Board Members
Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Sarah Raposa, A.I.C.P., Clerk
Jessica Chabot, Member
Thomas A. 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
Tuesday, March 14, 2023
REMOTE MEETING

Approved – March 28, 2023

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

Pursuant to the provisions of Chapter 107 of the Acts of 2022, an act which extends certain COVID-19 measures adopted during the State of Emergency, and under which public bodies retain the option of holding open meetings and hearings remotely, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021 meeting, Planning and Economic Development Board members participated remotely for this meeting. Access via Zoom was provided for public participation. Information for Zoom participation was included at the end of the meeting agenda.

PRESENT:
Barbara J. Saint Andre, Director of Community and Economic Development (via Zoom)
Susan E. Affleck-Childs, Community and Economic Development Coordinator (via Zoom)
Amy Kwesell, Town Counsel, KP Law (via Zoom)

The meeting was called to order by Chair Hayes at 7:00 p.m. and a roll call was conducted of members present in the remote meeting: Matt Hayes, Bob Tucker, Sarah Raposa, and Tom Gay.

A motion was made by Sarah Raposa and seconded by Bob Tucker to go into executive session under G.L. c. 30A, Section 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.

Chair Hayes declared that an open meeting would have a detrimental effect on the Board's litigation position.

Roll Call Vote:
Matt Hayes aye
Bob Tucker aye
Sarah Raposa aye
The motion passed.

The Executive Session commenced at 7:01 p.m.

The Board reconvened from Executive Session at 7:11 p.m.

NOTE - Tetra Tech engineer Steve Bouley joined the meeting via Zoom.

There were no Citizen Comments.

Review Request for Field Changes – William Wallace Village

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

- Field Change Request re: fencing color and height for abutting property owner at 276 Village Street, prepared by Dan Merrikin
- Field Change Request re: bollards around the irrigation well, prepared by Dan Merrikin

Project engineer Dan Merrikin was present on behalf of developer Greg Rucki to review the proposed field changes with the Board.

The Board discussed the field change request regarding the fencing with the adjacent property at 276 Village Street. The permittee has requested a change in the fencing height from 6 feet to 4 feet and a change in the fencing color from "cypress" (light tan) to white as requested by the William Wallace Village residents and 276 Village Street property owner Mr. Keith Spinney. The style of fence will remain the same as originally approved.

The Board indicated it was important that the fence not have a glossy surface.

A motion was made by Sarah Raposa, seconded by Bob Tucker to approve the field change request to reduce the height to 4 feet and change color of the fencing with the adjacent property owner at 276 Village Street to white subject to a requirement that the fencing not have a glossy surface and the revisions be shown on the final as-built plan.

Roll Call Vote:
Matt Hayes aye
Bob Tucker aye
Sarah Raposa aye
The motion passed.

The Board also discussed the field change request to install bollards and vertical curbing around the irrigation well, as directed by the Board of Health.

A motion was made by Sarah Raposa, seconded by Bob Tucker to approve the field change request to install the bollards and curbing as noted subject to the requirement that the revisions be shown on the final as-built plan.

Roll Call Vote:
Matt Hayes aye
Bob Tucker aye
Sarah Raposa aye
The motion passed.

PEDB Meeting Minutes

The Board is in receipt of the following:

- Draft minutes of the February 28, 2023 regular PEDB meeting

- Draft CONFIDENTIAL minutes of the Executive Session of the February 28, 2023 PEDB meeting

A motion was made by Sarah Raposa and seconded by Bob Tucker to approve the regular and executive session meeting minutes of the February 28, 2023 meeting.

Roll Call Vote:
Matt Hayes aye
Bob Tucker aye
Sarah Raposa aye
The motion passed.

Medway Commons – Minor Site Plan for Chipotle & Starbucks and Drive Through Special Permit:

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

- Notice dated 3-1-23 to continue the public hearing to 3-14-23.
- Tetra Tech review letter dated 3-2-23 on the revised site plan
- Revised site plan dated 2-24-23 by Tighe and Bond
- Collection of items submitted to the Design Review Committee (DRC) by Karen Johnson at Charter Realty
- DRAFT site plan and special permit decision dated 3-9-23

It was announced that the draft decision had been provided to Karen Johnson at Charter Realty and Development for review. It has also been reviewed by Barbara Saint Andre and Steve Bouley and their edits have been incorporated into the recent copy.

Present for the applicant was Karen Johnson, Charter Realty and John Lorden of Tighe and Bond.

The draft decision and plan were shown on the screen share. Ms. Affleck-Childs reviewed the draft decision with the Board.

A motion was made by Bob Tucker, seconded by Sarah Raposa to approve the Site Plan Findings as included in the draft decision.

Roll Call Vote:
Matt Hayes aye
Bob Tucker aye
Sarah Raposa aye
The motion passed.

A motion was made by Bob Tucker, seconded by Sarah Raposa to approve the Drive-Through Facility Special Permit Findings as included in the draft decision.

Roll Call Vote:
Matt Hayes aye
Bob Tucker aye
Sarah Raposa aye
Tom Gay aye
The motion passed.

A motion was made by Bob Tucker, seconded by Sarah Raposa to approve the requested waiver from the Site Plan Rules and Regulations as included in the draft decision.

Roll Call Vote:
Matt Hayes aye
Bob Tucker aye
Sarah Raposa aye
The motion passed.

Chair Hayes asked about realigning the Medway Commons entrance from Holliston Street. Tighe and Bond engineer John Lorden displayed a plan showing some minor refinements to the entry/exit lane configuration and the edge of curbing. (**See Attached**).

The drawing will be included in the list of documents referenced in the decision but does not need to be included as a condition. It was agreed this would be handled as a field change once construction begins on the Chipotle and Starbucks areas and would be shown on the as-built plan.

Ms. Johnson committed that this work would take place.

The Board discussed the west façade of the Chipotle building. The applicant has proposed additional screening along the building's west façade with the addition of natural cedar lattice fence 10 ft. long. The applicant is proposing additional screening with two new trees. The renderings have been revised to include the expanded landscaping. The applicant has also proposed some façade revisions that were reviewed by the DRC at its March 6th meeting. The DRC recommends changing the color of the upper portion of the rooftop access ladder to a darker grey to match the color of the roof shingles so that the ladder is less noticeable. Ms. Johnson agreed this would be fine. This refinement can be included as a condition in the decision. It was agreed that the language in decision under Condition 5A would be narrowed to specifically address the color roof access ladder.

The Board also discussed the existing sidewalk stub on the east side of the westerly driveway to western end of the Chipotle building. Tetra Tech had recommended this sidewalk be removed as pedestrians are not directed to additional sidewalks on-site. It was suggested that a crosswalk with striping be painted across the drive-through lane from the end of the sidewalk stub and connect to the sidewalk on the west side of the building to provide a continuous pedestrian walkway. This will be similar to how the crosswalk connections are handled on the eastern end of the Chipotle building. This language will be included as a condition in the decision.

Ms. Affleck-Childs informed the Board that the DRC had been OK with the stockade style fence around the proposed new dumpster at the northwest corner of the site.

The Board was informed that Ms. Affleck-Childs had a conversation with Building Commissioner John Ackley relative to the condition regarding final occupancy permit. A temporary occupancy permit can be issued after a punch list and associated performance security are provided by the permittee. Also, a final occupancy permit depends on the permittee receiving a Certificate of Site Plan Completion from the PEDB.

Chair Hayes asked if there were any public comments as the public hearing was still open. There were none.

On a motion made by Sarah Raposa, seconded by Bob Tucker, the Board noted by roll call to approve the decision for Medway Commons minor site plan with the conditions and waivers as included in the draft decision and as revised.

Roll Call Vote:
Sarah Raposa aye
Bob Tucker aye
Matt Hayes aye
The motion passed.

On a motion made by Sarah Raposa, seconded by Bob Tucker, the Board voted by roll call to approve the drive through facility special permit with the conditions and waivers as included in the draft decision and as revised.

Roll Call Vote:
Sarah Raposa aye
Bob Tucker aye
Matt Hayes aye
Tom Gay aye
The motion passed.

On a motion made by Sarah Raposa, seconded by Bob Tucker, the Board voted by roll call to close the public hearing on the Medway Commons special permit and site plan application.

Roll Call Vote:
Sarah Raposa aye
Bob Tucker aye
Matt Hayes aye
The motion passed.

Public Hearing Continuation – Zoning Bylaw Amendments:

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

- Notice dated 3-9-23 to continue the public hearing to 3-14-23
- Original Public Hearing notice dated 2-17-23
- Updated versions of articles discussed and revised at the 3-7-23 public hearing
- Revised draft of Home Based Business Bylaw to address trailers
- Photo of an 18' long trailer
- Photos of other trailers

The Board reopened the public hearing for the zoning amendments.

A resident was present via Zoom who questioned why the Solar article included language to remove reference to not regulate the use of herbicides. The concern is the impact of herbicides on wildlife. There was a suggestion to have a pollinator garden. Ms. Saint Andre explained that the Attorney General has stated that the language prohibiting herbicides and pesticides likely conflicts with State law. She offered to refine the language further.

It was noted that at the last meeting, there was lengthy discussion about the home-based business article and establishing some restriction on the parking of trailers. The Board was shown a photo of an 18 ft. trailer. The proposed language is that there is to be no more than one trailer with a maximum bed length of 18 ft. If a home based business wanted a second trailer, one would need to go to the Zoning Board of Appeals for a Special Permit. This language would allow for enforcement. The Board was amendable to this change.

On a motion made by Sarah Raposa, seconded by Bob Tucker, the Board voted by roll call to close the public hearing for proposed amendments to the Zoning Bylaw.

Roll Call Vote:
Sarah Raposa aye
Bob Tucker aye
Matt Hayes aye
The motion passed.

On a motion made by Sarah Raposa, seconded by Bob Tucker, the Board voted by Roll Call to recommend that Town Meeting approve the Warrant Articles.
Roll Call Vote:
Sarah Raposa aye
Bob Tucker aye
Matt Hayes aye
The motion passed.

Milford Regional Medical Facility Master Signage Plan 67A Main Street:

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

- Revised draft Master Signage Plan dated 3-08-2023
- DRC review and recommendation memo dated 3-9-2023

Present on behalf of the permittee was Amanda Cavaliere of Guerriere and Halnon.

The Board was informed that the site plan/special permit decision for the Milford Regional Medical Center project included a condition that prior to 120 days after pan endorsement, the Permittee shall provide a master signage plan for review by the DRC and approval by the PEDB.

The Master signage plan was dated March 8, 2023. This was prepared by Karen Mullen of Signs Plus. The Board was informed that the applicant met 4 times with the DRC and permittee Kevin Lobisser to develop the plan.

The plan was shown on the Screen Share. The plan included Wall Fascia Signs, Free Standing Development Sign, Free Standing Directory Sign, and Directional Sign. It was explained that the lighting will be downlighted. A suggestion was made on Sheet 9 to move the Directory sign to the east for better visibility. It was also noted that "Small Cars" should be changed to "Compact Cars".

On a motion made by Sarah Raposa, seconded by Bob Tucker, the Board voted by roll call to approve the Master Sign Plan as presented with the above noted refinements.

Roll Call Vote:
Matt Hayes aye
Sarah Raposa aye
Bob Tucker aye
The motion passed.

Proposed Amendments to the Stormwater Management and Land Disturbance Bylaw and Proposed NEW Land Disturbance Permit Rules and Regulations:

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

- Draft proposed amendments to the Stormwater Management and Land Disturbance General Bylaw dated February 24, 2023

- Draft Land Disturbance Permit Rules and Regulations dated February 23, 2023

The Board was informed that that staff (Bridget Graziano, Stephanie Carlisle, Susy Affleck-Childs, and Barbara Saint Andre) have worked on these documents. There continues to be a need for further refinement and clarification to the bylaw and the PEDB and Conservation Commission need to adopt the land disturbance permit rules and regulations. The goal is to have both boards process, review and administer Land Disturbance Permit applications in the same manner.

Susy Affleck-Childs reported that the changes to the Stormwater Management and Land Disturbance Bylaw will not be included on the warrant for the May Town Meeting as the warrant is very large and includes a number of articles recommended by the General Bylaw Review Committee on which Tom Gay has served as the Board's representative. Instead, the changes to the Stormwater and Land Disturbance Bylaw will be targeted for the November 2023 town meeting.

The Board reviewed the draft Rules and Regulations for Land Disturbance Permits. Ms. Saint Andre indicated that when these are in their final version, there will be a public hearing, potentially with both the PEBD and Conservation Commission.

NEXT PEDB MEETING:

- March 28, 2023

On a motion made by Sarah Raposa, seconded by Bob Tucker, the Board voted by roll call to adjourn the meeting.

Roll Call Vote:
Matt Hayes aye
Sarah Raposa aye
Bob Tucker aye
The motion passed.

The regular meeting ended at 8:53 p.m.

Prepared by,
Amy Sutherland
Recording Secretary

Reviewed and edited by,
Susan E. Affleck-Childs
Planning and Economic Development Coordinator
and
Barbara J. Saint Andre
Director, Community and Economic Development

March 14, 2023
Medway Planning & Economic Development Board Meeting

William Wallace Village
Requests for Field Changes

- Field Change Request re: fencing color and height for abutting property owner at 276 Village Street, prepared by Dan Merrikin
- Field Change Request re: bollards around the irrigation well, prepared by Dan Merrikin

NOTE – You will note that a Field Change request application form is now in use!

LEGACY ENGINEERING

dan@legacy-ce.com
508-376-8883(o)
508-868-8353(c)
730 Main Street
Suite 2C
Millis, MA 02054

March 7, 2023

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

Ref: William Wallace Village
Special Permit and Site Plan
Field Change Request re: Fencing

Dear Members of the Board:

I am writing on behalf of the Applicant to request a field change for the William Wallace site plan. The approved plan calls for the installation of a 6-foot vinyl fence between the site and the adjacent Spinney property. The approved fence is a six-foot tall Veranda Linden fence sold by Home Depot in the color cypress. The abutter, Keith Spinney has requested that this fence be changed to a four foot tall fence and that the color be changed to white. The residents of the development also prefer white as it will match all the trim on the buildings. The only two changes to the fencing are the height (6' to 4') and color (cypress to white). Attached is a typical picture of the fence in question, a revised fence detail and an email from Mr. Spinney. Do not hesitate to contact me if you have any questions or comments.

Yours Truly,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.
President

cc: File

dan@legacy-ce.com
508-376-8883(o)
508-868-8353(c)
730 Main Street
Suite 2C
Millis, MA 02054

Planning & Economic Development Board
Town of Medway, MA

Request for a Field Change

March 6, 2023

PERMITTEE INFORMATION

Permittee's Name: DTRT, LLC

Mailing Address: PO Box 95
Truro, MA 02666

Name of Primary Contact: Daniel Merrikin

Telephone:
Office: 508-376-8883 Cell: 508-868-8353

Email address: dan@legacy-ce.com

PREVIOUSLY APPROVED PLAN INFORMATION

Project/Development Name: William Wallace Village

Plan Title: William Wallace Village Site Plan of Land in Medway, MA

Plan Date: 6-25-2019 Rev. Thr 3-24-2020

Prepared by:
Name: Daniel Merrikin
Firm: Legacy Engineering LLC
Phone #: 508-376-8883 Email: dan@legacy-ce.com

Type of Permit: Site Plan/Multi-Family Housing Special Permit

Date of Decision: January 28, 2020

Date of Plan Endorsement: April 10, 2020

PROPERTY INFORMATION

Location Address: 274 Village Street

The land shown on the plan is shown on Medway Assessor's Map # 59 as Parcel # 055

SCOPE OF PROPOSED FIELD CHANGE

_____ **Attach a complete written description**. What circumstances have prompted the need for a field change? What is proposed instead?

_____ **Attach a plan or drawing showing what is proposed.**

Plan Title: See attached letter regarding fencing changes

Plan Date: March 6, 2023

Prepared by:

Name: Daniel Merrikin

Firm: Legacy Engineering LLC

Telephone: 508-376-8883

Email address: dan@legacy-ce.com

DESIGNATED REPRESENTATIVE INFORMATION

Name: Daniel Merrikin

Company: Legacy Engineering LLC

Telephone:

Office: 508-376-8883 Cell: 508-868-8353

Email address: dan@legacy-ce.com

SIGNATURES

The undersigned, being the Permittee, herewith submits this request for a Field Change to the Medway Planning and Economic Development Board for review and approval.

I hereby certify, under the pains and penalties of perjury, that the information contained in this request is a true, complete, and accurate representation of the facts regarding the property under consideration.

(If applicable, I hereby authorize Daniel Merrikin *to serve as my Agent/ Designated Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this request.)*

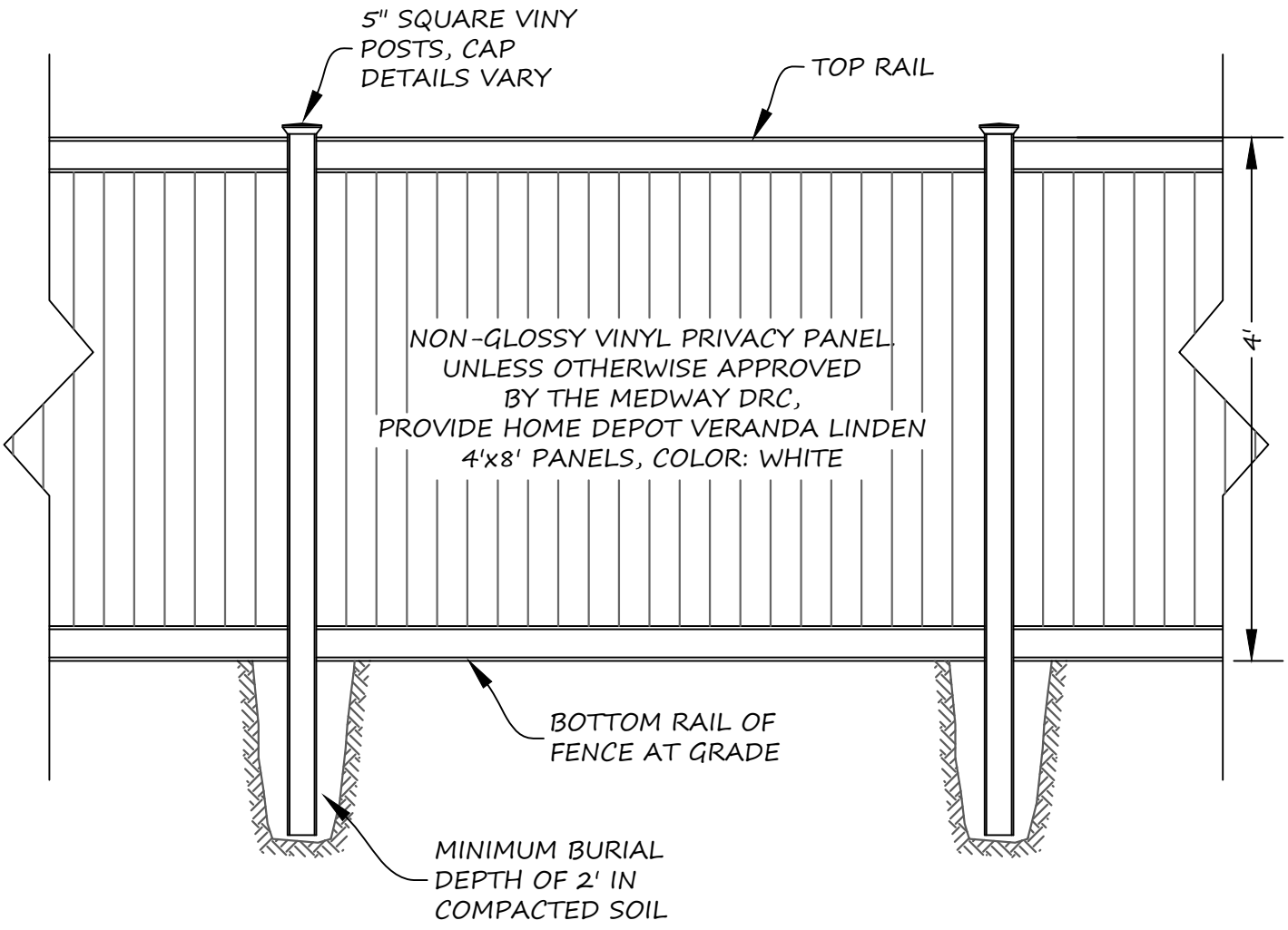
In submitting this request, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site for review purposes.

_____ 2023-03-07

Signature of Permittee *Date*

_____ 2023-03-07

Signature of Agent/Designated Representative *Date*



VINYL PRIVACY FENCE DETAIL

NOT TO SCALE

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

SHEET 1 OF 1

LEGACY ENGINEERING

WILLIAM WALLACE VILLAGE
DETAIL OF LAND
IN
MEDWAY, MA

PLAN DATE: 2023-03-06

PLAN SCALE: N.T.S.

REVISION	DATE

LEGACY ENGINEERING

Daniel Merrikin <dan@merrikinengineering.com>

Spinney Fence Letter - Fence Separating Our property from your development

1 message

Gregory Rucki <dtrtllc100@gmail.com> Fri, Feb 3, 2023 at 5:41 PM
To: Daniel Merrikin <dan@legacy-ce.com>

From: **Keith Spinney** <keithspinney2004@yahoo.com>

Date: Mon, Jun 6, 2022, 4:29 PM
Subject: Fence Separating Our property from your development
To: Larry Rucki <lrucki51@gmail.com>

Hi Larry -

As discussed regarding the privacy fence separating our property at 276 Village St from your development at 274 Village St. We would prefer to have a four foot high white fence. Six feet is too high and would make us seem barricaded in. And white is in keeping with the color throughout the new neighborhood and with our house.

Thanks -

Keith Spinney

LEGACY ENGINEERING

dan@legacy-ce.com
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508-868-8353(c)
730 Main Street
Suite 2C
Millis, MA 02054

March 7, 2023

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

Ref: William Wallace Village
Special Permit and Site Plan
Field Change Request re: Irrigation Well

Dear Members of the Board:

I am writing on behalf of the Applicant to request a field change for the William Wallace site plan. The irrigation well was installed in the location shown on the endorsed site plan. As a result of further discussions with the Board of Health, bollards and a short section of vertical curbing were installed around the well for protection. A detail of these features is attached. The Applicant seeks approval for the bollards and curb change. Do not hesitate to contact me if you have any questions or comments.

Yours Truly,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.
President

cc: File

Planning & Economic Development Board
Town of Medway, MA

Request for a Field Change

March 6, 2023

PERMITTEE INFORMATION

Permittee's Name: DTRT, LLC

Mailing Address: PO Box 95
Truro, MA 02666

Name of Primary Contact: Daniel Merrikin

Telephone:
Office: 508-376-8883 Cell: 508-868-8353

Email address: dan@legacy-ce.com

PREVIOUSLY APPROVED PLAN INFORMATION

Project/Development Name: William Wallace Village

Plan Title: William Wallace Village Site Plan of Land in Medway, MA

Plan Date: 6-25-2019 Rev. Thr 3-24-2020

Prepared by:
Name: Daniel Merrikin
Firm: Legacy Engineering LLC
Phone #: 508-376-8883 Email: dan@legacy-ce.com

Type of Permit: Site Plan/Multi-Family Housing Special Permit

Date of Decision: January 28, 2020

Date of Plan Endorsement: April 10, 2020

PROPERTY INFORMATION

Location Address: 274 Village Street

The land shown on the plan is shown on Medway Assessor's Map # 59 as Parcel # 055

SCOPE OF PROPOSED FIELD CHANGE

_____ **Attach a complete written description**. What circumstances have prompted the need for a field change? What is proposed instead?

_____ **Attach a plan or drawing showing what is proposed.**

Plan Title: See attached letter regarding improvements around the well

Plan Date: March 6, 2023

Prepared by:

Name: Daniel Merrikin

Firm: Legacy Engineering LLC

Telephone: 508-376-8883

Email address: dan@legacy-ce.com

DESIGNATED REPRESENTATIVE INFORMATION

Name: Daniel Merrikin

Company: Legacy Engineering LLC

Telephone:

Office: 508-376-8883 Cell: 508-868-8353

Email address: dan@legacy-ce.com

SIGNATURES

The undersigned, being the Permittee, herewith submits this request for a Field Change to the Medway Planning and Economic Development Board for review and approval.

I hereby certify, under the pains and penalties of perjury, that the information contained in this request is a true, complete, and accurate representation of the facts regarding the property under consideration.

(If applicable, I hereby authorize Daniel Merrikin *to serve as my Agent/ Designated Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this request.)*

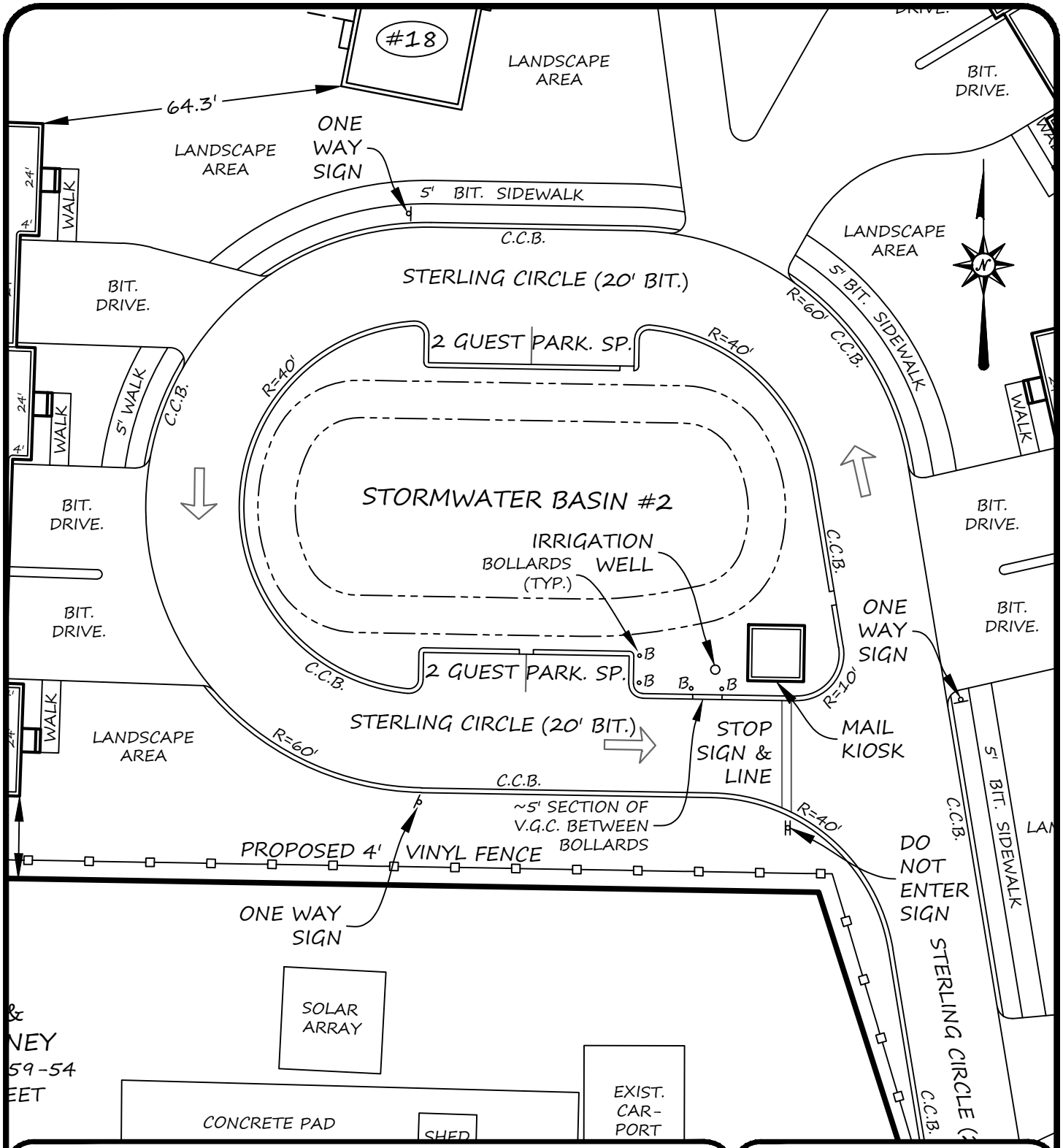
In submitting this request, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site for review purposes.

_____ 2023-03-07

Signature of Permittee *Date*

_____ 2023-03-07

Signature of Agent/Designated Representative *Date*



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

SHEET 1 OF 1

LEGACY ENGINEERING

WILLIAM WALLACE VILLAGE FIELD CHANGE PLAN OF LAND IN MEDWAY, MA

PLAN DATE: 2023-03-06

PLAN SCALE: 1" = 30'

0' 30' 60'

REVISION	DATE

Susan Affleck-Childs

From: Karen Johnson <karen@charterrealty.com>
Sent: Thursday, March 2, 2023 3:22 PM
To: Susan Affleck-Childs
Cc: John Lorden; AIA Thomas P. Scott - Scott / Griffin Architects, Ltd. (tscott@sga-architects.com)
Subject: RE: [External] Medway DRC
Attachments: C1026-018_Medway Landscape Revised Rendering 20230228.pdf; DRC Site Plan Design Review Letter_Chipotle Medway Commons - (2-14-23) Final.pdf; Medway_Roof Ladder Detail_02-28-2023.pdf; LAD532.pdf

Susy,

Been in meetings all day and traveling . . .

Please see below in response to the DRC memo dated February 14, 2023

West Facade *– The proposed and existing utilities, back of house door/entry, and roof ladder are all located on the west facing façade of the building. Previously this view was mostly screened by the previous restaurant's drive thru signage, landscaping, and lattice screening. A cut out at the roof line has been added to access the rooftop equipment from the building exterior for maintenance as to not impact the two businesses when access to the roof is required. The Committee spent some time reviewing options to screen this façade more fully as more utility equipment has been added as well as the service door being used for employees of the TBD tenant to take out trash, breaks, loading, etc. While the landscaping plan includes replacing some deciduous trees with larger evergreens, we feel this façade would benefit from further screening with additional landscaping and installation of a natural colored fence between the landscaping and the sidewalk to the employee service door. This would also assist in screening the roof access ladder discussed below.*

As requested, we are proposing additional screening along the west façade with the addition of a natural cedar lattice fence approximately 10 feet long. This will be stained natural to match the natural stain treatment of the proposed dumpster enclosure and placed adjacent to the new sidewalk accessing the service door for the 2nd tenant. We are also proposing two new trees in the landscaped area to replace the trees lost with the proposed right turn lane. The existing trees are crab apple trees which will grow to provide more screening at a higher level and augment the treatment of the access ladder. The landscaping proposed addresses the lower closer view with 6'-7' high cedar trees and the farther views with crab apple trees. These changes are shown on the revised landscape plan dated 2-28-23 attached.

Roof Access Ladder *- The proposed cut out at the roof line on the west facing façade is for access through the mansard to the flat roof beyond for serving of HVAC equipment. This cut creates an awkward gap at the roof line. The Committee discussed this and proposed a solid gate or wall to close the gap at the top of the roof and give illusion that the mansard roof continues. There was also some discussion about the cage around the top of the ladder (required for loss prevention) and use of a lockable gate at the ladder to prevent access by unauthorized persons. The Committee encouraged the applicant to consider the design of both and possibly incorporate both functions into a lockable shroud to further conceal the roof ladder.*

Tom Scott and his team reviewed the roof ladder specification and determined the most effective way to camouflage the ladder is to paint it to match the colors of the building. See attached specifications and updated rendered elevation.

Karen

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, March 2, 2023 8:03 AM
To: Karen Johnson <karen@charterrealty.com>
Subject: RE: [External] Medway DRC

[CAUTION - External Sender]

Hi again,

I think it would be helpful if you would provide a brief narrative to describe the changes made pursuant to the DRC review letter. Please forward to me at your earliest convenience.

Thanks.

Susy

From: Karen Johnson <karen@charterrealty.com>
Sent: Wednesday, March 1, 2023 4:48 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: [External] Medway DRC

Please see attached to address the 2nd and 3rd bullets of the DRC comment letter.

Karen

Karen Johnson, AICP
Charter Realty & Development Corp.
1666 Massachusetts Avenue, Suite 6A
Lexington, MA 02420
617 431-1091
karen@charterrealty.com

Charter Realty & Development Corp.
309 Greenwich Avenue
Greenwich, CT 06830
203.689.7000
www.charterrealty.com

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS IN QUANTITIES AS SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE PERMITTED UNLESS APPROVED BY OWNER. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL PLANTS SHALL BE NURSERY GROWN AND PLANTS AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, INCLUDING BUT NOT LIMITED TO SIZE, HEALTH, SHAPE, ETC., AND SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO ARRIVAL ON-SITE AND AFTER PLANTING.
3. PLANT STOCK SHALL BE GROWN WITHIN THE HARDINESS ZONES 4 THRU 7 ESTABLISHED BY THE PLANT HARDINESS ZONE MAP, MISCELLANEOUS PUBLICATIONS NO. 814, AGRICULTURAL RESEARCH SERVICE, UNITED STATES DEPARTMENT AGRICULTURE, LATEST REVISION.
4. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
5. THE NUMBER OF EACH INDIVIDUAL PLANT TYPE AND SIZE PROVIDED IN THE PLANT LIST OR ON THE PLAN IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF A DISCREPANCY EXISTS BETWEEN THE NUMBER OF PLANTS ON THE LABEL AND THE NUMBER OF SYMBOLS SHOWN ON THE DRAWINGS, THE GREATER NUMBER SHALL APPLY.
6. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL LOCATE, VERIFY AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTING AND UTILITIES SHALL IMMEDIATELY BE REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
8. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED, SHALL RECEIVE 6" OF LOAM AND SEED. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
9. THREE INCHES (3") OF BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS TO BE USED IN A CURBED ISLAND THE BARK MULCH SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 6" INCHES OF LOAM AND SEED.
10. LANDSCAPING SHALL BE LOCATED WITHIN 150 FT OF EXTERIOR HOSE ATTACHMENT OR SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM.
11. SEE PLANTING DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
12. TREE STAKES SHALL REMAIN IN PLACE FOR NO LESS THAN 6 MONTHS AND NO MORE THAN 1 YEAR.
13. PLANTING SHALL BE COMPLETED FROM APRIL 15TH THROUGH OCTOBER 1ST. NO PLANTING DURING JULY AND AUGUST UNLESS SPECIAL PROVISIONS ARE MADE FOR DROUGHT.
14. PARKING AREA PLANTED ISLANDS TO HAVE MINIMUM OF 1'-0" TOPSOIL PLACED TO WITHIN 3 INCHES OF THE TOP OF CURB ELEVATION. REMOVE ALL CONSTRUCTION DEBRIS BEFORE PLACING TOPSOIL.
15. TREES SHALL BE PRUNED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI A300 'TREES, SHRUBS AND OTHER WOOD PLANT MAINTENANCE STANDARD PRACTICES.
16. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN, IF NECESSARY DURING THE FIRST GROWING SEASON. LANDSCAPE CONTRACTOR SHALL COORDINATE WATERING SCHEDULE WITH OWNER DURING THE ONE (1) YEAR GUARANTEE PERIOD.
17. EXISTING TREES AND SHRUBS SHOWN ON THE PLAN ARE TO REMAIN UNDISTURBED. ALL EXISTING TREES AND SHRUBS SHOWN TO REMAIN ARE TO BE PROTECTED WITH A 4-FOOT SNOW FENCE PLACED AT THE DRIP LINE OF THE BRANCHES OR AT 8 FEET MINIMUM FROM THE TREE TRUNK. ANY EXISTING TREE OR SHRUB SHOWN TO REMAIN, WHICH IS REMOVED DURING CONSTRUCTION, SHALL BE REPLACED BY A TREE OF COMPARABLE SIZE AND SPECIES TREE OR SHRUB.
18. THE CONTRACTOR SHALL GUARANTEE ALL PLANTINGS TO BE IN GOOD HEALTHY, FLOURISHING AND ACCEPTABLE CONDITION FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION. ALL GRASSES, TREES AND SHRUBS THAT, IN THE OPINION OF THE LANDSCAPE ARCHITECT, SHOW LESS THAN 80% HEALTHY GROWTH AT THE END OF ONE YEAR PERIOD SHALL BE REPLACED BY THE CONTRACTOR.
19. UPON EXPIRATION OF THE CONTRACTOR'S ONE YEAR GUARANTEE PERIOD, THE OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING WATERING DURING PERIODS OF DROUGHT
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
21. PRE-PURCHASE PLANT MATERIAL AND ARRANGE FOR DELIVERY TO MEET PROJECT SCHEDULE AS REQUIRED IT MAY BE NECESSARY TO PRE-DIG CERTAIN SPECIES WELL IN ADVANCE OF ACTUAL PLANTING DATES.
22. VEGETATION WITHIN THE AREA OF THE CROSSWALK SHALL BE MAINTAINED SO THE CROSSWALK IS AS VISIBLE AS POSSIBLE.

PLANT SCHEDULE

CODE		COMMON NAME	SIZE	REMARKS
TREES				
BP	BETULA PAPYRIFERA 'OASIS'	OASIS PAPER BIRCH	8'-10' MULTI	B & B
JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL RED CEDAR	6'-7' HT	B & B
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE CRABAPPLE	2' - 2 1/2" CAL.	B & B
PG	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B & B
SHRUBS				
BBH	BUDDLEIA 'BLUE HEAVEN'	BLUE HEAVEN BUTTERFLY BUSH	3 GAL.	CONT.
HBS	HYDRANGEA 'BLOOMSTRUCK'	BLOOM STRUCK HYDRANGEA	5 GAL.	CONT.
POL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	5 GAL.	CONT.
TMG	TAXUS MEDIA 'GREENWAVE'	GREENWAVE SPREADING YEY	2'-2.5'	B & B
PERENNIALS				
HSD	HEMEROCALIS 'STELLA D'ORO'	STELLA D'ORO DAY LILY	1 GAL.	CONT.
PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.	CONT.
RFG	RUBBECKIA FULGIDA 'GOLDSTORM'	BLACKEYE SUSAN	1 GAL.	CONT.

LEGEND

- B & B — BALLED AND BURLAPPED
- CONT. — CONTAINER
- EVERGREEN SHRUB
- SHRUB
- PERENNIAL
- DECIDUOUS TREE
- PROPOSED MULCH
- PROPOSED STONE DUST

0 20' 40'
GRAPHIC SCALE

APPROVED BY:
TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE:

ENDORSEMENT DATE:

Tighe&Bond

MINOR SITE PLAN FOR
Chipotlane & Starbucks
Medway Commons
67C Main Street
Medway,
Massachusetts

Charter Realty & Development Corp.

MARK	DATE	DESCRIPTION
2	2/28/2023	REVISE LANSCAPING
1	1/31/2023	REVISE PER LEASE PLAN

PROJECT NO:	C1026-023
DATE:	DECEMBER 22, 2022
FILE:	C1026-018_DSGN.DWG
DRAWN BY:	JRW
CHECKED:	JPL
APPROVED:	BLM

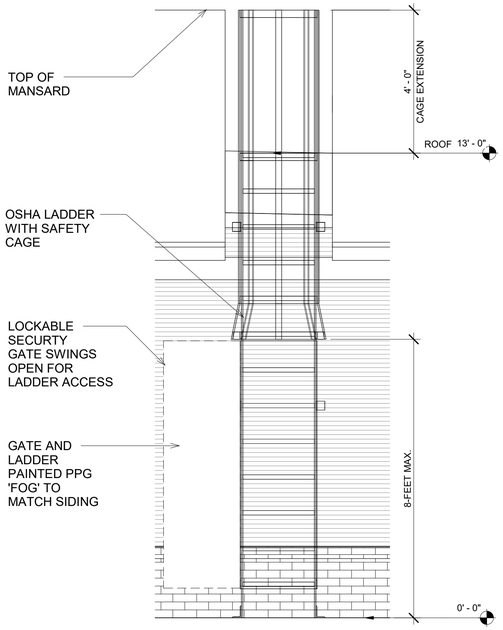
LANDSCAPE PLAN

SCALE: AS SHOWN

C-104

Last Saved: 1/31/2023
Plotted: 1/31/2023 9:44am By: JWinston
Tighe & Bond:J:\C\C1026 Charter Realty - Conceptual Sites\C1026-023 Medway Commons Starbucks\Drawings\AutoCAD\Sheet\C1026-018_DSGN.dwg

2 ROOF LADDER ELEVATION (OPTION)
1/2" = 1'-0"



1 ROOF LADDER DETAIL
1/2" = 1'-0"

STAMP

Revision Schedule

#	Description	Date

ScottGriffin ARCHITECTS
880 Main Street, Fifth Floor
Waltham, Massachusetts 02451
Phone (781) 693-7400 Fax (781) 693-7350

CHARTER REALTY & DEVELOPMENT

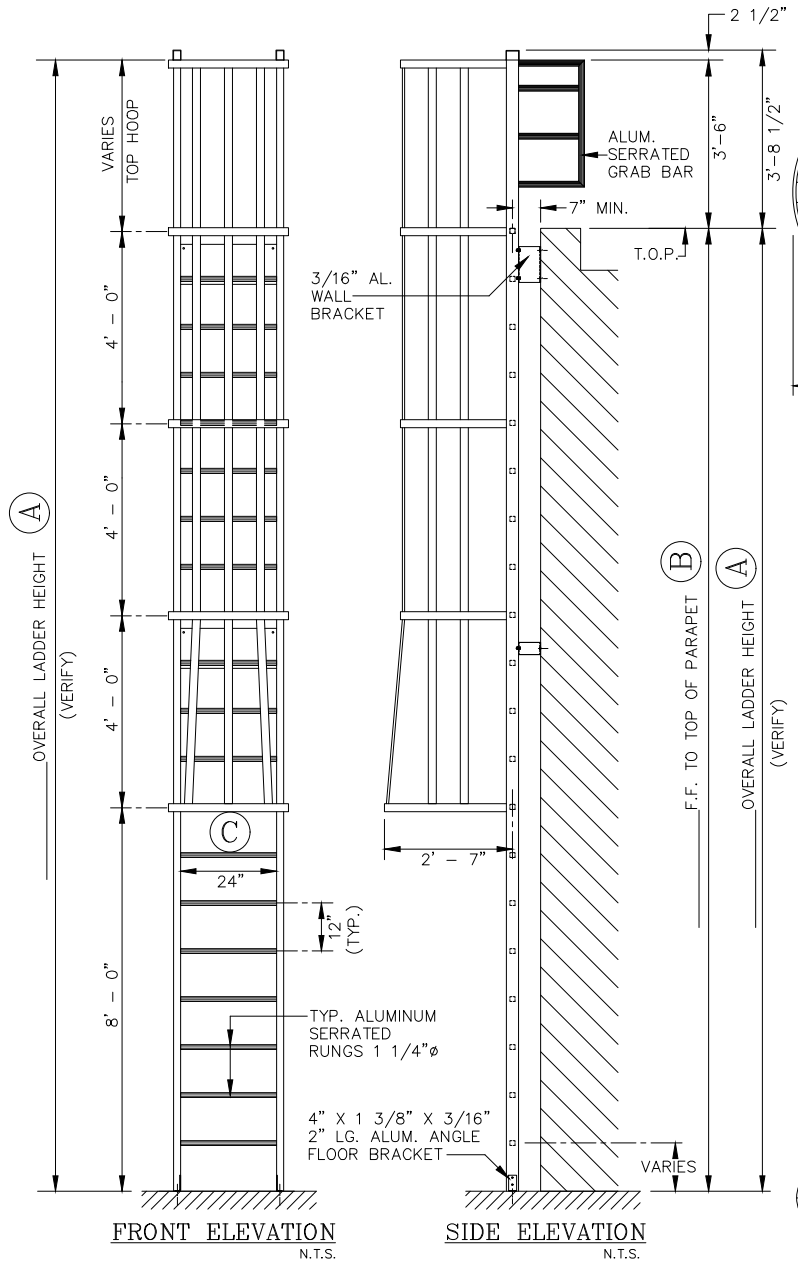
MACDONALDS REDEVELOPMENT

MEDWAY COMMONS
MEDWAY, MA

ROOF LADDER DETAIL

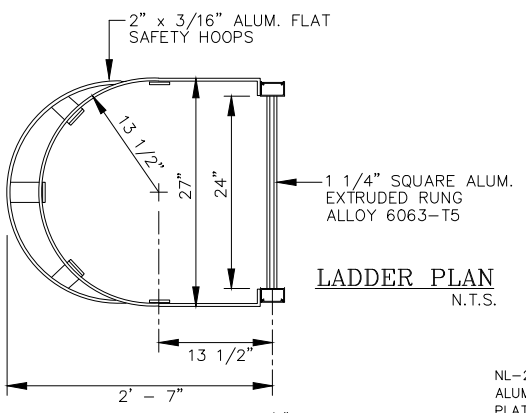
DATE	02/28/2023
DRAWN BY	JN
CHECKED BY	TS
PROJECT NUMBER	22099.00
SCALE	1/2" = 1'-0"

A206



FRONT ELEVATION
N.T.S.

SIDE ELEVATION
N.T.S.



LADDER PLAN
N.T.S.

CONTRACTOR TO VERIFY:

(A) _____ OVERALL LADDER HEIGHT

(B) _____ F.F. TO TOP OF PARAPET

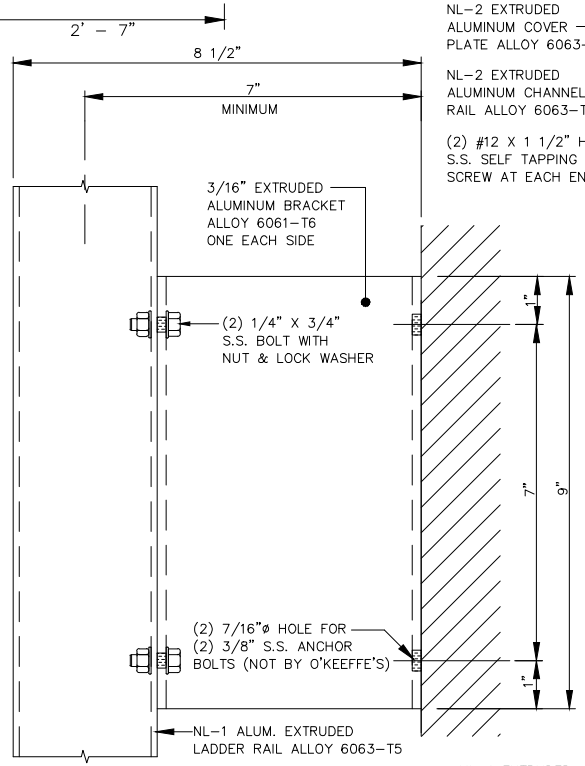
(C) _____ LADDER WIDTH

(D) _____ WALL TO ℄ OF LADDER

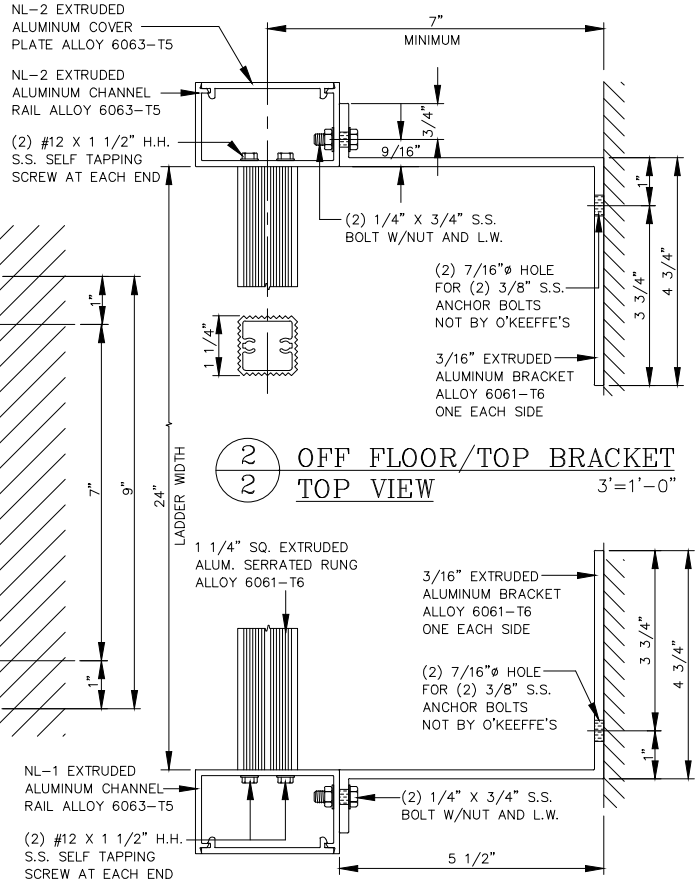
APPROVED BY: _____

DATE _____

PLEASE SIGN



1/2 OFF FLOOR/TOP BRACKET
SIDE VIEW
3"=1'-0"



2/2 OFF FLOOR/TOP BRACKET
TOP VIEW
3"=1'-0"

O'KEEFFE'S, INC.
100 N. HILL DR. SUITE 12
BRISBANE, CA 94005-1010
TEL: (888) 653-3333
FAX: (888) 653-4444

HEAVY DUTY TUBULAR RAIL ALUMINUM CAGE LADDER

LOW PARAPET ACCESS WITH ROOFOVER RAIL EXTENSIONS MODEL 532

_____QUANTITY

☐ ALTERNATE BOTTOM SUPPORT

☐ SECURITY DOOR

☐ MILL FINISH

☐ BRONZE ANODIZED

☐ INTERMEDIATE BRACKET

☐ POWDER COATING

☐ CLEAR ANODIZED

SALE NO.

DRAWN :

DATE :

SHEET : _____ OF _____

Board Members
Matt Buckley, Chair
Janine Clifford, Vice Chair
Jamie Ahlstedt, Member
Susan Alessandri, Member
Jessica Chabot, Member
Thomas Gay, PEDB Representative

Medway Town Hall
155 Village Street
Medway, MA 02053
Telephone (508) 533-3291
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Email: DRC@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
DESIGN REVIEW COMMITTEE

February 14, 2023

To: Medway Planning & Economic Development Board
From: Design Review Committee
Re: Medway Commons Chipotle & Starbucks Site Plan

Dear Members of the Medway Planning and Economic Development Board,

The Medway Design Review Committee [DRC] is pleased to provide a comment letter for the updated designs for the proposed restaurants to replace the previous McDonald's building (Chipotle and TBD Tenant) and a site plan for reworking the Starbucks drive-thru. We understand the PEDB will begin the public hearing on this project on February 14th.

On February 6th, 2023, the DRC met with representatives of the project (Karen Johnson of Charter Realty, John Lorden, P.E., of Tighe and Bond Engineering, and Tom Scott, AIA of Scott Griffin Architects via Zoom. At this meeting, the DRC reviewed an updated site plan, elevations, and renderings that addressed the recommendations provided by the DRC during a previous pre-application meeting.

Those updates included the following:

- The building materials (materials, colors identified in elevations)
- Updated storefront and entrances to each tenant. Addition of gabled roof at second tenant entrance to give more street presence and accentuate corner entrance for TBD tenant
- Signage to upgrade the building and identify new businesses clearly from street views and plaza.
- Updates to the roof line to not exceed existing roof height and include opening for roof ladder access on west facade
- Landscaping plans to include screen of proposed/existing utility area at west facade
- Dumpster area will be screened
- Photo-real elevations of views from the traffic signage at Route 109/Medway Commons.

Below are new or remaining comments for consideration discussed with the applicant:

- **Dumpster Fence** - Dumpster area should be screened with natural colored, non-glossy wood fence. The enclosure height should be higher than the dumpster.

- **West Facade** – The proposed and existing utilities, back of house door/entry, and roof ladder are all located on the west facing façade of the building. Previously this view was mostly screened by the previous restaurant's drive thru signage, landscaping, and lattice screening. A cut out at the roof line has been added to access the rooftop equipment from the building exterior for maintenance as to not impact the two businesses when access to the roof is required. The

Committee spent some time reviewing options to screen this façade more fully as more utility equipment has been added as well as the service door being used for employees of the TBD tenant to take out trash, breaks, loading, etc. While the landscaping plan includes replacing some deciduous trees with larger evergreens, we feel this façade would benefit from further screening with additional landscaping and installation of a natural colored fence between the landscaping and the sidewalk to the employee service door. This would also assist in screening the roof access ladder discussed below.

- **Roof Access Ladder** - The proposed cut out at the roof line on the west facing façade is for access through the mansard to the flat roof beyond for serving of HVAC equipment. This cut creates an awkward gap at the roof line. The Committee discussed this and proposed a solid gate or wall to close the gap at the top of the roof and give illusion that the mansard roof continues. There was also some discussion about the cage around the top of the ladder (required for loss prevention) and use of a lockable gate at the ladder to prevent access by unauthorized persons. The Committee encouraged the applicant to consider the design of both and possibly incorporate both functions into a lockable shroud to further conceal the roof ladder.

- **Signage** - It was understood that signage would not be submitted for review at this time and therefore, will be submitted for review by the DRC on a future date when the sign permit is being sought. Consideration of the provided façade designs currently show "placeholder" wall signs on the east & north building facades. The Committee suggested that a sign on the west façade roof soffit for the TBD tenant could help bring more presence to the second business at the corner and further aid in screening needed at that façade.

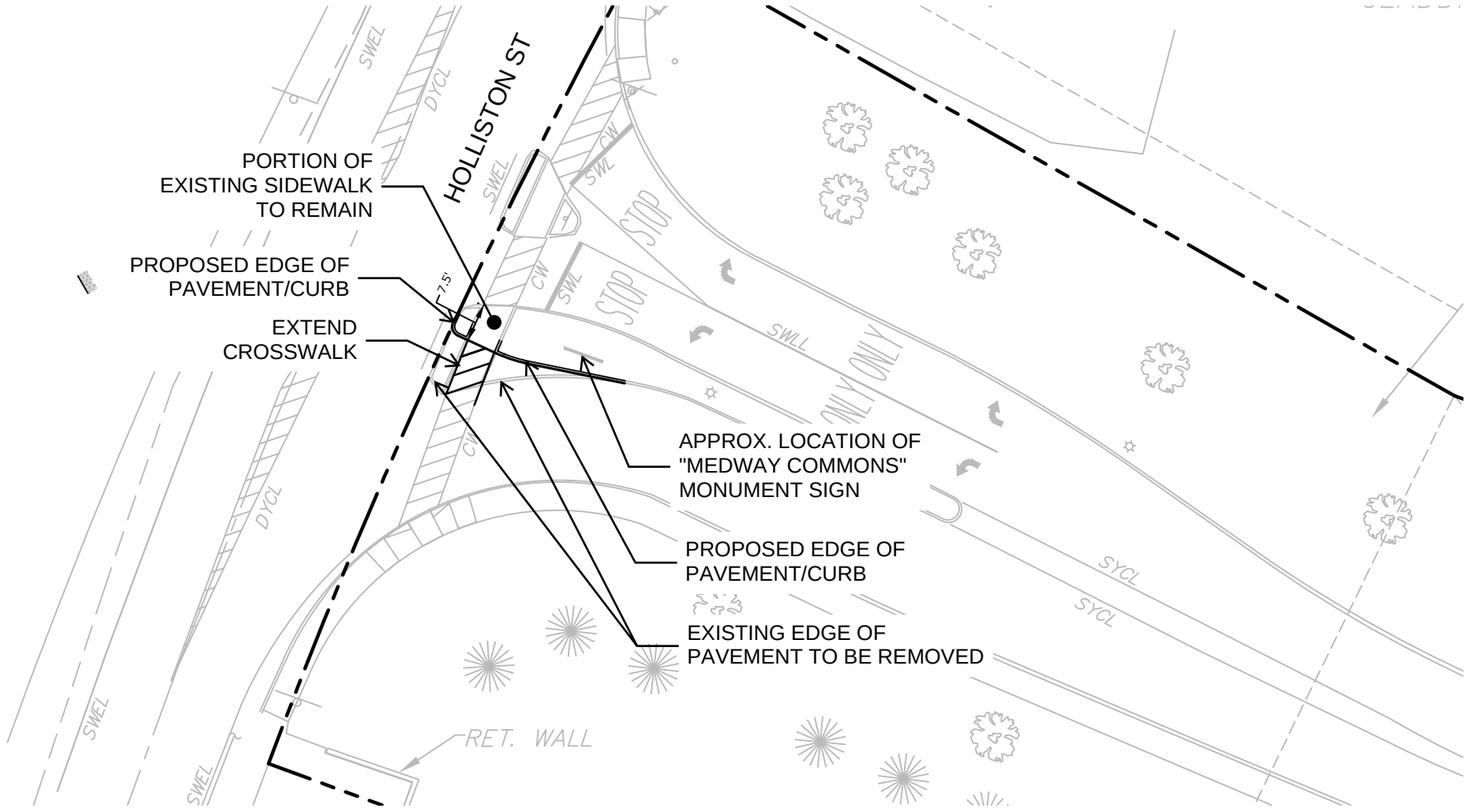
It was a pleasure to review this proposed development. It will be a great reuse of the existing site, encourage new business and gathering spaces for the Medway community, and improve the traffic pattern for the existing Starbucks. The project appears to make good consideration of the local aesthetic and incorporates many design elements above and beyond the standards to maintain Medway's community building vernacular.

Very truly yours,

Matt Buckley
Chair

Holliston St / Medway Commons Entrance Reconfiguration

1"=30' (11x17)



March 14, 2023
Medway Planning & Economic Development Board Meeting

Public Hearing Continuation – Zoning Bylaw Amendments

- Notice dated 3-9-2023 to continue the public hearing to 3-14-2023
- Original PH notice dated 2-17-2023
- Updated versions of articles discussed and revised at the 3-7-2023 public hearing
  - ❖ Central Business District Affordable Housing
  - ❖ Construction Contracting Services
  - ❖ Housekeeping
  - ❖ Oak Grove
  - ❖ AR-III
- Revised draft of Home Based Business Bylaw to address trailers
- Photo of an 18’ long trailer (LVJ Trailers in Norfolk)
- Photos of other trailers https://www.tractorsupply.com/tsc/catalog/utility-trailers

Board Members
Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Sarah Raposa, A.I.C.P., Clerk
Jessica Chabot, Member
Thomas Gay, Associate Member

Medway Town Hall
155 Village Street
Medway, MA 02053
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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
MAR 9 '23 PM2:14

MEMORANDUM

March 9, 2023

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 Proposed Amendments to the Medway Zoning Bylaw***
Continuation Date – Tuesday, March14, 2023 at 7:45 p.m.

At its March 7, 2023 meeting, the Planning and Economic Development Board voted to continue the public hearing on proposed amendments to the *Medway Zoning Bylaw* to the Board's next regular meeting on Tuesday, March 14, 2023. The hearing will be held in Sanford Hall at Medway Town Hall, 155 Village Street at 7:45 p.m.

Board Members
Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Sarah Raposa, A.I.C.P., Clerk
Jessica Chabot, Member
Thomas A. Gay, Associate Member

Medway Town Hall
155 Village Street
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Fax (508) 321-4987
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www.townofmedway.org

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC DEVELOPMENT BOARD

February 17, 2023

NOTICE OF PUBLIC HEARING
Proposed Amendments to Medway Zoning Bylaw and Map
Tuesday, March 7, 2023

Pursuant to the *Medway Zoning Bylaw* and G.L. ch. 40A, §5, the Planning and Economic Development Board will conduct a public hearing on Tuesday, March 7, 2023 at 7:00 p.m. to receive comments on proposed amendments to the *Medway Zoning Bylaw and Map*. Pursuant to the provisions of Chapter 107 of the Acts of 2022, an act which extends certain COVID-19 measures adopted during the State of Emergency, and under which public bodies retain the option of holding open meetings and hearings remotely, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021 meeting, Planning and Economic Development Board members will be participating remotely for this meeting and hearing. Access via Zoom is provided for public participation.
https://us02web.zoom.us/j/86393963923?pwd=c21MdGkzcDUwVGMvQ2pScDl1YmtLQT09

The proposed amendments have been prepared for inclusion on the warrant for consideration at the May 8, 2023 town meeting. The subject matter of the proposed amendments is summarized below. The specific article identifiers will be revised as the Select Board finalizes the warrant and assigns warrant article numbers.

ARTICLE A – Central Business District - This article proposes to amend Section 10.3.D.6 regarding affordable housing requirements for mixed use developments in the Central Business zoning district.

ARTICLE B – Electrical Vehicle Parking – This article proposes to add several electric vehicle related definitions to Section 2 Definitions; and to amend Section 7.1.1.E.4 Electric Vehicle Parking to add requirements for Electric Vehicle Ready Parking Spaces in compliance with the MA Stretch Building Code.

ARTICLE C – Oak Grove and Central Business Districts – This article proposes to make a series of amendments in Tables 9.4.C.1 A through 9.4.C.1.C in Section 9.4 Oak Grove Park Districts Building Types, Use and Design Standards regarding uses and lot standards; and to amend Section 10.4.C.1. to delete reference to "Rowhouse on Separate Lot" as a permitted use in the Central Business District.

ARTICLE D - Dimensional Regulations – This article proposes to add a definition for "Footprint" in Section 2 Definitions; add text in Section 6.2.F Dimensional Requirements Setbacks to allow for the projection of steps, porches, eaves, cornices, windowsills, or belt courses into zoning setback areas; and to revise Section 6.3.C Dimensional Requirements

Accessory Buildings or Structures to refer to the footprint of accessory buildings and principal buildings.

ARTICLE E – Housekeeping – This article proposes a number of non-substantive changes, including:

1) Delete Section 1.8 Temporary Moratorium (BESS facilities) in its entirety.
2) In Sections 8.9.C and 8.10.C, delete the definitions for "Host Community Agreement"; delete Section 8.9.O and Section 8.10.O which require Host Community agreements for Registered Medical Marijuana Facilities and Recreational Marijuana Facilities;
3) Amend Section 3.5.4. I.3. in Site Plan Review to remove text allowing for a developer to meet their sidewalk requirement by constructing sidewalk elsewhere in the community

ARTICLE F – Home Based Business -This article proposes to amend Section 8.3 to reference certain definitions in Section 2 Definitions and make a series of minor edits to clarify performance standards for home based businesses particularly related to outdoor storage and off-street parking.

ARTICLE G – Construction Contracting Services - This article proposes to include a new definition in Section 2 Definitions and to amend the Table of Uses in Section 6.1 to specify the zoning districts where the Construction Contracting Services use is permitted by right, permitted by special permit, and prohibited.

ARTICLE H – Solar Electric Installations – This article proposes to amend Section 8.11 Solar Electric Installations regarding use of pesticides and herbicides at ground mounted solar electric installations and to clarify the accessory use of batteries at such installations.

ARTICLE I – Groundwater Protection District - This article proposes to amend the Groundwater Protection Overlay District, Section 5.6.3.F.2 to prohibit certain metal roofs on buildings in the groundwater protection district unless such metal roof meets pollution prevention measures specified in the MA Stormwater Handbook.

ARTICLE J – Agricultural Residential III – This article proposes to add a new Agricultural Residential-III zoning district to the list of zoning districts in Section 4.1; and establish use regulations and dimensional regulations for the new AR-III zone; and amend the Medway Zoning Map to rezone certain properties to AR-III.

Drafts of the proposed amendments are on file at the offices of the Town Clerk and the Community and Economic Development Department at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular business hours. The proposed amendments will also be posted online at the Board's web page at the Town's web site at: https://www.townofmedway.org/planning-economic-development-board. For further information or questions, please contact the Medway Planning office at 508-533-3291.

Interested persons or parties are invited to review the draft proposed amendments and participate in the public hearing. Written comments are encouraged and may be sent to the Medway Planning and Economic Development Board, 155 Village Street, Medway, MA 02053 or emailed to: planningboard@townofmedway.org. All written comments will be entered into the record during the hearing.

Matthew J. Hayes

Planning & Economic Development Board Chair

To be published in the *Milford Daily News:*

Monday, February 20, 2023 and Tuesday, February 28, 2023

May 8, 2023 Annual Town Meeting
3.8.2023 Draft

Article ____ (Zoning Amendments – Central Business District)

To see if the Town will vote to amend the Zoning Bylaw by amending Section 10, Central Business District, Section 10.3.D.6 as follows (new wording in **bold)**:

6. Affordability Requirements. The provisions of Section 8.6. Affordable Housing shall apply to Mixed-Use Developments**; however, for a proposed development where the percentage of affordable units required under Section 8.6 exceeds 10%, the Planning and Economic Development Board may by special permit provide for a lower percentage of affordable units than required by Section 8.6, but in no event less than 10%, if the Planning and Economic Development Board finds that the special permit would be in the best interests of the Town; provides additional design or other community benefits beyond the minimum requirements of the zoning bylaw or the proposal integrates street-facing, ground floor non-residential uses along Main Street; and is consistent with the purposes of the Central Business District. The Decision Criteria in Section 3.4.C do not apply to special permit applications under this Section**.

Or act in any manner relating thereto.

May 8, 2023 Annual Town Meeting
Construction Services

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw by adding the following definition in Section 2:

> **CONSTRUCTION CONTRACTING SERVICES** - The premises and structures which serve as the office space and staging area of a building, plumbing, electrical, carpentry, or other similar construction contractor, excluding landscaping businesses and those contractors primarily involved in the excavation or the relocation or transfer of earth. Associated retails sales, showroom, product assembly, storage areas for finished and unfinished products, and servicing of equipment in support of the contracting business are also allowed. All equipment, supplies and materials associated with the business must be stored inside at all times. In the Village Commercial Zoning Districts, on-site parking for company vehicles shall be limited to three commercial vehicles.

And by amending Table 1, Schedule of Uses in Section 5 Use Regulations to allow Construction Contracting Services by right in the following zoning districts: Business Industrial, West Industrial, East Industrial, and Oak Grove Business Park; and by special permit in the Central Business District, Neighborhood Commercial, and Village Commercial Districts, and prohibited in all other districts.

Or to act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

May 8, 2023 Town Meeting
3.7.2023 Draft

Article ____ (Zoning Amendments – Housekeeping) To see if the Town will vote to amend the Zoning Bylaw as follows:

1. Change "Town Administrator" to "Town Manager" wherever it appears in the Zoning Bylaw.

2. Amend Section 1.7 by deleting "Planning and Economic Coordinator, under the auspices of the Planning and Economic Development Board", and insert "Director, Community and Economic Development".

3. In Section 8.9.C and Section 8.10.C, delete the definitions for "Host Community Agreement (HCA)" in their entirety; delete Section 8.9.O and Section 8.10.O, which require Host Community Agreements for Registered Medical Marijuana Facilities and Recreational Marijuana Facilities, in their entirety.

4. To amend Section 3.5.4 Procedures for Site Plan Review, I. 3. as follows, (new text in **bold**, deleted text in strikethrough):

3. Unless the Board determines that adequate means of pedestrian travel is already provided to the site, sidewalks shall be provided along the entire frontage of the subject property along existing public ways, including the frontage of any lots held in common ownership with the parcel(s) within five years prior to the submission of the application for site plan review and approval. In those instances where the Board determines that sidewalk construction is not feasible or practical, the Applicant will fund sidewalk construction elsewhere in the community~~. This may be accomplished either by constructing an equivalent length of sidewalk elsewhere in the community as authorized by the Department of Public Works or~~ **by** making a payment in lieu of sidewalk construction to the Town**.** ~~, or a combination of both.~~

Or act in any many related thereto.

May 8, 2023 Annual Town Meeting

Oak Grove and Central Business Districts

Draft 3.8.2023

Article ____ To see if the town will vote to amend the Zoning Bylaw, by:

1. Amending the Oak Grove Park Districts, Tables 9.4.C.1.A through 9.4.C.1.C as follows (new language in **bold**, deleted language in strikethrough):

TABLE 9.4.C.1.A - RESIDENTIAL BUILDING TYPES AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		~~**ROWHOUSE (RH) ON SEPARATE LOT**~~	**ROWHOUSE (RH)** ~~**ON COMMON LOT**~~
1. DEFINITION		~~A small footprint attached single family residential building with narrow massing and located on an individual lot. Each dwelling unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.~~	A small footprint attached single family residential building with narrow massing and located on a common lot with other units. Each dwelling unit is separated horizontally by common walls and groups of buildings may be separated by a common driveway or community space.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	~~1,200 S.F.~~	~~1,200~~ **3,000** S.F.
2.2	Frontage (Min.~~/Max.~~)	~~18 Ft. / 24 Ft.~~	~~18~~ **40** Ft. ~~/ 24 Ft.~~
2.3	Front Yard Build-To-Zone (Min./Max.)	5 Ft./15 Ft.	5 Ft./15 Ft.
2.4	Side Yard Setback (Min.)	~~0 Ft. (15 Feet if Detached)~~	~~0 Ft. (~~15 Feet ~~if Detached)~~ **(0 ft if common wall)**
2.5	Rear Yard Setback (Min.)	~~15 Ft.~~	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	~~15%~~	15%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	~~2.5 Stories/35 Ft.~~	2.5 Stories/35 Ft.
3.2	Street Facing Wall Width (Min./Max.)	~~18 Ft. / 24 Ft.~~	18 Ft. / 24 Ft.
3.3	Street Facing Entrance	~~Not Required~~	Not Required
3.4	Maximum Building Footprint (SF)	~~Not Required~~	Not Required
4. ADDITIONAL STANDARDS			
4.1		~~Off-street parking is not allowed between the buildings.~~	Off-street parking is not allowed between the buildings.
4.2		~~A maximum of 8 units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or Outdoor Amenity Space.~~	A maximum of 8 units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or Outdoor Amenity Space.

TABLE 9.4.C.1.B. MIXED-USE & COMMERCIAL BUILDING TYPES AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		MIXED USE BUILDING (MUB)	**GENERAL COMMERCIAL BUILDING (GCB)**
1.1 DEFINITION		A building that ~~typically~~ **can** accommodate~~s~~ a variety of ground floor commercial **and business** uses and upper floor residential and/or office uses at a scale that is compatible and complimentary to its given district.	A building that ~~typically~~ **can** accommodate~~s a variety of ground floor~~ commercial**, business, office and retail** uses ~~and upper floor office uses, or all office uses~~, at a scale that is compatible and complimentary to its given district. GC Buildings do not include residential uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min.~~/Max.~~)	50 Ft. Min.	50 Ft. Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.
2.4	Side Yard Setback (Min.)	10 Ft. (0 Ft if Common Wall)	10 Ft. (0 Ft if Common Wall)
2.5	Rear Yard Setback (Min.)	20 Ft.	15 Ft.
2.6	Outdoor Amenity Space Lot Coverage (Min.)	15%	10%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories /40 Ft.	3 Stories/40 Ft.
3.2	Street Facing Wall Width (Min./Max.)	30 Ft. / 150 Ft.	30 Ft. / 100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not required	Not required
4. ADDITIONAL STANDARDS			
4.1		One-story buildings must have a minimum street facing façade height of 18 feet.	One-story buildings must have a minimum street facing façade height of 18 feet.
4.2		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 20 feet to accommodate vehicle access to the side and rear of the property.

TABLE 9.4.C.1.C. - INDUSTRIAL AND COMMUNITY BUILDING AND DESIGN STANDARDS			
1. BUILDING TYPES AND DEFINITIONS			
		FABRICATION OR FLEX BUILDING (FFB)	**CIVIC OR COMMUNITY BUILDING (CB)**
1.2 DEFINITION		A building located and designed to accommodate a variety of fabrication, trades and general industrial uses and related support services such as office, storage, distribution, and sales. Flex buildings also support these uses and provide affordable space to small and creative business enterprises.	A building located and designed for public **use and/or** assembly such as for **municipal,** social, religious, educational, recreational, and similar civic uses.
2. LOT STANDARDS			
2.1	Lot Size (S.F.) (Min.)	Not Required	Not Required
2.2	Frontage (Min./~~Max.~~)	50 Min.	80 Min.
2.3	Front Yard Build-To-Zone (Min./Max.)	0 Ft. / 30 Ft.	20 Ft. Min.
2.4	Side Yard Setback (Min.)	20 Ft (0 Ft if Common Wall)	15 Ft
2.5	Rear Yard Setback (Min.)	20 Ft	20 Ft
2.6	Outdoor Amenity Space Lot Coverage (Min.)	10%	20%
3. DESIGN STANDARDS			
3.1	Building Height (Max.)	4 Stories / 60 Ft	3 Stories / 45 Ft
3.2	Street Facing Wall Width (Min./Max.)	60 Ft. / 100 Ft.	60 Ft. / 100 Ft.
3.4	Street Facing Entrance	Required	Required
3.5	Maximum Building Footprint (SF)	Not required	Not Required
4. ADDITIONAL STANDARDS			
4.1		Where there is a side setback, a minimum of 8 feet is required to accommodate pedestrian access or 25 feet to accommodate vehicle access to the side and rear of the property.	

2. And by amending Central Business Zoning District, Section 10.C.1 by eliminating sub-section (a) in its entirety, as follows:

~~a. Rowhouse (RH) on Separate Lot as set forth in TABLE 9.4.C.1.A.~~

and re-lettering the remaining subsections of Section 10.C.1 accordingly.

Or act in any manner relating thereto.

Article ____ (Zoning Amendments – AR-III)
Draft 3.8.2023

To see if the Town will vote to amend the Zoning Bylaw as follows:

Amend Section 4.1.A by adding: "3. Agricultural Residential III (AR-III)", and renumbering Village Residential accordingly to 4.

Amend Table 1, Schedule of Uses, by adding changing the column labeled "AR-II" to read "AR-II and AR-III".

Amend Section 6.1 Table 2: Dimensional and Density Regulations, by inserting a new column labeled "AR-III", as follows:

TABLE 2. DIMENSIONAL AND DENSITY REGULATIONS

Requirement	AR-I	AR-II	AR-III	VR	CB*	VC	NC	BI	EI	ER	WI
Minimum Lot Area (Sq. Ft.)	44,000	22,500 30,000 [a, b]	10,000 30,000[a,b]	22,500 30,000 [a, b]	10,000	10,000	20,000	20,000	20,000	20,000	40,000
Minimum Lot Frontage (Ft.) *(Amended 5-10-21)*	180'	150'	85'	150'	NA[f]	50'	50'	75'	100'	150'	100'
Minimum Setbacks (Ft) [c]											
Front	35'	35'	25'	20' [d]	10'	20' [d]	35'	25'	30'	30'	30'
Side	15'	15'	15'	10' [d]	10' 25' [e]	10' [d]	15'	15'	20'	20'	20'
Rear	15'	15'	15'	10' [d]	25'	10' [d]	15'	15'	30'	30'	30'
Maximum Building Height (Ft.)	35'	35'	32'	35'	40'	40'	40'	40'	60'	40'	60'
Maximum Lot Coverage (Pct. of lot) (Primary and accessory buildings and structures) – *Amended 5-8-17*	25%	30%	30%	30%	80%	80%	40%	40%	NA	NA	NA
Maximum Impervious Coverage (Pct. of lot)	35%	40%	40%	40%	NA	NA	80%	80%	80%	80%	80%
Minimum Open Space (Pct. of lot)	NA	NA	NA	NA	15%	NA	20%	20%	20%	20%	20%

Amend Section 8.11, Solar Installations, Section 8.11.C.3 and Section 5.6.4, Multi-Family Housing, Section 8.6.4.B.1 by adding "AR-III" after "AR-II".

And by amending the Zoning Map to re-zone the following parcels to AR-III:

Beatrice Lane: numbers 2, 4, 5, 6, 7 and 8;
Carole Lane: numbers 1, 2, 3, 4, 5 and 6;
Coffee Street: numbers 20, 22, 24, 30, 32, 34, 36, 38, 40 and 42;
Douglas Street: numbers 1, 3, 4, 5 and 6;
Gorwin Drive: numbers 1 through 17, 19 through 29, 31, 33, and 35 through 48;

Holliston Street: numbers 38, 40, 42, 46, 92, 96, 98, and 102;
Karen Avenue: numbers 1, 3 through 15, 17, 19, 20, 22, 23, 23A, 24, 25, and 26;
Lee Lane: numbers 1, 2, 4, 6, 8, 10, 11, and 12;
Main Street: numbers 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, and 64;
Meryl Street: numbers 1, 2, 3, 4, 5, 7, 9, and 10 through 25;
Richard Road: numbers 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 14, and 15;
Robin Circle numbers 2 through 11, 13, 15, 15R, 16 and 17;
Kenart Road numbers 1, 2 and 4;
Koyview Place numbers 2, 3, and 4;
Kenney Drive numbers 0 and 19;

As shown on the attached zoning map amendment.

Or act in any manner related thereto.

May 8, 2023 Town Meeting
Home Based Businesses
REVISED DRAFT – March 10, 2023 – See added text

ARTICLE F – Home Based Business: To see if the Town will vote to amend the Zoning Bylaw, Section 8.3 Home Based Business as follows, (new language shown in **bold**, deleted language shown in strikethrough):

8.3. HOME-BASED BUSINESS

A. Purposes. The purpose~~s~~ of the Home-Based Business bylaw is to provide for the conduct of home occupations in a residential or mixed-use district while preserving the residential character of the premises and preventing adverse effects on the neighborhood.

B. Applicability. A Home-Based Business shall be allowed by right as shown in TABLE 1 if it meets the requirements of this Section 8.3.

C. Definitions. See Section 2 Definitions herein for definitions of: Home-Based Business and Gross Vehicle Weight Rating (GVWR) and Outdoor Storage.

D. Basic Requirements.

1. The business use is subordinate to the **primary** residential use of the premises. No more than 20 percent of the gross floor area of the dwelling and any accessory structures, up to a maximum of 1,000 square feet of gross floor area, shall be used for the home-based business.

2. Other than as specified in items D. 5, 6, 7 and 8, ~~T~~there shall be no visible evidence of the home-based business from the street or an adjacent lot. A home-based business shall be conducted entirely indoors within the principal dwelling on the lot or a building accessory thereto.

3. There shall be no ~~outside~~ **outdoor** storage associated with the home-based business. Accessory structures such as sheds, detached garages, and barns may be used for unheated storage of the home-based business's stock in trade, commodities, tools, equipment, **vehicles** or products.

4. Not more than one non-resident shall be employed on the premises at any time, and the maximum number of customers on the premises at any given time shall not exceed the number that can be accommodated in one passenger vehicle.

5. The maximum number of off-street parking spaces for employee and customer parking shall be two. (Amended 11-16-15)

6. Off-street parking spaces for vehicles and trailer associated with the home-based business shall not be located within the standard zoning setbacks of the property

except for those on already existing driveways or established parking areas at such time as the home-based business is established. No additional curb cuts are permitted.

7. There shall be no outside parking of more than two Class 3 ~~commercia~~l motor vehicles and no ~~commercial~~ motor vehicles rated Class 4 and above as defined by gross vehicle weight rating (GVWR), **and no more than one registered trailer with a maximum payload area length of 18 feet, associated with the home-based business**. (Added 11-16-15).

8. There shall be no change in the exterior appearance of the dwelling or accessory building used for the home-based business. Any new building constructed for the business shall not deviate from the residential character of the area. No signs shall be permitted for a home-based business except as provided in Section 7.2.2 of this Zoning Bylaw.

9. No equipment or process shall be used in the home-based business which creates noise, vibration, odor, fumes, gas, smoke, dust, or electrical disturbance detectable to the normal senses off the lot.

10. A home-based business shall not generate any solid waste or sewage discharge in volume or type greater than that associated with a typical residential use.

11. Deliveries or pick-ups of supplies or products for the home-based business are allowed between 8 am and 8 pm. Vehicles used for such delivery and pick-ups shall be limited to those that customarily serve residential neighborhoods.

12. The owner or operator of the home-based business shall reside on the premises. (Added 11-16-15)

C. There is no limit to the number of home-based businesses that may occupy a single dwelling unit, provided that the cumulative total of the area used for home-based businesses on the premises shall not exceed Paragraph C (1) above.

D. Special Permits. A home-based business that does not comply with all of the above standards shall only be allowed by special permit from the Zoning Board of Appeals. Special permits granted hereunder shall be based upon the criteria in Section 3.4.

E. Registration. Pursuant to G.L. c. 110, Sections 5-6 and Chapter 227, § 5A, most home-based businesses are required to register with the Town Clerk and obtain a Business Certificate before commencing business operations.

Or act in any manner related thereto.

Call Us!
(508) 384-2606
(tel:+15083842606)

77 Pond Street
Norfolk, MA 02056
(/contact-us)

(/)

2023 Cam Superline P4EC18 Other

Go Back

REQUEST MORE INFO

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PRINT UNIT INFO (/EXPORT-INVENTORY-PDF?ID=3107222)

(https://s3.amazonaws.com/distillery-trailercentral/JK0bat/y0Jcla/2022_Cam_Superline_P4EC18_Other__1EAvNQggc4bn.png)

Item Location

LVJ Trailers
lvjtrailers.com
lvjequipment@comcast.net
77 Pond Street
Norfolk, MA, 02056
(508) 384-2606

Stock No: 29004

Our Price: Call For Price

Condition:	new
Year:	2023
Manufacturer:	Cam Superline
Model:	P4EC18 Other
GVWR:	9996 lbs

Warrior

The mighty Warrior is a heavy duty 18' landscape trailer. Small enough to be towed behind a compact pickup or SUV, but big enough to handle a 4 ton payload, this trailer promises years of reliable service and capability.

FEATURES

Adjustable 2-5/16" Ball Coupler or Pintle Ring

Safety Chains

7-Way SAE Plug

Breakaway with Charger and Test Light

7K Bolt-On Drop Leg Jack

5' Quick Release Ramps (Angle or Wood Filled)

Diamond Plate Fenders

EZ Lube Axles

Electric Brake Axles (2)

Nev-R-Adjust Brakes

Slipper Spring Suspension

Silver Wheels

Epoxy Primer

Polyurethane Paint Finish

Pressure-Treated Pine Decking

Spare Tire Mount

Stake Pockets (8)

Sealed Wiring Harness

LED Lights -- Rubber Mounted

Three Year Warranty

null

REQUEST MORE INFO

2023 Cam Superline P4EC18 Other

Please enter your contact information and one of our representatives will get back to you with more information.

First Name*

Last Name*

Preferred Contact*

Phone

Email Address

Phone Number*

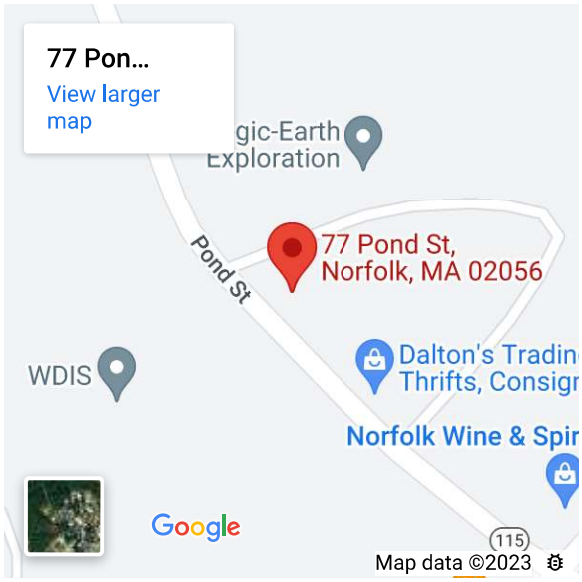
Zip Code

Comments

SUBMIT

Map

Payment Calculator



(https://www.google.com/maps?q=77%20Pond%20Street%2C%20Norfolk%2C%20MA%2002056)

Purchase Amount	0
Down Payment	0
Amount Financed	0.00
A.P.R.	6.500%
Term	12 Months (1 Year)

Estimated Monthly Payment:

Calculate

Interest rates vary by person and trailer. All payments are estimates. Tax, title and any other fees are extra.

Other Recommendations

2023 Cam Superline P8216TAT-B-070 (7x16 Tube Top CAM Utility Trailer 7K Tandem) Other Utility Trailer

VIEW DETAILS (/2023-CAM-SUPERLINE-P8216TAT-B-070-7X16-TUBE-TOP-CAM-UTILITY-TRAILER-7K-TANDEM-OTHER-UTILITY-TRAILER-MV4O.HTML)

2023 Mission MU66X10AR-2.0 Utility Trailer

VIEW DETAILS (/2023-MISSION-MU66X10AR-2-IJXO.HTML)

2023 Cam Superline

VIEW DETAILS (/SUPERLINE-P4EC-4UCN.HT

REQUEST MORE INFO

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PRINT UNIT INFO (/EXPORT-INVENTORY-PDF?ID=3107222)

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Facebook

//www.facebook.com/LVJ-Trailers-Equipment-557269878049 08/)

Monday	7:30 am - 4:30 pm
Tuesday	7:30 am - 4:30 pm
Wednesday	7:30 am - 4:30 pm
Thursday	7:30 am - 4:30 pm
Friday	7:30 am - 4:00 pm
Saturday	8:00 am - 12:00 pm
Sunday	Closed

Closed Saturdays May 1st thru August 31

Search

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March 14, 2023
Medway Planning & Economic Development Board Meeting

Milford Regional Medical Facility Master Signage Plan – 67A Main Street

The site plan/special permit decision for the Milford Regional Medical Center project included a condition that prior to 120 days after plan endorsement, the Permittee shall provide a master signage plan for review by the Design Review Committee and approval of the Planning and Economic Development Board.

- Master Signage Plan dated 3-8-2023. This was prepared by Karen Mullen of Signs Plus in collaboration with the Design Review Committee and Town staff. The DRC worked with Ms. Mullen and permittee Kevin Lobisser to develop and refine this over the course of four DRC meetings.
- DRC review and recommendation memo dated 3-9-3023.

Milford Regional in Medway
68A Main Street
Master Signage Plan

Prepared by Signs Plus
Milford, MA

March 8, 2023

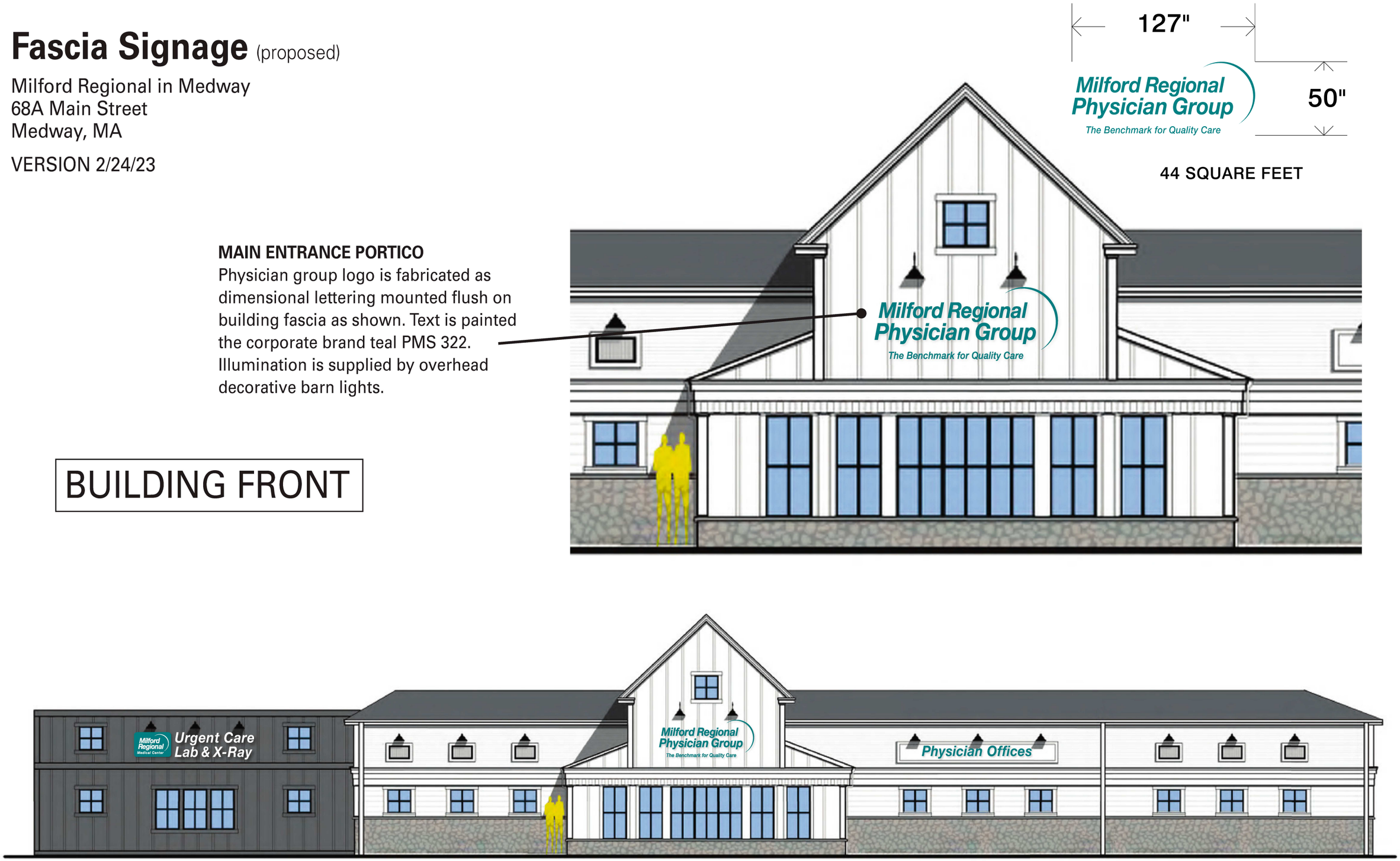
- Fascia Wall Signs
- Wayfinding Signs with details on 2 Directory Signs, 1 Directional Sign, and 1 Free-standing monument sign plus plan view showing locations
- Summary Table

Fascia Signage (proposed)

Milford Regional in Medway
68A Main Street
Medway, MA

VERSION 2/24/23

MAIN ENTRANCE PORTICO
Physician group logo is fabricated as dimensional lettering mounted flush on building fascia as shown. Text is painted the corporate brand teal PMS 322. Illumination is supplied by overhead decorative barn lights.

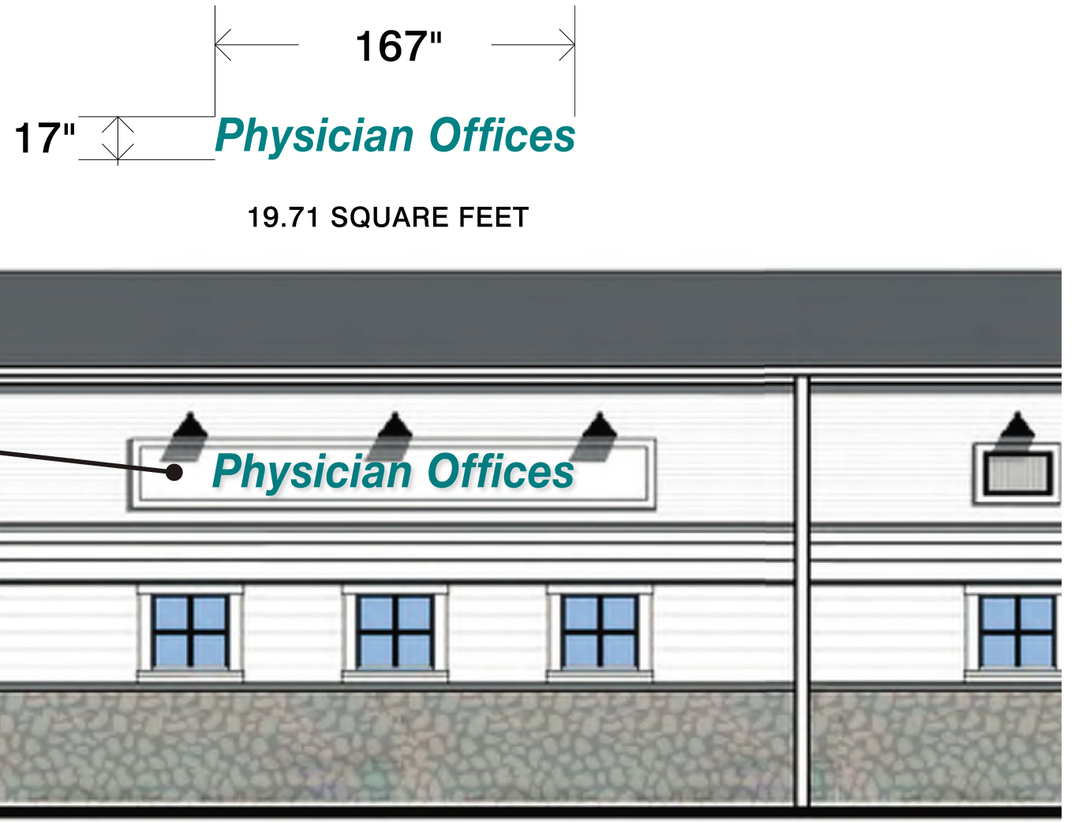


BUILDING FRONT

Fascia Signage (proposed)

Milford Regional in Medway
68A Main Street
Medway, MA

VERSION 2/24/23



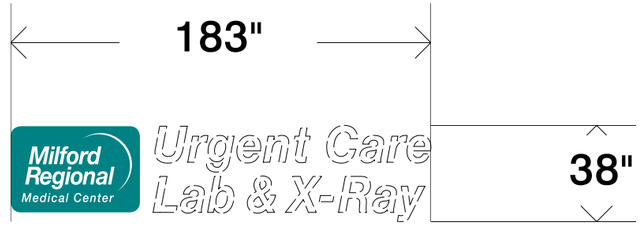
BUILDING FASCIA - RIGHT OF ENTRANCE
Physician Offices text is fabricated as dimensional lettering mounted on provided flush sign panel.
Font to match that of the corporate logo.
Text is painted the corporate brand teal PMS 322.
Illumination is supplied by overhead decorative barn lights.

BUILDING FRONT

Fascia Signage (proposed)

Milford Regional in Medway
68A Main Street
Medway, MA

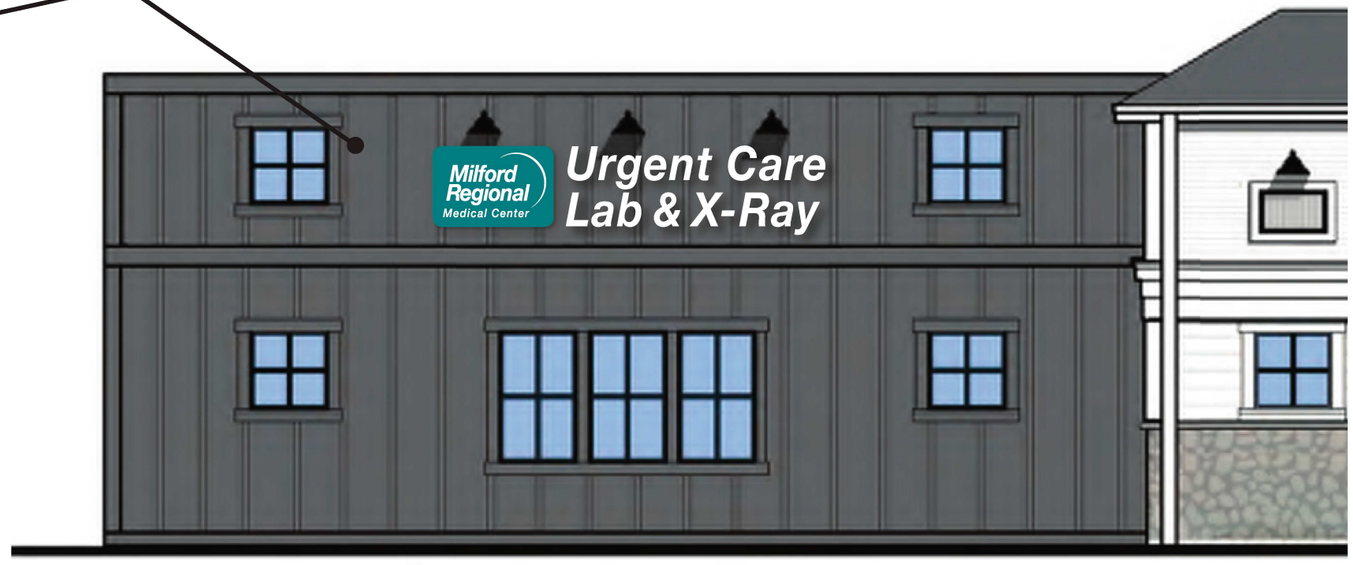
VERSION 2/24/23



48.29 SQUARE FEET

BUILDING FASCIA - STEPPED-BACK WING
Combination Lab, X-Ray and Urgent Care text is fabricated as dimensional lettering mounted flush on building fascia. Font to match that of the corporate logo. Text is painted white to contrast building color and is same size as "Physician Offices." Illumination is supplied by overhead decorative barn lights.

Medical Center logo is white vinyl on a teal sign panel mounted directly on building fascia.



BUILDING FRONT

Fascia Signage (proposed)

Milford Regional in Medway
68A Main Street
Medway, MA

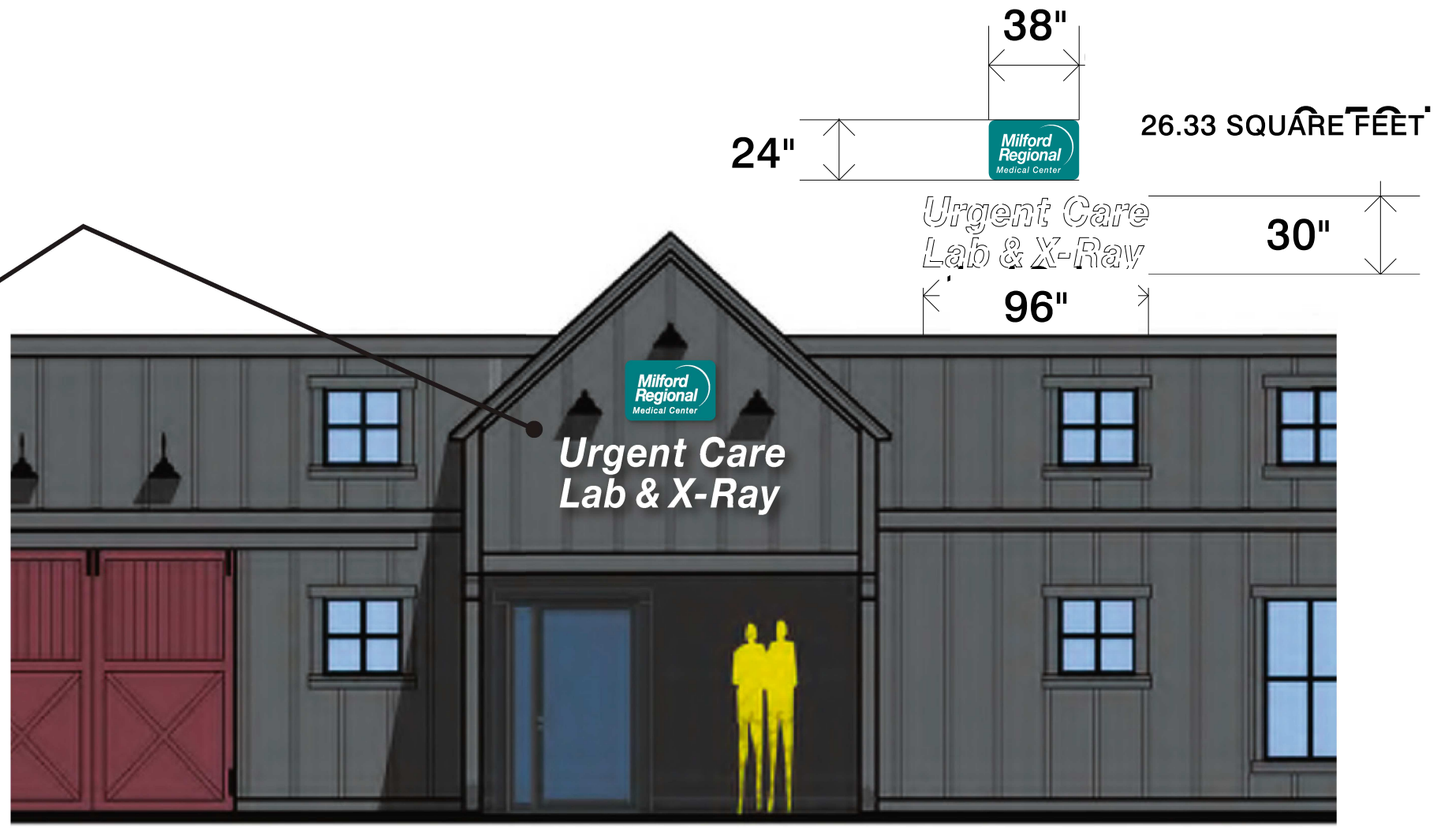
VERSION 2/24/23

BUILDING FASCIA -
SECONDARY ENTRANCE PORTICO

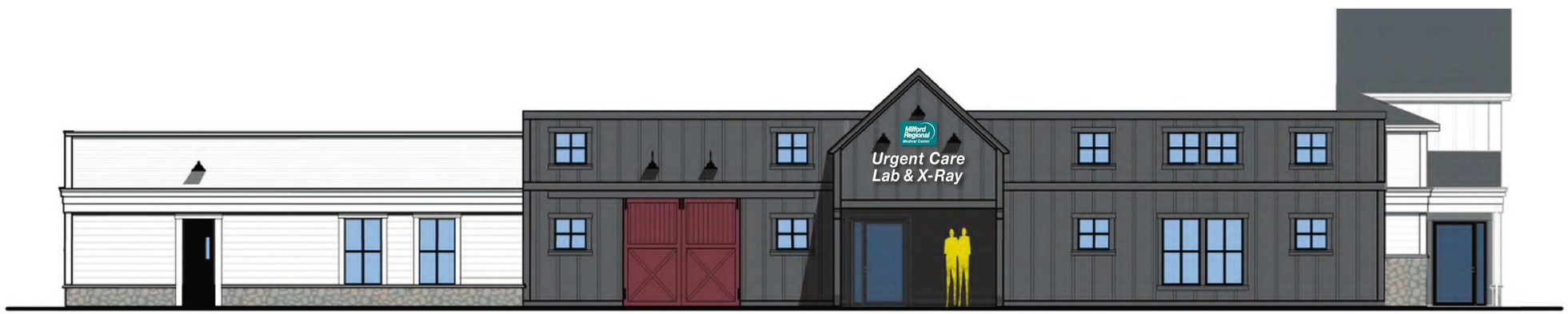
Text is fabricated as dimensional lettering mounted flush on building fascia. Text is painted white to contrast building color.

Medical Center logo is white vinyl on a teal sign panel mounted directly on building fascia.

Illumination for all is supplied by overhead decorative barn lights.



BUILDING LEFT SIDE



Fascia Signage (proposed)

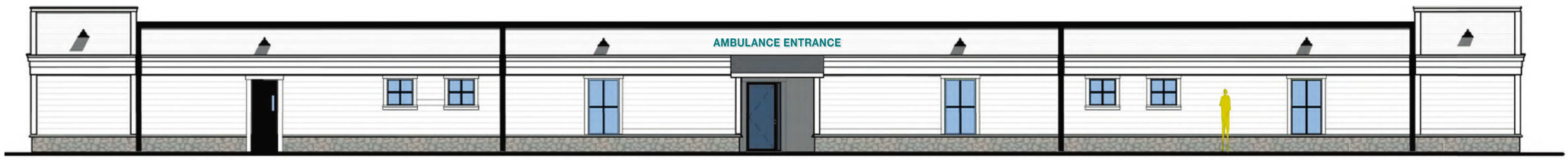
Milford Regional in Medway
68A Main Street
Medway, MA

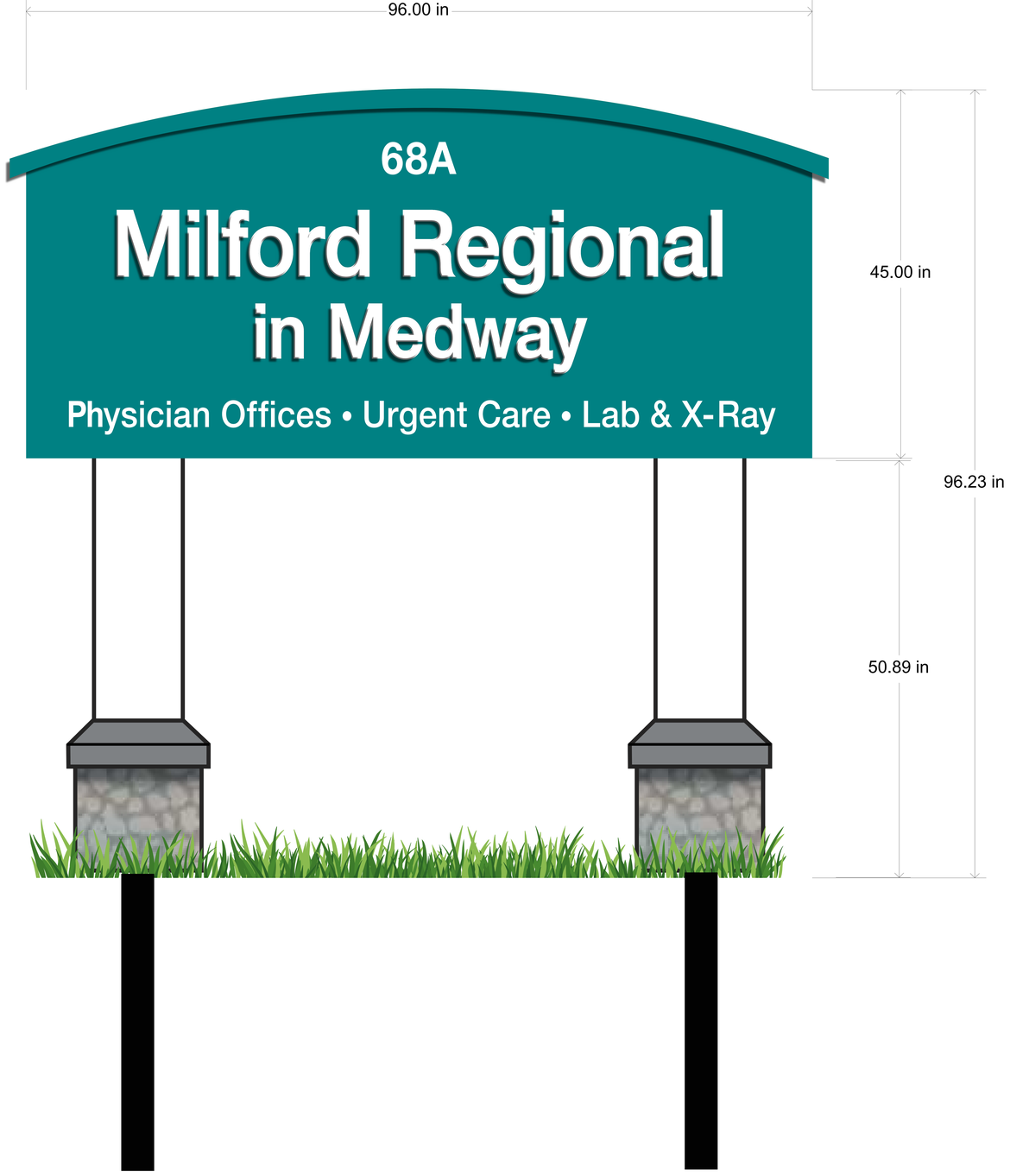
VERSION 2/24/23

BUILDING FASCIA - AMBULANCE ENTRANCE
Channel lettering raceway mounted on building fascia and centered above entrance shed roof. Faces and returns are teal PMS 322, raceway is painted to match building. Letters are interior illuminated.

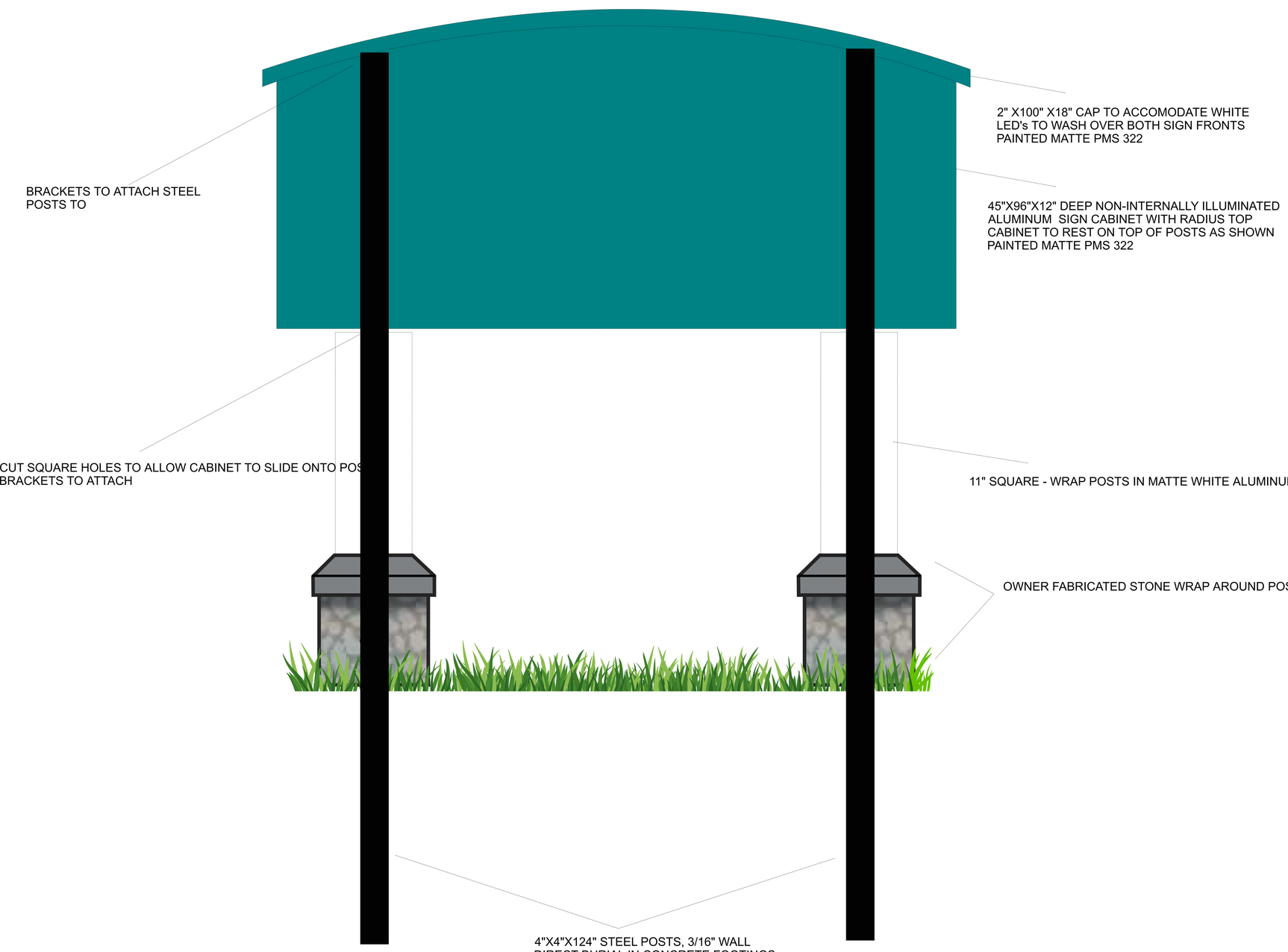
12.6 SQUARE FEET

BUILDING REAR

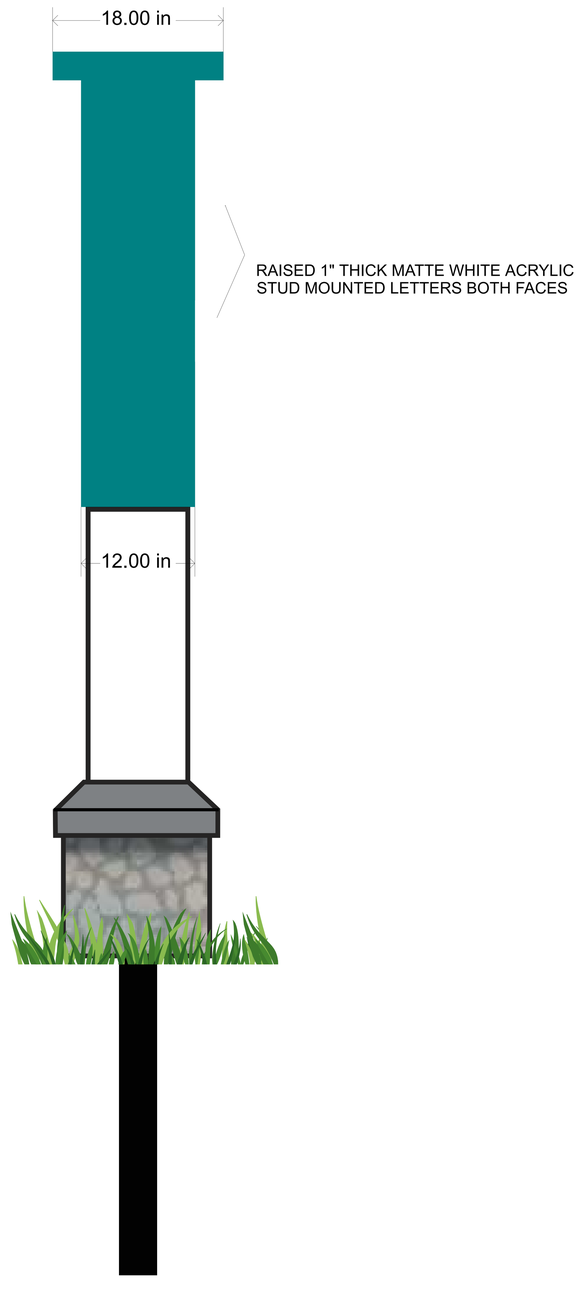


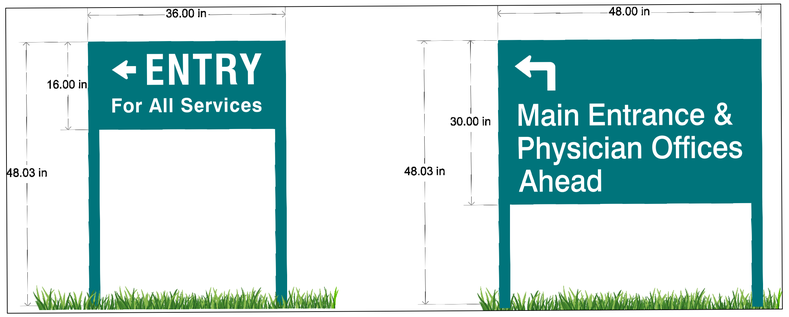


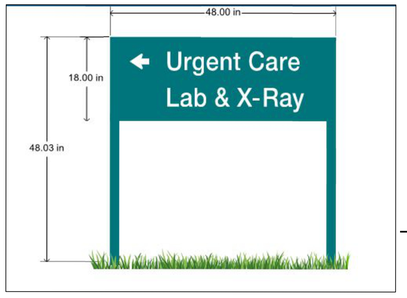
FRONT VIEW

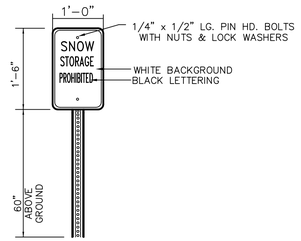


SIDE VIEW

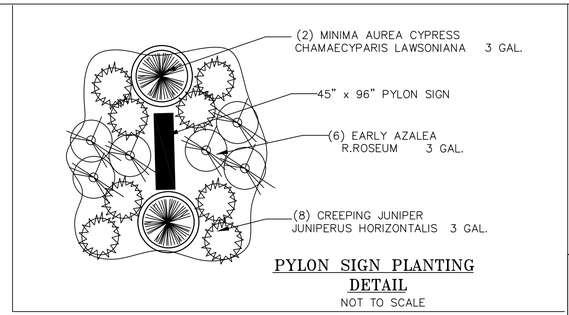




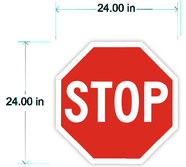




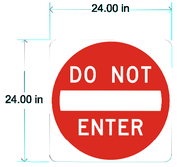
SNOW STORAGE PROHIBITED SIGN DETAIL
NOT TO SCALE



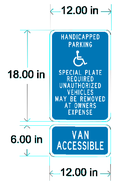
PYLON SIGN PLANTING DETAIL
NOT TO SCALE



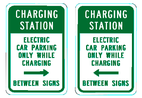
STOP SIGN DETAIL



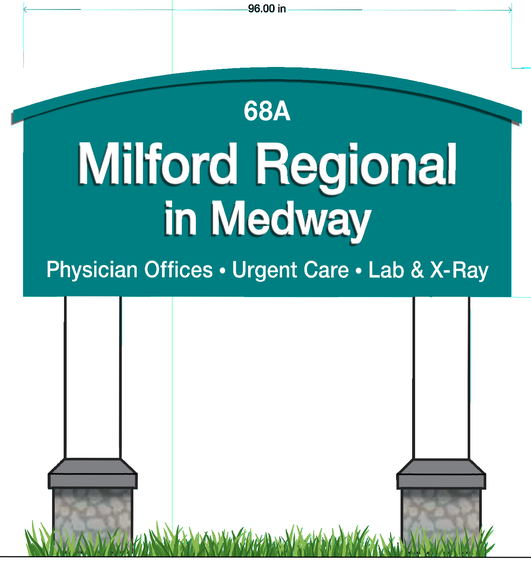
STOP SIGN DETAIL



HANDICAP PARKING SIGN DETAIL



CHARGING STATIONS

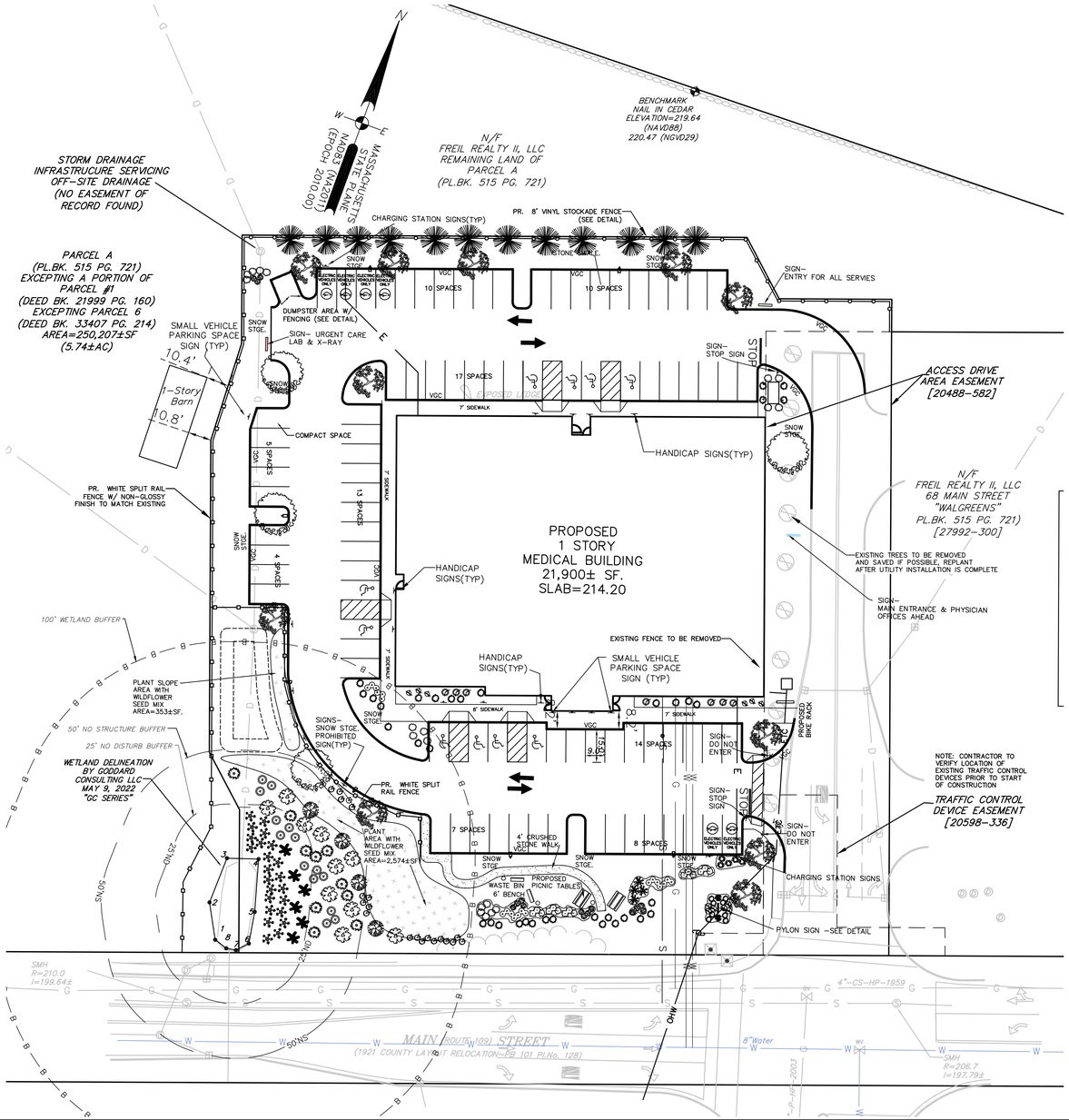


PYLON SIGN
NOT TO SCALE

SIGN LEGEND

SYMBOL	SIGN	QUANTITY	SYMBOL	SIGN	QUANTITY
	HANDICAP PARKING SIGN	10		CHARGING STATION PARKING	4
	45" x 96" PYLON SIGN	1		SMALL VEHICLE PARKING	5
	STOP SIGN	2			
	DO NOT ENTER SIGN	2			
	SNOW STORAGE PROHIBITED	5			
	URGENT CARE LAB & X-RAY	1			
	ENTRY FOR ALL SERVICES	1			
	MAIN ENTRANCE & PHYSICIAN OFFICES AHEAD	1			

NOTE:
PROPOSED SIGN DESIGN PROVIDED BY SIGNS PLUS, 89 SOUTH MAIN STREET MILFORD, MA.



REGISTRY USE ONLY
F4516

APPROVED BY THE TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

BOARD MEMEBER DATE

LEGAL NOTES

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

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

OWNER

FREIL REALTY II, LLC
DEED BOOK 27992 PAGE 300
PLAN BK. 515, PG 721 OF 2003
A.M. 41 LOT 8

APPLICANT

LOBISSER COMPANIES
1 CHARLESVIEW ROAD
HOPEDALE, MA 01747

SITE PLAN
86 HOLLISTON STREET
MEDWAY
MASSACHUSETTS

MASTER SIGNAGE PLAN

FEBRUARY 21, 2023

DATE	REVISION DESCRIPTION
3/9/23	PER SIGN COMPANY REVIEW

GRAPHIC SCALE: 1"=30'
0 10 20 30 40 50 75 FEET
0 5 10 15 20 25 METERS

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

SHEET 1 OF 1
JOB NO. F4516

MASTER SIGNAGE PLAN FOR MILFORD REGIONAL MEDICAL FACILITY @ 68A Main Street

Overview - This is a multi-tenant development on a lot that is less than 5 acres in size. The facility/building is named Milford Regional in Medway. Within the facility are a number of separate entities - Milford Regional Physician Group; Urgent Care; Lab; and X-Ray. Urgent Care and Lab and X-Ray share an entrance on the west facade. Physicians offices are entered from the south facade. On the north facade is a sign to denote the doorway for emergency access for ambulances. The site plan and special permit decision for this development included a requirement for the developer to prepare a Master Signage Plan for approval by the Planning and Economic Development Board.

Type of Sign	Size	Type of Sign	Location	SAC NOTES
Wall Fascia Signs				
SOUTH FAÇADE - facing Main Street				
Milford Regional Physician Group - The Benchmark for Quality Care in Medway	44 sq. ft.	Dimensional letters mounted directly to the building. External illumination.	Front center of building facing Main Street	
Urgent Care, Lab & X-Ray with Milford Regional text/logo box	48.29 sq. ft.	Dimensional letters mounted directly to the building. External illumination.	Left side of front façade facing Main Street	
Physician Offices	19.71 sq. ft.	Dimensional letters mounted directly to the building. External illumination.	Right side of front façade facing Main Street	
WEST FAÇADE				
Urgent Care, Lab & X-Ray with Milford Regional text/logo box	26.33 sq. ft.	Dimensional letters mounted directly to the building. External illumination.	Above main entrance to building on the west facing façade.	
NORTH FAÇADE				
Ambulance Entrance	12.6 sq. ft.	Raceway mounted channel letters. Internally illuminated	Back of building facing (north façade)	
Total Wall Fascia Sign Surface Area	151 sq. ft.			

Type of Sign	Size	Type of Sign	Location	SAC NOTES
Wall Fascia Signs - continued				
Amount of Wall Sign Surface Area 151 sq. ft. of wall signage is proposed. Maximum allowed = 160 sq. ft. (This is available when a building has 2 sign frontages, as this one does. The allowed amount of signage is 2 x the maximum amount that is normally allowed (80 sq. ft.) **COMPLIES with ZBL**				
Number of Signs - 5 wall signs are proposed. Maximum # of wall signs allowed is 2 per "establishment". *Urgent Care/Lab & X-ray* has 2 signs (1 on south facade and 1 on west facade). *Physician Group/ Physician Offices* has 2 signs (2 on south facade). 1 Sign for Ambulance Entrance. **COMPLIES with ZBL.**				
Free-standing Development Sign				
Address; Milford Regional in Medway; Physician Offices - Urgent Care - Lab & X-Ray	45" by 96" = 30 sq. ft. x 2 sides = 60 sq. ft. Height from ground = 8'	Externally illuminated (top down)	Southeast corner of the site, west of the driveway to the facility	Sign **COMPLIES** with ZBL; Full landscaping plan for the area around the base of the sign has been provided.
Directional Sign				
ENTRY - For All Services (with a left arrow)	4 sq. ft. 1 sided sign Height = 4'	Standard post and panel sign with 2 posts. No illumination.	On the lawn at the end of the driveway from Main Street, facing south.	"Directional signs" are on premises devices guiding and directing traffic and parking, such as entrance and exit signs, each not exceeding 4 sq. ft. in sign surface area, bearing no advertising matter. Such signs are EXEMPT. (No sign permit needed).

Type of Sign	Size	Type of Sign	Location	SAC NOTES
Free-Standing Directory Signs				
Main Entrance & Physician Offices Ahead (with an arrow)	10 sq. ft. - 1 sided sign Height = 4'	Standard post and panel sign with 2 posts. No illumination.	On the lawn to the left of the driveway from Main Street, about mid-way, facing south. Directing drivers to continue straight and then turn left.	A "directory sign" identifies locations of establishments in a multi-tenant building. It may be attached to a building or it may be a freestanding sign placed along an internal driveway. A directory sign may include arrows to assist in guiding traffic to the establishment. The ZBL allows for a quantity of directory signs per the master signage plan, but the total cannot exceed 16 sq. ft. of sign surface area.
Urgent Care, Lab & X-Ray (with a left arrow)	6 sq. ft. - 1 sided sign Height = 4'	Standard post and panel sign with 2 posts. No illumination.	On the lawn at the western end of the back drive aisle, facing east. Directing drivers to turn left.	
TOTAL	16 sq. ft. - **COMPLIES**			
3-9-23/sac				

Board Members
Matt Buckley, Chair
Janine Clifford, Vice Chair
Jamie Ahlstedt, Member
Susan Alessandri, Member
Jessica Chabot, Member
Thomas Gay, PEDB Representative

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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
DESIGN REVIEW COMMITTEE

March 9th, 2023

To: Medway Planning & Economic Development Board
From: Design Review Committee
Re: Master Signage Plan for Milford Regional Medical Facility, 68A Main Street

Dear Members of the Medway Planning and Economic Development Board,

The Medway Design Review Committee [DRC] is pleased to provide a comment letter for the master signage package for the Milford Regional Hospital medical building to be located at 68A Main Street. Most recently, the DRC met with representatives of the project on Monday, March 6th, 2023 to review an updated signage package that addressed the recommendations previously provided by the DRC.

Those updates included the following:

- The pylon sign included a detail and description of a cap/shroud to housing linear LED lighting intended to graze the face of the sign at both sides
- Updates of the façade rendering to include revisions of the louvered panels and windows at parapet wall, as well as a louver detail.
- Added lighting for Lab entrance signage.
- Details and plans for directional signage.

Below are our only remaining comments for consideration discussed with the applicant regarding the signage package:

- **Directory Signage** – For the "Main Entrances and Physician Offices" sign, remove the directional arrow and replace with "Ahead" for clearer direction to keep cars moving toward the back of facility to access the parking area. This sign can also be enlarged 2 sq. ft. as not all of the sq. ft. allowance for directory signage has been used. The sign should be repositioned a little closer to the front of building, so it is immediately noticeable to incoming patrons.
- **Directional Signage -** The "Enter" sign should be reduced to 4 sq. ft. and read "Entry for all services" to reaffirm that the entry for all services is around the back and to the side.
- For submittal of the final signage package, all sq. ft. sizes should be noted on the drawings for easy reference.

For consideration of the Planning and Economic Development Board, this project has been reviewed by the DRC in 4 separate and very productive working sessions with the design team from Signs, Plus and property representatives, concluding in a very successful signage plan that is both sensitive to the location and pleasing in aesthetic. The DRC is happy to recommend this project be approved as designed and with the remaining signage considerations.

Very truly yours,

Matt Buckley
Chair