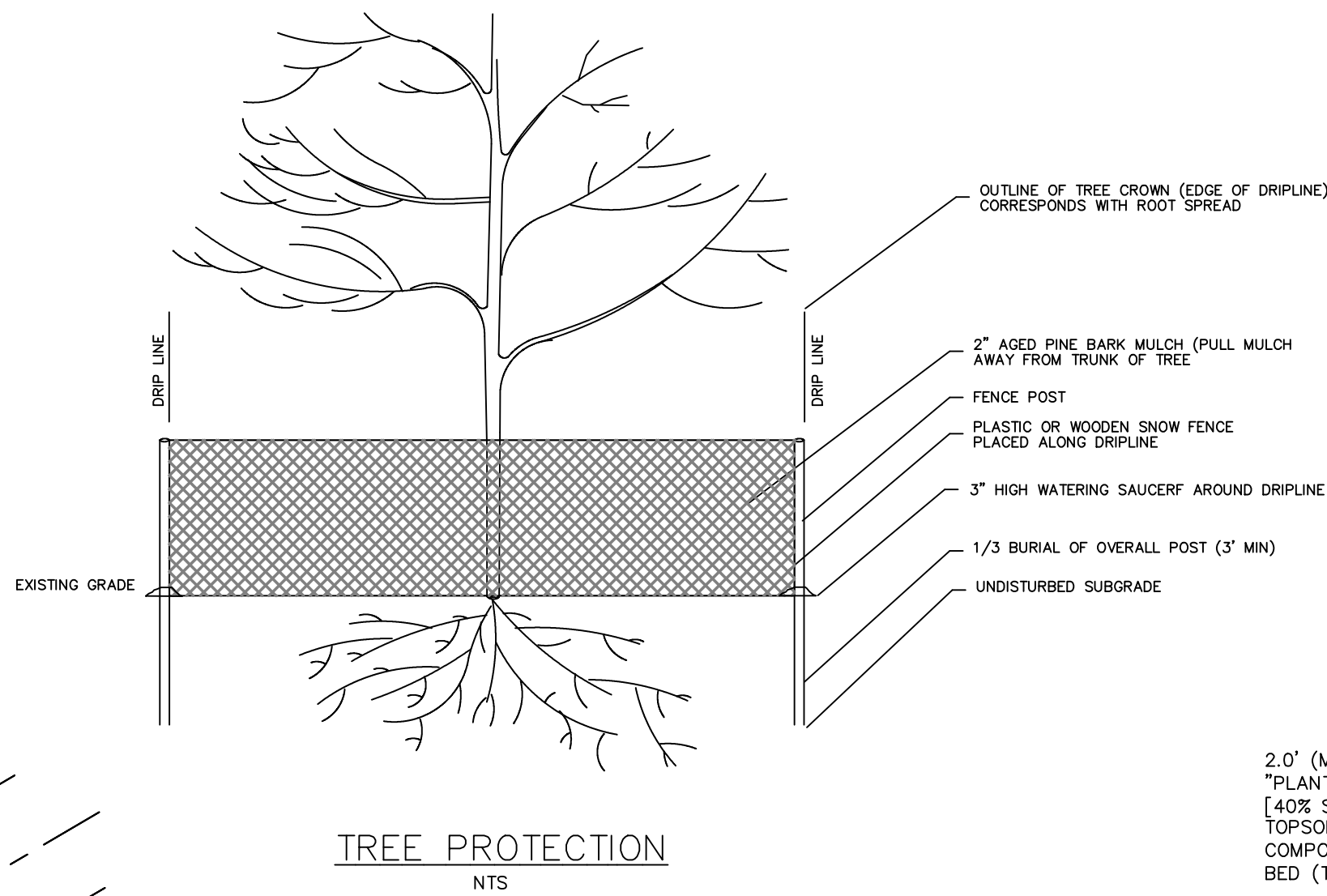
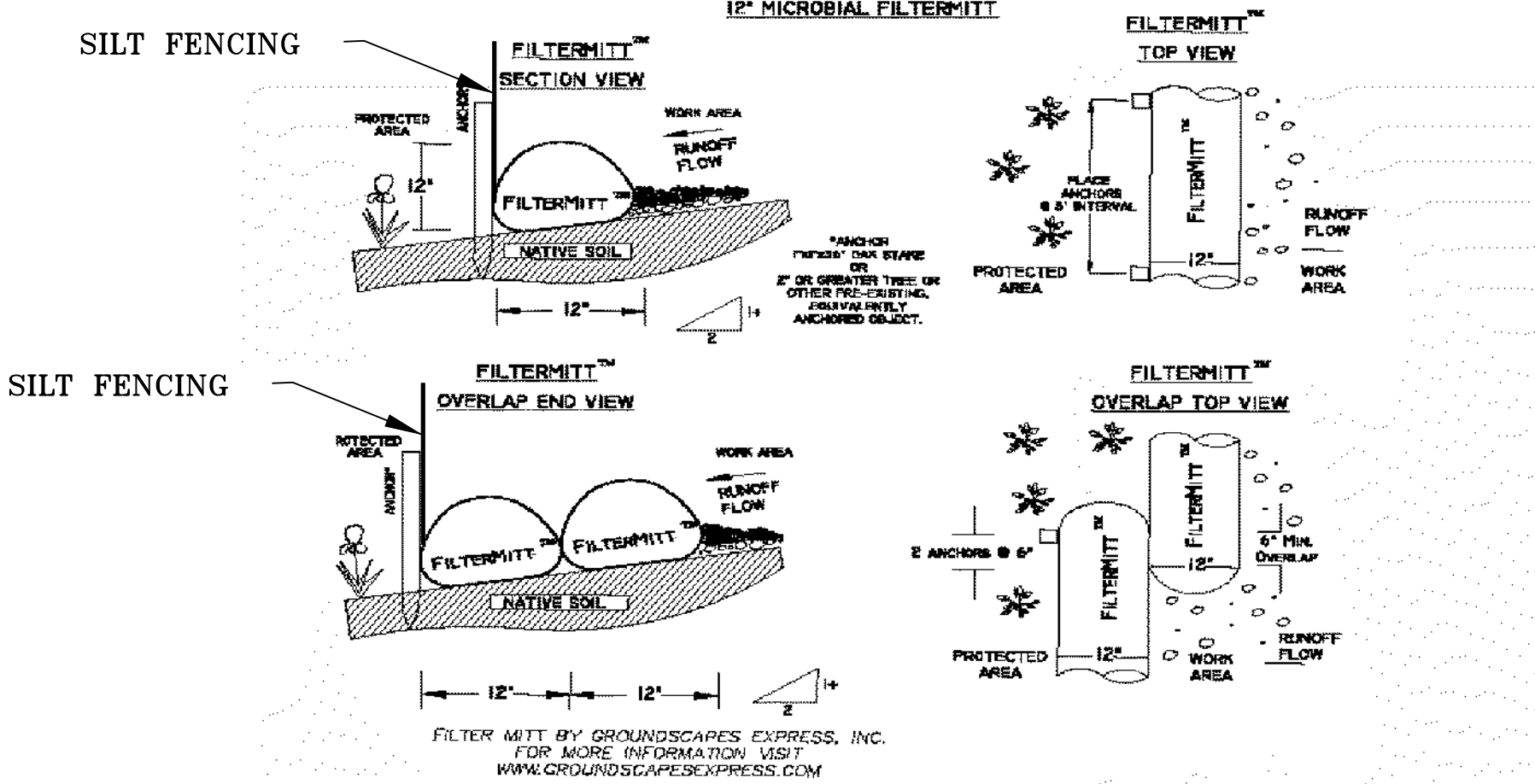
NOTE:

1. ALL SERVICE CONNECTION FITTINGS SHALL BE BY THE MUELLER COMPANY.
2. ALL WORK AND MATERIALS SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWN OF MEDWAY'S DEPARTMENT OF PUBLIC WORKS.



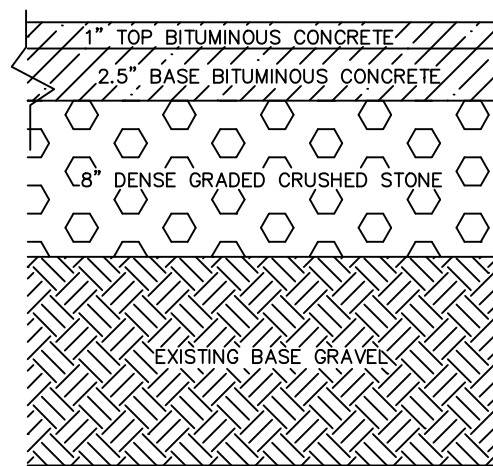
Dumpster Enclosure
Plan View

EROSION CONTROL BARRIER



CONSTRUCTION ENTRANCE DETAIL

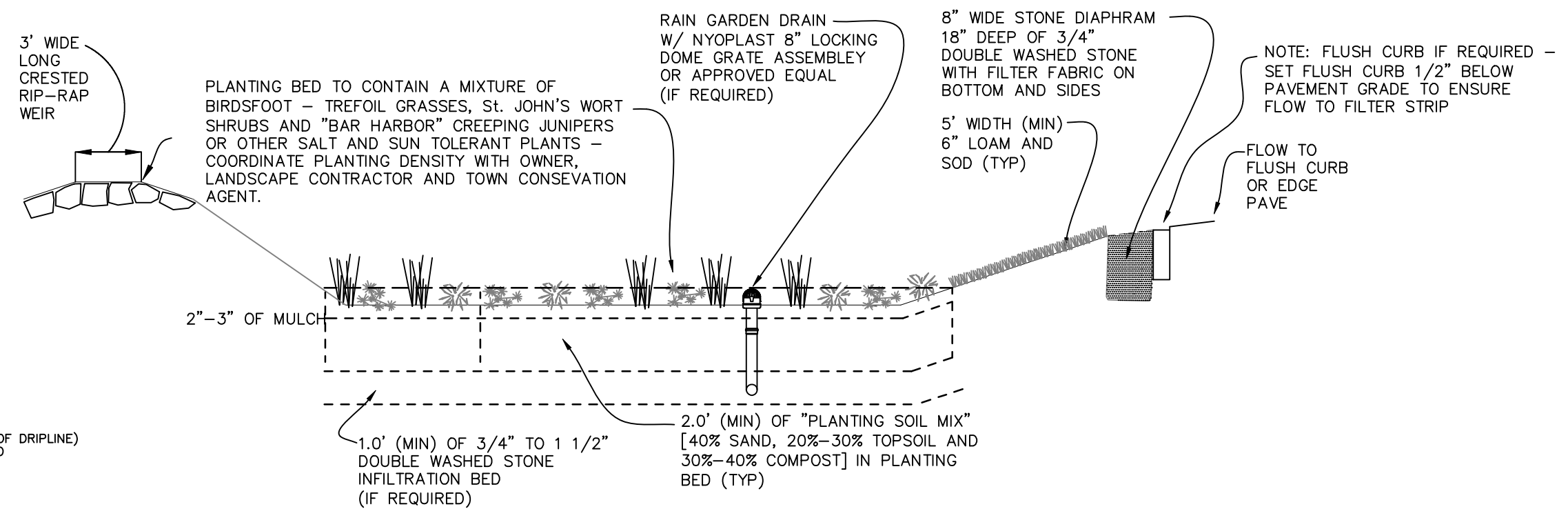
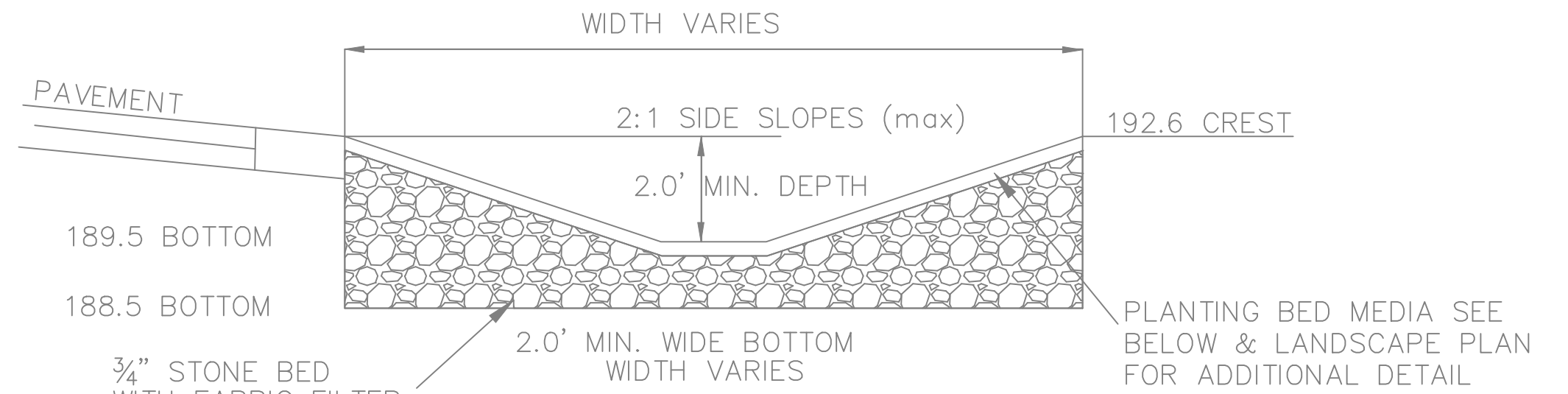
NOT TO SCALE



- 1) ALL MATERIALS SHALL MEET MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS
- 2) INSTALL GEOTEXTILE (MIRAFI 180N OR EQUIVALENT) ABOVE SUBBASE AS DIRECTED BY THE ENGINEER

PAVEMENT CROSS-SECTION DETAIL

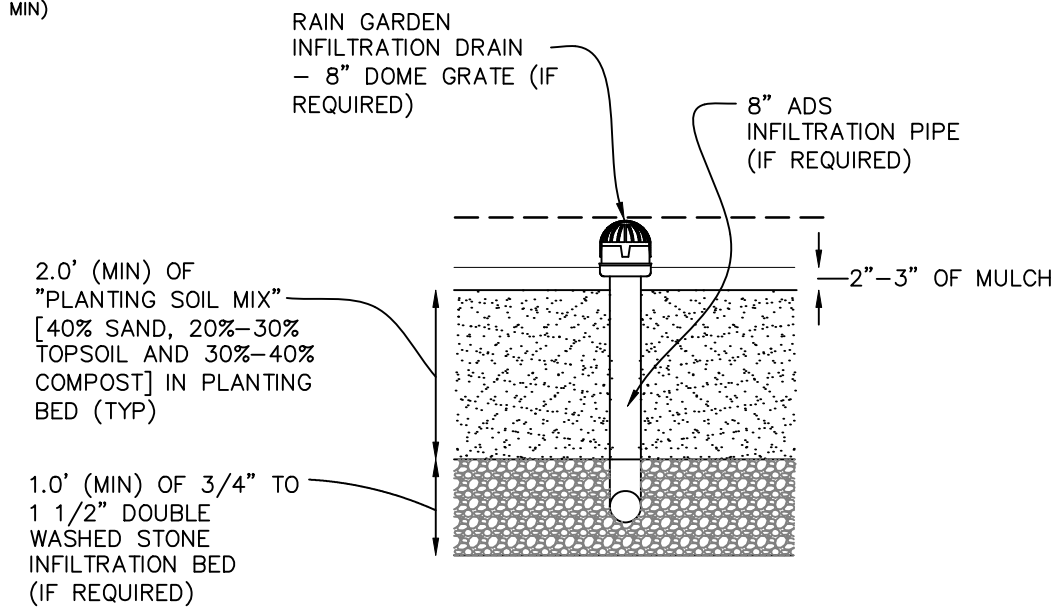
N.T.S.



TYPICAL RAIN GARDEN SCHEMATIC SECTION & PLANTINGS

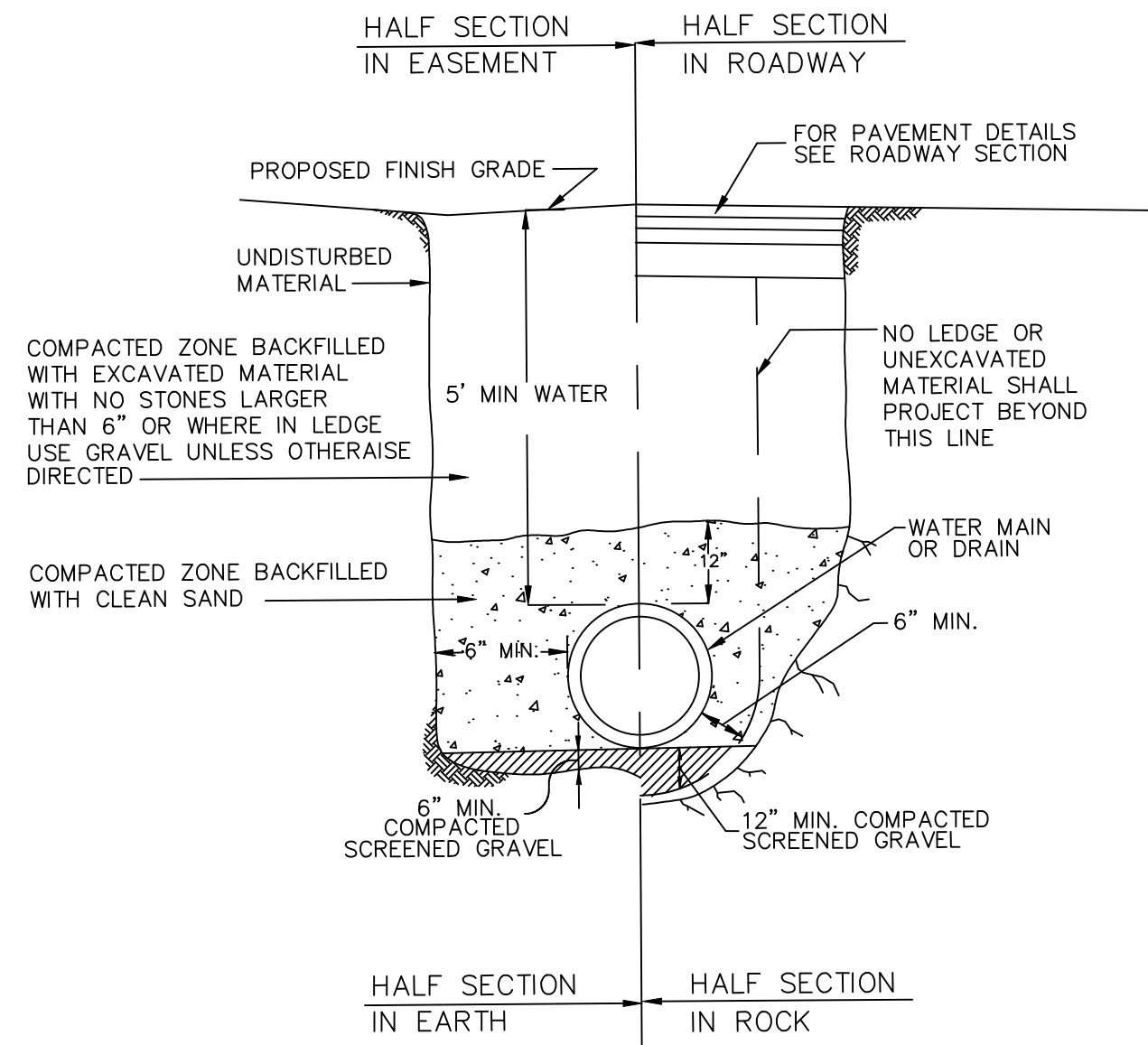
NOT TO SCALE

NOTE: PLANTING BED SOIL MIX AND PLANT SPECIES TO BE AS SPECIFIED IN THE STRUCTURAL BMP MASSACHUSETTS STORMWATER HAND BOOK CHAPTER 2 VOLUME 2 PAGES 23-35.



RAIN GARDEN TYPICAL SECTION

NOT TO SCALE

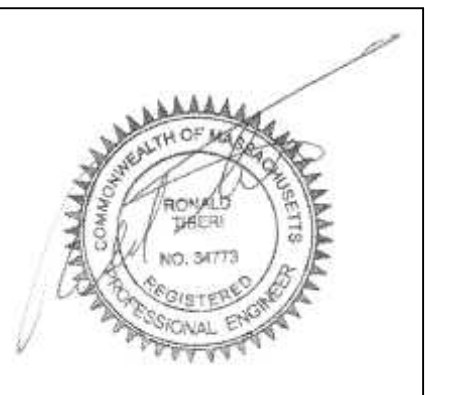


WATER MAIN TRENCH DETAILS

NOT TO SCALE

APPROVED BY PLANNING BOARD

DATE: _____



REVISIONS		
No.	DATE	DESCRIPTION
1.	12/23/21	PEER & TOWN REVIEW COMMENTS

DETAILS

IN
MEDWAY, MASSACHUSETTS

CUTLER PLACE
6 CUTLER STREET

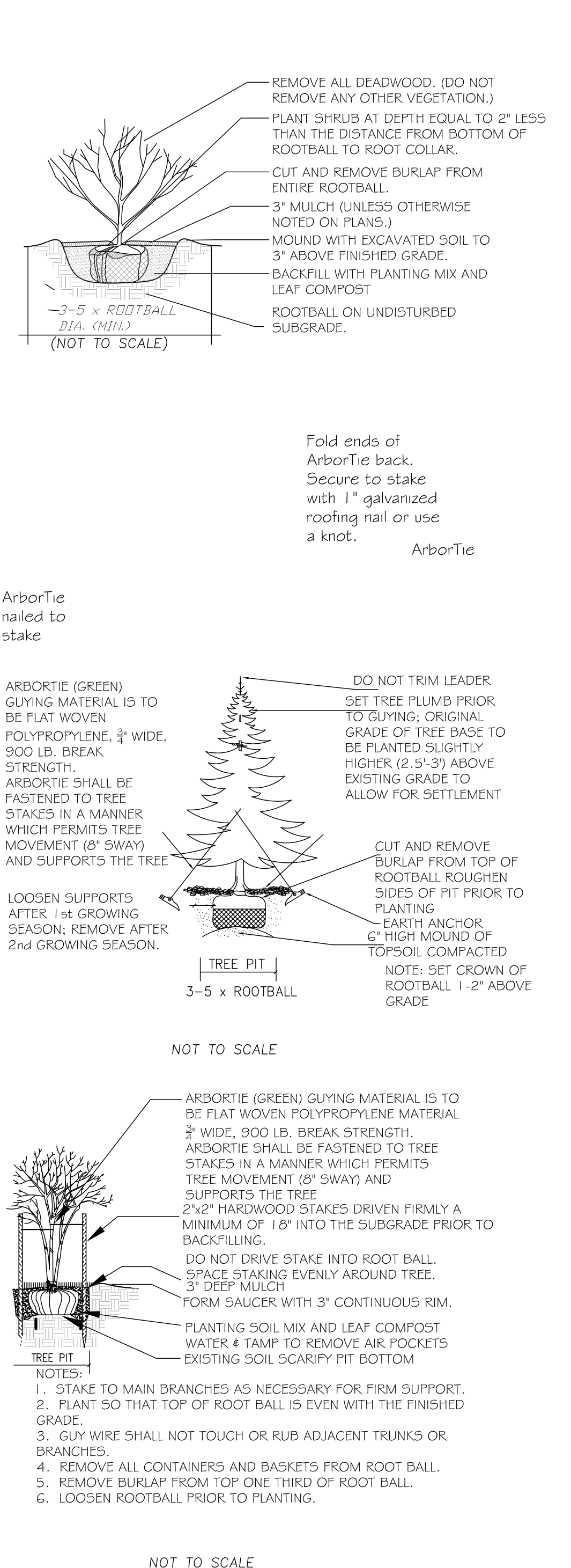
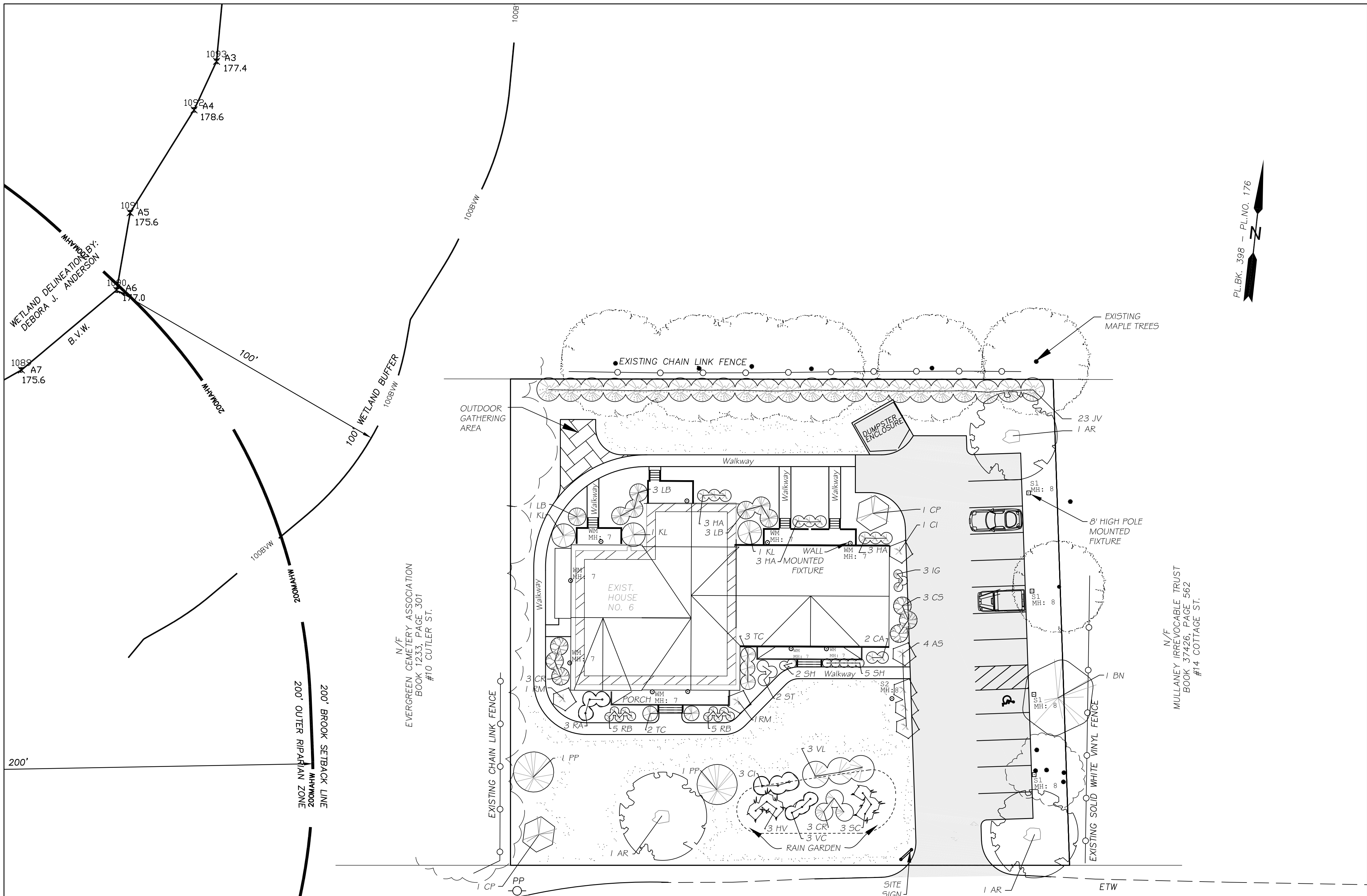
PREPARED FOR: CUTLER PLACE LLC
6 CUTLER STREET
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 7155

DATE: NOV 1. 2021



- LANDSCAPING NOTES
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
 3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
 4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
 6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
 7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
 8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
 9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
 10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
 11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
 12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 602 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
 13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
 14. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP: PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQ. FT.
 15. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
 16. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
 17. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
 18. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
 19. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HIBISCUS, FINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
 20. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
 21. LANDSCAPE AREAS SHALL BE DEEP FILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
 22. ALL TREE AND VEGETATION REMOVAL SHALL BE IN COORDINATION WITH THE PROJECT LANDSCAPE ARCHITECT.

APPROVED BY PLANNING BOARD

DATE: _____



REVISIONS

No.	DATE	DESCRIPTION
1.	12/22/21	TOWN COMMENTS

PROPOSED
LANDSCAPE PLAN
IN
MEDWAY, MASSACHUSETTS

6 CUTLER STREET

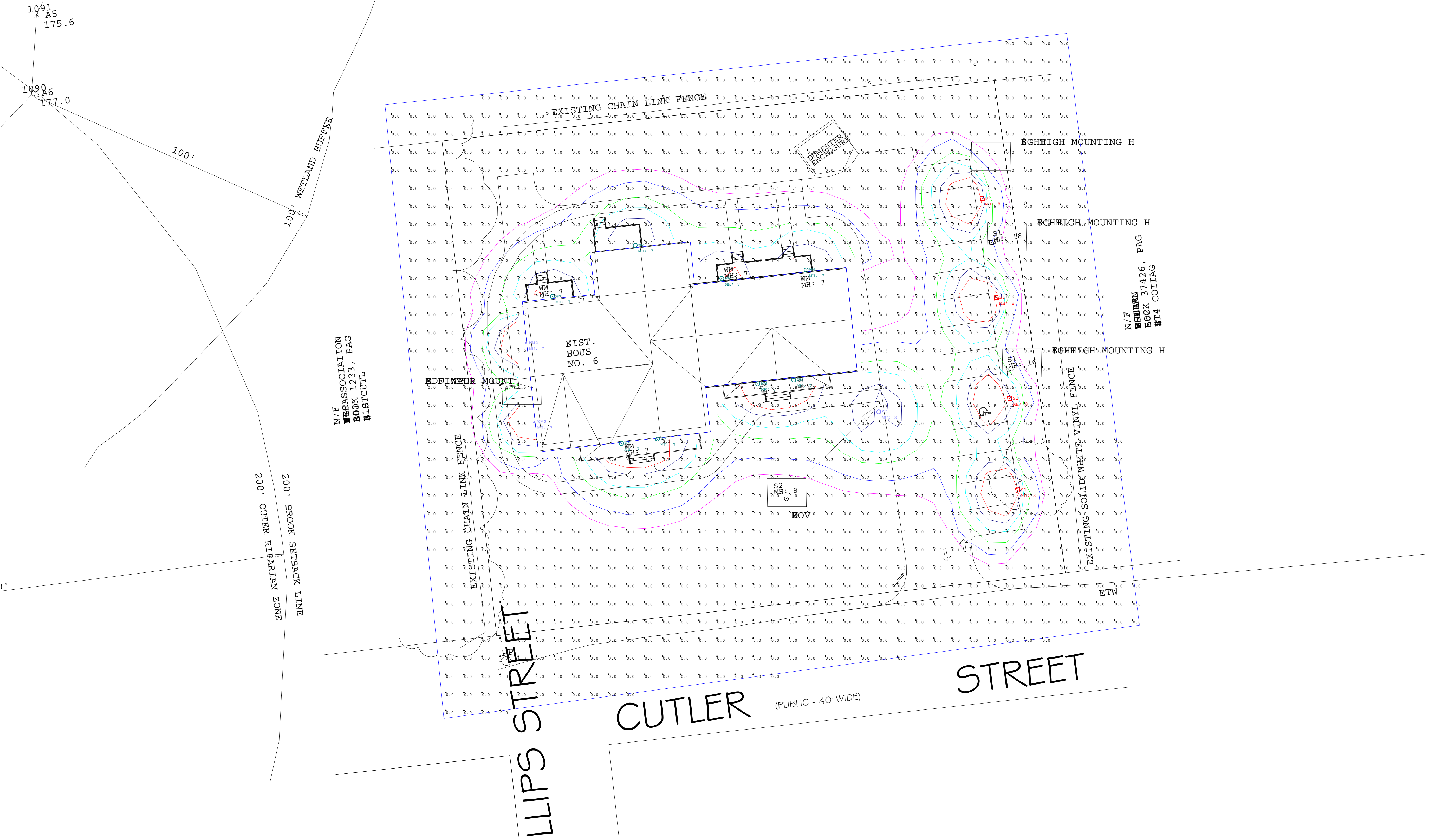
PREPARED FOR: **CUTLER PLACE LLC
6 CUTLER STREET
MEDWAY MA 02053**

PREPARED By: **RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760**

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2155

DATE: NOVEMBER 1, 2021



Room Summary	
Label	Wall Ht.

Luminaire Schedule					
Symbol	Label	Lum. Lumens	Lum. Watts	LLF	Description
	WM2	1327	18	0.900	XTOR1B-Y
	S2	1800	18	0.900	CAL-S-T5-16L-35-30K
	WM	1800	18	0.900	CAL-S-T5-16L-35-30K
	S1	1584	18	0.900	CAL-S-T4-16L-35-30K-HSS

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE_Planar	Fc	0.00	0.0	0.0	N.A.	N.A.
SITE_Planar_1	Fc	0.38	9.2	0.0	N.A.	N.A.

REFLEXLIGHTING
7 Tide St, Boston, MA 02210

#	Date	Comments
X	XX/XX	XXXXXXXXXX

Revisions	

Drawn By: LH

Checked By:

Date:

Scale: NTS

6 Cutler Street

Medway, MA

12/27/2021 10:20:50 AM C:\Users\alek\Box\Practice\alek\21.013.6 Cutler Street Medway Development\A Drawings\Revit\21.013.6 Cutler Street Medway Development.rvt

PRELIMINARY CODE SUMMARY

6 Cutler Street
Medway, Massachusetts

October 12, 2021

Code Type	Applicable Code (Model Code Basis)
Building	780 CMR: Massachusetts State Building Code, 9 th Edition Amended 2015 International Building Code (IBC) Amended 2015 International Existing Building Code (IEBC)
Fire Prevention	527 CMR: Massachusetts Fire Prevention Regulations Amended 2015 NFPA 1
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations
Electrical	527 CMR 12.00: Massachusetts Electrical Code Amended 2020 National Electrical Code
Mechanical	2015 International Mechanical Code (IMC)
Plumbing	248 CMR: Massachusetts Plumbing Code
Energy Conservation	2018 International Energy Conservation Code (IECC)

IEBC Compliance Method:	Work Area Method
IEBC Level of Work:	Level 3 Alteration & Addition Work Area > 50% of Building Area (IEBC Section 505)
Occupancy Classification:	Existing: Use Group A-3 (American Legion Hall) Proposed: Use Group R-2 (Multi-Family Residential)
Construction Type:	Type VB (unprotected, combustible)

Fire Resistance Ratings:

Building Element	Fire Resistance Rating (Hrs)	Opening Protectives (Hrs)
Primary Structural Frame	0	-
Exterior Bearing Walls	0	-
Interior Bearing Walls	0	-

hastings-consulting.com | 142 Hanlon Road, Holliston, MA 01746 | 508.397.8417

Floor Construction	0 (1 Hour Dwelling Unit Separation)	-
Roof Construction	0	-
Existing shafts < 4 stories (IEBC 803.2.1 Exception 5)	0	0
New shafts < 4 stories (IBC 713.4)	1	¾
Dwelling unit separation walls and floor/ceiling assemblies (IBC 708.3 & 711.2.4.3)	1	¾

Exterior Wall Openings: The fire separation distance in this location is greater than 10 feet around the full perimeter of the building and therefore exterior walls do not require a fire rating and openings are not limited (IBC 705.8.1 Exception 2 & Table 602).

New Interior Finishes:

Walls & Ceilings (IBC Table 803.11)

Use Group:	R-2
Rooms & Enclosed Spaces	Class C

Means of Egress: Each unit only requires a single means of egress since the occupant load of each unit does not exceed 20 people, the common path of travel does not exceed 125 feet, and the building will be protected with an NFPA 13R sprinkler system IIBC 1006.2.1 Exception 1). Emergency escape and rescue openings must be provided in accordance with IBC Section 1030.

Fire Protection Systems: Sprinkler System –NFPA 13R (780 CMR Table 903.2 Note a) Fire Alarm System (780 CMR 903.4.2) Single- and Multiple-station smoke alarms (IBC 907.2.9.2) Carbon monoxide detection (IBC 915 & 527 CMR) Fire extinguishers (527 CMR 1, Table 13.6.2(a) & IBC 906.1)

Energy Code: The alterations (new elements) shall conform to the energy requirements of the IECC as they relate to new construction only (IEBC 908.1). The Stretch Energy Code does not apply to existing buildings (780 CMR Appendix AA101.2).

Accessibility: Since there are less than 20 units, none of the units are required to comply with the requirements for Group 2 adaptable units in the Massachusetts Architectural Access Board's Regulations (521 CMR 9.4). Units in the existing building are not required to comply with Group 1 requirements (521 CMR 9.2.2) and the units in the new addition are also not required to comply with Group 1 requirements since they are townhouse style units (521 CMR 9.6). The only common areas are located in the existing building and are not required to be accessible since they are less than 12 total units (521 CMR 10.1).

For Zoning

WARNING:
The Design Professional, all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use architectural drawings for any use. Contractors to check and verify all dimensions on site prior to construction/fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards.
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contractor

stamp



revision	revision description	date
4	PEDB	11/17/2021
5	PEDB R1	12/27/2021

project title
CUTLER PLACE

6 CUTLER STREET, MEDWAY, MA
02053

client
ANTHONY VARRICHIONE
249 VILLAGE STREET, MEDWAY, MA
02053

Alex Siekierski, RA
Architectural Consultant



location 33 Lovering Street
Medway, MA 02053
t: +1(617) 894-0664
e: siekierski.alex@gmail.com

drawing title

CODES & REGULATIONS

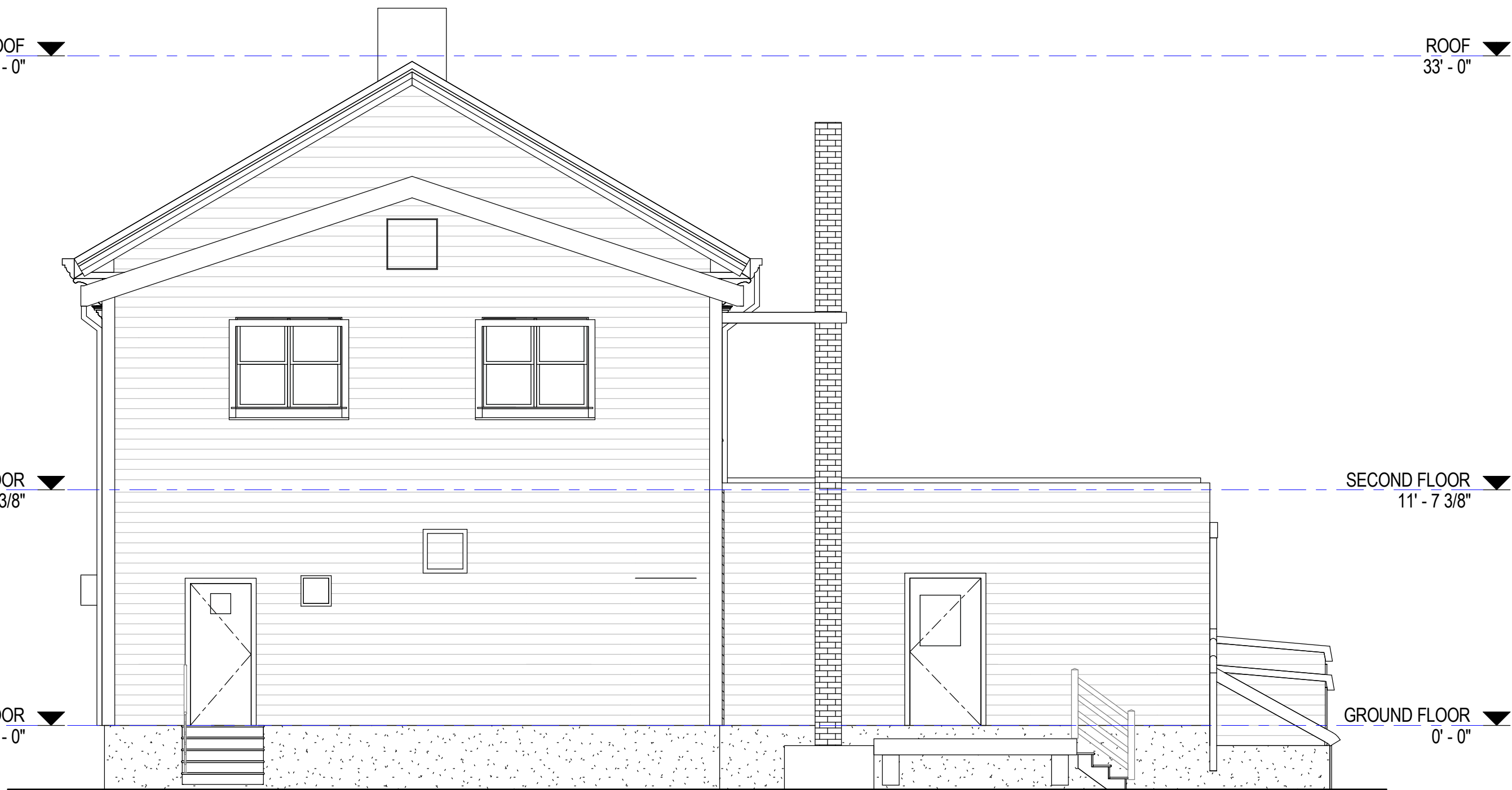
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21.013	12" = 1'-0"	Approver
drawing number	revision	

A001 5

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① EXISTING EAST ELEVATION
3/16" = 1'-0"



② EXISTING NORTH ELEVATION
3/16" = 1'-0"



④ EXISTING WEST ELEVATION
3/16" = 1'-0"



③ EXISTING SOUTH ELEVATION
3/16" = 1'-0"

For Zoning

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revision	revision description	date
1	FOR INFORMATION	03/08/2021
2	FOR INFORMATION	03/24/2021
3	TOWN OF MEDWAY	11/05/2021
4	PEDB	11/17/2021
5	PEDB R1	12/27/2021

project title
CUTLER PLACE

6 CUTLER STREET, MEDWAY, MA
02053

client
ANTHONY VARRICHIONE
249 VILLAGE STREET, MEDWAY, MA
02053

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Architectural Consultant

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drawing title

EXISTING ELEVATIONS

project number 21.013	drawing scale 3/16" = 1'-0"	approver Approver
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drawing number	revision
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A042

5



circa 1898 Plainville School - (Americal Legion Hall)



Medway School Class



For Zoning

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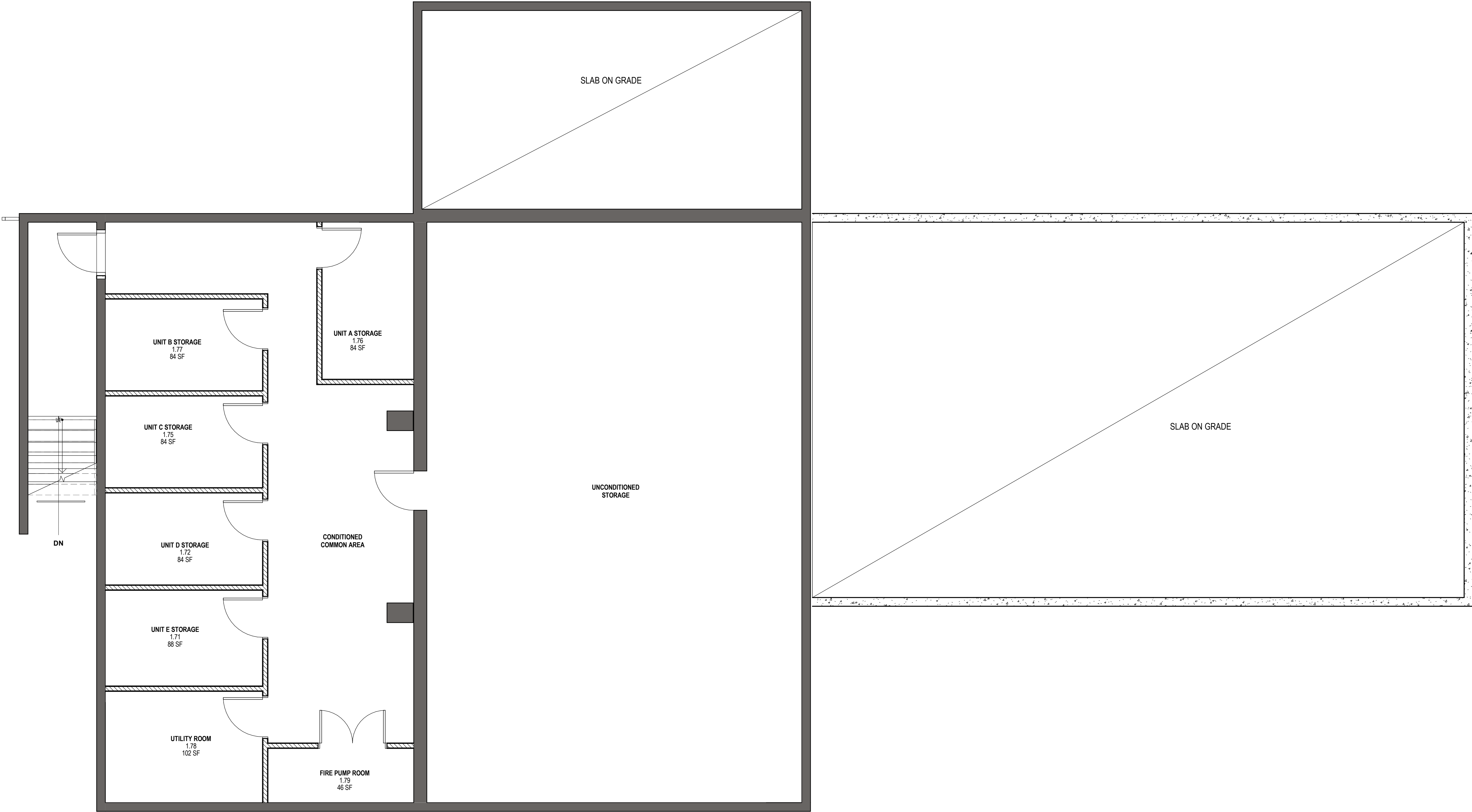
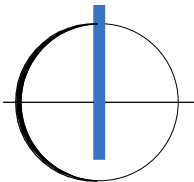
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drawing title
**EXISTING EXTERIOR
PHOTOS**

project number	drawing scale	approver
21.013		Approver
drawing number	revision	
A043	5	

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1 BASEMENT PLAN
1/4" = 1'-0"



For Approval

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3	TOWN OF MEDWAY	11/05/2021
4	PEDB	11/17/2021
5	PEDB R1	12/27/2021

project title

CUTLER PLACE

6 CUTLER STREET, MEDWAY, MA 02053

client

ANTHONY VARRICHIONE

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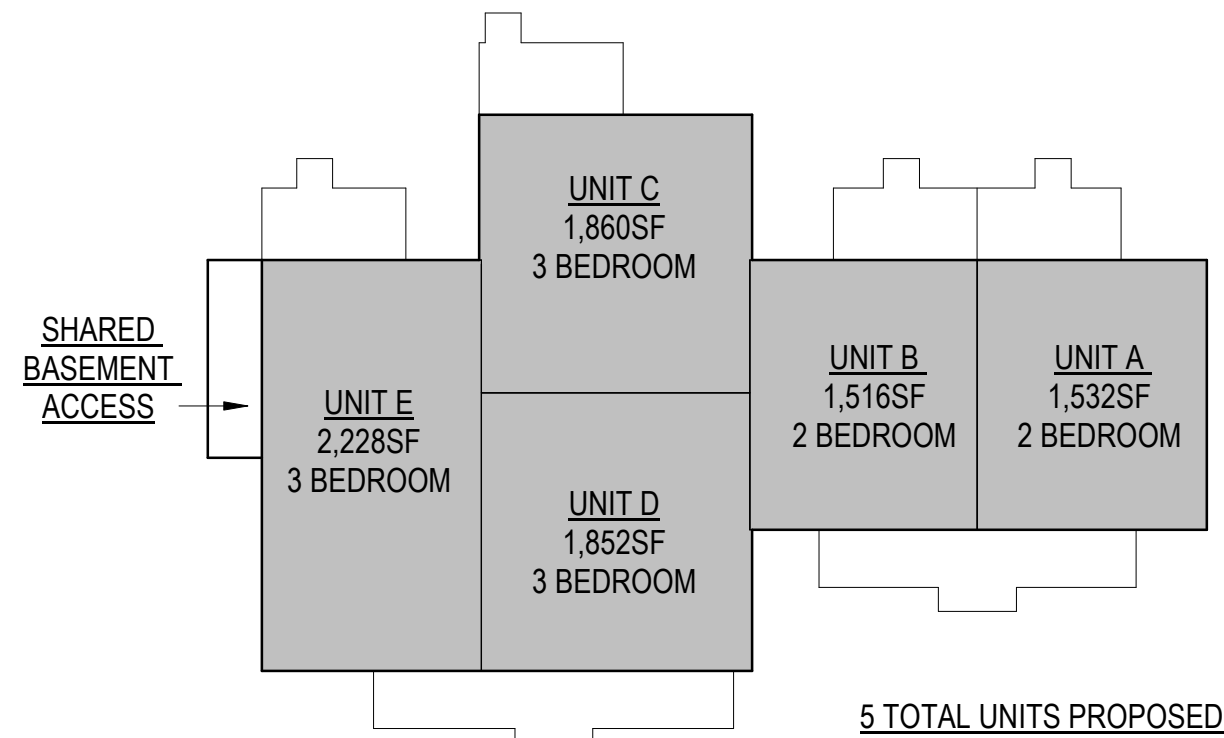
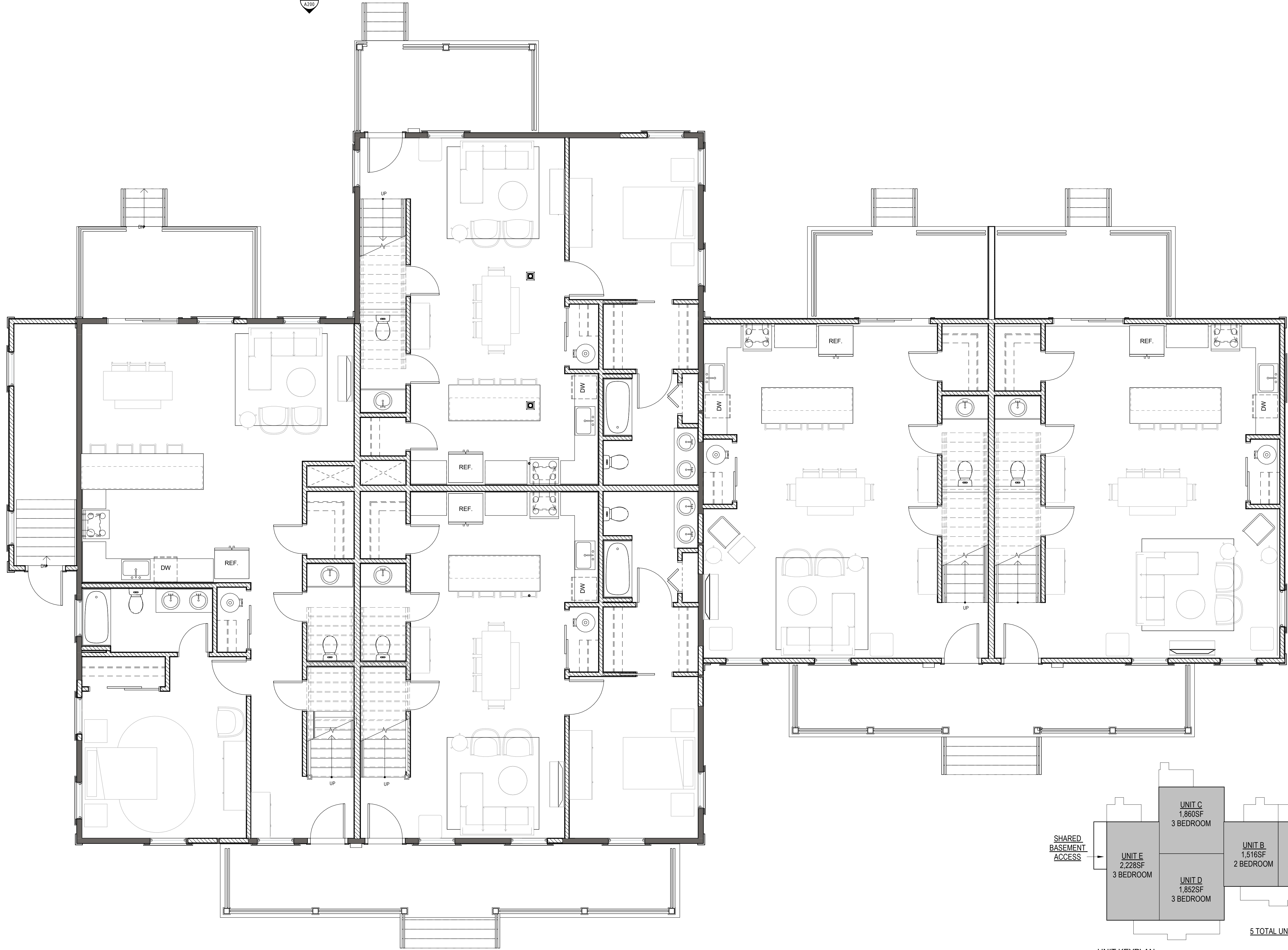
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BASEMENT PLAN

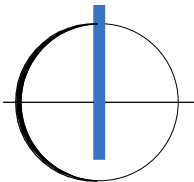
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drawing number	revision	
A110	5	

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1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 UNIT KEYPLAN
3/64" = 1'-0"



For Approval

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drawing title

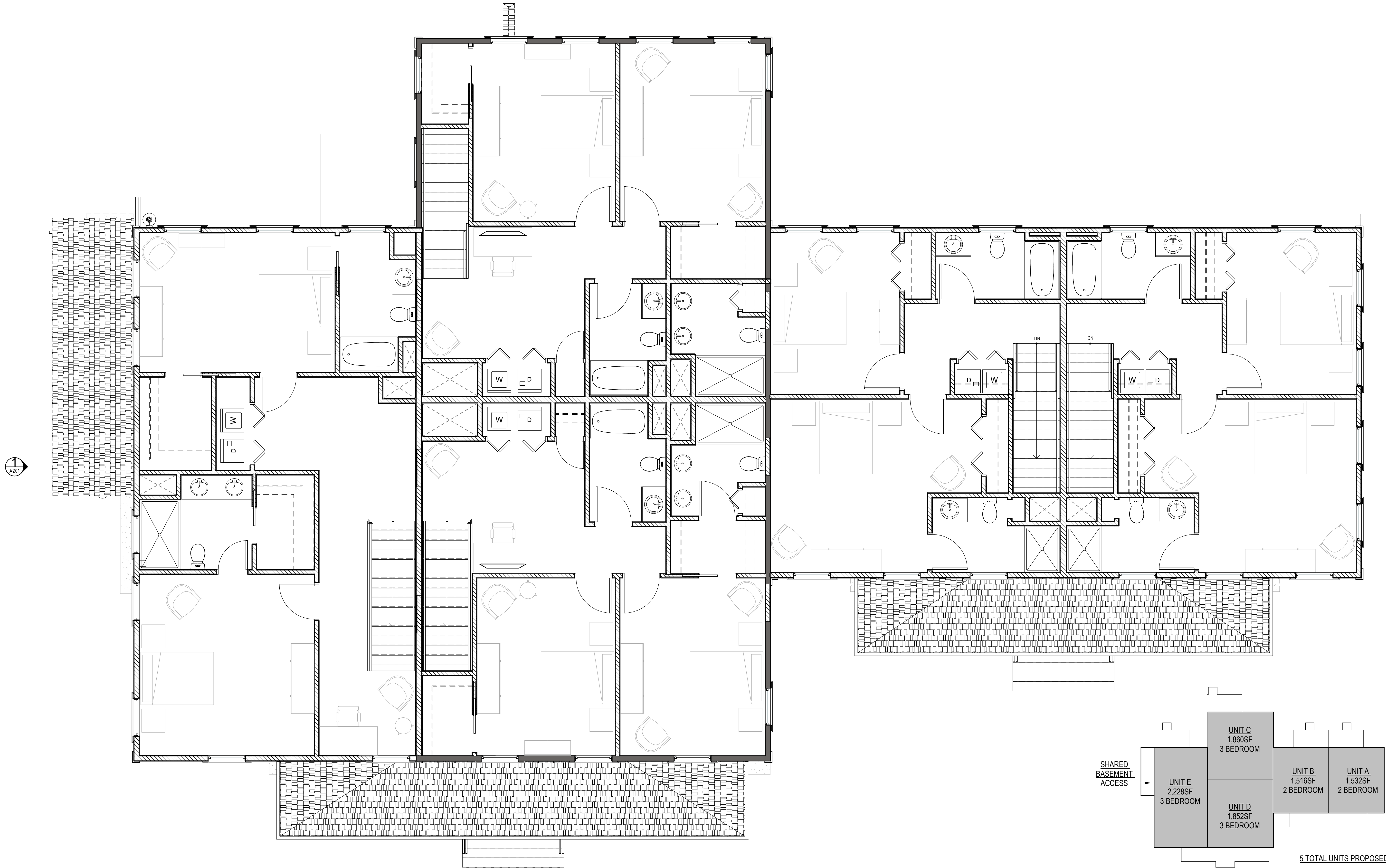
GROUND FLOOR PLAN

project number	drawing scale	approver
21.013	As indicated	Approver
drawing number	revision	

A111

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For Zoning

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5	PEDB R1	12/27/2021

project title
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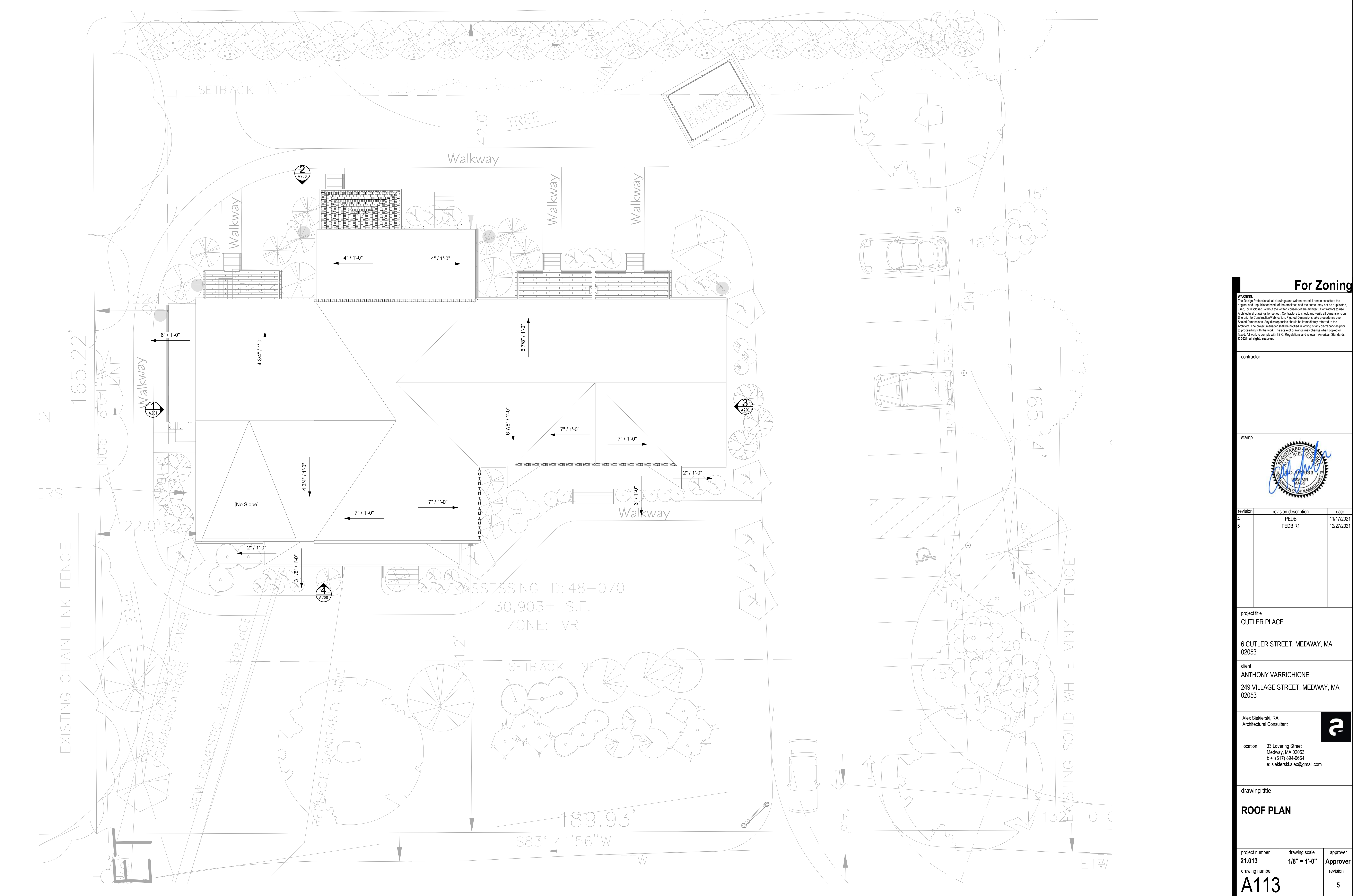
drawing title

SECOND FLOOR PLAN

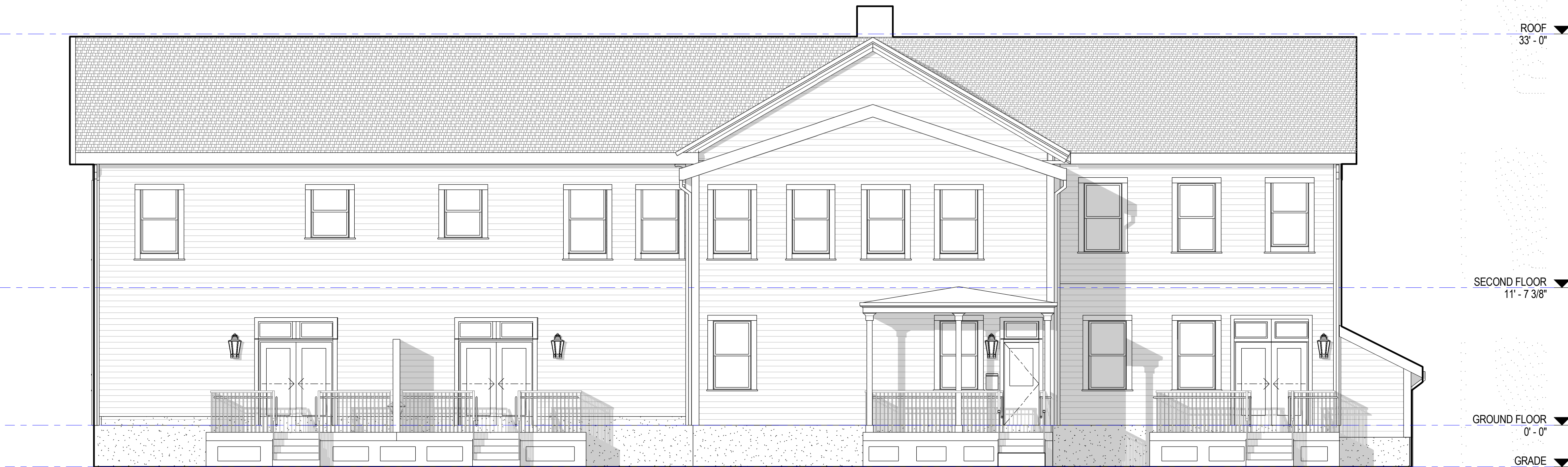
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21.013	As indicated	Approver
drawing number	revision	
A112	5	

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② PROPOSED NORTH ELEVATION
3/16" = 1'-0"



④ PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS



WM & S1 SITE & BUILDING LIGHTING



PVC TRIM (WHITE)



COMPOSITE SIDING CEDAR IMPRESSION (WHITE)



PRESSURE TREATED DECKING & RAILINGS

EXTERIOR INSPIRATION

the intent of the development is to mimic the architectural features of the 1882 school house and have the new addition to the building look as though it were always there



EXTERIOR MAILBOX



For Approval

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project title

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6 CUTLER STREET, MEDWAY, MA
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client

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drawing title

EXTERIOR ELEVATIONS

project number	drawing scale	approver
21.013	As indicated	AS
drawing number	revision	

A200

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③ PROPOSED EAST ELEVATION
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① PROPOSED WEST ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIALS



WM & S1 SITE & BUILDING LIGHTING



PVC TRIM (WHITE)



COMPOSITE SIDING CEDAR IMPRESSION (WHITE)



PRESSURE TREATED DECKING & RAILINGS

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the intent of the development is to mimic the architectural features of the 1882 school house and have the new addition to the building look as though it were always there



circa 1888 Plainville School - (American Legion Hall)



Medway School Class

EXTERIOR MAILBOX



For Approval

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drawing title

EXTERIOR ELEVATIONS

project number	drawing scale	approver
21.013	As indicated	Approver
drawing number	revision	

A201

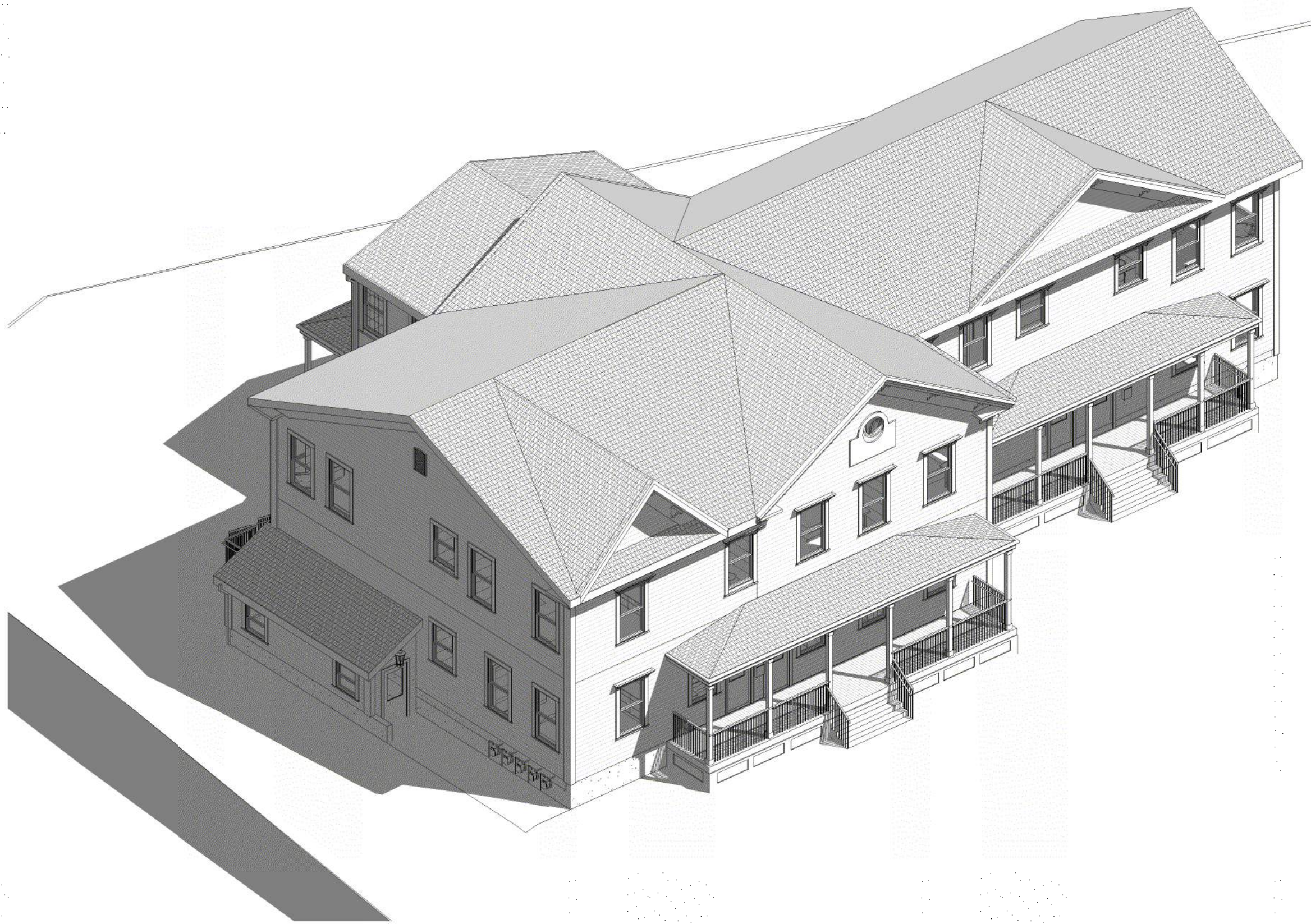
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3 REAR FACADE AXO



1 FRONT PERSPECTIVE 1



4 FRONT FACADE AXO



2 FRONT PERSPECTIVE 2

For Approval

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project title
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drawing title

3D VIEWS

project number	drawing scale	approver
21.013		Approver
drawing number	revision	

A910

5

RONALD TIBERI P.E.

9 Mass Avenue
Natick MA 01760
Ph: (508) 361-5077

December 27, 2021

Ms. Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator
Medway Town Hall
155 Village Street
Medway, MA 02053

Steven M. Bouley, PE
Project Manager
Tetra Tech

**Re: Cutler Place Major Site Plan Review
6 Cutler Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs / Steven M. Bouley:

We are in receipt of your comments from 12-14-21, Please see our applicant response in *italicized text* for each item, also with considerations from comments received at the Planning Board Public Hearing of 12-14-21.

The Project was also reviewed for good engineering practice and overall site plan efficiency. Review of the Project for zoning related matters is being conducted by Town personnel and is excluded from this review.

SITE PLAN REVIEW

Site Plan Rules and Regulations (Chapter 200)

1. The Applicant has not provided a Project Narrative. (Ch. 200 §204-3.C)
The applicant has provided a revised Project Narrative (attached).
2. A list of parties located within 300-feet of the proposed site is not provided. Names and addresses of abutting properties can be located within the plan, however, a complete list of residents within the 300-foot radius of the site shall be provided. (Ch. 200 §204-3.D)
The applicant has provided a certified abutters list (attached), and direct abutters are shown on site plan.
3. The Applicant has not provided approvals or land use permits issued from other Town boards. We assume these documents are not relevant to this Project, however, any related *documents* should be provided. (Ch. 200 §204-3.E)
All known relevant documents are provided.
4. A Development Impact Statement was not provided which should outline traffic, environmental, neighborhood, and parking impacts. (Ch. 200 §204-3.F)
The applicant has provided a revised Impact Statement (attached).

5. A Construction Management Plan (CMP) is provided and can be located on the Erosion Control and Construction Plan Sheet. However, the Applicant has not provided a timetable or hours of the day in which construction and deliveries will occur. (Ch. 200 §204-3.H)

The applicant anticipates hours to be within the requirements of the building department. Construction and deliveries will occur Monday through Saturday (no work on Sunday's) from 7am to 5pm.

6. The Applicant has not provided any earth removal calculations. We understand the site is relatively flat and no major excavation is required, however, the rain garden area and the addition foundation will require a degree of earth removal. (Ch. 200 §204-3.I)

Anticipated earth work is as follows:

Clear & grub, sub grade prep - 1100±cys

Slab Excavation -170±cys

Utilities -75±cys

Rain Garden -125±cys

Total estimated excavation -1470±cys

7. The Applicant has not provided any earth fill estimations. We understand the site is relatively flat, however, regrading will require a degree of earth fill. (Ch. 200 §204-3.J)

No fill materials are anticipated, site grading is proposed to match existing grading as close to existing as possible and maintain drainage flows.

8. The Applicant has not included the list of requested waivers on the Site Plan cover sheet. The set of waiver requests has been provided and a list of these requests should be included within the Site Plan. (Ch. 200 §204-5.A)

A list has been added has been added to cover sheet.

9. The Applicant has provided an abutters locus map with nearby residents, however, only the abutting property Names and Addresses are provided in the Plan. All names and addresses of residents within 300-feet of the site should be provided. (Ch. 200 §204-5.B.2)

The applicant has provided a certified abutters list (attached).

10. The Existing Conditions Sheet should include the existing tree line on the northern and western property border. (Ch. 200 §204-5.C.3)

Existing tree canopy lines have been added.

11. The Applicant does not provide a signage plan for the development site. The sign located near the rain garden should be included in the detail sheet along with any other signs proposed for the property. (Ch. 200 §204-5.D14)

Final Signage and details will be provided as part of signage approval submission.

12. The Applicant does not provide horizontal site distances for either entrance/exit onto the public road. Calculations for distances should be completed and provided in the Plan. (Ch. 200 §204-5.D.16)

Stopping site distance has been added to layout sheet and landscape plan has been adjusted accordingly.

13. Pursuant to Section 5.5.4.I.c of the Zoning Bylaw, sidewalks shall be provided along the entire frontage of the subject property along existing public ways. (Ch. 200 §207-9.B.3)

Applicant is requesting wavier, due to lack of neighborhood sidewalks and roadway with constrictions.

14. Site entrance and exit driveways shall have an unobstructed paved width of at least 20 feet, front driveway appears to be less than the required width. (Ch. 200 §207-11.A.3)

One way drive has been removed and waiver requested to reduce isle width to 22' due to site constraints.

15. Width of two-way drive aisles shall be 24 feet wide. (Ch. 200 §207-11.B.3)

Waiver requested due to site constrictions and request for additional parking.

16. Provisions shall be made for fire and emergency apparatus to turn around as drive aisle exceeds 150 feet in length. (Ch. 200 §207-11.B.7)

Parking Aisles has been revised and limited to 150'

17. Pavement cross section is 2 inches of binder course and 1 inch of top course. This does not meet the 3.5-inch minimum requirement. (Ch. 200 §207-12.E)

Detail has been revised accordingly

18. Provisions for sanitary sewage disposal is not provided on the Plans. (Ch. 200 §207-15.B)

The existing sewer line is shown on plans will require inspection.

19. Fire hydrant is not proposed for the project. We recommend the Applicant to coordinate with Medway Fire officials to determine the location, quantity, and type of fire hydrants for the site. (Ch. 200 §207-15.C)

No Hydrant is proposed – there is an existing Hydrant at corner of Phillips Street within 50' of project.

20. Locations for electric, telephone, and cable TV utilities shall be provided on the plans and shall be located underground. (Ch. 200 §207-16.A)

Electric, telephone and cable are proposed as existing form existing pole at southwest corner of property.

21. Internal landscape planted divisions (islands and peninsulas) shall be constructed within all parking areas containing 10 or more parking spaces to provide visual relief from expanses of pavement and vehicles and provide shade. (Ch. 200 §207-19.C.1)

Due to site restrictions and requests for additional parking, waiver is requested.

22. A minimum of 10 percent of the total internal parking area shall be provided as landscaped island areas, exclusive of perimeter landscaping. (Ch. 200 §207-19.C.1.a)

Due to site restrictions and requests for additional parking, waiver is requested to reduce overall impervious areas.

23. At least one deciduous shade or canopy tree of a minimum 3 inches caliper with a height of not less than 12 feet above grade shall be provided for every 6 parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement, one proposed tree appears to provide shade for the parking area. (Ch. 200 §207-19.C.1.d)

Additional trees added, see revised landscape plan.

24. Provisions for watering on-site landscaping should be provided on the Plans. On-site wells, cisterns to capture rainfall, or private watering service is required to maintain landscaping installations. The Town does not permit connection to the Town's water service for landscape irrigation. (Ch. 200 §207-19.K)

No site irrigation is proposed – drought resistant plantings will be used.

General Site Plan Comments

25. The proposed water main extension in Cutler Street is shown in gray. The valve and main extension should be coordinated with Medway DPW since we believe it proposes unnecessary bends.

Applicant reviewed water service with water department on site for pipe extension and connection configuration.

26. TT recommends relocating the handicap parking stall directly across from the sidewalk entrance instead of at the end of the parking aisle. Handicap stall and adjacent loading area should be dimensioned on the Plans.

Handicap space moved up as recommended.

27. The applicant should provide a detail for the proposed dumpster pad and associated screening used for the dumpster enclosure.

Dumpster enclosure detail added to detail sheet.

28. The Plans should include a "One Way" and "Do Not Enter" sign for the front driveway.

Front driveway has been removed.

29. The Plan Set references the North American Vertical Datum of 1988 (NAVD88); however, this is not explicitly noted on the plans. TT suggests adding this note to the General Site Notes section.

Note added to existing conditions sheet.

30. Proposed lighting on the site plans and photometric data do not correlate. The Plan shows a lamp pole near the dumpster pad, but the photometric sheet shows two lamp pole near the parking lot with another in front of the building. Please confirm which design is correct and represent that design on all relevant sheets.

Adjustments have been made accordingly to coordinated plans.

31. The proposed layout and materials are difficult to identify, linework is formatted in a similar style to the existing conditions. We recommend the design be updated to ensure proposed site conditions are clearly discernable from existing conditions.

Plot adjustments have been made.

32. The Applicant is expanding the limit of the parking lot closer to the east property line or the abutting Mullaney Irrevocable Trust property.

Due to site restrictions and requests for additional parking, waiver is requested of the board, the site provides 11.5 feet and abutters fence line averages an addition 10 feet behind their property line allowing for 20+ feet separation.

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

33. Soils present on-site, specifically within the limit of the rain garden, are categorized as HSG-A with an infiltration rate at 8.27 inches per hour. In areas with a rapid infiltration rate (greater than 2.4 inches per hour), at least 44% of the TSS must be removed prior to discharge to infiltration BMPs. (Standard 4)

Infiltration trench filter and grass filter strip prior to rain garden added, and rain garden also is above infiltration area. Please see revise TSS Calculation sheets.

34. An Illicit Discharge Compliance Statement has not been submitted. As mentioned in the Report, the applicant will submit the Compliance Statement prior to the discharge of stormwater runoff to the post-construction stormwater BMP and prior to the issuance of a Certificate of Compliance. (Standard 10)

Applicant shall submit under separate cover, prior to COC

35. The proposed rain garden is within the required 10-foot setback from the site's southern property line. (Volume 1, Chapter 1, Page 32)

Rain Garden moved and reconfigured

36. The proposed rain garden does not provide the required three inches of freeboard for the 25-, 50-, or 100-year storm. It appears the top of berm elevation for the rain garden is proposed at 192.00, and weir elevation is proposed at 192.15. (Volume 2, Chapter 2, Page 27)

Berm height increased to 4"+ at 192.15 due to site reconfiguration.

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

37. We anticipate this Project will require a Land Disturbance permit. The Project appears to disturb at least 20,000 square feet and removes/alters at least 10,000 square feet of impervious surface. (§26.5.1)

Applicant submitted permit request.

38. The Applicant has supplied an Erosion Control and Construction Plan in the Plans. However, the plan requires additional information such as area within the limit of work, earth work calculations, etc. We recommend the Applicant coordinate this Plan with the requirements of the Bylaw. (§26.5.6)

Additional information including earth work calculations have been provided and limit of work noted on plans

39. The signature of the owner(s) responsible for the Long-Term Operation and Maintenance Plan until the Project's Condominium Association is established has not been provided. (§26.5.9.2.b.5)

Signature provided on Plan Cover sheet

Medway Site Plan Stormwater Regulations (Ch. 200 §207-14)

40. We recommend the Applicant propose a roof drain system to directly discharge roof runoff to the proposed rain garden. Additionally, we recommend the Applicant include the existing downspout locations on the plan. (Ch. 200 §207-14.E)

Downspouts shown, downspout spreaders will be employed throughout and infiltration trenches and landscaping will be used along other roof drip edges where possible.

General Stormwater Comments

41. We recommend the applicant show on the Proposed Drainage and Grading Plan the 3-foot wide rip-rap weir, rain garden drain, and 8-inch wide stone diaphragm as shown in the construction detail on Sheet S-5 and the HydroCAD analysis. If a drain is proposed for the rain garden, this orifice should be modeled in the HydroCAD analysis and should be shown on the Plans.

Detail Adjusted accordingly, 8" diaphragm employed as a filter strip only along pavement edge prior to grass filter Strip before the rain garden, the filter strips impact on runoff we are considering de minimis.

Any further questions or comments please feel free to call out office.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Ronald Tiberi', with a stylized flourish at the end.

Ronald Tiberi P.E.

CUTLER PLACE PROJECT DESCRIPTION

6 Cutler St, Medway, MA 02053

Applicant: Cutler Place LLC.

6 Cutler St currently consists of a 4,800 square foot building which was, most recently, the Medway American Legion. A portion of the existing structure also served as Medway's first schoolhouse pre-1900. We are proposing a renovation of the existing building which will accommodate 3 dwelling units and a 50'x30', 3,000 square foot addition which will accommodate 2 additional dwelling units. The addition will be adjacent and connected to the existing structure, it does not stand alone.

The largest proposed unit will be roughly 2,200 sq. ft. and the smallest will be roughly 1,500 sq.ft. We are anticipating 3 of the units having a 1st floor master with an additional 2 bedrooms on the second floor. 2 of the units will have 2 bedrooms on the second floor. The basement will have common exterior access and will consist of private storage areas and the mechanical & sprinkler rooms.

The project does not include an affordable unit as we are only proposing 5 units. Under the multifamily density bylaw, no more than 5 units can be proposed given the size of the parcel.

The design intent is to maintain some characteristics of the existing, historical nature of the property while using modern construction materials and design standards to create a great place to live in Medway.

Based on ITE Trip Generation Table (8th Edition) the project would produce an average of 5.81 daily trips (pre-COVID). With the 5 units a total of some 29 vehicle trips per day would be generated headed the short distance to Cottage Street and not producing significant impact to local traffic.

DEVELOPMENT IMPACT STATEMENT

6 Cutler St, Medway, MA 02053

Applicant: Cutler Place LLC.

Cutler Place will have no negative impact on the Town of Medway or the immediate neighborhood and its abutters. With only five proposed single-family units, the site is more than adequate for required parking and impervious area/stormwater management standard.

Based on ITE Trip Generation Table (8th Edition) the project would produce an average of 5.81 daily trips (pre-COVID). With the 5 units a total of some 29 vehicle trips per day would be generated headed the short distance to Cottage Street and not producing significant impact to local traffic. To the immediate North is Rt.109 and to the immediate South is Village St – both are main roads in Medway and very short trip from 6 Cutler St, reducing the amount of neighborhood driving that is required.

Cutler Place lies outside both the 200' Chicken Brook buffer and outside the 100' wetlands delineation buffer. The impact to the immediate environment will be affected in a positive way because of the reduction of impervious area being proposed. The existing impervious area is 72% of the total lot area – far greater than the 40% maximum allowed in this zone. At the end of the project, less than 28% of the current lot will consist of impervious area. This is a drastic reduction in impervious area, which reduces the amount of runoff into abutting properties and Medway's public drainage system.

Cutler Place is proposing 13 parking spaces in a row on the East side of the property, including a handicap and future electric vehicle charging location. With a minimum requirement of 10 spaces, this amount is adequate to service the 5 units and is enough to help prevent extra parking on the street.



December 14, 2021
(revised January 6, 2022)

Ms. Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator
Medway Town Hall
155 Village Street
Medway, MA 02053

**Re: Cutler Place
Major Site Plan Review
6 Cutler Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 6 Cutler Street in Medway, Massachusetts. The Project consists of a renovation of the existing building to accommodate 3 dwelling units and a 3,000 square foot addition to accommodate 2 additional dwelling units. The Project also includes a driveway with ten (10) parking spaces and a rain garden for stormwater to be mitigated on-site.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Cutler Place, 249 Village Street, Medway, Massachusetts, 02053" dated November 17, 2021, prepared by Ronald Tiberi P.E.
- A storm water report (Report) titled "Storm Water Report" dated November 13, 2021, prepared by Ronald Tiberi P.E.
- A deed titled "Quitclaim Deed" dated September 2, 2021, prepared by The Town of Medway Affordable Housing Trust.
- A set of waiver requests, dated November 13, 2021, prepared by Ronald Tiberi P.E.
- An Application for Land Disturbance Permit, dated November 16, 2021, prepared by Cutler Place LLC.
- An Application for Multifamily Housing Special Permit, dated November 16, 2021, prepared by Anthony Varrichione.
- An Application for Major Site Plan Approval, dated November 16, 2021, prepared by Cutler Place LLC.

The Plans and accompanying materials were reviewed for conformance with the following Regulations and Bylaws:

- Town of Medway Planning & Economic Development Board Rules and Regulations, Chapter 200 – Site Plans, Rules & Regulations for Submission, Review and Approval of Site Plans. (Amended October 8, 2019)
- Town of Medway General Bylaws – Article XXVI Stormwater Management and Land Disturbance (Amended June 8, 2020)
- Massachusetts Department of Environmental Protection's (MA DEP) Stormwater Standards (Standards) and appurtenant Stormwater Handbook (Handbook). (Amended February 2008)

The Project was also reviewed for good engineering practice and overall site plan efficiency. Review of the Project for zoning related matters is being conducted by Town personnel and is excluded from this review.

TT 1/6/22 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A plan (Plans) set titled "Cutler Place, 6 Cutler Street, Medway, Massachusetts 02053" dated December 28, 2021, prepared by Ronald Tiberi P.E.
- A stormwater management report (Report) titled "Storm Water Report for Cutler Place, 6 Cutler Street, Medway, Massachusetts" dated November 13, 2021, revised January 4, 2021, prepared by Ronald Tiberi P.E.
- A Response to Comments letter (Letter) dated December 27, 2021, prepared by Ronald Tiberi P.E.

The revised Plans and supporting information were reviewed against our previous comment letter (December 14, 2021) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

SITE PLAN REVIEW

Site Plan Rules and Regulations (Chapter 200)

1. The Applicant has not provided a Project Narrative. (Ch. 200 §204-3.C)
 - *Tiberi 12/27/21 Response: The Applicant has provided a revised Project Narrative (attached).*
 - **TT 1/6/22 Update: Project Narrative has been received as an attachment to the Letter. The Applicant describes the minimal scope of the proposed work and increase of vehicular traffic. Other information outlined in the Project Narrative minimum can be found in the Plans. In our opinion, this item is resolved.**
2. A list of parties located within 300-feet of the proposed site is not provided. Names and addresses of abutting properties can be located within the plan, however, a complete list of residents within the 300-foot radius of the site shall be provided. (Ch. 200 §204-3.D)
 - *Tiberi 12/27/21 Response: The Applicant has provided a certified abutters list (attached), and direct abutters are shown on site plan.*
 - **TT 1/6/22 Update: A certified abutters list has not been provided with the submission. However, all direct abutters are labeled on the Plans. This item remains outstanding.**
3. The Applicant has not provided approvals or land use permits issued from other Town boards. We assume these documents are not relevant to this Project, however, any related documents should be provided. (Ch. 200 §204-3.E)
 - *Tiberi 12/27/21 Response: All known relevant documents are provided.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
4. A Development Impact Statement was not provided which should outline traffic, environmental, neighborhood, and parking impacts. (Ch. 200 §204-3.F)
 - *Tiberi 12/27/21 Response: The Applicant has provided a revised Impact Statement (attached).*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
5. A Construction Management Plan (CMP) is provided and can be located on the Erosion Control and Construction Plan Sheet. However, the Applicant has not provided a timetable or hours of the day in which construction and deliveries will occur. (Ch. 200 §204-3.H)
 - *Tiberi 12/27/21 Response: The Applicant anticipates hours to be within the requirements of the building department. Construction and deliveries will occur Monday through Saturday (no work on Sunday's) from 7am to 5pm.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**

6. The Applicant has not provided any earth removal calculations. We understand the site is relatively flat and no major excavation is required, however, the rain garden area and the addition foundation will require a degree of earth removal. (Ch. 200 §204-3.I)
- *Tiberi 12/27/21 Response: Anticipated earth work is as follows:*

Clear & grub, sub grade prep	-1100±cys
Slab Excavation	-170±cys
Utilities	-75±cys
<u>Rain Garden</u>	<u>-125±cys</u>
Total estimated excavation	-1470±cys
 - **TT 1/6/22 Update: The earth work estimates provided appear to be reasonable given the scope of proposed work. This list of calculations should be provided on the Erosion Control Plan.**
7. The Applicant has not provided any earth fill estimations. We understand the site is relatively flat, however, regrading will require a degree of earth fill. (Ch. 200 §204-3.J)
- *Tiberi 12/27/21 Response: No fill materials are anticipated; site grading is proposed to match existing grading as close to existing as possible and maintain drainage flows.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
8. The Applicant has not included the list of requested waivers on the Site Plan cover sheet. The set of waiver requests has been provided and a list of these requests should be included within the Site Plan. (Ch. 200 §204-5.A)
- *Tiberi 12/27/21 Response: A list has been added to cover sheet.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
9. The Applicant has provided an abutters locus map with nearby residents, however, only the abutting property Names and Addresses are provided in the Plan. All names and addresses of residents within 300-feet of the site should be provided. (Ch. 200 §204-5.B.2)
- *Tiberi 12/27/21 Response: The Applicant has provided a certified abutters list (attached).*
 - **TT 1/6/22 Update: A certified abutters list has not been attached to the Letter. This item remains outstanding.**
10. The Existing Conditions Sheet should include the existing tree line on the northern and western property border. (Ch. 200 §204-5.C.3)
- *Tiberi 12/27/21 Response: Existing tree canopy lines have been added.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
11. The Applicant does not provide a signage plan for the development site. The sign located near the rain garden should be included in the detail sheet along with any other signs proposed for the property. (Ch. 200 §204-5.D14)
- *Tiberi 12/27/21 Response: Final Signage and details will be provided as part of signage approval submission.*
 - **TT 1/6/22 Update: We recommend the PEDB include this item as a Condition of Approval in the Decision for the Project.**
12. The Applicant does not provide horizontal site distances for either entrance/exit onto the public road. Calculations for distances should be completed and provided in the Plan. (Ch. 200 §204-5.D.16)
- *Tiberi 12/27/21 Response: Stopping site distance has been added to layout sheet and landscape plan has been adjusted accordingly.*
 - **TT 1/6/22 Update: A tree is being proposed within the sight lines provided on the Plans. We recommend all obstructions be removed from the sight lines at the proposed driveway.**

13. Pursuant to Section 5.5.4.I.c of the Zoning Bylaw, sidewalks shall be provided along the entire frontage of the subject property along existing public ways. (Ch. 200 §207-9.B.3)
 - *Tiberi 12/27/21 Response: Applicant is requesting waiver, due to lack of neighborhood sidewalks and roadway with constrictions.*
 - **TT 1/6/22 Update: No further action required for this item until PEDB decision on waiver requests.**
14. Site entrance and exit driveways shall have an unobstructed paved width of at least 20 feet, front driveway appears to be less than the required width. (Ch. 200 §207-11.A.3)
 - *Tiberi 12/27/21 Response: One way drive has been removed and waiver requested to reduce aisle width to 22' due to site constraints.*
 - **TT 1/6/22 Update: No further action required for this item until PEDB decision on waiver requests.**
15. Width of two-way drive aisles shall be 24 feet wide. (Ch. 200 §207-11.B.3)
 - *Tiberi 12/27/21 Response: Waiver requested due to site constrictions and request for additional parking.*
 - **TT 1/6/22 Update: No further action required for this item until PEDB decision on waiver requests.**
16. Provisions shall be made for fire and emergency apparatus to turn around as drive aisle exceeds 150 feet in length. (Ch. 200 §207-11.B.7)
 - *Tiberi 12/27/21 Response: Parking Aisles has been revised and limited to 150'*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
17. Pavement cross section is 2 inches of binder course and 1 inch of top course. This does not meet the 3.5-inch minimum requirement. (Ch. 200 §207-12.E)
 - *Tiberi 12/27/21 Response: Detail has been revised accordingly.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
18. Provisions for sanitary sewage disposal is not provided on the Plans. (Ch. 200 §207-15.B)
 - *Tiberi 12/27/21 Response: The existing sewer line is shown on plans will require inspection.*
 - **TT 1/6/22 Update: We recommend the PEDB include this item as a Condition of Approval in the Decision for the Project. We recommend the sewer inspection be conducted prior to construction.**
19. Fire hydrant is not proposed for the project. We recommend the Applicant to coordinate with Medway Fire officials to determine the location, quantity, and type of fire hydrants for the site. (Ch. 200 §207-15.C)
 - *Tiberi 12/27/21 Response: No Hydrant is proposed – there is an existing Hydrant at corner of Phillips Street within 50' of project.*
 - **TT 1/6/22 Update: We recommend the Applicant provide written correspondence from the Medway Fire Department regarding their review of the Project.**
20. Locations for electric, telephone, and cable TV utilities shall be provided on the plans and shall be located underground. (Ch. 200 §207-16.A)
 - *Tiberi 12/27/21 Response: Electric, telephone and cable are proposed as existing from existing pole at southwest corner of property.*
 - **TT 1/6/22 Update: We recommend the Applicant coordinate with the PEDB regarding this item and provide a formal waiver request.**

21. Internal landscape planted divisions (islands and peninsulas) shall be constructed within all parking areas containing 10 or more parking spaces to provide visual relief from expanses of pavement and vehicles and provide shade. (Ch. 200 §207-19.C.1)
- *Tiberi 12/27/21 Response: Due to site restrictions and requests for additional parking, waiver is requested.*
 - **TT 1/6/22 Update: No further action required for this item until PEDB decision on waiver requests.**
22. A minimum of 10 percent of the total internal parking area shall be provided as landscaped island areas, exclusive of perimeter landscaping. (Ch. 200 §207-19.C.1.a)
- *Tiberi 12/27/21 Response: Due to site restrictions and requests for additional parking, waiver is requested to reduce overall impervious areas.*
 - **TT 1/6/22 Update: No further action required for this item until PEDB decision on waiver requests.**
23. At least one deciduous shade or canopy tree of a minimum 3 inches caliper with a height of not less than 12 feet above grade shall be provided for every 6 parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement, one proposed tree appears to provide shade for the parking area. (Ch. 200 §207-19.C.1.d)
- *Tiberi 12/27/21 Response: Additional trees added, see revised landscape plan.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
24. Provisions for watering on-site landscaping should be provided on the Plans. On-site wells, cisterns to capture rainfall, or private watering service is required to maintain landscaping installations. The Town does not permit connection to the Town's water service for landscape irrigation. (Ch. 200 §207-19.K)
- *Tiberi 12/27/21 Response: No site irrigation is proposed – drought resistant plantings will be used.*
 - **TT 1/6/22 Update: We recommend the Applicant coordinate with the PEDB regarding this item and provide a formal waiver request.**

General Site Plan Comments

25. The proposed water main extension in Cutler Street is shown in gray. The valve and main extension should be coordinated with Medway DPW since we believe it proposes unnecessary bends.
- *Tiberi 12/27/21 Response: Applicant reviewed water service with water department on site for pipe extension and connection configuration.*
 - **TT 1/6/22 Update: We recommend the Applicant provide written confirmation from DPW regarding their review of the Project plans.**
26. TT recommends relocating the handicap parking stall directly across from the sidewalk entrance instead of at the end of the parking aisle. Handicap stall and adjacent loading area should be dimensioned on the Plans.
- *Tiberi 12/27/21 Response: Handicap space moved up as recommended.*
 - **TT 1/6/22 Update: Handicap space has been relocated. However, the space and adjacent loading area should be dimensioned on the Plans.**
27. The Applicant should provide a detail for the proposed dumpster pad and associated screening used for the dumpster enclosure.
- *Tiberi 12/27/21 Response: Dumpster enclosure detail added to detail sheet.*
 - **TT 1/6/22 Update: Dumpster enclosure detail provided on detail sheet. Bollard detail, which is referenced in the dumpster enclosure detail, is not provided.**
28. The Plans should include a "One Way" and "Do Not Enter" sign for the front driveway.
- *Tiberi 12/27/21 Response: Front driveway has been removed.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**

29. The Plan Set references the North American Vertical Datum of 1988 (NAVD88); however, this is not explicitly noted on the plans. TT suggests adding this note to the General Site Notes section.
- *Tiberi 12/27/21 Response: Note added to existing conditions sheet.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
30. Proposed lighting on the site plans and photometric data do not correlate. The Plan shows a lamp pole near the dumpster pad, but the photometric sheet shows two lamp pole near the parking lot with another in front of the building. Please confirm which design is correct and represent that design on all relevant sheets.
- *Tiberi 12/27/21 Response: Adjustments have been made accordingly to coordinated plans.*
 - **TT 1/6/22 Update: In our opinion, this item is resolved.**
31. The proposed layout and materials are difficult to identify, linework is formatted in a similar style to the existing conditions. We recommend the design be updated to ensure proposed site conditions are clearly discernable from existing conditions.
- *Tiberi 12/27/21 Response: Plot adjustments have been made.*
 - **TT 1/6/22 Update: In our opinion, this item has been resolved.**
32. The Applicant is expanding the limit of the parking lot closer to the east property line or the abutting Mullaney Irrevocable Trust property.
- *Tiberi 12/27/21 Response: Due to site restrictions and requests for additional parking, waiver is requested of the board, the site provides 11.5 feet and abutters fence line averages an additional 10 feet behind their property line allowing for 20+ feet separation.*
 - **TT 1/6/22 Update: No further action required for this item until PEDB decision on waiver requests.**

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

33. Soils present on-site, specifically within the limit of the rain garden, are categorized as HSG-A with an infiltration rate at 8.27 inches per hour. In areas with a rapid infiltration rate (greater than 2.4 inches per hour), at least 44% of the TSS must be removed prior to discharge to infiltration BMPs. (Standard 4)
- *Tiberi 12/27/21 Response: Infiltration trench filter and grass filter strip prior to rain garden added, and rain garden also is above infiltration area. Please see revise TSS Calculation sheets.*
 - **TT 1/6/22 Update: In our opinion, this item has been resolved.**
34. An Illicit Discharge Compliance Statement has not been submitted. As mentioned in the Report, the Applicant will submit the Compliance Statement prior to the discharge of stormwater runoff to the post-construction stormwater BMP and prior to the issuance of a Certificate of Compliance. (Standard 10)
- *Tiberi 12/27/21 Response: Applicant shall submit under separate cover, prior to COC.*
 - **TT 1/6/22 Update: We recommend the PEDB include this item as a Condition of Approval in the Decision for the Project.**
35. The proposed rain garden is within the required 10-foot setback from the site's southern property line. (Volume 1, Chapter 1, Page 32)
- *Tiberi 12/27/21 Response: Rain Garden moved and reconfigured.*
 - **TT 1/6/22 Update: In our opinion, this item has been resolved.**
36. The proposed rain garden does not provide the required three inches of freeboard for the 25-, 50-, or 100-year storm. It appears the top of berm elevation for the rain garden is proposed at 192.00, and weir elevation is proposed at 192.15. (Volume 2, Chapter 2, Page 27)
- *Tiberi 12/27/21 Response: Berm height increased to 4"+ at 192.15 due to site reconfiguration.*
 - **TT 1/6/22 Update: Freeboard for all rain events used in the analysis appear to be sufficient. In our opinion, this item is resolved.**

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

37. We anticipate this Project will require a Land Disturbance permit. The Project appears to disturb at least 20,000 square feet and removes/alters at least 10,000 square feet of impervious surface. (§26.5.1)
- *Tiberi 12/27/21 Response: Applicant submitted permit request.*
 - **TT 1/6/22 Update: In our opinion, this item has been resolved.**
38. The Applicant has supplied an Erosion Control and Construction Plan in the Plans. However, the plan requires additional information such as area within the limit of work, earth work calculations, etc. We recommend the Applicant coordinate this Plan with the requirements of the Bylaw. (§26.5.6)
- *Tiberi 12/27/21 Response: Additional information including earth work calculations have been provided and limit of work noted on plans.*
 - **TT 1/6/22 Update: In our opinion, this item has been resolved.**
39. The signature of the owner(s) responsible for the Long-Term Operation and Maintenance Plan until the Project's Condominium Association is established has not been provided. (§26.5.9.2.b.5)
- *Tiberi 12/27/21 Response: Signature provided on Plan Cover sheet.*
 - **TT 1/6/22 Update: In our opinion, this item has been resolved.**

Medway Site Plan Stormwater Regulations (Ch. 200 §207-14)

40. We recommend the Applicant propose a roof drain system to directly discharge roof runoff to the proposed rain garden. Additionally, we recommend the Applicant include the existing downspout locations on the plan. (Ch. 200 §207-14.E)
- *Tiberi 12/27/21 Response: Downspouts shown, downspout spreaders will be employed throughout, and infiltration trenches and landscaping will be used along other roof drip edges where possible.*
 - **TT 1/6/22 Update: Since downspout locations are at the rear of the building we recommend the Applicant install proposed roof runoff recharge system to mitigate roof runoff at the rear of the building. This will also separate clean roof runoff from co-mingling with surface runoff from the parking area.**

General Stormwater Comments

41. We recommend the Applicant show on the Proposed Drainage and Grading Plan the 3-foot wide rip-rap weir, rain garden drain, and 8-inch wide stone diaphragm as shown in the construction detail on Sheet S-5 and the HydroCAD analysis. If a drain is proposed for the rain garden, this orifice should be modeled in the HydroCAD analysis and should be shown on the Plans.
- *Tiberi 12/27/21 Response: Detail Adjusted accordingly, 8" diaphragm employed as a filter strip only along pavement edge prior to grass filter Strip before the rain garden, the filter strips impact on runoff we are considering de minimis.*
 - **TT 1/6/22 Update: In our opinion, this item has been resolved.**

ADDITIONAL COMMENTS

42. It appears the first ±20 feet of the driveway entering the site is sloped towards Cutler Street. We recommend the grading in this area be adjusted to ensure all runoff from the driveway is treated on-site.
43. Elevations on the Plans for the bottom of the rain garden and the rip-rap weir do not match the HydroCAD analysis. Weir elevation on Plans is 192.5, weir elevation in HydroCAD analysis is 192.15. Bottom of rain garden on Plans is 189.5 which indicates bottom of infiltration bed at ±186.25. HydroCAD analysis has exfiltration at 188.5. Exfiltration elevation should be located at the bottom of double washed stone infiltration bed with the stone providing additional storage volume.

These comments are offered as guides for use during the Town's review and additional comments may be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve them of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, PE
Project Manager



Bradley M. Picard, EIT
Civil Engineer

P:\21583\143-21583-22003 (PEDB 6 CUTLER ST)\DOCS\CUTLER PLACE-PEDBREV(2022-01-XX).DOCX

Susan Affleck-Childs

From: Christopher Meo <CMEO@msn.com>
Sent: Friday, January 7, 2022 5:02 PM
To: Susan Affleck-Childs
Subject: Additional Comments for 6 Cutler Street

Thank you for sending along the updated plans. Before Tuesday's continued hearing I would like to submit the following two additional comments to the Board:

First, I am encouraged to see 2 additional parking spaces on the new set of plans. I am still concerned that with 13 bedrooms, there will be more than 12 cars that need parking spaces on a consistent basis and they will need to use my property line for constant parking. Unlike the impact statement says, having to deal with overflow parking on my property line will have a direct negative impact to me and my neighbors at 1 Phillips Street. My original comments in my first letter of mitigation suggestions still stand. I should not be required to have to look at constant cars parked along my property line for this new development. Can I make the following suggestion: can a bond be set aside for mitigation purposes so that, if parking becomes a nuisance within the first year after full build-out and occupancy, the developer would be required to install a 6' stockade fence on my property line to block the cars?

Secondly, the Chair commented that he would like to see a sidewalk (which would go nowhere) in front of 6 Cutler Street. As a direct abutter I strongly disagree with a sidewalk as it is not necessary. Cutler Street is a very quiet 300 foot dead end road with 1 buildable parcel on 6 Cutler Street side and 3 houses on the other. For the most part, the only traffic consists of that from the 3 houses. Sidewalks on Cottage connect 109 and Village, sidewalks on Wellington connect Cottage and Lincoln but Cutler does not connect to a main road. If the Board feels because of 5 new housing units a sidewalk is needed to make Cutler Street safe to walk to Cottage Street, then by Medway's own Zoning By-Law of "3.4 C6 - The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district", the project would need to be rejected as sidewalks would "significantly alter the character" and functionality of this very quiet, short and safe street. As stated in my first letter, this is the best proposal I have seen in 6 years so I would not want to see the project held up because of a needless sidewalk.

In addition, requiring a sidewalk in front of 6 Cutler will cause the overflow parking to park along 1 Phillips and 16 Cottage Street, again significantly altering the access, character, and use of my property line as stated in my first concern.

Thanks for your time and attention to these comments.

Chris and Kathleen Meo

16 Cottage Street



January 11, 2022

**Medway Planning & Economic Development Board
Meeting**

UPDATED – January 10, 2022


Harmony Village Performance Security

- Tetra Tech site inspection report and punch list dated 1-5-22. NOTE there are 3 of the required minimum items that need to be completed before the Board can enter into a performance security agreement. Developer Gary Feldman has indicated he will complete those by next week.
- Tetra Tech bond estimate dated 1-5-22 for \$105,963. This includes a 25% contingency.
- Email dated 1-5-22 from developer Gary Feldman requesting the Board's authorization to allow him to cap the foundation of the new 4-unit building for the winter season.
- **Email dated 1-6-22 from developer Gary Feldman with status on water service, fire hydrant, and STOP sign on pavement.**
- **Interim as-built plan dated 1-3-22 by Meridian Associates**

NOTE – At this time, the Board is asked only to establish the performance security amount. You will consider the actual performance security agreement at the 1-25-22 PEDB meeting.

To: Susan Affleck-Childs – Medway Planning and Economic Development Board (PEDB) Coordinator

Cc: Peter Pelletier – Medway DPW Director
Bridget Graziano – Medway Conservation Agent
Gary Feldman – Applicant

From: Steven M. Bouley, P.E. 
Bradley M. Picard, E.I.T.

Date: January 5, 2022

Subject: Harmony Village Bond List

At the request of the Medway PEDB, Tetra Tech (TT) conducted a punch list inspection of the Harmony Village Project located at 218-220 Main Street in Medway, MA. Punch list inspections were completed on December 21, 2021 and January 3, 2022. A Bond List and Estimate were generated of outstanding items which have not yet been completed, are deficient in quality or outstanding administrative items which remain to be submitted.

The inspection was conducted using the following documents:

- A plan (Plans) set titled "Site Development Plans, Harmony Village Multifamily Housing Development", dated June 9, 2020, revised February 22, 2021, prepared by Meridian Associates.
- A Multifamily Special Permit Decision (Decision) titled "Multi-Family Housing Special Permit, Site Plan, and Land Disturbance Permit Decision, Harmony Village – 218-220 Main Street" dated January 12, 2021.
- A Field Change Authorization dated May 11, 2021, regarding replacement landscaping as mitigation for tree removal and addition of a fire hydrant as requested by Medway Department of Public Works.

Outstanding Minimum Infrastructure Items (Pursuant to Section VIII.J.2. of the Project's Decision)

These items are not included in the bond estimate as they must be completed prior to implementation of bonding for the Project and subsequent authorization of a building permit.

1. Install stop line pavement marking on binder course.
2. Provide as-built information for the Drainage System for review. This can be provided in draft form to confirm critical elevations are consistent with the approved Plans. Full as-builts will be required at the completion of the Project.
3. Confirm with Medway DPW/Fire Department that provisions for fire prevention and protection have been installed and are functional.

Items to be Completed

4. Install proposed curbing and berm along Harmony Way.
5. Finalize electrical conduit and wiring.
6. Adjust all drain and utility castings to finish elevation.
7. Install top course for Harmony Way.
8. Install striping for parking areas adjacent to Units 1 and 2.
9. Install privacy fence adjacent to Unit 6.
10. Install light posts as shown on the endorsed Plans.
11. Install gang mailbox.
12. Install landscaping, screening and loam and seed.

Inspection/Maintenance

13. Provide snow plowing throughout the paved area of the Project. Assume one (1) year of plowing.
14. Perform street sweeping in the Spring and Fall. Assume one (1) year of street sweeping.

15. Clean and maintain stormwater infrastructure within the site. Assume one (1) cleaning of all catch basins and water quality units per year for one (1) year.
16. Perform erosion control maintenance. Assume two (2) new silt sacks for each catch basin per year for one (1) year.
17. Remove erosion controls within limit of work.

Administrative

18. Provide documentation from the engineer of record that the subsurface and at-grade infiltration basins have been constructed according to the endorsed Plans and whether they are functioning properly.
19. Provide as-built plans of the Project.

These comments are offered as guides for use during the Town's review. In addition to this list, we recommend the Applicant conduct their own evaluation of the site to ensure all items included on the approved documents are completed to the satisfaction of the engineer of record for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

P:\21583\143-21583-20018 (PEDB HARMONY VILLAGE)\CONSTRUCTION\PUNCH LIST\BOND LIST_01_HARMONY VILLAGE_2022-01-05.DOC

**TETRA TECH**

**Bond Estimate
Harmony Village
Medway, Massachusetts
January 5, 2022**

Marlborough Technology Park
100 Nickerson Road
Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST ¹	ENGINEERS ESTIMATE
001	Mobilization (3% of Const. Cost)	1	LS	\$2,300.00	\$2,300
002	Granite Curb Type VA4 - Curved	30	FT	\$50.00	\$1,500
003	Cape Cod Berm	8	TON	\$250.00	\$2,000
004	Electrical Conduit and Wiring	1	LS	\$5,000.00	\$5,000
005	Adjust Drain/Sewer Castings	3	EA	\$440.00	\$1,320
006	Adjust Water Gate Box	4	EA	\$250.00	\$1,000
007	HMA Top Course	125	TON	\$120.00	\$15,000
008	Striping	1	LS	\$500.00	\$500
009	Privacy Fence	100	FT	\$45.00	\$4,500
010	Post Light	3	EA	\$2,500.00	\$7,500
011	Gang Mailbox	1	LS	\$1,500.00	\$1,500
012	Landscaping	1	LS	\$15,000.00	\$15,000
013	Loam Borrow	200	CY	\$57.00	\$11,400
014	Seeding	600	SY	\$2.00	\$1,200
015	Jute Mesh for Stabilization	100	SY	\$6.00	\$600
016	Snow Plowing ²	1	LS	\$1,000.00	\$1,000
017	Street Sweeping ²	1	LS	\$500.00	\$500
018	Clean Catch Basins/WQ Units ²	5	EA	\$250.00	\$1,250
019	Maintain Silt Sacks ²	8	EA	\$150.00	\$1,200
020	Remove Erosion Controls	1	LS	\$1,500.00	\$1,500
021	Legal/Engineering Services	1	LS	\$6,000.00	\$6,000
022	As-Builts	1	LS	\$3,000.00	\$3,000

Subtotal \$84,770
25% Contingency \$21,193
Total \$105,963

Notes:

¹Unit prices are taken from the latest information provided on the MassDOT website. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 12/2020 - 12/2021.

²This item will remain in the estimate until the Project is entirely complete and occupancy is granted to all units.

Susan Affleck-Childs

From: superj90@verizon.net
Sent: Wednesday, January 5, 2022 5:11 PM
To: Susan Affleck-Childs
Subject: Tuesday meeting

Hi Susy, At Tuesdays meeting we would like to ask if it would be possible to ok letting us cap the foundations to protect the basements from snow. I have spoken to the Jack and he is ok with it if the board is. He will not issue us permits and we will not go beyond just a first deck over the basement.

Also, I spoke to Brad and we went over a couple things on the estimate and he will be sending a revision. We will also be taking care of the three minimum infrastructure items tomorrow.

Thanks
Gary

Susan Affleck-Childs

From: superj90@verizon.net
Sent: Thursday, January 6, 2022 8:17 PM
To: Susan Affleck-Childs
Cc: Bouley, Steven
Subject: Fwd: Harmony village
Attachments: image0.jpeg

Hi, Here is confirmation below from the DPW that my fire protection lines have been installed to the condo units. The two front units do not require sprinkler so no lines were run there. Also the hydrant is functional.
#3 on the outstanding minimum list.

The attached picture addresses #1 on the outstanding minimum list.

Thanks
Gary

-----Original Message-----

From: Barry Smith <bsmith@townofmedway.org>
To: Gary Feldman <superj90@verizon.net>
Sent: Thu, Jan 6, 2022 6:10 pm
Subject: Harmony village

Gary,

This email is to confirm that domestic and fire lines have all been installed through the foundations to each unit, along with the fire hydrant on the property.

Thanks,

Barry Smith
Water/Sewer Superintendent
45b Holliston Street
Medway, MA 02053
O 508-321-4930
M 774-285-0482

Sent from my iPhone

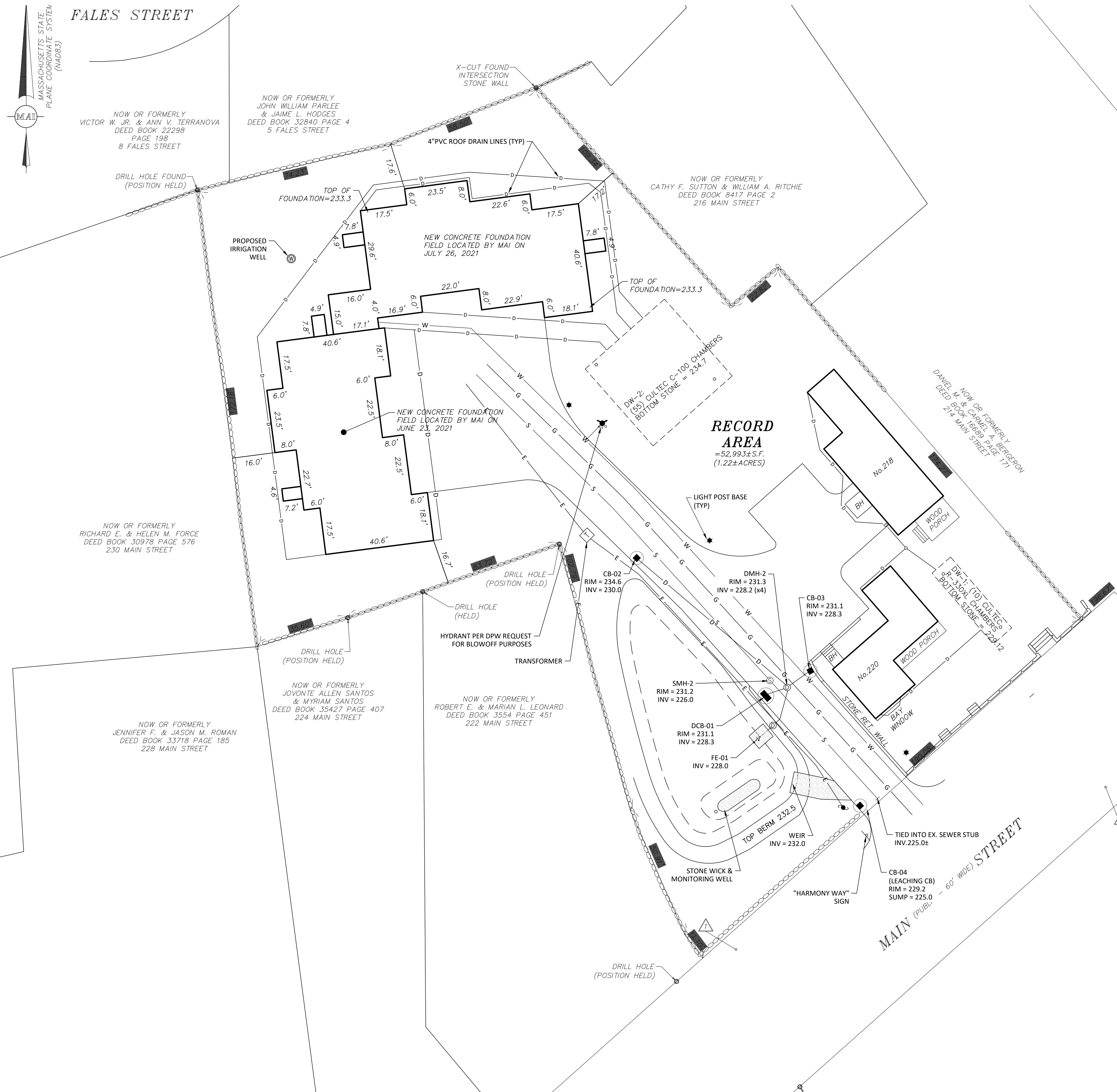
Register & Access your Water usage: <https://medwma.aquahawk.us>

www.townofmedway.org
[Facebook](#) [Twitter](#)

Please remember when writing or responding, the Massachusetts Secretary of State has determined that e-mail is a public record.

The information in this e-mail, including attachments, may contain privileged and confidential information intended only for the person(s) identified above. If you are not the intended recipient, you are hereby notified that any dissemination,





- NOTES:**
1. ELEVATIONS ARE APPROXIMATE AND WILL BE FINALIZED FOR THE FINAL AS-BUILT.
 2. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES.
 3. THIS PLAN DOES NOT REPRESENT A CONFIRMATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SPECIFICALLY INTENDED TO DERIVE AN INTERIM AS-BUILT OF INSTALLED STRUCTURES AS DEPICTED HEREON.
 4. THE SUBJECT PROPERTY IS LOCATED IN AGRICULTURAL RESIDENTIAL II (AR-II) ZONING DISTRICT AND THE MULTIFAMILY HOUSING OVERLAY DISTRICT (MHOD).
 5. THE SUBJECT PROPERTY IS DEPICTED AS LOT 44 ON TOWN OF MEDWAY ASSESSOR'S MAP 57.

RECORD OWNERS:

HARMONY VILLAGE LLC
5 EXCHANGE STREET, SUITE 4
MILFORD, MASSACHUSETTS 01757

- DEED BOOK 38520 PAGE 050

REFERENCES:

- PLAN BOOK 454 PLAN 118

DOCUMENTS ON RECORD AT THE NORFOLK
DISTRICT REGISTRY OF DEEDS.

<div><p>MERIDIAN ASSOCIATES</p><p>500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 0915 978.399.0447 www.meridianassoc.com</p></div>			<div><p>INTERIM AS-BUILT Multifamily Development 218-220 MAIN STREET MEDWAY, MA 02053</p><p>Prepared For: Harmony Village LLC</p></div>					
<p>Date: January 3 , 2022</p>								
<p>Scale:</p>								
<p>Project No. 8521</p>								
<p>Sheet No. ASB-1</p>								
			<p>REVISIONS</p>					
NO.	DATE	DESCRIPTION	BY	CHKD.				



January 11, 2022
Medway Planning & Economic Development Board
Meeting

Construction Reports

- Medway Mill
 - Guerriere & Halnon Inspection Report dated 12-21-21
 - Tetra Tech Report #5 dated 12-15-2021
 - Tetra Tech Report #6 dated 12-27-21
- William Wallace Village – Legacy Engineering Inspection Report dated 1-04-22
- Evergreen Village
 - Tiberi Summary Report – December 2021
 - Evergreen stone wall revision dated 12-30-21
- Marzilli - Trotter Drive
 - Tetra Tech Report #18 dated 12-10-21
 - Tetra Tech Report #19 dated 12-15-21
- Choate Trail Subdivision
 - Tetra Tech Report #19 dated 11-24-21
 - Tetra Tech Report #20 dated 12-06-21
- Harmony Village
 - Tetra Tech Report #12 dated 12-01-21
 - Tetra Tech Report #13 dated 12-02-21
 - Tetra Tech Report #14 dated 12-06-21
 - Tetra Tech Report #15 dated 12-08-21
 - Tetra Tech Report #16 dated 12-10-21
 - Tetra Tech Report #17 dated 12-13-21
- Salmon Health – Tetra Tech Report #74 dated 12-15-21



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

www.guerriereandhalnon.com

Est. 1972

The

Milford Office

333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office

55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office

1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

F3519

December 21, 2021

Town of Medway
Planning and Economic Development Board
155 Village Street
Medway, MA. 02053
Attn: Susan Affleck-Childs

RE: Medway Mills – Monthly Inspection Report: 165 Main Street, Medway, MA 02053.

On behalf of the Applicant, 165 Main Street Realty Trust, and in accordance with Major Site Plan Decision dated June 22, 2021 General Conditions of Approval Paragraph (G)(4), Guerriere & Halnon, Inc. conducted the monthly site inspection on December 15, 2021 and observed the following construction activities:

- Paving of the binder course has been completed. Erosion control mulch socks were installed in some locations to direct water to the catch basins;
- Erosion control measures and construction fencing remain in place on the west side of the project site and appear to be in satisfactory condition;
- Trenches for electrical lines have been dug, light posts and electrical conduit partially installed throughout the west side of the project, work was ongoing at the time of inspection;
- The infiltration basin has been rough graded and
- Drainage structures CB #1, CB#2, DMH #1, Outlet Control Structure OCS #1, DMH #3 and DCB #4 have been backfilled and paved.

Should you have any questions or require additional information, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Amanda Cavaliere
Franklin Office Manager

cc: Mr. John Greene, Applicant



Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Medway Mills	Date 12/15/2021	Report No. 5
Location 165 Main Street, Medway, MA	Project No. 143-21583-20011	Sheet 1 of 2
Contractor Peter McCarthy (Site Contractor) John Greene (Developer)	Weather A.M. P.M. CLOUDY	Temperature A.M. P.M. 45°F

FIELD OBSERVATIONS

On Wednesday, December 15, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout. Silt fence barrier (SFB) and compost filter socks have been installed along the perimeter of the site in accordance with approved site plans and appear to be in good condition. Some sections of SFB have fallen off the stakes at multiple locations and should be reset. Silt sacks have been installed at catch basins adjacent to the driveway apron. Additional erosion controls have been installed at the small unpaved parking area at the north corner of the site. Excavated material and construction materials have been stockpiled throughout the site. Orange snow fencing has been installed around the perimeter of the site as a safety measure.
- B. TT on-site following a notice from PEDB that contractor has paved binder course and allowing vehicles to park in the proposed parking lot. Contractor has set catch basins to binder grade, stormwater infrastructure in the parking lot appears to be completely installed and is able to discharge to the unstabilized infiltration basin. Vehicles are currently parking on the east side of the lot and the western half of the lot is blocked off with caution tape. No curb is installed to keep vehicles from staying on the paved surface. Contractor's loader is parked on the north side of the lot next to the vehicles. TT spoke to an abutter during the site visit, and the resident is concerned that privacy is limited with vehicles parking in the lot without the proposed privacy screening to the west.
- C. Electrical conduit has been placed in open excavations along the western and north sides of the site.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	
Foreman		Backhoe		Asphalt Reclaimer	
Laborers		Loader	1	Vib. Roller	
Drivers		Rubber Tire Backhoe/Loader		Static Roller	
Oper. Engr.		Skid Steer		Vib. Walk Comp.	
Carpenters		Hoeram		Compressor	
Masons		Excavator	2	Jack Hammer	
Iron Workers		Grader		Power Saw	
Electricians		Crane		Conc. Vib.	
Flagpersons		Scraper		Tack Truck	
Surveyors		Conc. Mixer		Man Lift	
Roofers		Conc. Truck		Skidder	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader	
		Pickup Truck			
		Tri-Axle Dump Truck			
		Trailer Dump Truck			
Police Details:				RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.				Name	Time on-site
				Bradley M. Picard, EIT	1:30 P.M. – 2:00 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Medway Mills	Date 12/15/2021	Report No. 5
Location 165 Main Street, Medway, MA	Project No. 143-21583-20011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. TT will maintain communication with the developer and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. Repair fallen SFB around the perimeter of the site as needed.
- B. Install additional mortar at the frame and leveling bricks at DCB #4. **TT Update: Additional mortar was installed at the frame and leveling bricks at DCB #4. It is our opinion this item is resolved.**

4. PREVIOUS OPEN ACTION ITEMS

- A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Medway Mills	Date 12/27/2021	Report No. 6
Location 165 Main Street, Medway, MA	Project No. 143-21583-20011	Sheet 1 of 2
Contractor Peter McCarthy (Site Contractor) John Greene (Developer)	Weather A.M. CLOUDY P.M. CLOUDY	Temperature A.M. 30°F P.M. 30°F

FIELD OBSERVATIONS

On Monday, December 27, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. TT on-site to discuss with John Greene (Developer) privacy fence installation around the perimeter of the proposed parking area. Developer has discovered following the stakeout (stakeout locations provided by Guerriere and Halnon) that the proposed fence line on the southern portion of the project along the inbound side of the driveway may be prone to damage during plowing operations in the winter time. The developer requests to move a portion of the privacy fence in this location approximately 2-3 feet away from the roadway to ensure plows do not cause damage to the fence. TT determined that this will not cause adverse impacts to the abutters as the proposed fence will remain entirely within the Developer's property. Developer also requested the fence on the north side of the parking lot be moved approximately 2 feet south towards the parking area. Little space is provided between the stone wall delineating the property line and the proposed location of the fence for landscaping to be installed. A large tree is also located in the northwest corner of the property directly adjacent to the stone wall. Attempting to install the fence within the root structure of this tree would be difficult, and little space is available to install the fence in this corner. TT determined that relocating the fence is acceptable in this area, as well, and will prevent potential impacts to the stone wall when landscaping is installed. The relocated portions of the fence shall be recorded in the Project's final as-built. During the inspection, AnyFence is on site installing the proposed 8' privacy fence along the west side of the parking lot at the top of the slope as shown on the endorsed Plans.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		AnyFence	Privacy Fence Installation
Laborers		Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck					
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details:						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	11:15 P.M. – 12:30 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Medway Mills	Date 12/27/2021	Report No. 6
Location 165 Main Street, Medway, MA	Project No. 143-21583-20011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- B. Contractor has backfilled electrical trenches and has installed temporary light posts at various locations around the perimeter of the parking lot. No vehicles are parked in the lot during the inspection.

2. SCHEDULE

- A. TT will maintain communication with the developer and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Repair fallen SFB around the perimeter of the site as needed.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A



dan@legacy-ce.com

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

CONSTRUCTION INSPECTION REPORT

Date of Inspection: 1/4/2022 **Time On-Site:** 10:30 am **Weather:** 25F, P Cloudy

Location: William Wallace Village, 274 Village Street, Medway, MA

Inspection By: Daniel J. Merrikin, P.E.

Date of Report: 1/4/2022

Observation Requested by: DTRT LLC
Medway Planning & Economic Development Board

Activity Summary:

At the time of inspection work on the following structures was ongoing:

- Unit 2/4 is substantially complete and occupied.
- Unit 18 (old house) is substantially complete and occupied.
- Unit 20/22/24 construction continues.
- Unit 6/8 framing is underway.
- Unit 10/12 foundation utility installation is underway.
- Unit 14/16 building foundations is partially excavated.
- The mail kiosk is under construction.

Note the following site construction activities since our last inspection.

- Utility service installation to the buildings under construction continues.
 - Aside from utility connections and foundation work, site work on the site is minimal as the primary focus is currently building construction.
-



Erosion Controls:

Perimeter erosion controls were inspected and found to be in good condition. Temporary sediment basins appear to be functioning well and newly installed stormwater systems are protected with erosion controls. Note that the site is starting to freeze given the cold temperatures these past few days.

Recommended Improvements:

1. As discussed with owner, install a shallow sediment trap using compost socks at the catch basin to the front infiltration system to supplement the existing silt sacs.







Progress Report

Project Details

Project name	Evergreen	
Location	22 Evergreen Road	Medway MA
Owner	Broken Tree LLC	Medway MA
Reporting period	12-1-2021 thru 12-30-2021	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	12/30/21	

Summary

Site contractor Mobilized; construction controls established. Erosion controls installed & maintained. Road set to binder level & site rough graded to subgrade. Phase 2 Structure foundation installed. Water services installed. Drainage system 80% installed.

Activities

Activity 1 Construction Controls

Status	Achieved
Objective	Layout & Construction controls set and provided by Cheney Engineering
Activity dates	
Progress	Set- grade stakes & offsets drainage systems
Comments	Sanitary Facilities on-site, No construction trailers

Activity 2 Erosion Controls

Status	Achieved
Objective	Erosion controls implemented and approved on site Temporary sedimentation basins installed & maintained
Activity dates	During Month
Progress	Completed & maintained
Comments	

Activity 3 Access Road

Status	In progress
Objective	Paved to binder coarse
Activity dates	
Progress	Partially completed 80%,
Comments	Infiltration system installed

Activity 4 Water & Sewer Utilities

Status	Achieved
Objective	Sewer line and water lines being connected to units, Water lines charged. GAS Services Installed; Underground electric stubbed to property
Activity dates	
Progress	Completed
Comments	

Activity 5 Building

Status	In Progress
Objective	Building 2 Foundation installed, and backfilled, water & sewer connections completed
Activity dates	Current
Progress	
Comments	

Activity 6 Site Features

Status	In Progress
Objective	Segmented retaining wall being constructed behind building 1 approved and backfilled
Activity dates	
Progress	95%
Comments	

Photographs

#1

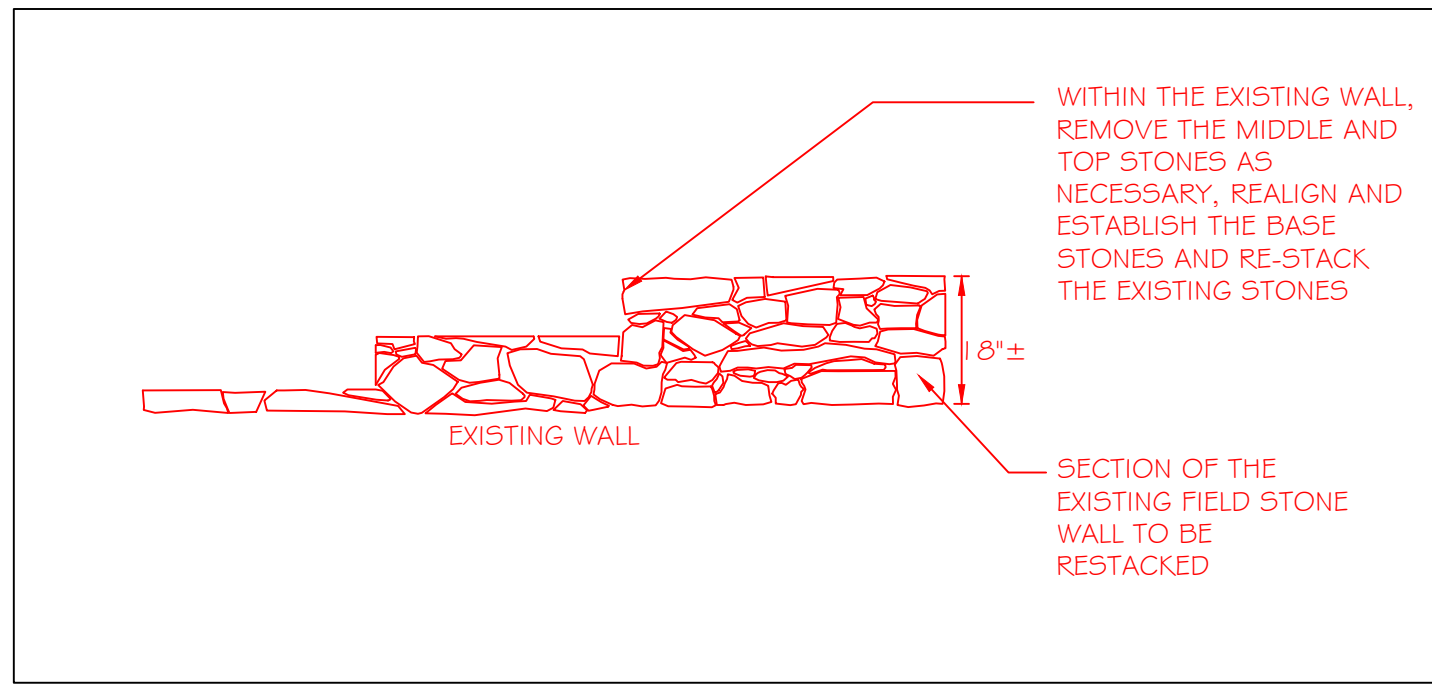
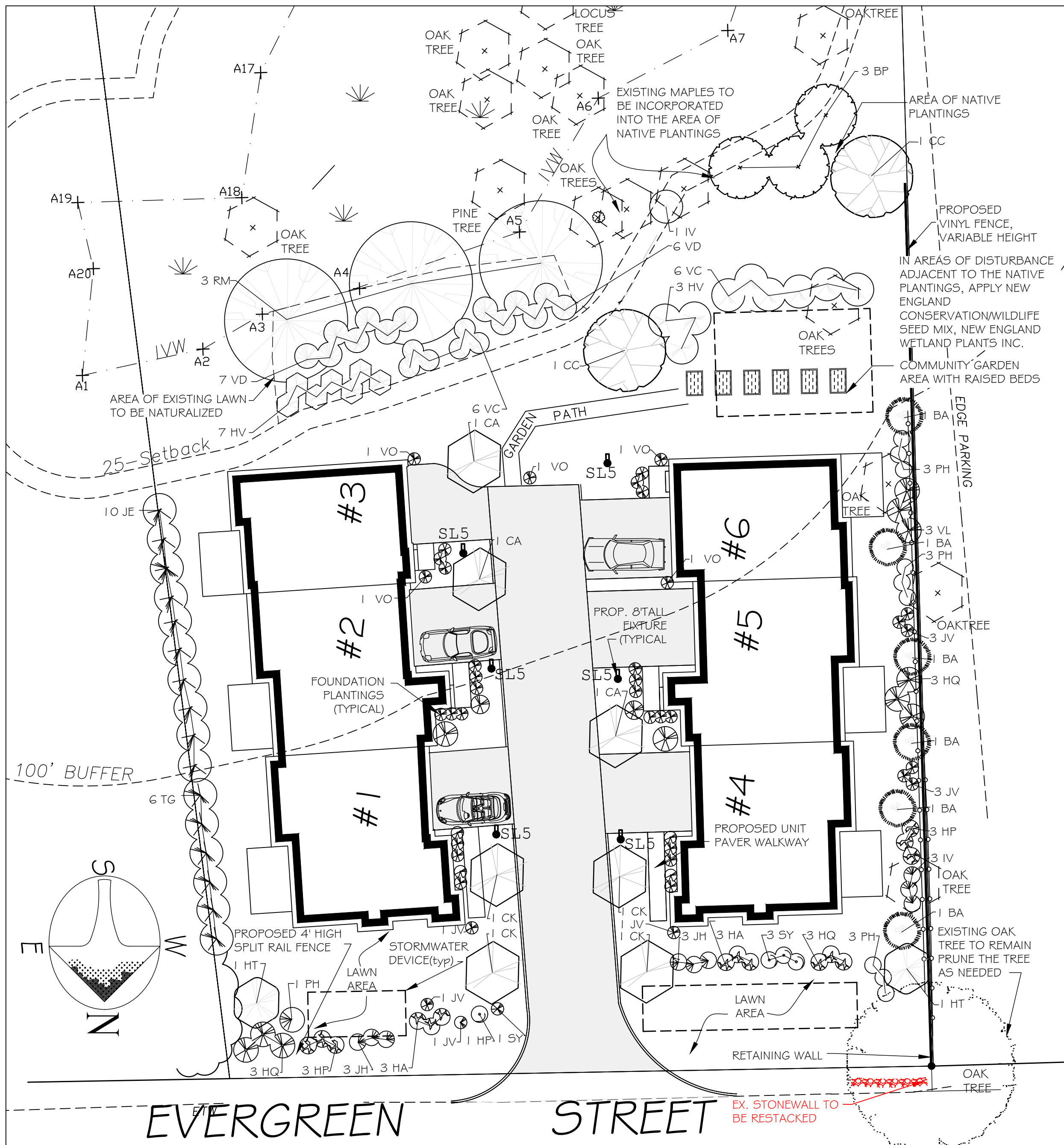


Roadway drainage system

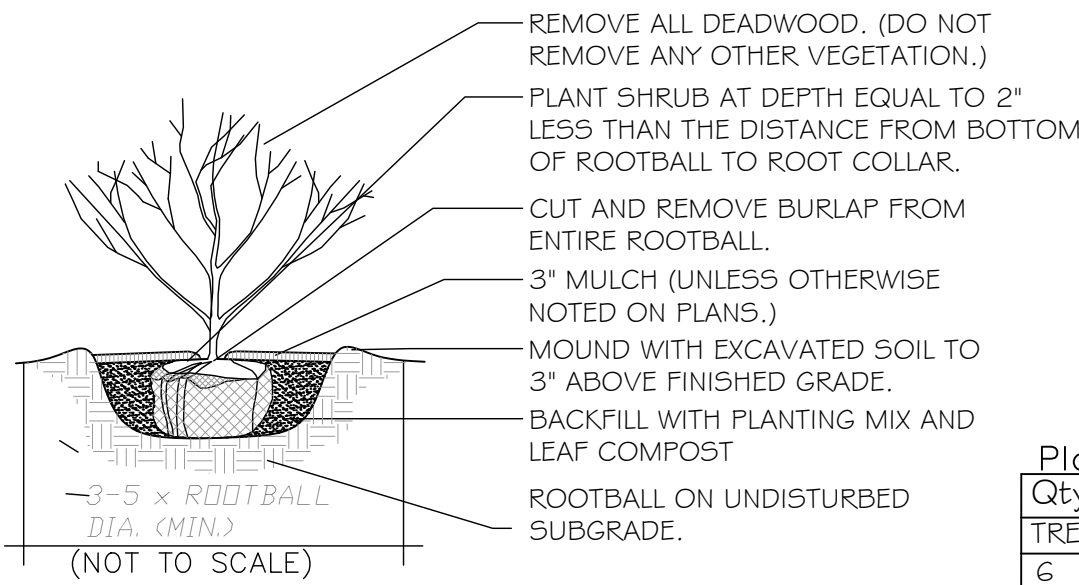
#2



Roadway infiltration system



WALL SECTION
SCALE: NOT TO SCALE

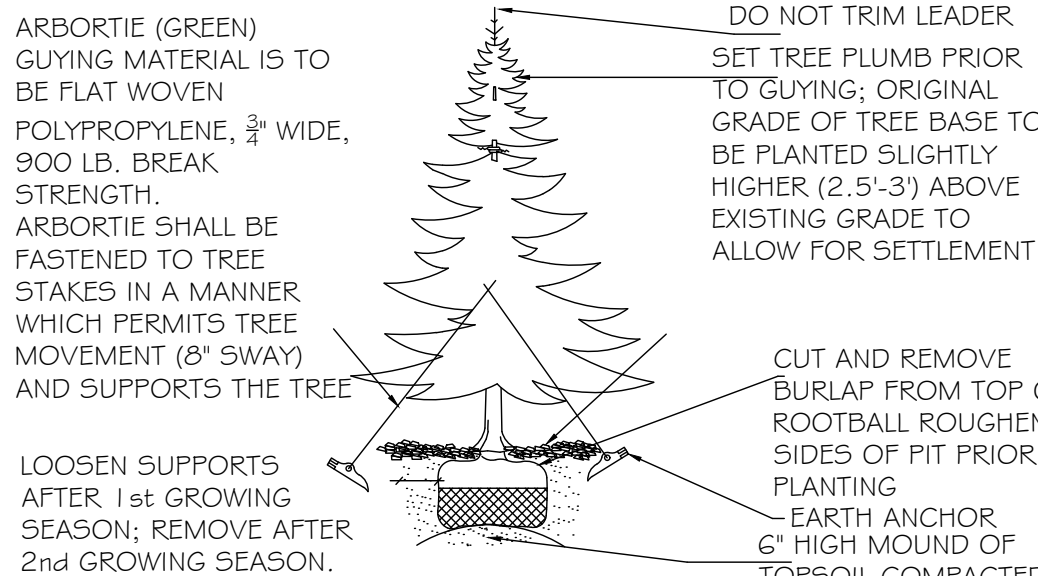


SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE - RECOMMENDED FOUNDATION PLANTINGS FOR BUILDING UNITS OUTSIDE THE 100' WETLAND BUFFER			
'Buzz Midnight' Butterfly Bush	<i>Buddleia davidi</i> 'Buzz Midnight'	36" Ht.	B&B
'Blue Chip' Butterfly Bush	<i>Buddleia davidi</i> 'Blue Chip'	36" Ht.	B&B
'Dark Knight' Bluebeard	<i>Caryopteris x clandonensis</i> 'Dark Knight'	36" Ht.	B&B
'Golden Mops' Hinoki Cypress	<i>Chamaecyparis obtusa</i> 'Golden Mops'	36" Ht.	B&B
'Pearl Glam' Callicarpa	<i>Callicarpa sp.</i> 'Pearl Glam'	36" Ht.	B&B
'Ivory Halo' Dogwood	<i>Cornus alba</i> 'Ivory halo'	36" Ht.	B&B
'Gold Splash' Euonymus	<i>Euonymus fortunei</i> 'Gold Splash'	36" Ht.	B&B
'Lady Stanley' Rose of Sharon	<i>Hibiscus syriacus</i> 'Lady Stanley'	36" Ht.	B&B
'Little Quick Fire' Hydrangea	<i>Hydrangea paniculata</i> 'Little quick fire'	36" Ht.	B&B
'Limelight' Hydrangea	<i>Hydrangea paniculata</i> 'Limelight'	36" Ht.	B&B
'Sky Pencil' Holly	<i>Ilex crenata</i> 'Sky Pencil'	36" Ht.	B&B
'Blushing Knock out' Rose	<i>Rosa sp.</i> 'Blushing Knock Out'	36" Ht.	B&B
'Little Princes' Spirea	<i>Spirea japonica</i> 'Little Princes'	36" Ht.	B&B
'Blue Muffin' Viburnum	<i>Viburnum dentatum</i> 'Blue Muffin'	36" Ht.	B&B
'Shasta' Viburnum	<i>Viburnum plicatum tomen.</i> 'Shasta'	36" Ht.	B&B
'Hamel' Fountain Grass	<i>Pennisetum alopecuroides</i> 'Hamel'	#3 Pot	C.G.

PLANT SCHEDULE - RECOMMENDED FOUNDATION PLANTINGS FOR BUILDING UNITS WITHIN THE 100' WETLAND BUFFER			
Shadlow service berry	<i>Amelanchier canadensis-single stem</i>	36" Ht.	B&B
Sweet pepperbush	<i>Clethra alnifolia</i>	36" Ht.	B&B
Sweet fern	<i>Comptonia peregrina</i>	#3 Pot	C.G.
Grey Dogwood	<i>Cornus racemosa</i>	36" Ht.	B&B
Red Twig Dogwood	<i>Cornus sericea</i>	36" Ht.	B&B
Silky Dogwood	<i>Cornus amomum</i>	36" Ht.	B&B
Fothergilla	<i>Fothergilla major</i>	36" Ht.	B&B
Mountain pieris	<i>Pieris floribunda</i>	36" Ht.	B&B
Beach plum	<i>Prunus maritima</i>	36" Ht.	B&B
Rosebay Rhododendron	<i>Rhododendron maximum</i>	36" Ht.	B&B
Canada yew	<i>Taxus canadensis</i>	36" Ht.	B&B
Maple leaf viburnum	<i>Viburnum acerifolia</i>	36" Ht.	B&B

- LANDSCAPING NOTES
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
 3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
 4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE 'BEST FACE' SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
 6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
 7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
 8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
 9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
 10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
 11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
 12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
 13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
 14. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150. SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150SF.
 15. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
 16. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
 17. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
 18. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWN, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20"-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
 19. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
 20. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
 21. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
 22. THE QUANTITIES OF THE FOUNDATION PLANTINGS ARE NOT LISTED WITHIN THE PLANTING SCHEDULE. FOUNDATION PLANTINGS FOR UNITS OUTSIDE THE 100' BUFFER AND WITHIN THE 100' BUFFER SHALL BE FROM THE RECOMMENDED LISTS BELOW

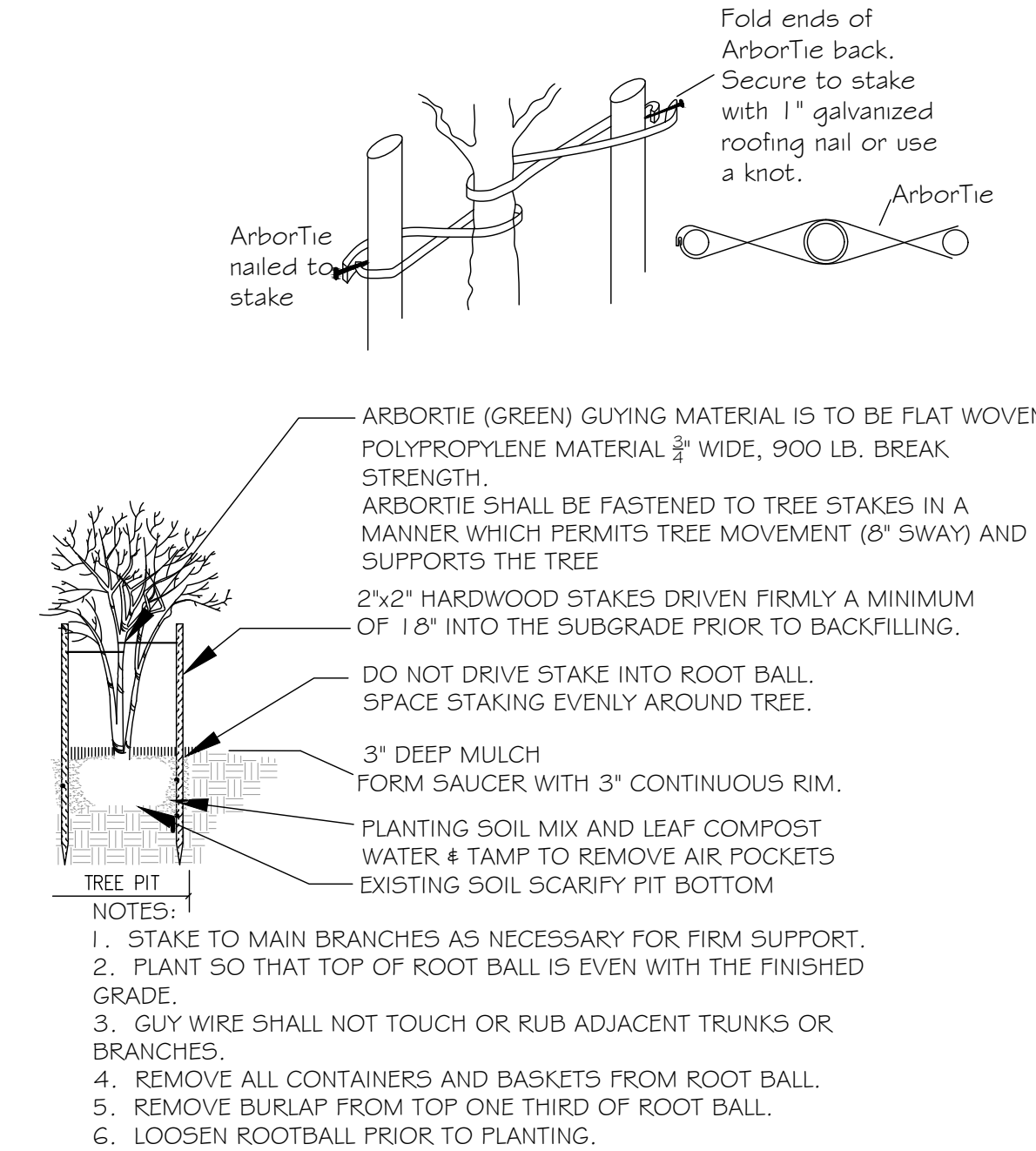


EVERGREEN TREE PLANTING
NOT TO SCALE

Planting Schedule					
Qty.	Key	Common Name	Botanical Name	Size	Remarks
TREES					
6	BA	Balsam Fir	<i>Abies balsamea</i>	8' Ht.	B&B
3	BP	Grey Birch	<i>Betula populifolia</i>	8' Ht.	B&B-Multi-stem
3	CA	Pagoda Dogwood	<i>Cornus alternifolia</i>	3" Cal.	B&B
2	CC	Hornbeam	<i>Carpinus caroliniana</i>	3" Cal.	B&B
4	CK	'Cherokee Brave' Dogwood	<i>Cornus florida</i> 'Cherokee Brave'	3" Cal.	B&B
2	HT	'Tardiva' Hydrangea	<i>Hydrangea paniculata</i> 'Tardiva'	#15pot	Container Grown
3	RM	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B
6	TG	'Green Giant' Arborvitae	<i>Thuja x plicata</i> 'Green Giant'	6' Ht.	B&B
SHRUBS					
9	HQ	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>	24" Ht.	B&B
10	HV	Common Witchhazel	<i>Hamamelis virginiana</i>	24" Ht.	B&B
4	IV	Winterberry	<i>Ilex verticillata</i>	24" Ht.	B&B
7	HP	Golden Cup St. John's Wort	<i>Hypericum Hidcote</i>	24" Ht.	B&B
10	JE	Eastern Red Cedar	<i>Juniperus virginiana</i>	48" Ht.	B&B
6	JH	Creeping Juniper	<i>Juniperus horizontalis</i>	#7 Pot	Container Grown
7	JV	'Taylor' Red Cedar	<i>Juniperus virginiana</i> 'Taylor'	48" Ht.	B&B
10	PH	'Summerwine' Purple Ninebark	<i>Physocarpus opulifolius</i> 'Summerwine'	24" Ht.	B&B
4	SY	'Bloomerang' Lilac	<i>Syringa x Bloomerang</i>	#3 Pot	Container Grown
12	VC	Highbush Blueberry	<i>Vaccinium corymbosum</i>	24" Ht.	B&B
13	VD	Arrowwood Viburnum	<i>Viburnum dentatum</i>	36" Ht.	B&B
3	VL	Chicago Lustre' Viburnum	<i>Viburnum dentatum</i> 'Chicago Lustre'	36" Ht.	B&B
5	VO	Highbush cranberry	<i>Viburnum opulus</i>	36" Ht.	B&B
PERENNIALS					
6	HA	'Aureola' Hakone Grass	<i>Hakonechloa macra</i> 'Aureola'	#3 Pot	Container Grown

GENERAL SITE NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INTIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
2. ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
5. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
7. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
8. ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
9. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
11. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.



DECIDUOUS TREE PLANTING
NOT TO SCALE

DIG SAFE NOTE:
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 1(888)DIG-SAFE.

THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

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.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

LAWRENCE GREENE, RLA#1561

DATE

APPROVED BY PLANNING BOARD

DATE: _____

PROPOSED SITE
LANDSCAPE PLAN

IN
MEDWAY, MASSACHUSETTS

EVERGREEN VILLAGE
22 EVERGREEN STREET

PREPARED FOR:

SAMPSON POND LLC
P.O. Box 5
MEDWAY MA 02053

PREPARED By:

McCARTY ENGINEERING
42 JUNGLE ROAD
LEOMINSTER, MA 01453

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2616

DATE: SEPTEMBER 2.2019

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project 21 Trotter Drive	Date 12/10/2021	Report No. 18
Location 21 Trotter Drive, Medway, MA	Project No. 143-21583-19018	Sheet 1 of 2
Contractor RP Marzilli (Site Contractor)	Weather A.M. P.M. CLOUDY	Temperature A.M. P.M. 37°F

FIELD OBSERVATIONS

On Friday, December 10, 2021, Tucker D. Paradee, EIT and Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout. Silt fence barrier (SFB) has been removed on the eastern and southern portions of the site where vegetation has grown, and slopes have stabilized. A portion of SFB behind the additional storage remains with compost filter tubes placed just inside the SFB. Both the SFB and compost tubes appear to be in good condition.
- B. TT on-site to witness portions of top course instillation for the truck yard located behind the building. Upon arrival, paving has started by Harshaw Paving directly behind the building. Ambient temperatures during operations were below the recommended 40°F and rising. A depth of approx. 2" (loose) bituminous concrete asphalt is installed to achieve a final depth of 1.5" with compaction. Temperatures range from 280°F – 300°F from the paver screed. Top course is continuously compacted directly after instillation with vibratory rollers.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	1	Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer			
Laborers	5+	Loader		Vib. Roller	2		
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Skid Steer	1	Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	5+	Lull			
		Tri-Axle Dump Truck	3				
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Tucker D. Paradee, EIT	12:00 P.M. – 12:45 P.M.
						Bradley M. Picard, EIT	12:00 P.M. – 12:45 P.M.

NOTE: Please use reverse side for remarks and sketches

Project 21 Trotter Drive	Date 12/10/2021	Report No. 18
Location 21 Trotter Drive, Medway, MA	Project No. 143-21583-19018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Contractor to submit photos of drainage system installed on the east side of the site, TT not present during installation.
- B. Contractor shall install oil hoods on all catch basins as soon as possible. **TT 12/10/21 Update: Contractor has installed oil hoods. In opinion this item is resolved.**
- C. Developer shall conduct inspection of all stormwater infrastructure to determine extent of hydrocarbons in structures and clean as necessary if thresholds have been met.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project 21 Trotter Drive	Date 12/15/2021	Report No. 19
Location 21 Trotter Drive, Medway, MA	Project No. 143-21583-19018	Sheet 1 of 2
Contractor RP Marzilli (Site Contractor)	Weather A.M. CLEAR P.M. CLEAR	Temperature A.M. 30°F P.M. 40°F

FIELD OBSERVATIONS

On Monday, December 15, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout. Silt fence barrier (SFB) has been removed on the eastern and southern portions of the site where vegetation has grown, and slopes have stabilized. A portion of SFB behind the additional storage remains with compost filter tubes placed just inside the SFB. Both the SFB and compost tubes appear to be in good condition.
- B. TT on-site to witness top course installation for the front portion of the site, from the security gate adjacent to the vehicle refueling station to the site entrance off of Trotter Drive. Upon arrival, Contractor is clearing accumulated sediment and debris from the binder course using leaf blowers. Harshaw Paving then begins spraying tack asphalt emulsion on the binder course using a tack wagon pulled by a pickup truck. Ambient temperatures during operations from 7:30 AM – 11:30 AM were below the recommended 40°F and rising. Regions that were paved during this time period include the parking lot at the north side of the site and along the retaining wall located on the western side of the site. A depth of approx. 2" (loose) bituminous concrete asphalt is installed to achieve a final depth of 1.5" with compaction. Keys were cut into the asphalt at the site entrance and around the concrete slab at the refueling station to ensure top course matched current elevations. Temperatures range from 280°F – 310°F from the paver screed. Top course is continuously compacted directly after installation with vibratory rollers. Tonnage from the day's paving operations totaled 519.58 tons, confirmed from the last paving slip provided by Harshaw Paving.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	1	Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer		Harshaw Paving	Top Course Paving
Laborers	5+	Loader		Vib. Roller	2		
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Skid Steer	1	Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	5+	Lull			
		Tri-Axle Dump Truck	5+				
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	7:30 A.M. – 9:30 A.M.
							11:30 A.M. – 1:30 P.M.

NOTE: Please use reverse side for remarks and sketches

Project 21 Trotter Drive	Date 12/15/2021	Report No. 19
Location 21 Trotter Drive, Medway, MA	Project No. 143-21583-19018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Contractor to submit photos of drainage system installed on the east side of the site, TT not present during installation.
- B. Developer shall conduct inspection of all stormwater infrastructure to determine extent of hydrocarbons in structures and clean as necessary if thresholds have been met.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Choate Trail – Copper Drive	Date 11/24/2021	Report No. 19
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 1 of 2
Contractor Bob Pace (Owner/General Contractor) Rhino Construction (Site Contractor)	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 37°F

FIELD OBSERVATIONS

On Wednesday, November 24, 2021, Tucker D. Paradee, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Site is firm and dry throughout the limit of work. Highland Street had no traces of sediment upon inspection. Sediment has accumulated on Copper Drive which should be routinely swept to reduce accumulation on Highland Street. Silt sacks have been installed at each catch basin within Copper Drive, gutter mouths should be blocked to ensure sediment-laden water does not bypass silt sacks. Construction entrances have yet to be installed at each proposed lot. Construction entrances to each lot should be placed to minimize tracking onto Copper Drive. Compost filter sock has been installed throughout the project limit as indicated on the endorsed Plans. Portions of filter sock along the south east abutting property have been damaged and should be replaced. Silt fence has been installed along the western portion of the site adjacent to the existing wetland resource area and appears to be in good condition. Temporary sediment basins have been installed at the low points and appear to be functioning.
- B. Contractor not on-site during the inspection. Contractor should raise inspection ports of subsurface infiltration system and castings for the water quality units to binder grade to allow for inspections and assessment of system's performance during construction.
- C. Contractor appears to have completed installation of electrical conduit on the inbound side of Copper Drive. Contractor should backfill trench as soon as possible or place barriers around the trench.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	
Foreman		Backhoe		Asphalt Reclaimer	
Laborers		Loader		Vib. Roller	
Drivers		Rubber Tire Backhoe/Loader		Static Roller	
Oper. Engr.		Skid Steer	1	Vib. Walk Comp.	
Carpenters		Hoeram		Compressor	
Masons		Excavator		Jack Hammer	
Iron Workers		Grader		Power Saw	
Electricians		Crane		Conc. Vib.	
Flagpersons		Scraper		Tack Truck	
Surveyors		Conc. Mixer		Man Lift	
Roofers		Conc. Truck		Skidder	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader	
		Pickup Truck		Rock Truck	
		Tri-Axle Dump Truck		Soil separator	
		Trailer Dump Truck			
Police Details: N/A				OFFICIAL VISITORS TO JOB	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.				RESIDENT REPRESENTATIVE FORCE	
				Name	Time on-site
				Tucker D. Paradee, E.I.T.	12:15 P.M. – 12:45 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Choate Trail – Copper Drive	Date 11/24/2021	Report No. 19
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. Sweep Copper Drive and maintain regular sweeping regimen for the project during active construction.
- B. Install construction entrances for each lot.
- C. Block catch basin gutter mouths.
- D. Inspection ports for the subsurface infiltration system and the water quality units should be raised to binder course elevation to monitor performance during construction.

4. PREVIOUS OPEN ACTION ITEMS

- A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Choate Trail – Copper Drive	Date 12/06/2021	Report No. 20
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 1 of 2
Contractor Bob Pace (Owner/General Contractor) Rhino Construction (Site Contractor)	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 55°F

FIELD OBSERVATIONS

On Monday, December 6, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Site is firm and dry throughout the limit of work. Highland Street had no traces of sediment upon inspection. Sediment has accumulated on Copper Drive which should be routinely swept to reduce accumulation on Highland Street. Silt sacks have been installed at each catch basin within Copper Drive, gutter mouths should be blocked to ensure sediment-laden water does not bypass silt sacks. Construction entrances have yet to be installed at each proposed lot. Construction entrances to each lot should be placed to minimize tracking onto Copper Drive. Compost filter sock has been installed throughout the project limit as indicated on the endorsed Plans. Portions of filter sock along the south east abutting property have been damaged and should be replaced. Silt fence has been installed along the western portion of the site adjacent to the existing wetland resource area and appears to be in good condition. Temporary sediment basins have been installed at the low points and appear to be functioning.
- B. TT on-site to meet with the contractor regarding the installation of the subdrain. Contractor had asked if it was necessary to install the proposed subdrain along the inbound side of Copper Drive. TT informed the Contractor that the endorsed Plan calls for the 4" subdrain to be installed with foundation drain connections and recommended that all components of the endorsed Plan should be constructed. Contractor acknowledged and will install the subdrain at a future date.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer			
Laborers		Loader		Vib. Roller	1		
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	2	Skid Steer	1	Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	3	Rock Truck			
		Tri-Axle Dump Truck		Soil separator			
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	1:30 P.M. – 2:00 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Choate Trail – Copper Drive	Date 12/06/2021	Report No. 20
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- C. Upon inspection, contractor has backfilled electrical conduit and begins compacting the material using a vibratory roller.

2. SCHEDULE

- A. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Sweep Copper Drive and maintain regular sweeping regimen for the project during active construction.
- B. Install construction entrances for each lot.
- C. Block catch basin gutter mouths.
- D. Inspection ports for the subsurface infiltration system and the water quality units should be raised to binder course elevation to monitor performance during construction.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Harmony Village	Date 12/01/2021	Report No. 12
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 1 of 2
Contractor Gary Feldman, Marcelo Alves (Applicant/Developer)	Weather A.M. CLOUDY P.M.	Temperature A.M. 45°F P.M.

FIELD OBSERVATIONS

On Wednesday, December 1, 2021, Bradley M. Picard, E.I.T. from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout the site. Compost filter socks have been installed along the western and southern portions of the site and appear to be in good condition. The remaining portions of the site slopes towards the temporary basin adjacent to the site entrance and appears to be functioning as expected. Stockpiles of excavated material and construction equipment are present throughout the site.
- B. TT on-site to coordinate drainage mitigation at DMH-2, DCB-01, and CB-03. TT has reviewed the engineer's sketch and determined the new layout improves cleaning access and does not compromise the structural integrity of manhole DMH-2. Upon arrival, contractor has spray painted the proposed layout of piping and structure locations based on the sketch provided by the Developer's engineer, work associated with the drainage mitigation will likely begin on Monday (12/6/2021).
- C. During the inspection, Contractor is beginning trench excavation for roof drains at Units 3-6. Contractor has backfilled DW-2 to approximate finish grades with excavated material.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	1	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator	2	Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer		Man Lift		
Roofers		Conc. Truck		Skidder	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader		
		Pickup Truck		Well Drilling Rig		
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					Bradley M. Picard, EIT	9:30 A.M. – 10:00 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Harmony Village	Date 12/01/2021	Report No. 12
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to continue installation of roof drains at Units 3-6.
- B. Contractor to begin replacing drainage infrastructure at DMH-2, DCB-01, and CB-03. TT will maintain communication with the Contractor and Developer and will inspect the site on an as-needed basis.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Contractor shall provide photos of drainage installation for TT review. TT 11/12/21 Update: Developer's design engineer submitted photos of drainage installation on 11/9/2021, see photos on Page 3. TT recommends the Contractor remove and replace DMH-2 (too many pipes entering that size structure) as well as piping from DCB-01 and CB-03 (pipe runs to DMH-2 include bends, limiting access for cleaning). TT will coordinate with the Developer's engineer to develop a final mitigation plan for these issues. **TT 12/01/2021 Update: Developer's engineer has submitted to TT the proposed mitigation for the drainage infrastructure. Contractor to remove and replace DMH-2 as well as reinstall the piping entering the structure with straight runs and sufficient separation between outside diameter of pipes. A single 22.5-degree bend is proposed to be installed in the pipe run from DMH-2 to CDS-1. TT will continue to coordinate the Contractor and inspect the drainage installation prior to backfilling and in our opinion this item is resolved.**

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Harmony Village	Date 12/02/2021	Report No. 13
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 1 of 2
Contractor Gary Feldman, Marcelo Alves (Applicant/Developer)	Weather A.M. P.M. CLOUDY	Temperature A.M. P.M. 55°F

FIELD OBSERVATIONS

On Thursday, December 2, 2021, Tucker D. Paradee, E.I.T. from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout the site. Compost filter socks have been installed along the western and southern portions of the site. Portions of filter socks appear to be damaged along the western property line and require replacement. The remaining portions of the site slopes toward the temporary basin adjacent to the site entrance and appears to be functioning as expected. Stockpiles of excavated material and construction equipment are present throughout the site.
- B. TT on-site to inspect roof drain instillation for Units 3-6. Contractor has installed 4" PVC piping instead of the proposed 6" PVC. Two lines are located in the front of the proposed units. One line receives flow from the front roof portion of Units 3 and 4, while the other receives flow from the front roof portion of Units 5 and 6. Contractor is in the process of installing two more lines for the rear roof portions. The design engineer has confirmed with TT that four 4" pipelines will be a sufficient alternative for the proposed two 6" pipelines. A few areas of piping appear to have approx. 12" of cover instead of the 18" minimum. After discussion, these piping areas should not cause any problem as they are located in landscape zones.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	1	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.	1	Skid Steer	1	Vib. Walk Comp.		
Carpenters	2	Hoeram		Compressor		
Masons		Excavator	2	Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer		Man Lift		
Roofers		Conc. Truck		Skidder	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader		
		Pickup Truck		Well Drilling Rig		
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					Tucker D. Paradee, EIT	1:45 P.M. – 2:15 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Harmony Village	Date 12/02/2021	Report No. 13
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to continue installation of roof drains at Units 3-6.
- B. Contractor to begin replacing drainage infrastructure at DMH-2, DCB-01, and CB-03.
- C. Contractor to install binder for proposed driveway on Wednesday (12/8/21).
- D. TT will maintain communication with the Contractor and Developer and will inspect the site on an as-needed basis.

3. NEW ACTION ITEMS

- A. Repair/replace filter socks along western property line.

4. PREVIOUS OPEN ACTION ITEMS

- A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Harmony Village	Date 12/06/2021	Report No. 14
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 1 of 2
Contractor Gary Feldman, Marcelo Alves (Applicant/Developer)	Weather A.M. P.M. CLOUDY	Temperature A.M. P.M. 55°F

FIELD OBSERVATIONS

On Monday, December 6, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout the site. Compost filter socks have been installed along the western and southern portions of the site. Portions of filter socks appear to be damaged along the western property line and require replacement. The remaining portions of the site slopes towards the temporary basin adjacent to the site entrance and appears to be functioning as expected. Stockpiles of excavated material and construction equipment are present throughout the site, stockpiled material appears to have been placed over the compost sock on the southwest corner of the site. TT informed the Contractor that material should be removed from above the compost filter sock.
- B. TT on-site to inspect work associated with relocating drainage infrastructure within the project's proposed driveway. Upon arrival, Contractor has removed and replaced DMH-2 at the proposed location indicated on the developer's engineer's approved sketch. Contractor has installed new 12" HDPE piping from DCB-01, CB-02, and CB-03 into DMH-2, as well as new 12" HDPE piping from DMH-2 to CDS-1. A 22.5-degree bend has been installed at the upstream side of CDS-1 to align the end of the pipe run to the center of the water quality unit. Pipe and manhole are sufficiently bedded with crushed stone and pipe ends are sealed to the structures with mortar. Contractor to begin backfilling pipes and structure, as well as raise catch basin grates to binder grade in preparation for binder course paving.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	
Foreman		Backhoe		Asphalt Reclaimer	
Laborers		Loader		Vib. Roller	
Drivers		Rubber Tire Backhoe/Loader		Static Roller	
Oper. Engr.	1	Skid Steer	1	Vib. Walk Comp.	
Carpenters	2	Hoeram		Compressor	
Masons		Excavator	2	Jack Hammer	
Iron Workers		Grader		Power Saw	
Electricians		Crane		Conc. Vib.	
Flagpersons		Scraper		Tack Truck	
Surveyors		Conc. Mixer		Man Lift	
Roofers		Conc. Truck		Skidder	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader	
		Pickup Truck		Well Drilling Rig	
		Tri-Axle Dump Truck			
		Trailer Dump Truck			
Police Details: N/A				RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.				Name	Time on-site
				Bradley M. Picard, EIT	1:00 P.M. – 1:30 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Harmony Village	Date 12/06/2021	Report No. 14
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to continue installation of roof drains at Units 3-6.
- B. Contractor to install binder for proposed driveway on Wednesday (12/8/21).
- C. TT will maintain communication with the Contractor and Developer and will inspect the site on an as-needed basis.

3. NEW ACTION ITEMS

- A. Remove stockpiled material from the top of compost filter sock and repair erosion controls as needed.

4. PREVIOUS OPEN ACTION ITEMS

- A. Repair/replace filter socks along western property line.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

FIELD REPORT

Project Harmony Village	Date 12/08/2021	Report No. 15
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 1 of 2
Contractor Gary Feldman, Marcelo Alves (Applicant/Developer)	Weather A.M. CLOUDY P.M. CLOUDY	Temperature A.M. 30°F P.M. 37°F

FIELD OBSERVATIONS

On Wednesday, December 8, 2021, Tucker D. Paradee, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- Site Conditions/Erosion Controls: Dry ground surface that is firm throughout the site. Compost filter socks have been installed along the western and southern portions of the site. Portions of filter socks appear to be damaged along the western property line and require replacement. The remaining portions of the site slopes towards the temporary basin adjacent to the site entrance and appears to be functioning as expected. Stockpiles of excavated material and construction equipment are present throughout the site, stockpiled material appears to have been placed over the compost sock on the southwest corner of the site. TT informed the Contractor that material should be removed from above the compost filter sock.
- TT on-site during binder instillation for the proposed driveway. Paving completed by A-1 Bituminous Paving with asphalt sourced from Riley Brothers Inc. in Bellingham, MA. Upon arrival, Contractor has buried all drainage and sewer structures under the gravel subgrade and raised water and gas gate boxes to binder grade. A-1 Paving started with the parking areas for existing Units 1 and 2 by using wheelbarrows and shoves to place asphalt in small areas where the paver couldn't reach. The paver is used for the remained of the parking areas and driveway. A depth of approx. 2.5" (loose) bituminous concrete asphalt is installed to achieve a final depth of 2" with compaction. Temperatures range from 250°F – 300°F from the paver screed. Binder is continuously compacted directly after installation with vibratory roller.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver	1	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		A-1 Paving	Binder Installation
Laborers	5+	Loader		Vib. Roller	2		
Drivers	2	Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Skid Steer	1	Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	4	Well Drilling Rig			
		Tri-Axle Dump Truck	2				
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Tucker D. Paradee, EIT	7:00 A.M. – 1:30 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Harmony Village	Date 12/08/2021	Report No. 15
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to continue installation of roof drains at Units 3-6.
- B. TT will maintain communication with the Contractor and Developer and will inspect the site on an as-needed basis.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Repair/replace filter socks along western property line.
- B. Remove stockpiled material from the top of compost filter sock and repair erosion controls as needed. **TT Update 12/08/21: TT discussed and pointed out the issues with the developer while on site for paving.**

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

Tetra Tech
100 Nickerson Road, Suite 200
Marlborough, MA 01752

FIELD REPORT

Project Harmony Village	Date 12/10/2021	Report No. 16
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 1 of 2
Contractor Gary Feldman, Marcelo Alves (Applicant/Developer)	Weather A.M. CLOUDY P.M.	Temperature A.M. 37°F P.M.

FIELD OBSERVATIONS

On Friday, December 10, 2021, Tucker D. Paradee, EIT and Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout the site. Compost filter socks have been installed along the western and southern portions of the site. Portions of filter socks appear to be damaged along the western property line and require replacement. The remaining portions of the site slopes towards the temporary basin adjacent to the site entrance and appears to be functioning as expected. Stockpiles of excavated material and construction equipment are present throughout the site, stockpiled material appears to have been placed over the compost sock on the southwest corner of the site. TT informed the Contractor that material should be removed from above the compost filter sock.
- B. TT on site to observe excavation for proposed subsurface infiltration system DW-1. Bottom of trench is verified using rotary laser level and rod. Grab samples were collected and determined to be consistent with the test pit classification provided in the Stormwater Report. All large stones were removed from the bottom of pit and no organics were observed. Contractor to install 6-inches of crushed stone and cultec chambers early next week.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer		
Laborers	5+	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.		Skid Steer	1	Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator	2	Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer		Man Lift		
Roofers		Conc. Truck		Skidder	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader		
		Pickup Truck	4	Well Drilling Rig		
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					Tucker D. Paradee, EIT	11:00 A.M. – 11:30 A.M.
					Bradley M. Picard, EIT	11:00 A.M. – 11:30 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Harmony Village	Date 12/10/2021	Report No. 16
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to continue installation of roof drains at Units 3-6.
- B. TT will maintain communication with the Contractor and Developer and will inspect the site on an as-needed basis.

3. NEW ACTION ITEMS

- A. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Repair/replace filter socks along western property line.
- B. Remove stockpiled material from the top of compost filter sock and repair erosion controls as needed.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

FIELD REPORT

Project Harmony Village	Date 12/13/2021	Report No. 17
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 1 of 2
Contractor Gary Feldman, Marcelo Alves (Applicant/Developer)	Weather A.M. P.M. CLEAR	Temperature A.M. P.M. 45°F

FIELD OBSERVATIONS

On Monday, December 13, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Dry ground surface that is firm throughout the site. Compost filter socks have been installed along the western and southern portions of the site. Portions of filter socks appear to be damaged along the western property line and require replacement. The remaining portions of the site slopes towards the temporary basin adjacent to the site entrance and appears to be functioning as expected. Stockpiles of excavated material and construction equipment are present throughout the site, stockpiled material remains over the compost sock on the southwest corner of the site. All four catch basins have been raised to binder grade, contractor to install silt sacks in all grates to ensure sediment-laden stormwater does not enter the drainage system.
- B. TT on-site to inspect the chamber and filter fabric installation for DW-1. Upon arrival, contractor has installed filter fabric on all sides of the excavation, 6" stone base, and 10 Cultec R-330XL chambers as indicated on the Plans. Contractor has partially backfilled chambers with crushed stone and will finish backfilling the system with additional stone following the inspection and prior to wrapping the system. Two inspection ports have been installed at either corner of DW-2 using perforated PVC pipe. TT departs the site once the number of installed chambers is verified, and TT requests the contractor to send photos of DW-2 once filter fabric is installed over the top of the system. Photos have since been obtained by TT, system appears to be wrapped with sufficient overlap between filter fabric sections. Contractor to backfill system once roof drains from Units 1-2 are connected.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers	5+	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer	1	Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	3	Well Drilling Rig			
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	12:00 P.M. – 12:30 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Harmony Village	Date 12/13/2021	Report No. 17
Location 218-220 Main Street, Medway, MA	Project No. 143-21583-20018	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to install roof drains from Units 1 and 2 into DW-2.
- B. TT will maintain communication with the Contractor and Developer and will inspect the site on an as-needed basis.

3. NEW ACTION ITEMS

- A. Install silt sacks in at-grade catch basins.

4. PREVIOUS OPEN ACTION ITEMS

- A. Repair/replace filter socks along western property line.
- B. Remove stockpiled material from the top of compost filter sock and repair erosion controls as needed.

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

- A. N/A

FIELD REPORT

Project Salmon Health and Retirement Community (The Willows)	Date 12/15/2021	Report No. 74
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 1 of 2
Contractor Black Brook Realty (Developer) C.D Riley (Site Contractor)	Weather A.M. CLEAR P.M.	Temperature A.M. 40 °F P.M.

FIELD OBSERVATIONS

On Wednesday, December 15, 2021, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location with Bridget Graziano of Medway Conservation Commission (Conservation) to inspect the current condition of the site and monitor construction progress. The report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: Site within the current limit of construction on Waterside Run is firm and dry upon inspection. Silt fence barrier (SFB) on the west side of waterside run is installed and in good condition. A dead tree has fallen on a portion of the erosion controls at the approximate location of Unit 8, Contractor to remove branches and repair SFB as needed. Compost filter socks have been placed at the toe of the SFB and appear to be in good condition. Silt sacks have been installed within all catch basins, little sediment present. Construction equipment and stockpiles of excavated and imported material are present throughout the site within stabilized grass areas along Waterside Run. A sump pump is actively operating adjacent to the foundation of Unit 9, discharging into a dirt bag surrounded by compost filter socks on the west side of Waterside Run.
- B. TT and Conservation met with Patrick Burns of Black Brook Realty to discuss outstanding reports that shall be sent to Conservation. These reports include the first bi-weekly reports and rainfall-dependent inspection reports for qualifying rain events as specified in the Project's Order of Conditions and SWPPP. Mr. Burns stated that he would coordinate with his design engineer to get the outstanding reports submitted. TT also discussed with Mr. Burns the necessary inspections that will need to be performed once roof infiltration systems are scheduled to be installed. These inspections include inspection of the bottom of excavation to verify soil conditions, inspection of chambers to confirm the amount installed is consistent with the provided design, and inspection of the final wrapped product prior to backfilling.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer		
Laborers	5+	Loader		Vib. Roller		
Drivers	5+	Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.	2	Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator		Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer		Man Lift		
		Conc. Truck		Skidder		
		Conc. Pump Truck		Compact Track Loader	Bridget Graziano	Medway Conservation
		Pickup Truck		Water Truck		
		Tri-Axle Dump Truck		Crane Truck		
		Trailer Dump Truck		Sweeper		
		Art. Dump Truck		BOMAG Remote Comp.		
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 3:30 P.M.					Name	Time on-site
					Bradley M. Picard, EIT	10:00 A.M. – 10:30 A.M.

Project Salmon Health and Retirement Community	Date 12/15/2021	Report No. 74
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

A. TT will maintain communication with contractor and will inspect the site as construction progresses.

3. NEW ACTION ITEMS

A. Provide outstanding inspection reports to Conservation.

4. PREVIOUS OPEN ACTION ITEMS

A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

A. N/A

**TETRA TECH**

**Rockys Hardware
Construction Administration Budget
September 17, 2021**

Item No. ¹	Inspection	Visits	Hrs/Inspection ²	Rate	Total
1	Pre-Construction Meeting	1	3	\$167	\$501
2	Progress Inspections	3	4	\$120	\$1,440
3	Punch List Inspections ³	2	3	\$120	\$720
4	As-Built Review	1	3	\$167	\$501
5	Meetings	3	0.5	\$167	\$251
6	Admin	1	3	\$69	\$207
	Subtotal				\$3,620
	Expenses			5.0%	\$181
	TOTAL				\$3,800

Notes:

¹ Each item includes site visit, inspection and written report and is based on current TT/Medway negotiated rates through June 2022.

² If installation schedule is longer than that assumed by engineer for any item above, or if additional inspections are required due to issues with the contract work, additional compensation will be required.

³ Punch List Inspections include a substantial completion inspection and Punch List memo provided to the town. It also includes one (1) final inspection to verify that comments from the list have been addressed and one (1) revision to the list if required.

Date Approved by Medway PEDB _____

Certified by: _____ **Date** _____
Susy Affleck-Childs
Medway PEDB Coordinator