Tuesday May 24, 2022
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053
In Person and Zoom Meeting

Members	**Bob Tucker**	**Tom Gay**	**Matt Hayes**	**Sarah Raposa**	**Rich Di Iulio**	**Jessica Chabot**
Attendance	**X**	**X**	**Absent with Notice**	**X**	**X**	**Zoom**

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

The meeting was called to order by Vice-Chair Robert Tucker at 6:30 p.m. A roll call of members present was conducted.

Roll Call Vote:
Jessica Chabot aye
Rich Di Iulio aye
Sarah Raposa aye
Bob Tucker aye

A motion was made by Richard Di Iulio and seconded by Sarah Raposa, to go into executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares [Medway Realty LLC v. Medway Planning and Economic Development Board and the Town of Medway] and return to public session at the conclusion of the executive session for the Board's regular business.

Vice Chair Robert Tucker 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 was approved by a roll call vote:

Roll Call Vote:
Jessica Chabot aye
Rich Di Iulio aye
Sarah Raposa aye
Bob Tucker aye

The Board reconvened from executive session at 7:04 p.m.

CITIZEN COMMENTS - There were no citizen comments.

APPROVAL OF MINUTES:
May 10, 2022 Regular Meeting

On a motion made by Sarah Raposa, seconded by Rich Di Iulio, the Board voted to approve the minutes from May 10, 2022 as written.

PEDB OFFICERS, REPRESENTATIVES AND LIAISON:

The Board is in receipt of the following which was entered into the record: (**See Attached**)

- 5-17-22 Memo from Susy Affleck-Childs re: election of PECB officers and selection of PEDB liaisons and representatives to various town boards and committees.

The Board will act on this agenda item at the June 14, 2022 meeting.

149 MAIN STREET AUOD SITE PLAN MODIFICATION - PLAN ENDORSEMENT:

The Board is in receipt of the following documents which were entered into the record: (**See Attached**)

- Revised site plan dated 5-4-22
- Town Clerk's Certificate of No Appeal dated 5-16-22
- Certification of paid taxes from Medway's Treasurer's office dated 5-16-22
- Tetra Tech sign off memo dated 5-16-22.

On a motion made by Rich Di Iulio. Seconded by Sarah Raposa, the Board voted by roll call to endorse the modified site plan for 149 Main Street (The Maids).

Roll Call Vote:

Jessica Chabot	**aye**
Rich Di Iulio	**aye**
Sarah Raposa	**aye**
Bob Tucker	**aye**

2 MARC ROAD SITE PLAN MODIFICATION, GROUNDWATER SPECIAL PERMIT, AND MARIJUANA SPECIAL PERMITS MODIFICATION PUBLIC HEARING CONTINUATION:

The Board is in receipt of the following documents which were entered into the record: (**See Attached**)

- Public Hearing Continuation Notice to 5-24-22

- 5-16-22 email from project engineer Dan Merrikin requesting a continuation of the public hearing to July 12, 2022
- 5-18-22 email from project engineer Dan Merrikin requesting an extension of the deadline for the Board's action on the site plan to August 31, 2022.

On a motion made by Rich Di Iulio, seconded by Sarah Raposa, the Board voted by roll call vote to continue the hearing to July 12, 2022 at 7:45 pm. and to extend the action deadline to August 31, 2022.

Roll Call Vote:
Jessica Chabot aye
Rich Di Iulio aye
Sarah Raposa aye
Bob Tucker aye

MEDWAY COMMONS – Bright Child Care Center – Plan Review Fee Estimate

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

- Letter from Tetra Tech with peer review proposal for review of a site plan modification for Medway Commons for a new child care facility.

The Board reviewed the Tetra Tech plan review fee estimate for Bright Child Care Center in the amount of $6,939.00.

On a motion made by Rich Di Iulio, seconded by Sarah Raposa, the Board voted by roll call vote to continue the hearing to July 12, 2022 at 7:45 pm.

Roll Call Vote:
Jessica Chabot aye
Rich Di Iulio aye
Sarah Raposa aye
Bob Tucker aye

CASSIDY FIELD MINOR SITE PLAN AND LAND DISTURBANCE PERMIT:

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

- Draft Decision dated 5-18-22
- Email dated 5-17-22 from Deputy Fire Chief Mike Fasolino
- Site Plan dated 3-25-22 by Tetra Tech
- Review letter from Sergeant Jeff Watson dated 5-19-22

The Board was able to view a share screen of the draft decision.
There was discussion about the sidewalk recommended by Sergeant Jeff Watson. Consultant Bouley does not recommend the sidewalk due to the feasibility of constructing it within the budget allotted for

this project. The applicant can install additional signage and pavement markings. There was a suggestion to ask if there can be striping for a bike lane. Consultant Bouley responded that he is not comfortable recommending this for safety reasons. A suggestion was made to have a walking area on the non-paved road. The area could be cleared back 4-5 ft from the roadway. Consultant Bouley will check to see if there is enough space for this path. It was suggested that there be clarity of language for Item #11 regarding the traffic circulation. The Board recommended eliminating condition #10.

Findings:
On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted by roll call to approve the findings as discussed.

Roll Call Vote:
Jessica Chabot aye
Rich Di Iulio aye
Sarah Raposa aye
Bob Tucker aye

Waivers from Site Plan Rules and Regulations:
On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted by roll call to approve the waivers as discussed.

Roll Call Vote:
Jessica Chabot aye
Rich Di Iulio aye
Sarah Raposa aye
Bob Tucker aye

Conditions:
On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted by roll call to approve the conditions as discussed.

Roll Call Vote:
Jessica Chabot aye
Rich Di Iulio aye
Sarah Raposa aye
Bob Tucker aye

Decision:
On a motion made by Sarah Raposa, seconded by Jessica Chabot, the Board voted by roll call to approve the decision as discussed.

Roll Call Vote:
Jessica Chabot aye
Rich Di Iulio aye
Sarah Raposa aye
Bob Tucker aye

CONSTRUCTION REPORTS:

- There is no update on construction reports.

MASTER PLAN UPDATE:

- There will be a joint meeting on the Master Plan with the Master Plan Committee, PEDB and the Select Board on June 13, 2022. There will be a zoom option. A draft of the Phase III report will be provided. Approval of the master plan is expected in September.

OTHER ITEMS:

- There will be discussion among staff about possible Zoning Bylaw Amendments for the Fall town meeting. The Board will discuss this at their June 14, 2022 meeting.
- There will be a BESS Bylaw hopefully ready for the Fall. This will be included on the July 12, 2022 agenda.

PUBLIC HEARING - 288 VILLAGE STREET – MULTI-FAMILY SPECIAL PERMIT, SITE PLAN AND LAND DISTURBANCE PERMIT:

The Board is in receipt of the following which was entered into the record: (**See Attached**)

- Public Hearing Notice
- Multi-Family Housing Special Permit Application
- Major Site Plan Application
- Land Disturbance Permit Application
- Project Description
- Site Plan dated 4-1-22 by Land Planning, Inc.
- Development Impact Statement
- Requests for waivers from the *Site Plan Rules and Regulations*
- Tetra Tech plan review letter dated 5-17-22
- Review email dated 5-23-22 from Deputy Fire Chief Mike Fasolino

On a motion made by Rich Di Iulio, seconded by Sarah Raposa, the Board voted unanimously by roll call vote to dispense with the reading of the public hearing notice for 288 Village Street.

Roll Call Vote:

Jessica Chabot	**aye**
Rich Di Iulio	**aye**
Sarah Raposa	**aye**
Bob Tucker	**aye**

Applicant Tony Leland and his representative Bill Halsing were present. The applicant proposes a project which will include the construction of a three family, town house style building which would include a driveway, parking, utilities, grading, lighting, landscaping, and stormwater management

facilities. Each unit will have a front porch, back deck and three parking spaces. There are a total of nine parking spaces proposed. The Board was informed that there was a meeting with the Fire Chief about the roadway. This was recommended to be 16 ft. wide. An email from Deputy Fire Chief Mike Fasolino was provided. The Board was informed that the applicant spoke with the DPW about the water and sewer tie in. Each unit will be connected independently to a six-inch ductile water line. This will be breaking off to the individual units. There will also be a line for the sprinklers for fire suppression. The drainage infiltrators will be underground. There will be raingardens. The trash will be kept at the back of the site. The construction entrance detail was shown. The location of the driveway was shifted over about 10 ft. The buildings have been moved forward since the previous rendition of the plan discussed with the Board on a pre-application basis. All of the DRC's review comments have been incorporated. The applicant has also incorporated the comments from Tetra Tech. The construction will include installation of barriers and a construction entrance. There was a recommendation from Consultant Bouley for the applicant to install pop-up emitters with a stone or rip rap collar to prevent them from being damaged during grass mowing and prevent erosion during discharge. There was also a recommendation to have the applicant see if a MS4 permit is needed from the Medway Department of Public Work.

The hearing was opened to the public.

A letter of support for the project from abutter Rick Luzietti of Williams Street was read into the record.

There were no other comments from the public.

The list of waiver requests will be updated and provided prior to the next hearing along with a revised site plan.

On a motion made by Jessica Chabot, seconded by Sarah Raposa, the Board voted by roll call vote to continue the hearing to June 28, 2022 at 7:00 pm (zoom only)

Roll Call Vote:

Jessica Chabot	**aye**
Rich Di Iulio	**aye**
Sarah Raposa	**aye**
Bob Tucker	**aye**

PHYTOPIA PUBLIC HEARING CONTINUATION MAJOR SITE PLAN, REDUCED PARKING SPECIAL PERMIT AND GROUNDWATER PROTECTION SPECIAL PERMIT:

The Board is in receipt of the following which was entered into the record: (See Attached)

- Notice to continue public hearing from 5-26-22 to 5-24-22.
- Tetra Tech review letter dated 4-22-22
- Peter Pelletier review letter dated 5-6-22
- Jack Mee review dated 5-13-22
- Mike Fasolino review letter dated 5-20-22
- Applicant's requests for waivers from Site Plan Rules and Regulations from April 2021

- Attorney Ted Cannon's email dated 5-17-22 re: outstanding items with attached MDM transportation consultant's letter dated 7-27-21
- Most recent site plan dated 3-7-33 by Chris Sparges, P.E.

The Board and applicant recognized that Chairman Hayes is not present at the hearing and has missed a prior hearing. The applicant needs a 4/5 vote. If the Board proceeds with the hearing tonight, Chairman Hayes will not be able to vote due to the Mullins Rule limitations. The applicant would like to continue the hearing to have a full complement of the Board present.

The Board was informed that the applicant will be meeting with the Conservation Commission on Thursday, May 26th.

On a motion made by Rich Di Iulio, seconded by Jessica Chabot, the Board voted by roll call vote to continue the hearing to July 12, 2022 at 8:00 pm.

Roll Call Vote:

Jessica Chabot	**aye**
Rich Di Iulio	**aye**
Sarah Raposa	**abstained**
Bob Tucker	**aye**

ADJOURN:

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

Roll Call Vote:

Jessica Chabot	**aye**
Rich Di Iulio	**aye**
Sarah Raposa	**aye**
Bob Tucker	**aye**

The meeting was adjourned at 8:46 pm.

Prepared by,

Amy Sutherland
Recording Secretary

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

May 24, 2022
Medway Planning & Economic Development Board Meeting

PEDB Officers, Representatives and Liaisons

- 5-17-22 memo from Susy Affleck-Childs re: election of PEDB officers and selection of PEDB liaisons and representatives to various Town boards and committees. NOTE – I emailed this to you on 5-17-22 for you to review and consider.

Susan E. Affleck-Childs
Planning and Economic
Development Coordinator

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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT OFFICE

May 17, 2022

TO: Planning & Economic Development Board Members
FROM: Susy Affleck-Childs
RE: Board Reorganization - Board/Committee Officers, Representatives and Liaisons

It is that time of year for the PEDB to select PEDB officers and members to serve on or function as liaisons to other Town boards and committees for Fiscal Year 23 (July 1, 2022 – June 30, 2023). Please review the lists below and be prepared to discuss your interests at the May 24, 2022 meeting.

PEDB Officers

- Chair
- Vice-Chair
- Clerk

PEDB Representatives and Liaisons

	Presently Assigned	***FY 23***
The PEDB has official representation on the following committees. *This involves regular attendance at committee meetings.*		
Community Preservation Committee	Matt Hayes	_____
Design Review Committee	Tom Gay	
	(Jess Chabot alt.)	_____
Economic Development Committee	Rich Di Iulio	_____
Open Space & Recreation Plan Update Task Force	Matt Hayes	_____
Sign Bylaw Review Task Force	Tom Gay	_____
Town Bylaw Review Committee	Tom Gay	_____
Master Plan Committee	Jess Chabot	_____

Board/Committee Liaisons – *Regular meeting attendance not required*

	Presently Assigned	***FY 23***
Affordable Housing Committee & Trust	Andy Rodenhiser	_____
Agricultural Commission	Bob Tucker	_____
Board of Assessors	Andy Rodenhiser	_____
Board of Health	Andy Rodenhiser	_____
Board of Water/Sewer Commissioners	Andy Rodenhiser	_____
Capital Improvements Planning Committee	Matt Hayes	_____
Conservation Commission	Bob Tucker	_____
Energy & Sustainability Committee	Bob Tucker	_____
Finance Committee	Andy Rodenhiser	_____
Historical Commission	Matt Hayes	_____
Open Space Committee	Rich Di Iulio	_____
Redevelopment Authority	Andy Rodenhiser	_____
SWAP	Rich Di Iulio	_____
Town Manager/Board of Selectmen	Andy Rodenhiser	_____
Zoning Board of Appeals	Jess Chabot	_____

Other Groups

Medway Business Council	Andy Rodenhiser	_____

May 24, 2022
Medway Planning & Economic Development Board Meeting

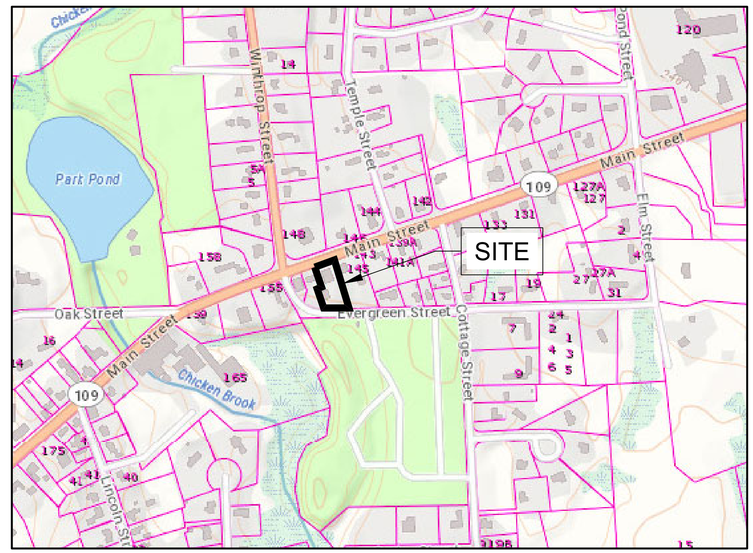
149 Main Street AUOD Site Plan Modification – Plan Endorsement

- Revised site plan dated 5-4-22
- Town Clerk's Certificate of No Appeal dated 5-16-22
- Certification of paid taxes from Medway Treasurer's office dated 5-16-22
- Tetra Tech sign off memo dated 5-16-22

ADAPTIVE USE OVERLAY DISTRICT
(AUOD)
MODIFICATION PLAN

#149 MAIN STREET
MEDWAY, MA 02053
ASSESSOR ID: 48-022

OWNER
EARLY CAPITAL, LLC. 153 MAIN STREET MEDWAY, MA 02053
PREPARED FOR
JOHN EARLY EARLY CONSTRUCTION, INC. 153 MAIN STREET MEDWAY, MA 02053



LOCUS MAP

APPROXIMATE SCALE: 1" = 200'

SHEET #	SHEET NAME
T-1.0	TITLE SHEET
EX-1.0	EXISTING CONDITIONS PLAN
C-1.0	AUOD MODIFICATION PLAN
L-1.0	PLANTING PLAN (BY JCLA)
L-2.0	PLANTING DETAILS (BY JCLA)

CIVIL ENGINEER:
CMG
67 HALL ROAD
STURBRIDGE, MA 01560
CONTACT: DAVID FAIST, P.E.
(774) 241 - 0901

SURVEYOR:
O'DRISCOLL LAND SURVEYING, INC.
46 COTTAGE STREET
MEDWAY, MA 02053
(508) 533 - 3314

LANDSCAPE ARCHITECT:
JOSEPH COAN LANDSCAPE ARCHITECTURE
WALKER POND ROAD
STURBRIDGE, MA 01566
(774) 304 - 1202

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE

ENDORSEMENT DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CKD
1.	4/15/2022	PEER REVIEW COMMENTS	RL	DTF
2.	5/4/2022	PEER REVIEW COMMENTS	RL	DTF

PROFESSIONAL SEAL

PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD)
MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

PREPARED FOR:
JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

ISSUE DATE: 2/24/2022
DRAWN BY: RL CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2020-235

TITLE SHEET

T-1.0

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTING PROPERTY LINE	
	IRON PIPE	
	MONUMENT	
	UTILITY POLE	
	FIRE HYDRANT	
W.G.	WATER GATE	W.G.
G.G.	GAS VALVE	G.G.
	CATCH BASIN	
	DRAINAGE MAINHOLE	
	DRAINAGE LINE	
	SEWER MANHOLE	
50	CONTOUR LINE	50
	SOIL TEST PIT	
	PERCOLATION TEST	
	FENCE	
	TREELINE	
	BOLLARD	
	EDGE OF WETLANDS	
	WETLAND SYMBOL	
	WETLAND BUFFER	
	EROSION CONTROL BARRIER	
	CATCH BASIN PROTECTION	
	LIMIT OF WORK	LOW

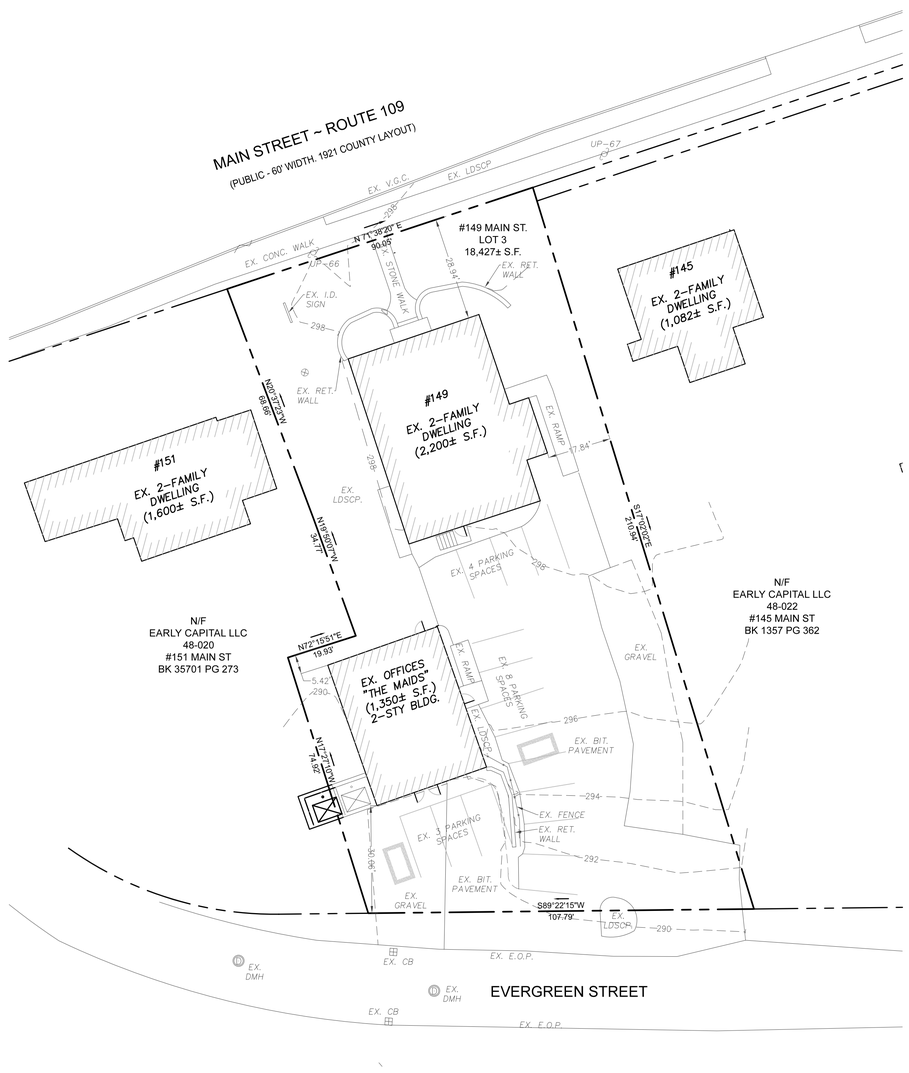
RECORD OWNER: EARLY CAPITAL, LLC.

PREPARED FOR: EARLY CONSTRUCTION, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ASSESSORS REFERENCE: MAP 48 PARCEL 021

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 34744 PAGE 363

EXISTING LOT AREA: 18,427 S.F. (0.42± Ac.)
ZONING DISTRICT: AGRICULTURALRESIDENTIAL 2 (AR-2)
ADAPTIVE USE OVERLAY DISTRICT (AUOD)



TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE

ENDORSEMENT DATE

I, STEFANY OHANNESIAN, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT TWENTY (20) DAYS HAVE ELAPSED FROM THE DATE OF THE DECISION AND THAT NO APPEAL HAS BEEN FILED ON THIS OFFICE.

ATTEST: TOWN CLERK DATE

GENERAL SITE NOTES:

1. SITE EXISTING CONDITIONS AND PROPERTY BOUNDARIES ARE BASED ON AN ON THE GROUND SURVEY BY O'DRISCOLL LAND SURVEYING INC., MEDWAY, MA, CONDUCTED IN SEPTEMBER OF 2021.
2. PORTION OF THE PROPERTY APPEARS TO LIE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMETTE MAP No. 25021C0143E, EFFECTIVE DATE 7/17/2012.
3. LOCATIONS OF UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AS LOCATED DURING THE FIELD SURVEY, PLANS OF RECORD, AND ONLINE RESOURCES. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES FROM THIS PLAN IDENTIFIED IN THE FIELD.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CKD
1.	4/11/2022	PEER REVIEW COMMENTS	RL	DTF
2.	5/2/2022	PEER REVIEW COMMENTS	RL	DTF

PROFESSIONAL SEAL

PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD)
MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

PREPARED FOR: JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

O'DRISCOLL
LAND SURVEYING Inc.
LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-3314

DATE: 2/24/2022
DRAWN: RL CHECKED: DAO
SCALE: 1" =20'
PROJECT NO.: 2020-235

EXISTING CONDITIONS PLAN

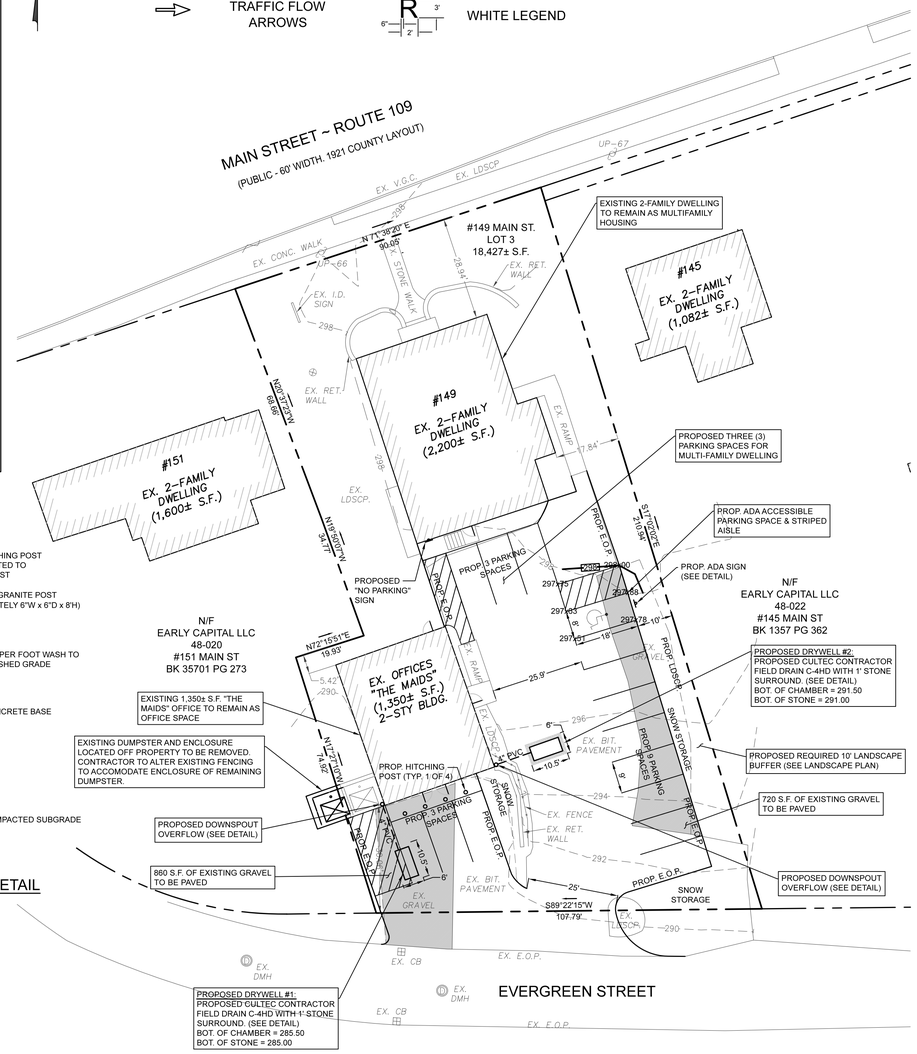
EX-1.0

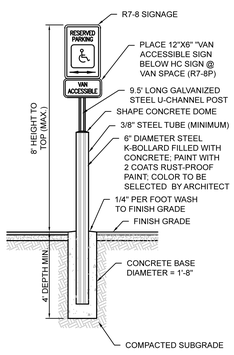
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	ABUTTING PROPERTY LINE	
	IRON PIPE	
	MONUMENT	
	UTILITY POLE	
	FIRE HYDRANT	
W.G.	WATER GATE	W.G.
G.G.	GAS VALVE	G.G.
	CATCH BASIN	
	DRAINAGE MAINHOLE	
	DRAINAGE LINE	
	SEWER MANHOLE	
50	CONTOUR LINE	50
	SOIL TEST PIT	
	PERCOLATION TEST	
	FENCE	
	TREELINE	
	BOLLARD	
	EDGE OF WETLANDS	
	WETLAND SYMBOL	
	WETLAND BUFFER	
	EROSION CONTROL BARRIER	
	CATCH BASIN PROTECTION	
	LIMIT OF WORK	LOW

PAVEMENT STRIPING LEGEND:

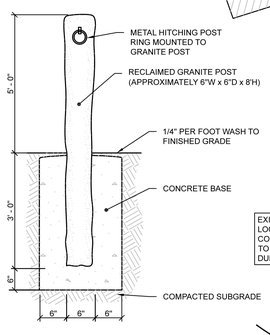
- 4" WIDE WHITE PARKING STALL LINE
- 4" WIDE @ 3'o.c. WHITE STRIPING
- WHITE LEGEND (3.5', 2.5')
- 12" WIDE WHITE CROSS- WALK STRIPE & STOP BAR
- PAINTED TRAFFIC FLOW ARROWS
- WHITE LEGEND (R, 3', 2', 6")





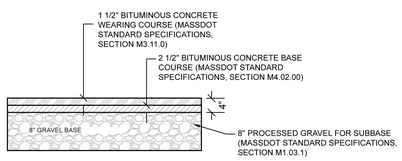
HANDICAP PARKING SIGN DETAIL

NOT TO SCALE



GRANITE HITCHING POST DETAIL

NOT TO SCALE



ASPHALT PAVEMENT DETAIL

NOT TO SCALE

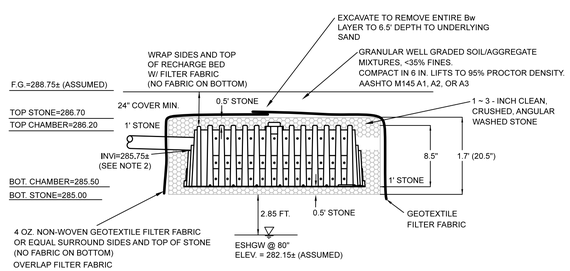
GRAPHIC SCALE

20 0 10 20 40 80

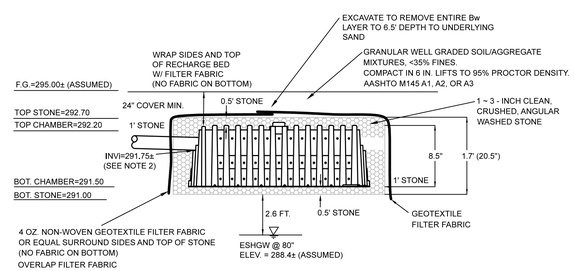
(IN FEET)
1 inch = 20 ft.

DIG SAFE NOTE (1-888-344-7233):

CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.



ROOF DRAIN DRYWELL #1
(10.5'L X 6' W WITH STONE SURROUND)
ONE (1) CULTEC C-4 HD CHAMBERS PROPOSED
(8.5'L x 4'W)
(NOT TO SCALE)



ROOF DRAIN DRYWELL #2
(10.5'L X 6' W WITH STONE SURROUND)
ONE (1) CULTEC C-4 HD CHAMBERS PROPOSED
(8.5'L x 4'W)
(NOT TO SCALE)

ZONING INFORMATION TABLE - MEDWAY, MA
#149 MAIN STREET, MEDWAY

CURRENT OWNER: EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ASSESSOR'S MAP ID: 48-021 DEED: BK 34744 PG 363

EXISTING ZONE: AGRICULTURAL RESIDENTIAL 2 (AR-2)
ADAPTIVE USE OVERLAY DISTRICT (AUOHD)

EXISTING USE: MIXED USE - EXISTING MULTI-FAMILY RESIDENTIAL & OFFICES

PROPOSED USE: MIXED USE - MULTIFAMILY RESIDENTIAL & OFFICES

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	30,000 S.F.	18,427 S.F. (0.42 Acres)	18,427 S.F. (0.42 Acres)
FRONTAGE	150'	90.05 FT.	90.05 FT.
FRONT SETBACK	35 FT.	28.94 FT.	28.94 FT.
SIDE SETBACK	15 FT.	5.42 F.T.	5.42 F.T.
REAR SETBACK (MIN.)	15 FT.	30.06 FT.	30.06 FT.
MAX. BLDG. HEIGHT	35'	< 35 FT.	< 35 FT.
LOT COVERAGE (MAX.)	30%	3,550 S.F. (19%)	3,550 S.F. (19%)
IMPERVIOUS COVERAGE (MAX.)	40%	11,565 S.F. (62%)	10,831 S.F. (58%)
OPEN SPACE (MIN.)	N/A	N/A	N/A

PARKING CALCULATION:	REQUIRED:	PROPOSED:
MULTIFAMILY UNIT IN A MIXED-USE DEVELOPMENT (1.5 SPACES / UNIT) x 2 UNITS = 3 SPACES	3 SPACES	3 SPACES
BUSINESS, PROFESSIONAL & GOVERNMENTAL OFFICES (1 SPACE / 300 S.F.) x 2,656 S.F. = 9 SPACES	12 SPACES	12 SPACES
	15 SPACES	15 SPACES

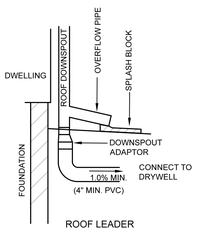
TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE

ENDORSEMENT DATE

I, STEFANY OHANNESIAN, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT TWENTY (20) DAYS HAVE ELAPSED FROM THE DATE OF THE DECISION AND THAT NO APPEAL HAS BEEN FILED ON THIS OFFICE.

ATTEST: TOWN CLERK DATE



ROOF LEADER DETAIL
(NOT TO SCALE)

GENERAL SITE NOTES:

1. EXISTING SITE TOPOGRAPHY, UTILITIES, AND FEATURES ARE BASED ON A BOUNDARY AND TOPOGRAPHY SURVEY CONDUCTED BY O'DRISCOLL LAND SURVEYING, INC. OF MEDWAY, MA.
2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. PROPOSED IMPROVEMENTS APPEARS TO LIE WITHIN THE ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMETTE ONLINE RESOURCES, MAP NO. 25021C0143E, EFFECTIVE DATE JULY 17, 2012.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CKD
1.	4/15/2022	PEER REVIEW COMMENTS	RL	DTF
2.	5/4/2022	PEER REVIEW COMMENTS	RL	DTF

PROFESSIONAL SEAL

PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD) MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

PREPARED FOR: JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES
67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906

CMG EST. 2002

ISSUE DATE: 2/24/2022
DRAWN BY: RL CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2020-235

AUOD MODIFICATION PLAN

C-1.0

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

May 16, 2022

CERTIFICATE

I, STEFANY OHANNESIAN, TOWN CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT NOTICE OF A **MODIFICATION** OF AN ADAPTIVE USE OVERLAY DISTRICT APPROVED BY THE PLANNING AND ECONOMIC DEVELOPMENT BOARD HAS BEEN FILED IN THE MATTER OF:

EARLY CAPITAL, LLC
149 MAIN STREET
MEDWAY, MA 02053

FILED IN THE TOWN CLERK'S OFFICE ON **APRIL 25, 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.....**MAY 16, 2022**

A TRUE COPY
ATTEST Stefany Ohannesian

TOWN OF MEDWAY

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

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

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

Date: May 16, 2022

Permittee's Name: Early Capital, LLC

Subject Property Address: 149 Main Street

Map/Parcel Number(s): Map 48: Parcel 021

Property Owner: Early Capital, LLC

Project Name: 149 Main Street AUOD

Type of Permit: Adaptive Use Overlay District Special Permit Modification
Site Plan Endorsement

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

- [x] 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*** are paid in full as of this date for the subject property noted above.
- [x] 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

5/16/22
Date

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

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Monday, May 16, 2022 4:30 PM
To: Susan Affleck-Childs
Subject: [External] 149 Main St Final Plan Review

Hi Susy,

We reviewed the Plans titled "Adaptive Use Overlay District (AUOD) Modification Plan, #149 Main Street, Medway, MA 02053" dated February 24, 2022, revised May 4, 2022, prepared by CMG Engineering Services against the Decision Conditions and our previous comments. All of our previous comments have been addressed and we believe the plan is in compliance with the Decision. The Applicant will need to provide a stamped (MA PE) and signed version for the board to endorse at the meeting.

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@tetratech.com

Tetra Tech | *Leading with Science®* | INE
100 Nickerson Road | Marlborough, MA 01752 | tetratech.com

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Please consider the environment before printing. Read more

TETRA TECH

May 24, 2022
Medway Planning & Economic Development Board Meeting

2 Marc Road Site Plan Modification, Groundwater Special Permit, and Marijuana Special Permits Modification Public Hearing Continuation

- Public Hearing Continuation Notice to 5-24-22
- 5-16-22 email from project engineer Dan Merrikin requesting a continuation of the public hearing to July 12, 2022
- 5-18-22 email from project engineer Dan Merrikin regarding extending the action deadline for the Board's action on the site plan to August 31, 2022.

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

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

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

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MEMORANDUM

April 13, 2022

RECEIVED TOWN CLERK
APR 13 '22 PM3:00

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 CommCan – Modification to Previously Approved Site Plan, Marijuana Special Permits, and Groundwater Protection Special Permit for 2 Marc Road***
Continuation Date – May 24, 2022 at 7:15 p.m.

At its April 12, 2022 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of 2 Marc Road LLC (formerly Ellen Realty Trust) of Millis, MA for approval of modifications to the previously approved major site plan, marijuana special permits, and groundwater protection district special permit for its existing marijuana cultivation and processing establishment at 2 Marc Road to the Board's meeting on Tuesday, May 24, 2022 at 7:15 p.m. at Medway Town Hall, 155 Village Street. The meeting will also be available via Zoom.

The proposal is to construct a two-story, 20,000 sq. ft. addition (10,000 sq. ft. footprint) and loading dock at the rear of the existing building to be used for the processing of products, a beverage canning operation, and storage. The proposal also includes constructing a 56 vehicle parking area in the previously disturbed easterly portion of the site with a connecting driveway to the existing access driveway from Marc Road. The existing parking area in front of the building will be modified to include additional handicap spaces and spaces to charge electric vehicles. The existing driveway around the building will also be modified to accommodate the building addition and loading dock. The site work includes stormwater management facilities and other site amenities. The site includes wetland resources which are under the jurisdiction of the Medway Conservation Commission for an Order of Conditions and a Land Disturbance permit.

The planned work is shown on a plan titled *2 Marc Road Site Plan of Land in Medway, MA* dated February 28, 2022, prepared by Legacy Engineering of Millis, MA. The architectural drawings and renderings dated February 24, 2022 were prepared by UDA Architects of Walpole, MA. Project information is posted at: https://www.townofmedway.org/planning-economic-development-board/pages/2-marc-road-commcan-special-permit-and-site-plan

Please review the site plan and provide comments to us at your earliest convenience. The applicant will be submitting noise and odor mitigation plans which will be posted to the web page and reviewed by the Board's noise and odor consultants. Please do not hesitate to contact me if you have any questions at 508-533-3291.

Susan Affleck-Childs

From: Daniel Merrikin <dan@legacy-ce.com>
Sent: Monday, May 16, 2022 2:10 PM
To: Susan Affleck-Childs
Subject: [External] 2 Marc Road Continuation Request

Hi Susy,

Regarding the meeting on May 24th, I am writing to request a continuance without discussion to your July 12th meeting.

Thanks

Dan

Daniel J. Merrikin, P.E.
President

Legacy Engineering LLC
(formerly Merrikin Engineering, LLP)
730 Main Street
Suite 2C
Millis, MA 02054

www.legacy-ce.com

dan@legacy-ce.com
508-376-8883(office)
508-868-8353(cell)

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

May 18, 2022

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

Ref: Application to Modify a Previously Approved Marijuana Special Permit Decision
Proposed Addition
2 Marc Road

Dear Members of the Board:

I am writing on behalf of the applicant to grant and request an extension on the time in which the Board must act on the above-noted application up to and including August 31, 2022. Do not hesitate to contact me if you have any questions or comments.

Sincerely,

LEGACY ENGINEERING LLC

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2022.05.18 12:05:06 -04'00'

Daniel J. Merrikin, P.E.
President

cc: File

May 24, 2022
Medway Planning & Economic Development Board Meeting

Medway Commons – BrightPath Child Care Center Minor Site Plan Plan Review Fee Estimate

- Tetra Tech plan review fee estimate dated 5-24-22 for $5,145

TETRA TECH

May 24, 2022

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

Re: Peer Review Proposal
Minor Site Plan Review
Medway Commons – Bright Path Child Care Center
Medway, Massachusetts

Dear Ms. Affleck-Childs:

We are pleased to submit this Proposal to the Town of Medway Planning and Economic Development Board (the Client) for professional engineering services associated with the above-referenced Project (the Project). The objective of our services is to provide technical review and general assistance to the Board during its review of the above-referenced Project for compliance with the following Regulations and Standards:

- Town of Medway Planning & Economic Development Board Rules and Regulations, Chapter 200 – Site Plans, Rules & Regulations for Submission, Review and Approval of Site Plans (last Amended October 8, 2019)

The Plans and supporting documentation will also be reviewed for general site planning design and sound engineering practice. We have excluded from our scope, the review of the application package as it relates to Town of Medway Zoning Bylaws.

SCOPE OF SERVICES

The following specifically describes the Scope of Services to be completed:

Task 1 Site Visit

A. Perform one (1) site visit to review the site and its surroundings.
   - Budget Assumption: 1 Visit
     3 hours @ $167/hr = $501
     Total = $501

Task 2 Design Review

A. Review the permit Application, and supporting documentation, and incorporate comments into review letter in Item 2.C below.
   - Budget Assumption: 1 hour @ $167/hr = $167
     1 hour @ $120/hr = $120
     Total = $287

B. Review one (1) set of proposed Plans against the above-mentioned Regulations and Bylaws and sound engineering practice and incorporate comments into review letter in Item 2.C below.
   - Budget Assumption: 2 hours @ $167/hr = $334
     6 hours @ $120/hr = $720
     Total = $1,054

Infrastructure Northeast
Marlborough Technology Park, 100 Nickerson Road, Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201 tetratech.com

C. Prepare one (1) letter summarizing findings for presentation to the Town of Medway PEDB.

- Budget Assumption: 4 hours @ $167/hr = $668
  2 hours @ $120/hr = $240
  Total = $908

D. Coordinate with Applicant to address items in initial review letter and issue one (1) revised letter upon receipt of modifications. This task is limited to minor changes in the site plans which directly address comments from our initial review letter. Major changes to the Plans and/or Stormwater Report will require additional funds.

- Budget Assumption: 4 hours @ $167/hr = $668
  4 hours @ $120/hr = $480
  Total = $1,148

Task 3 Meetings

A. Participate in three (3) hearings/meetings with the Town of Medway PEDB by video conference, including time for preparation for each meeting.

- Budget Assumption: 6 hours @ $167/hr = $1,002
  Total = $1,002

BUDGET

The fee for the work outlined in this proposal will be billed on a Time and Expenses basis according to Tetra Tech's and Medway's then current contract rates. Reimbursable expenses budget for execution of the tasks included in this scope of work are limited to mileage, field equipment, internal-use printing costs and hard-copy production of deliverables for submission and are billed at a fixed fee of five (5) percent of labor costs. We suggest that you establish a budget as summarized below, which will not be exceeded without your approval.

Please be advised that this estimate is for initial review of submitted materials, is based on our current understanding of the Project needs and is for budget purposes only. The total actual cost of our services will largely depend on the number and complexity of revisions and resubmittals, quality and completeness of the information submitted by the applicant and the depth to which specific issues are explored. Cost for each task is based on a comparison with other similarly sized projects we have reviewed. Please be advised, additional funding will be required if additional or revised materials are submitted, if additional subject areas require review or additional coordination is required beyond what is specifically described above.

The breakdown of this fee by task is as follows:

Task	Task Description	Budget
Task 1	Site Visit	$501
Task 2	Design Review	$3,397
Task 3	Meetings	$1,002
	Labor Subtotal	**$4,900**
	Expenses (5%)	$245
	Total	**$5,145**

SCHEDULE AND CONDITIONS

We recognize that timely performance of these services is an important element of this proposal and will put forth our best effort, consistent with accepted professional practices to complete the work described within the Client's schedule. We are not responsible for delays in performance caused by circumstances beyond our control or that could not have been anticipated or prevented.

To signify your acceptance of this Agreement, please sign and return one copy and the retainer to us along with the attachments. When signed by representatives of both parties, this Proposal will become an agreement

between Tetra Tech, Inc. (ENGINEER) and Town of Medway (CLIENT). The Agreement is subject to the existing contract Terms and Conditions between the Engineer and Client. The price is valid for 60 days from the date of this letter.

We appreciate the opportunity to provide these services, and we look forward to working with you. Please contact us if you have any questions or require additional information.

Very truly yours,

Steven M. Bouley, P.E.
Project Manager

Sean P. Reardon, P.E.
Vice President

Certified by: _____ _____

Authorized Representative
Town of Medway

Date

M:\SITE\BOULEY\MEDWAY_PEDB_BRIGHT PATH CCC_2022-05-24.DOCX

May 24, 2022
Medway Planning & Economic Development Board Meeting

Cassidy Field Minor Site Plan and Land Disturbance Permit

UPDATED – 5/23/22 – VERSION #2

- Draft decision dated ~~5-18-22~~ **5-23-22 (includes edits offered by Barbara Saint Andre and Steve Bouley)**
- Email dated 5-17-22 from Deputy Fire Chief Mike Fasolino
- Site plan dated 3-25-22 by Tetra Tech
- **Review letter from Sergeant Jeff Watson dated 5-19-22**

TOWN OF MEDWAY
Planning & Economic Development Board

155 Village Street
Medway, Massachusetts 02053

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

REVISED DRAFT – May ~~18~~ 23, 2022
Edits by Barbara Saint Andre and Steve Bouley

Minor Site Plan and Land Disturbance Permit Decision
Town of Medway Cassidy Field
_____with Waivers and Conditions

Decision Date: May 24, 2022

Name/Address of Applicant: Medway Department of Public Works
45 Holliston Street
Medway, MA 02053

Name/Address of Property Owner: Town of Medway
155 Village Street
Medway, MA 02053

Project Location: 11R Winthrop Street
Assessors' Reference: 39-74 and 39-78
Zoning District: Agricultural Residential I

Engineer: Tetra Tech
100 Nickerson Road
Marlborough, MA 01752

Site Plan: *Cassidy Field Parking Improvements*
Dated March 25, 2022

DRAFT

Telephone: 508-533-3291 *Fax*: 508-321-4987
planningboard@townofmedwa.org

PROJECT DESCRIPTION – The proposed work consists of the demolition and redevelopment of the existing degraded asphalt and gravel parking area located on the north side of the site adjacent to the baseball fields. A total of 93 paved parking spaces are planned of which 5 will be accessible. Parking spaces will be clearly delineated to increase capacity and improve circulation efficiency. Infrastructure will be installed to accommodate ~~9~~12 future parking spaces to charge electric vehicles; such charging stations will be installed as funding becomes available. No additional lighting is proposed. Paved walkways will be provided to improve access from the parking lot to the existing snack shack (concession stand). Stormwater runoff from the fields and parking area will be collected, treated and infiltrated using dump-sump catch basins and 2 subsurface infiltration chamber systems in accordance with MA Department of Environmental Protection Stormwater Management Standards. Landscaping improvements are also planned; an area containing existing mature trees will remain. Of the 14.4 acre site, the project area comprises approximately one acre.

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public review process, the Medway Planning and Economic Development Board, on May 24, 2022, on a motion made by _____ and seconded by _____, voted by roll call, to _____with WAIVERS and CONDITIONS as specified herein, a site plan for the construction of the above described parking lot and stormwater improvements at 11R Winthrop Street as shown on *Cassidy Field Parking Improvements* dated March 25, 2022, prepared by Tetra Tech, to be further revised as specified herein.

The motion was _____by a vote of __ in favor and __opposed.

Planning & Economic Development Board Member Vote

Jessica Chabot
Richard Di Iulio
Matthew Hayes
Sarah Raposa
Robert Tucker

III. PROCEDURAL HISTORY

A. April 7, 2022 - Site plan and land disturbance applications and associated materials were filed with the Medway Planning & Economic Development Board. Documents were provided to the Medway Town Clerk on April 20, 2022

B. April 22, 2022 - Site plan public briefing notice was filed with the Town Clerk and posted at the Town of Medway web site.

C. April 22, 2022 – Site plan public review notice was mailed to abutters by first class mail.

D. April 25, 2022 – Site plan information distributed to Town boards, committees and departments for review and comment.

E. May 10, 2022 – Board commenced the site plan public briefing. The briefing was continued to May 24, 2022 when the Board's review of the project concluded and a decision was rendered.

IV. INDEX OF SITE PLAN DOCUMENTS

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A. The site plan application package for the proposed Cassidy Field improvements project included the following documents that were provided to the Board at the time the application was filed:
   1. Applications for minor site plan approval and a land disturbance permit, dated April 7, 2022, with Project Narrative prepared by Tetra Tech
   2. Certified abutters' list prepared by Medway Assessor's office.
   3. Submittal letter dated April 7, 2022 from project engineer Steven Bouley, P.E. of Tetra Tech as the applicant's designated representative.
   4. Site plan titled *Cassidy Field Parking Improvements,* dated March 25, 2022, prepared by Tetra Tech.
   5. *Stormwater Management Report Cassidy Field Improvements*, dated April 7, 2022, prepared by Tetra Tech.
   6. *Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan for Cassidy Field*, dated April 7, 2022 prepared by Tetra Tech
   7. Deed documenting ownership of the subject property.
   8. Requests for waivers of *Site Plan Rules and Regulations* dated April 7, 2022 January 21, 2021

B. During the course of the review, the following other materials were submitted to the Board:
   1. Review notes dated May 5, 2022 by Susan Affleck-Childs, Planning and Economic Development Coordinator.
   2. Email dated May 16, 2022 from Medway Deputy Fire Chief Mike Fasolino

C. All documents and exhibits received during the public review process are contained in the Planning and Economic Development Board's project file.

V. TESTIMONY - In addition to the site plan application materials as submitted and provided during the course of the Board's review, the Board also received verbal and/or written testimony or comments from:
1. Steve Bouley, P.E. of Tetra Tech, Inc.,
2. Peter Pelletier, Director of the Medway Department of Public Works
3. Barry Smith, Water/Superintendent, Medway Department of Public Works

VI. FINDINGS – In making its findings and reaching the decision described herein, the Board was guided by the *Site Plan Rules and Regulations* and the *Medway Zoning Bylaw*. The Board also considered evidence and testimony presented at the public briefings and comments submitted by Town departments, boards and committees as well as the Board's peer review consultant and residents placed in the public record during the course of the review.

The Planning and Economic Development Board, at its meeting on May 24, 2022, on a motion made by _____and seconded by _____, voted to _____ the following ***FINDINGS*** regarding the site plan application for the Medway Department of Public Works for proposed site improvements at Cassidy Field at 11R Winthrop Street. The motion was _____by a vote of ___in favor and ____opposed.

Site Plan Rules and Regulations Findings **–** The Planning and Economic Development Board shall consider the following criteria as set forth in the *Site Plan Rules and Regulations,* Section 204-8, F, unless specifically waived.

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1) The proposed buildings, uses and site improvement are appropriately located on the development site in relation to the terrain and the location and scale of buildings and site features on abutting sites.

   The improvement of the Cassidy Field parking area and installation of stormwater management facilities will not depart from the character, materials and scale of the existing site, building and site features that currently exist throughout the Cassidy Field complex. The design of planned stormwater management facilities was developed to make use of the site's existing topography.

2) The construction and/or renovation of buildings and site improvements and amenities are designed to reflect or be compatible with the Medway *Design Review Guidelines.*

   No new buildings are proposed as part of this project. The proposed site improvements including landscaping and site amenities are compatible with the Medway Design Review Guidelines.

3) Building and site designs reflect the character, materials and scale of existing buildings in the vicinity as well as Master Plan goals for the area

   The proposed parking and site improvements are compatible with the character, materials and scale of the site's existing uses, features and building. Consistent with the Medway Master Plan, the Cassidy Field parking improvement project will support the provision and maintenance of a diversity of recreation land uses by expanding the supply of parking and ensuring that stormwater is suitably managed in accordance with state and local requirements.

4) Reasonable use is made of building location, grading and landscaping and other site features to reduce the visible intrusion of structures, parking areas, and outside facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operation of the establishment(s) from public views or from adjacent residential properties.

   The location of the proposed parking and drainage improvements will be set back from Winthrop Street and will not be any more visible to abutting residential properties than the present configuration of the site's features. The existing tree lines adjacent to abutting properties from 5 to 19 Winthrop Street will be retained.

5) Private drives are properly designed and constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development.

   No new driveways are proposed.

6) Internal circulation, queuing and egress promote traffic safety, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is avoided.

   The Cassidy Field site is accessed directly from Winthrop Street. The property has been used for many years as playing fields for local sports teams and

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organizations. No expansion of the playing fields is proposed and therefore there will be no supplemental impacts on minor residential streets. No new driveways or curb cuts are proposed, and the existing driveway will continue to allow for safe and efficient vehicular traffic flow to and from the property. The proposed project provides for expanded and better organized parking. The Medway Police Department has not requested any changes to the internal circulation, queuing and egress patterns.

7) Convenient and adequate access for fire-fighting and emergency vehicles is provided to each structure and throughout the site.

The Medway Fire Department reviewed the site plan and application and responded that it did not have any review comments or recommendations to offer. Accordingly, it is not expected that the proposed work will impact the existing convenient and adequate access for the Town's fire-fighting and emergency vehicles.

8) Design and construction minimize, to the extent reasonably practical, the following environmental impacts:
   a) the volume of cut and fill;
   b) the number of trees to be removed with particular care taken with mature trees and root systems;
   c) the visual prominence of man-made elements not necessary for safety;
   d) the removal of existing stone walls;
   e) the impacts on waterways and environmental resource areas;
   f) soil erosion and pollution; and
   g) noise.

The project will not entail either removal or import of earth material. No trees will need to be removed to undertake the proposed work. There are no existing stone walls to be impacted. Appropriate site and erosion and sedimentation controls will be implemented and maintained during excavation and grading work and the site will be stabilized thereafter.

9) Pedestrian ways, access driveways, loading areas and vehicular and bicycle parking facilities are properly designed for public convenience, accessibility, and safety of customers, employees and the general public.

Bike racks will be included as part of the project to provide bicycle parking availability. No changes are planned to the existing access driveway. The parking area has been designed and will be improved with a paved surface which will better serve the general public.

10) Design and construction, to the maximum extent feasible, preserve and incorporate the visual prominence of the site's natural and historic features (i.e., hills, water bodies, wetlands, trees, tree groves, wooded areas, rock outcrops, native plants, stone walls, wildlife habitats, and other areas of aesthetic or ecological interest).

The location of the parking area has been selected so to not impact wetland resources. No trees will be removed as part of the construction. The property is

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not within an historic district and is not listed on any State or National registers for historic or cultural resources.

11) Lighting on the site complies with Section 7.1.2 of the *Zoning Bylaw*.

No additional lighting is planned as part of this project.

12) The proposed limit of work area is reasonable and protects sensitive environmental and/or cultural resources on the site and on adjacent parcels. The project as designed will not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.

The proposed limit of work area is small and the scope of work is comprised primarily of improvements to already disturbed land. The proposed scope of work was reviewed by the Conservation Agent who determined that the project was not under the Conservation Commission's jurisdiction.

13) The project's impact on abutting residential neighborhoods has been adequately mitigated. Adjacent and neighboring properties are protected from nuisance and harmful effects caused by noise, traffic, noxious or harmful fumes, and the glare of headlights and other light sources generated by uses on the development site.

Cassidy Field, after the site improvement project is completed, will have no more impact on the abutting residential neighborhood than its present operation. No changes to site lighting are planned.

14) The project is compatible with the existing and potential future development of the surrounding area and with the character of adjacent residential neighborhoods.

The proposed scope of work is relatively minor in nature within the context of the long-standing recreational use of the property.

15) Off-street loading facilities and methods for unloading vehicles, goods, products, materials and equipment incidental to the normal operation of the establishment(s) to be located on the site are conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view.

The proposed project does not involve any changes that would impact the site's off-street loading facilities and methods associated with the normal operation of an outdoor recreational field complex.

16) The project complies with the requirements of Section 26.8 of Medway *General Bylaws*, ARTICLE XXVI, Stormwater Management and Land Disturbance; the Massachusetts DEP Stormwater Management Standards, and EPA's National Pollution Discharge Elimination System (NPDES) requirements.

The applicant has provided a stormwater management report that fully describes the existing and proposed stormwater drainage system. The Medway Department of Public Works will file for a NPDES permit with the U.S. EPA.

17) The effects and the impacts of the proposed use of land or structures on vehicular and pedestrian traffic, municipal services and utilities, roadways, parking,

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drainage, environmental quality, water resources, and the community's character, amenities and appearance have been identified and evaluated and reasonable conditions, limits, safeguards and mitigation measures are established pursuant to *s. 204-8 G* of these *Rules and Regulations*.

As a result of the public review process of the proposed project, and the applicant's forthcoming submittal of a revised site plan to address the Board's comments from the May 10 and 24th briefings, and with the decision conditions included herein, this criterion has been fulfilled.

Land Disturbance Permit Findings **-** *The Board finds that the work proposed for construction of parking and site improvements as presented at the public briefing where the Applicant has presented evidence sufficient to demonstrate that the proposed activity meets the requirements of Medway General Bylaw Article XXVI Stormwater Management and Land Disturbance.*

VII. WAIVERS FROM SITE PLAN RULES AND REGULATIONS – At its May 16, 2022 meeting, the Planning and Economic Development Board, on a motion made by _____and seconded by _____, voted to approve waiver requests from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended October 8, 2019.* The Planning and Economic Development Board's action and reasons for acting on each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section.

The motion was _____ by a vote of ___in favor and ____opposed.

1. **Section 207-12 Parking H. 1. The perimeter of the parking area shall be bounded with vertical granite curb, bituminous concrete curb, or cement concrete curb to delineate the parking lot and collect and direct stormwater runoff.**

The Applicant has requested a waiver from this regulation to install curb around the entire perimeter of the parking area. Instead, the applicant proposes to install bituminous concrete berm only at downgradient locations to channelize and direct stormwater runoff to the planned drainage structures and NOT at upgradient portions of the property in order to maintain existing flow patterns from the upgradient playing fields. This approach uses a limited amount of new curbing and the existing drainage patterns to accomplish the needed stormwater management measures while also reducing costs associated with unnecessary excavation and curbing materials.

The Board approves this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

2. **Section 207-19 Landscaping. C. Parking Areas 1) Internal landscape planted divisions (islands and peninsulas) shall be constructed within all parking areas containing ten or more parking spaces to provide visual relief from expanses of pavement and vehicles and provide shade. c) Where the length of parking aisles exceeds twenty-five spaces, intermediary landscaped islands shall be installed at regular intervals, not to be more than every thirteen spaces.**

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The Applicant has requested a waiver from this regulation to install intermediary landscaped islands within the proposed parking lot. Instead, the landscaping plan includes the addition of shade trees and landscaping around the perimeter of the parking area. The Applicant wishes to maximize the project's parking capacity. Relief from this regulation will also reduce the cost of additional excavation and curbing installation to delineate intermediary landscaped islands.

The Board approves this waiver request as being consistent with the purpose and intent of the Site Plan Rules and Regulations which will have no significant detriment to the achievement of any of the purposes of Site Plan Review and Approval.

VIII. CONDITIONS The *Special and General Conditions* included in this Decision shall assure that the Board's approval of this site plan is consistent with the *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public review process have been carefully considered

SPECIFIC CONDITIONS OF APPROVAL

A. ***Plan Endorsement*** **-** Within sixty (60) days after the Board has filed its *Decision* with the Town Clerk, the Cassidy Field site plan entitled *Cassidy Field Parking Improvements*, dated March 25, 2022 shall be further revised to reflect all Conditions and required plan revisions, including those specified as follows, and submitted to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. *(Said plan is hereinafter referred to as the Plan)*. The Permittee shall provide a set of the revised Plan in its final form to the Board for its signature/endorsement. All plan sheets shall be bound together in a complete set.

B. ***Plan Revisions*** **–** Prior to plan endorsement, the following plan revisions shall be made to the March 25, 2022 plan set.

1. The cover sheet shall be revised to add a list of the Approved Waivers from the *Site Plan Rules and Regulations.*
2. The signature area on all plan sheets shall be revised to include Decision Date: May 24, 2022 and Plan Endorsement Date: _____.
3. Add "no parking" signs along the main driveway.
4. Move ADA parking signs to the head of the stalls rather than behind the sidewalk.
5. "No Parking" to be painted in the hatched areas in the parking areas adjacent to the proposed walkway to the snack shack and at the gravel driveway to the rear fields.
6. Relocate the picnic tables that were proposed on the east side of the site and place them on the southern side of the site adjacent to the southern field.
7. Relocate some of the proposed trees to the southern side of the lot.
8. Add bike racks.
9. Revise dumpster enclosure detail
10. Include sidewalk connection for Winthrop Street.
11. ~~9.~~ Include additional signage and pavement markings to delineate intended traffic circulation.

Commented [BS1]: I will need to speak with DPW about this. This is going to also require additional stormwater infrastructure and tree clearing which is going to drive up cost.

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GENERAL CONDITIONS OF APPROVAL

A. ***Other Permits*** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.

B. ***Restrictions on Construction Activities*** – During construction, all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of town roads. The applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.

1. *Construction Time* - Construction work at the site and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Saturday. No construction shall take place on Sundays or on federal and/or state legal holidays without the advance approval of the ~~Inspector of~~ Building~~s.~~ Commissioner.

2. The applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.

3. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve ~~(12)~~ hours of its occurrence.

4. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis. All waste products, refuse, debris, and construction materials shall be contained and deposited post construction at an appropriate off-site facility.

5. All erosion and siltation control measures shall be installed by the Applicant prior to the start of construction and ~~observed by the Planning and Economic Development Board's consulting engineer and~~ shall be maintained in good repair throughout the construction period.

6. *Construction Traffic/Parking* – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.

C. ***Stormwater Management and Land Disturbance Conditions – Pre-Construction***

1. All erosion controls and limits of work lines as included in the endorsed plan set shall be installed along the approved and staked lines. Such installation shall occur

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with the least possible disturbance to vegetation. Erosion controls should be placed around trees, shrubs and other vegetation, on the uphill side. The installed erosion control measures shall be inspected, adjusted if needed, and approved by the Board's consulting engineer to ensure they have been properly installed.

2. Prior to construction the general contractor shall designate a construction staging area within designed location as depicted on the approved site plan. All construction trailers, portable sanitary facilities, material storage and overnight parking of equipment shall be located in the staging area. The perimeter of the staging area shall be protected as necessary with silt fence and the ground surface shall be protected with washed stone or another suitable non-erosive material.

3. Prior to construction, an area for cleanup and/or maintenance of construction equipment shall be designated. Prior to commencement of work, the Permittee shall designate a location for a concrete washout and other washout areas which shall be surrounded by siltation controls. The locations and form of siltation controls shall be approved by the Board's consulting engineer.

4. Prior to commencing any work on site, the Permittee shall install a stone construction entrance (tracking pad) not less than 20' wide and not less than 30' in length of a stone size, on the average of 1" to 4".

D. ***Stormwater Management and Land Disturbance – During Construction***

1. Construction of this project will disturb greater than one-acre and thus is subject to the United States Environmental Protection Agency (US EPA) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activities. Construction is subject to a Stormwater Pollution Prevention Plan (SWPPP) to be prepared by the Permittee for submittal to the US EPA and provided to the Board. The SWPPP shall be included in all construction contracts, subcontracts, and specifications dealing with the planned work. The Permittee shall ensure that all contractors, subcontractors and other personnel performing the authorized work are fully aware of the SWPPP and its operation and maintenance plan.

2. Copies of this Decision, the endorsed site plan, the stormwater report including the long-term stormwater operations and maintenance plan, and the SWPPP shall be kept on site at all times while the site is under construction. These documents shall be included in all construction contracts, subcontracts, and specifications dealing with the approved work and shall supersede any conflicting contract requirements. The Permittee shall ensure that all contractors, subcontractors and other personnel performing the permitted work are fully aware of this Permit's terms and conditions. Thereafter, the Permittee, the contractors, and subcontractors will be held jointly liable for any violation of this Permit resulting from failure to comply with its conditions.

3. Erosion Control - It is the Permittee's responsibility to conduct monitoring, maintenance, reporting, and repair of erosion control measures, and to take any additional measures necessary to control erosion from the site in accordance with the SWPPP. The Permittee shall designate an Erosion Control Inspector who shall be responsible for these duties. The erosion control measures specified in the

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endorsed plan shall be considered to be the minimum standard for compliance.

a) Erosion Control Measures shall be placed to ensure that no sedimentation will reach the Town's right-of-way (~~Main~~ Winthrop ~~–~~Street) or abutting properties. Choice of suitable silt fence materials shall be in accordance with the approved plan and details.

b) Maintenance of Erosion Control Measures - Appropriate erosion control devices shall be in place prior to the beginning of any phases of construction and shall be maintained during construction. The erosion control specifications provided in the Land Disturbance Application and the erosion control provision in the Permit and approved site plan will be the minimum standards for this project; additional measures may be required by the Board. These will be maintained until the Permittee's Erosion Control Inspector and the Board's consulting engineer agree that they are no longer needed, at which time they will be removed, using removal procedures that the Board's consulting engineer finds satisfactory. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. During construction, the Permittee or its designee shall inspect the erosion controls on a daily basis and shall remove all sediment when accumulated to a depth of two inches or greater. The Permittee shall immediately control all erosion on the site and shall immediately notify the Board of any breaches of the erosion control barriers by sediment or silt-laden water.

c) Any runoff resulting from the washing of trucks or construction equipment shall neither be directed to, nor dumped into, any on-site drainage system. Any such washing shall occur only in the designated washout areas. All construction vehicles exiting the property shall be cleaned of soil prior to traveling on public streets within the Town of Medway.

d) All construction equipment shall be inspected regularly and properly maintained and precautions shall be taken to prevent any leakage or spilling of oil, gasoline, hydraulic fluid, and other pollutants. Any leakages shall be repaired immediately. Any such leakage or spilling must be cleaned up immediately and disposed of off-site. The Board's consulting engineer shall be notified immediately in the event of any leakage or spillage.

4. Reporting – The Permittee or its agent shall conduct and document inspections of all erosion control measures no less than bi-weekly during construction and following after any storm event resulting in 0.25 inches of precipitation or more within twenty-four hours. The purpose of such inspections will be to determine the overall effectiveness of the erosion control plan and the need for maintenance or additional control measures.

5. Throughout construction ~~and until the development is transferred to the Harmony Village condominium association~~, the Permittee shall be responsible for keeping the constructed stormwater drainage system in a clean and well-functioning condition and shall do nothing which would alter the drainage patterns or characteristics as indicated on the Plan approved herein without the express written approval of a field change by the Board.

6. Throughout construction, the Board's consulting engineer shall regularly inspect the site to determine if the site is being maintained pursuant to the SWPPP and shall

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provide corrective guidance to the Permittee for actions needed to address any stormwater management deficiencies. Failure to adequately maintain the site shall be grounds for the Town to withhold building and/or occupancy permits.

7. All waste products, refuse, debris, grubbed stumps, slash, excavate, construction materials, etc. associated with the planned construction shall be contained and ultimately deposited at an appropriate off-site facility and shall not be incorporated in any manner into the project site.

8. All stockpiles shall be positioned within the limit of work area as depicted on the approved plan or as authorized by the Board's consulting engineer.

9. Fill – Any fill being brought onto the site from any off-property sources shall be free of trash, invasive species, deleterious material, and chemical contaminants in excess of the Massachusetts Contingency Plan (MCP 310 CMR 40.0000) RCS-1 Reportable Concentrations. Prior to delivering fill to the project site, the soil shall be sampled at its source and a certification provided to the Board and. The certification shall include a letter signed by a Licensed Site Professional (LSP) describing the site history of the originating soil location and certifying sampling collection procedures, quality control, results, compliance with RCS-1 Standards, and compliance with the requirements of this condition. Sampling and classification of soils shall also be consistent with MassDEP Policy # COMM-97-001.

Required soil testing is outlined below:

One soil sample shall be collected from material at each originating location or soil type. One soil sample shall be collected for every 500 cubic yards of soil.

- Volatile Organic Compounds (VOCs) by EPA Method 8260
- SemiVolatile Organic Compounds (SVOCs) by EPA 8270
- Polychlorinated Biphenyls (PCBs) by EPA Method 8082
- Total Petroleum Hydrocarbons (TPH) by EPA Method 8015 or 8100M.
- Substitute MassDEP VPH/EPH) for TPH allowed
- pH
- Priority Pollutant 13 Metals (total) Sb, As, BA, Be, Cd, Cr, Pb, Ni, Se, Ag, Ti, V, Zn.
- Any other analyses determined by the Conservation Commission, MassDEP, or the LSP necessary to properly characterize the soil for relocation.

Washed stone materials are exempt from testing.

The Board may consider alternative sampling plans or soil materials at its discretion. Approval of the Board is required for alternative plans. These may include management of soils consistent with MASSDEP WSC#-13-500, Similar Soils Provision Guidance.

10. If unforeseen problems occur during construction which may affect abutting properties, Town roadways and/or the Town's stormwater infrastructure, upon discovery by either the Board, its consulting engineer, or the Permittee, the Board shall be notified immediately, and an immediate meeting shall be held with the Permittee and its agents and the Board's consulting engineer and other concerned

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parties to determine the corrective measures to be employed. The Permittee shall then act to correct the problems using the corrective measures agreed upon and in accordance with General Condition F. Field Changes, if necessary. Subsequent to resolution, the activity and resulting actions shall be documented in writing.

E. ***Stormwater Management and Land Disturbance – Post Construction***

1. The Permittee, its successors and assigns, shall maintain the stormwater management system in accordance with *Long-Term Pollution Prevention and Stormwater Management Operations and Maintenance Plan for Cassidy Field, dated April 7, 2022*, prepared by Tetra Tech ~~Meridian Associates~~, as may be further revised prior to plan endorsement and after project completion.

2. The Permittee and its successors shall prepare an annual report of inspections of all stormwater management structures as prescribed in *Stormwater Management Operations and Maintenance Plan* to the Board, Conservation Commission, and the DPW. The inspections shall be conducted in accordance with the approved *Stormwater Management Operations and Maintenance Plan.*

F. ***Construction Oversight***

1. Planning and Economic Development Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.

2. The Permittee shall retain its own professional engineer licensed in the Commonwealth of Massachusetts to conduct progress inspections of the construction of the approved site plan improvements. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within five days of inspection.

G. ***On-Site Field Changes***

1. During construction, the Permittee may be authorized to make limited, minor, on-site field changes to the approved plan based on unforeseen site or job conditions, situations, or emergencies necessitated by field conditions or due to practical considerations. These field changes shall not alter items which may affect the site's compliance with this decision and the *Bylaw* nor conflict with a specific condition of the decision. Field changes shall not substantially alter the intent, layout and/or design of the endorsed site plan.

2. Prior to undertaking such field changes, the Permittee, its agent, and/or contractor shall discuss the possible field changes with the Planning and Economic Development Coordinator and submit a letter and drawings to the Planning and Economic Development Coordinator and the Building Commissioner describing the proposed changes and what conditions, situations, or emergencies necessitate such changes. In accordance with Section 3.5.2.C of the *Bylaw*, the Building Commissioner may determine that the field change is insubstantial, authorize the change, and so notify the Board. Otherwise, the Board shall review the proposed field change at a public meeting and determine whether the proposed field change is reasonable and acceptable based on the unforeseen conditions, situations, or

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emergencies and whether other options are feasible or more suitable. The Board will provide a written authorization of field change. Any approved field change shall be reflected in the as-built plan to be provided at project completion.

H. ***Modification of Plan and/or Decision***

1. This site plan approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the site plan that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Planning and Economic Development Board for review as site plan modifications.

2. Any work that deviates from the approved site plan or this Decision shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan modification pursuant to Section 3.5.2.A.3.c. and such approval is provided in writing by the Planning and Economic Development Board.

G. ***Compliance with Plan and Decision***

1. The Applicant shall construct all improvements in compliance with the approved and endorsed site plan and this Decision any modifications thereto.

2. The Planning and Economic Development Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.

3. The Conditions of Approval are enforceable under Section 3.1. F. of the *Medway Zoning Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

H. ***Project Completion***

1. Site plan approval shall lapse after ~~one (1)~~ two years of the grant thereof if substantial use has not commenced except for good cause. Approved site plans shall be completed by the applicant or its assignees within ~~two (2)~~ three years of the date of plan endorsement. Upon receipt of a written request by the applicant filed at least thirty ~~(30)~~ days prior to the date of expiration, the Planning and Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing, public review process and decision.

2. In conjunction with project completion, the Applicant shall secure a ***Certificate of Site Plan Completion*** from the Planning and Economic Development Board. The ***Certificate*** serves as the Board's confirmation that the completed work conforms to the approved site plan and any conditions and modifications thereto, including the construction of any required on and off-site improvements. To secure a ***Certificate*** of Site Plan Completion, the applicant shall:

   a) provide the Planning and Economic Development Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all building and site work has been completed in ~~strict~~ substantial compliance with the approved and endorsed site plan, and any modifications thereto; and

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b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Planning and Economic Development Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all buildings and site work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.

I. ***Construction Standards*** **-** All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.

J. ***Conflicts*** – If there is a conflict between the site plan and the Decision's Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Medway Zoning Bylaw, the Bylaw shall apply.

IX. APPEAL

The Board and the Applicant have complied with all statutory requirements for the issuance of this Decision on the terms set forth herein. A copy of this Decision will be filed with the Medway Town Clerk and mailed to the Permittee, and notice will be mailed to all parties in interest as provided in G.L. c. 40A §15.

Any person aggrieved by the Site Plan Decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, which shall be filed within twenty days after the filing of this decision in the office of the Medway Town Clerk.

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Medway Planning and Economic Development Board
SITE PLAN and LAND DISTURBANCE PERMIT DECISION
Cassidy Field – 11R Winthrop Street

Approved with Waivers and Conditions by the Medway Planning & Economic Development Board: May 24, 2022

AYE:

_____

_____

_____

_____

_____

ATTEST: _____ _____
Susan E. Affleck-Childs Date
Planning & Economic Development Coordinator

COPIES TO: Michael Boynton, Town Administrator
Michael Fasolino, Deputy Fire Chief
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Beth Hallal, Health Agent
Jeff Lynch, Fire Chief
Jack Mee, Building Commissioner
Pete Pelletier, Director Medway DPW
Joanne Russo, Treasurer/Collector
Barbara Saint Andre, Director of Community and Economic Development
Jeff Watson, Police Department Safety Officer
Steven Bouley, Tetra Tech

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Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Tuesday, May 17, 2022 12:18 PM
To: Susan Affleck-Childs; Mike Fasolino
Cc: Peter Pelletier
Subject: [External] RE: Cassidy Field Site plan - Review Comments NEEDED

Correct, the existing paved driveway is remaining.

Steven M. Bouley, PE | Project Manager
Direct **+1 (508) 786-2382** | Business **+1 (508) 786-2200** | Fax **+1 (508) 786-2201** | steven.bouley@tetratech.com

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, May 17, 2022 10:33 AM
To: Mike Fasolino <mfasolino@townofmedway.org>
Cc: Peter Pelletier <ppelletier@townofmedway.org>; Bouley, Steven <Steven.Bouley@tetratech.com>
Subject: Re: Cassidy Field Site plan - Review Comments NEEDED

⚠ **CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments. ⚠

Hi Mike,

Thanks. It is my understanding that the existing driveway from Winthrop Street and the driveway into the ball field is NOT being paved.

I am copying Pete Pelletier and project engineer on this email to confirm.

Cheers!

Susy

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

From: Mike Fasolino <mfasolino@townofmedway.org>
Sent: Tuesday, May 17, 2022 7:00 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: Re: Cassidy Field Site plan - Review Comments NEEDED

Good Morning Suzy,

I have reviewed the plans and have no comment from the FD. Everything looks good. Just confirming that the existing main entrance and driveway into the ball field is NOT getting paved and is staying the same?

Thanks

Michael Fasolino

Deputy Chief

Town of Medway

155 Village Street

Medway, Ma 02053

508-533-3211

Mailing Address:

44 Milford Street

Medway, Ma 02053

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Monday, May 16, 2022 5:00 PM
To: Chief Tingley <amtingley@medwaypolice.com>; Sgt. Jeffrey Watson <JWatson@medwaypolice.com>; Jeff Lynch <ChiefLynch@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>
Subject: Cassidy Field Site plan - Review Comments NEEDED

Hi,

We need review comments from you on the Cassidy Field Parking Improvements site plan. The info is loaded here:
https://www.townofmedway.org/planning-economic-development-board/pages/medway-department-public-services-building-site-plan

Please review the information and provide your comments to me by May 20th so I may share with the Board during the hearing on May 24th when the Board plans to vote its decision.

Thanks.

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Medway Police Department

315 Village Street
Medway, MA 02053

Phone: 508-533-3212
FAX: 508-533-3216
Emergency: 911

Allen M. Tingley
Chief of Police

May 19, 2022

To: Susan Affleck-Childs
Planning & Economic Development
Coordinator

From: Jeffrey W. Watson
Sergeant/Safety Officer
Medway Police Department

Ref: Cassidy Fields Parking Improvements

I have reviewed the proposed minor site plan for the Cassidy Fields Parking Improvements, issued on April 7.2022

These fields have a lot of moving traffic in and out. I do not see a safe walkable entrance from Winthrop St. If this type of enhancement to the parking is going to be made I, would like to see a sidewalk for the safety of those who are walking.

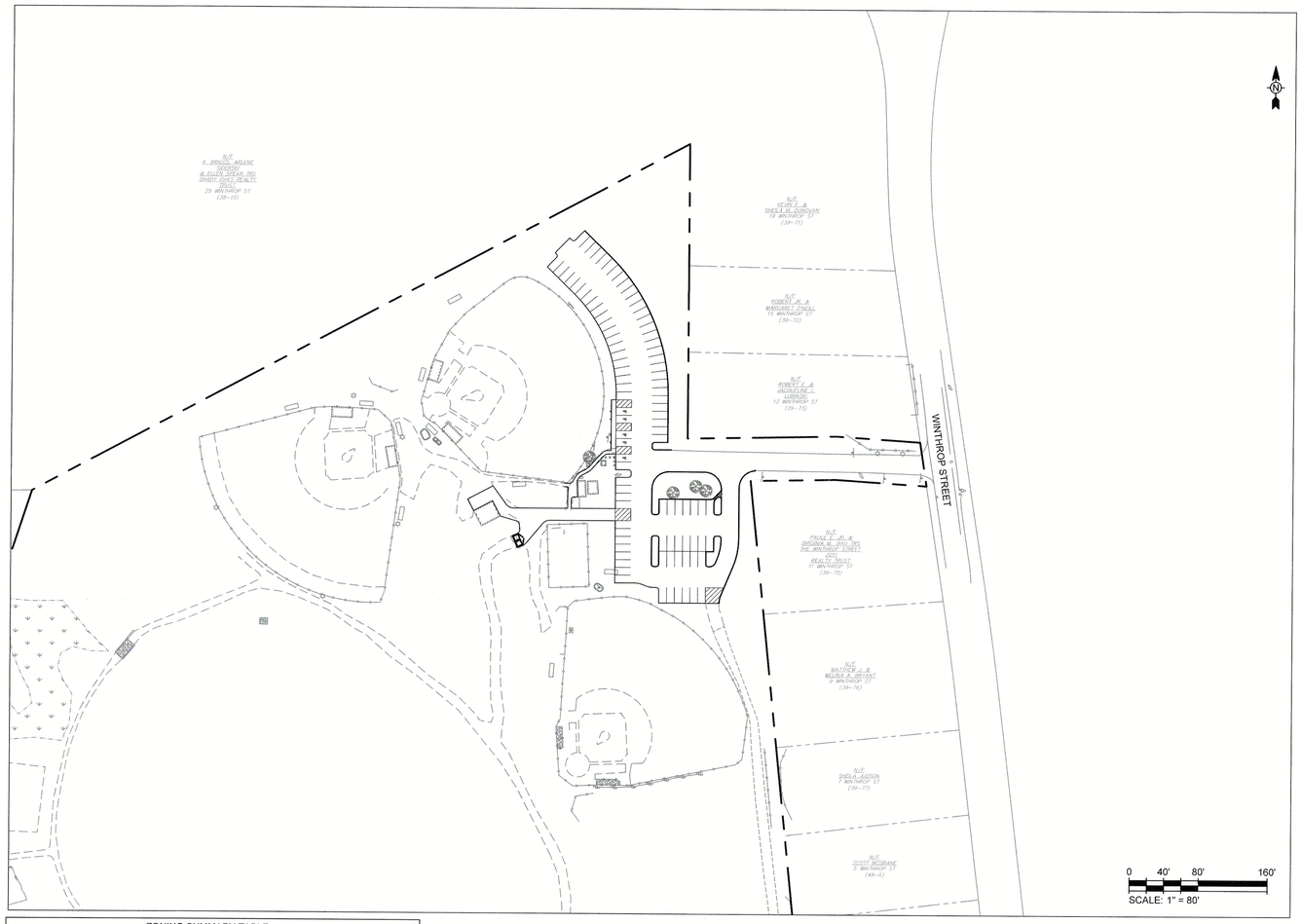
I also do not see any pavement markings, such as stop lines or directional arrows on the pavement. Can you tell me if there is a traffic pattern plan? I foresee a congestion issue around the electric vehicle spots and the handicap area with people entering and exiting the South and North Lots at the same time.

Once I see a traffic pattern plan, I will be able to better advise on signage.

Medway Department of Public Works
Cassidy Fields Parking Improvements
Winthrop Street, Medway, MA

100 Nickerson Road
Marlborough, MA 01752
Phone: (508) 786-2200 Fax: (508) 786-2201
www.tetratech.com

TETRA TECH



ZONING SUMMARY TABLE		
ZONING DISTRICT: AR-1		
DIMENSIONAL REGULATIONS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	44,000	949,074
MINIMUM FRONTAGE	180	51
MINIMUM SETBACKS		
FRONT	35	NA
SIDE	15	NA
REAR	15	NA
MAXIMUM BUILDING HEIGHT	35	NA
COVERAGE		
MAXIMUM LOT COVERAGE	25%	<25%
MAXIMUM IMPERVIOUS COVERAGE	35%	<35%
MINIMUM OPEN SPACE	NA	NA

PARKING SUMMARY TABLE			
SPACE TYPE	TOWN REQUIREMENT	REQUIRED	PROPOSED
STANDARD SPACES	N/A	N/A	76
ACCESSIBLE SPACES	1 / 25 STANDARD SPACES	4	5
ELECTRIC VEHICLE SPACES	1 / 25 STANDARD SPACES	4	12
TOTAL SPACES	N/A	N/A	93

SHEET NO.	SHEET TITLE
C-000	COVER SHEET
C-001	SITE CONTEXT SHEET
C-100	EXISTING CONDITIONS AND DEMOLITION PLAN
C-101	EROSION AND SEDIMENT CONTROL PLAN
C-102	LAYOUT AND MATERIALS PLAN
C-103	GRADING, DRAINAGE, AND UTILITIES PLAN
C-201	CONSTRUCTION DETAILS
C-202	CONSTRUCTION DETAILS
C-203	CONSTRUCTION DETAILS
L-100	LANDSCAPE PLAN
EC-1	EXISTING STAMPED SURVEY

COMMONWEALTH OF MASSACHUSETTS
STEVEN M. BOULEY
CIVIL
No. 45871
REGISTERED PROFESSIONAL ENGINEER
4/7/22

PROJECT LOCATION:
Winthrop Street,
Medway, MA 02053

CLIENT INFORMATION:
Medway Department of Public Works
45B Holliston Street,
Medway, MA 02053

Tt PROJECT No.:
143-21583-21012

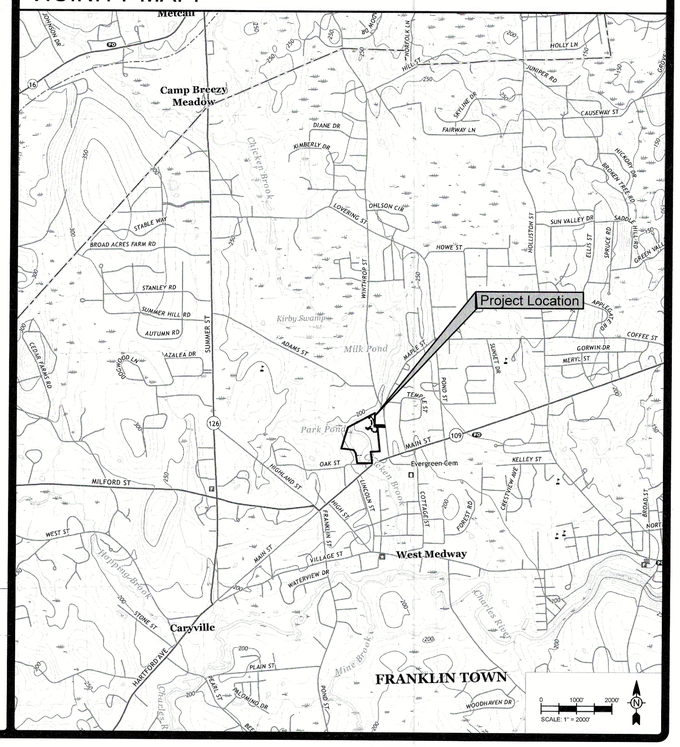
CLIENT PROJECT No.:

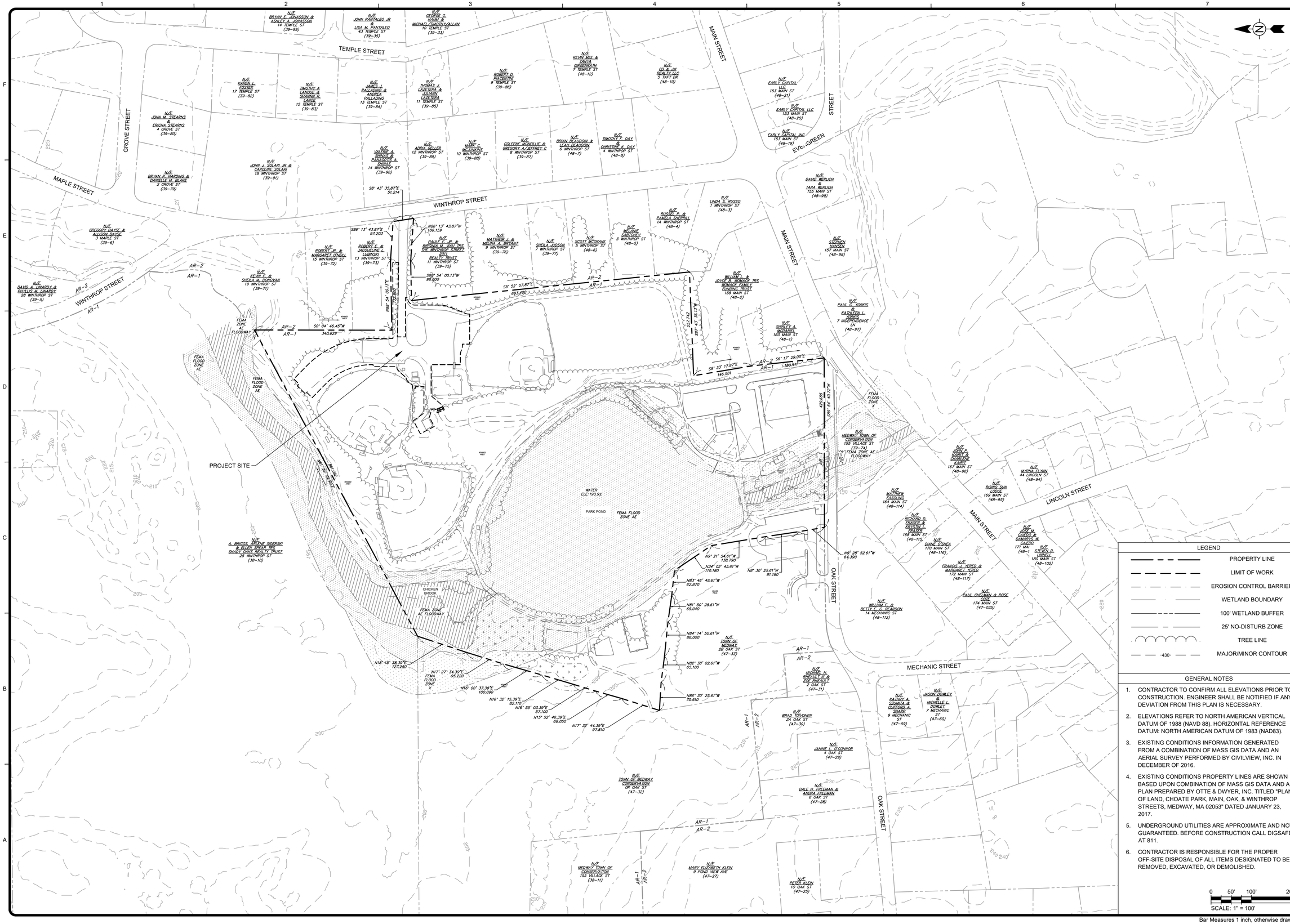
PROJECT DESCRIPTION / NOTES:
Assessor's Map & Parcel number: 39-074; 39-078
Zoning District: AR-1

ISSUED:
APRIL 7, 2022: MINOR SITE PLAN

WAIVER REQUESTS:
207-12.H.1 - PERIMETER OF PARKING LOT BOUNDED BY CURB/BERM
207-19.C.1 - INTERMEDIARY LANDSCAPED ISLANDS

VICINITY MAP:





LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EROSION CONTROL BARRIER
- WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 25' NO-DISTURB ZONE
- TREE LINE
- -430- MAJOR/MINOR CONTOUR

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IF ANY DEVIATION FROM THIS PLAN IS NECESSARY.
2. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL REFERENCE DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83).
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5. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED. BEFORE CONSTRUCTION CALL DIGSAFE AT 811.
6. CONTRACTOR IS RESPONSIBLE FOR THE PROPER OFF-SITE DISPOSAL OF ALL ITEMS DESIGNATED TO BE REMOVED, EXCAVATED, OR DEMOLISHED.

0 50' 100' 200'
SCALE: 1" = 100'

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MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Site Context Sheet

PROJ:	143-21583-21012
DESN:	BMP
DRWN:	TDP
CHKD:	SMB

C-001

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Bar Measures 1 inch, otherwise drawing not to scale

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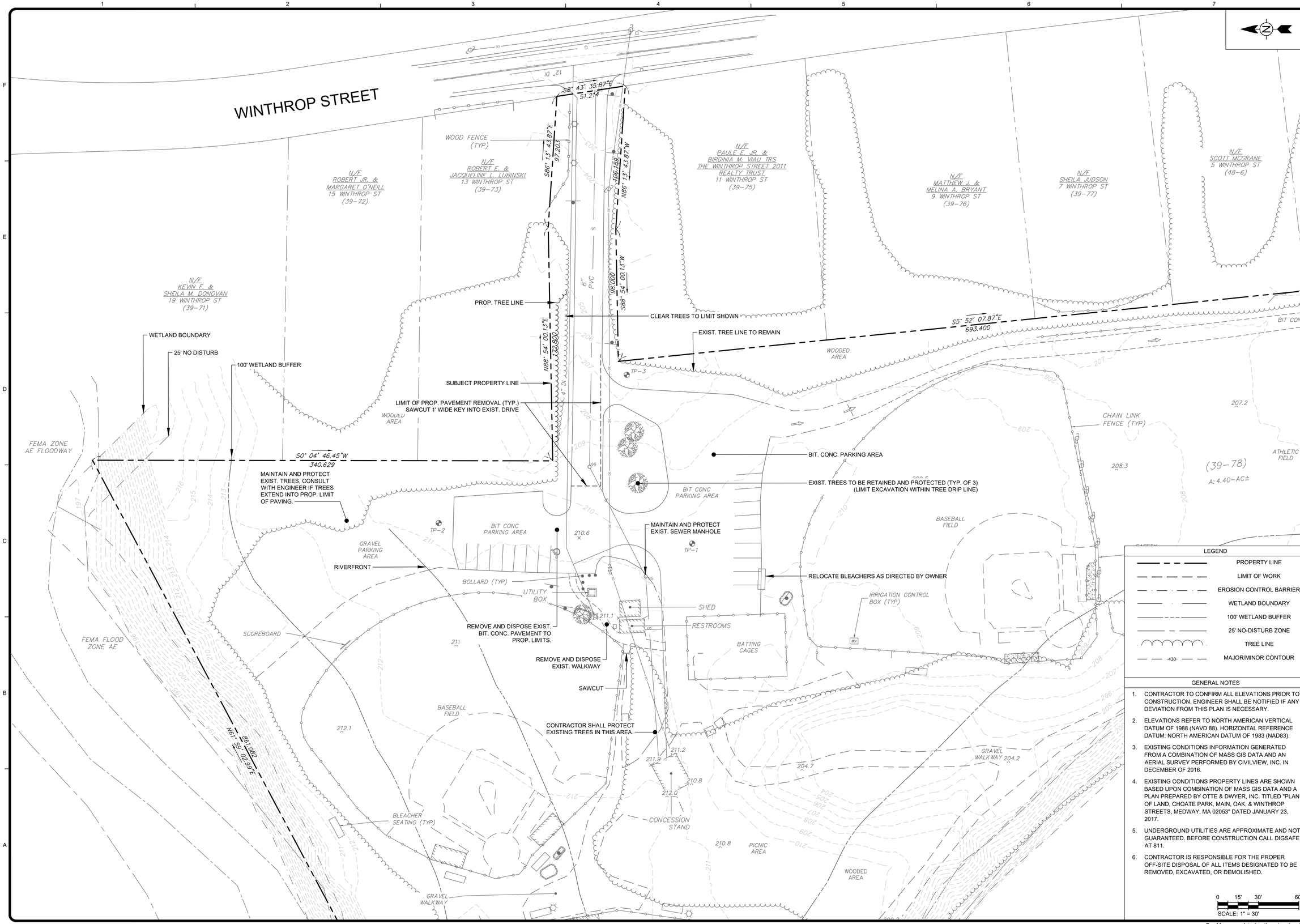

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0 15' 30' 60'
SCALE: 1" = 30'

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MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Existing Conditions and Demolition Plan

PROJ:	143-21583-21012
DESN:	BMP
DRWN:	TDP
CHKD:	SMB

C-100

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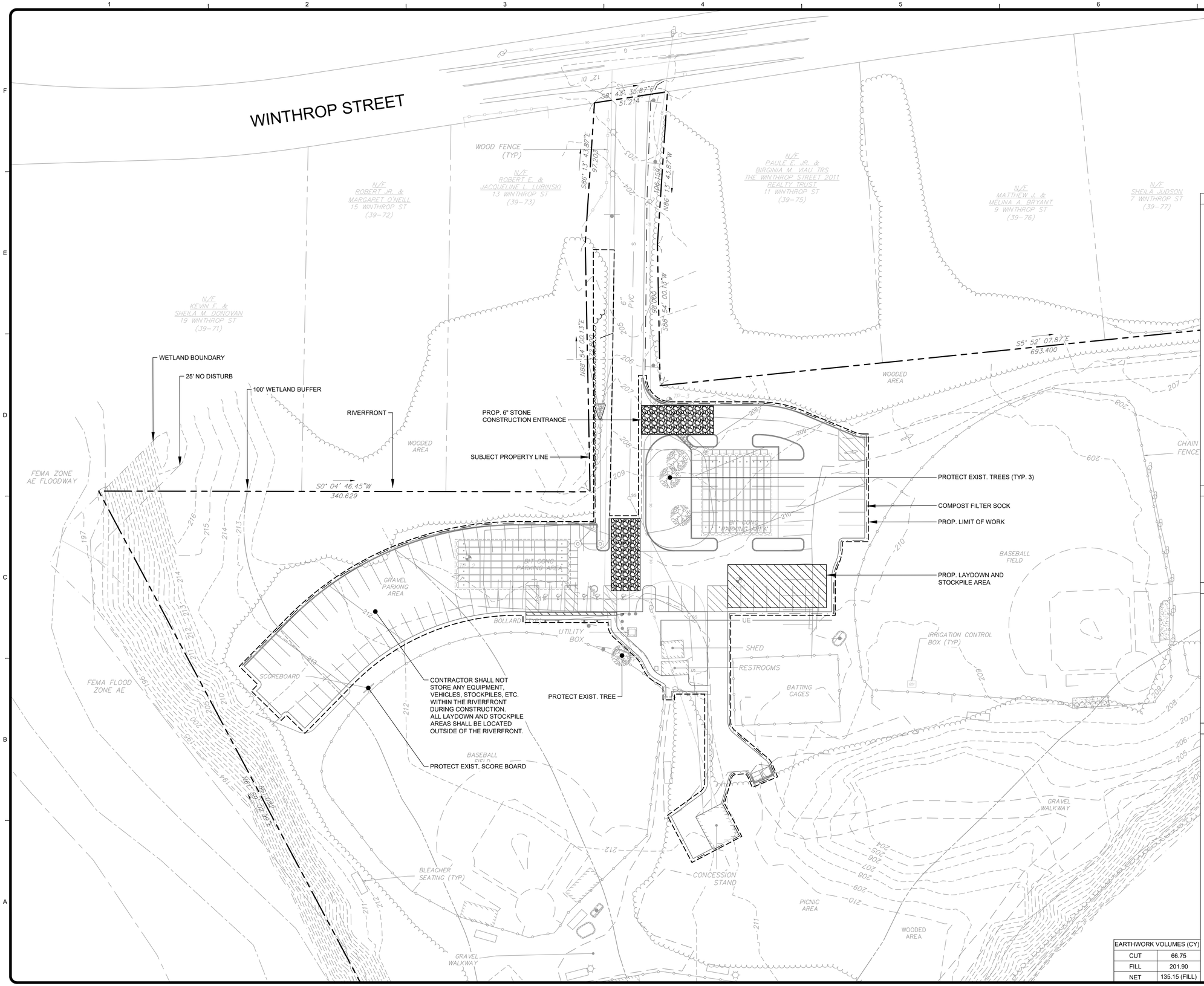

CONSTRUCTION SEQUENCE

1. INSTALL PERIMETER EROSION CONTROLS AS INDICATED ON THE PLANS.
2. DEMOLISH EXISTING PAVEMENT AND GRAVEL SURFACES WITHIN THE PROJECT'S LIMIT OF WORK.
3. INSTALL CATCH BASINS, DRAIN MANHOLES, AND SUBSURFACE INFILTRATION SYSTEMS AS SHOWN ON THE GRADING AND DRAINAGE PLAN. SET RIMS OF CATCH BASINS, MANHOLES AND INSPECTION PORTS TO PROPOSED FINISH GRADE.
4. PLACE AND COMPACT PROCESSED GRAVEL MATERIAL TO PROPOSED SUBBASE ELEVATIONS WITHIN THE PARKING AREA.
5. INSTALL BINDER COURSE PAVEMENT THROUGHOUT THE PROPOSED PARKING LOT TO THE PROPOSED BACK OF BERM/EDGE OF PAVEMENT.
6. INSTALL CAPE COD BERM AS INDICATED ON THE PLANS. BINDER COURSE SHALL BE CLEANED AND TACK ASPHALT EMULSION SHALL BE PLACED PRIOR TO BERM INSTALLATION.
7. INSTALL TOP COURSE PAVEMENT. BINDER COURSE SHALL BE CLEANED AND TACK ASPHALT EMULSION SHALL BE PLACED PRIOR TO TOP COURSE INSTALLATION.
8. INSTALL PROPOSED LANDSCAPING AND LOAM AND SEED AS INDICATED ON THE PLANS.
9. REMOVE PERIMETER EROSION CONTROLS AT THE DIRECTION OF MEDWAY PEDB AND CONSERVATION COMMISSION.

EROSION CONTROL NOTES

1. OFF-SITE SEDIMENT TRACKING MUST BE MINIMIZED. SEDIMENT TRACKED ON ADJACENT PROPERTY OR PUBLIC WAYS MUST BE SWEPT BY THE END OF THE SAME WORK DAY.
2. MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES FOR THE DURATION OF THE PROJECT AND UNTIL PERMANENT STABILIZATION OF THE SITE IS ESTABLISHED.

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- EROSION CONTROL BARRIER
- WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 25' NO-DISTURB ZONE
- TREE LINE
- -430- MAJOR/MINOR CONTOUR

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EARTHWORK VOLUMES (CY)	
CUT	66.75
FILL	201.90
NET	135.15 (FILL)

0 15' 30' 60'
SCALE: 1" = 30'

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MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Erosion and Sediment Control Plan

PROJ:	143-21583-21012
DESN:	BMP
DRWN:	TDP
CHKD:	SMB

C-101

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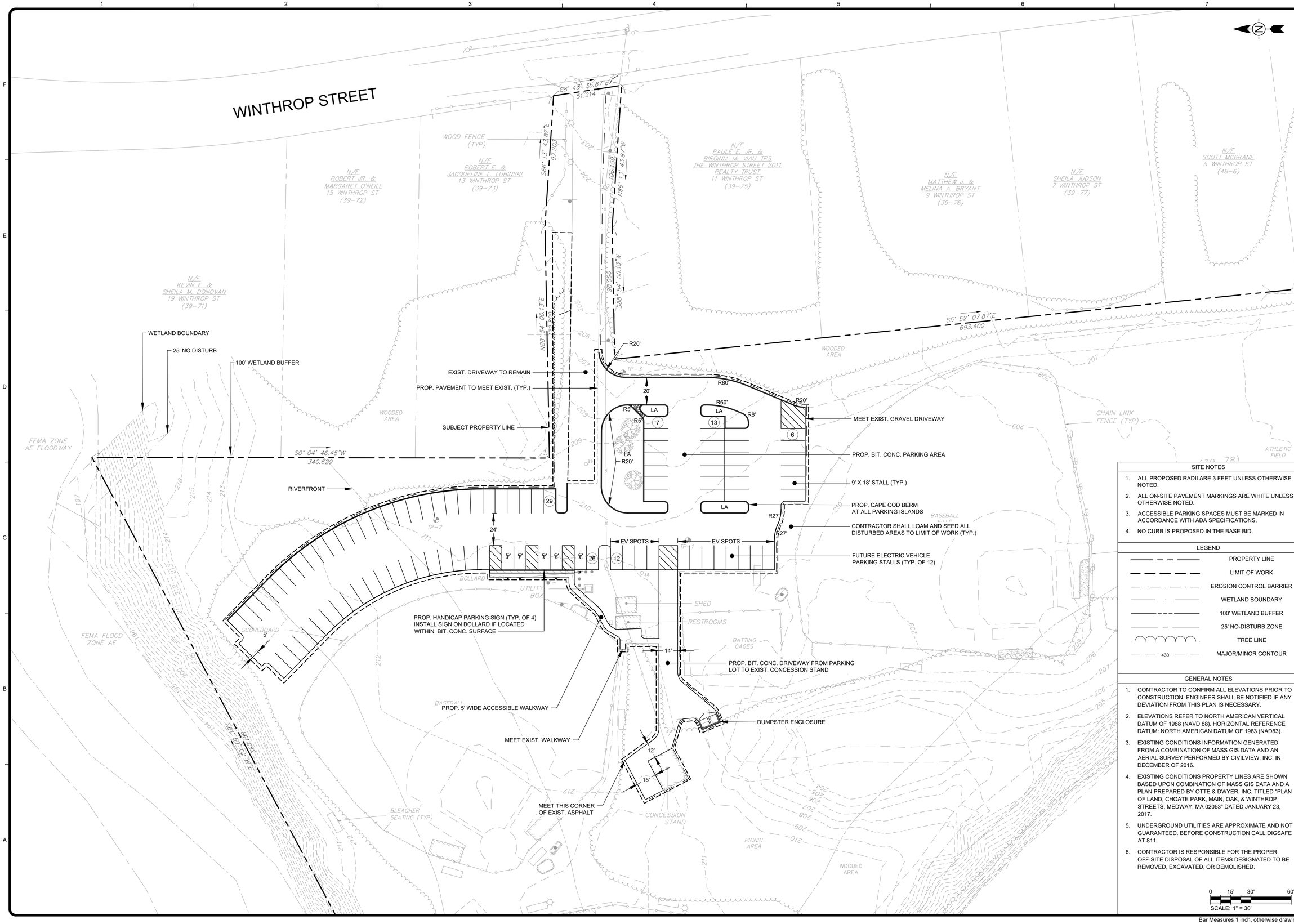

SITE NOTES

1. ALL PROPOSED RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
2. ALL ON-SITE PAVEMENT MARKINGS ARE WHITE UNLESS OTHERWISE NOTED.
3. ACCESSIBLE PARKING SPACES MUST BE MARKED IN ACCORDANCE WITH ADA SPECIFICATIONS.
4. NO CURB IS PROPOSED IN THE BASE BID.

LEGEND

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- LIMIT OF WORK
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SCALE: 1" = 30'

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MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

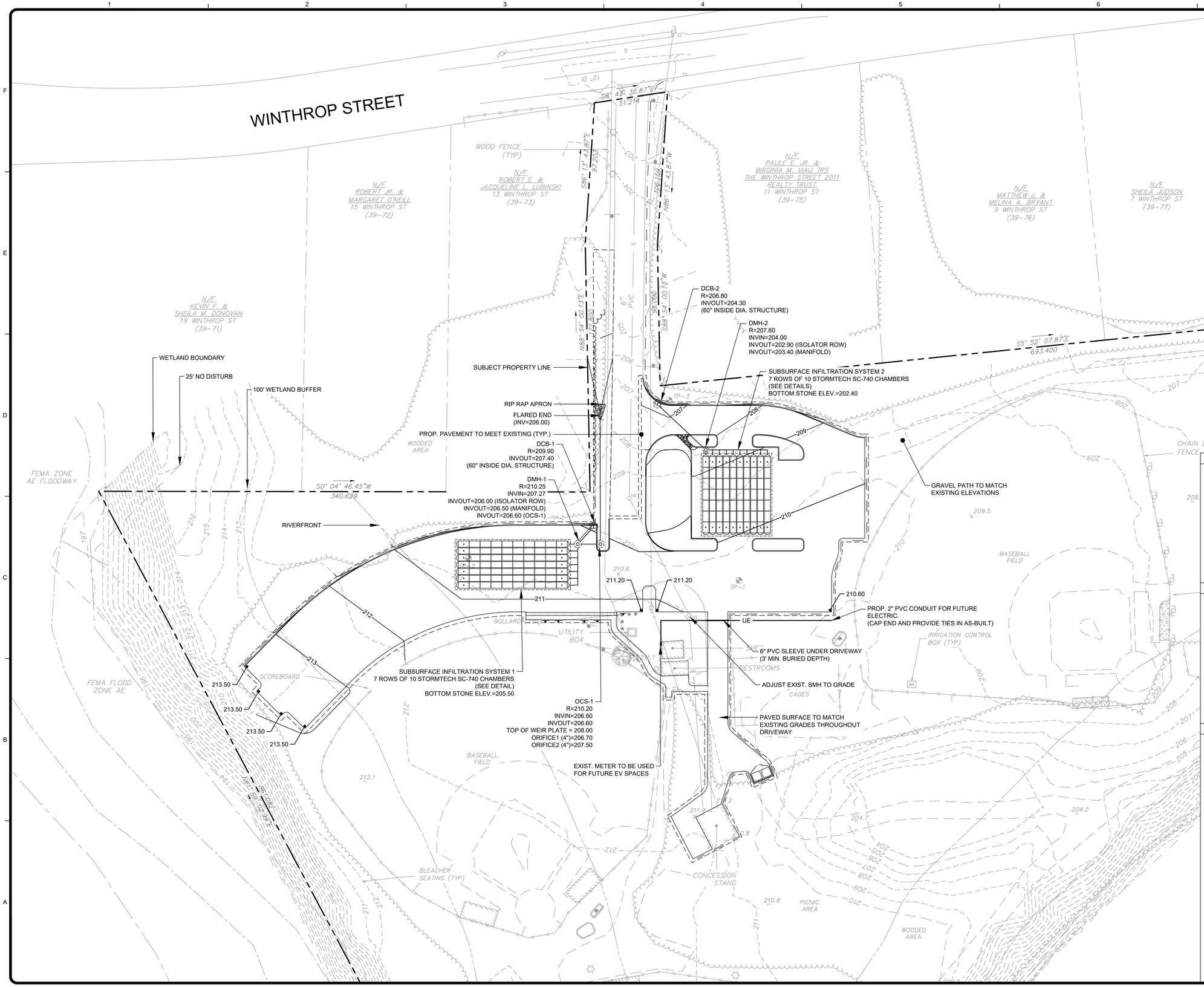
Layout and Materials Plan

PROJ:	143-21583-21012
DESN:	BMP
DRWN:	TDP
CHKD:	SMB

C-102

Copyright: Tetra Tech

4/7/2022 3:00:53 PM - P:\21583\143-21583-21012 (DPW CASSIDY FIELD)\CAD\SHEETFILES\MINOR SITE PLAN\C-102 LAYOUT AND MATERIALS.DWG - PARADEE, TUCKER



GRADING NOTES

1. GRADING OUTSIDE OF THE TIE IN LOCATIONS TO EXISTING GRADE SHOWN ON THE PLAN MUST BE MINIMIZED TO MAINTAIN EXISTING DRAINAGE PATTERNS.
2. GRADING MUST TIE INTO EXISTING GRADES AND NOT CONCENTRATE RUNOFF ONTO STEEP SLOPES, CREATE EROSIVE CONDITIONS, OR NUISANCE PONDING.
3. GRADING MUST SLOPE UNIFORMLY BETWEEN CONTOURS AND SPOT ELEVATIONS SHOWN.
4. SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

LEGEND

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- LIMIT OF WORK
- EROSION CONTROL BARRIER
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MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Grading, Drainage, and Utilities Plan

PROJ:	143-21583-21012
DESN:	BMP
DRWN:	TDP
CHKD:	SMB

C-103

Copyright: Tetra Tech

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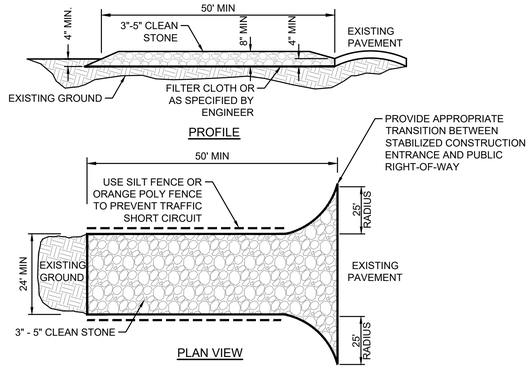


NOTES:

1. STONE - USE COARSE AGGREGATE (3"-5" STONE).
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT PAVED ROAD SURFACES MUST BE REMOVED IMMEDIATELY.

PRACTICE: STABILIZED CONSTRUCTION EXIT POINTS. IN ORDER TO MINIMIZE TRACK OUT FROM VEHICLES, STABILIZED CONSTRUCTION EXIT(S) MUST BE INSTALLED AT THE LOCATIONS WHERE VEHICLES WILL EXIT THE SITE. THE CONTRACTOR MUST RESTRICT VEHICLE USE TO THE PROPOSED DESIGN EXIT LOCATIONS. ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM TIRES MAY BE REQUIRED IF TRACKING OCCURS; SUCH METHODS MAY INCLUDE WHEEL WASH STATIONS, RUMBLE STRIPS OR RUMBLE PLATES. NO VISIBLE SIGNS OF SOIL TRACKING FROM VEHICLES SHOULD BE PRESENT ON PUBLIC ROADWAYS EXITING THE SITE.

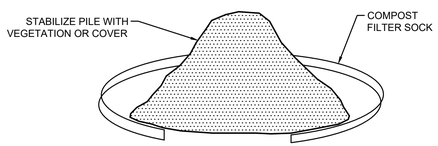
INSTALLATION. THE STABILIZED CONSTRUCTION EXIT(S) WILL CONSIST OF AN 8 INCH LAYER OF THREE TO FIVE INCH (3"-5") STONE, PLACED OVER A LAYER OF GEOTEXTILE FABRIC (IN ORDER TO PROVIDE SEPARATION FROM THE UNDERLYING SOIL AND PREVENT THE STONE FROM BEING GROUND DOWN INTO THE SOIL). THE STABILIZED CONSTRUCTION EXIT MUST BE WIDE ENOUGH TO COVER THE ENTIRE WIDTH OF THE EXIT AND IT SHOULD BE FLARED WHERE IT MEETS THE ROADWAY TO ACCOMMODATE LONGER CONSTRUCTION VEHICLES. THE STABILIZED CONSTRUCTION EXIT MUST BE LONG ENOUGH TO ALLOW MUD AND SEDIMENT TO BECOME DISLODGED FROM VEHICLE TIRES, AND/OR A MINIMUM OF FIFTY FEET (50') IN LENGTH.

MAINTENANCE. DURING THE COURSE OF CONSTRUCTION THE STABILIZED CONSTRUCTION EXIT WILL BECOME FILLED WITH ACCUMULATED SEDIMENT AND/OR THE STONE WILL BECOME COMPACTED. THE CONTRACTOR MUST REPAIR THE EXIT AS NECESSARY BY REMOVING ACCUMULATED SEDIMENT, REPLACING THE STONE OR BACK-BLADING THE STONE TO REFRESH IT. IF TRACKING OF SEDIMENT OCCURS, THE CONTRACTOR MUST REMOVE DEPOSITED SEDIMENT BY COMPLYING WITH THE FOLLOWING REQUIREMENTS:

- WHERE TRACK-OUT OF SEDIMENT OCCURS FROM THE SITE ONTO OFF-SITE STREETS, SIDEWALKS, AND OTHER PAVED AREAS, DEPOSITS MUST BE SWEPT, SHOVELED, OR VACUUMED TO REMOVE TRACK-OUT MATERIAL OR OTHER SEDIMENT DEPOSITS BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK OUT IS DISCOVERED.
- HOSING OR SWEEPING TRACKED-OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE, (UNLESS IT IS CONNECTED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL), STORM DRAIN INLET, OR SURFACE WATER IS PROHIBITED.

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE



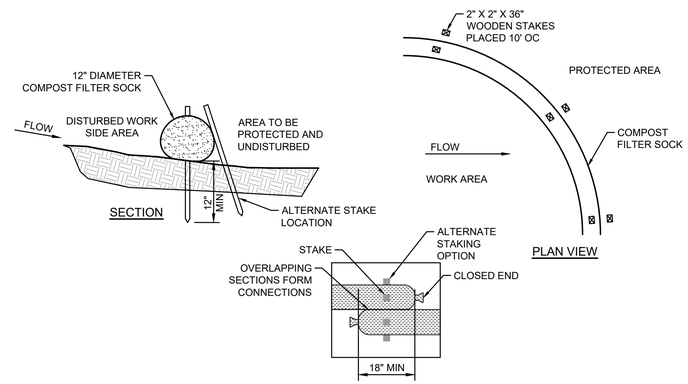
NOTE:
STOCKPILES MUST BE PHYSICALLY SEPARATED FROM OTHER STORMWATER CONTROLS.

NOTE:

1. FOR ANY STOCKPILED OR LAND CLEARING DEBRIS COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT OR SOIL, THE FOLLOWING MEASURES MUST BE FOLLOWED:
   - LOCATE THE PILES 50' OUTSIDE OF ANY RESOURCE AREAS AND PHYSICALLY SEPARATED FROM OTHER STORMWATER CONTROLS;
   - PROTECT FROM CONTACT WITH STORMWATER (INCLUDING RUN-ON) USING A TEMPORARY PERIMETER SEDIMENT BARRIER;
   - PROVIDE COVER OR APPROPRIATE TEMPORARY STABILIZATION TO AVOID DIRECT CONTACT WITH PRECIPITATION OR TO MINIMIZE SEDIMENT DISCHARGE;
   - DO NOT HOSE DOWN OR SWEEP SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORMWATER CONVEYANCE (UNLESS CONNECTED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL), STORM DRAIN INLET, OR SURFACE WATER; AND
   - UNLESS INFEASIBLE, CONTAIN AND SECURELY PROTECT FROM WIND.

SOIL STOCKPILE CONTROL

NOT TO SCALE



CONNECTION/ATTACHMENT DETAIL

NOTES:

1. PREFABRICATED COMPOST FILTER SOCK SHALL BE FILTREXX SOXX OR APPROVED EQUAL.
2. MATERIAL FOR SOCKS SHALL CONSIST OF SANITIZED MATURE COMPOST, FREE OF VIABLE WEED SEEDS AND FOREIGN DEBRIS SUCH AS GLASS AND PLASTIC. COMPOST SHALL BE IN SHREDDED OR GRANULAR FORM AND FREE FROM HARD LUMPS. IN ADDITION, NO KILN-DRIED WOOD OR CONSTRUCTION DEBRIS SHALL BE ALLOWED. CONTRACTOR SHALL REFER TO MASSDOT SPECIFICATIONS M1.06.0 FOR MATERIAL SPECIFICATIONS.
3. SOCK SHALL CONSIST OF JUTE MESH OR OTHER APPROVED BIODEGRADABLE MATERIAL.

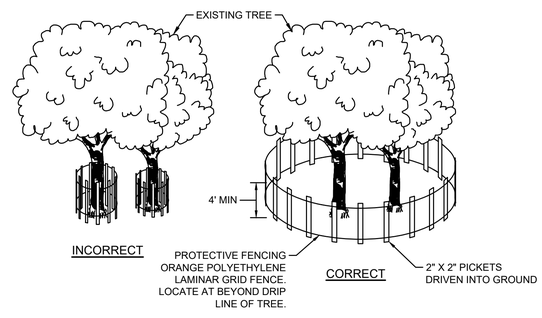
PRACTICE: COMPOST FILTER SOCK. A COMPOST FILTER SOCK IS A TYPE OF CONTAINED COMPOST FILTER BERM CONSISTING OF A MESH TUBE FILLED WITH COMPOSTED MATERIAL THAT IS PLACED PERPENDICULAR TO SHEET-FLOW RUNOFF TO RETAIN SEDIMENT FROM DISTURBED AREAS. THE COMPOST FILTER SOCK ACTS AS A FILTER TO RETAIN SEDIMENT AND OTHER POLLUTANTS (E.G., SUSPENDED SOLIDS, NUTRIENTS) WHILE ALLOWING THE WATER TO FLOW THROUGH IT. COMPOST QUALITY MUST MEET AASHTO 2010 SPECIFICATIONS.

INSTALLATION: ONCE THE FILTER SOCK IS FILLED AND PUT IN PLACE, IT SHOULD BE ANCHORED TO THE SLOPE BY STAKES THROUGH THE CENTER OR OUTER EDGE OF THE SOCK AT REGULAR INTERVALS; ALTERNATIVELY, STAKES CAN BE PLACED ON THE DOWNSTREAM SIDE OF THE SOCK. THE ENDS OF THE FILTER SOCK SHOULD BE DIRECTED UPSLOPE, TO PREVENT STORMWATER FROM RUNNING AROUND THE END OF THE TUBE. THERE SHOULD BE NO GAPS BETWEEN SEGMENTS AND THE SOCK ENDS MUST OVERLAP A MINIMUM OF 6 INCHES.

MAINTENANCE: SOCKS MUST BE INSPECTED FOR SEDIMENT ACCUMULATION. IF THERE IS EXCESSIVE PONDING BEHIND THE FILTER SOCK OR ACCUMULATED SEDIMENT REACHES THE TOP OF THE SOCK, AN ADDITIONAL SOCK SHOULD BE ADDED ON TOP OR IN FRONT OF THE EXISTING FILTER SOCK IN THESE AREAS. AN ADEQUATE RESERVE OF SOCKS MUST BE KEPT ON SITE AT ALL TIMES FOR EMERGENCY AND/OR ROUTINE REPLACEMENT. SOCKS SHALL BE REMOVED ONLY AFTER EXPOSED SOILS IN THE CONTRIBUTING DRAINAGE AREA ACHIEVE FINAL STABILIZATION. SEDIMENT ACCUMULATION MUST BE REMOVED ONCE IT HAS REACHED ½ OF THE EXPOSED HEIGHT OF THE SOCK.

COMPOST FILTER SOCK

NOT TO SCALE

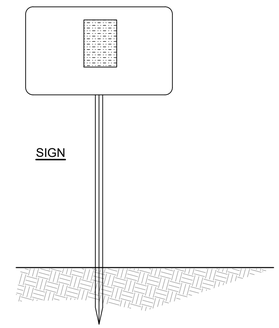


NOTES:

1. TREE PROTECTION BARRIERS MUST BE PLACED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR.
2. TREE PROTECTION BARRIER MUST REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION ACTIVITY IS COMPLETE OR UNTIL COMMENCEMENT OF FINISH GRADING AND SODDING.
3. BARRIERS SHALL BE PLACED AROUND TREES AT THE DRIPLINE EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIPLINE.
4. THE DRIPLINE OF A TREE IS THE IMAGINARY VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND.
5. AREAS SURROUNDED BY THE TREE PROTECTION BARRIERS SHALL BE PROTECTED FROM VEGETATION REMOVAL, PLACEMENT OF SOIL, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND.
6. ALL TREE ROOTS WITHIN AREA TO BE GRADED AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEANLY AT THE LIMITS OF THE PROTECTED AREA.
7. ALL TREE PRUNING AND TRIMMING ON ANY TREE TO BE RETAINED SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE AMERICAN SOCIETY OF ARBORICULTURE (ASA).
8. 2'x2' TREE PROTECTION SIGNS SPACED A MINIMUM OF ONE SIGN EVERY 300' SHALL CONTAIN THE WORDING "TREE PROTECTION ZONE - KEEP OUT".

TREE PROTECTION BARRIER / ORANGE CONSTRUCTION FENCE

NOT TO SCALE



NOTES:

1. CONSTRUCTION SITE NOTICES MUST BE POSTED.
2. POSTING IS TO BE AT JOB SITE ENTRANCE WHERE IT WILL BE VISIBLE AND LEGIBLE FROM THE PUBLIC WAY.
3. POSTING IS REQUIRED FROM THE DAY CONSTRUCTION ACTIVITIES START UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.

JOB SITE PERMIT POSTING DETAIL

NOT TO SCALE

SEEDING

SEEDING RATES			
SPECIES	LBS/1000 S.F.	LBS/ACRE	RECOMMENDED SEEDING DATES
ANNUAL RYEGRASS	1	40	APRIL 1 TO JUNE 1 AUG 1 TO SEPT 15
FOXTAIL MILLET	0.7	30	MAY 1 TO JUNE 30
OATS	2	80	APRIL 1 TO JULY 1 AUG 15 TO SEPT 15
WINTER RYE	3	120	AUG 15 TO OCT 15

MULCHING

MULCH APPLICATION RATES:
HAY OR STRAW MULCH SHALL BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. APPLICATION RATE MUST BE 2 BALES (70-90 LBS) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS PER ACRE. NO BARE SPOTS SHOWING AND SHALL ONLY BE APPLIED TO SLOPES 3:1 OR FLATTER. ANCHORING METHODS INCLUDING NETTING WITH JUTE, WOOD FIBER OR PLASTIC; OR APPLY MULCH AND TRACK SURFACE UP AND DOWN THE SLOPE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS. FOR OVERWINTER APPLICATION, THE RATE SHALL BE 150 LBS PER 1,000 SQUARE FEET OR 3 TONS/ACRE. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW; SNOW MUST BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION.

PRACTICE MULCHING: MULCHING IS AN EROSION CONTROL PRACTICE THAT INVOLVES USING MATERIALS SUCH AS STRAW MULCH DERIVED FROM WHEAT, RICE OR BARLEY OR WOOD MULCH CONSISTING OF SHREDDED OR CHIPPED WOOD, BARK OR COMPOST. MULCHING IS HIGHLY EFFECTIVE, AND WHEN APPLIED CORRECTLY PROVIDES A LEVEL OF PROTECTION COMPARABLE TO DENSE VEGETATIVE COVER. MULCH IS ALSO VERY BENEFICIAL FOR RECENTLY PLANTED AREAS HOLDING SEEDS, FERTILIZERS, AND TOPSOIL IN PLACE, RETAINING MOISTURE, AND INSULATING PLANT ROOTS AGAINST EXTREME TEMPERATURES.

INSTALLATION: MULCH MUST BE APPLIED UNIFORMLY TO THE SOIL AND PROPERLY ANCHORED (USING STUDDED ROLLERS, TACKIFIERS OR AN ANCHORING TOOL). MULCH SHOULD NOT BE APPLIED ON SLOPES STEEPER THAN 3:1 AND SHOULD NOT BE USED IN AREAS OF CONCENTRATED FLOWS. AREA SHOULD BE ROUGHENED OR TRACKED PRIOR TO APPLICATION. AVOID APPLYING MULCH DURING OR IMMEDIATELY BEFORE RAINFALL. THERE SHOULD BE NO BARE SPOTS SHOWING EXPOSED SOILS.

** HYDRAULICALLY APPLIED MULCHES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

MAINTENANCE: MULCH SHALL BE REAPPLIED TO ANY BARE SPOTS. MAINTAIN AN UNBROKEN GROUND COVER AND REPAIR ANY DAMAGED GROUND COVER AND RE-MULCH EXPOSED AREAS. INSPECT AFTER EACH RAINFALL EVENT TO MAKE SURE THE MULCH IS NOT DISLODGED OR CAUSING EROSION.

TEMPORARY STABILIZATION MULCHING & SEEDING

TETRA TECH
www.tetratech.com
100 Nickerson Road
Marlborough, MA 01752
Phone: (508) 786-2200 Fax: (508) 786-2201

MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Construction Details

PROJ:	143-21583-21012
DESN:	BMP
DRWN:	BMP
CHKD:	SMB

C-201

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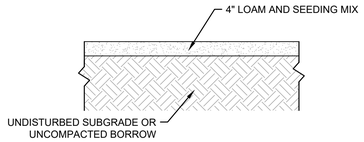
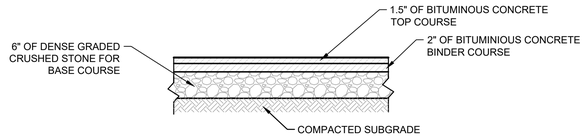
4/7/2022 1:17:58 PM - P:\21583\143-21583-21012 (DPW CASSIDY FIELD)\CAD\SHEETFILES\MINOR SITE PLAN\C-201 CONSTRUCTION DETAILS.DWG - PARADEE, TUCKER

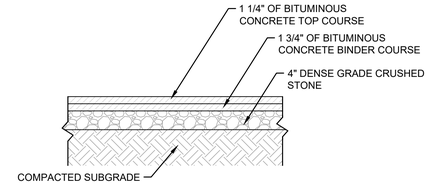
Bar Measures 1 inch, otherwise drawing not to scale



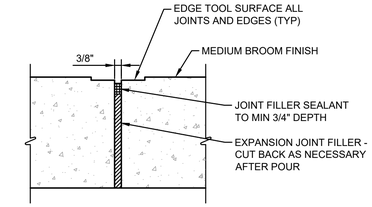
LOAM AND SEED
NOT TO SCALE



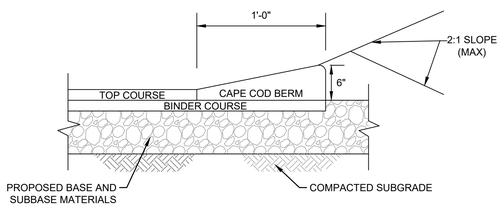
BITUMINOUS CONCRETE PAVEMENT SECTION
NOT TO SCALE



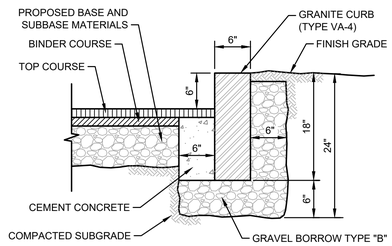
BITUMINOUS CONCRETE WALKWAY
NOT TO SCALE



CONCRETE WALK EXPANSION JOINT
NOT TO SCALE



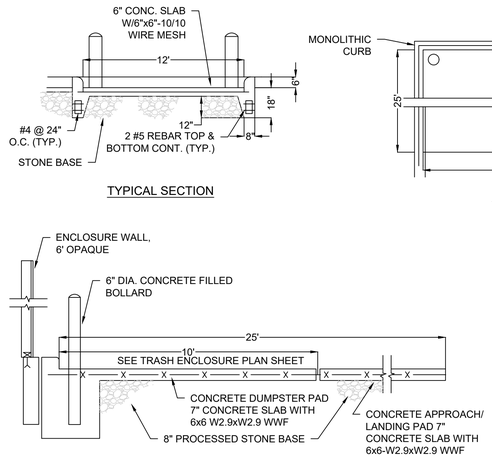
CAPE COD BERM
NOT TO SCALE



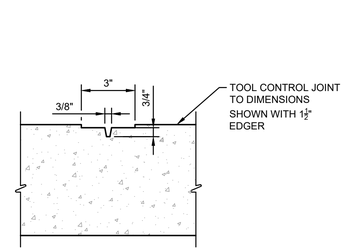
NOTE:

CEMENT CONCRETE BACKING TO BE PROVIDED AT ALL JOINTS AND AT CURB MID SECTION FOR SPANS GREATER THAN 3 FEET. CONCRETE BACKING TO BE PLACED FROM BASE TO WITHIN 9 INCHES OF GRADE AND SPAN 1 FOOT AT JOINTS AND 1.5 FEET AT MID SECTION.

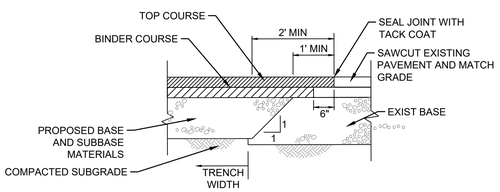
VERTICAL GRANITE CURB
NOT TO SCALE



DUMPSTER PAD WITH ENCLOSURE
NOT TO SCALE



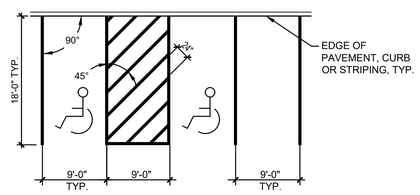
CONCRETE WALK CONTROL JOINT
NOT TO SCALE



NOTES:

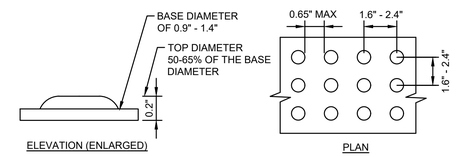
1. SAWCUTS MUST BE MADE PRIOR TO ANY TRENCH EXCAVATION.
2. SUBGRADE PREPARATION MUST BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

PERMANENT BITUMINOUS CONCRETE MATCHING TO EXISTING
NOT TO SCALE

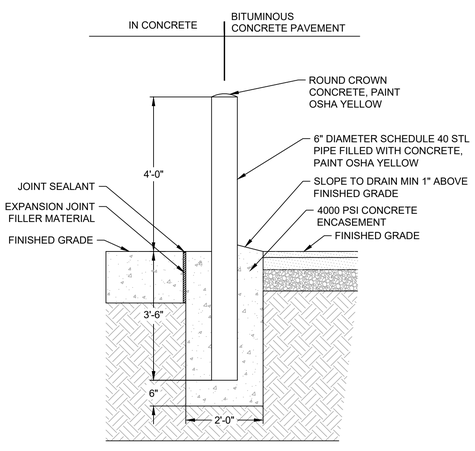


NOTES:
1. LINE WIDTHS SHALL BE 4" UNLESS OTHERWISE INDICATED..

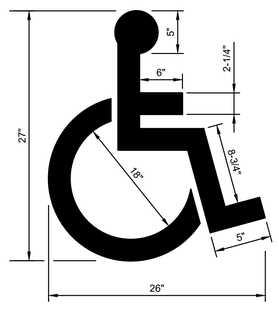
PARKING STALL STRIPING
NOT TO SCALE



DETECTABLE WARNING STRIP
NOT TO SCALE



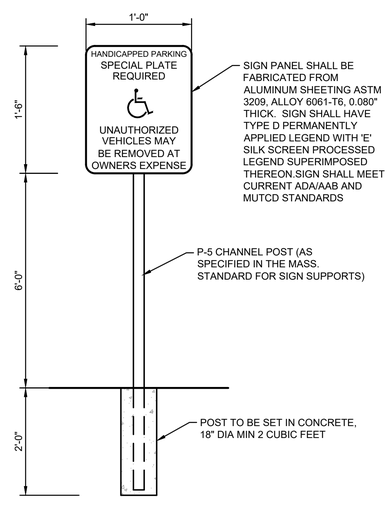
BOLLARD
NOT TO SCALE



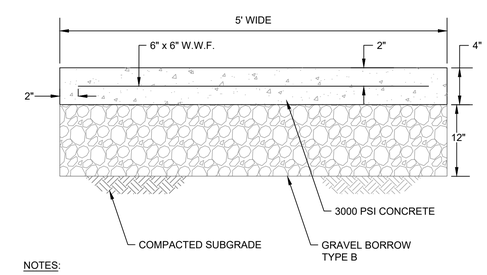
NOTE:

WHITE PAVEMENT MARKING

ACCESSIBLE PARKING PAVEMENT MARKING
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE



NOTES:

1. CONSTRUCTION JOINTS ARE TO BE AT 5' INTERVALS.
2. EXPANSION JOINTS TO BE INSTALLED AT 30' INTERVALS. INSTALL EXPANSION JOINTS AT LOCATIONS WHERE CONCRETE MEETS PAVEMENT, STEPS, WALLS, OR CURB.

CEMENT CONCRETE WALKWAY
NOT TO SCALE

TETRA TECH
www.tetratech.com
100 Nickerson Road
Marlborough, MA 01752
Phone: (508) 786-2200 Fax: (508) 786-2201

MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Construction Details

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DESN:	BMP
DRWN:	BMP
CHKD:	SMB

C-202

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Bar Measures 1 inch, otherwise drawing not to scale

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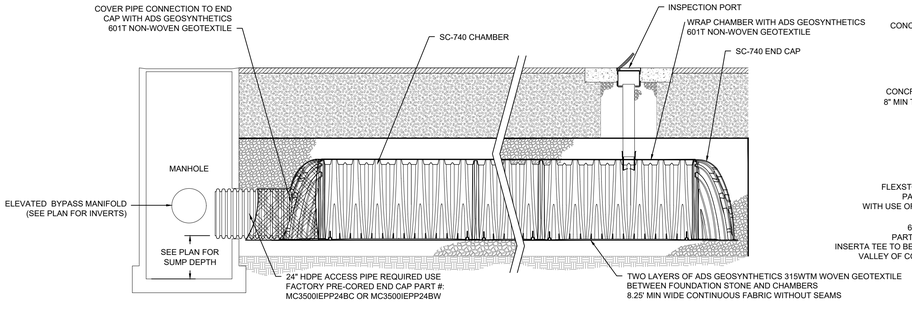
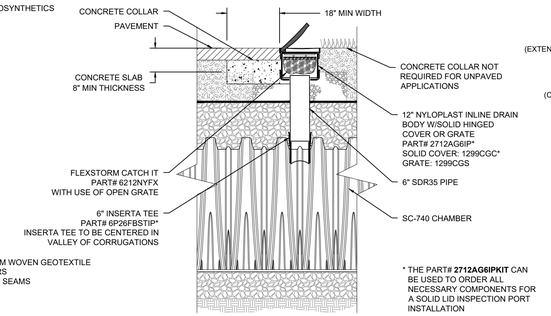
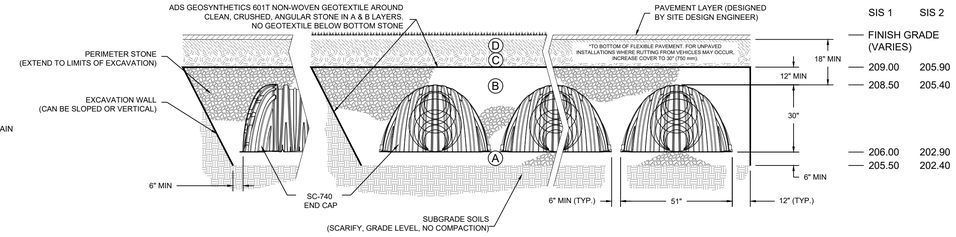


SC-740 ISOLATOR ROW DETAIL
NTS



* THE PART# **2712AG6IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

SC-740 6" INSPECTION PORT DETAIL
NTS



PAVEMENT LAYER (MATCH EXISTING)

(D) DENSE GRADED CRUSHED STONE FOR BASE COUSE

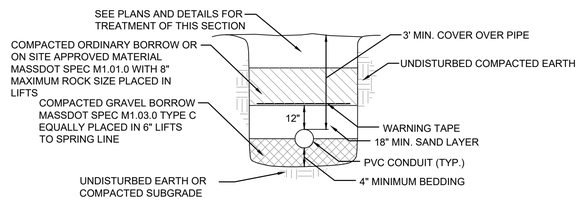
(C) DENSE GRADED CRUSHED STONE FOR BASE COURSE

(B) CLEAN CRUSHED ANGULAR STONE (DOUBLE WASHED)

(A) CLEAN CRUSHED ANGULAR STONE (DOUBLE WASHED)

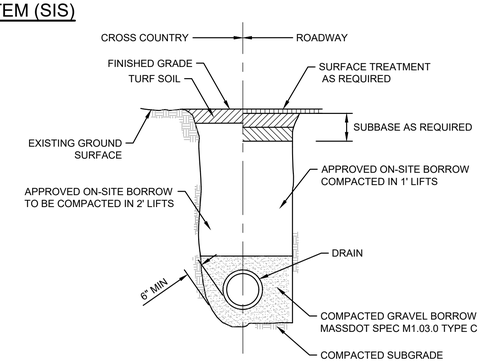
SC-740 CROSS SECTION DETAIL
NTS

SUBSURFACE INFILTRATION SYSTEM (SIS)
NOT TO SCALE

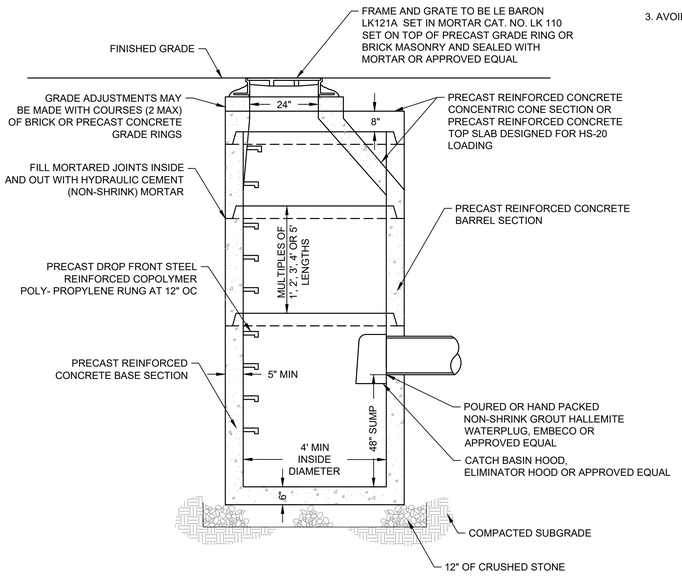


NOTES:
1. TRENCH EXCAVATION WIDTH TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT.
2. ALL COMPACTION TO A MINIMUM 95 PERCENT DRY DENSITY DETERMINED BY ASTM D1557 SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. AVOID HEAVY EQUIPMENT LOADS OVER PIPE DURING CONSTRUCTION.

ELECTRIC TRENCH
NOT TO SCALE

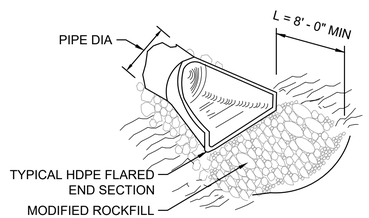


DRAIN TRENCH SECTION
NOT TO SCALE

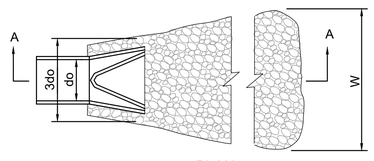


NOTES:
1. CATCH BASINS SHALL BE 48" INSIDE DIAMETER (ID) UNLESS OTHERWISE INDICATED ON PLANS.
2. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT.
3. ALL COMPACTION TO A MINIMUM 95 PERCENT DRY DENSITY DETERMINED BY ASTM D1557.
4. ALL PRECAST TO MEET OR EXCEED ASTM C-478 AND AASHTO M 199 SPECIFICATIONS.
5. REINFORCED STEEL TO MEET OR EXCEED ASTM A185 AND H-20 LOADING REQUIREMENTS.
6. ALL PRECAST CONCRETE TO BE 4,000 PSI MINIMUM AND MEET ASTM C-478 (6.1).
7. FILL ALL INTERNAL AND EXTERNAL HOLES WITH NON-SHRINK GROUT.

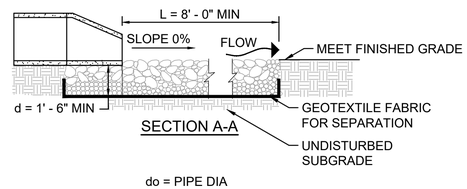
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



ISOMETRIC VIEW



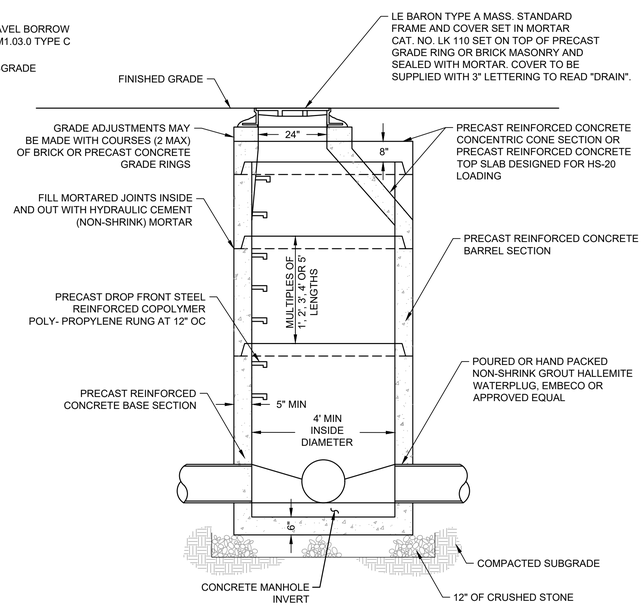
PLAN



SECTION A-A

do = PIPE DIA
L = APRON LENGTH
W = 3do + 2/3L
d = APRON DEPTH

FLARED END SECTION (FES) OUTLET PROTECTION
NOT TO SCALE



NOTES:
1. MANHOLES SHALL BE 48" INSIDE DIAMETER (ID) UNLESS OTHERWISE INDICATED ON PLANS.
2. EXCAVATION TO ALLOW FOR FREE TRAVEL OF COMPACTION EQUIPMENT.
3. ALL COMPACTION TO A MINIMUM 95 PERCENT DRY DENSITY DETERMINED BY ASTM D1557.
4. ALL PRECAST TO MEET OR EXCEED ASTM C-478 AND AASHTO M 199 SPECIFICATIONS.
5. REINFORCED STEEL TO MEET OR EXCEED ASTM A185 AND H-20 LOADING REQUIREMENTS.
6. ALL PRECAST CONCRETE TO BE 4,000 PSI MINIMUM AND MEET ASTM C-478 (6.1).
7. FILL ALL INTERNAL AND EXTERNAL HOLES WITH NON-SHRINK GROUT.

PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE

TETRA TECH
www.tetratech.com
100 Nickerson Road
Marlborough, MA 01752
Phone: (508) 786-2200 Fax: (508) 786-2201

MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Construction Details

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DESN:	BMP
DRWN:	BMP
CHKD:	SMB

C-203

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Bar Measures 1 inch, otherwise drawing not to scale

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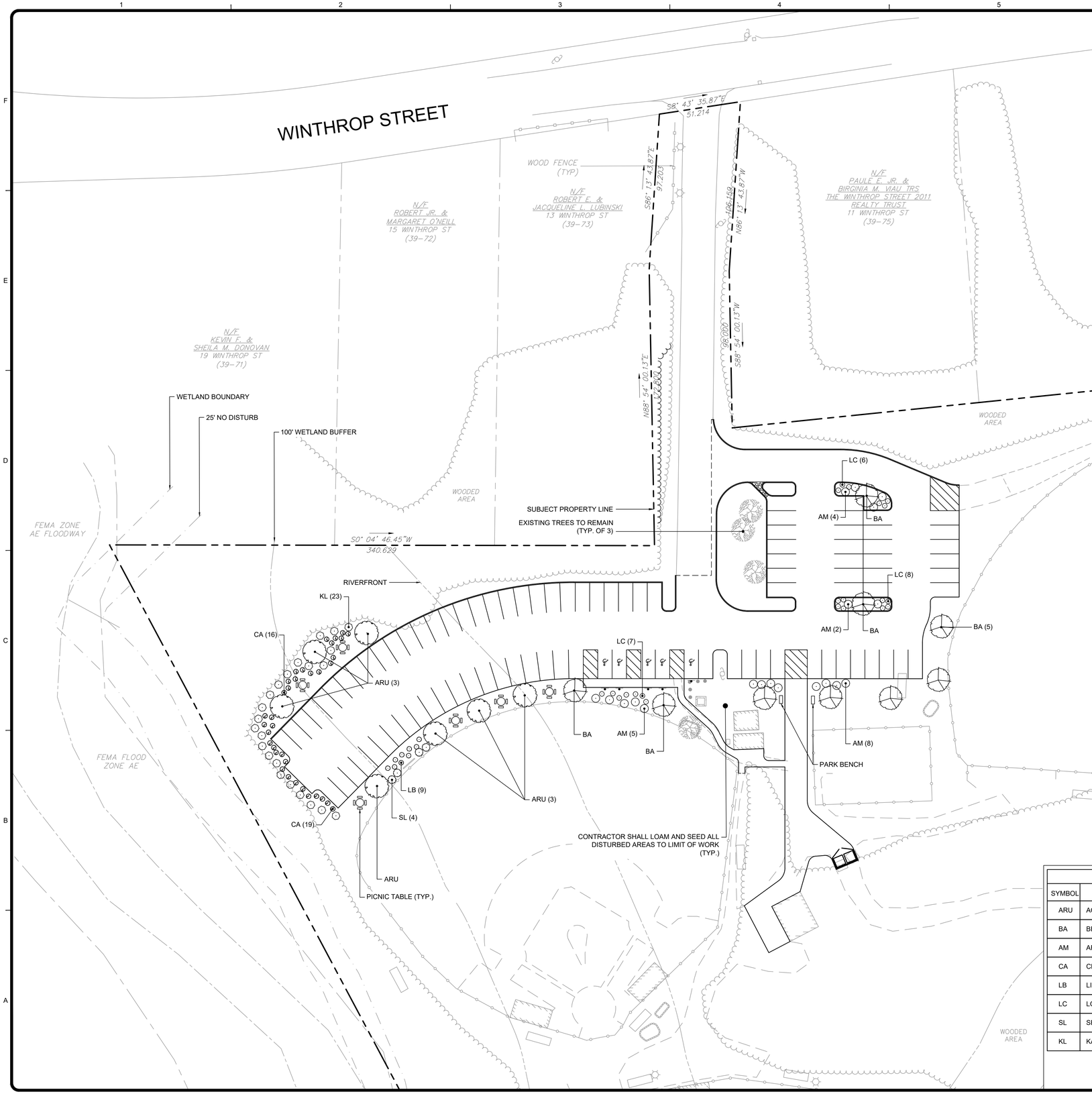
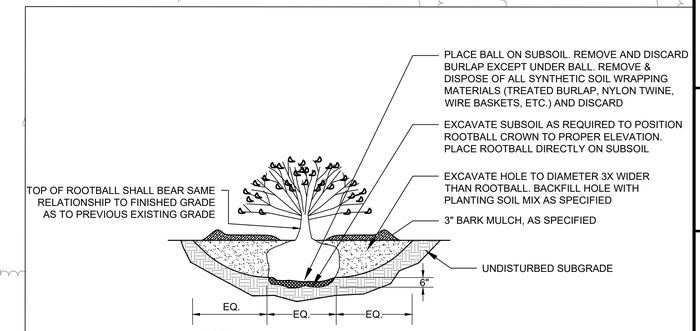


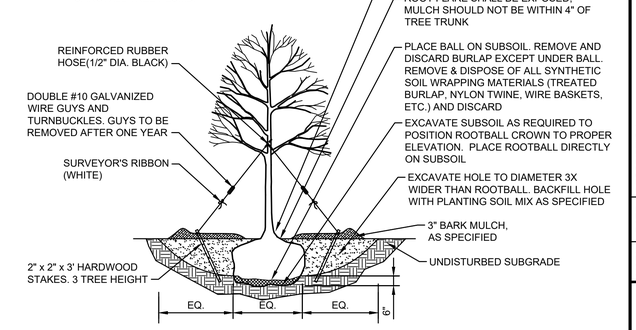


NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

SHRUB PLANTING

N.T.S.

NOTES:
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. INSTALL TREE PLUMB.



DECIDUOUS TREE PLANTING FOR 2.5" CAL. AND ABOVE

PLANT LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	QUANTITY
ARU	ACER RUBRUM	RED MAPLE	2.5"-3" CAL.	B & B	7
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	2.5"-3" CAL.	B & B	9
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	24-30" HEIGHT	B & B	19
CA	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	24-30" HEIGHT	B & B	35
LB	LINDERA BENZOIN	SPICEBUSH	24-30" HEIGHT	B & B	9
LC	LONICERA CANADENSIS	FLY-HONEYSUCKLE	24-30" HEIGHT	B & B	21
SL	SPIRAEA LATIFOLIA	MEADOWSWEET	24-30" HEIGHT	B & B	4
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24-30" HEIGHT	B & B	23

0 15' 30' 60'
SCALE: 1" = 30'

TETRA TECH
www.tetratech.com
100 Nickerson Road
Marlborough, MA 01752
Phone: (508) 786-2200 Fax: (508) 786-2201

MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Landscape Plan

PROJ: 143-21583-21012
DESN: BMP
DRWN: BMP
CHKD: SMB

L-100

Copyright: Tetra Tech

Bar Measures 1 inch, otherwise drawing not to scale

4/7/2022 2:22:24 PM - P:\21583\143-21583-21012 (DPW CASSIDY FIELD)\CAD\SHEETFILES\MINOR SITE PLAN\L-100 LANDSCAPE.DWG - PARADEE, TUCKER

LOCUS MAP

(SCALE: 1:1,000)

LEGEND

PROPERTY LINE	
ABUTTERS PROPERTY LINE	
EDGE OF PAVEMENT	
CURB	
EDGE OF GRAVEL	
CONTOUR	100
OVER HEAD WIRES	
UNDERGROUND DRAINAGE	
UNDERGROUND SEWER	
CHAIN LINK FENCE	
WOOD FENCE	
STEEL FENCE	
EDGE OF WATER	
TREE LINE	
RETAINING WALL	
STONE WALL	
DRAIN MANHOLE	
CATCH BASIN	
FLARED END STRUCTURE	
SEWER MANHOLE	
UTILITY POLE	
SITE LIGHTING	
IRRIGATION CONTROL BOX	
SIGN	
BOLLARD	
DECIDUOUS TREE	
CONIFEROUS TREE	
CONCRETE	
BRICK	
SAND	
BUILDING	
FEMA ZONE AE	
FEMA ZONE AE FLOODWAY	
FEMA ZONE X	

NOTES:

1. EXISTING CONDITIONS INFORMATION GENERATED FROM AN AERIAL SURVEY PERFORMED BY CIVILVIEW, INC. IN DECEMBER OF 2016.
2. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83), MAINLAND ZONE FOR GPS OBSERVATIONS.
3. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) PER GPS OBSERVATIONS.
4. SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP 25021C0143E, DATED JULY 17, 2012.
5. PROPERTY LINES ARE SHOWN BASED UPON A PLAN PREPARED BY OTTE & DWYER, INC. TITLED "PLAN OF LAND, CHOATE PARK, MAIN, OAK & WINTHROP STREETS, MEDWAY, MA 02053" DATED JANUARY 23, 2017.

DATE	DESCRIPTION
REVISIONS	

CLIENT:

CBA LANDSCAPE ARCHITECTS, LLC
24 THORNDIKE STREET
CAMBRIDGE, MA 02141

PROJECT:

CHOATE PARK
MEDWAY, MA 02053

DATE ISSUED:	JULY 12, 2017
PROJECT #:	16-09001
PREPARED BY:	AKS

COMMONWEALTH OF MASSACHUSETTS
ANDREW B. STREET
CIVIL
No. 48810
REGISTERED PROFESSIONAL ENGINEER

7/12/17

PROFESSIONAL ENGINEER FOR CIVILVIEW, INC.

CIVILVIEW
30 River Street
Medway, MA 01864
TEL: (978) 410-0020
www.CivilVIEWinc.com

DRAWING TITLE:

EXISTING CONDITIONS PLAN

DRAWING #:

EC-1

0 30' 60' 120'
SCALE: 1" = 60'

TETRA TECH
www.tetratech.com
100 Nickerson Road
Marlborough, MA 01752
Phone: (508) 786-2200 Fax: (508) 786-2201

MARK	DATE	DESCRIPTION	BY
0	4/7/22	MINOR SITE PLAN	SMB

Medway Department of Public Works
Cassidy Field Parking Improvements
Winthrop Street, Medway, MA

Existing Stamped Survey

PROJ:	143-21583-21012
DESN:	BMP
DRWN:	BMP
CHKD:	SMB

EC-1

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Bar Measures 1 inch, otherwise drawing not to scale

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