

Tuesday, December 13, 2022
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Member	Matt Hayes, Chair	Bob Tucker	Jessica Chabot	Sarah Raposa	Tom Gay Assoc. member
Attendance	X	Absent with Notice	X	X	Zoom Participation

PRESENT:

Barbara J. Saint Andre, Director of Community and Economic Development (via Zoom)
Susan E. Affleck-Childs, Community and Economic Development Coordinator

The meeting was called to order by Chair Hayes at 6:32 p.m.

Associate Member Gay was participating via Zoom.

There were no Citizen Comments

Executive Session – A motion was made by Sarah Raposa and seconded by Jessica Chabot, to go into executive session under G.L. c. 30A, §21(a)(3) to discuss strategy with respect to litigation known as Medway Realty LLC v. Medway Planning and Economic Development Board and the Town of Medway, Massachusetts Land Court, Civil Action No. 21 Misc. 000633-HPS, where an open meeting may have a detrimental effect on the Board’s litigating position, and the Chair so declares, and to return to public session at the conclusion of the executive session.

Chair Matthew Hayes so declared that discussing litigation in this matter in an open meeting may have a detrimental effect on the litigating position of the Board. It was noted that the Board will return to public session at the conclusion of the executive session.

The motion to enter into executive session was approved unanimously by roll call vote of Hayes, Chabot and Raposa.

Chair Hayes opened the executive session at 6:32 p.m. The executive session concluded at 7:07 p.m.

The Chair re-opened the regular meeting at 7:08 pm.

Tetra Tech Engineer Steve Bouley joined the meeting via Zoom.

Choate Trail Subdivision – Discussion on Trail Location Field Change

- Collection of notes of 11-28-22 site visit
- Excerpts from the Choate Trail Definitive Subdivision Plan

There was continued discussion about the request for a field change from the abutters to relocate the planned trail away from their property. Members of the Board and consultant Steve Bouley walked the site on November 28th along with developer Bob Pace, abutters, and Open Space Committee chair Denise Legee. **(See Attached Notes.)** There was discussion that the privacy for the abutters will be maintained as much as possible. The lower brush will be maintained and kept natural for buffering. It was not recommended that the trail be relocated. The trail will be kept within the currently designated trail easement. There could be signs placed which indicate “No Trespassing”. The Board would like a letter from the Open Space Committee indicting its position relative to having the trail.

Consultant Bouley does not think that people will wonder from the trail onto the abutter properties.

The Board would like to wait to take action on this field change until a letter from the Open Space Committee is provided, and Susy Affleck-Childs drafts a field change authorization. She also needs to check with developer Bob Pace about how he wants to handle the stairs leading from Copper Drive to the trail.

Sanderson View – 16 Holliston Street – Public Hearing Continuation:

- 11-23-22 Notice to continue hearing to 12-13-22.
- Emails dated 11-23-22 and 12-1-22 regarding status of revised plan submittal

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to continue the public hearing to February 14, 2023 at 7:00 pm.

Appointment to Economic Development Committee:

- Email dated 12-8-22 from EDC Chair Khalil Abdi
- Resume of Larry Presswood
- General bylaw re: EDC

The Board is in receipt of a resume from Larry Presswood. (See Attached.) He is interested in being appointed to the EDC. He has attended some EDC meetings. The Board has reviewed the application and supports the appointment.

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to appoint Larry Presswood to the EDC through June 30, 2024.

Harmony Village Project Completion and Bond Release:

- 12-2-22 email from developer Gary Feldman requesting Certificate of Completion and bond release.
- As-Built plan revised 11-23-22
- 11-23-22 project completion certification letter from Meridian Associates

- Sign off on as-built plan and project completion dated 12-6-22 from Consultant Bouley
- Verification dated 12-7-22 from Medway Treasurer/Collector that taxes are paid
- Verification that the special permit and site plan were recorded on 3-19-21.
- Performance security agreement dated 1-25-22 in the amount of \$105,963.

The Board is in receipt of a request by Gary Feldman regarding a Certificate of Completion and bond release for Harmony Village. The Board does have the As-Built plan and also the completion sign off dated 12-6-22 from Consultant Steve Bouley. Mr. Feldman indicated that he is working with the DPW to finish up items with the utility connection out to the road. There is a separate bond on that work with the DPW.

Determination of Completeness:

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to approve a Certificate of Completion for Harmony Village.

Release of Security:

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to fully release the performance security for Harmony Village in the amount of \$105,963.00.

Construction Reports:

Choate Trail:

- Tetra Tech Field Report #23 dated 11/2/22
- Tetra Tech Field Report #24 dated 11/3/22
- Tetra Tech Field Report #25 dated 11/22/22

Cutler Place:

- Tetra Tech Field Report #6 dated 11/30/22
- November 2022 Summary Report, Ron Tiberi

The binder course and sidewalks are being completed. The rain gardens and other site work will be done in the Spring.

Evergreen Village:

- Tetra Tech Field Report #23 dated 11/22/22

Salmon Willows Senior Living Community:

The Board was informed that there is a request from Black Brook Realty for a Partial Release of Covenant for a portion of the property under construction known as Willowside. (These are the independent living cottage style dwellings.) The permittee will need to replace the existing Covenant with an approved form of performance security. Tetra Tech will be preparing a punch list for all the remaining work throughout the entire site and prepare a bond estimate for the Board's consideration and action. A partial release was prepared and distributed to the Board for review. This is for some of the Unit 3B properties, not all 27 dwelling units and include release for the units at 9, 16, 11, 14 and 15 Waterside Run. It was indicated by Attorney Scott that he represents the Black Brook Realty and plans to develop security measures for the remaining units and does not see the partial release being a problem.

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to authorize a Partial Release of Covenant for a portion of the property known as Waterside Run units 9, 16, 11, 14, and 15. The Board signed the release document.

2 Marc Road Construction Estimate:

The Board is in receipt of a construction estimate from Tetra Tech for inspection of site improvements at 2 Marc Road in the amount of \$10,309.00.

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to approve the construction estimate for 2 Marc Road in the amount of \$10,309.00.

MBTA Communities Multi-Family Housing Action Plan Discussion:

- Memorandum dated 12-6-22 from Barbara Saint Andre, Community and Economic Development Director
- Excel spreadsheet and map showing possible locations

The Board is in receipt of a memo from Barbara Saint Andre. She also provided an Excel spreadsheet of possible locations for multi-family, by-right zoning. The Town needs to lay out an action plan by January 31, 2023 to submit to MA DHCD. There was a recommendation to do this as an overlay district. It would also be beneficial for the Town to require some affordable housing units for the recommended parcels for the MBTA plan.

Developer Steve Brody, owner of 39 West Street, was present and would like 39 West Street to be part of the recommended parcels. The Board would like the DRC to look at the design aspect of the multi-family. The Board communicated that access in these areas is extremely important. There should also be a preservation of open space along with these areas having a neighborhood feel. Parcels in the Central Business District should be added. There was a suggestion to see if there is a college intern that could work on this. The State is offering grants to assist with preparing the MBTA compliant zoning; Medway has received an allocation. The Town is planning on issuing an RFP for consultant assistance.

There was discussion about building size and sustainability. Some of this can be addressed in the *Site Plan Rules and Regulations*. There was a suggestion that there can be two or three smaller districts throughout the town. Another area could be the end of Summer Street to the end of West Street near Exelon. The Board has no issue adding 39 West Street to the MBTA list of parcels.

Spring Town Meeting:

The Board was informed that the Select Board will open the warrant for the May 2023 Town Meeting on January 3, 2023 and close it on February 21, 2023. The Board was presented with a list of ideas for possible Town Meeting articles. The Board explained that this was not in the

drop box folder. There needs to be clarification of the Oak Grove District. There were no questions about the housekeeping items. One of the goals is to look at the zoning districts.

The Board would like to discuss this further at the January 10, 2023 meeting.

Plan Endorsement – VOLTA Site Plan (EV Charging Stations at Shaw's)

- Revised site plan dated 11-22-22 provided for plan endorsement, prepared by Kimley Horn.
- Certificate of No Appeal.

The Board is in receipt of the final site plan and the Certificate of No Appeal for the VOLTA Site Plan decision. A revised site plan dated November 22, 2022 was prepared by Kimley Horn.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to endorse the site plan for Volta dated 11-22-22.

PEDB MEETING MINUTES:

November 22, 2022

On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted unanimously to approve the minutes of the November 22, 2022 meeting.

NEXT MEETING:

- January 10, 2023

ADJOURN:

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 9:21 p.m.

Prepared by,
Amy Sutherland
Recording Secretary

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



December 13, 2022
Medway Planning & Economic Development Board
Meeting

Choate Trail Subdivision – Discussion on
Trail Location Field Change

- Notes of 11-28-22 site visit
- Excerpts from the Choate Trail Plan

Choate Trail Site Visit – 11/28/22

Matt Hayes' Notes - We will keep the trail in the currently proposed easement; it will hug the north edge of the easement except where needed to go around large trees that are to remain; the trail will be three feet wide; the trail will be cleared by Bob's grandson in a couple of weeks; some trail signage and tree blazes will be installed (it wasn't clear who would install the signage and what exactly it would read); some plantings will be installed along the new stone wall on the north edge of the easement; berm will be provided along breaks in the stone wall at #40 Highland (we spoke with the owner during the walk); Bob will provide some of the smaller rocks for Linda and Johanna to place along their property line to avoid using a machine and clearing too much undergrowth; access at the roadway may include a stairway, either precast or possibly granite curb stones used as steps, Bob is looking into alternatives for that.

Steve Bouley's Notes - Only addition is Mr. Pace invited the Open Space Committee members and the abutters to the site when the work is being conducted so mods can be made to everyone's satisfaction during the work to ensure a reasonable solution is reached. The abutters are concerned about people wandering off the trail into their property as they do now, but it was the general consensus (minus the abutters) that once the trail is defined it will alleviate those trespass issues.

Sarah Raposa's Notes - The resolution is that he's going to meander the trail closer to the boulders, though it might be outside of the 15' easement - which will require approval. That way there is more space to leave the scrubby undergrowth natural for the abutters. He can plant some rhododendrons along the wall (on the trail side or property owners' side) to buffer the trail on that side.

He will place some of the felled small trees along the trail on the abutters side to help keep hikers off their property. They won't get the privacy that they envisioned, but it's probably going to be better than they think it will be.

Additional signage and blaze markings on the trees will be super helpful with that as well.

1. HYDRANTS ARE TO BE INSTALLED PRIOR TO BUILDING CONSTRUCTION.
2. ROADWAY TO BE PAVED AND MAINTAINED PRIOR TO BUILDING CONSTRUCTION.
3. EACH LOT SHALL BE PROVIDED WITH A POST LIGHT AT THE DRIVEWAY ENTRANCE.

MINIMUM OF 3 SPECIES TO BE PLANTED.
STAGGER LAYOUT SO THAT NO ONE SPECIES
SHALL BE PLANTED NEXT TO A LIKE SPECIES

SLOPE TO BE PLANTED WITH
NATIVE SEED MIX BY NEW ENGLAND
WETLAND PLANTS, INC. _____

PROPOSED OVERHEAD
LINES TO NEW POLE

TWO (2) 5" EXITING MAPLE
TREES TO BE PROTECTED
AND PRESERVED FOR
TRANSPLANTING ON-SITE.

1. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. AS A RESULT OF THE INVESTIGATION PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL CONTACT DIG SAFE: 1-800-344-7233 (72 hours before digging), AND TOWN DPW FOR UTILITY CONNECTIONS.

3. THE LAYOUT AND INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

5. WORK WITHIN THE HIGHWAY LAYOUT, IF APPLICABLE, SHALL CONFORM TO THE CONDITIONS OF THE PERMIT ISSUED BY THE MASSACHUSETTS HIGHWAY DEPARTMENT AND/OR LOCAL AUTHORITY AS APPROPRIATE.

7. ALL SIGN SIZES AND MATERIAL SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC DEVICES" (MUTCD) AND THE OFFICE OF TRAFFIC OPERATIONS FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION.

9. ALL EXCAVATION AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS HIGHWAY DEPARTMENT (MHD) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTIONS 120, 140, 150, AND 170.

1"=40' HORIZONTAL

SLOPED GRANITE CURBING
THROUGHOUT EXCEPT AS
NOTED AT ROUNDINGS—

PROPOSED HYDRANT WITH
8"X6" REDUCER,
GATE VALVE & THRUST BLOCK

LOT 3

— BENCHMARK
HUB W/TACK
ELEV. = 270.22
(NAVD 1988)

LOT 4

VERTICAL GRANITE CURB
AT CUL-DE-SAC ENTRANCE
ROUNDINGS

ALL ELECTRIC, TELEPHONE,
CABLE & SPARE CONDUIT
WITHIN THE SUBDIVISION SHALL
BE LOCATED UNDERGROUND

12"FE=254.0
— PROPOSED STREET
(SEE NOTE ABOVE)

MIX OF NAT
TO BE PLAN
LINE OF LO
AND #40 H
380 LINEAR
BE AT LEAS
PLANTED 5
STAGGERED
SHRUBS AR

VERTICAL GRANITE CURB
AT ENTRANCE ROUNDINGS R.=40

—RELOCATE HYDRANT TO
ROAD SHOULDER

HIGHLAND STREET
(VAR. WIDTH - PUBLIC WAY)
(SCENIC ROAD)

UPPER LIGHT

UPPER LIGHT - 1

SIGHT DISTANCE

0 10 20 30 40 50

0' 10' 20' 30' 40' 50'

UPPER LIGHT

UPPER LIGHT - 1

SIGHT DISTANCE

WATER MAINS, WITH HYDRANTS, VALVES AND OTHER FITTINGS, SHALL BE CONSTRUCTED AND INSTALLED WITHIN THE SUBDIVISION AS NECESSARY TO PROVIDE TO ALL LOTS THEREIN ADEQUATE WATER SUPPLY FOR DOMESTIC CONSUMPTION. THE PROPOSED WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MEDWAY WATER RULES AND REGULATIONS, WHICH ARE UNDER THE JURISDICTION OF THE WATER AND SEWER DEPARTMENT. PROPER CONNECTIONS SHALL BE MADE WITH EXISTING PUBLIC WATER SYSTEMS. WATER LINES SHALL BE AT LEAST 8-INCH DIAMETER CEMENT-LINED PIPE OF CLASS 150 OR CLASS 200. THE WATER MAINS SHALL BE LOCATED BY THE TOWN OF MEDWAY WATER AND SEWER DEPARTMENT AND SHALL BE FURNISHED WITH ADEQUATE VALVES AND APPURTENANCES TO THE SPECIFICATIONS OF THE TOWN OF MEDWAY WATER AND SEWER DEPARTMENT. MINIMUM FIVE FEET OF COVER SHALL BE PROVIDED OVER ALL PROPOSED MAINS AND SERVICE APPROPRIATE THURST BLOCKING SHALL BE INSTALLED.

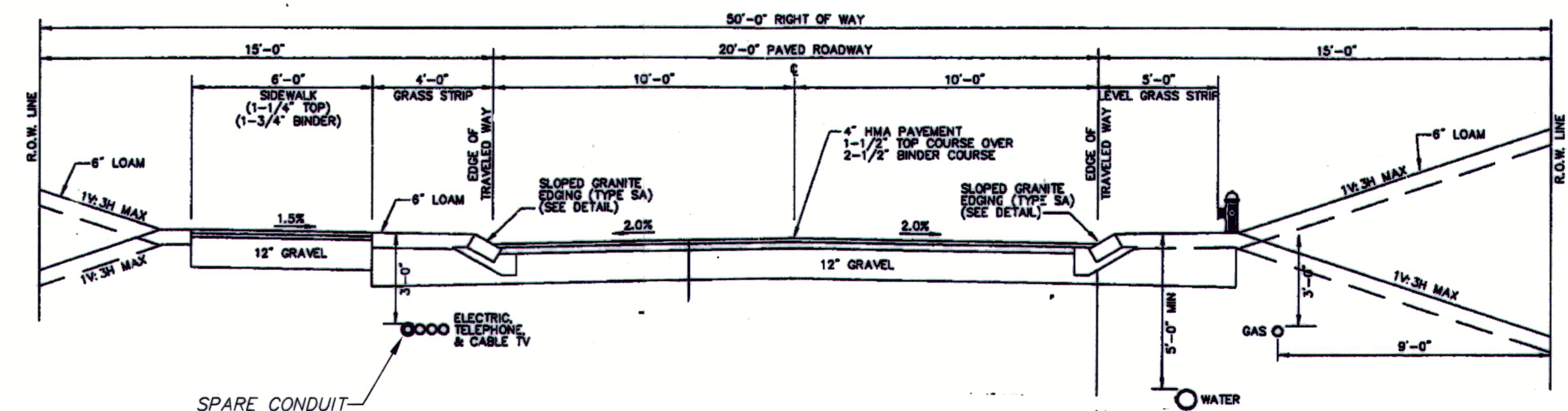
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, TO KEEP
ACCURATE MEASUREMENTS / RECORDS OF THE WATER MAIN AND SERVICE
INSTALLATION INCLUDING DEPTH, LOCATION, MATERIALS, ETC.

NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST
SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS
CONSTRUCTION PERMIT REQUIRED BY TITLE 5 OF THE STATE
ENVIRONMENTAL CODE

ALL IMPROVEMENTS, RAMPS, CURB CUTS, SIDEWALKS, AND DRIVEWAY CROSSINGS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REGULATIONS AND WITH ARCHITECTURAL ACCESS BOARD REGULATIONS (521 CMR S 1-47) IN FORCE AND EFFECTIVE AT THE TIME OF CONSTRUCTION.

ZONED: AR-1
AREA = 44,000 sf
FRONTAGE = 180 feet
SETBACKS: FRONT = 35 feet
 SIDE = 15 feet
 REAR = 15 feet

ASSESSOR MAP 37. LOT 67



NEIGHBORHOOD STREET CROSS SECTION
NOT TO SCALE

NOTE: WHEN HYDRANTS ARE PROPOSED ON THE SIDEWALK SIDE OF THE ROADWAY THE HYDRANT MUST BE LOCATED ALONG THE BACK OF WALK, WITHIN ROADWAY LAYOUT IN ACCORDANCE WITH CURRENT ADA/AAS STANDARDS.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE: August 11, 2020

any road.
 2/2/20
 Matt & Jane

THIS PLAN IS SUBJECT TO A COVENANT
TO BE RECORDED HEREWITH.

THIS PLAN IS SUBJECT TO A CERTIFICATE
OF ACTION WHICH SHALL BE RECORDED
WITH THE PLAN AT THE NORFOLK COUNTY
REGISTRY OF DEEDS.

OWNER / APPLICANT:

THE RESIDENCES AT CHOATE TRAIL, LLC
17 GOLDFINCH LANE
NASHUA, NH 03062

**CONNORSTONE
ENGINEERING INC.**

CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

**DEFINITIVE SUBDIVISION PLAN
ROADWAY PLAN & PROFILE
CHOATE TRAIL WAY
IN
MEDWAY, MASS.**

7/23/2020	CONDITIONS OF APPROVAL	
4/16/2020	WET FLAG EDITS	
3/19/2020	PEER REVIEW COMMENTS	
3/9/2020	REVIEW COMMENTS	
1/13/2020	REVIEW COMMENTS	
1/3/2020	REVIEW COMMENTS	
REVISED:	DESCRIPTION:	
DRAWN BY: REM		CHECK BY: VC
DATE: NOVEMBER 8, 2019		
SCALE: 1"=40'		SHEET 3 OF 8.

ROADWAY PROFILE:

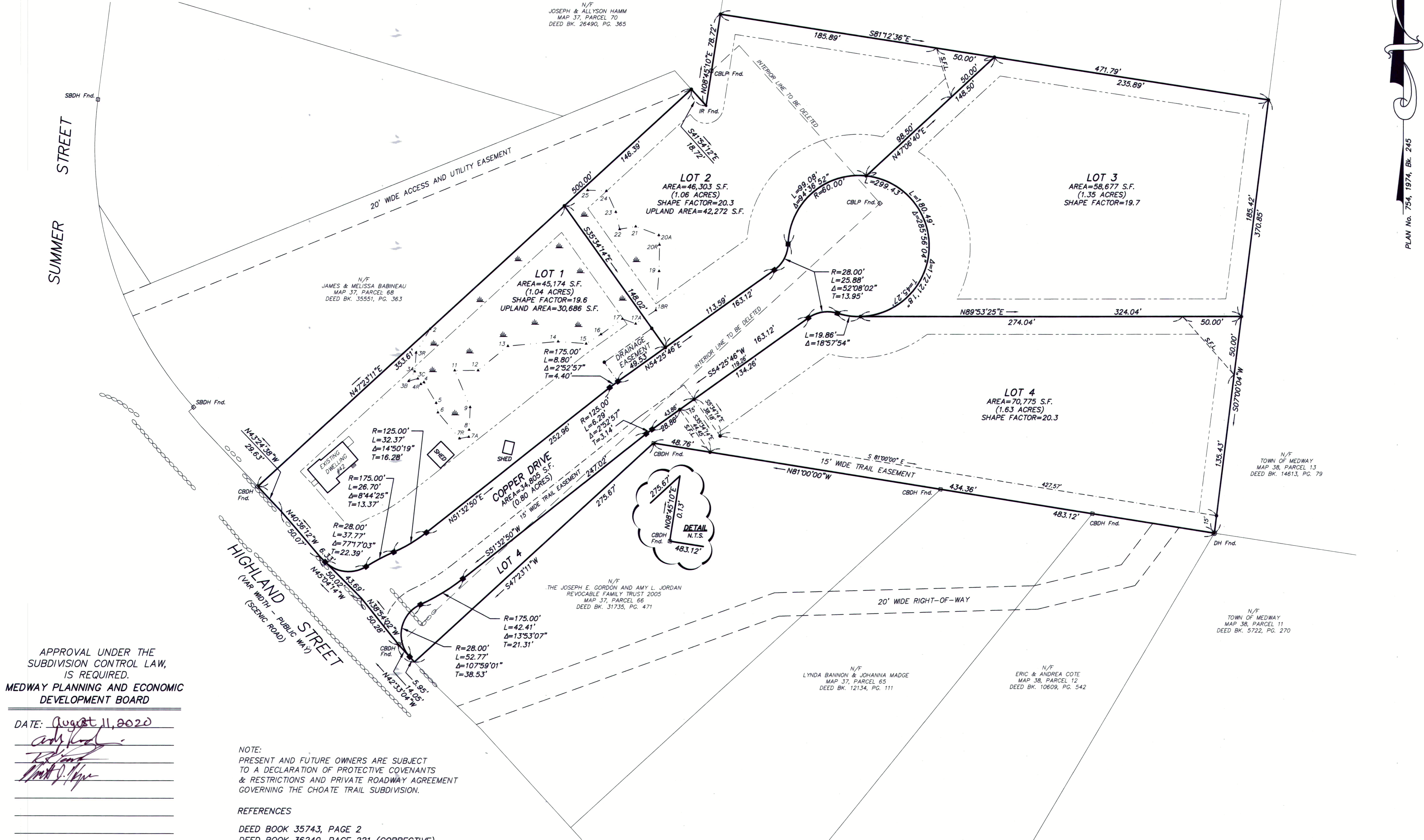
1"=40' HORIZONTAL
1"=4' VERTICAL

NOTE:
PRESENT AND FUTURE OWNERS ARE SUBJECT TO A
DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS
AND PRIVATE ROADWAY AGREEMENT GOVERNING THE
CHOATE TRAIL SUBDIVISION.

I, Mayron White CLERK OF THE TOWN OF MEDWAY
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON May 18, 2022 AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.

MONUMENTS

- SBDH Fnd. STONE BOUND W. DRILL HOLE FOUND
- CBDH Fnd. CONCRETE BOUND W DRILL HOLE FOUND
- IP Fnd. IRON PIPE FOUND
- IR Fnd. IRON ROD FOUND
- CONCRETE BOUND TO BE SET
- IRON ROD/CAP TO BE SET



APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
IS REQUIRED.
MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE: August 11, 2020
[Signature]
[Signature]
[Signature]

NOTE:
PRESENT AND FUTURE OWNERS ARE SUBJECT
TO A DECLARATION OF PROTECTIVE COVENANTS
& RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT
GOVERNING THE CHOATE TRAIL SUBDIVISION.

REFERENCES

DEED BOOK 35743, PAGE 2
DEED BOOK 36240, PAGE 221 (CORRECTIVE)

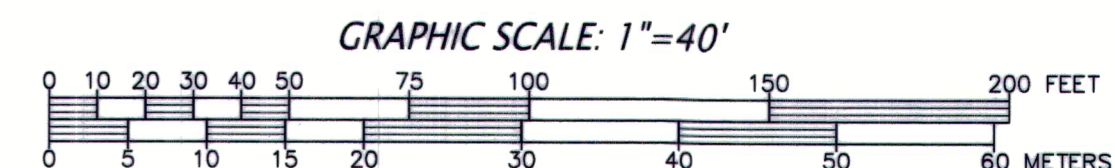
PLAN NUMBER 754 OF 1974, PLAN BOOK 245
PLAN NUMBER 715 OF 1976, PLAN BOOK 257
PLAN NUMBER 246 OF 1995, PLAN BOOK 429
PLAN NUMBER 248 OF 1980, PLAN BOOK 280
PLAN NUMBER 841 OF 1995, PLAN BOOK 435
PLAN NUMBER 842 OF 1995, PLAN BOOK 435
NORFOLK COUNTY REGISTRY OF DEEDS

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

[Signature] 7/23/20
VAROUJAN H. HAGOPIAN, P.L.S. 49665



[Signature] CLERK OF THE TOWN OF MEDWAY
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING BOARD
OF THIS PLAN ON May 18, 2020 AND NO APPEAL WAS TAKEN
FOR TWENTY (20) DAYS THEREAFTER.



GENERAL NOTES:

- OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF MEDWAY ASSESSORS RECORDS.
- THIS PLAN IS BASED ON AN ON-THE-GROUND SURVEY BY CONNORSTONE ENGINEERING INC. PERFORMED IN MARCH 2018.
- LEGAL STATUS OF EASEMENTS AND WAYS, NOT DETERMINED BY THIS SURVEY.
- WETLANDS SHOWN HEREON WERE FLAGGED BY THREE OAKS ENVIRONMENTAL WETLAND CONSULTING AND LOCATED ON-THE-GROUND BY CONNORSTONE ENGINEERING INC.

ZONED: AR-1
AREA = 44,000 sf
FRONTAGE = 180 feet
SETBACKS: FRONT = 35 feet
SIDE = 15 feet
REAR = 15 feet

ASSESSOR MAP 37, LOT 67

OWNER / APPLICANT:

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17 GOLDFINCH LANE
NASHUA, NH 03062

CONNORSTONE ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS
10 SOUTHWEST CUTOFF, SUITE 7
NORTHBOROUGH, MASSACHUSETTS 01532
PHONE: 508-393-9727 FAX: 508-393-5242

DEFINITIVE SUBDIVISION PLAN LAND PLAN CHOATE TRAIL WAY IN MEDWAY, MASS.

7/23/2020	CONDITIONS OF APPROVAL
4/16/2020	WET FLAG EDITS
3/19/2020	PEER REVIEW COMMENTS
3/9/2020	REVIEW COMMENTS
1/13/2020	REVIEW COMMENTS
1/3/2020	REVIEW COMMENTS
REVISED:	DESCRIPTION:
DRAWN BY: REM	CHECK BY: VC
DATE: NOVEMBER 8, 2019	
SCALE: 1"=40'	SHEET 2 OF 2.



December 13, 2022
Medway Planning & Economic Development Board
Meeting

Sanderson View – 16 Holliston Street
Public Hearing Continuation

- 11-23-22 Notice to continue the public hearing to 12-13-22.
- Emails from Susy Affleck-Childs to applicants dated 11-23-22 and 12-1-22 regarding status of revised plan submittal and payment of plan review fee.

As of 10:30 am on Thursday, December 8th, the applicant has not responded to the above noted emails nor provided the anticipated plan revision. I do not know if they will attend the meeting. The Board may want to consider suggesting that the applicant withdraw its application without prejudice to be submitted when ready and to not require another application filing fee.

Board Members

Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Sarah Raposa, A.I.C.P., 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
NOV 23 '22 AM 11:26

MEMORANDUM

November 23, 2022

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 Sanderson View - Special Permit for Multi-family Housing, Major Site Plan Review for 16 Holliston Street**
Continuation Date – Tuesday, December 13, 2022 at 7:00 p.m.

At its November 22, 2022 meeting, meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Larkin Real Estate Group, Inc. of Medfield, MA for approval of a Multi-Family Housing Special Permit and a major site plan entitled *Sanderson View* dated June 20, 2022, prepared by Colonial Engineering of Medway, MA at 16 Holliston Street to the Board's meeting on Tuesday, December 13, 2022 at 7:00 p.m. at Medway Town Hall, 155 Village Street. The meeting will also be available via Zoom.

The applicant proposes to develop a 4-unit residential condominium at 16 Holliston Street in the Village Residential zoning district and multi-family housing overlay district. The 0.83 acre property (*Medway Assessors Map 60, Parcel 19*) is owned by Maurizio and Michele Santangelo of Medway, MA. As currently proposed, the development will retain the existing home at 16 Holliston Street and construct a new 7,038 sq. ft. triplex building for 3 townhouse style residential dwelling units. Thirteen off- street parking spaces will be provided – 6 new garaged spaces, 3 new driveway spaces, and 4 existing spaces for the existing house. Proposed access to the new triplex will be from a single curb cut off Sanderson Street and will include a 122' long private driveway.

The current plan is entitled *Sanderson View Plan of Land* dated June 20, 2022, prepared by Colonial Engineering of Medway, MA. The architectural drawings and renderings are dated July 8, 2022 and were prepared by Damon McQuaid Architect.

It is anticipated that the applicant will file a modified site and architectural plans, which will be posted on the Town website when received.

Project information for Sanderson View is posted at the Planning and Economic Development web page at <https://www.townofmedway.org/planning-economic-development-board/pages/sanderson-view-multi-family-housing-development>.

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Thursday, December 1, 2022 8:25 AM
To: Cameron Bagherpour
Cc: Michael Larkin; Steve Bouley ; Barbara Saint Andre; Matthew Hayes
Subject: FW: [External] Re: 16 Holliston Street
Attachments: 8-24-22 Sanderson View Site Plan Plan Review Invoice with attachment.pdf

Good morning,

See my email below dated November 16th. We haven't received a revised site plan from you. Nor have you made payment on the outstanding plan review fee. .

You have missed the deadline for submitting a site revised plan for consideration at the hearing scheduled for the 12-13 PEDB meeting.

I will inform the Board of the absence of progress on the site plan revision and the non-payment of the plan review fee. The Board may wish to consider denying the special permit application.

Best regards,

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



From: Susan Affleck-Childs
Sent: Wednesday, November 16, 2022 11:30 AM
To: Cameron Bagherpour <bagherc@gmail.com>
Cc: Michael Larkin <michael@lawlarkin.com>; Steve Bouley <steven.bouley@tetrattech.com>
Subject: RE: [External] Re: 16 Holliston Street

Hi,

Thanks for the note. I will share your communication with the Board re: your request to continue the public hearing to December 13th.

To keep that date, you need to submit the revised site plan and building elevations to us by November 29th.

ALSO, you need to pay the balance of the plan review fee. I am disappointed you haven't responded to my previous reminders. Please take care of it.

Happy Thanksgiving,

Best regards,

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



From: Cameron Bagherpour <bagherc@gmail.com>
Sent: Tuesday, November 15, 2022 11:09 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Michael Larkin <michael@lawlarkin.com>; Matthew Hayes <hayes7000@msn.com>; Barbara Saint Andre <bsaintandre@townofmedway.org>
Subject: [External] Re: 16 Holliston Street

Susan,

We are still waiting for the site redesign to come back. I would like to request another extension to the board's next meeting date.

Best,
Cameron
919-434-9001

On Mon, Nov 7, 2022 at 12:34 PM Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi,

You are scheduled for a public hearing with the Board on Tuesday, November 22. Any submittal for the Board's review of a revised site plan needs to get here by November 8th. Is that going to happen? What is your timetable?

Please advise.

Thanks.

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street

Medway, MA 02053

508-533-3291





December 13, 2022
Medway Planning & Economic Development Board
Meeting

Consideration of Appointment to the
Economic Development Committee

- Email dated 12-8-22 from EDC Chair Khalil Abdi
- Resume of prospective member Larry Presswood
- General bylaw re: the EDC

I recommend the PEDB appoint Mr. Presswood to the EDC for a term through June 30, 2024.

This brings the number of EDC members to 6. The bylaw specifies that the number of EDC members shall be at least 7 and may be up to 11. Continued work is needed to identify and recruit additional members for the EDC, particularly among individuals who own or manage Medway businesses.

Susan Affleck-Childs

From: Barbara Saint Andre
Sent: Thursday, December 8, 2022 10:49 AM
To: Susan Affleck-Childs
Subject: FW: [External] Re: FW: EDC potential member
Attachments: LarryPresswoodResume-FinalUpdate.docx

Hi, Susy, here is the email from Khalid and Mr. Presswood's resume. Shall I invite him to the PEDB meeting?

Barbara J. Saint Andre
Director, Community and Economic Development
Town of Medway
155 Village Street
Medway, MA 02053
(508) 321-4918

From: Khalid Abdi <abdiokhalid@gmail.com>
Sent: Thursday, December 8, 2022 10:40 AM
To: Barbara Saint Andre <bsaintandre@townofmedway.org>
Subject: Re: [External] Re: FW: EDC potential member

Hi Barbara,
I met with Larry Presswood last night. He has collaborative nature and extensive professional experience in, business, academia and IT sector. Larry would make valuable contributions to the Medway Economic Development Committee and our effort to best support Medway Businesses.
I give my highest recommendation to appoint Larry Presswood as a member of the Economic Development Committee.

Please see Larry's resume in the attachment.

Best,
Khalid
774.259.8003

ARCHITECT

Application Modernization | Business Transformation | Connected Intelligence

A confident transformational leader with the ability to balance compassion and business acumen to make decisions. Drives agility, business transformation, and application modernization reliably while supporting and teaching team members. Clearly and honestly communicates and respectfully receives feedback to encourage everyday growth.

An adaptable and experienced architect who drives the overall technical strategy for the future of the business. Cultivates strong architectural principles while supporting transparency and modernizing legacy applications. Has a keen eye for finding room for improvement and innovation.

~ CORE COMPETENCIES ~

- | | | |
|-------------------------------|------------------------------|----------------------------|
| • Persuasive Innovator | • Adaptable Problem Solving | • P & L Management |
| • New Business Development | • Empathetic Decision Maker | • Humorous Public Speaker |
| • Innate Interpersonal Skills | • Dependable Coaching Leader | • Honest Talent Management |

~ PROFESSIONAL EXPERIENCE ~

USAA | San Antonio, Texas

Jun 2022-Present

Technical Architect Staff | (May 2022-Present)

Realization: Moving architecture to cloud to boost agility for continuous delivery.

- **Domain Architect for Bank Central Operations**
- **Paying down technical debt by moving Legacy WebSphere Applications to cloud/cloud-native**

Regions Bank | Birmingham, AL

2019-May 2022

Enterprise Solution Architect Manager | (2021-Present)

Application Modernization: Practicing application modernization to continuously improve systems and maintain agility.

- **Heads deposits and landing architecture**, which involves replacing core deposits system using a coexistence approach to gradually migrate customers over to the new system.
- **Cultivates business process reengineering** using system integration software and processes for omnichannel servicing. This streamlines processes across platforms, such as the app, website, and other involved systems. Improves self-service options for customers.

Architect | IT Strategy Manager | (2019-2021)

Strategy and Realization: Encouraged agility and managed DevSecOps team of eight people.

- **Developed Azure DevOps pipeline** to build and deploy AWS AMIs using Terraform / Vault / Packer.
- **Automated deployments** and repetitive manual tasks. Managed testing for long periods and practiced Shift Left to provide the best quality software.
- **Created 1st cloud strategy** and initial governance strategy. Developed and executed a POC (Proof of Concept) to move the call center to the cloud, replacing up to \$3M of on-premises infrastructure.

Citizens Bank | Cranston, RI

2017-2019

Architect | Full Stack Developer | (2018-2019)

Realization: Moved architecture to cloud to boost agility for continuous delivery.

- **Created and deployed docker build pipeline** infrastructure as part of our continuous delivery pipeline.
- **Work with team to create Ansible/Terraform templates** to create infrastructure needed for Continuous Delivery.
- **Working with platform team** to deploy Kubernetes on AWS EC2, Spring Boot, and NodeJS Microservices.
- **Developed API Gateway** for on-premises data access using Java/Spring Boot and Zuul.

API Developer Contract | The Computer Merchant / Citizens Bank | (2017)

Drove API development using agility to drive business transformation.

- **Developed new Microservices using Spring Boot** to replace legacy login workflow, which included RSA Step Up, Lexus Nexus.
- **Developed SSO with WealthScape** deep linking their Brokerage Accounts from Citizens Bank Web Application.

Zillion Group | Waltham, MA

2016-2017

Lead Architect / Head of BI Initiative

Connected Intelligence and Realization: Utilized business intelligence software to retrieve and analyze data to resolve problems. Goal: smooth over the design rifts between two halves of the coaching platform designed in India and Pakistan.

- **Developed API strategy** and platform to resolve platform split between Pakistan and India, allowing the Type 2 Diabetes online coaching platform to launch.

State Street | Boston, MA

2015-2016

Vice President / Lead Java Developer

Realization: Driving agility and innovation to keep up with needs of fast-paced market.

- **Wrote code for algorithmic currency trading** which allowed currency to be traded over an extended period of time with stop limit prices. Used inputs from 5 distinct pricing pools. First-of-kind client-facing interface.
- **Built and debuted a simulated Monte Carlo market** to test the new algorithmic trading tool. Successful due to millisecond timing and a broad understanding of the real-life conditions that comprise the market.
- **Lead team of 3 developers** working to implement client-facing Algorithm offering. Developed a Support Infrastructure to assist in troubleshooting. Used their proprietary trading framework, including Java 8, Guice, GWT, and Cassandra, as a high-speed journal for trades.

Object Technology Group Inc. | Medway, MA

1997-2016

Founder / Consultant / Entrepreneur

Trust: Developed processes and services that center cyber security, data privacy, and governance while increasing transparency by bringing previous experience into new profession.

- **80% of revenue generated from Thomson Reuters**, where full regression test time was reduced from 10 days to 2 hours using Groovy and Grails to create a custom message regression test application.
- **Saved National Leisure Group \$300K annually** by successfully migrating to Jboss from Jaguar App Server.
- **Protected millions of dollars for ACI Worldwide** in re-implementation costs using Strangler Pattern to design SOA architecture to extend the life of front-end legacy Cobol application. Developed REST-based API for online application to support a headless application and support for Responsive Web Design.
- **Developed custom API server** for QuickMileage LLC using grails to support a .net client that feeds information obtained from a USB device and loads it on the web.
- **Collaborated with team of developers** to create a dynamic web infrastructure for Disney using their in-house CMS GoPublish as well as Spring MVC, JBoss Drools, and Jenna. Used Java Concurrent Toolkit to create a parallel execution service for web engine, allowing one HTTP request to asynchronously gather data from multiple data sources.
- **Architected document generation system** for Financial Partners Inc., which allowed users to embed C# code in documents that generated code, with the document as an assembly using C#, Net2.0, NHibernate, and XPertDoc.
- **Upgraded and migrated group** from ColdFusion to JSP, increasing uptime to 99% from system that required daily rebooting. Managed QA team of 15 and delivered new releases every 3 weeks to over 50,000 Vacation.com agents.
- **Created modern GUI environment** for Grand Circle Travel Inc. phone representatives using AS/400, RS/6000, and Weblogic's Java Application server alongside JFC.
- **Enabled real-time inventory searches** and booking for Trans National Travel Inc. and agencies by developing custom connectivity to Tech-7 using Oracle and Java. Trained staff on Intro to Java and Advanced Java.
- **Developed custom Query Engine** for Fidelity Investments to work in custom Binary Object format, allowing data to be transferred to client compressed. Developed in C++ on Windows and Unix platforms.
- **Spearheaded design and implementation** of a laptop/server-based replication engine for SHL Systemhouse Inc., allowing updates anywhere between MS SQL Server and Watcom SQL.

Northeastern University | Boston, MA

1995-2005

Adjunct Faculty

Designed cutting-edge curriculum for object-oriented languages and user interface coding protocols.

- **Taught classes of 25-30 students in various technical areas**, including Advanced C++, C++, Intro to OO Programming & Design (OMT/UML), Intro to Java, Enterprise Java Beans with JSP, C#, and Developing Web Services using .NET and C#. Taught 600-1000 people over 10 years.
- **Developed curriculum** teaching professionals and adults pursuing certification state-of-the-art programming and software. These evening and weekend classes used real-world technology to teach about trends and how to apply them.

~ EDUCATION ~

Bachelor of Science in Mathematics, Minor Physics – University of North Georgia

Certified AWS Cloud Practitioner

Certified AWS Solution Architect Associate

BIAN Banking Architecture Certification

Togaf Level1 Certification

MEDWAY ECONOMIC DEVELOPMENT COMMITTEE

Medway General Bylaws – Section 2.20

- (a) There shall be a Medway Economic Development Committee (EDC) consisting of at least seven (7) but not more than eleven (11) individuals who reside or work in Medway who shall be sworn to the faithful performance of their duties.
- (b) The Economic Development Committee will work proactively to promote, encourage and facilitate the development of responsible and properly planned business and industrial growth within the community in order to expand and strengthen the local economy and diversify the community's tax base.
 - Serve as a resource on matters relating to economic development in the Town of Medway for the Planning and Economic Development Board and other Town officials and the community at large.
 - Develop and advocate for the establishment of economic development initiatives working to implement the economic development recommendations of the Medway Master Plan.
 - Cooperate with interested private concerns, civic or community economic development organizations/associations and with regional state and federal agencies in the attraction of new industry and in the encouragement of expansion of existing industries and businesses.
 - Conduct research and assemble information pertaining to economic resources, labor market, industrial site and development opportunities; develop and publish booklets, brochures, and pamphlets to promote Medway locations for economic investment.
 - Establish and maintain economic development information for the web sites of the Town and allied economic development agencies.
 - Develop and recommend changes to Town bylaws and regulations to implement initiatives to encourage economic development in Medway.
 - Assist and advise the Planning and Economic Development Board, the Zoning Board of Appeals and other town boards as may request such assistance with regard to development applications. The Committee's recommendations are advisory and may include suggestions for modifications and conditions for approval of development proposals.
 - Initiate and periodically update economic development plans
 - Increase public awareness of the need and importance of community economic development
 - Identify local, state and federal economic development resources available to Medway.
 - Advocate for state and federal legislation and regulations that advance the economic development in Medway.
 - Perform such other duties as the Planning and Economic Development Board may determine in response to the need for economic development in Medway or as may be specified by the Medway Zoning Bylaw or other Town bylaws.
- (c) The Economic Development Committee shall be appointed by the Planning and Economic Development Board. EDC members shall serve two (2) year staggered terms with the majority of the first members appointed for a two (2) year term and the remaining initial members appointed for a one (1) year term. Thereafter, each member shall serve for two (2) years or until his successor has been appointed.

- (d) The Economic Development Committee shall be comprised of individuals who have experience and/or training in industrial and commercial real estate development, brokerage, site selection, banking, finance, marketing, business development, site construction/infrastructure development, technology or other suitable professions that could be helpful to the Committee's work. A member of the Planning and Economic Development Board shall serve on the Economic Development Committee.

Approved at the June 15, 2009 Town Meeting



December 13, 2022

**Medway Planning & Economic Development Board
Meeting**

Harmony Village

(218 & 220 Main Street and 1, 2, 3 and 4 Harmony Way)

**Determination of Project Completion
and Release of Performance Security**

- 12-2-22 email from developer/permittee Gary Feldman requesting a certificate of completion and bond release
- As-built plan, last revised 11-23-22, signed and stamped by David S. Kelley, PE and Kevin E. Danahy, PLS of Meridian Associates, Inc.
- 11-23-22 certification letter by David S. Kelley, P.E., Meridian Associates, Inc.
- As-built plan and project completion sign off email dated 12-6-22 from Steve Bouley, P.E., Tetra Tech
- Verification dated 12-7-21 from the Medway Treasurer/Collector's office that taxes are paid on the remaining property owned by the developer/permittee

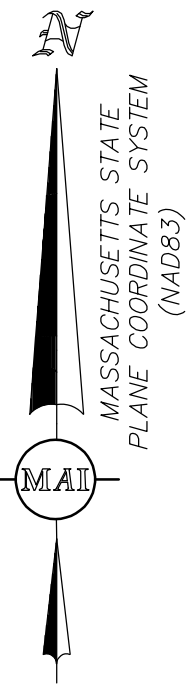
- Verification that the Harmony Village special permit/site plan decision and plan were recorded at the Norfolk County Registry of Deeds on 3-19-21.
- Performance security agreement dated 1-25-22 in the amount of \$105,963 executed by the permittee, Needham Bank, and the PEDB. Includes the Tetra Tech bond estimate dated 1-5-22. NOTE – The amount has not been reduced.

NOTE – Mr. Feldman has some work to finish up with the Department of Public Works related to the project's utility connections out to Main Street. The DPW holds some security funds paid by Mr. Feldman to ensure that the work will be completed.

Susan Affleck-Childs

From: superj90@verizon.net
Sent: Friday, December 2, 2022 11:47 AM
To: Susan Affleck-Childs
Subject: [External] Harmony village

Hi Susy, per our conversation I would like to request the compliance certificate and release of bond for Harmony Village. Please let me know anything you may need.
Thank you
Gary Feldman



FALES STREET

NOW OR FORMERLY
VICTOR W. JR. & ANN V. TERRANOVA
DEED BOOK 22298
PAGE 199
8 FALES STREET

DRILL HOLE FOUND
(POSITION HELD)

**RECORD
AREA**
=52,993± S.F.
(1.22± ACRES)

NOW OR FORMERLY
RICHARD E. & HELEN M. FORCE
DEED BOOK 30978 PAGE 576
230 MAIN STREET

NOW OR FORMERLY
JENNIFER F. & JASON M. ROMAN
DEED BOOK 33718 PAGE 185
228 MAIN STREET

NOW OR FORMERLY
JOVONTE ALLEN SANTOS
& MYRIAM SANTOS
DEED BOOK 35427 PAGE 407
224 MAIN STREET

NOW OR FORMERLY
ROBERT E. & MARIAN L. LEONARD
DEED BOOK 3554 PAGE 451
222 MAIN STREET

NOW OR FORMERLY
CATHY F. SUTTON & WILLIAM A. RITCHIE
DEED BOOK 8417 PAGE 2
216 MAIN STREET

AS-BUILT SANITARY
PIPE TABLE

S1
L=76' S=0.035ft./ft.
ø=6"SDR35 PVC

S2
L=47' S=0.05ft./ft.
ø=6"SDR35 PVC

S3
L=60' S=0.057ft./ft.
ø=6"SDR35 PVC

S4
L=25' S=0.048ft./ft.
ø=6"SDR35 PVC

S5
L=26' S=0.046ft./ft.
ø=6"SDR35 PVC

S6
L=52' S=0.051ft./ft.
ø=6"SDR35 PVC

AS-BUILT SANITARY
STRUCTURE TABLE

SMH-1
RIM=239.6±
INV.=231.8±

SMH-2
RIM=231.9±
INV.=226.3±

AS-BUILT STORMWATER
STRUCTURE TABLE

CB-02
RIM=234.6±
INV.=229.8±

CB-03
RIM=231.6±
INV.=228.2±

DCB-01
RIM=231.5±
INV.=228.3±

CB-04
(LEACHING CATCH BASIN)
RIM=229.4±
SUMP=225.1±

CDS-1
RIM=231.6±
INV.=228.1±

DMH-2
RIM=231.2±
INV.=228.1±

FES-01
INV.=228.0±

AS-BUILT STORMWATER
PIPE TABLE

D1
L=72' S=0.024ft./ft.
ø=12"HDPE

D2
L=7' S=0.028ft./ft.
ø=12"HDPE

D3
L=9' S=0.011ft./ft.
ø=12"HDPE

D4
L=13' S=0.00ft./ft.
ø=12"HDPE

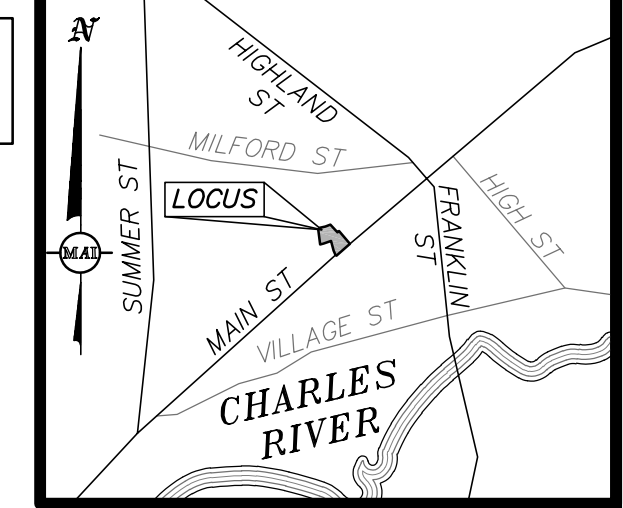
D5
L=5' S=0.020ft./ft.
ø=12"HDPE

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT HYDRANT FRONT CAP BOLT	229.17
2	CUT SPIKE IN UTILITY POLE 20/30, 1.0" A.G.	230.91

(SEE NOTE 6)

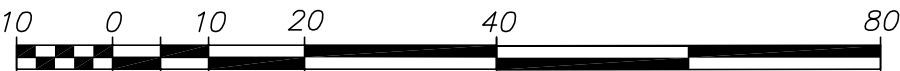


NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) ON AUGUST 19 AND 24, 2022 AND FROM A SITE WALK PERFORMED ON OCTOBER 22, 2022.
- AS-BUILT UTILITY, STORMWATER AND SEWER STRUCTURE LOCATION AND RIM ELEVATIONS WERE PROVIDED TO MAI ON OCTOBER 24, NOVEMBER 6 AND NOVEMBER 22, 2022 BY THE CONTRACTOR.
- THE SUBJECT PROPERTY IS LOCATED IN AGRICULTURAL RESIDENTIAL II (AR-II) ZONING DISTRICT AND THE MULTIFAMILY HOUSING OVERLAY DISTRICT (MHOD).
- THE SUBJECT PROPERTY IS DEPICTED AS LOT 44 ON TOWN OF MEDWAY ASSESSOR'S MAP 57.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILED PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
- PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
- THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0143E DATED JULY 17, 2012.

GRAPHIC SCALE

SCALE: 1"= 20'



LEGEND:

A.G. BB BIT. CONC. CS EOP GP INV PVC (R) RWS STONE THRESH +234 +235 +234.5	ABOVE GROUND BITUMINOUS BERM BULKHEAD BITUMINOUS CONCRETE CORRUGATED STEEL EDGE OF PAVEMENT GRANITE POST INVERT POLYVINYL CHLORIDE RECORD STONE RETAINING WALL SQUARE FEET THRESHOLD ONE FOOT CONTOUR FIVE FOOT CONTOUR SPOT ELEVATION BITUMINOUS BERM VERTICAL GRANITE CURB	SHRUB BOULDER OVERHEAD WIRES COMPILED ELECTRIC LINE LIGHT POLE UTILITY POLE UTILITY POLE WITH LIGHT ELECTRIC METER AIR CONDITIONER EQUIPMENT CATCH BASIN COMPILED DRAIN LINE COMPILED DRAIN MANHOLE COMPILED CATCH BASIN COMPILED DOUBLE CATCH BASIN COMPILED OBSERVATION PORT COMPILED FLARED END OUTLET COMPILED WATER LINE COMPILED 1" DOMESTIC WATER LINE COMPILED 2" FIRE WATER LINE COMPILED WATER GATE COMPILED HYDRANT COMPILED WATER SERVICE COMPILED SEWER LINE COMPILED SEWER MANHOLE COMPILED GAS LINE COMPILED GAS GATE TERMINUS UNKNOWN
CHAINLINK FENCE STONEWALL STONE RETAINING WALL EXPOSED ROCK OUTCROP CONCRETE LANDSCAPE DECIDUOUS TREE CONIFEROUS TREE		

RECORD OWNER:

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.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
01	11/23/22	PEER REVIEW COMMENTS	DSK	DSK

DWG. No. 8521_AS-BUILT.dwg
BK. #709, PG. #20-21

HARMONY VILLAGE CONDOMINIUM

AS-BUILT PLAN OF LAND
LOCATED IN
MEDWAY, MASSACHUSETTS
(NORFOLK COUNTY)

PREPARED FOR
NEW GENERATION CUSTOM HOMES
SCALE: 1"= 20' DATE: NOVEMBER 7, 2022

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 290-0447
WWW.MERIDIANASSOC.COM

SHEET No. 1 OF 1 PROJECT No. 8521

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VIA EMAIL: sachilds@townofmedway.org

November 23, 2022

Medway Planning & Economic Development Board
Attn: Susan Affleck-Childs, Coordinator
155 Village Street
Medway, Massachusetts 02053

**Re: Request for Certificate of Compliance
Harmony Village
218-220 Main Street
Medway, Massachusetts 02053
MAI Project No. 8521**

Dear Chairman Mathew Hayes and Members of the Board:

On behalf of the Applicant, Harmony Village LLC, Meridian Associates, Inc. (MAI) is pleased to submit this letter to request a Certificate of Compliance for the above referenced project located at 218-220 Main Street in Medway, Massachusetts.

I certify to the best of my professional knowledge and belief that the improvements within the project limits have been completed in substantial compliance with the conditions and approved plans.

This declaration is based on observable features at the time of field survey and the As-Built Plan has been attached. Please notify MAI of the time and date of the hearing for this matter, and if you have any questions please do not hesitate to call.

Sincerely,

MERIDIAN ASSOCIATES, INC.

David S. Kelley, PE
Director of Engineering

Copy: Gary Feldman

P:\8521 218-220 main st medway\ADMIN\Letters_Memos\8521_As-Built Compliance Letter 11-23-2022.docx

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Tuesday, December 6, 2022 1:21 PM
To: Susan Affleck-Childs
Subject: [External] Harmony Village Project Completion

Hi Susy,

We have reviewed the site against the following:

1. Endorsed plans titled "Site Development Plans, Harmony Village, Multifamily Housing Development 218-220 Main Street, Medway, Massachusetts" dated June 9, 2020, revised February 22, 2021, stamped and signed by Mark E. Beaudry (Civil Engineer) from Meridian Associates.
2. Authorized Field Changes.
3. PEDB Decision dated January 12, 2021.
4. As-built plan titled "Harmony Village Condominium As-Built Plan of Land Located in Medway, Massachusetts" dated November 7, 2022, with revisions through November 23, 2022, stamped and signed by David S. Kelley (Civil Engineer) and Kevin E. Danahy (Surveyor) from Meridian Associates.

Additionally, we reviewed the as-built plan against and the requirements of Section 6.7 of the PEDB Rules and Regulations Chapter 100 – Land Subdivision and we believe it is in compliance with the Regulations.

We last inspected the site on December 1, 2022 and have confirmed that noted punch list items have been addressed by the Applicant.

We believe the project has been completed in substantial compliance with the approved plans, field changes and decision.

Please let me know if you need anything else, thanks.

Steve

Steven M. Bouley, PE | Project Manager

Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | Fax +1 (508) 786-2201 | steven.bouley@tetrattech.com

Tetra Tech | *Leading with Science®* | INE

100 Nickerson Road | Marlborough, MA 01752 | tetrattech.com

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TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Matthew J. Hayes, P.E., Chair
Robert K. Tucker, Vice-Chair
Sarah Raposa, A.I.C.P., Clerk
Jessica Chabot, Member
Thomas A. Fay, Associate Member

**Request for Medway Treasurer/Collector's
Verification of Status of Paid Taxes**

Date: December 5, 2022

Applicant's Name: Harmony Village, LLC (Gary Feldman)

Subject Property Address: 218 and 220 Main Street and 1, 2, 3 and 4
Harmony Way

Map/Parcel Number(s): Map 57, Parcels 44-C001, 44-C002, 44-C003, 44-
C004, 44-C005 and 44-C006

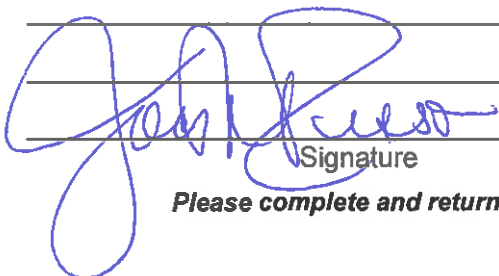
Property Owner: Harmony Village, LLC

Project Name: Harmony Village

Type of Permit: Major Site Plan & Multi-Family Housing Special Permit
Project Completion

Please indicate the status of taxes/fees owed to the Town:

- ☒ By checking this box and with my signature below, I verify that all taxes and fees owed the Town of Medway **for the subject property(s)** are paid in full as of this date for the subject property noted above.
- ☐ By checking this box and with my signature below, I verify that all taxes and fees owed the Town of Medway **for other properties owned by the applicant** noted above are paid in full as of this date.
- ☐ By checking this box and with my signature below, I verify that the **Town is owed taxes or fees** on properties owned by the above noted applicant. Briefly explain on the lines below. Please attach a report that indicates the property address, what taxes are owed, and the respective amounts.


Signature


Date

Please complete and return to the Planning and Economic Development office.

Board Members

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

N O T
A N
O F F I C I A L
C O P Y



N O T
A N
O F F I C I A L
C O P Y

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**

**MULTI-FAMILY HOUSING SPECIAL PERMIT, SITE PLAN, and LAND
DISTURBANCE PERMIT DECISION**
Harmony Village – 218 & 220 Main Street
APPROVED with Waivers and Conditions

Decision Date: January 12, 2021

Name of Applicant/Permittee: Harmony Village LLC

Address of Applicant: Harmony Village LLC
5 Exchange Street, Suite 4
Milford, MA 01757

SEE PLAN FILED IN

PLAN BOOK 700 **PAGE** 86-98

Name/Address of Property Owners: Harmony Village LLC
5 Exchange Street, Suite 4
Milford, MA 01757

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

Engineer: Mark Beaudry, P.E.
Meridian Associates, Inc.
69 Milk Street, Suite 208
Westborough, MA 01581

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

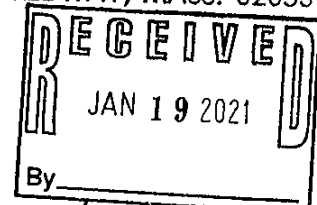
Site Plan: *Harmony Village Site Plan Review Submittal – 218-220 Main Street*
Dated June 9, 2020, last revised November 12, 2020 by Meridian Associates, Inc.

Location: 218 & 220 Main Street

Assessors' Reference: Map 55, Parcel 44

Zoning District: Agricultural Residential II
Multi-Family Housing Overlay District

TOWN CLERK
MEDWAY, MASS. 02053



no day appeal date
Feb 01, 2021 39

Performance Secured by Lender's Agreement
Planning & Economic Development Board – Town of Medway, MA

This Agreement is entered into this 25th day of January 2022, among the Town of Medway, acting through its Planning & Economic Development Board, (hereinafter referred to as "the Board") with an address of 155 Village Street, Medway, MA 02053, Harmony Village LLC ("Permittee") with an address of 5 Exchange Street, Suite 4, Milford, Massachusetts 01757, and Needham Bank ("Lender") with an address of 1063 Great Plain Avenue, Needham, Massachusetts 02492, to secure the completion of site improvements at Harmony Village, 218-220 Main Street in Medway, MA as shown on an approved multifamily housing Special Permit Site Plan described below.

WHEREAS, on January 12, 2021, after a duly noticed public hearing, the Board granted a Multifamily Housing Special Permit and Site Plan Decision, attached hereto as Exhibit A, authorizing the development of a 6-unit, residential condominium at Harmony Village, 218-220 Main Street, Medway, MA, recorded at the Norfolk County Registry of Deeds on March 19, 2019 in Book 39164, Page 363; and

WHEREAS, on February 20, 2021, the Board endorsed the *Harmony Village, 218-220 Multifamily Housing Special Permit Site Plan* dated July 18, 2019, last revised February 2, 2021 prepared by Meridian Associates, PE, 69 Milk Street, Suite 302, Westborough, MA 01581 showing the development of the above referenced subject property, as recorded in the Norfolk County Registry of Deeds on March 19, 2021 in Plan Book 700, Pages 86 - 98 (hereinafter referred to as "the Site Plan"); and

WHEREAS, the Permittee has obtained a first mortgage with the Lender dated April 22, 2021 and recorded in the Norfolk County Registry of Deeds in Book 39305, Page 327 covering the land shown on the Site Plan as security for the payment of a note in the principal sum of \$1,925,000; and

WHEREAS, the Special Permit includes General Condition K which provides that no occupancy permit shall be granted unless the project is fully and satisfactorily completed or a suitable form of performance security has been provided to ensure completion of the site improvements shown on the Site Plan; and

WHEREAS, Tetra Tech, the Town's Consulting Engineer, has conducted a site visit and prepared a surety estimate dated January 5, 2022 in the amount of \$105,963 for the remaining site improvement work, attached hereto as Exhibit B. Said estimate was approved by the Board on January 11, 2022.

NOW, THEREFORE, the parties agree as follows:

1. The Permittee and Lender hereby bind and obligate themselves, their executors, administrators, devisees, heirs, successors and assigns to the Board in the sum of \$105,963, and have secured this obligation by the Lender retaining said sum of money from said principal sum otherwise due the Permittee ("Retained Funds") to be used to secure the performance by the Permittee of all covenants, conditions, Agreements, terms

and provisions contained in the Board's Special Permit; all conditions subsequent to the issuance of the Special Permit and endorsement of the Site Plan due to an amendment, modification or revision of the Site Plan; and all of the provisions set forth in this Agreement and any modifications thereto.

2. The Special Permit requires the Permittee to complete the construction of site improvements no later than two years from the date of the endorsement of the Site Plan. The Site Plan was endorsed on February 20, 2021 and the original required completion date is February 20, 2023.

3. Upon completion of all obligations as specified herein 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 Permittee, the interest in such Retained Funds by the Lender shall be released, and the Lender may disburse such Retained Funds to the Permittee only upon receipt by Lender of a written release from the Board. In the event the Permittee should fail to complete the specified site improvements as specified in the Special Permit and Site Plan and within the time herein specified, the Lender shall make available to the Board any undisbursed Retained Funds in accordance with applicable laws, 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 construction of the site improvements as specified in this Agreement. Failure by the Board to seize the undisbursed Retained Funds if available shall not be deemed a waiver of the right to do so. Any unused portion of the Retained Funds together with accrued interest, will be released by the Board and may be disbursed by the Lender upon completion of the work by the Town of Medway.

4. The Lender hereby agrees that none of the Retained Funds retained as security as specified herein shall be disbursed to the Permittee without the prior written release of said funds by the Board.

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

6. The Board shall notify the Lender of any authorized reduction or release of the retained funds that secure this Agreement in full or in part. Upon receipt of a written notice of reduction or release, the Lender may disburse the Retained Funds, or portion thereof, to the Permittee.

7. The Permittee agrees and understands that the Board will not release this Agreement until the site improvements have been deemed by the Board to be constructed and installed in accordance with this Agreement, which shall include demonstration of adequate construction and installation for six months prior to said release. This Agreement does not expire until released in full by the Board.

8. Failure to complete construction of the site improvements by the required completion date may result in rescission of approval of the Special Permit and Site Plan.

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.

10. Any amendments or extensions of this Agreement shall be made in writing and upon agreement by all parties to this Agreement.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 25th day of January, 2022.

Medway Planning and Economic Development Board

[Signature]
Richard J. DiIulio
[Signature]

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

On this 25th day of January, 2022, before me, the undersigned notary public, personally appeared the following Members of the Medway Planning & Economic Development Board Matthew Hayes, Richard DiIulio,
Robert Tucker

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 it was signed voluntarily for its stated purpose as members of the Medway Planning and Economic Development Board.

[Signature]
Notary Public

My commission expires:

STEFANY LYNN O'HANNESSIAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 3, 2028



IN WITNESS WHEREOF we have hereunto set our hands and seals this 4th day of February, 2022.

Harmony Village LLC

By: _____

Title/Position: Manager

Print name: Marcelo Alves

By: _____

Title/Position: Manager

Print name: Gary Feldman

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

On this 4th day of February, 2022, before me, the undersigned notary public, personally appeared the above-named Marcelo Alves & Gary Feldman, proved to me through satisfactory evidence of identification, which were (personal knowledge) (Massachusetts driver's license), to be the persons whose names are signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose as Managers of Harmony Village LLC.

Notary Public

My commission expires _____

1/1/2027



IN WITNESS WHEREOF we have hereunto set our hands and seals this 3rd day of February, 2022.

Needham Bank

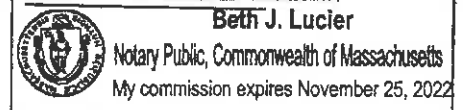
By: Lawrence J. Pitman
Title/Position: Senior Vice President
Print name: Lawrence J. Pitman

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS.

On this 3rd day of February, 2022, before me, the undersigned notary public, personally appeared the above-named Lawrence J. Pitman, 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 as Senior Vice President of Needham Bank.


Beth J. Lucier
Notary Public
My commission expires:



Appendices

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

Exhibit B

<div>  TETRA TECH </div> <div> Bond Estimate Harmony Village Medway, Massachusetts January 5, 2022 </div> <div> Marlborough Technology Park 100 Nickerson Road Marlborough, MA 01752 Tel 508.786.2200 Fax 508.786.2201 </div>					
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.



December 13, 2022
Medway Planning & Economic Development Board
Meeting

Construction Reports

- Choate Trail
 - Tetra Tech Field Report #23, dated 11/2/2022
 - Tetra Tech Field Report #24, dated 11/3/2022
 - Tetra Tech Field Report #25, dated 11/22/2022
- Cutler Place
 - Tetra Tech Field Report #6, dated 11/30/2022
 - November 2022 Summary Report, Ron Tiberi
- Evergreen Village
 - Tetra Tech Field Report #23, dated 11/22/2022
 - November 2022 Summary Report, Ron Tiberi

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

FIELD REPORT

Project Choate Trail – Copper Drive	Date 11/02/2022	Report No. 23
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 1 of 2
Contractor Bob Pace (Owner/General Contractor) LDR (Site Contractor)	Weather A.M. P.M. CLEAR	Temperature A.M. P.M. 68°F

FIELD OBSERVATIONS

On Wednesday, November 2, 2022, 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 are firm and dry throughout the limits of work. Silt fence barriers (SFBs) are located along the northwestern property boundary with compost filter socks placed just inside the SFBs. Both appear to be in good condition. Stockpiles of excavated material are located in the front of Lots 3 and 4. Site contractor routinely sweeps Copper Drive at the end of each workday to mitigate off site tracking.
- B. Upon arrival, site contractor has excavated the proposed roof infiltration basins for Lots 2, 3, and 4. Bottom of trench elevations were verified with rotary laser level and rod. TT performed multiple grab samples at each excavated pit and visually examined the virgin material. Each bottom of trench appears to be loamy sand which is consistent with the test pit data provided in the endorsed plan set. Site contractor to install clean stone and Cultec chambers the following day.
- C. Vertical construction for all proposed units appears to be complete. Interior carpentry for Lot-1 is ongoing as site construction continues for the remaining lots.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer	1	Asphalt Paver	Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer		
Laborers	1	Loader	1	Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.		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	2	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
					Tucker D. Paradee, EIT	2:30 P.M. – 3:00 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Choate Trail – Copper Drive	Date 11/02/2022	Report No. 23
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. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Install construction entrances for each lot.
- B. 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 Choate Trail – Copper Drive	Date 11/22/2022	Report No. 25
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 1 of 2
Contractor Bob Pace (Owner/General Contractor) LDR (Site Contractor)	Weather A.M. CLEAR P.M.	Temperature A.M. 33°F P.M.

FIELD OBSERVATIONS

On Tuesday, November 22, 2022, 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. TT on site to observe bottom of roof infiltration trench for Lot 1. Upon inspection, contractor has excavated to bottom of trench for the system located in front of the lot and is working on excavation for the system located in back of the lot. A rotary laser level is used to ensure proposed elevations are achieved during installation. Multiple grab samples were taken during the inspection along with visual examination. Existing material appears to be virgin loamy sand which is consistent test pit data provided in the endorsed plans.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer	1	Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	3	Loader	1	Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.		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		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
					Tucker D. Paradee, EIT	8:30 A.M. – 9:00 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Choate Trail – Copper Drive	Date 11/22/2022	Report No. 25
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. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Install construction entrances for each lot.
- B. 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 Choate Trail – Copper Drive	Date 11/03/2022	Report No. 24
Location 42 Highland Street, Medway, MA	Project No. 143-21583-20008	Sheet 1 of 2
Contractor Bob Pace (Owner/General Contractor) LDR (Site Contractor)	Weather A.M. P.M. CLEAR	Temperature A.M. P.M. 65°F

FIELD OBSERVATIONS

On Thursday, November 3, 2022, 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. TT on site to observed installed roof infiltration chambers for Lots 2, 3, and 4. Per plan, filter fabric is only required on top of the crushed stone and chambers which deviates from the standard practice of wrapping the entire system with filter fabric. TT recommended the site contractor place filter fabric on top for the system as well as around the sides which is industry standard for these systems.
- B. Upon arrival, site contractor has installed all infiltration chambers for Lots 2, 3, and 4, and left each trench open for inspection. Each housing unit contains two recharge systems comprised of two (2) rows of two (2) 330-XLHD Cultec chambers, therefore, each house has a total of eight (8) chambers. Double washed crushed stone was placed at a depth of 6" along the bottom of each trench followed by the Cultec configuration and another 6" layer of double washed crushed stone. Filter fabric is draped over the systems in preparation for system backfill.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer	1	Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers		Loader	1	Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.		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		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
					Tucker D. Paradee, EIT	5:15 P.M. – 5:45 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Choate Trail – Copper Drive	Date 11/03/2022	Report No. 24
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. N/A

4. PREVIOUS OPEN ACTION ITEMS

- A. Install construction entrances for each lot.
- B. 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 Cutler Place	Date 11/30/2022	Report No. 6
Location 6 Cutler Street, Medway, MA	Project No. 143-21583-22003	Sheet 1 of 2
Contractor/Owner Anthony Varrichione (Applicant) Mark Muntz (General Contractor)	Weather A.M. OVERCAST P.M.	Temperature A.M. 40-45°F P.M.

FIELD OBSERVATIONS

1. OBSERVATIONS

- The ground is firm and dry throughout the site. The areas to be paved are free of ponding water. Silt fence barriers (SFBs) along the western and northern property boundary appear to be in good condition. Moderate sediment tracking is observed off site which should be swept at the earliest convenience.
- Dense graded crushed stone was previously installed at a depth of approx. 8-inches at the proposed paving regions. The subbase was fine graded and uniformly compacted.
- TT on site to observe paving efforts for the binder course of the proposed walkway and driveway. Upon arrival, subcontractor (Asphalt Engineering) has finished laying out the limits of asphalt. Ambient temperature at the beginning of paving is above the recommended 40°F and rising. Installation of the walkway started on the eastern side of the property adjacent to the basement entrance. The main walkway is installed at a width of 5 feet which deviates from the proposed 4-foot width. Asphalt paths that lead to each Unit entrance are installed at the proposed 4-foot width. Bituminous concrete asphalt is placed at a depth of 1.75-inches (loose) to achieve a compacted depth of approximately 1.5-inches for all walkways, whereas the driveway asphalt is placed at a depth of 3-inches (loose) to achieve a compacted depth of 2.5-inches. Temperatures out of the paving screed ranged from 275-300°F. Installed asphalt is continuously compacted with vibratory roller. Total tonnage from Wrentham Asphalt Plant is 177.54 tons which is confirmed with final paving slip.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	2	Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer		Asphalt Engineering	Binder course installation
Laborers	7-10	Loader		Vib. Roller	2	B.E.C.	Interiorelectrical
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Skid Steer		Vib. Walk Comp.	1		
Carpenters	2-5	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	7				
		Tri-Axle Dump Truck	3				
		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
						Tucker Paradee	8:00 A.M. – 12:00 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Cutler Place	Date 11/30/2022	Report No. 6
Location 6 Cutler Street, Medway, MA	Project No. 143-21583-22003	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

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

3. NEW ACTION ITEMS

A. Sweep roadway on and around site to limit sediment transport.

4. PREVIOUS OPEN ACTION ITEMS

A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

A. N/A

Progress Report

Project Details

Project name	Cutler Place	
Location	6 Cutler Street	Medway MA
Owner	Cutler Place LLC	Medway MA
Reporting period	11-1-2022 thru 12-1-2022	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	12/1/22	

Summary

Erosion controls partially installed & maintained. Limited Site Activity. Utilities from street completed. Addition enclosed; decks completed. Parking lot binder paved.

Activities

Activity 1 Construction Controls

Status	Achieved
Objective	Addition Enclosed- decks completed
Activity dates	
Progress	
Comments	Sanitary Facilities on-site, No construction trailers

Activity 2 Erosion Controls

Status	Achieved
Objective	Erosion controls implemented & maintained
Activity dates	
Progress	Completed & maintained
Comments	

Activity 3 Water, Sewer & Utilities

Status	Completed
Objective	Electrical And Gas Services are stubbed to building, waiting on Meter installations
Activity dates	
Progress	Piping installed to Cutler Street, and domestic H2O and fire suppression lines have also been stubbed into basement from street.
Comments	

Activity 4 Parking Area

Status	
Objective	Rain Garden rough graded
Activity dates	
Progress	
Comments	

Activity 5 Building

Status	IN Progress
Objective	Addition Enclosed, decks completed
Activity dates	
Progress	
Comments	

Activity 6 Site Features

Status	Parking lot and walkways paved binder
Objective	
Activity dates	
Progress	
Comments	

Photographs

#1



Entryway and parking area binder coarse

#2



Charging station pedestals installed

#3



Walkways paved

#4



Side walkway

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

FIELD REPORT

Project Cutler Place	Date 11/30/2022	Report No. 6
Location 6 Cutler Street, Medway, MA	Project No. 143-21583-22003	Sheet 1 of 2
Contractor/Owner Anthony Varrichione (Applicant) Mark Muntz (General Contractor)	Weather A.M. OVERCAST P.M.	Temperature A.M. 40-45°F P.M.

FIELD OBSERVATIONS

1. OBSERVATIONS

- The ground is firm and dry throughout the site. The areas to be paved are free of ponding water. Silt fence barriers (SFBs) along the western and northern property boundary appear to be in good condition. Moderate sediment tracking is observed off site which should be swept at the earliest convenience.
- Dense graded crushed stone was previously installed at a depth of approx. 8-inches at the proposed paving regions. The subbase was fine graded and uniformly compacted.
- TT on site to observe paving efforts for the binder course of the proposed walkway and driveway. Upon arrival, subcontractor (Asphalt Engineering) has finished laying out the limits of asphalt. Ambient temperature at the beginning of paving is above the recommended 40°F and rising. Installation of the walkway started on the eastern side of the property adjacent to the basement entrance. The main walkway is installed at a width of 5 feet which deviates from the proposed 4-foot width. Asphalt paths that lead to each Unit entrance are installed at the proposed 4-foot width. Bituminous concrete asphalt is placed at a depth of 1.75-inches (loose) to achieve a compacted depth of approximately 1.5-inches for all walkways, whereas the driveway asphalt is placed at a depth of 3-inches (loose) to achieve a compacted depth of 2.5-inches. Temperatures out of the paving screed ranged from 275-300°F. Installed asphalt is continuously compacted with vibratory roller. Total tonnage from Wrentham Asphalt Plant is 177.54 tons which is confirmed with final paving slip.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	2	Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer		Asphalt Engineering	Binder course installation
Laborers	7-10	Loader		Vib. Roller	2	B.E.C.	Interiorelectrical
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Skid Steer		Vib. Walk Comp.	1		
Carpenters	2-5	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	7				
		Tri-Axle Dump Truck	3				
		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
						Tucker Paradee	8:00 A.M. – 12:00 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Cutler Place	Date 11/30/2022	Report No. 6
Location 6 Cutler Street, Medway, MA	Project No. 143-21583-22003	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

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

3. NEW ACTION ITEMS

A. Sweep roadway on and around site to limit sediment transport.

4. PREVIOUS OPEN ACTION ITEMS

A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

A. N/A

Progress Report

Project Details

Project name	Cutler Place	
Location	6 Cutler Street	Medway MA
Owner	Cutler Place LLC	Medway MA
Reporting period	11-1-2022 thru 12-1-2022	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	12/1/22	

Summary

Erosion controls partially installed & maintained. Limited Site Activity. Utilities from street completed. Addition enclosed; decks completed. Parking lot binder paved.

Activities

Activity 1 Construction Controls

Status	Achieved
Objective	Addition Enclosed- decks completed
Activity dates	
Progress	
Comments	Sanitary Facilities on-site, No construction trailers

Activity 2 Erosion Controls

Status	Achieved
Objective	Erosion controls implemented & maintained
Activity dates	
Progress	Completed & maintained
Comments	

Activity 3 Water, Sewer & Utilities

Status	Completed
Objective	Electrical And Gas Services are stubbed to building, waiting on Meter installations
Activity dates	
Progress	Piping installed to Cutler Street, and domestic H2O and fire suppression lines have also been stubbed into basement from street.
Comments	

Activity 4 Parking Area

Status	
Objective	Rain Garden rough graded
Activity dates	
Progress	
Comments	

Activity 5 Building

Status	IN Progress
Objective	Addition Enclosed, decks completed
Activity dates	
Progress	
Comments	

Activity 6 Site Features

Status	Parking lot and walkways paved binder
Objective	
Activity dates	
Progress	
Comments	

Photographs

#1



Entryway and parking area binder coarse

#2



Charging station pedestals installed

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

FIELD REPORT

Project Evergreen Village	Date 11/22/2022	Report No. 23
Location 22 Evergreen Street, Medway, MA	Project No. 143-21583-20001	Sheet 1 of 2
Contractor Mark Muntz (General Contractor)	Weather A.M. CLEAR P.M.	Temperature A.M. 33°F P.M.

FIELD OBSERVATIONS

On Tuesday, November 22, 2022, Tucker Paradee 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 oversee layout for the reinstallation of bituminous concrete berm. Upon arrival, the subcontractor (Asphalt Engineering) has marked the location of the new berm location which aligns with the existing vertical granite curb. Subcontractor has continued that alignment through the driveway of the first Unit on either side (Units 1 and 4) for the berm at the landscaped areas. These offsets will make Balsam Way 22 feet wide as originally proposed within the plans. The marked layout was measured to ensure the required width was being continuously met.
- B. Subcontractor intends to sawcut around the existing berm for removal and to have a smooth transition between new asphalt. Landscaped areas will be excavated as needed to place a gravel subbase followed by 2.5 inches of binder course. The subcontractor will then install bituminous concrete berm in accordance with the accepted layout. Finally, an approx. 2 inches of top course will be installed to match the existing driveway elevation. All layers to be compacted with walk behind vibratory compactor.
- C. Granite radii at roadway intersection requires pointing between curb stones.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer	Asphalt Engineering	Install berm
Laborers	3	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	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader		
		Pickup Truck				
		Tri-Axle Dump Truck	1			
		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	8:00 A.M. – 8:30 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Evergreen Village	Date 11/22/2022	Report No. 23
Location 22 Evergreen Street, Medway, MA	Project No. 143-21583-20001	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. Point vertical granite curb at entrance radii.

4. PREVIOUS OPEN ACTION ITEMS

A. N/A

5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

A. N/A

Progress Report

Project Details

Project name	Evergreen	
Location	22 Evergreen Road	Medway MA
Owner	Broken Tree LLC	Medway MA
Reporting period	1-11-2022 thru 12-1-2022	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	12/1/22	

Summary

Erosion controls installed & maintained. Road set to binder level & site rough graded to subgrade. Phase 2 Structure framed & enclosed. Drainage system 100% installed. Limited Site Activity. Adjustments made to asphalt layout and berms

Activities

Activity 1 Construction Controls

Status	Achieved
Objective	Layout & Construction controls set and provided by Cheney Engineering
Activity dates	
Progress	
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	
Progress	Completed & maintained
Comments	Landscaping completed

Activity 3 Access Road

Status	In progress
Objective	Berm and width adjusted and final course paved
Activity dates	
Progress	Completed
Comments	3 Infiltration systems installed

Activity 4 Water & Sewer Utilities

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

Activity 5 Building

Status	Achieved
Objective	Building 2 enclosed, water & sewer connections completed
Activity dates	Completed
Progress	Exterior & interior finishes completed
Comments	

Activity 6 Site Features

Status	Achieved
Objective	Privacy fence installed along wall behind phase one, Patios installed behind Phase 2 units Street sign installed
Activity dates	Final paving & curbing completed
Progress	100%
Comments	

Photographs

#1



Landscaping and wetlands planting (background)

#2



Revised berm placement

#3



Balsam Way entrance

#3



Walkways paved

#4



Side walkway



December 13, 2022
Medway Planning & Economic Development Board
Meeting

Salmon Willows Senior Living
Community

Request from Black Brook Realty for Partial Release of Covenant for a portion of the property presently under construction known as Willowside at Medway

- **Email dated 12-2-22 from Jill Glynn** of Perkins & Ancil, Attorneys at Law, on behalf of Willowside developer Black Brook Realty (John Burns), requesting that the Board release the land area covered by Unit 3B (see description below) from the original Salmon ARCPUD covenant executed when the Board endorsed the site plan.
- **Condominium Site Plan dated 11-29-2021 by Engineering Design Consultants, Inc.** (engineer for Black Brook Realty) showing the Salmon site's three condominiums and their corresponding "exclusive use areas" (referred to as Units)
 - ❖ Unit 1 - Medical Office Building area at the entrance to the site at Village Street (NOT CONSTRUCTED)
 - ❖ Unit 2 – Main building at the rear of the site (CONSTRUCTED AND OCCUPIED)
 - ❖ Unit 3 – Collection of duplex and single family "cottages". Divided into:
 - Unit 3A (13 dwellings on Willow Pond Circle, 6 on Heron Court, and 8 on Lilac Path. Shown in dark grey. (NOT CONSTRUCTED)
 - Unit 3B (19 dwellings on Waterside Run (100%) and 8 dwellings on the southern end of Willow Pond Circle. Shown in light grey. (Waterside Run houses are UNDER CONSTRUCTION – 2 units conveyed.) The Salmon group, operating as Willows Medway Townhomes Realty LLC, conveyed the Unit 3B property to Black Brook Realty on 11-30-21.

- **Willows Address Map** from the Medway Assessor's office.
- **ARCPUD Covenant** executed 12-12-2017, recorded 12-20-17. The Covenant refers to the original construction phasing plan. (**Sheet C62 of the ARCPUD plan**).

When a permittee wishes to secure a release of covenant, they need to replace the covenant with an approved form of performance security (cash, tri-partite agreement, insurance policy). We have asked Tetra Tech to visit the site, create a punch list of ALL remaining work throughout the entire site, and prepare a bond estimate. We do not expect that information will be ready by Tuesday's meeting.

I have asked Lee Smith of KP Law to draft a suitable partial release for your consideration. I expect we will have that available for Tuesday's meeting. An option for the Board to consider is to authorize only a partial release of some of the Unit 3B properties, not all 27 dwelling units. This could include a release for the 2 properties already sold (9 and 16 Waterside Run) and one (or perhaps more) for which closings are coming up soon. Any further release would necessitate the posting of acceptable performance security.

Susan Affleck-Childs

From: Jill Glynn <jglynn@perkinslawpc.com>
Sent: Friday, December 2, 2022 10:25 AM
To: Susan Affleck-Childs
Cc: John Burns (jburns@blackbrookrealty.com); Stephanie Bruso; Rob Ancil; Scott Eriksen
Subject: [External] Release of Covenant
Attachments: 1st Amendment to the MD.pdf; Unit Deed.pdf; Amendment to Master Deed Exclusive Use Area Plan.pdf; Amendment to Master Deed Plan.pdf; Covenant.pdf

You don't often get email from jglynn@perkinslawpc.com. [Learn why this is important](#)

Good Morning Ms. Childs,

Thank you for taking the time and speaking with me this morning. Per our conversation, I am copying John Burns, the Manager of Black Brook Realty, LLC, who is the owner of 261 Village Street, Unit 3B to confirm the request for a Partial Release of Unit 3B of the Willows at Medway and Whitney Place Condominium from the Development Covenant. As discussed, Unit 3B is a portion of the original Unit 3.

For your reference, I have attached copies of the following documents:

1. Amendment to the Master Deed, which subdivides Unit 3 and creates Units 3A and 3B;
2. Plans recorded with said Amendment;
3. Unit Deed, conveying Unit 3B to Black Brook Realty, LLC; and
4. Covenant that we are requesting our Unit 3B is released from.

John, would you please confirm that you are requesting such partial release and Planning Board Department will get started on their review? There is a Planning Board meeting scheduled for December 13th and the next one is not until January 10th.

Ms. Childs, once you hear back from Mr. Burns, would you please forward the form you would like me to draft releasing our unit? I will complete it ASAP.

Thank you all!

Jill

WARNING – FRAUDULENT FUNDING INSTRUCTIONS

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.



6 Lyberty Way, Suite 201
Westford, MA 01886

Tel (978) 496-2026

Fax (978) 496-2002

jglynn@perkinslawpc.com

www.perkinslawpc.com

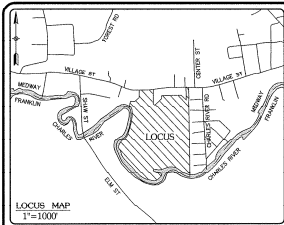
Jill Glynn

Real Estate Paralegal

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- PLAN NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXCLUSIVE USE AREAS APPURTENANT TO UNIT 3A AND UNIT 3B.
 2. THE PROPERTY LINES AND EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY LIGHTHOUSE LAND SURVEYING LLC ON OCTOBER 29, 2021.
 3. ALL ON-THE-GROUND OBSERVATIONS WERE PERFORMED USING LEICA TS12 (2") ROBOTIC TOTAL STATIONS.
 4. THE LEGAL STATUS OF THE STREETS AND/OR WAYS SHOWN HEREON, WHETHER THEY ARE PUBLIC OR PRIVATE, WAS NOT MADE PART OF THIS SURVEY.
 5. OWNERS NAMES SHOWN HEREON ARE BASED UPON ASSESSORS INFORMATION OBTAINED AS OF THE DATE OF THE SURVEY. IT DOES NOT REPRESENT A CERTIFICATION OF TITLE NOR DOES IT GUARANTEE THE OWNERSHIP OF LOCUS OR ABUTTING PROPERTIES.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.79	20.00	79° 36' 40"	S50° 55' 05"W	28.607
C2	87.31	1820.83	2° 44' 39"	N83° 00' 10"E	87.300
C3	185.77	1860.61	1° 24' 56"	N48° 44' 32"E	185.720
C4	242.98	1820.83	1° 38' 40"	N89° 27' 13"E	242.800
C5	210.86	2110.57	57° 15' 23"	S42° 52' 29"E	202.190
C6	42.03	48.00	48° 58' 30"	S86° 07' 26"E	40.750
C7	103.62	391.00	12° 05' 24"	S51° 05' 53"E	103.141
C8	108.77	138.00	44° 40' 08"	S38° 19' 30"E	108.018
C9	35.52	25.00	81° 23' 48"	S24° 53' 27"W	32.804
C10	38.43	161.00	10° 56' 58"	N50° 33' 06"W	38.389
C11	87.98	161.00	24° 44' 11"	S32° 10' 01"E	88.078
C13	125.98	161.00	44° 50' 08"	N38° 13' 30"W	122.788
C14	87.65	189.00	20° 30' 39"	S36° 03' 40"E	87.889
C15	108.76	511.00	11° 58' 18"	S32° 10' 47"E	108.570
C16	59.97	138.00	23° 32' 35"	S36° 16' 52"E	57.499
C17	53.65	214.00	14° 26' 41"	S32° 15' 08"W	53.869
C18	82.99	161.00	29° 31' 59"	S17° 42' 29"W	82.072
C19	85.51	78.00	64° 44' 02"	S32° 25' 31"E	81.408
C20	47.70	54.00	50° 36' 37"	N22° 21' 49"W	46.163
C21	58.64	261.00	12° 52' 19"	N1° 00' 52"E	58.512
C22	174.19	389.00	25° 39' 02"	N07° 24' 13"E	172.699
C23	81.19	54.00	64° 05' 27"	N52° 41' 26"E	52.987

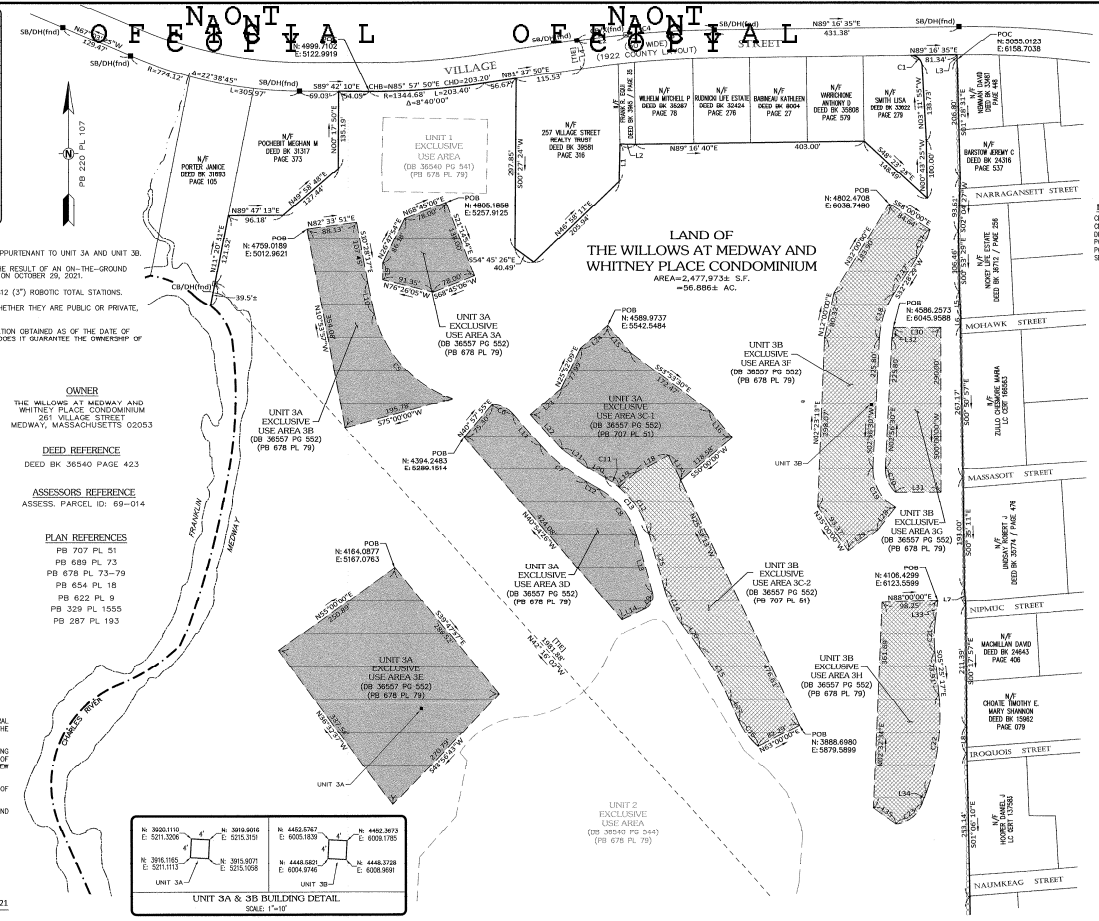
I CERTIFY TO THE EXISTENCE OF THE FOLLOWING:
THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 260 CMR 6.00.

THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THAT THE LINES OF STREETS AND WAYS ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS, AS-BUILT, AND FULLY LIES THE LINES CONTAINED THEREIN.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

Richard W. Spill
PROFESSIONAL LAND SURVEYOR
NOVEMBER 29, 2021
DATE



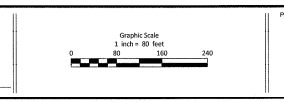
Norfolk Registry of Deeds
Dedham, Mass.
Received December 16, 2021 7:41 AM
Filed as Page 52
Pl. Bk. 76
Attest: *Matthew P. Farrell*
Register

LEGEND
CONCRETE BOUND W/ DRILL HOLE FOUND
CONCRETE BOUND W/ E-WAY FOUND
POINT OF BEGINNING
POINT OF BEGINNING
STONE BOUND W/ DRILL HOLE FOUND

PLAN REFERENCES CONTINUED
PB 254 PL 233 (A-C)
PB 253 PL 945 (A-E)
PB 220 PL 107
PB 197 PL 676
PB 61 PL 2942
PL 1212 OF 1563
PL 795 OF 1956
PL 1458 OF 1953
PL 1056 OF 1928
LC CASE 29595 A
LC CASE 14682 A & B

Parcel #	Length	Direction
L1	64.74	N01° 28' 31"E
L2	27.07	S89° 24' 34"E
L3	8.78	N01° 44' 37"E
L4	56.86	N04° 08' 10"W
L5	43.88	N01° 15' 30"E
L6	15.84	S01° 15' 05"W
L7	26.32	N04° 08' 10"W
L8	48.57	S00° 41' 07"E
L9	35.27	N00° 07' 43"W
L10	15.87	S01° 15' 05"W
L11	7.258	S44° 30' 17"E
L12	26.36	S80° 38' 35"E
L13	191.08	S15° 45' 28"E
L14	14.13	S80° 38' 10"W
L15	83.00	S40° 00' 00"E
L16	61.00	S40° 00' 00"E
L17	48.76	N25° 59' 13"W
L18	56.08	S01° 00' 00"W
L19	38.27	S50° 00' 00"W
L20	26.63	N02° 20' 53"W
L21	46.08	N42° 42' 42"E
L22	82.01	N42° 42' 42"E
L23	70.88	N00° 00' 00"E
L24	74.90	N00° 00' 00"E
L25	10.98	S15° 45' 28"E
L26	52.77	S38° 18' 58"E
L27	27.08	S44° 30' 17"E
L28	16.88	S38° 18' 58"E
L29	63.01	S80° 00' 00"W
L30	83.05	S80° 00' 00"W
L31	80.43	N00° 00' 00"W
L32	21.99	N07° 38' 40"E
L33	26.74	N07° 27' 06"E
L34	22.71	N30° 13' 44"E
L35	48.31	S50° 19' 20"E

REVISIONS	DATE	DESCRIPTION
01	2021	PREPARED BY: Engineering Design Consultants, Inc.
02	2021	CHK'D BY: Southborough, Massachusetts
03	2021	DESIGN BY: (508) 480-0225



Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
(508) 480-0225

THE WILLOWS AT MEDWAY AND WHITNEY PLACE CONDOMINIUM
261 Village Street
(NORFOLK COUNTY)
MEDWAY, MASSACHUSETTS

CONDOMINIUM SITE PLAN
PREPARED FOR: Black Brook Realty, LLC
17 Main Street
Hopkinton, Massachusetts 01748
DATE: NOVEMBER 29, 2021
1 OF 3
EDC PROJECT NUMBER: 7370

708-53-2021



SALMON PROPERTY
WILLOWS @ MEDWAY & WHITNEY PLACE

69-014-C001 – DETACHED COTTAGES & PAVILION

- | | |
|-----------------------------|-----------------------|
| 2 Waterside Run | 1 Willow Pond Circle |
| 4 Waterside Run | 2 Willow Pond Circle |
| 6 Waterside Run | 3 Willow Pond Circle |
| 8 Waterside Run | 4 Willow Pond Circle |
| 9 Waterside Run | 6 Willow Pond Circle |
| 10 Waterside Run | 8 Willow Pond Circle |
| 11 Waterside Run | 10 Willow Pond Circle |
| 12 Waterside Run | 12 Willow Pond Circle |
| 13 Waterside Run | 14 Willow Pond Circle |
| 14 Waterside Run | 16 Willow Pond Circle |
| 15 Waterside Run | 18 Willow Pond Circle |
| 16 Waterside Run | 19 Willow Pond Circle |
| 18 Waterside Run | 20 Willow Pond Circle |
| 20 Waterside Run | 21 Willow Pond Circle |
| 22 Waterside Run | 22 Willow Pond Circle |
| 24 Waterside Run | 23 Willow Pond Circle |
| 26 Waterside Run | 25 Willow Pond Circle |
| 28 Waterside Run | 27 Willow Pond Circle |
| 30 Waterside Run | 29 Willow Pond Circle |
| 31 Waterside Run (Pavilion) | 31 Willow Pond Circle |
| | 33 Willow Pond Circle |
| 1 Heron Court | 1 Lilac Path |
| 2 Heron Court | 2 Lilac Path |
| 3 Heron Court | 3 Lilac Path |
| 4 Heron Court | 4 Lilac Path |
| 5 Heron Court | 5 Lilac Path |
| 6 Heron Court | 6 Lilac Path |
| | 7 Lilac Path |
| | 8 Lilac Path |

- 69-014-C002 – APARTMENTS (CAMPUS BLDG) (44 Willow Pond Circle)
 69-014-C003 – MEDICAL BUILDING (261 Village Street)

**Adult Retirement Community Planned Unit
Development Covenant
Planning and Economic Development Board
Town of Medway, MA**

This restrictive Covenant (the "Covenant"), is entered into this 18 day of December, 2017 by and between the Town of Medway, a Massachusetts municipal corporation, acting by and through its Planning and Economic Development Board, with an address of 155 Village Street, Medway, MA 02053, (*hereinafter referred to as the "Board"*) and Medway Land Venture, LLC with an address of 2051 Greenhouse Road, suite 300, Houston, TX 77084 (*hereinafter referred to as the "Owner"*.)

Whereas, on March 24, 2016, based on the application of Continuing Care Management, LLC dated June 12, 2015, and after a duly noticed public hearing(s), the Board approved a special permit authorizing an Adult Retirement Community Planned Unit Development ("ARCPUD") containing 225 senior living dwelling units all as set forth in the Special Permit Decision of the Town of Medway Planning and Economic Development Board filed with the Town Clerk of the Town of Medway on April 5, 2016 (the "Decision") to be recorded herewith at the Norfolk County Registry of Deeds; and

Whereas, the approved ARCPUD is shown on a plan entitled Salmon Health and Retirement Community ARCPUD Special Permit Site Plan, Village Street, Medway, MA, dated June 12, 2015, last revised December 11, 2017, to be recorded herewith (the "ARCPUD Plan"); and

WHEREAS, the approved ARCPUD Plan shows a parcel of land located at 259, 261, 261R, and 263 Village Street (*hereinafter referred to as the "Locus"*) and further described in a deed dated November 30, 2016 from Charlotte Realty, LLC recorded with Norfolk Deeds Book 34715, Page 538; and

WHEREAS, Condition 30 of the Decision requires the Owner to secure the construction of the roadways, installation of stormwater management facilities, utilities, services, pedestrian facilities/trails/pathways, all site amenities including but not limited to lighting, landscaping, fencing, and any off-site improvements all as shown on the Plan of Record (*hereinafter, collectively, "the Improvements"*) before endorsement of the ARCPUD Plan by the Board; and

WHEREAS, the Owner has elected to secure the construction of the Improvements in the ARCPUD by means of a Covenant; and

WHEREAS, the Board has determined that this form of Covenant is sufficient to secure the construction of ways and installation of the Improvements in the ARCPUD; and

WHEREAS, the Owner's construction of the Improvements are subject to the requirements of the Decision, the Board's ARCPUD Rules and Regulations applicable to this ARCPUD, and all conditions of approval of this ARCPUD are made an enforceable part of this Covenant, the approved ARCPUD Plan, and all of the provisions set forth in this Covenant (hereinafter collectively referred to as the "Approval Instruments");

NOW THEREFORE, for and in consideration of the mutual promises set forth below, and for other good and valuable consideration, the parties agree as follows:

SECTION 1. INCORPORATION OF PREAMBLE

The Preamble is incorporated into and is an enforceable part of this Covenant.

SECTION 2. EFFECTIVE DATE

This Covenant shall be effective upon its execution by both the Owner and the Board, subject to endorsement of approval of the ARCPUD Plan of Record by the Board and the recording or registering of the ARCPUD Plan of Record and this Covenant by the Owner.

SECTION 3. RUNS WITH THE LAND

This Covenant shall run with the land and shall be binding on all subsequent parties who have any title, interest, or rights in and to the Locus, or any portion thereof. This Covenant shall operate as a restriction upon the land until released as set forth herein.

SECTION 4. OBLIGATIONS, DUTIES AND RIGHTS OF THE PLANNING AND ECONOMIC DEVELOPMENT BOARD

A. Upon construction of a portion of the Improvements in accordance with the Approval Instruments, but subject to Section 5 below, the Board may partially release the Owner from this Covenant as to those portions of the ARCPUD that are adequately

serviced by the Improvements so constructed, so long as the construction of the Improvements are, in the opinion of the Board, sufficiently secured by another type of performance guarantee by any of the methods provided in M.G.L., c. 41, Section 81U. A *Certificate of Partial Release* shall be executed by a majority of the members of the Board and shall be recorded or registered at the Norfolk County Registry of Deeds by the Owner at its sole cost and expense.

B. Upon completion of all the Improvements in accordance with the Approval Instruments, or the substitution of an alternate form of performance guarantee approved by the Board, the Board shall release the Owner from this Covenant and shall issue a *Certificate of Release* that shall be executed by a majority of the members of the Board and shall be recorded or registered at the Norfolk County Registry of Deeds by the Owner at its sole cost and expense.

SECTION 5. OBLIGATIONS, DUTIES AND RIGHTS OF THE OWNER

A. As set forth in Condition 30(b) of the Decision, the Restrictive Covenant may be replaced by one of the types of performance guarantees set forth in G.L. c. 41, Section 81U, the subdivision control law, at such time as the Owner wishes to obtain a building permit for any Phase IV building, and after the Owner has completed the minimum infrastructure construction as specified in Section 6.6.3 of the *Subdivision Rules and Regulations* for the Phase II area as shown on Sheet 62 Construction Sequence Plan, last revised March 10, 2016, of the ARCPUD Plan.

The form or combination of such performance guarantees as permitted under G.L. c. 41, Section 81U shall at all times be in a sufficient amount, source and form acceptable to the Board, the Treasurer/Collector of the Town, and Town Counsel. Any such form of guarantee shall secure the Owner's completion of the remaining Improvements as shown on the ARCPUD Plan of Record and the maintenance thereof and shall:

1. define the obligations of the Owner and the guarantor;
2. specify a scheduled date by which the Owner shall complete construction in accordance with the ARCPUD Plan of Record;
3. state that it does not expire until released in full by the Board; and
4. include procedures for collection upon default.

The face amount of any such performance guarantee (or multiple performance guarantees) shall be the amount that would be required for the Town of Medway to complete the Improvements that remain uncompleted at the time the estimate of the performance guarantee(s) is prepared. The estimate shall be computed and subject to adjustment as is set forth in Section 30(c) and Section 30(d) of the Decision.

B. The Owner shall complete construction of the roadways and all related infrastructure including the stormwater management system and install all utilities as shown on the Plan of Record, to the satisfaction of the Board, within three years from the date of endorsement of the ARCPUD Plan of Record or such further time as permitted by the Board.

C. The Owner shall complete construction of all site amenities as shown on the ARCPUD Plan of Record to the satisfaction of the Board within six years from the date of endorsement of the ARCPUD Plan of Record or such further time as permitted by the Board.

D. The Owner agrees and understands that the Board will not release this Covenant in full, unless another method of security is provided, or until the Improvements have been deemed by the Board to be constructed and installed in accordance with the Approval Instruments.

E. The Owner shall at all times provide the Board *forthwith (no more than 14 days after transfer of title)* with the name of the current owner or owners of the Locus or portions thereof and the address of such owner or owners, except that portions of the ARCPUD released from the provisions of this Covenant are exempt from this requirement.

F. The Owner shall at all times provide the Board *forthwith (no more than 14 days after transfer of title)* with the name of any mortgagee or mortgagees of this ARCPUD or portions thereof and the address of such mortgagee or mortgages, except that portions of the ARCPUD released from the provisions of this Covenant are exempt.

At its sole cost and expense, the Owner shall record the Decision, the approved and endorsed ARCPUD Plan; this Covenant, upon its execution; and any certificates of release of this Covenant, or portions thereof, at the Norfolk County Registry of Deeds and for with provide the Board with written evidence thereof.

SECTION 6. MORTGAGEES AND SUCCEEDING OWNERS

Nothing in this Covenant shall preclude the Owner from mortgaging the Locus, or a portion thereof, which constitutes this ARCPUD. If the mortgagee acquires title to the entire Locus, or a portion thereof, shown on the approved ARCPUD Plan of Record, through foreclosure or by other means, such as accepting a deed in lieu of foreclosure, then the mortgagee and any succeeding owner of the land transferred by the mortgagee may sell any portion of the ARCPUD, subject to that portion of this Covenant which provides that no portion of the ARCPUD shall be conveyed until the Improvements are installed to serve such portion. Said mortgagee and any succeeding Owner shall be subject to all other applicable provisions of this Covenant and any amendments thereto.

SECTION 7. CONVEYANCE OF LAND OR LOTS SUBJECT TO COVENANT

Nothing in this Covenant shall preclude the Owner from conveying by a single deed, the entire Locus or all any portion thereof not previously released from the terms of this Covenant by the Board, so long as the deed provides that the land conveyed is subject to this Covenant, and any amendments thereto, with proper reference to the book and page where this covenant, and any amendments thereto are recorded or registered at the Norfolk County Registry of Deeds.

SECTION 8. BINDING EFFECT

This Covenant, and any amendments thereto, shall be binding on the Owner, the Owner's agents and representatives, and any successors to the Owner's title interest, and rights in the Locus, including executors, administrators, devisees, heirs, successors, and assigns of the Owner.

In the event that any terms of this Covenant conflict with the terms of the Decision, the terms of the Decision shall control.

SECTION 9. USE OF TERMINOLOGY

Use of the term "Owner" in this Covenant is for convenience only and should not be considered as a limitation on those parties who may be subject to and bound by the provisions of this Covenant and any amendments thereon. Use of the term "Planning and Economic Development Board" or "Board" in this Covenant is for convenience only and may include agents or representatives of the Medway Planning and Economic Development Board.

SECTION 10. APPOINTMENT OF AN AGENT

If someone other than the Owner will represent the Owner, the Owner must designate each representative below.

Name of representative: Jeffrey Robinson

Address of representative: 1 Lyman Street, Westborough, MA 01581

Telephone #: Days:508-898-3416
Evenings:508-254-2745

Relationship of representative of Owner: Manager

In executing this Covenant, I hereby authorize the person or persons named above to represent my interest before the Board with respect to the ARCPUD that is subject to this Covenant.

SECTION 11. AMENDMENTS

This Covenant may be amended, in writing, by agreement of all the parties to this Covenant and any such amendment shall be recorded in the Norfolk Registry of Deeds.

SECTION 12. GOVERNING LAW

This Covenant, and any amendments thereto, shall be governed by the laws of the Commonwealth of Massachusetts.

SECTION 13 SEVERABILITY

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

[Signature pages follow.]

IN WITNESS WHEREOF, Matthew Salmon, the owner/member
_____ of Medway Land Ventures, Inc. signed
this Covenant on the date written herein below.

OWNER

[Signature]
Signature of Owner

8/28/17
Date

By: Matthew Salmon

Its: owner/member
Duly authorized

COMMONWEALTH OF MASSACHUSETTS

_____ County, ss

On this 28 day of August, 2017, before me, the
undersigned Notary Public, personally appeared

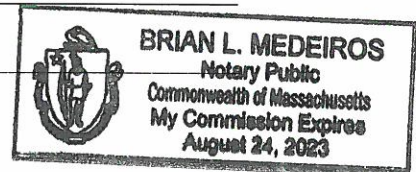
MATTHEW SALMON, owner/member of

Medway Land Ventures, Inc. and proved to me through satisfactory
evidence of identification, which was Massachusetts License,
to be the person whose name is signed on the preceding document,
and acknowledged to me that he/she signed it voluntarily for its
stated purpose on behalf of said entity.

Brian L. Medeiros

Notary Public:

My Commission Expires: _____



IN WITNESS WHEREOF, the Planning and Economic Board of the Town of Medway signed this Covenant on the date written herein below.

MEDWAY PLANNING and ECONOMIC DEVELOPMENT BOARD

[Signature]
Board Member

12-12-2017
Date

[Signature]
Board Member

12-12-2017
Date

[Signature]
Board Member

12-12-2017
Date

[Signature]
Board Member

12-12-2017
Date

[Signature]
Board Member

12-12-2017
Date

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss

On this 12th day of Dec, 2017, before me, the undersigned Notary Public, personally appeared Andy Rodenhiser, Robert Tucker, Thomas Gay, Matthew Hayes, Richard Dikulis

members of the Medway Planning and Economic Development Board, and proved to me through satisfactory evidence of identification,

which was Known to me, to be the persons whose names are signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose on behalf of said Board.

[Signature]
Notary Public

My Commission Expires: Aug 19, 2022

CONSTRUCTION SEQUENCING PLAN

-
1. PHASE I: PRE-CONSTRUCTION ACTIVITIES, FLOOD PLAIN COMPENSATORY STORAGE, AND WETLAND REPLICATION
1.1. PLACE EROSION CONTROL SILT FENCE LINE AROUND PERIMETER OF ALL FUTURE CONSTRUCTION ACTIVITIES, AND SECURE SILTATION CURTAINS IN RIVER AREAS.
1.2. CLEAR TREES AND SHRUBS WITHIN CONSTRUCTION ZONE AND REMOVE ORGANIC AND TOP SOIL LAYER.
1.3. CONSTRUCT FLOOD PLAIN COMPENSATORY STORAGE AND WETLAND REPLICATION AREAS.
 2. PHASE II: PRIMARY INFRASTRUCTURE CONSTRUCTION, CAMPUS BUILDING, MEDICAL BUILDING, PAVILION, 6 COTTAGES
2.1. CONSTRUCT ALL SURFACE DRAINAGE COMPONENTS INCLUDING DETENTION BASINS AND CONVEYANCE SNALES.
2.2. CONSTRUCT ROADWAY TO FINISHED GRADE WITH ALL SUBSURFACE INFRASTRUCTURE IN PLACE.
2.3. BUILD WETLAND/STREAM CROSSING BRIDGES.
2.4. PERFORM ALL SITE WORK ASSOCIATED WITH MAIN CAMPUS BUILDING, MEDICAL OFFICE BUILDING, PAVILION, AND 6 COTTAGES.
2.5. ERECT MAIN CAMPUS BUILDING, MEDICAL OFFICE BUILDING, PAVILION, AND 6 COTTAGES.
2.6. BEGIN LANDSCAPING AND FACILITY AMENITY CONSTRUCTION.
 3. PHASE III: STRUCTURES (13 COTTAGES)
3.1. PERFORM ALL SITE WORK ASSOCIATED WITH COTTAGE BUILDINGS.
3.2. ERECT COTTAGE BUILDINGS.
3.3. LANDSCAPING AND FACILITY AMENITY CONSTRUCTION.
 4. PHASE IV: STRUCTURES (10 COTTAGES)
4.1. PERFORM ALL SITE WORK ASSOCIATE WITH COTTAGE BUILDINGS.
4.2. ERECT COTTAGE BUILDINGS.
4.3. LANDSCAPING AND FACILITY AMENITY CONSTRUCTION.
 5. PHASE V: STRUCTURES (8 COTTAGES)
5.1. PERFORM ALL SITE WORK ASSOCIATED WITH COTTAGE BUILDINGS.
5.2. ERECT COTTAGE BUILDINGS.
5.3. LANDSCAPING AND FACILITY AMENITY CONSTRUCTION.
 6. PHASE VI: STRUCTURES (10 COTTAGES)
6.1. PERFORM ALL SITE WORK ASSOCIATED WITH COTTAGE BUILDINGS.
6.2. ERECT COTTAGE BUILDINGS.
6.3. LANDSCAPING AND FACILITY AMENITY CONSTRUCTION.
 7. PHASE VII: STRUCTURES (7 COTTAGES)
7.1. PERFORM ALL SITE WORK ASSOCIATED WITH COTTAGE BUILDINGS.
7.2. ERECT COTTAGE BUILDINGS.
7.3. COMPLETE LANDSCAPING AND FACILITY AMENITY CONSTRUCTION.
 8. PHASE VIII: FINISHING AND DEMOBILIZATION
8.1. REMOVE EQUIPMENT FROM SITE AS PROJECT COMPLETION BEGINS.
8.2. FINALIZE FACILITY LANDSCAPING AND CLEAN CONSTRUCTION MATERIAL FROM SITE.
8.3. DEMOBILIZE ALL ON-SITE TEMPORARY BUILDINGS/CONSTRUCTION EQUIPMENT OFF SITE.



PLANNING BOARD APPROVAL
REQUIRED UNDER THE SPECIAL
PERMIT ARCPUD ZONING BY-LAW.

MEDWAY PLANNING BOARD:

DATE OF APPROVAL:
DATE OF ENDORSEMENT:

FOR REGISTRY USE ONLY



Tracy Duarte
5/23/16

REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
4	01/27/2016	TOWN & PEER REVIEW	JEN/TLD
5	03/10/2016	GENERAL COMMENTS	WAS/JEN

PREPARED FOR:	CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET WESTBOROUGH, MASSACHUSETTS 01581
DRAWING:	CONSTRUCTION SEQUENCE PLAN

PROJECT:	SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R AND 263 VILLAGE STREET MEDWAY, MASSACHUSETTS 02053
PLAN SET:	ARCPUD SPECIAL PERMIT SITE PLANS

CONECO

Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-3355; FAX 508-897-5986
WEBSITE: www.conesco.com

DATE	12/11/2015
DESIGNED: JEN	CHECKED: TLD
DRAFTED: DJD	IN CHARGE: SMO
SCALE:	1" = 100'
PROJECT NO.	8548.0
SHEET NO.	C62



December 13, 2022
Medway Planning & Economic Development Board
Meeting

2 Marc Road – CO Estimate

- 2 Marc Road Construction Observation estimate from Tetra Tech, dated 11-29-2022



**2 Marc Rd Modification
PEDB/CC Construction Administration Budget
November 29, 2022**

Item No. ¹	Inspection	Visits	Hrs/Inspection ²	Rate	Total
1	Pre-Construction Meeting	1	4	\$172	\$688
2	Erosion Control/SWPPP Inspections/Review Reports	6	2	\$107	\$1,284
3	Subgrade/Staking/Rough Grading	1	4	\$107	\$428
4	Stormwater: Infiltration Basin 4	2	4	\$107	\$856
5	Stormwater: Infrastructure	2	4	\$107	\$856
6	Retaining Walls	2	4	\$107	\$856
7	Site Subbase Gravel/Fine Grading	1	4	\$107	\$428
8	Curb/Berm	1	4	\$107	\$428
9	Binder Course Paving	1	4	\$107	\$428
10	Top Course Paving	1	4	\$107	\$428
11	Landscaping	1	4	\$107	\$428
12	Punch List/Bond Estimate ³	2	4	\$107	\$856
13	As-Built Review ⁴	1	4	\$107	\$428
14	Field Changes/Change Orders	1	4	\$172	\$688
15	PEDB Updates	6	0.5	\$172	\$516
16	Admin	1	3	\$74	\$222
	Subtotal				\$9,818
	Expenses			5.0%	\$491
	TOTAL				\$10,309

Notes:

¹ Each item includes site visit, inspection and written report and is based on current TT/Medway negotiated rates through June 2023.

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 This item includes a substantial completion inspection, punch list memo and bond estimate provided to the town. It also includes one final inspection to verify that comments from the list have been addressed and one revision to the list/estimate if required.

⁴ This item includes review of as-built plans and email of review comments.

Date Approved by Medway PEDB _____

Certified by: _____

**Susan E. Affleck-Childs
Medway PEDB Coordinator**

Date



December 13, 2022

**Medway Planning & Economic Development Board
Meeting**

**MBTA Communities Multi-Family
Housing Action Plan Discussion**

- Memorandum dated 12-6-22 from Community and Economic Development Director Barbara Saint Andre. Action Plan due to DHCD by 1-31-23.
- Excel spreadsheet listing possible locations in Medway for by right multi-family zoning.
- Map showing possible locations

NOTE – The web site for the Multi-Family Zoning Requirements for MBTA Communities is:

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
**COMMUNITY AND ECONOMIC
DEVELOPMENT**

Medway Town Hall
155 Village Street
Medway, MA 02053
Telephone (508) 321-4918
Email:
bsaintandre@townofmedway.org
www.townofmedway.org

Director

Barbara J. Saint Andre

**To: Planning and Economic Development Board
Michael Boynton, Town Manager
Allison Potter, Assistant Town Manager**

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

Re: MBTA Multi-family Housing Zoning Compliance

Date: December 6, 2022

As you may recall, G.L. c. 40A, §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. The Guidelines also state that determinations of compliance with Section 3A may “inform decisions by EOHED, DHCD, MBTA and other state agencies which consider local housing policies when evaluating applications for discretionary grant programs, or making other discretionary funding decisions.”

To remain in compliance with chapter 40A, §3A and be eligible for funding under the three programs listed above, we must

- Submit an Action Plan to DHCD no later than **January 31, 2023** (Plan must be approved by DHCD)
- Enact zoning that complies with the Guidelines and submit a District Compliance Application no later than **December 31, 2024**

The Guidelines use a formula for determining a “reasonable size”, which DHCD has calculated for each MBTA community. For Medway, which is considered an “adjacent” community under the Guidelines, “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. Please refer to my prior memorandum for details as to the requirements for compliance.

For interim compliance, we must submit an Action Plan (through the DHCD on-line form), which provides information on current zoning, past planning for multi-family housing, and potential locations for the required multi-family housing. The Action Plan must also include a timeline for the necessary actions for creating the new multi-family district(s), including public

outreach, PEDB public hearings, and town meeting action. In order for us to prepare and submit this form on behalf of the Town, your input is important, particularly with respect to the following areas:

- the designation of potential areas for multi-family housing. Please see the map and spread sheet showing potential areas for multi-family housing. (Thanks to Martha Garley, Town GIS Coordinator, for preparing these.) Please note these are suggestions for discussion only, the Board may have other suggestions as well.
- what non-housing characteristics are important for the Town to consider; for example, requiring an affordable unit component, preservation of open space, providing districts in different areas of town, etc.
- description of the potential zoning districts; such an overlay district versus a new zone, density requirements, etc.

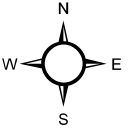
With respect to the timeline, the May, 2024 Annual Town Meeting seems to be a reasonable target date for the proposed zoning amendments. The Town has been awarded \$50,000 in Housing Choice funds to hire a consultant to assist the Town with preparing zoning amendments that comply with §3A. We will start the process of consultant selection next year once we have established the timeline and Action Plan.

I look forward to discussing these matters with the Board members at the December 13th meeting. I will be happy to respond to any questions or provide additional information.



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3	33 West St.	66-002	0.525188	0.525188	100
2	33 West St.	66-001	2.148149	2.036753	94.814287
4	37 West St.	65-024	1.703209	1.686291	99.006693
8	41 Broad St.	50-010	22.400553	16.622502	74.205767
5	43 Broad St.	50-008	0.15402	0.15402	100
6	45 Broad St.	50-007	0.363786	0.363786	100
7	47 Broad St.	50-006	0.555268	0.555268	100
9	64R Holliston St.	50-001-0001	29.392252	27.804562	94.598271
10	65 Main St.	50-001	54.675358	54.675358	100
11	43 Main St.	41-037	24.483972	18.553084	75.776446
14	33 Main St.	41-035-0001	11.802311	7.066498	59.873849
13	39 Main St.	41-035	1.013722	1.013722	100
12	53 Main St.	41-028	2.287882	2.287882	100
15	154 Summer St.	06-030	108.960128	91.488808	83.965401
				225.832055	

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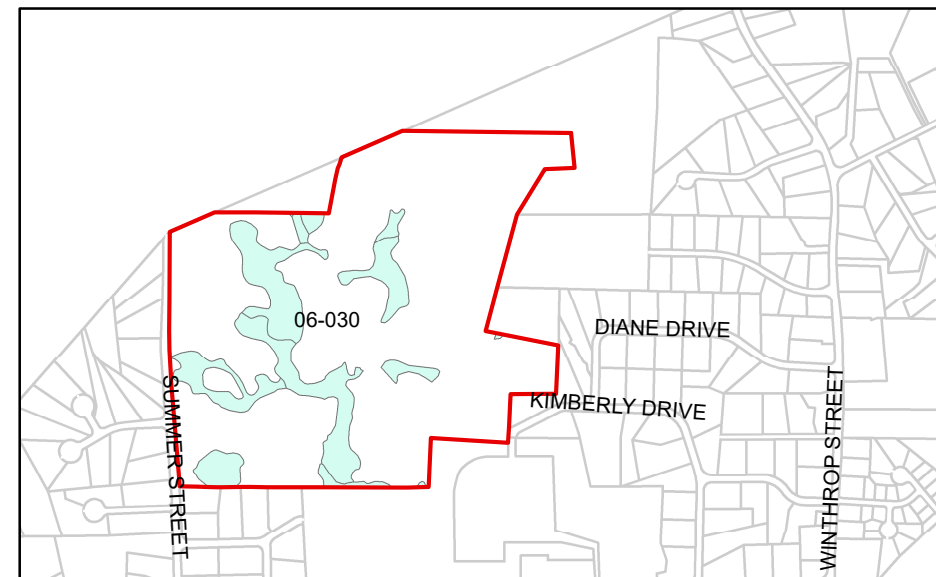
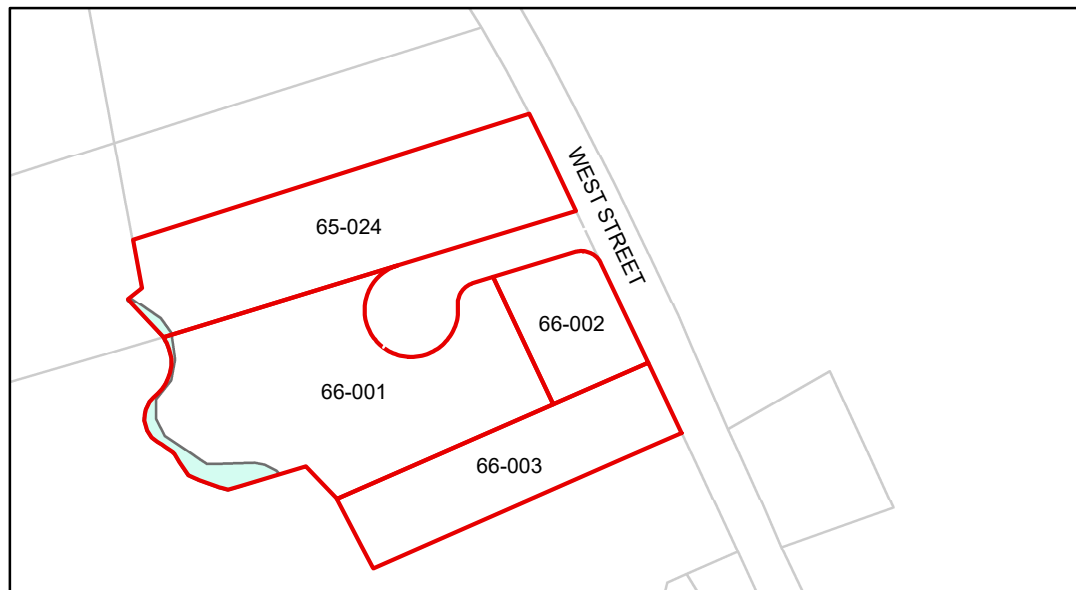
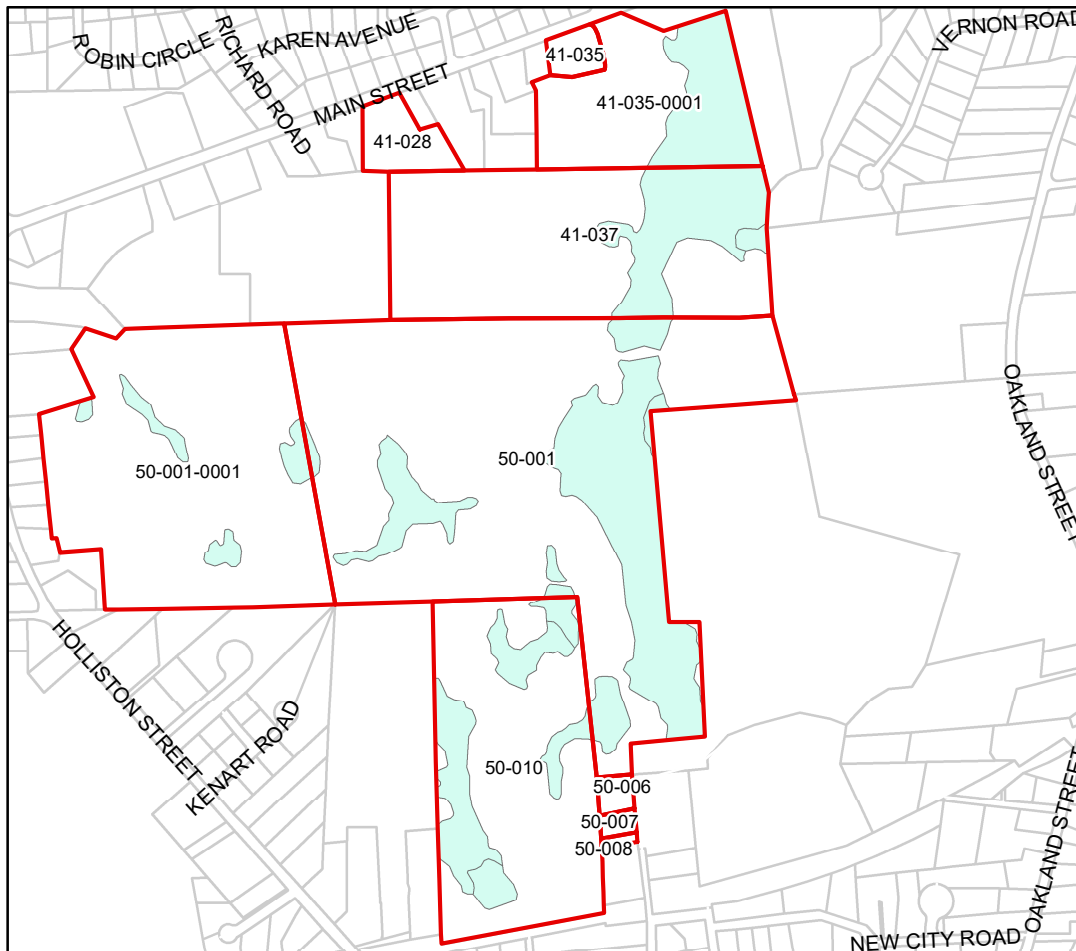
Potential MBTA Housing Land



Legend

-  Affordable_Housing_parcel
-  Wetlands_clip

Map created December 2022
by
Martha Garley
Medway GIS Coordinator



Potential Zoning Bylaw amendments for 2023 ATM

1. Housekeeping – Change Town Administrator to Town Manager anywhere it appears (only found 2)
2. Adjustments to Oak Grove zoning – minimum lot sizes
3. Adjustments to Central Business to address existing structures and uses; also planting and street trees per Code Review Report
4. Minor site plan review adjustments
4. New zoning district for areas with small lots (Brentwood; Kenney Drive areas)
5. Parking requirements per Code Review Report – Increase # of Electric Vehicle Parking Spaces and add provisions for EV Ready spaces;
6. Open space/impervious surface adjustments – Per Code Review Report
7. Contractor's Quarters (renamed to Construction Services)
8. Dimensional Regs – Adjust so that small porticos, landings, stairs, overhangs, etc. up to 30 sq. ft. are not counted if they go into the setback areas. Norfolk language.
9. Sign Regulations
10. BESS bylaw revisions if needed after the AG's review

General Bylaws

1. Wetlands bylaw, add further enforcement provisions
2. Tree protection bylaw
3. Land Disturbance per Code Review Report

Updated 12-9-22



December 13, 2022
Medway Planning & Economic Development Board
Meeting

Plan Endorsement – VOLTA Site Plan
(EV Charging Stations at Shaw's)

- Revised site plan dated 11-22-22 provided for plan endorsement, prepared by Kimley Horn, Waltham, MA. The MYLAR version of the plan is stamped by a P.E.
- Certificate of No Appeal issued by the Town Clerk on 11-3-22.

I recommend the PEDB endorse the VOLTA site plan as presented.

VOLTA

SHAW'S 65 MAIN STREET PHASE 1

65 MAIN ST
MEDWAY,MA 02053
NORFOLK COUNTY

BOSTON MARKET

VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn

404 WYMAN STREET, SUITE 385
WALTHAM, MA 02451
Main: 781.328.0676 | www.kimley-horn.com
© 2022 Kimley-Horn and Associates, Inc.

FOR REGISTRY USE

VOLTA REPRESENTATIVE

VOLTA
155 DE HARO STREET
SAN FRANCISCO, CA 94103
CONTACT: GABRIELLE DASILVA
PHONE #: 908-400-0073
EMAIL: GABRIELLE.DASILVA@VOLTACHARGING.COM

PROPERTY INFORMATION:

ALBERTSONS COMPANIES
250 E PARKCENTER BLVD
BOISE, ID 83708
CONTACT: CATHY IKEUCHI
PHONE: (925) 226-5860
EMAIL: CATHY.IKEUCHI@ALBERTSONS.COM

CIVIL ENGINEER:

KIMLEY-HORN & ASSOCIATES
CONTACT: RYAN GRAM, P.E.
PHONE #: (615)-564-2865
EMAIL: RYAN.GRAM@KIMLEY-HORN.COM

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

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

VOLTA PROPOSES TO INSTALL:

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

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: _____

PLAN ENDORSEMENT DATE: _____

I, _____ CLERK OF THE TOWN OF MEDWAY
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING
BOARD OF THIS PLAN ON _____ AND NO
APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER.

TOWN CLERK _____

I HERBY CERTIFY THAT THIS PLAN WAS PREPARED IN
CONFORMANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

RYAN GRAM, PE #55741



Know what's BELOW.
CALL before you dig.

CALL AT LEAST TWO WORKING
DAYS BEFORE YOU DIG

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

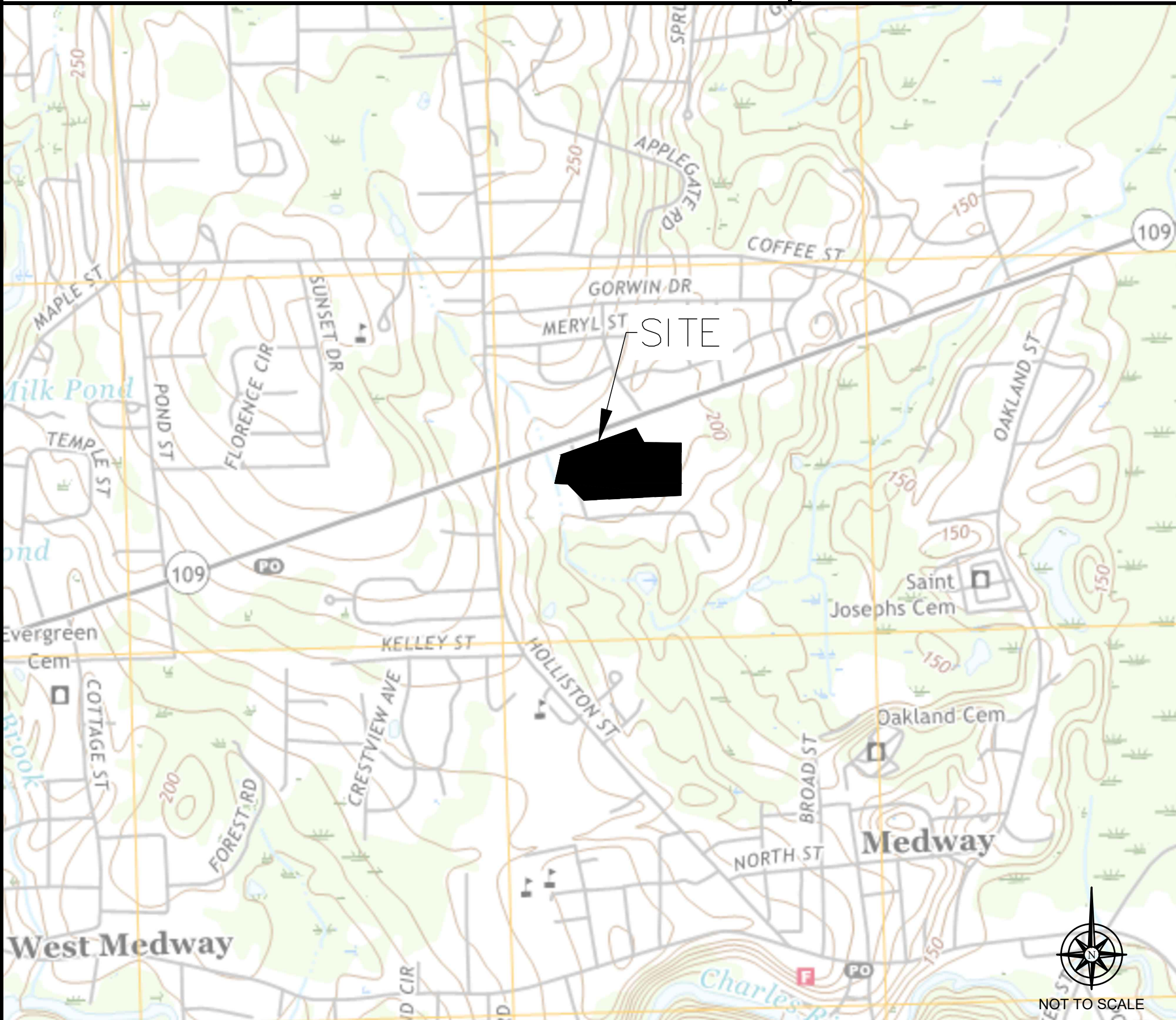
Sheet Number	Sheet Title
C0-00	Title Sheet
C0-02	Volta Station Overview
C1-00	Overall Site Plan
C2-00	Enlarged Site Plan

SHEET INDEX

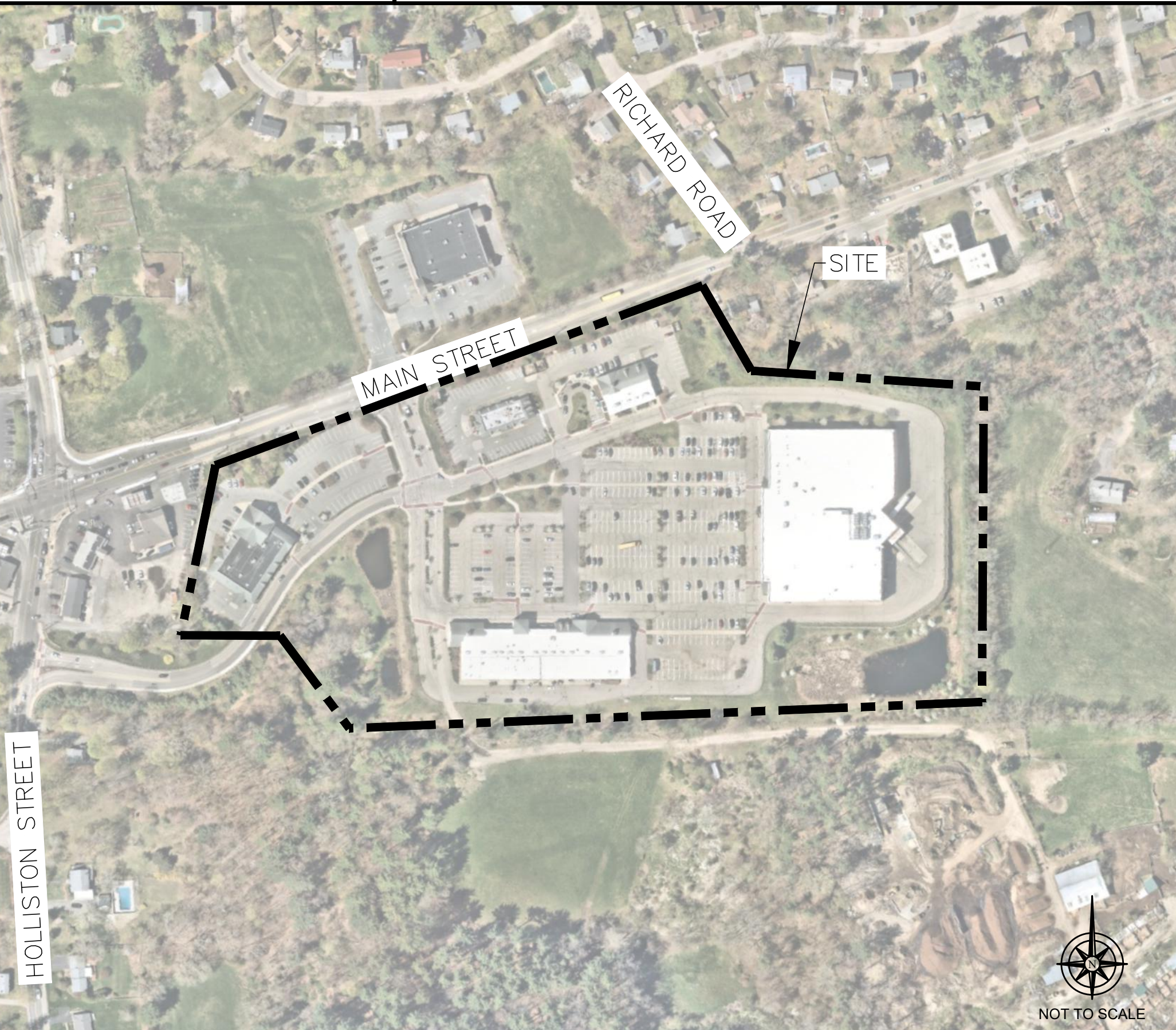
PROJECT TEAM

CODE BLOCK

PROJECT DESCRIPTION



VICINITY MAP



LOCAL MAP

ISSUE DATE
11/22/2022

ISSUED FOR
RECORDING

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

SHEET TITLE
TITLE SHEET

SHEET NUMBER
C0-00

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

VOLTA - STATION OVERVIEW

Volta provides free, turnkey electric vehicle charging services. This modern amenity attracts the community as Volta's charging network draws 3x the number of visits to the property as compared to other charging networks.* Our stations have been installed in over 120 different municipalities across the U.S.

**Finn Research*

VOLTA STATION BENEFITS

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

Charging Unit Information

Single charging units
Size: H 86.25" x W 32.5" x D 12.75"
Display Size: H 48" x W 27"
Cord length: 20'
Power Type: 208/240VAC, 40A, 10 kW max
Plug: SAE J1772 compliant connector
Listings: UL® E354307

POWER REQUIREMENTS

Charging Unit: 50A/2P 208/240V breaker
Charging Aux Power: 20A/IP 120V breaker
Cell signal or LAN access required

INSTALLATION REQUIREMENTS

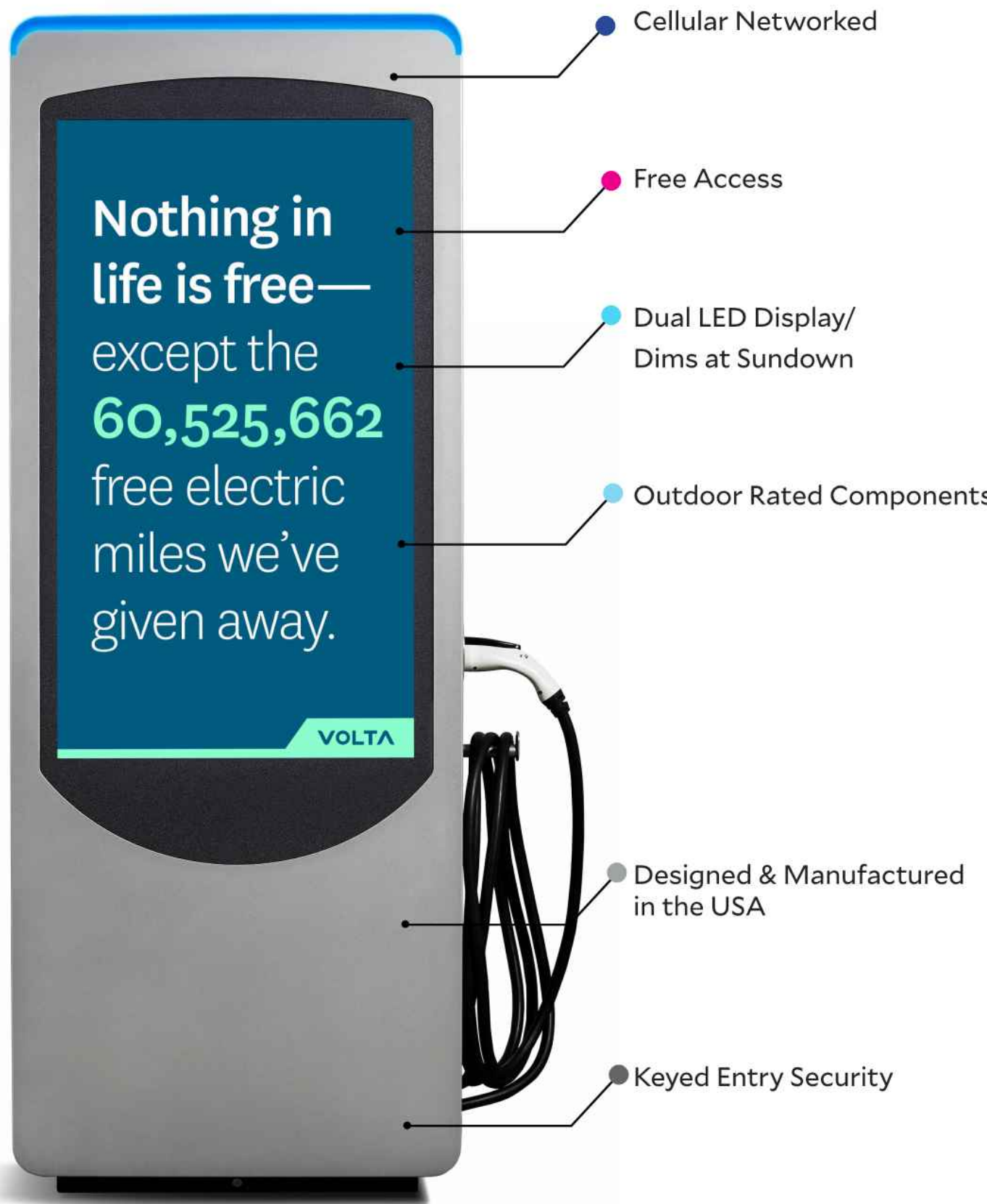
Wire Diameter: #6 AWG"
Larger for longer conduit runs

Conduit Diameter: 2"
Two Volta stations can share one 2" conduit

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



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



FOR REGISTRY USE

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: _____

PLAN ENDORSEMENT DATE: _____

I, _____ CLERK OF THE TOWN OF MEDWAY
RECEIVED AND RECORDED APPROVAL FROM THE PLANNING
BOARD OF THIS PLAN ON _____ AND NO
APPEAL WAS TAKEN FOR TWENTY (20) DAYS THEREAFTER.

TOWN CLERK

I HERBY CERTIFY THAT THIS PLAN WAS PREPARED IN
CONFORMANCE WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

RYAN GRAM, PE #55741

VOLTA

155 DE HARO STREET
SAN FRANCISCO, CA 94103

Kimley»Horn

404 WYMAN STREET, SUITE 385
WALTHAM, MA 02451
Main: 781.328.0676 | www.kimley-horn.com
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REV	DATE	DESCRIPTION	BY
5	11/22/2022	CD100s - RECORDING	TAS
4	07/13/2022	CD100s - ZONING PERMIT	TAS
3	06/21/2021	CD100 REVISION PER VOLTA COMMENTS	TAS
2	07/01/2019	CD100s	CMN
1	06/13/2019	CD90s	CMN

ISSUE DATE
11/22/2022

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**FOR
INFORMATIONAL
PURPOSES
ONLY**

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OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

SHAW'S 65 MAIN
STREET PHASE 1

65 MAIN ST
MEDWAY,MA 02053

SHEET TITLE
**VOLTA STATION
OVERVIEW**

SHEET NUMBER
C0-02

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

CONSTRUCTION NOTES:

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

ADA COMPLIANCE:

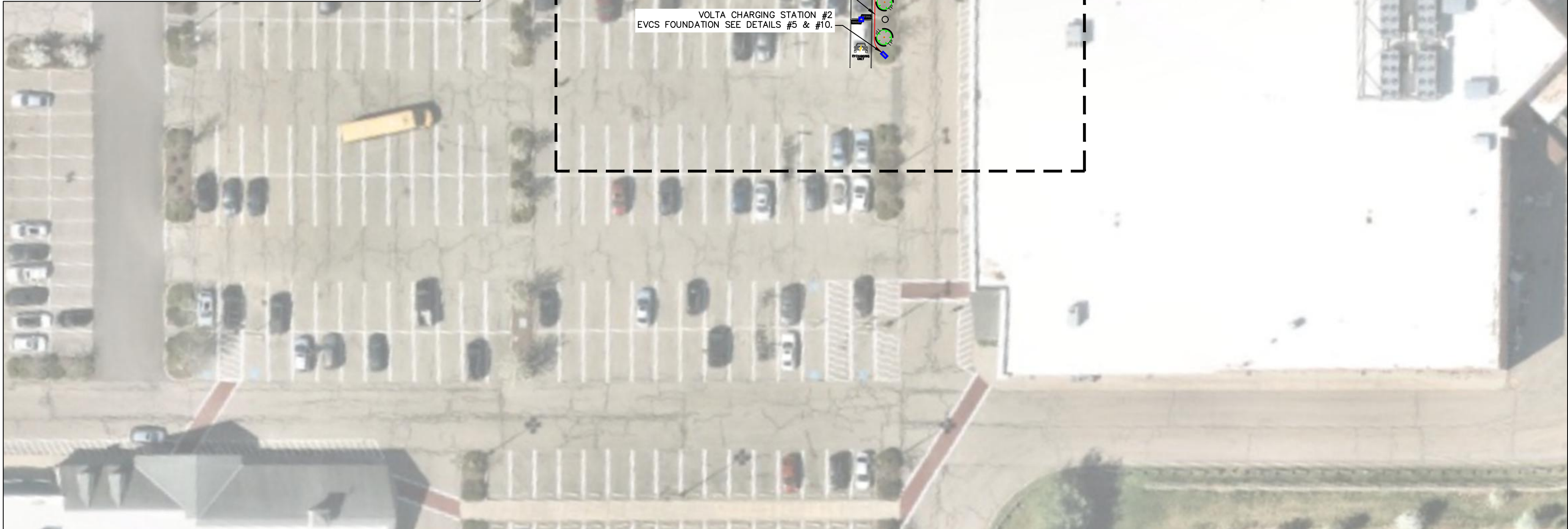
1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE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

PARKING NOTE:

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

LEGEND:

- PROPERTY LINE
- EXISTING CURB
- EXISTING TREE
- EXISTING ELECTRICAL ROOM
- PROPOSED ELECTRICAL CONDUIT
- PROPOSED TREE PROTECTION
- PROPOSED VOLTA CHARGING STATION
- PROPOSED SIGN POST W/ BOLLARD



APPROXIMATE PROPERTY LINE, TYP.

ENLARGED SITE PLAN 1,
SEE SHEET C2-00 FOR DETAILS.

EXISTING ELECTRICAL ROOM (2ND FLOOR),
SEE SHEET E1-00 FOR DETAILS.

PROPOSED EMPTY 1/2" CONDUIT FOR FUTURE COMM.
CAP CONDUIT WHILE NOT IN USE

PROPOSED INTERIOR CONDUIT SECTION A (±25').
SEE SHEET E1-00 FOR DETAILS.

TRANSITION FROM INTERIOR CONDUIT TO
UNDERGROUND CONDUIT, CONTRACTOR TO
PAINT CONDUIT TO MATCH WALL COLOR.

PROPOSED UNDERGROUND CONDUIT SECTION A (BORE ±100').
SEE SHEET E1-00 FOR DETAILS.

VOLTA CHARGING STATION #1
EVCS FOUNDATION SEE DETAILS #5 & #10.

PROPOSED UNDERGROUND CONDUIT SECTION B (BORE ±30').
SEE SHEET E1-00 FOR DETAILS.

VOLTA CHARGING STATION #2
EVCS FOUNDATION SEE DETAILS #5 & #10.

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

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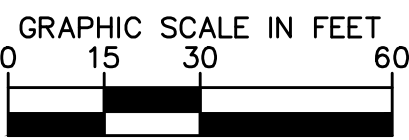
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RYAN GRAM, PE #55741

DISCLAIMER

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

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



VOLTA

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SAN FRANCISCO, CA 94103

Kimley»Horn

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**SHAW'S 65 MAIN
STREET PHASE 1**

65 MAIN ST
MEDWAY, MA 02053

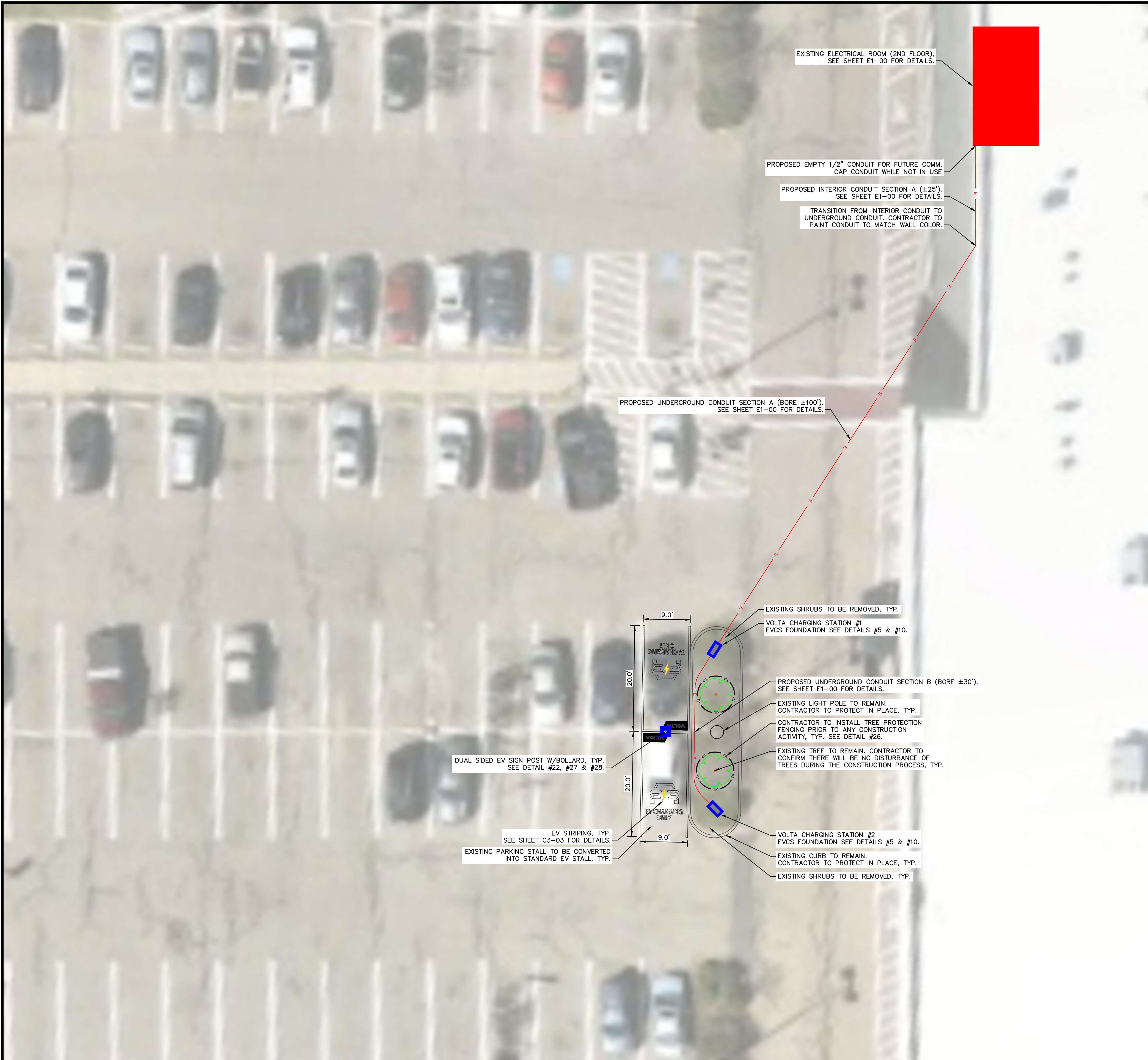
SHEET TITLE
**OVERALL
SITE PLAN**

SHEET NUMBER
C1-00

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

OVERALL SITE PLAN

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ENLARGED SITE PLAN

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

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TOWN CLERK

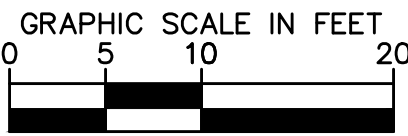
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SHAW'S 65 MAIN
STREET PHASE 1

65 MAIN ST
MEDWAY, MA 02053

SHEET TITLE
**ENLARGED
SITE PLAN**

SHEET NUMBER
C2-00



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
TOWN CLERK'S OFFICE

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3204
Fax (508) 321-4988
sohannesian@townofmedway.org
www.townofmedway.org

Town Clerk

Stefany Ohannesian

November 3, 2022

CERTIFICATE

I, STEFANY OHANNESIAN, TOWN CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT NOTICE OF A **SPECIAL PERMIT AND MINOR SITE PLAN** GRANTED BY THE PLANNING AND ECONOMIC DEVELOPMENT BOARD ON SEPTEMBER 13, 2022 HAS BEEN FILED IN THE MATTER OF:

VOLTA CHARGING, LLC
65 MAIN STREET
MEDWAY, MA 02053

FILED IN THE TOWN CLERK'S OFFICE ON **SEPTEMBER 16, 2022**

NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID DECISION WITH THE TOWN CLERK'S OFFICE.

DATED AT MEDWAY, MA.....**NOVEMBER 3, 2022**

A TRUE COPY

ATTEST

Stefany Ohannesian