

April 10, 2018
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio
Attendance	X	Absent with Notice	X	Absent with Notice	X

ALSO PRESENT:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Gino Carlucci, PGC Associates
- Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

Open Space Committee Appointment:

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

- Email memo and resume of Brian Cowan.

Mr. Cowan was present and explained that he is a relatively new Medway resident. He has attended the last two Open Space Committee meetings and is interested in becoming a member.

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to appoint Brian Cowan to the Open Space Committee for a term through June 30, 2019.

Paul Revere Estates - Plan Endorsement:

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

- Revised plan 2-24-18.
- Tetra Tech review and sign off - email dated 2-26-18.
- Certification of paid taxes from treasurer's office (4-4-18)
- Certificate of No Appeal from Town Clerk's office (4-4-18)
- Subdivision Covenant - approved by Town Counsel.
- Status of plan review account
- Verification that construction account has been funded.
- Certificate of Action dated 10-10-2017.
- Tetra Tech sidewalk construction estimate, dated 7-26-17

The Board was made aware that owner Paul Newton is concerned about condition #7 in the decision relative to the payment in lieu of sidewalk construction. He may want to seek a modification to that condition. Any change to this condition would need a waiver or partial waiver from the *Subdivision Rules and Regulations*.

NOTE – The Board did not endorse the plan.

The Board suggested revisiting this in 60 days and decided to place this on the agenda for a June meeting.

PEDB Meeting Minutes:

March 27, 2018:

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to approve the minutes from the March 27, 2018 meeting as revised.

Public Hearing Continuation - Town Line Estate Subdivision:

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

- Public Hearing notice #2 dated 3-20-18
- Project engineer Jeff Kane's response letters dated 2-23-18.
- Revised Town Line Definitive Subdivision Plan dated 2-23-18.
- Waiver request re: reserve strip dated 2-23-18.
- Email from Steve Bouley dated 2-14-18
- Email from Dave D'Amico dated 2-26-18
- Tetra Tech Review letter dated 4-15-18
- Email dated 3-9-18 from Gino Carlucci.
- Action deadline extension memo dated 3-14-18
- Mullin Rule certification from Rich Di Iulio for the 2-13-18 meeting
- Letter from Health Agent Beth Hallal dated 3-22-18
- Review letter dated 3-24-18 from Sergeant Jeff Watson
- Scenic Road permit application dated 2-26-18

The Chairman opened the hearing and informed the public that members Hayes and Tucker will be need to sign a Mullins Rule Certification for their absence tonight.

Consultant Bouley participated remotely via telephone.

Project engineer Jeff Kane opened his presentation by explaining that there were three issues which needed resolution from the last meeting.

Mr. Kane reported that he had attended a meeting of the Board of Health regarding the planned septic system. The Board of Health approved the applicant being able to install a septic system on the property instead of connecting to the Town sewer on Populatic Street. The letter from the Board of Health is provided.

Secondly, the applicant submitted a scenic road permit dated 2-26-18. It was determined that no

scenic road public hearing is required as there are no trees or stone walls in the right of way.

There was discussion about the installation of stop signs or painted stop markings on the roadway. Safety officer Jeff Watson indicated that there is no need for STOP signage or roadway markings.

The Board would like the draft decision to be prepared for review at the next meeting.

Consultants Bouley and Carlucci communicated that they are fine with what has been presented.

Jodi Johnson, 24 Populatic Street

Ms. Johnson asked when they were planning on breaking ground. The applicant indicated mid to late summer, after the pre-construction meeting.

Jeffrey Brady, 18 Populatic Street:

This resident wanted to know about the stakes near his property. The applicant indicated that this was to determine the right of way width for Populatic Street. Mr. Brady also wanted to know if they could get a copy of the information verifying that fire apparatus can fit down the road. The resident supplied his email address to Susy.

Continuation:

On a motion made Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to continue the hearing for Town Line Estates to April 24, 2018 at 8:00 pm.

Applegate Subdivision:

Chairman Rodenhiser recused himself from discussion.

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

- Updated Tetra Tech inspection report, photos and bond estimate dated March 7, 2018.
- Previous Tetra Tech inspection report, photos and bond estimate dated September 29, 2015.
- 2/8/28 email from John Shea at Needham Bank
- 3/20/18 email to Town Counsel
- 3/23/18 response from Town Counsel

The Board was made aware that Ralph Costello will not be attending the meeting. Susy Affleck-Childs noted that without Mr. Rodenhiser, the Board does not have a quorum to discuss this matter tonight. Any discussion on Applegate will have to wait until the April 24, 2018 meeting.

Mr. Rodenhiser returned to the Board table.

Construction Reports:

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

- Exelon monthly report - March 30, 2018.
- Beals & Thomas Exelon Inspection Report - March 19, 2018.
- Tetra Tech Field Report #12 - Obrien & Sons (3-20-18)

- Tetra Tech Field Report #13 - O'Brien & Sons (3-23-18)
- Tetra Tech Field Report # 1 - Country Cottage (3-26-18)
- Tetra Tech Field Report #2 - Country Cottage (3-30-18)
- Tetra Tech Field Report #3 - County Cottage (4-3-18)

Consultant Bouley provided an overview of the construction reports via speaker phone.

O'Brien & Sons, 17 Trotter Drive

O'Brien has done the foundation framing and pouring for acoustic walls, caissons and transformers. The water tanks are being erected and welded. All the silt fences and compost filter socks are in place.

Country Cottage, 37 Summer Street

The contractor is cutting the pavement behind the sidewalk. The drainage and utilities are installed.

Merrimack Building Supply, 20 Trotter Drive

Merrimack Building Supply needs to modify the plan in the river front area. It has been recommended that they go to the Conservation Commission.

CORRESPONDENCE:

- The Board is in receipt of a communication dated 3-28-18 from MASS DEP regarding the optional new role for municipal planning boards to play in the issuance of Chapter 91 (MA Public Waterfront Act) General License Certifications by Mass DEP. **(See Attached)**

Other Business Boards/Committees:

- The Board needs to sign the site plans for the Choate and Oakland Park plans.
- The new Planning and Economic Director, Barbara Saint Andre started this week.
- The Town was notified that there is a license application forthcoming for a recreational marijuana facility at 2 Marc Road where the current medical marijuana facility is located.
- There was a SWAP meeting which focused on updating the regional plan for the 101 community metro Boston area.
- The DRC is continuing to discuss the community message sign Choate Park. Quotes have been submitted.

Site Plan Oakland and Choate Park:

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to endorse the site plans for Oakland and Choate Park.

FUTURE MEETING:

- Tuesday, April 24, 2018.

ADJOURN:

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to adjourn the meeting at 8:00 pm.

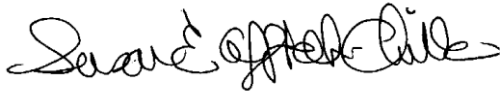
The meeting was adjourned at 8:00 pm.

Prepared by,

A handwritten signature in purple ink that reads "Amy Sutherland".

Amy Sutherland
Recording Secretary

Reviewed and edited by,

A handwritten signature in black ink that reads "Susan E. Affleck-Childs".

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



April 10, 2018
Medway Planning & Economic Development Board
Meeting

Appointment to Open Space Committee

- Email memo and resume of Brian Cowan

Brian Cowan contacted me in February, interested in learning more about the Open Space Committee. OSC Chair Tina Wright and I met with Mr. Cowan for coffee and a great conversation. He has attended two OSC meetings. He would like to be appointed to the Committee. Tina Wright concurs that he would be a good addition to the team. Brian will attend the meeting to introduce himself to you.

I recommend the PEDB appoint Brian Cowan to the Open Space Committee for a term through June 30, 2019.

Susan Affleck-Childs

From: Brian Cowan <cowanbp@gmail.com>
Sent: Saturday, February 10, 2018 9:06 AM
To: Planning Board
Subject: [BULK] Open Spaces Committee Volunteer Opportunity
Attachments: Brian Cowan Resume Medway.pdf

Importance: Low

Good Morning

I wanted to express my interest in volunteering for the Open Spaces Committee. My wife and I moved to Medway three years ago. We were drawn by the open spaces, community, and school system. As our oldest of two boys prepares to enter kindergarten next year, we have found a community in Medway where we feel at home, and where we plan to stay for many years to come. Given that, I have decided that it is time to get more involved in our community. I am particularly intrigued by the Open Spaces Committee, because I think one of the things that makes Medway what it is is the focus on open space and recreational areas we have. In many ways that emphasis on protecting, and expanding, those resources are what makes Medway uniquely special place to call home.

I also think I have a unique background that could be of benefit to the Open Spaces Committee. I am currently the Legal Director of large Medicare compliance company working with communities and insurance companies to insure that they comply with Federal statutes in settling various types of litigation. Prior to that, I was a litigation attorney in private practice, and I worked representing Hillsborough County New Hampshire. Before my legal career, I was involved in international development traveling around the world teaching human rights and doing community development in a range of areas from Southeast Asia, India, and Central Asia. In these capacities, I have worked with a wide range of people and communities, and seen the impacts of a variety of decisions on communities and community development.

I have attached my resume if it will be of assistance to you. Please feel free to contact me directly at [978-825-8232](tel:978-825-8232). I look forward to hearing from you.

Sincerely

Brian Cowan

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Brian P. Cowan
951-314-4375
cowanbp@gmail.com

Brian P. Cowan

3 Blueberry Hill Road • Medway, MA 02053 • cowanbp@gmail.com • 951.314.4375

BAR ADMISSIONS

New Hampshire State Bar 2009; United States District Court for the District of New Hampshire 2009; Massachusetts State Bar 2009; United States District Court for the District of Massachusetts 2010

LEGAL EXPERIENCE

ISO Claims Partners

North Reading, MA

Legal Director

2018 - Present

- Serve as a liaison between Policy, Account Management, and Legal Services to present and develop products for new and existing clients.
- Assist Account Management and Legal Services in the onboarding of new clients. Maintain familiarity with client contracts. Bring “voice of customer” to internal Legal Services team.
- Conduct and develop internal trainings for Services on new clients, client protocols and related legal developments
- Maintain relationships with key clients
- Manage client feedback e-mail inbox working with Account Management and Legal Services to address complaints and wins and monitor outcomes.
- Provide trainings for adjusters and attorneys on the requirements of the MSP and best practices for compliance for carriers nationwide
- Write articles for publication on Medicare compliance
- Serve as lead point of contact for high profile clients to respond to complex issues and increase referrals and revenue
- Mentor, provide trainings and review work of new MSP Compliance Advisors

Senior MSP Compliance Advisor

2016 - 2018

MSP Compliance Advisor

2014 –2016

- Review medical records, analyze legal documents and identify required future care while drafting Medicare Set-Asides (MSA)
- Review and draft proposed settlement language to help clients settle cases in compliance with the Medicare Secondary Payer Statute (MSP)
- Serve as lead point of contact for high profile clients to respond to complex issues and increase referrals and revenue
- Mentor, provide trainings and review work of new MSP Compliance Advisors
- Onboard new clients by establishing MSP compliance policies, creating internal protocols for handling their files, managing the relationships with the new clients, and providing initial trainings
- Draft appeals of CMS administrative decisions on the amount of treatment necessary in MSAs
- Identify and make cost mitigation recommendations to adjusters and insurance carrier management related to injured workers’ ongoing treatment to reduce costs of claims,
- Assist clients in developing and implementing MSP compliance programs to ensure compliance with the MSP

Accomplishments

- Awarded 1 of 2 MVPs of ISO Claim Partners for calendar year 2016
- Received Verisk Way to Go Award for contributions made to company and clients
- Successfully appealed an inclusion of a medication included in an MSA that did not meet CMS inclusions guidelines saving the client \$450,000
- Successfully lead onboarding first large self-insured health care provider for ISO Claim Partners
- Achieved more than double monthly referral volume and revenue from large state chartered client

Gallant & Ervin, LLC

Chelmsford, MA

Associate

2014 –2014

- Represented clients in complex civil litigation including drafting complaints, answers, motions, and responses to motions as well as drafting interrogatories, requests for production of documents, and responses thereto
- Handled collection actions for corporate clients including sending demand letters, filing suit, attending hearings, drafting motions, and negotiating with opposing parties
- Represented individual debtors in Chapter 7 and 13 bankruptcies as well as corporate creditors objecting to being discharged in bankruptcy

Law Offices of Joseph M. Annutto, PLLC*Associate*

Nashua, NH

2010 –2014

- Managed and tracked firm's 100+ active bankruptcy cases
- Prepared all necessary bankruptcy documents including the petition, associated motions, and reorganization plans
- Represented individual and corporate debtors in Chapters 7, 11, and 13 bankruptcies in hearings and negotiations with opposing parties, trustees, and government attorneys
- Managed firm's estate planning practice including drafting wills, trusts, powers of attorney, and health care documents
- Represented defendants charged with misdemeanors and felonies in court at arraignments, motion hearings, and trials

Hillsborough County Office of Civil Counsel*Assistant Civil Counsel*

Goffstown, NH

2009 - 2010

- Represented county on all civil matters including civil rights claims, contracts, worker's compensation, debtor collection and torts litigation
- Provided legal support to elected officials and county departments

Community Legal Services and Counseling Center*Volunteer Attorney*

Boston, MA

2009 –2012

- Represented indigent asylum seekers in all aspects of removal proceedings

Shelter Legal Services*Student Supervisor/Volunteer*

Boston, MA

2006 - 2009

- Worked with homeless veterans to appeal sex offender classification and registration requirements, determine legal problems in bankruptcy, foreclosures, housing, social security, and veteran's benefits

OTHER EXPERIENCE**Peace Corps***Volunteer*

Kyrgyzstan

2003 - 2005

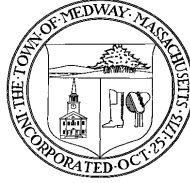
PRESENTATIONS**ISO Claims Partners California Client Roundtable (scheduled)***Using California Law to Improve MSP Compliance**Controversial Topics In MSP Compliance*

Long Beach, CA

October 2017

October 2017

EDUCATION**New England School of Law, Boston, MA** *Juris Doctor, May 2009***Honors:** Dean's List Fall 2007, Spring 2008, Fall 2008, Spring 2009**American University, Washington, DC***Masters of Arts in Ethics and Peace, May 2003***Elizabethtown College, Elizabethtown, PA***Bachelors of Arts in Religious Studies Cum Laude May 2001*



April 10, 2018
Medway Planning & Economic Development Board
Meeting

Paul Revere Estates – Plan Endorsement

The Paul Revere Estates Definitive Subdivision Plan has been revised per the subdivision and is ready for endorsement. See attached items:

- Revised plan dated 2-24-18
- Tetra Tech review and sign off – email memo dated 2-26-18
- Certification of paid taxes from Treasurer's office (4-4-18)
- Certificate of No Appeal from Town Clerk's office (4-4-18)
- Subdivision Covenant – approved by Town Counsel.
Signed version to be provided Tuesday night for your signature
- Status of plan review account – See spreadsheet.
- Verification that construction account has been funded – See spreadsheet.
- Certificate of Action, dated 10-10-2017
- Tetra Tech sidewalk construction estimate, dated 7-26-17

I recommend plan endorsement.

HOWEVER!! Yesterday, I had a visit from the applicant, Paul Newton. He noted that Condition #7 of the decision regarding sidewalk construction is causing him some difficulty with prospective buyers of the permitted property. (See text below

for language of Condition #7.) He wanted to find out how this condition could be changed.

7. *Sidewalk Construction* – In lieu of sidewalk construction along the Main Street frontage of 39 and 31 Main Street, the applicant shall:
 - a. Provide \$63,314 to the Medway Sidewalk Fund before the Building Department issues an occupancy permit for the third house in the subdivision; or
 - b. Construct the equivalent of 656 linear feet of concrete sidewalk with vertical granite curbing in one or more locations in the community as determined by the Medway Department of Public Services. Construction to occur before the Building Department issues a building permit for the fourth dwelling unit.

I spoke with project engineer Dan Merrikin and informed him that I felt that any such change would need to be handled as a decision modification with a public hearing, etc. Any change to this condition would likely entail a waiver or partial waiver from the text of the *Subdivision Rules and Regulations* re: sidewalk construction. See below.

7.13.3 Sidewalks shall also be provided along the entire frontage of the subdivision parcel along existing Town ways, including the frontage of any lots held in common ownership with the subdivision parcel within five (5) years prior to the submission of the Preliminary or (*if no Preliminary*) Definitive Subdivision Plan. In those instances where sidewalk construction is not feasible or practical, the Applicant shall make a payment in lieu of sidewalk construction to the Town of Medway, in an amount determined by the Town's Consulting Engineer. Such funds shall be deposited to a revolving fund to be used to finance construction of sidewalks and/or other public improvements.

So . . . we may hear from Dan Merrikin before Tuesday night's meeting that they want to hold off on having the Board endorse the plan at this time while they pursue a modification with you. Stay tuned!!

PAUL REVERE ESTATES

DEFINITIVE SUBDIVISION

PREPARED BY:
MERRIKIN ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PLAN
JUNE 9, 2017
LATEST REVISION: FEBRUARY 24, 2018

PREPARED FOR:
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

FOR REGISTRY USE

SUBDIVISION STATISTICS

TOTAL LAND AREA: 492,621 S.F. ±
NUMBER OF LOTS: 5
NUMBER OF PARCELS: 2
TOTAL LOT/PARCEL AREA: 459,670 S.F. ±
LOT 1: 47,121 S.F. ±
LOT 2: 53,534 S.F. ±
LOT 3: 49,933 S.F. ±
LOT 4: 47,965 S.F. ±
LOT 5: 44,128 S.F. ±
PARCEL C: 216,988 S.F. ±
PARCEL E: 32,950 S.F. ±
TOTAL WETLAND AREA: 195,933 S.F. ±
TOTAL UPLAND AREA: 296,688 S.F. ±
TOTAL STREET AREA: 32,951 S.F. ±
TOTAL OPEN SPACE: 0 S.F.

SUBDIVISION NOTES:

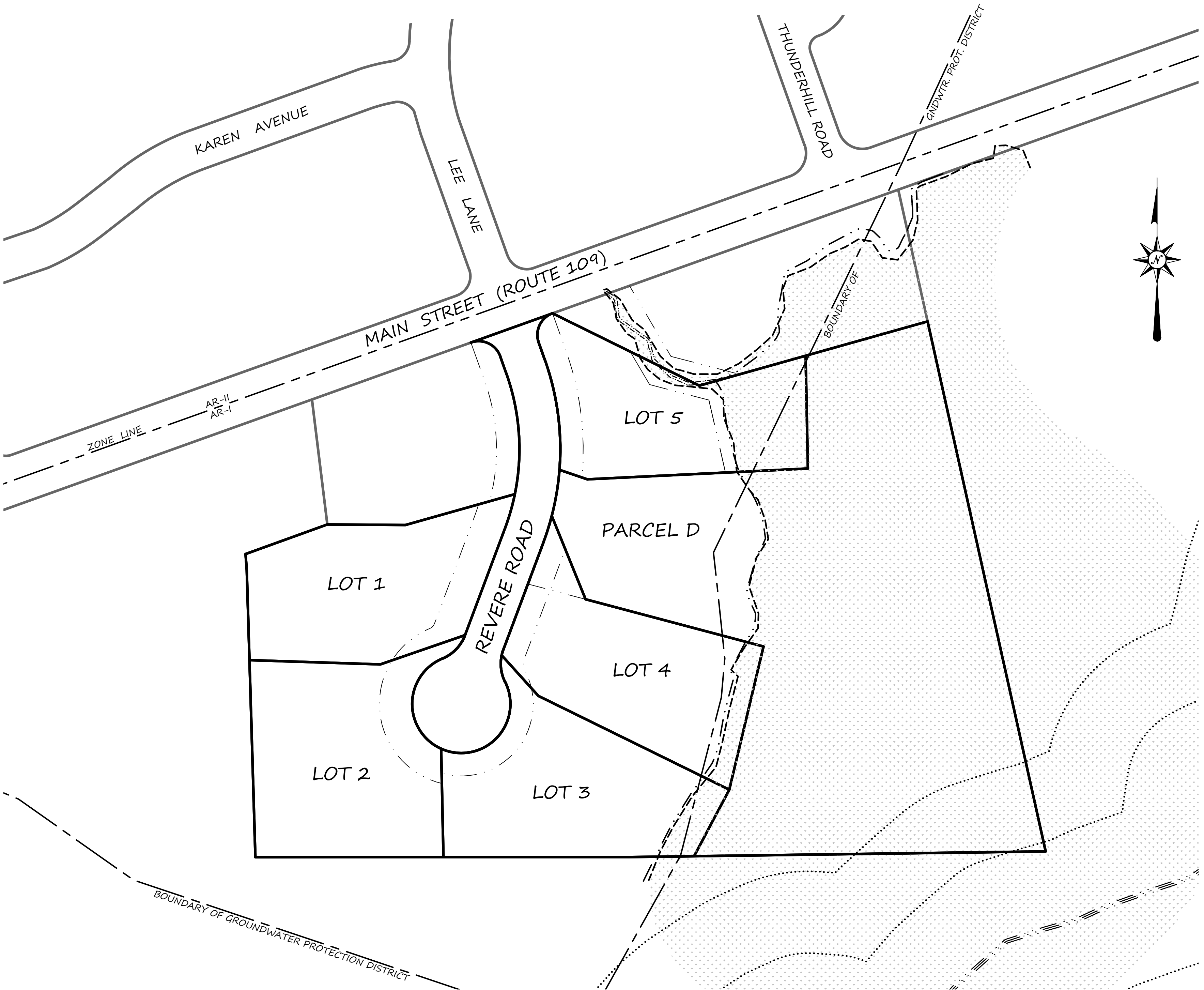
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MASS HIGHWAY HANDICAP REQUIREMENTS AND THE CURRENT ADA/AAAS REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

APPROVED WAIVERS:

- 5.7.6 CONTENTS OF DEFINITIVE SUBDIVISION PLAN SET TO EXCLUDE THE LOCATIONS OF EXISTING TREES WITH A DIAMETER OF ONE FOOT (1') OR GREATER AT TWENTY-FOUR INCHES (24") ABOVE GRADE, EXCEPT HARDWOOD TREES OF TWENTY FOUR INCHES (24") OR GREATER DIAMETER AT FOUR FEET (4') ABOVE GRADE WITHIN THE AREA OF CONSTRUCTION.
- 7.7.2.p STORMWATER MANAGEMENT: TO REDUCE THE SETBACK LIMIT OF STORMWATER BASINS FROM THIRTY FEET (30') TO TWENTY FEET (20').
- 7.10.2 CURBS AND BERMS: TO USE MONOLITHIC CAPE COD BERM INSTEAD OF VERTICAL GRANITE CURB EXCEPT AT THE CUL-DE-SAC PLANTING ISLAND AND AT THE MAIN STREET CORNER ROUNDINGS.

PAYMENTS TO BE MADE:

- 7.13.3 SIDEWALKS
A PAYMENT WILL BE MADE TO THE TOWN OF MEDWAY IN LIEU OF SIDEWALK CONSTRUCTION ALONG EXISTING TOWN WAYS.



LOCUS
SCALE: 1" = 80'

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

OWNER/APPLICANT:
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK

DATE

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

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

CONDITIONALLY APPROVED IN ACCORDANCE WITH M.G.L. CHAPTER 41, SECTION 81U, BY DECISION DATED OCTOBER 10, 2017 AND FILED WITH TOWN CLERK ON OCTOBER 12, 2017 (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: OCTOBER 12, 2017

DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

PLAN SCALE: 1"=80'



PLAN DATE: JUNE 9, 2017

REVISION	DATE	BY
CHANGES PER BOARD CONSULTANTS	8/8/2017	DJM
REVISIONS PER TOWN COMMENTS	8/24/2017	DJM
REVISIONS PER APPROVAL	2/24/2018	DJM

PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
COVER SHEET
PLAN OF LAND IN
MEDWAY, MA

MERRIKIN
ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D104-01 SHEET 1 OF 12

GENERAL NOTES:

- SURVEY & PLAN REFERENCES:
 - PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
 - REGISTRY REFERENCES:
 - PLAN REFERENCES:
PLAN BOOK 599, NO. 13
 - DEED REFERENCES:
BOOK 9237, PAGE 439
 - DATUM: NAVD83
 - A.N.R. PLAN DATED MAY 4, 2017 BY COLONIAL ENGINEERING, INC.
- EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
- FEATURES OUTSIDE OF THE SUBDIVISION SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.
- THE DEVELOPER SHALL RETAIN FEE INTEREST IN THE ROADWAY RIGHT-OF-WAY AND WILL GRANT TO THE TOWN THE FEE IN SUCH ROADWAY RIGHT-OF-WAY AND DRAINAGE EASEMENTS.
- THE NAME OF THE PROPOSED ROADWAY, REVERE ROAD, IS SUBJECT TO TOWN APPROVAL.
- PARCEL D SHALL BE CONVEYED TO THE TOWN OF MEDWAY AT THE TIME OF STREET ACCEPTANCE.

CONSERVATION NOTES:

- WETLANDS BOUNDARIES WERE DELINEATED BY RUSSELL WALDRON AND HAVE NOT BEEN APPROVED BY THE CONSERVATION COMMISSION AS OF THE DATE OF THIS PLAN.

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
- THE DEVELOPER SHALL OBTAIN A STREET OPENING PERMIT FROM THE TOWN OF MEDWAY, IF REQUIRED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED STREET NAME AND STOP SIGNS IN ACCORDANCE WITH TOWN STANDARDS.
- UNLESS OTHERWISE WAIVED IN THE DEFINITIVE SUBDIVISION APPROVAL, ALL CONSTRUCTION SHALL CONFORM TO THE SUBDIVISION REGULATIONS.
- GRANITE THROAT STONES SHALL BE INSTALLED WITH ALL CATCH BASINS AGAINST A ROADWAY GUTTER/CURB LINE.
- GRANITE TRANSITION STONES SHALL BE PROVIDED BETWEEN ALL VERTICAL GRANITE (INCLUDING THROAT STONES) AND SLOPED BERM.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4"). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

CONSTRUCTION SEQUENCE AND SCHEDULE:

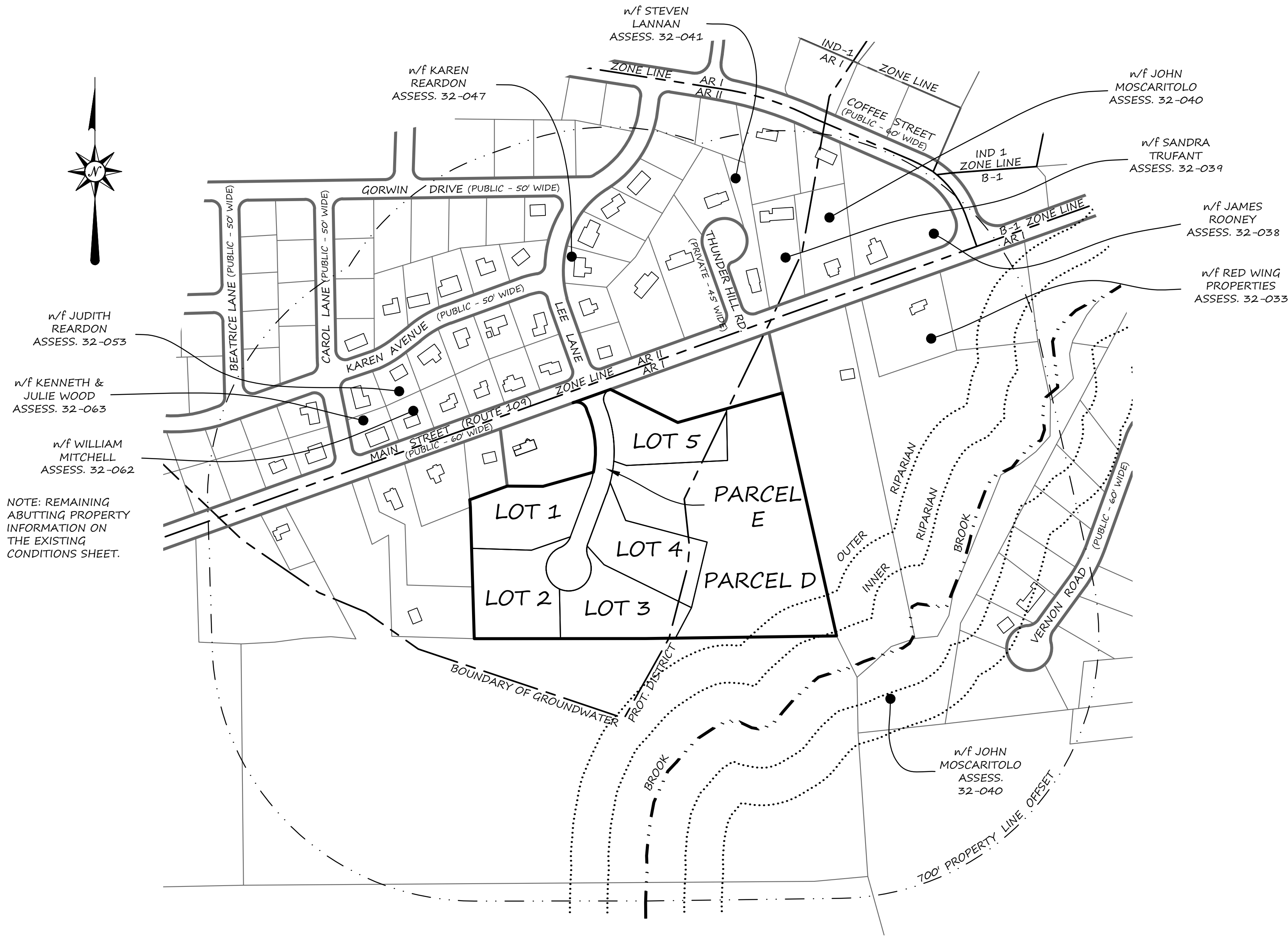
- DEPENDING ON FINANCING AND OTHER MARKET CONDITION ISSUES, CONSTRUCTION IS EXPECTED TO COMMENCE IN THE FALL OF 2017 WITH ROADWAY CONSTRUCTION COMPLETED TO BINDER COURSE BY THE SPRING OF 2018. HOUSE CONSTRUCTION IS EXPECTED TO OCCUR FROM THE SPRING OF 2018 THROUGH THE SPRING OF 2020, WITH FINAL ROADWAY CONSTRUCTION OCCURRING IN 2020-2021.
- REFER TO THE NPDES SWPPP FOR A MORE DETAILED CONSTRUCTION SEQUENCE, WHICH IS GENERALLY AS FOLLOWS:
 - INSTALLATION OF EROSION CONTROLS
 - FLAGGING OF TREES FOR REMOVAL
 - TREE CLEARING AND GRUBBING
 - TOPSOIL STRIP AND STOCKPILE
 - CUTS AND FILLS TO SUBGRADE
 - INSTALLATION OF STORMWATER SYSTEM AND INFILTRATION BASIN
 - INSTALLATION OF ROADWAY UTILITIES
 - SUBGRADE AND INSTALL ROADWAY AND SIDEWALK GRAVEL
 - INSTALL BINDER COURSE PAVEMENT, LOAM AND SEED SHOULDERS
 - COMMENCE HOUSE CONSTRUCTION
 - INSTALL TOP COURSE PAVEMENT

UTILITY NOTES:

- ALL PIPELINE LINEAR FOOTAGES REFERENCED IN THESE PLANS ARE HORIZONTAL DISTANCES AND DO NOT REFLECT THE SLOPED DISTANCE OF THE PIPELINE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL UNDERGROUND FIRE ALARM, GAS, ELECTRICAL, TELEPHONE, AND CABLE DISTRIBUTION SYSTEMS WITHIN THE ROADWAY RIGHT-OF-WAY. DESIGN SHALL INCLUDE THE APPROPRIATE CONDUIT RUNS AND JUNCTION BOX LOCATIONS. JUNCTION BOXES HAVE BEEN APPROXIMATELY SHOWN ON THE LOT CORNERS BUT SUCH LOCATIONS MAY BE CHANGED BY THE ELECTRIC COMPANY AT THE TIME OF CONSTRUCTION.
- WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE. ALL BRASS GOODS FOR POTABLE WATER SYSTEMS TO BE LEAD FREE.
- UNLESS OTHERWISE NOTED, DRAIN PIPING WITHIN THE RIGHT-OF-WAY SHALL BE CLASS IV REINFORCED CONCRETE PIPE (RCP) WITH O-RING SEAL JOINTS.
- SEWER MAIN TO BE SDR35.
- ALL WATER MAIN AND SERVICE COMPONENTS TO BE IN ACCORDANCE WITH THE TYPICAL REQUIREMENTS OF THE MEDWAY DPW.

LOG OF STREET ROADWAY WIDTHS:

- LEE LANE - 22'
- KAREN AVENUE - 24'
- CAROL LANE - 26'
- GORWIN DRIVE - 26'
- BEATRICE LANE - 26'
- COFFEE STREET - 24'
- THUNDER HILL ROAD - 20'
- MAIN STREET - 30'
- VERNON ROAD - 22'



NOTE: REMAINING ABUTTING PROPERTY INFORMATION ON THE EXISTING CONDITIONS SHEET.

LOCUS PLAN
SCALE: 1" = 200'

LEGEND & ABBREVIATIONS

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

DRAWING INDEX:

- SHEET 1 - COVER SHEET
- SHEET 2 - NOTES, LOCUS, LEGEND
- SHEET 3 - O&M PLAN
- SHEET 4 - EXISTING CONDITIONS PLAN
- SHEET 5 - LAYOUT PLAN
- SHEET 6 - GRADING PLAN
- SHEET 7 - ROAD PLAN & PROFILE
- SHEET 8 - STORMWATER BASIN
- SHEET 9 - DETAILS
- SHEET 10 - DETAILS
- SHEET 11 - DETAIL
- SHEET 12 - DETAIL

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

OWNER/APPLICANT:
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK

DATE

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

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

CONDITIONALLY APPROVED IN ACCORDANCE WITH M.G.L. CHAPTER 41, SECTION 81U, BY DECISION DATED OCTOBER 10, 2017 AND FILED WITH TOWN CLERK ON OCTOBER 12, 2017 (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: OCTOBER 12, 2017

DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

FOR REGISTRY USE

PLAN SCALE: 1" = 200'

PLAN DATE: JUNE 9, 2017

DATE	BY
8/8/2017	DJM
8/24/2017	DJM
2/24/2018	DJM

PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
NOTES, LOCUS, LEGEND
PLAN OF LAND IN
MEDWAY, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D104-01

SHEET 2 OF 12

OPERATION AND MAINTENANCE PLAN

THIS OPERATIONS AND MAINTENANCE PLAN (HEREINAFTER REFERRED TO "O&M PLAN") IS PROVIDED TO ENSURE THE LONG-TERM MONITORING AND MAINTENANCE OF VARIOUS COMPONENTS OF THE PAUL REVERE ESTATES INFRASTRUCTURE. THIS O&M PLAN INCLUDES THE FOLLOWING PROVISIONS:

- 1.STORMWATER SYSTEM OPERATIONS AND MAINTENANCE
2.MISCELLANEOUS PROVISIONS
3.ACCIDENTAL SPILL AND EMERGENCY RESPONSE PLAN

THE "DEVELOPMENT" AND THE VARIOUS COMPONENTS WHICH ARE REFERENCED IN THIS O&M PLAN ARE DESCRIBED ON THE SITE PLAN REFERENCED BELOW.

REFERENCES

THIS O&M PLAN REFERENCES OTHER DOCUMENTS AS FOLLOWS:

SITE PLAN – PLANS ENTITLED "PAUL REVERE ESTATES DEFINITIVE SUBDIVISION PLAN" WITH AN ORIGINAL DATE OF JUNE 9, 2017 (AS MAY BE AMENDED), AND PREPARED BY MERRIKIN ENGINEERING, LLP, HEREINAFTER REFERRED TO AS THE "SITE PLAN".
STORMWATER REPORT – REPORT ENTITLED "PAUL REVERE ESTATES DEFINITIVE SUBDIVISION PLAN, 39 MAIN ST. MEDWAY, MA 02053" PREPARED BY MERRIKIN ENGINEERING, LLP WITH AN ORIGINAL DATE OF JUNE 9, 2017 (AS MAY BE AMENDED).

SITE DESCRIPTION

THE SITE CONSISTS OF FIVE PROPOSED RESIDENTIAL BUILDINGS LOCATED ON 11.31 ACRES OF LAND ON MAIN STREET IN MEDWAY AND INCLUDES ALL APPURTENANT UTILITY SYSTEMS, LANDSCAPE AREAS, AND STORMWATER MANAGEMENT SYSTEMS. THOSE LAND AREAS ARE COLLECTIVELY REFERRED TO HEREIN AS THE "DEVELOPMENT."

SITE USAGE AND ACTIVITIES

SINGLE FAMILY RESIDENTIAL BUILDINGS AND ASSOCIATED APPURTENANCES.

PART 1: STORMWATER SYSTEM OPERATIONS AND MAINTENANCE

IN ORDER TO MAXIMIZE THE CONTINUED EFFECTIVENESS OF THE STORMWATER MANAGEMENT BMP'S FOR PAUL REVERE ESTATES, THE FOLLOWING OPERATION AND MAINTENANCE REQUIREMENTS APPLY TO ALL STORMWATER FACILITIES WITHIN THE EXTENTS OF THE DEVELOPMENT. THE STORMWATER FACILITIES ARE DEPICTED ON THE SITE PLAN AND ARE HEREINAFTER REFERRED TO AS THE "STORMWATER FACILITIES."

OPERATIONS AND MAINTENANCE RESPONSIBILITIES

THE OPERATOR OR ITS DESIGNEE SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL OPERATIONS AND MAINTENANCE (O&M) RESPONSIBILITIES.

EASEMENT AREAS

THE DEVELOPMENT CONTAINS A STORMWATER EASEMENT ON LOTS 4 AND 5, AND AN OFF-SITE EASEMENT ON LOT B. THESE WILL BE CONVEYED TO THE TOWN OF MEDWAY.

COMMENCEMENT OF OPERATIONS AND MAINTENANCE RESPONSIBILITIES

OPERATIONS AND MAINTENANCE TASKS SHALL BE COMMENCED ONCE EACH RESPECTIVE STORMWATER FACILITY IS FULLY CONSTRUCTED AND IS RECEIVING RUNOFF FROM THE DEVELOPMENT.

OPERATIONS AND MAINTENANCE TASKS

DEEP SUMP CATCH BASINS:

1. DEEP SUMP CATCH BASINS SHALL BE INSPECTED DAILY DURING CONSTRUCTION ACTIVITIES AND ALL SEDIMENTS AND DEBRIS SHALL BE REMOVED FOUR TIMES PER YEAR UNLESS THE OWNER CAN DETERMINE THROUGH RECORDED OBSERVATIONS THAT SEDIMENT ACCUMULATION DOES NOT WARRANT SUCH FREQUENT CLEANINGS. IF DEEP SUMP CATCH BASIN CLEANING OCCURS LESS THAN FOUR TIMES PER YEAR, CLEANING SHALL OCCUR WHEN TWO FEET OF SEDIMENTS HAVE ACCUMULATED IN THE SUMP AND AT LEAST ONCE PER YEAR.
2. SILT SACKS SHALL BE INSTALLED ON ALL CATCH BASINS THROUGHOUT THE TIME OF CONSTRUCTION.
3. ALL SEDIMENTS AND HYDROCARBONS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

SEDIMENT FOREBAYS:

1. SEDIMENT FOREBAYS SHALL BE INSPECTED AT LEAST FOUR TIMES PER YEAR TO INSURE PROPER OPERATION (DURING A STORM EVENT).
2. SEDIMENT FOREBAYS SHOULD BE MOWED AND ALL CLIPPINGS AND DEBRIS REMOVED AT LEAST TWICE PER YEAR. DEBRIS SHALL BE REMOVED AT MORE FREQUENT INTERVALS IF WARRANTED BY EXTREME WEATHER EVENTS.
3. SEDIMENT SHOULD BE REMOVED WHEN 3-INCHES OF SEDIMENT ACCUMULATES ANYWHERE IN THE FOREBAY.
4. REMOVE WOODY VEGETATION, LEAVES, AND OTHER MATERIALS THAT WOULD AFFECT THE LIFE OF THE SYSTEM OR ITS OPERATIONS.

STORMWATER INFILTRATION BASIN:

1. STORMWATER BASINS SHALL BE INSPECTED AT LEAST TWICE PER YEAR TO INSURE PROPER OPERATION (DURING A STORM EVENT).
2. INSPECTIONS SHALL INCLUDE ENSURING THAT INLET, OUTLET, AND SPLASH PAD RIP-RAP APRONS ARE IN GOOD CONDITION AND THAT THAT INTERIOR WALL SYSTEMS ARE IN GOOD CONDITION. DEFICIENCIES SHALL BE REMEDIED IMMEDIATELY.
3. INSPECTIONS SHALL INCLUDE AN OBSERVATION OF THE ACCUMULATION OF SEDIMENT IN THE BASIN. PRETREATMENT BMPs ARE INTENDED TO CAPTURE AND CONTAIN COARSE SEDIMENTS. SHOULD INDICATION OF SIGNIFICANT ACCUMULATION OF SEDIMENTS IN THE INFILTRATION BASIN BE OBSERVED, INCREASED FREQUENCY OF CLEANING OF THE PRECEDING SEDIMENT FOREBAY AND CATCH BASINS SHALL BE IMPLEMENTED.
4. INSPECTIONS SHALL INCLUDE ENSURING THAT OUTLET STRUCTURES ARE UNOBSTRUCTED AND FREE-FLOWING PER THE SITE PLAN DESIGN SPECIFICATIONS.
5. INSPECTIONS SHALL INCLUDE ENSURING THAT ALL BERMS ARE FULLY STABILIZED, STRUCTURALLY SOUND AND NOT ERODED. DEFICIENCIES SHALL BE REMEDIED IMMEDIATELY.
6. STORMWATER BASINS SHOULD BE MOWED AND ALL CLIPPINGS AND DEBRIS REMOVED AT LEAST TWICE PER YEAR. DEBRIS SHALL BE REMOVED AT MORE FREQUENT INTERVALS IF WARRANTED BY EXTREME WEATHER EVENTS. IF WETLAND VEGETATION GROWS AT THE BOTTOM OF THE STORMWATER BASIN, IT SHALL ONLY BE MOWED ONCE PER YEAR AT THE BEGINNING OF THE WINTER SEASON.
7. SEDIMENT SHOULD BE REMOVED AT LEAST ONCE EVERY 5 YEARS OR WHEN 2-INCHES OF SEDIMENT ACCUMULATES ANYWHERE IN THE BASIN AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. TWO SEDIMENTATION MARKERS SHALL BE INSTALLED IN THE BASIN BY A REGISTERED LAND SURVEYORS WITH A CLEAR MARKING OF THE 2-INCH ACCUMULATION LINE. IT IS RECOMMENDED THAT STONE BOUNDS BE INSTALLED WITH CHISELED MARKS INDICATING THE LIMIT OF ACCUMULATION, ALTHOUGH OTHER SIMILARLY PERMANENT MARKING METHODS MAY BE UTILIZED.

STORMWATER PIPES, INLETS AND OUTFALLS:

1. ALL STORMWATER INLETS AND OUTFALLS SHALL BE INSPECTED TWICE PER YEAR.
2. TRASH, LEAVES, DEBRIS AND SEDIMENT SHALL BE REMOVED FROM INLETS AND OUTFALLS AS NEEDED TO KEEP THEM FREE FLOWING.
3. IF INSPECTIONS INDICATE THAT STORMWATER PIPELINES HAVE BECOME PARTIALLY OBSTRUCTED WITH TRASH, LEAVES, DEBRIS OR SEDIMENT, THE PIPELINES SHALL BE CLEANED BY WATER JET TRUCK AND THE OBSTRUCTIONS REMOVED AND DISPOSED OF.

THE VARIOUS OPERATIONS AND MAINTENANCE SCHEDULE REQUIREMENTS LISTED ABOVE MAY BE REDUCED IN FREQUENCY BY APPROVAL FROM THE TOWN. SHOULD SUCH PERMISSION BE DESIRED, THE OPERATOR SHALL PROVIDE DOCUMENTATION OF ACTUAL ON-SITE MAINTENANCE OBSERVATIONS BY A QUALIFIED SOURCE (ENGINEER OR OTHER QUALIFIED PERSON MEETING THE APPROVAL OF THE TOWN) DEMONSTRATING THAT THE PARTICULAR STORMWATER BMP IN QUESTION DOES NOT WARRANT THE SPECIFIED FREQUENCY OF INSPECTION OR MAINTENANCE ACTIVITIES.

ROOF RUNOFF INFILTRATION SYSTEMS:

ROOF RUNOFF INFILTRATION SYSTEMS SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES BY EACH LOT OWNER. ANY SELLER WITHIN THE SUBDIVISION SHALL PROVIDE THE NEW OWNER WITH A BRIEF WRITTEN DESCRIPTION OF THE SYSTEM AND THE MAINTENANCE REQUIREMENTS OF THIS SECTION. GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE LOT OWNER SHALL INSPECT THE ROOF RUNOFF LEACHING SYSTEM ONCE PER CALENDAR YEAR SHORTLY AFTER A SMALL RAINSTORM EVENT TO ENSURE THAT WATER ACCUMULATION WITHIN THE ROOF RUNOFF LEACHING SYSTEM IS NOT EXCESSIVE. IT SHOULD BE NOTED THAT THESE SYSTEMS ARE GENERALLY DESIGNED TO OVERFLOW DURING STORM EVENTS LARGER THAN APPROXIMATELY 1.5-INCHES OF RAINFALL. DURING SMALL STORM EVENTS, THERE SHOULD BE NO OVERFLOW. OVERFLOW DURING SMALL STORM EVENTS IS LIKELY AN INDICATION OF A FAILED SYSTEM DUE TO CLOGGING OF THE SOILS AROUND THE SYSTEM OR MAY BE INDICATIVE OF A BLOCKED PIPE. IF THIS HAPPENS, THE LOT OWNER SHALL REPLACE THE SYSTEM IN ACCORDANCE WITH THE ORIGINAL DESIGN OR EFFECT AN APPROPRIATE REPAIR, IF IT IS DETERMINED THAT THIS REPAIR WILL ALLEVIATE THE PROBLEM.

REPORTING REQUIREMENTS

THE FOLLOWING DOCUMENTATION SHALL BE SUBMITTED NO LATER THAN DECEMBER 31ST OF EACH CALENDAR YEAR TO THE TOWN:

1. A STATEMENT, SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE OPERATOR INDICATING THAT THE REQUIREMENTS OF THIS O&M PLAN WERE PERFORMED DURING THE PREVIOUS CALENDAR YEAR. WHERE REQUIREMENTS WERE NOT MET, A SCHEDULE FOR THEIR COMPLETION SHALL BE PROVIDED AND A FOLLOW-UP STATEMENT SUBMITTED WHEN COMPLETE.
2. A LIST OF THE MAINTENANCE ACTIVITIES PERFORMED ALONG WITH THE APPROXIMATE DATE OF THE WORK.
3. A LIST OF THE INSPECTIONS PERFORMED ALONG WITH A STATEMENT BY EACH INSPECTOR SUMMARIZING THE RESULTS OF THE INSPECTIONS PERFORMED IN ACCORDANCE WITH THIS O&M PLAN.
4. COPIES OF APPURTENANT DOCUMENTATION SUPPORTING THE COMPLETION OF THE O&M RESPONSIBILITIES SUCH AS COPIES OF CONTRACTS AND/OR RECEIPTS WITH PARTIES ENGAGED TO PERFORM MAINTENANCE AND INSPECTION SERVICES.

5. A NOTATION REGARDING WHETHER THERE HAS BEEN ANY CHANGE IN THE NAME AND OR CONTACT INFORMATION FOR THE OPERATOR.

PUBLIC SAFETY FEATURES

THE STORMWATER SYSTEM HAS BEEN DESIGNED TO SAFELY COLLECT SURFACE RUNOFF FROM DEVELOPED AREAS (AS DESCRIBED ON THE SITE PLAN AND STORMWATER REPORT) BY PROVIDING COLLECTIONS SYSTEMS AT REGULAR INTERVALS TO PREVENT SURFACE FLOODING AND TO TREAT THAT RUNOFF IN ACCORDANCE WITH THE PROVISIONS OF THE MASSACHUSETTS STORMWATER MANAGEMENT STANDARDS AND HANDBOOK.

PART 2: MISCELLANEOUS PROVISIONS

GOOD HOUSEKEEPING CONTROLS

THE FOLLOWING GOOD HOUSEKEEPING MEASURES WILL BE IMPLEMENTED IN THE DAY-TO-DAY OPERATION OF THE DEVELOPMENT:

1. THE SITE WILL BE MAINTAINED IN A NEAT AND ORDERLY MANNER.
2. FERTILIZERS AND PESTICIDE APPLICATION ON THE LOTS SHALL BE IN ACCORDANCE WITH THIS PLAN.
3. ALL WASTE MATERIALS FROM THE DEVELOPMENT WILL BE COLLECTED IN DUMPSTERS AND REMOVED FROM THE SITE BY PROPERLY LICENSED DISPOSAL COMPANIES.

MANAGEMENT OF DEICING CHEMICALS AND SNOW

MANAGEMENT OF ON-SITE SNOW WILL BE AS FOLLOWS:

1. THE SITE SHALL BE PLOWED AS NEEDED TO MAINTAIN SAFE DRIVING CONDITIONS. SNOW WILL BE STORED IN WINDROWS ALONG PAVEMENT EDGES AND SHALL BE PILED IN LANDSCAPE STRIPS AS NEEDED.
2. SNOW WILL NOT BE PLOWED INTO PILES WHICH BLOCK OR OBSTRUCT STORMWATER MANAGEMENT FACILITIES.
3. SNOW WILL NOT BE PLOWED INTO PILES AT ROADWAY INTERSECTIONS SUCH THAT IT WOULD OBSTRUCT VISIBILITY FOR ENTERING OR EXITING VEHICLES.
4. DEICING CHEMICALS APPLICATION WILL BE AS LITTLE AS POSSIBLE WHILE PROVIDE A SAFE ENVIRONMENT FOR VEHICULAR OPERATION AND FUNCTION.

OPERATOR TRAINING

THE OPERATOR IS RESPONSIBLE FOR PROVIDING TRAINING FOR THE STAFF THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THIS O&M PLAN. SUCH TRAINING SHALL OCCUR AT LEAST ONCE ANNUALLY.

ILLCIT DISCHARGES

THE OPERATOR SHALL NOT ALLOW NON-STORMWATER DISCHARGES INTO THE DEVELOPMENT'S STORMWATER SYSTEM. ANY DISCOVERED NON-STORMWATER DISCHARGES INTO THE DEVELOPMENT'S STORMWATER SYSTEM SHALL BE IMMEDIATELY DISCONNECTED.

ESTIMATED OPERATIONS AND MAINTENANCE BUDGET

IT IS ESTIMATED THAT THE REGULAR ANNUAL MAINTENANCE TASKS DESCRIBED HEREIN WILL COST \$2,000 PER YEAR (2017 VALUE).

PART 3: ACCIDENTAL SPILL AND EMERGENCY RESPONSE PLAN

IN THE EVENT OF AN ACCIDENT WITHIN THE BOUNDARIES OF THE SITE, WHERE SIGNIFICANT GASOLINE OR OTHER PETROLEUM PRODUCTS OR OTHER HAZARDOUS MATERIALS ARE RELEASED, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED IN THE ORDER NOTED:

1. AS QUICKLY AS POSSIBLE, ATTEMPT TO BLOCK THE NEAREST STORMWATER CATCH BASINS IF ON A ROADWAY, OR IF IN PROXIMITY TO WETLANDS, CREATE A BERM OF SOIL DOWNSLOPE OF THE SPILL.
2. IMMEDIATELY, AND WHILE THE CONTAINMENT MEASURES ARE IMPLEMENTED AS DESCRIBED ABOVE, NOTIFY THE FOLLOWING GOVERNMENTAL ENTITIES AND INFORM THEM OF THE TYPE OF SPILL THAT OCCURRED:
o MEDWAY FIRE DEPARTMENT AT 911,
o MEDWAY BOARD OF HEALTH AT 508-533-3206,
o MEDWAY CONSERVATION COMMISSION AT 508-533-3292,
o MASS. DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) CENTRAL REGION AT (508) 792-7650 (ADDRESS IS 20 RIVERSIDE DRIVE, LAKEVILLE, MA 02347),
o NATIONAL RESPONSE CENTER (NRC) AT (800) 424-8802 (FOR SPILLS THAT REQUIRE SUCH NOTIFICATION PURSUANT TO 40 CFR PART 110, 40 CFR PART 117, AND 40 CR PART 302).
3. ONCE THE VARIOUS EMERGENCY RESPONSE TEAMS HAVE ARRIVED AT THE SITE AND IF THE SPILL OCCURS ON A LOT, THE OWNER SHALL FOLLOW THE INSTRUCTIONS OF THE VARIOUS GOVERNMENTAL ENTITIES, WHICH MAY INCLUDE THE FOLLOWING:
➢ A CLEAN UP FIRM MAY NEED TO BE IMMEDIATELY CONTACTED.
➢ IF THE HAZARDOUS MATERIALS HAVE ENTERED THE STORMWATER SYSTEM, PORTIONS OF IT MAY NEED TO BE CLEANED AND RESTORED PER THE DEP. ALL SUCH ACTIVITIES SHALL BE AS SPECIFIED BY THE DEP.

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

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33 FRUIT STREET
NORFOLK, MA 02056

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK

DATE

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PROFESSIONAL LAND SURVEYOR

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DATE APPROVED: OCTOBER 12, 2017

DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

FOR REGISTRY USE

PLAN SCALE: N.T.S.

PLAN DATE: JUNE 9, 2017

REVISION	DATE	BY
CHANGES PER BOARD CONSULTANTS	8/8/2017	DJM
REVISIONS PER TOWN COMMENTS	8/24/2017	DJM
REVISIONS PER APPROVAL	2/24/2018	DJM

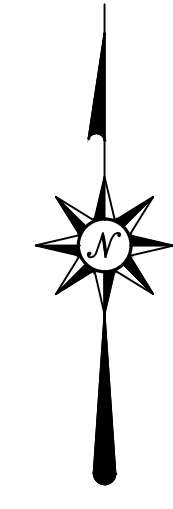
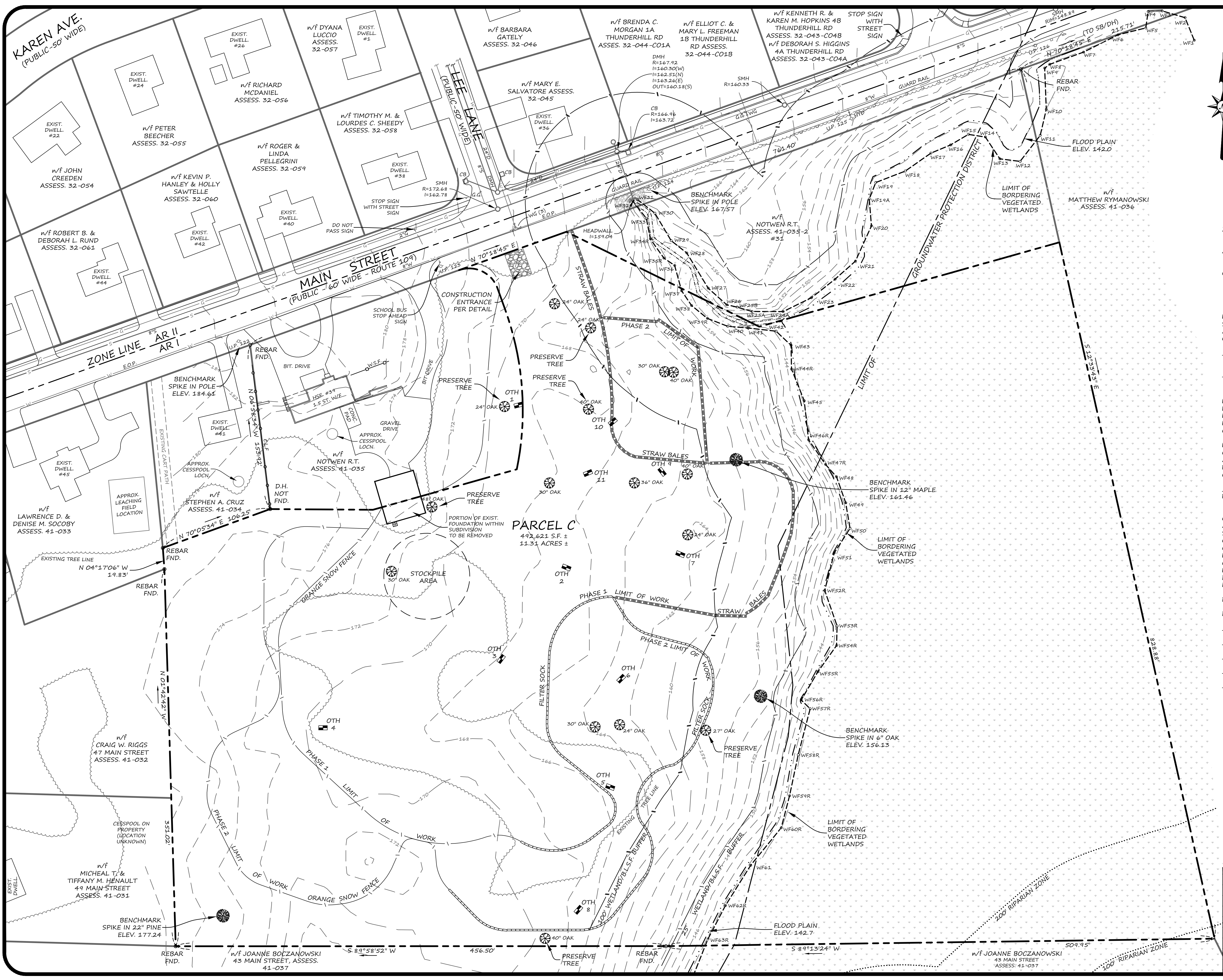
PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
O&M
PLAN OF LAND IN
MEDWAY, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D104-01

SHEET 3 OF 12



FOR REGISTRY USE

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

OWNER/APPLICANT:
NOTWEN REALTY TRUST
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DATED _____ TO BE RECORDED
HEREWITH.

DATE APPROVED: OCTOBER 12, 2017

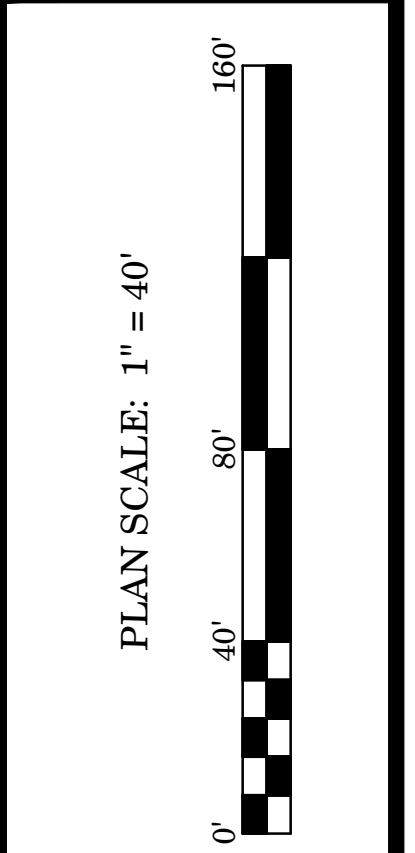
DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING AND
ECONOMIC DEVELOPMENT BOARD

PHASING NOTES:

PHASE 1 CONSTRUCTION CONSISTS
OF THE CONSTRUCTION OF THE
PROPOSED ROADWAY,
STORMWATER FACILITIES, AND ALL
APPURTENANT INFRASTRUCTURE
WORK.

PHASE 2 CONSTRUCTION CONSISTS
OF THE CONSTRUCTION OF THE
RESIDENTIAL DWELLINGS AND ALL
APPURTENANT WORK.



DATE	BY
8/8/2017	DJM
8/24/2017	DJM
2/24/2018	DJM

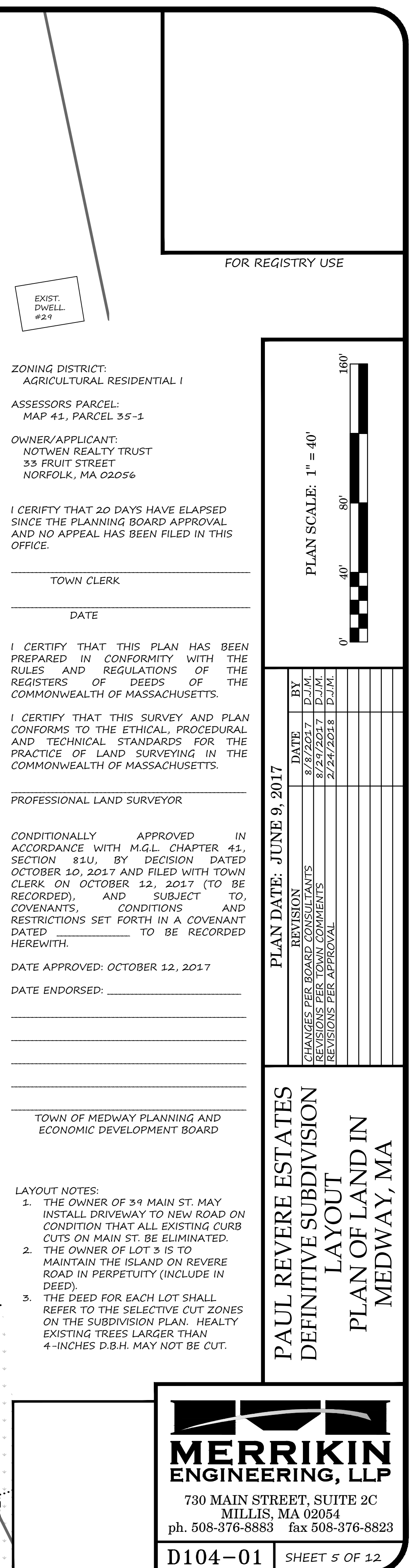
PLAN DATE: JUNE 9, 2017

REVISION	DATE	BY
CHANGES PER BOARD CONSULTANTS	8/8/2017	DJM
REVISIONS PER TOWN COMMENTS	8/24/2017	DJM
REVISIONS PER APPROVAL	2/24/2018	DJM

PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
EXISTING COND. &
EROSION PLAN OF LAND
IN MEDWAY, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

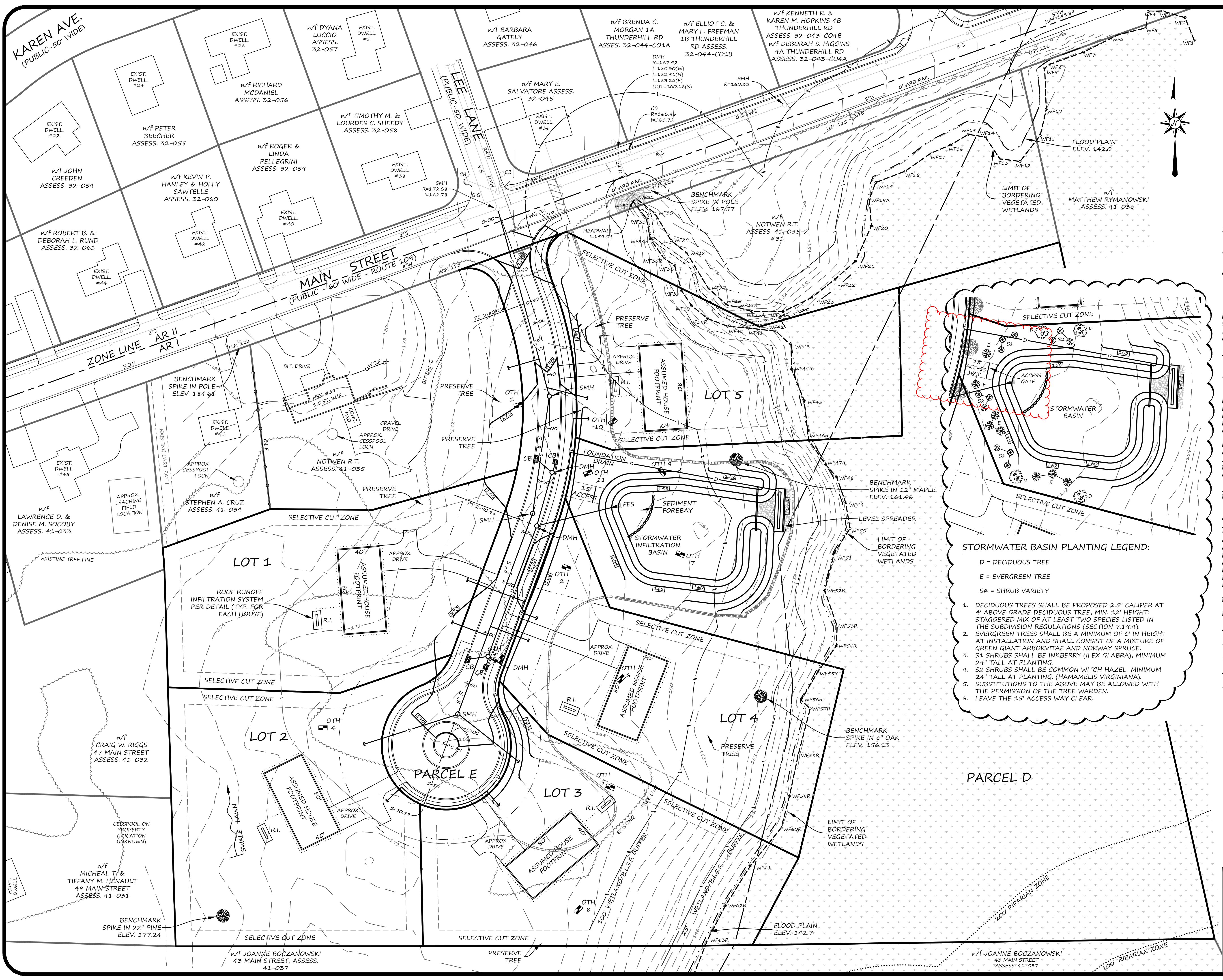


LAYOUT NOTES:

1. THE OWNER OF 399 MAIN ST. MAY INSTALL DRIVEWAY TO NEW ROAD ON CONDITION THAT ALL EXISTING CURB CUTS ON MAIN ST. BE ELIMINATED.
2. THE OWNER OF LOT 3 IS TO MAINTAIN THE ISLAND ON REVERE ROAD IN PERPETUITY (INCLUDE IN DEED).
3. THE DEED FOR EACH LOT SHALL REFER TO THE SELECTIVE CUT ZONES ON THE SUBDIVISION PLAN. HEALTHY EXISTING TREES LARGER THAN 4-INCHES D.B.H. MAY NOT BE CUT.

PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
LAYOUT
PLAN OF LAND IN
MEDWAY, MA

MERRIKIN
ENGINEERING, LLP
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823
D104-01 SHEET 5 OF 12



STORMWATER BASIN PLANTING LEGEND:

- D = DECIDUOUS TREE
 - E = EVERGREEN TREE
 - S# = SHRUB VARIETY
- DECIDUOUS TREES SHALL BE PROPOSED 2.5" CALIPER AT 4' ABOVE GRADE DECIDUOUS TREE, MIN. 12' HEIGHT: STAGGERED MIX OF AT LEAST TWO SPECIES LISTED IN THE SUBDIVISION REGULATIONS (SECTION 7.1.9.4).
 - EVERGREEN TREES SHALL BE A MINIMUM OF 6' IN HEIGHT AT INSTALLATION AND SHALL CONSIST OF A MIXTURE OF GREEN GIANT ARBORVITAE AND NORWAY SPRUCE.
 - S1 SHRUBS SHALL BE INKBERY (ILEX GLABRA), MINIMUM 24" TALL AT PLANTING.
 - S2 SHRUBS SHALL BE COMMON WITCH HAZEL, MINIMUM 24" TALL AT PLANTING. (HAMAMELIS VIRGINIANA).
 - SUBSTITUTIONS TO THE ABOVE MAY BE ALLOWED WITH THE PERMISSION OF THE TREE WARDEN.
 - LEAVE THE 15' ACCESS WAY CLEAR.

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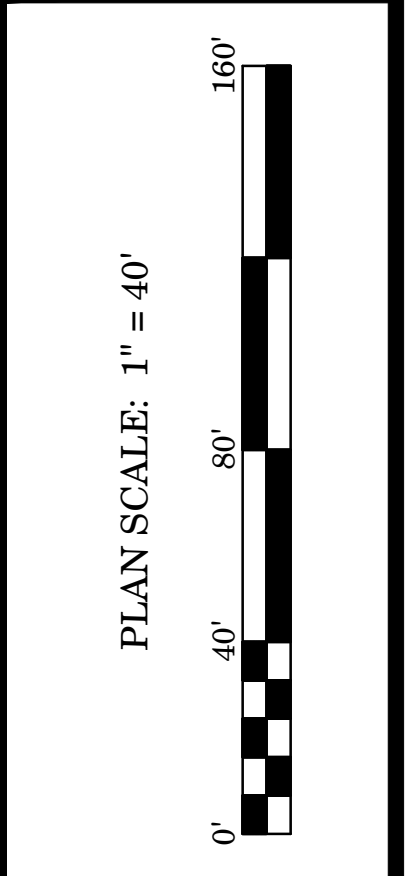
PROFESSIONAL LAND SURVEYOR _____

CONDITIONALLY APPROVED IN ACCORDANCE WITH M.G.L. CHAPTER 41, SECTION 81U, BY DECISION DATED OCTOBER 10, 2017 AND FILED WITH TOWN CLERK ON OCTOBER 12, 2017 (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: OCTOBER 12, 2017

DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD



REVISION	DATE	BY
CHANGES PER BOARD CONSULTANTS	8/8/2017	DJM
REVISIONS PER TOWN COMMENTS	8/24/2017	DJM
REVISIONS PER APPROVAL	2/24/2018	DJM

PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
GRADING
PLAN OF LAND IN
MEDWAY, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

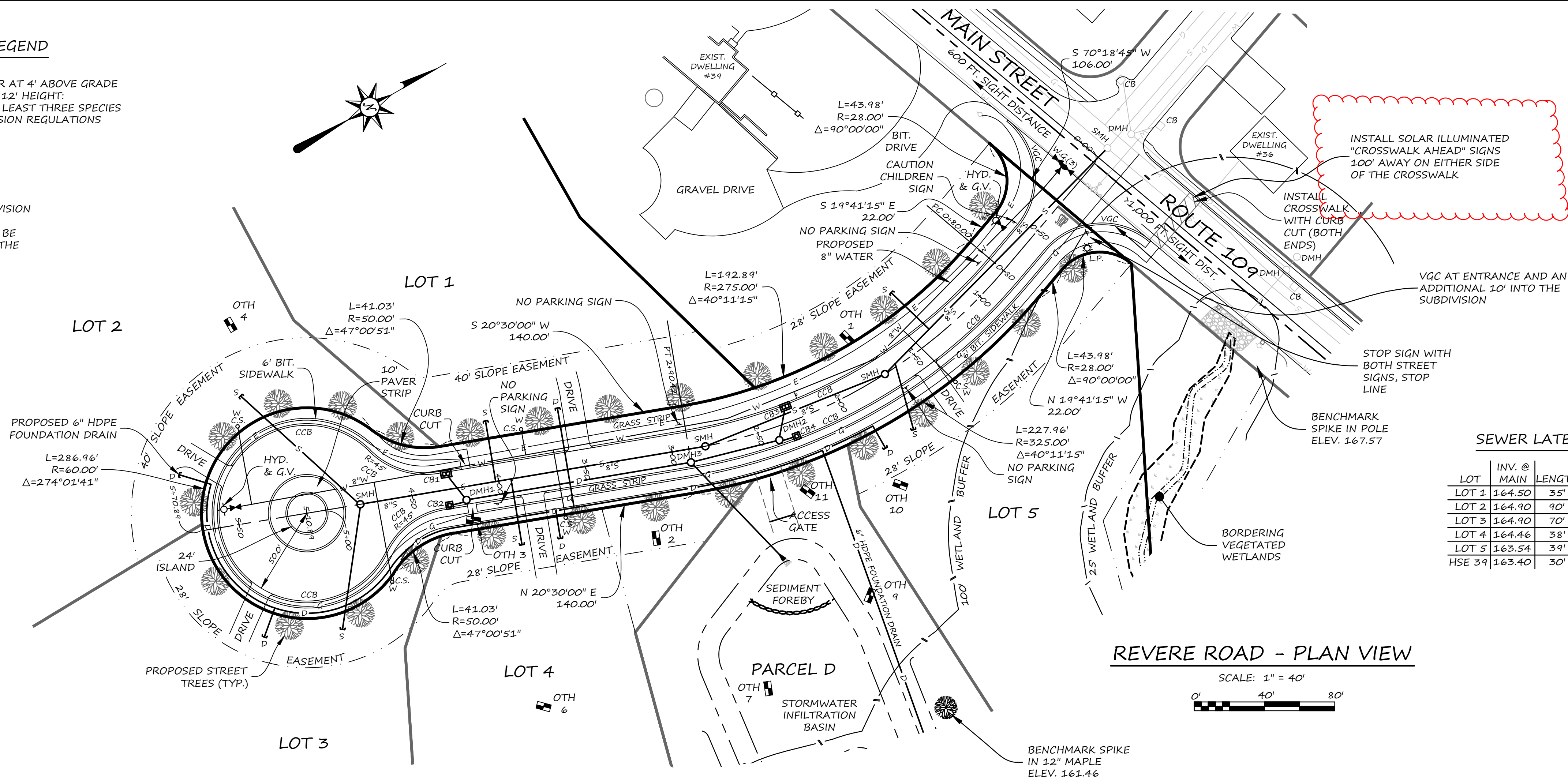
LANDSCAPE LEGEND



PROPOSED 2.5" CALIPER AT 4' ABOVE GRADE
DECIDUOUS TREE, MIN. 12' HEIGHT:
STAGGERED MIX OF AT LEAST THREE SPECIES
LISTED IN THE SUBDIVISION REGULATIONS
(SECTION 7.1.9.4).

LANDSCAPE NOTES:

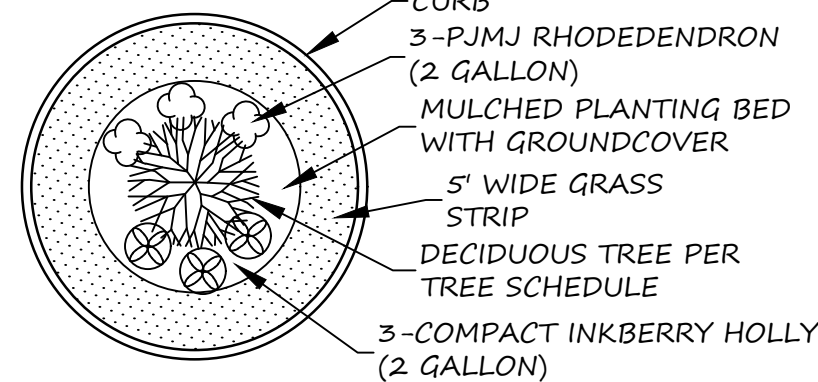
1. TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.
2. ALTERNATE TREE SPECIES MAY BE SUBSTITUTED IF APPROVED BY THE TREE WARDEN.



REVERE ROAD - PLAN VIEW

SCALE: 1" = 40'
0' 40' 80'

CUL-DE-SAC ISLAND PLANTINGS:



FOR REGISTRY USE

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

OWNER/APPLICANT:
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

I CERTIFY THAT 20 DAYS HAVE ELAPSED
SINCE THE PLANNING BOARD APPROVAL
AND NO APPEAL HAS BEEN FILED IN THIS
OFFICE.

TOWN CLERK

DATE

I CERTIFY THAT THIS PLAN HAS BEEN
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RULES AND REGULATIONS OF THE
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COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS SURVEY AND PLAN
CONFORMS TO THE ETHICAL, PROCEDURAL
AND TECHNICAL STANDARDS FOR THE
PRACTICE OF LAND SURVEYING IN THE
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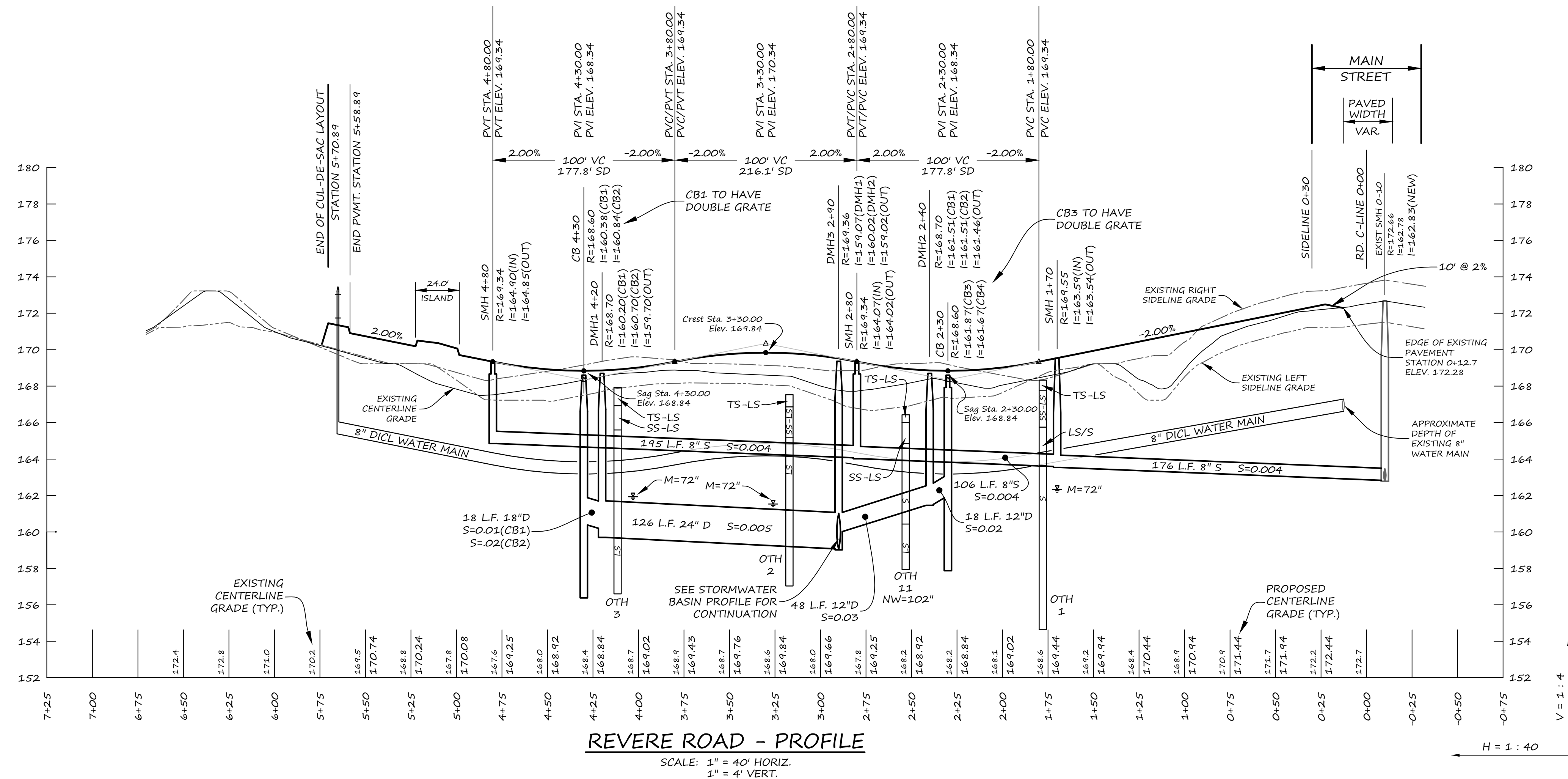
PROFESSIONAL LAND SURVEYOR

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TOWN OF MEDWAY PLANNING AND
ECONOMIC DEVELOPMENT BOARD



REVERE ROAD - PROFILE

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

PROFILE LEGEND

ABBREV.

M-XX"
WT-XX"
WP-XX"
NW-XX"
R-XX"
TS
SS
S
LS
SL

DESCRIPTION

REDOX (MOTTLES) AT XX-INCHES
STANDING WATER AT XX-INCHES
WEeping WATER AT XX-INCHES
NO GROUNDWATER INDICATORS
REFUSAL AT XX-INCHES
TOPSOIL
SUBSOIL
SAND
LOAMY SAND
SANDY LOAM

PLAN DATE: JUNE 9, 2017

REVISION	DATE	BY
CHANGES PER BOARD CONSULTANTS	8/8/2017	DJM
REVISIONS PER TOWN COMMENTS	8/24/2017	DJM
REVISIONS PER APPROVAL	2/24/2018	DJM

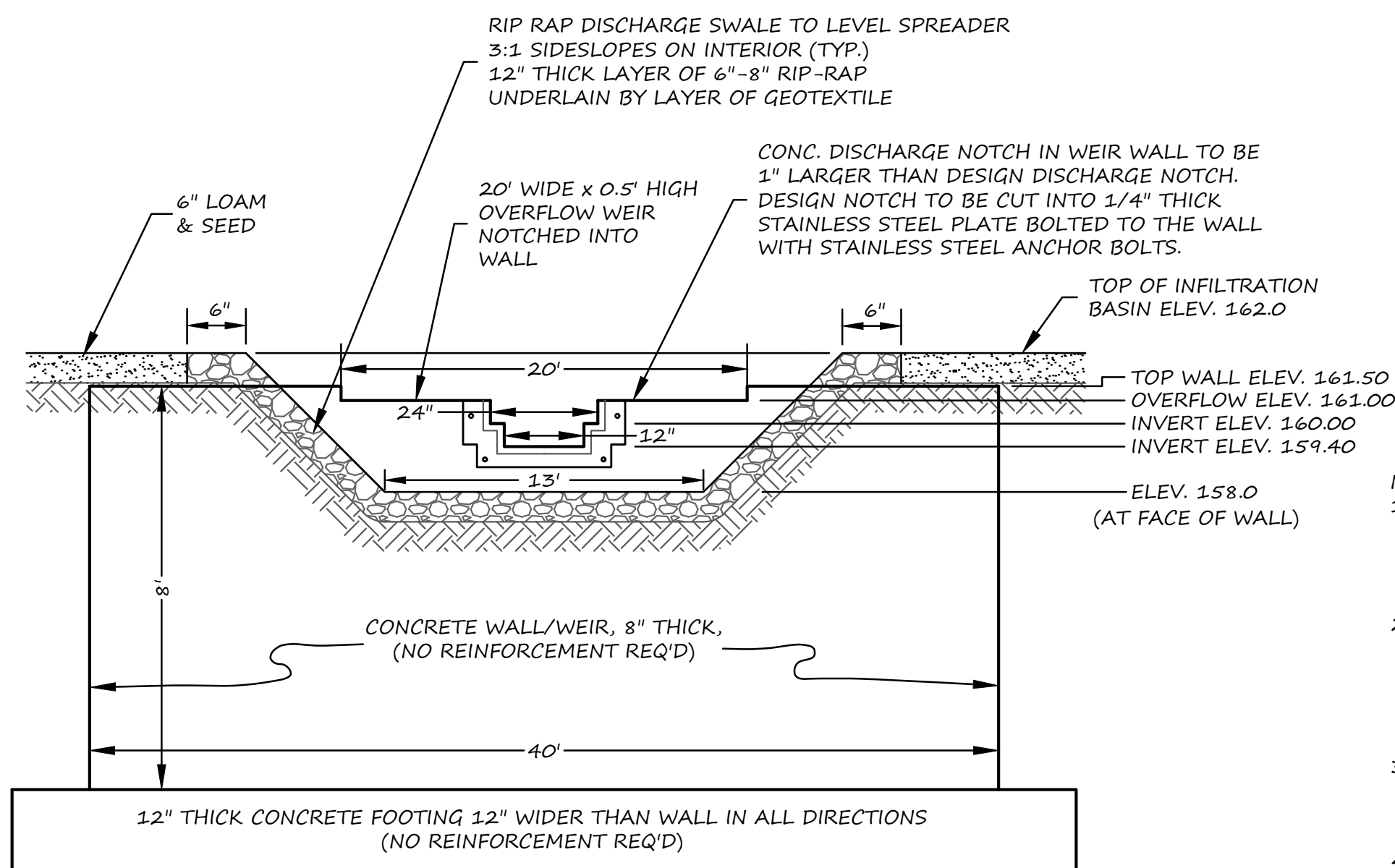
PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
ROAD PLAN & PROFILE
PLAN OF LAND IN
MEDWAY, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D104-01

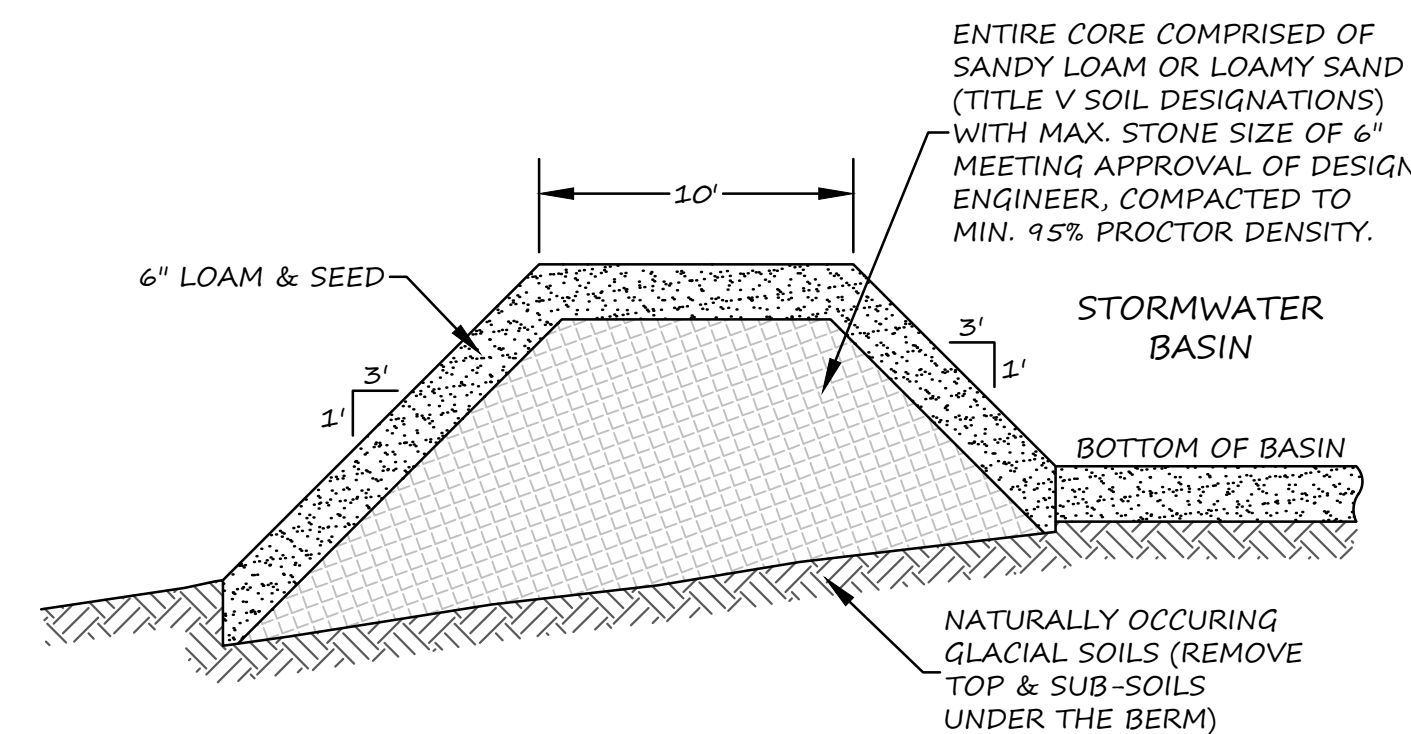
SHEET 7 OF 12



- NOTES:
- SEE GRADING SHEETS AND PROFILE SHEETS FOR SIZE OF INLETS AND OUTLETS, OUTLET STRUCTURE SPECIFICATIONS, ELEVATION OF BOTTOM OF BASIN, ELEVATION OF TOP OF BASIN, SLOPE OF SIDESLOPES, AND OTHER DIMENSIONAL REQUIREMENTS FOR EACH BASIN.
 - ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE BASIN SHALL BE REMOVED PRIOR TO BASIN CONSTRUCTION. FILL MATERIALS UNDER THE BASIN BOTTOM SHALL BE SAND OR LOAMY SAND MEETING THE APPROVAL OF THE DESIGN ENGINEER. FILL FOR BERMS MAY BE SAND, LOAMY SAND OR SANDY LOAM MEETING THE APPROVAL OF THE DESIGN ENGINEER (TITLE V CLASSIFICATIONS).
 - BERM AREAS SHALL BE REMOVED OF ALL TOP AND SUB-SOIL AND OTHER UNSUITABLE SOILS. BERM CORE SHALL CONSIST OF ORDINARY BORROW INSTALLED IN 12-INCH LIFTS TO A MINIMUM 93% PROCTOR DENSITY.
 - BOTTOM OF INFILTRATION BASINS TO BE FLAT AT THE SPECIFIED ELEVATIONS.

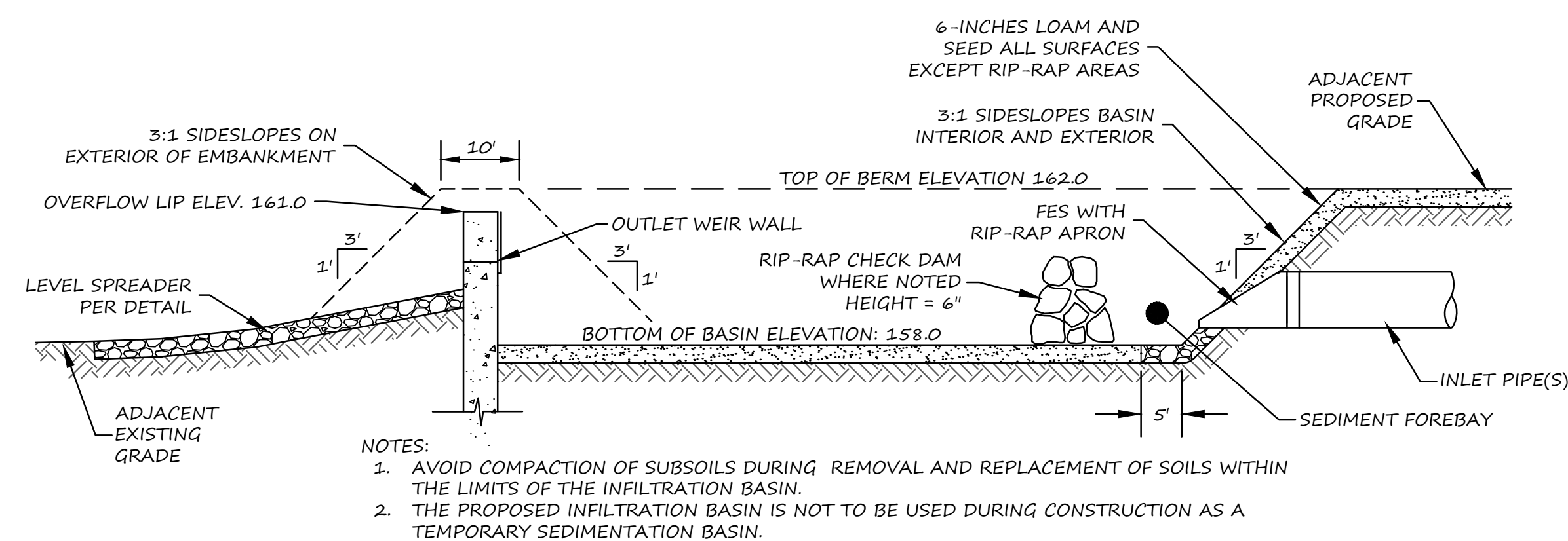
INFILTRATION BASIN OUTLET WEIR AND RIP-RAP SWALE DETAIL

NOT TO SCALE



INFILTRATION BASIN BERM DETAIL

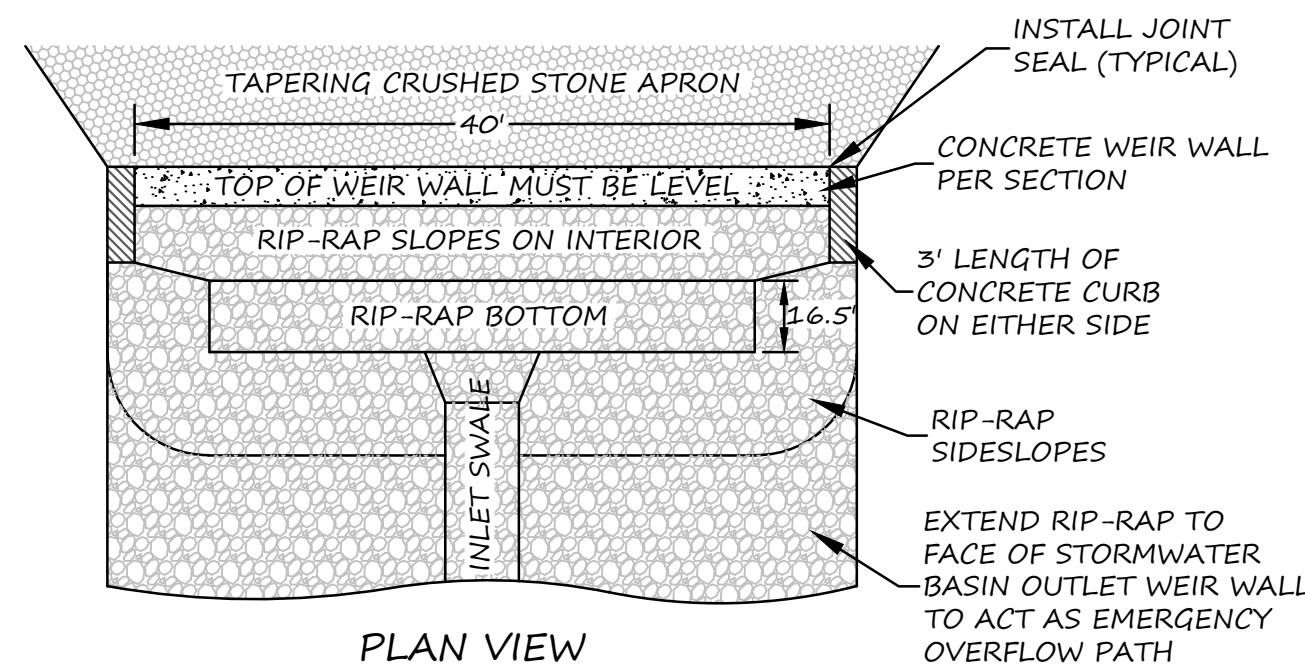
NOT TO SCALE



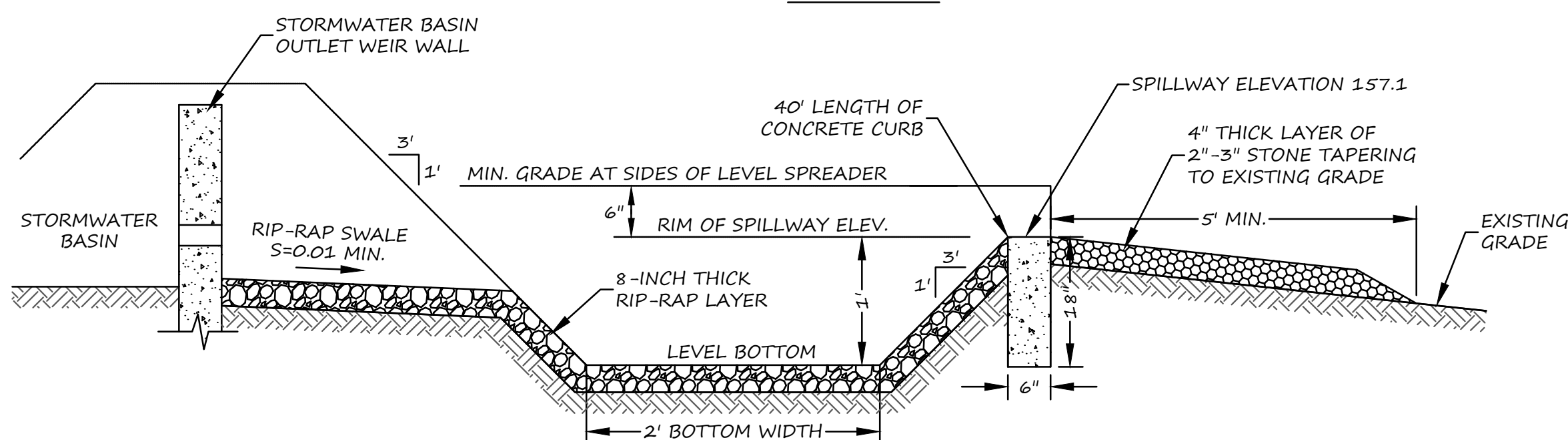
TYPICAL BASIN CROSS SECTION

NOT TO SCALE

- NOTES:
- WEIR LIP SHALL FOLLOW EXISTING GRADES AS CLOSELY AS POSSIBLE.



PLAN VIEW

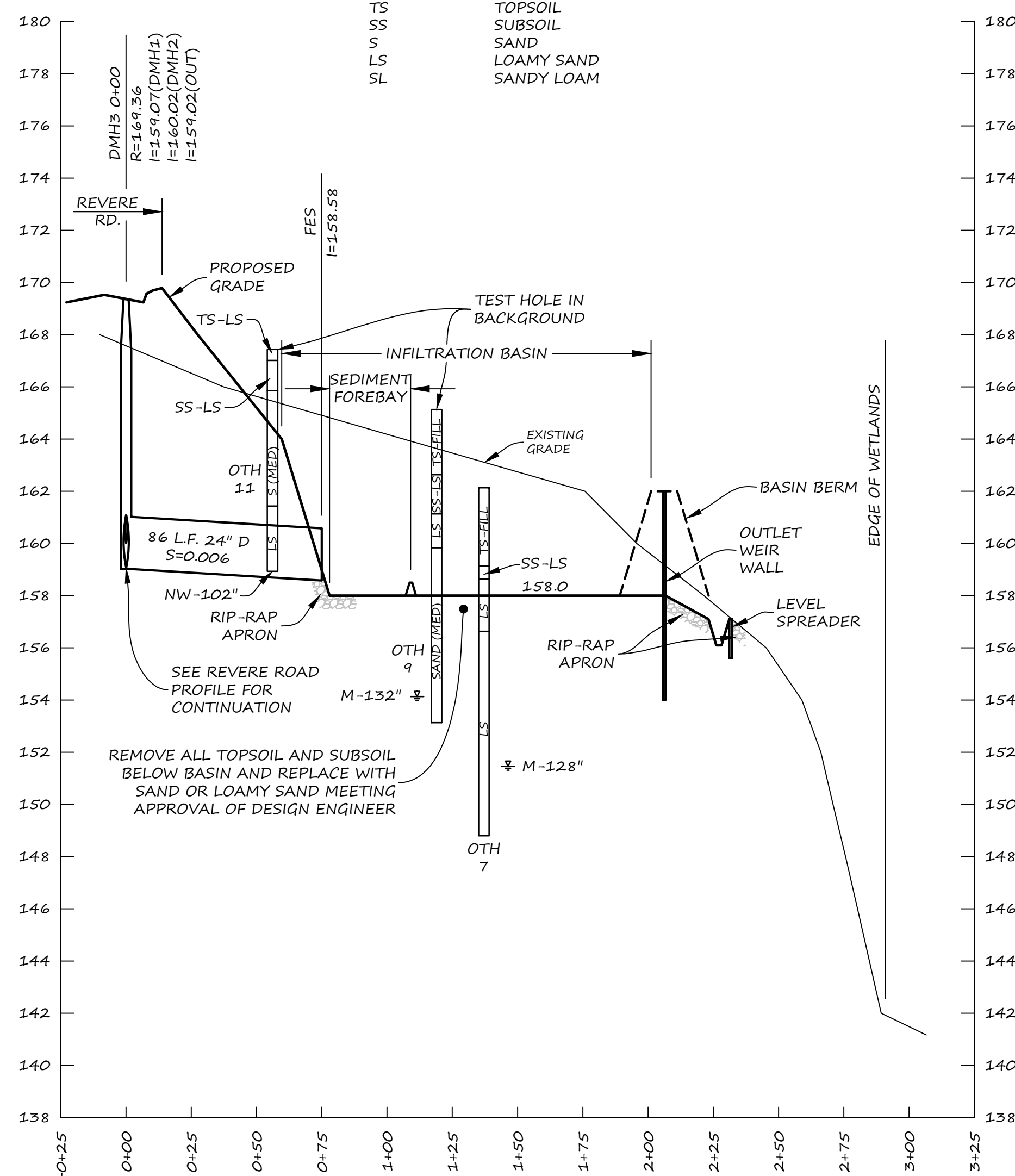


LEVEL SPREADER DETAIL

NOT TO SCALE

PROFILE LEGEND

ABBREV.	DESCRIPTION
M-XX"	REDOX (MOTTLES) AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEeping WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



STORMWATER BASIN - PROFILE

SCALE: 1" = 40' HORIZ.
1" = 4' VERT.

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

OWNER/APPLICANT:
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

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PROFESSIONAL LAND SURVEYOR

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DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING AND
ECONOMIC DEVELOPMENT BOARD

PLAN SCALE: AS NOTED

PLAN DATE: JUNE 9, 2017

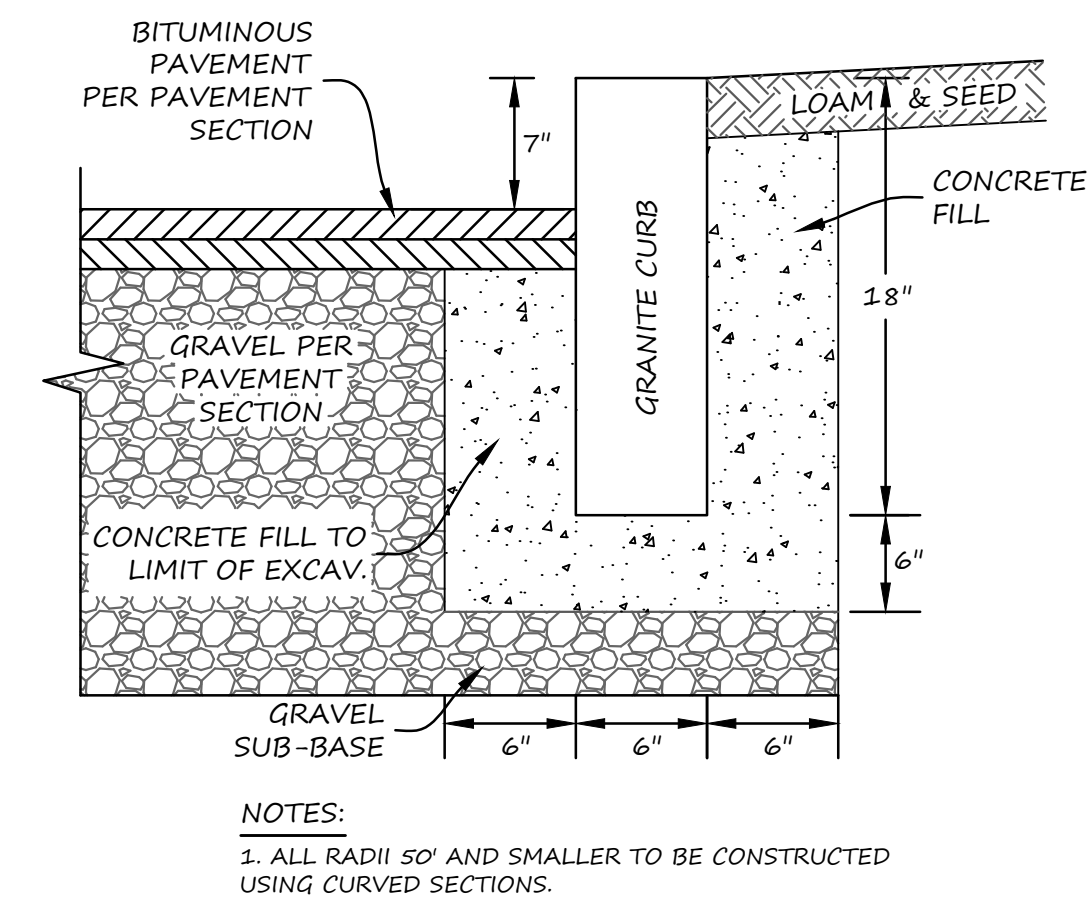
PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
STORMWATER BASIN
PLAN OF LAND IN
MEDWAY, MA

MERRIKIN
ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D104-01

SHEET 8 OF 12



ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

OWNER/APPLICANT:
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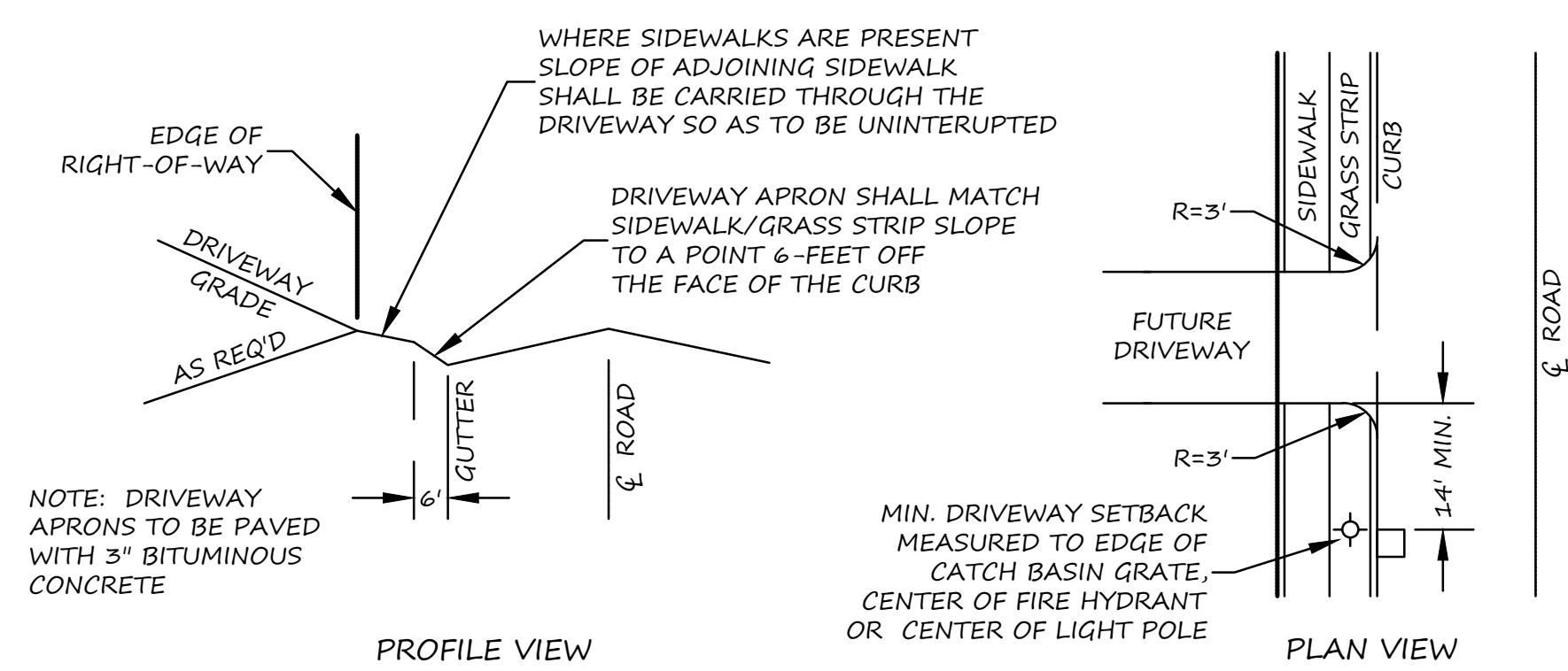
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TOWN OF MEDWAY PLANNING AND
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LOAM & SEED
BEHIND BERM

10'

3/4'

TOP COURSE
PAVEMENT

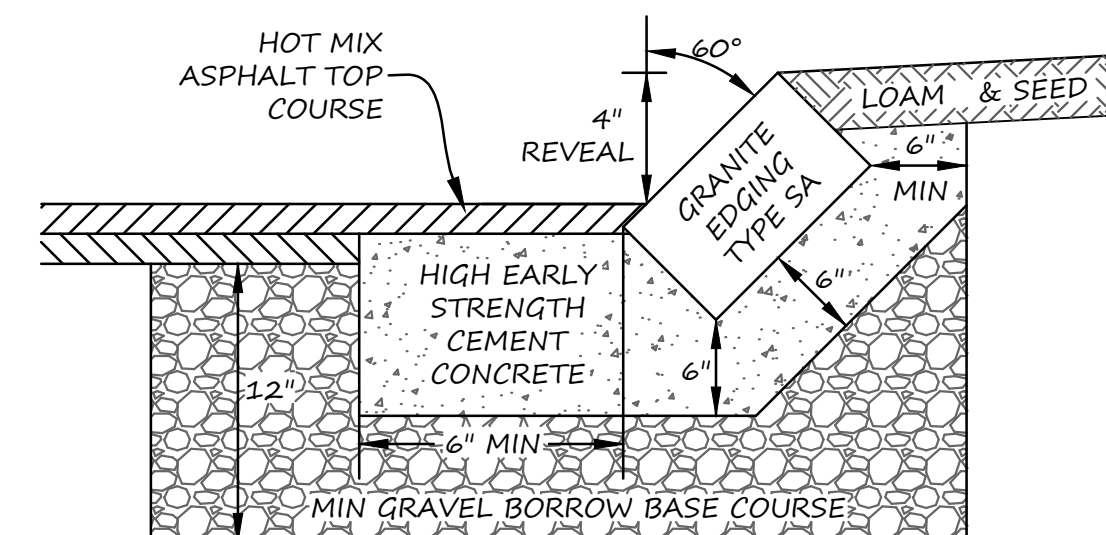
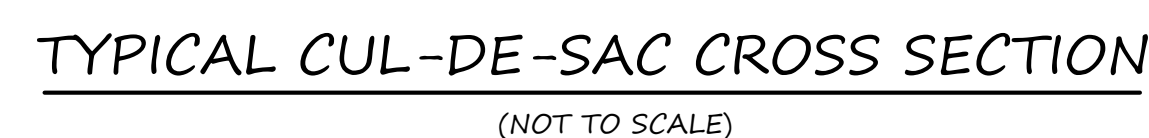
CAPE COD
BITUMINOUS BERM
INSTALLED MONOLITHICALLY
WITH TOP COURSE PAVEMENT

BINDER COURSE
PAVEMENT

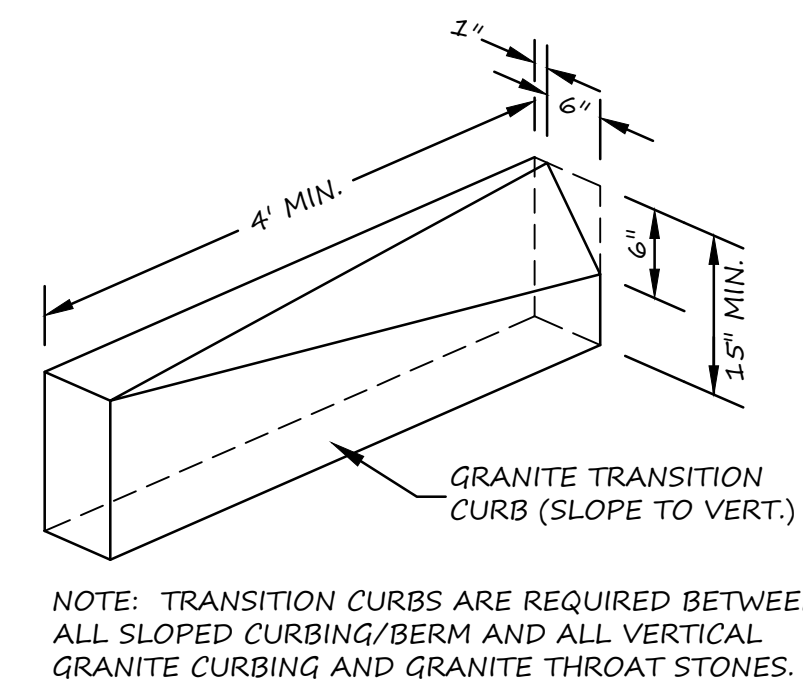
MONOLITHIC CAPE COD BERM DETAIL

(NO SCALE)

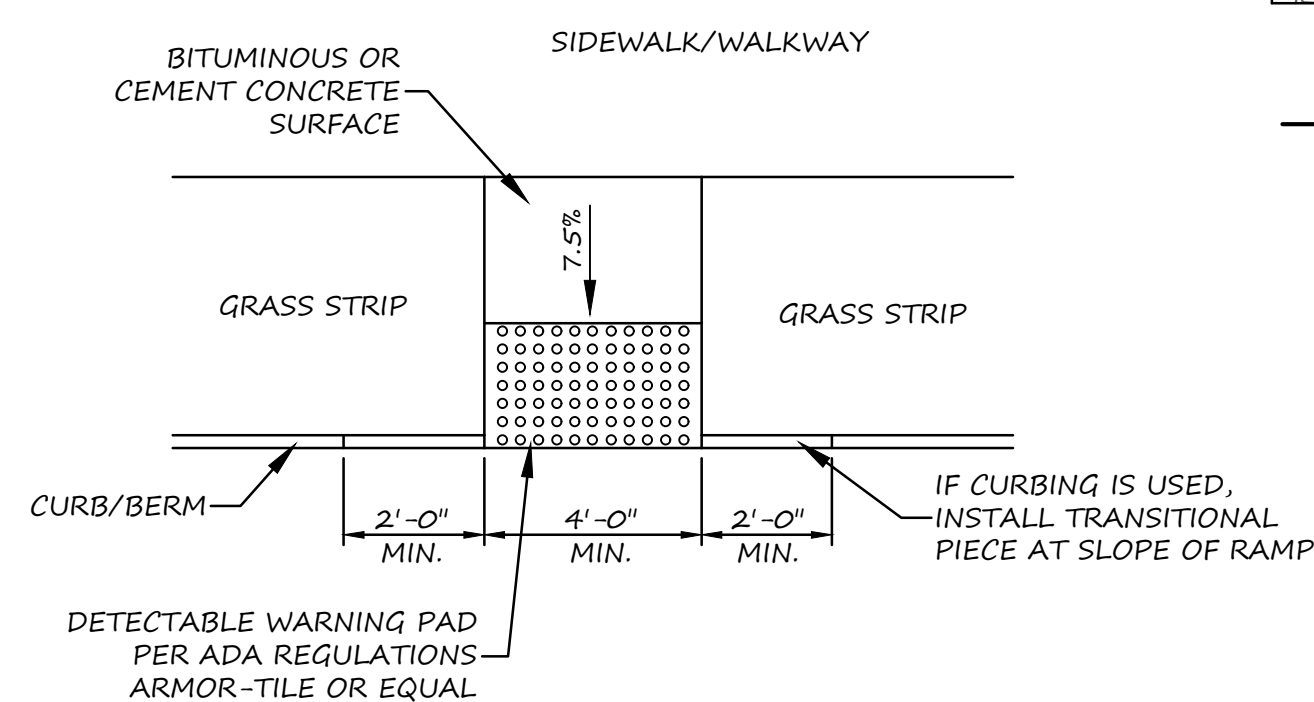
MONOLITHIC CAPE COD BERM DETAIL
(NO SCALE)



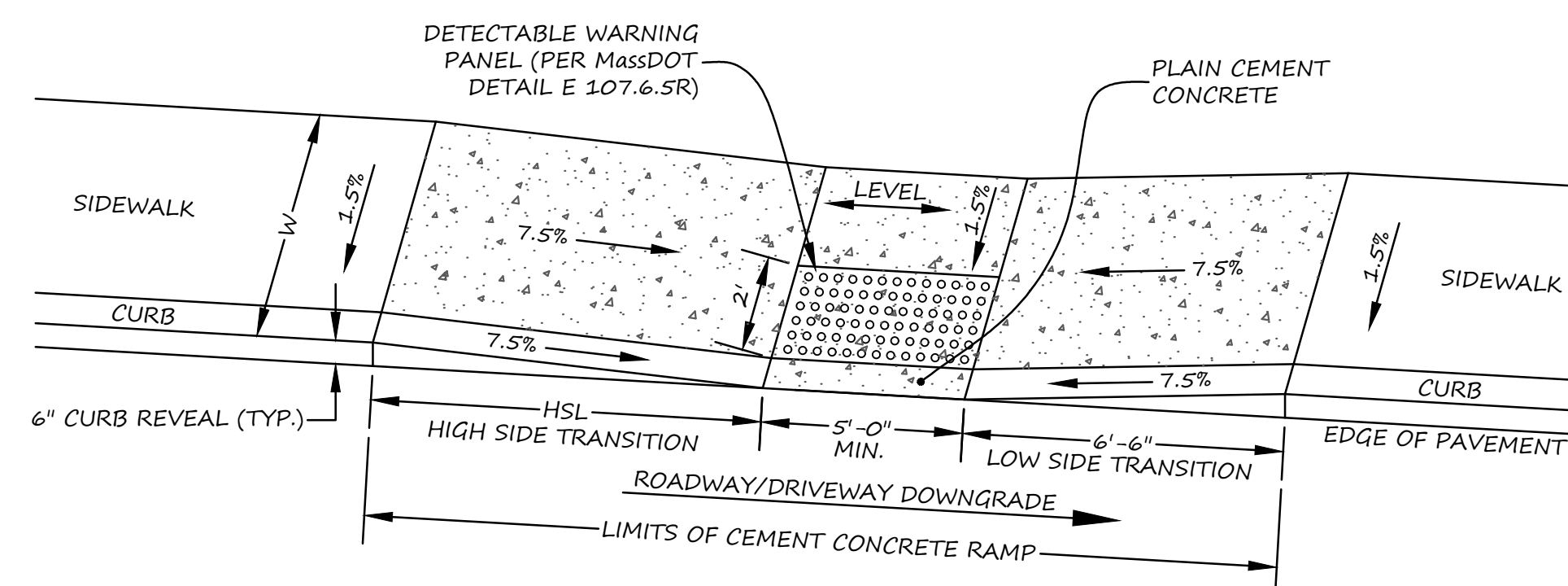
SLOPED GRANITE EDGING
(NOT TO SCALE)



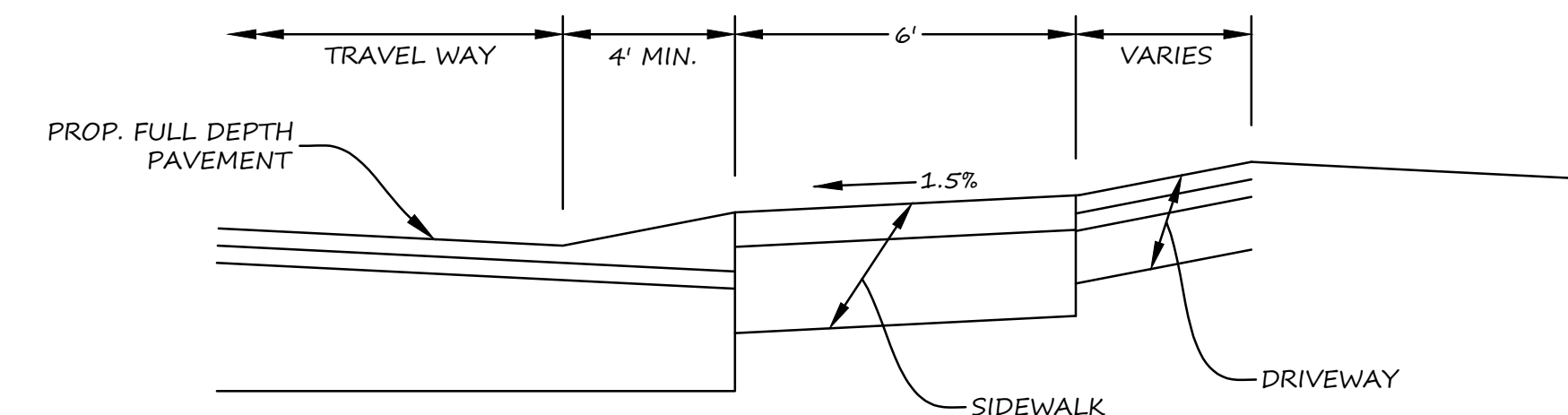
GRANITE TRANSITION
CURB DETAIL
(NOT TO SCALE)



TYPICAL SIDEWALK CURB CUT DETAIL
(NOT TO SCALE)

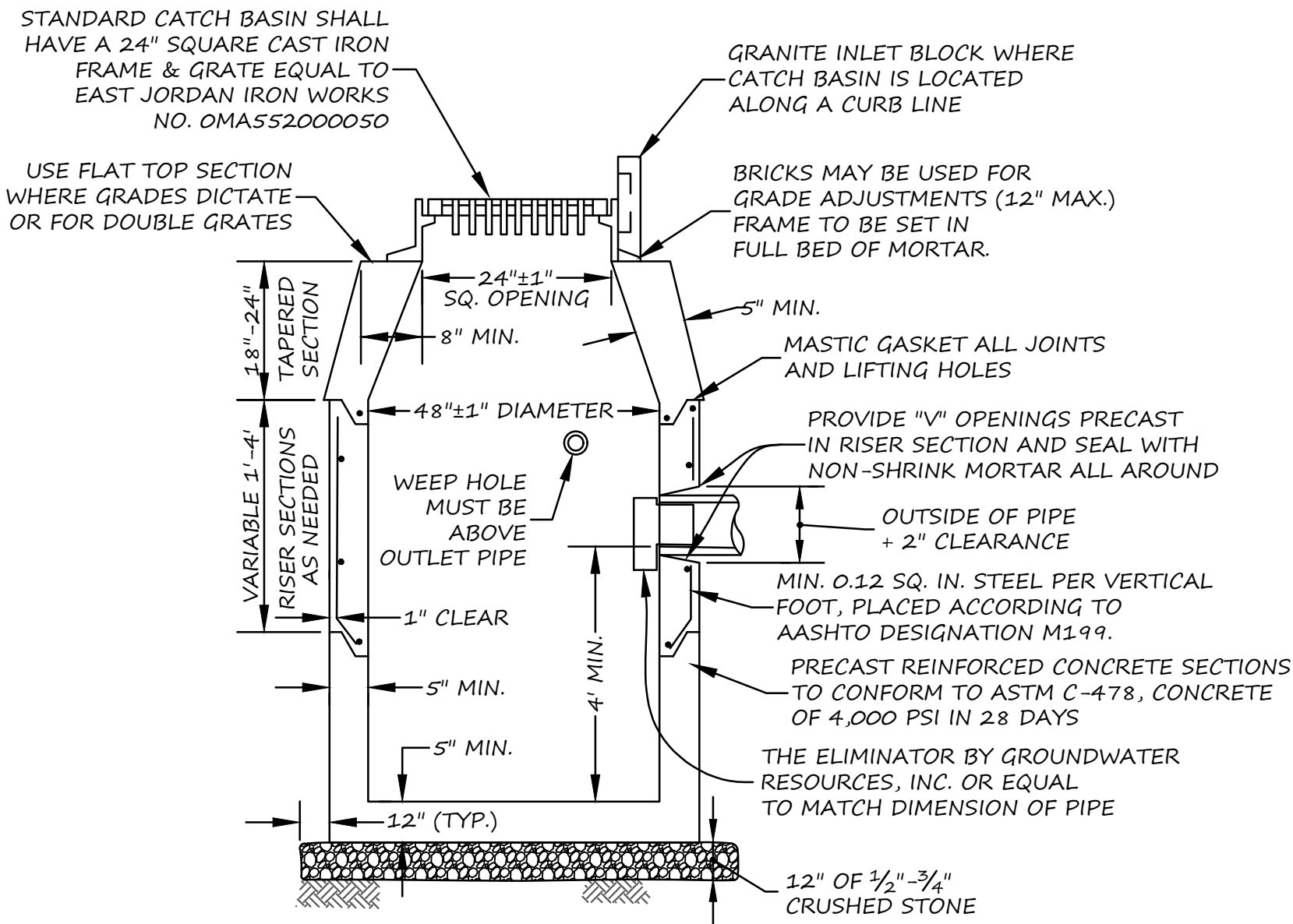


CURB CUT - EXISTING CONCRETE SIDEWALK
NOT TO SCALE



TYPICAL DRIVEWAY WITH SIDEWALK

NOT TO SCALE

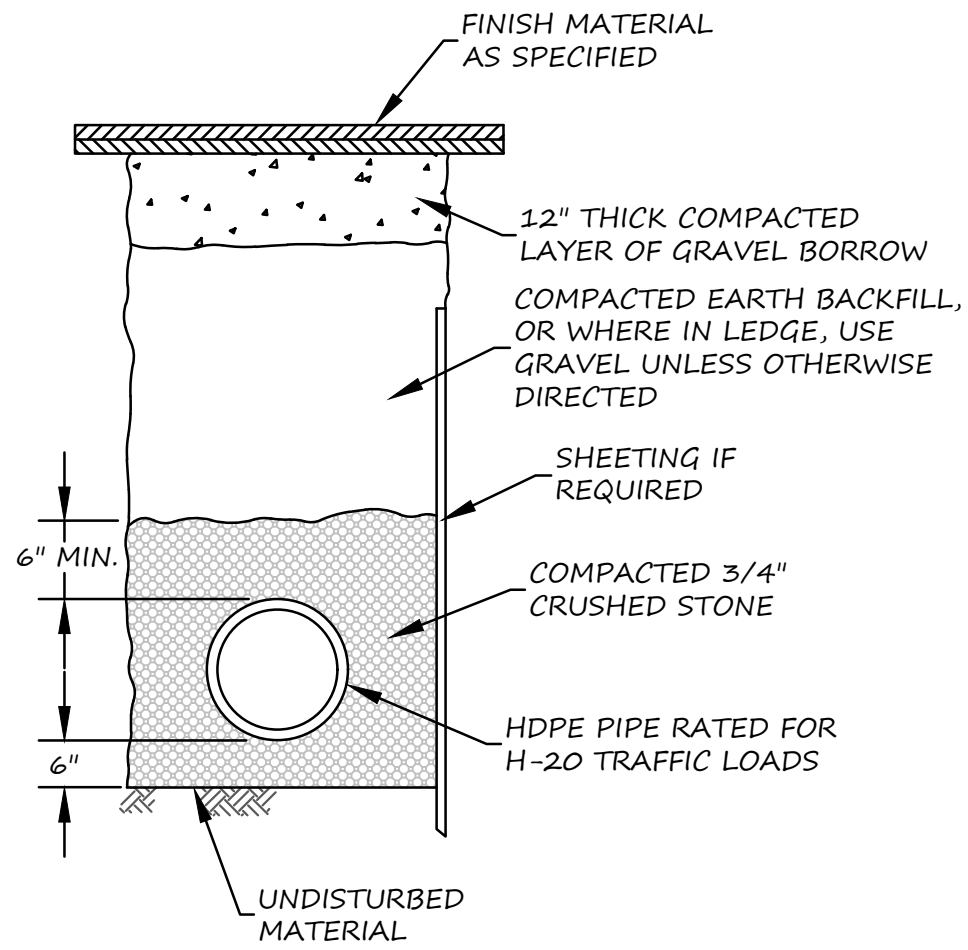


NOTES:

1. NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.
2. SUBSTITUTE FRAME AND GRATE SHALL BE MADE IN USA AND SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT OR PLANNING BOARD PRIOR TO CONSTRUCTION.
3. PROVIDE 5" DIAMETER STRUCTURE WITH FLAT TOP WITH RECTANGULAR OPENING FOR DOUBLE GRATES, WHICH SHALL BE EAST JORDAN IRON WORKS NO. OMA544000002 WITH GRATES EQUAL TO ABOVE SPECIFICATION.
4. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.

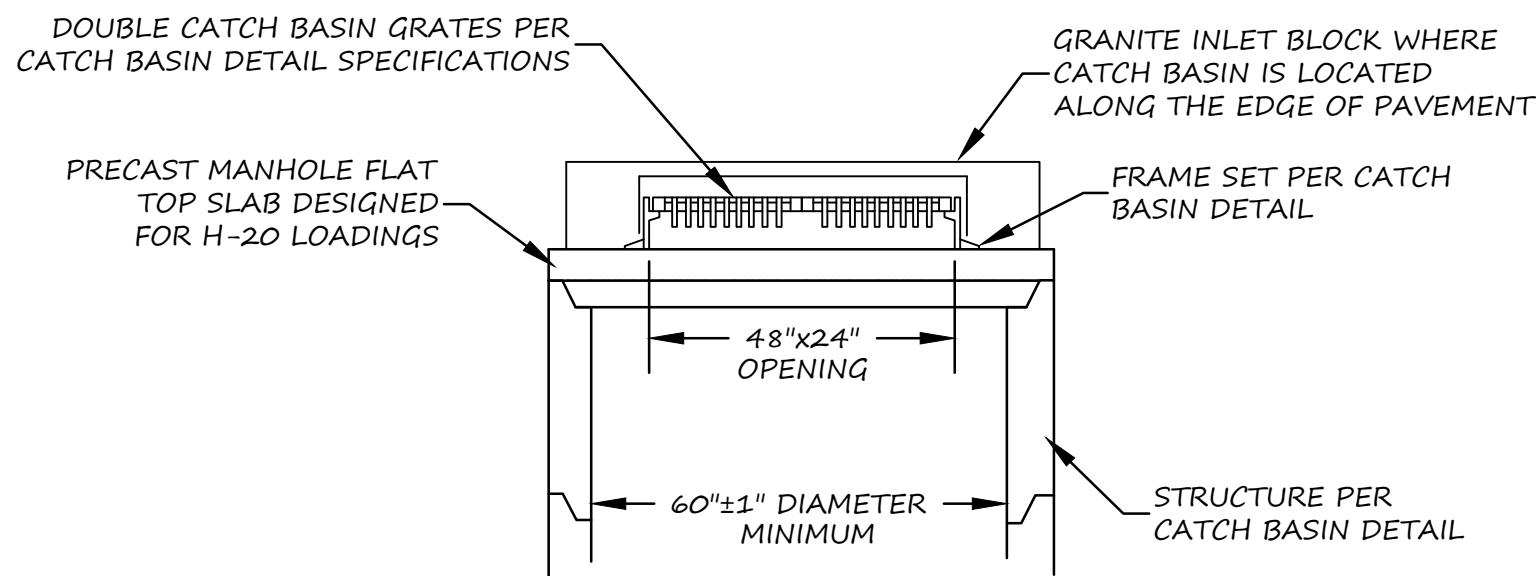
PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



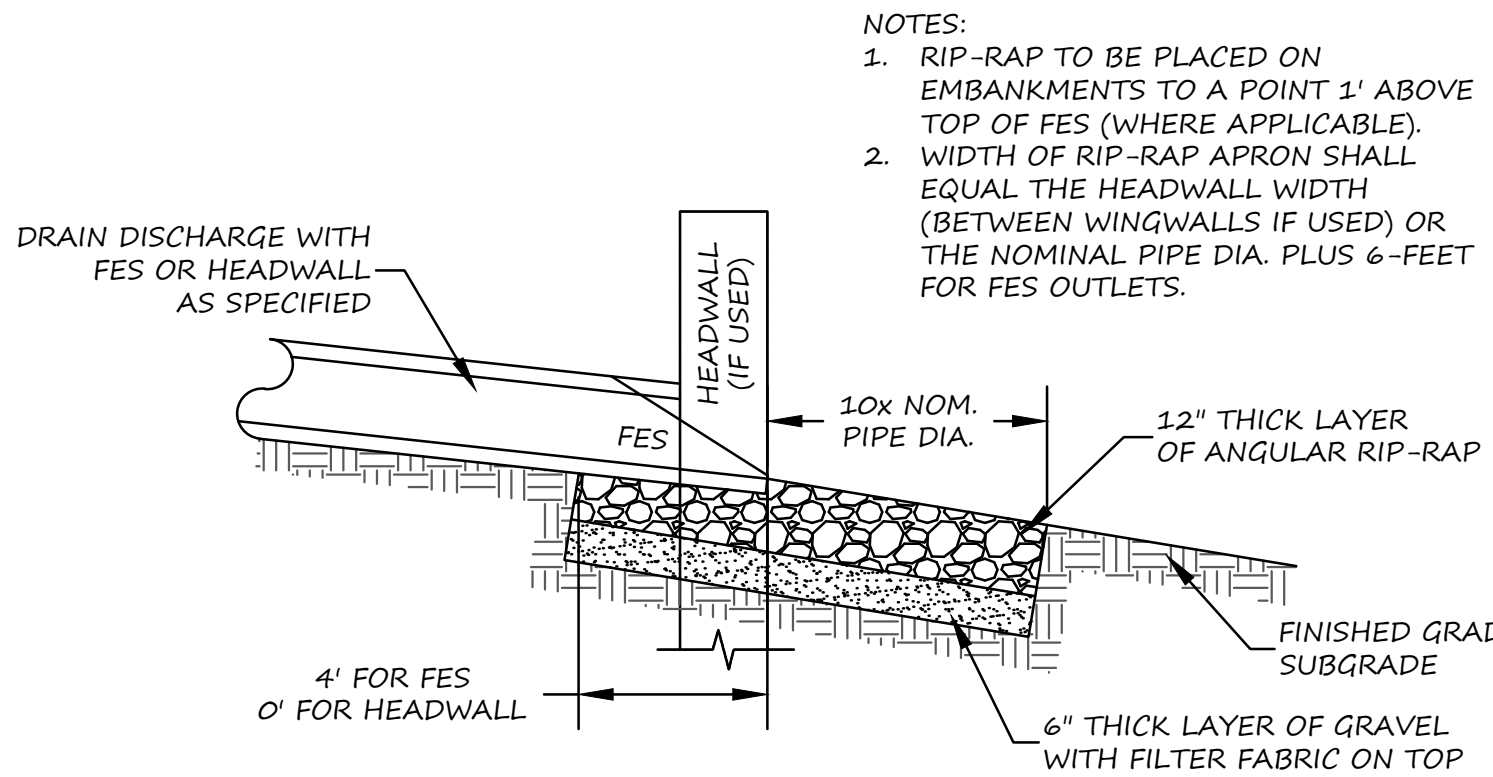
TYPICAL DRAIN TRENCH

(NO SCALE)



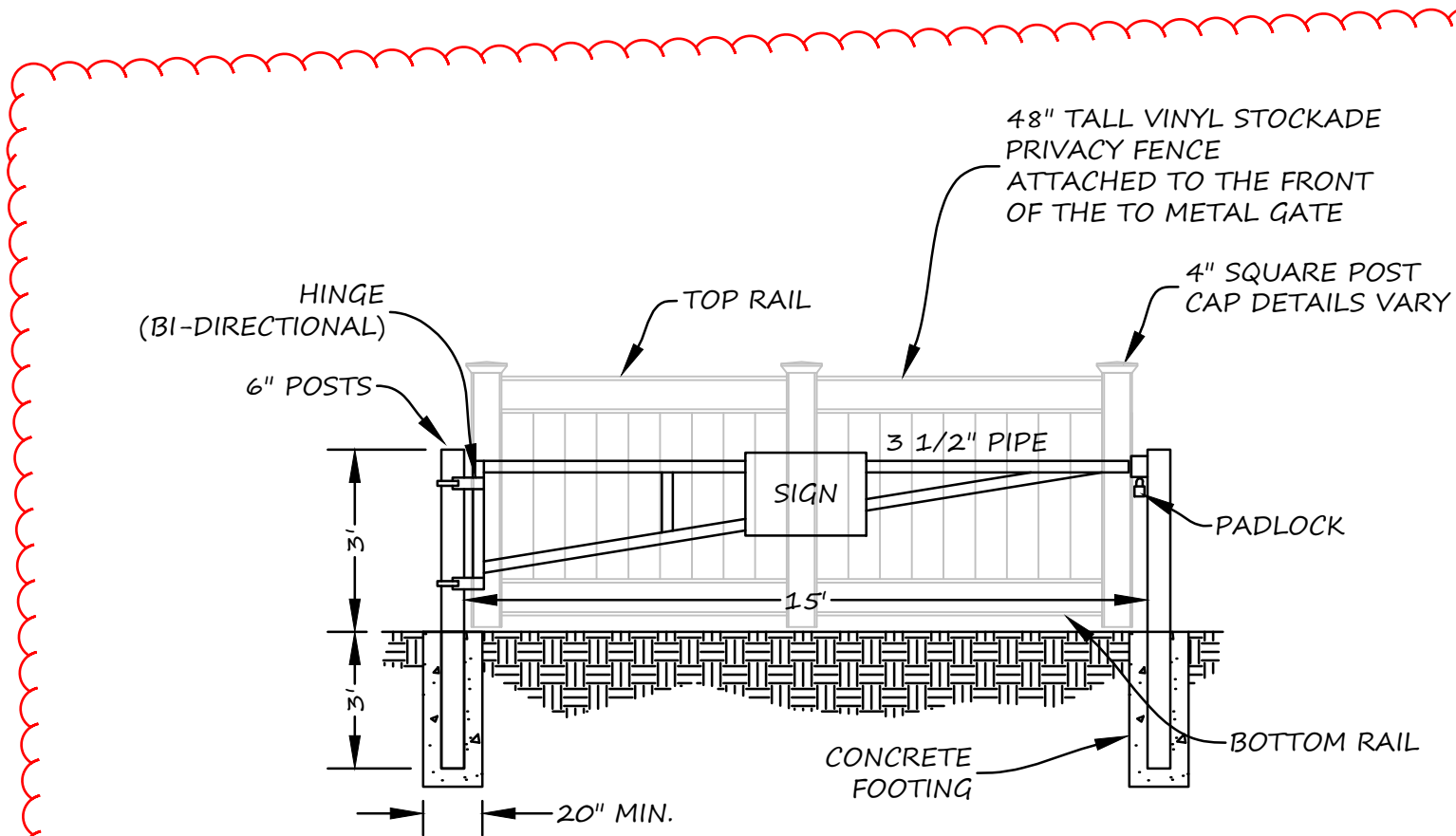
CATCH BASIN DOUBLE GRATE DETAIL

NOT TO SCALE



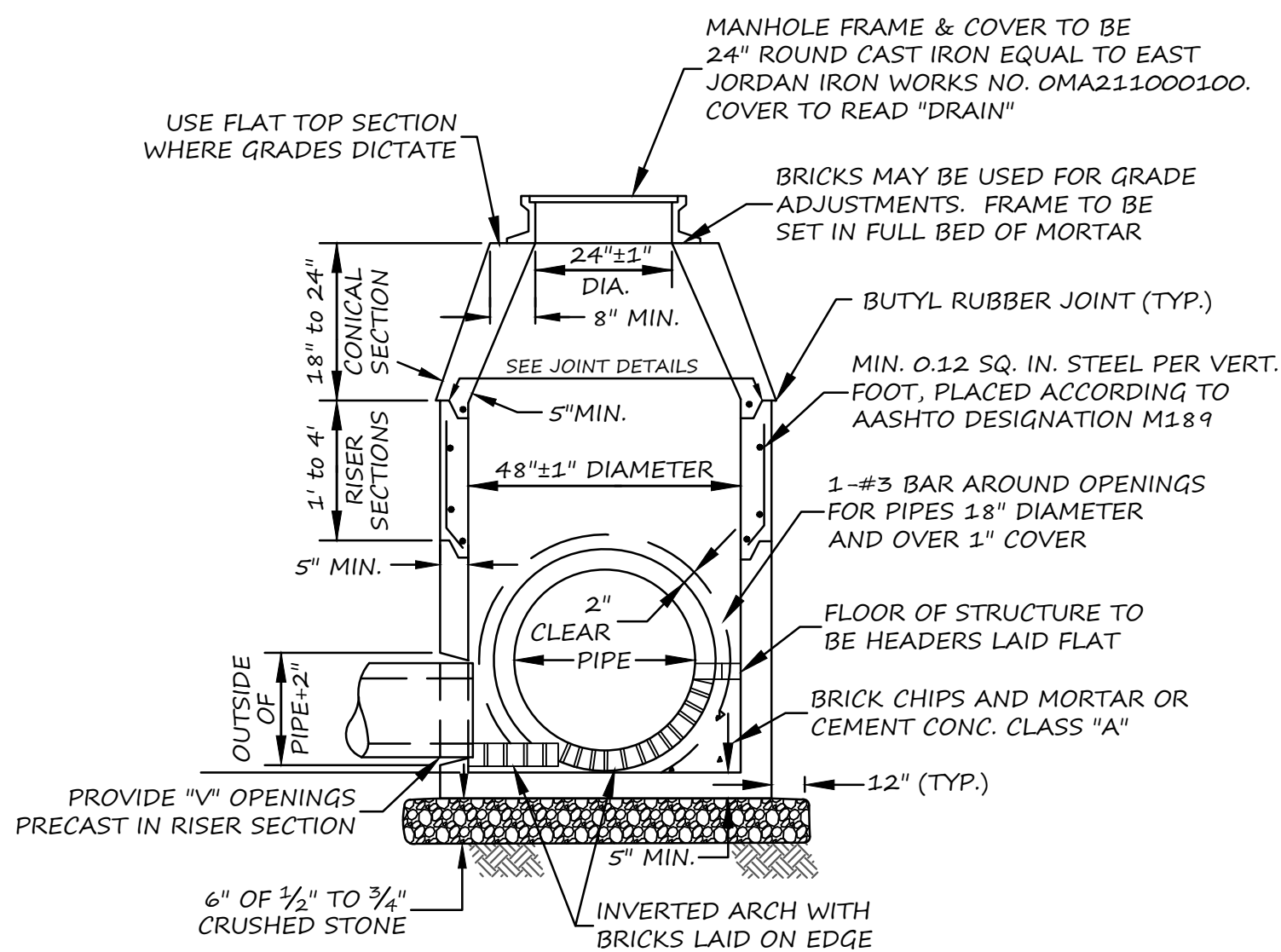
TYPICAL RIP-RAP APRON DETAIL

NOT TO SCALE



- NOTES:
1. PIPES TO BE SCHEDULE 40 GALVANIZED STEEL
 2. SIGN TO READ "AUTHORIZED ACCESS ONLY"
 3. PADLOCK TO MEET TOWN REQUIREMENTS.

ACCESS GATE

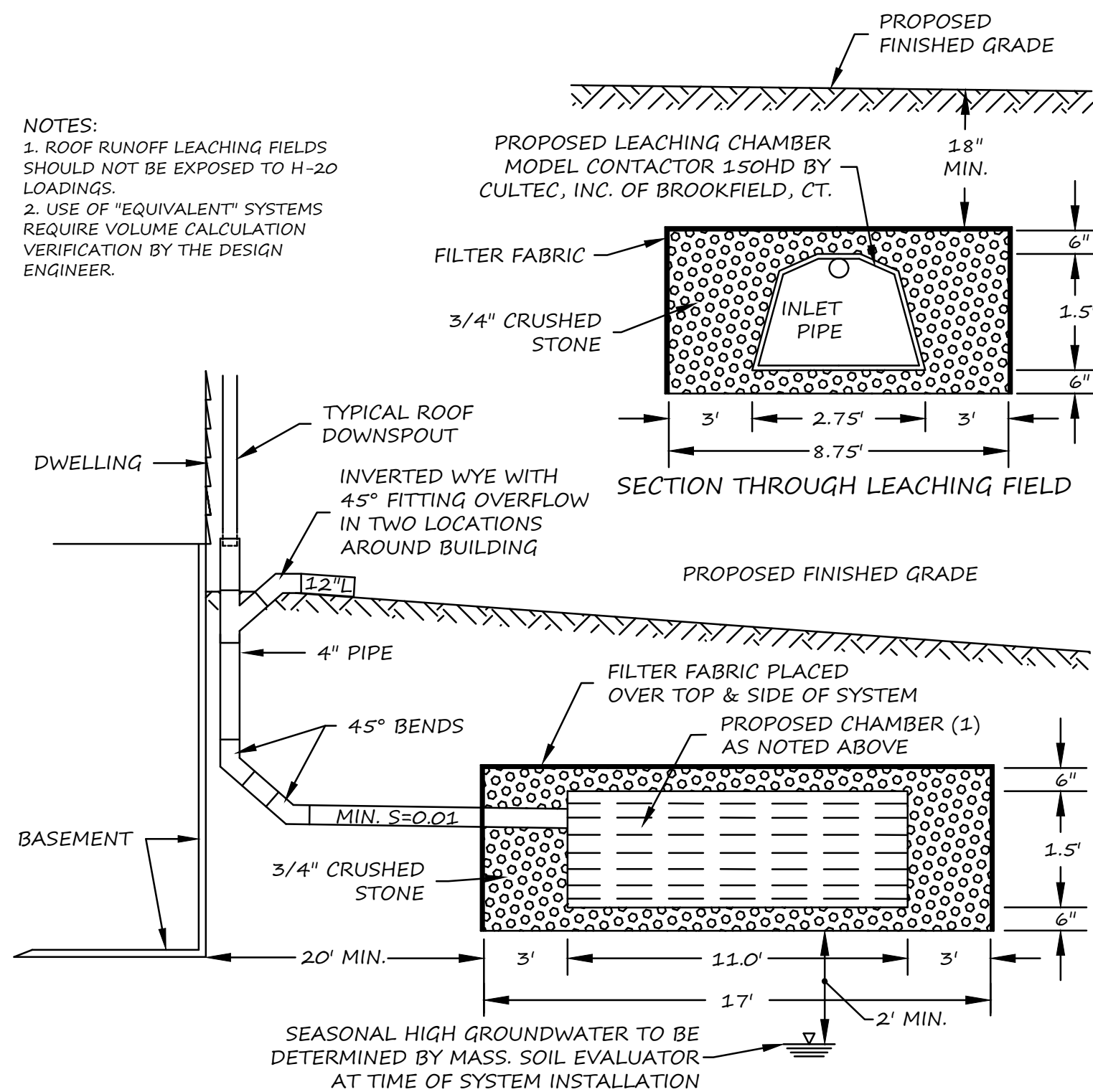


NOTES:

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

PRECAST CONCRETE MANHOLE

NOT TO SCALE



DESIGN NOTES:

1. THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO CAPTURE 1-INCH OF RUNOFF FROM THE ENTIRE ROOF OF EACH PROPOSED HOUSE (WHICH IS ASSUMED TO BE 2,000 S.F.). HOUSES WITH LARGER ROOF AREAS SHALL INCREASE THE SIZE OF THE SYSTEM PROPORTIONATELY AFTER CONSULTATION WITH THE DESIGN ENGINEER.
2. PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR HDPE.
3. ALL ROOF RUNOFF SHALL BE PIPED INTO THE ROOF RUNOFF INFILTRATION SYSTEM.

ROOF RUNOFF INFILTRATION SYSTEM

NOT TO SCALE

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

OWNER/APPLICANT:
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

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PLAN SCALE: N.T.S.

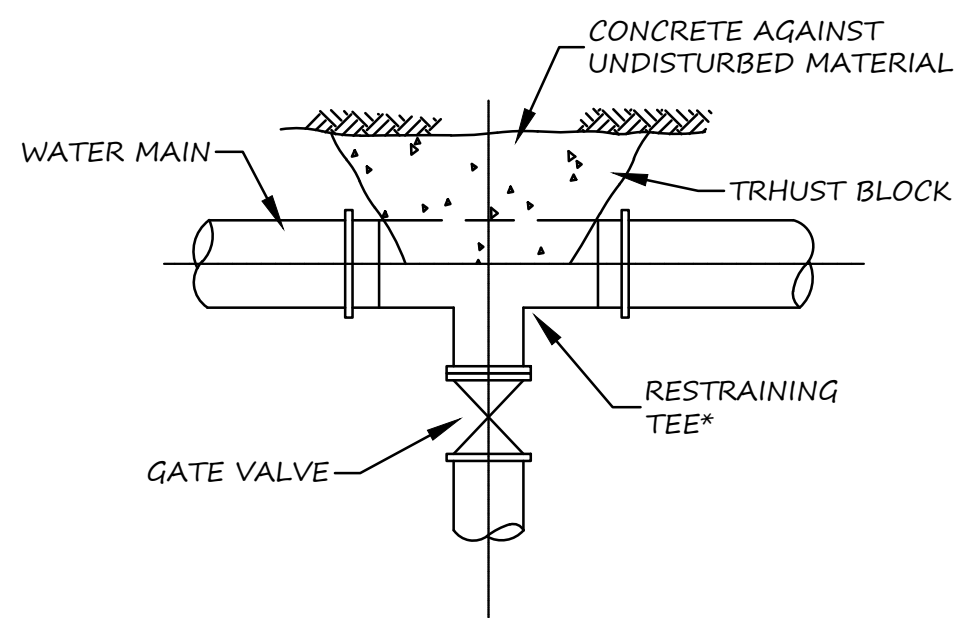
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D104-01

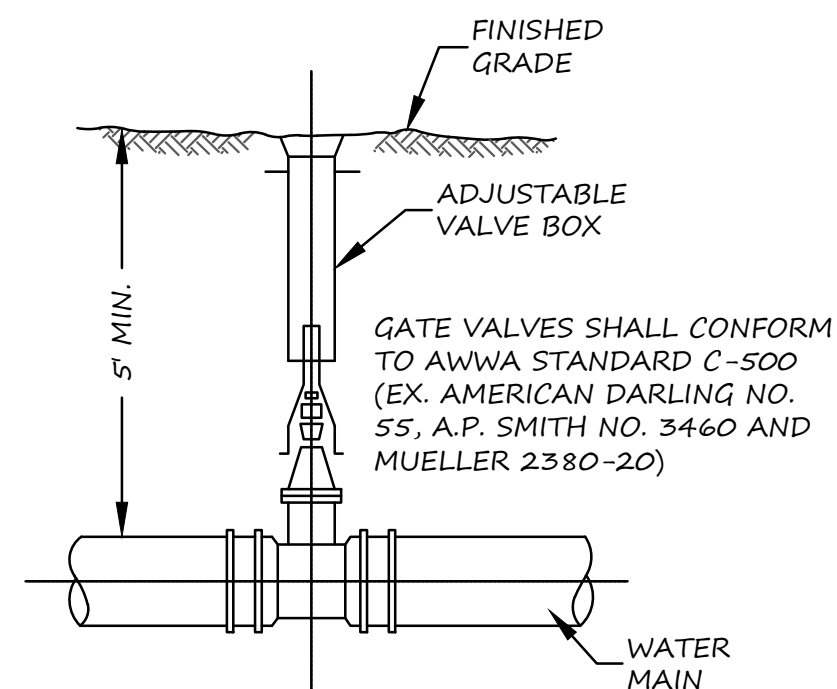
SHEET 10 OF 12



NOTE: MECHANICAL JOINT RESTRAINT SYSTEMS SUCH AS "MEGALUG" MAY BE USED SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS/ENGINEERING DEPT.

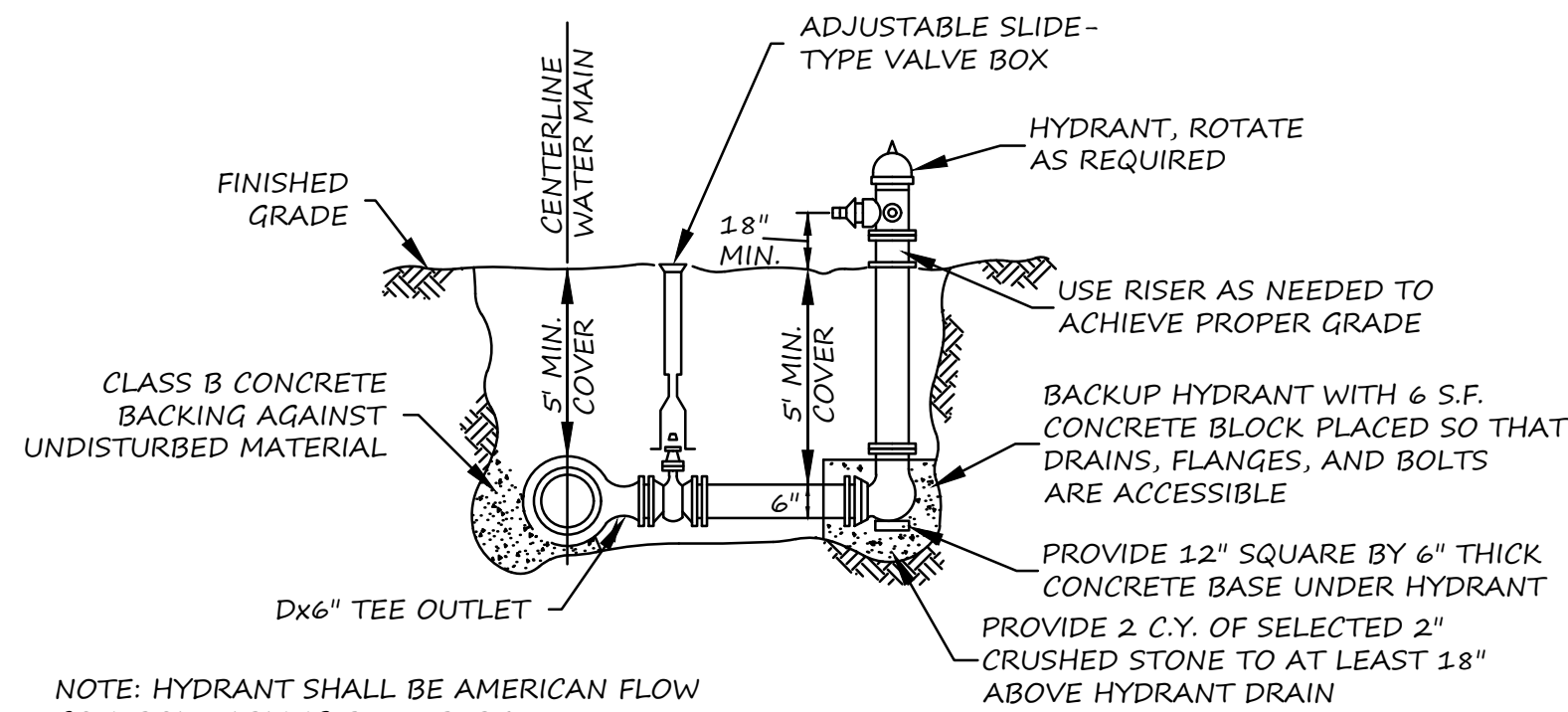
TYPICAL LATERAL GATE VALVE CONNECTION DETAILS

NOT TO SCALE



TYPICAL GATE VALVE

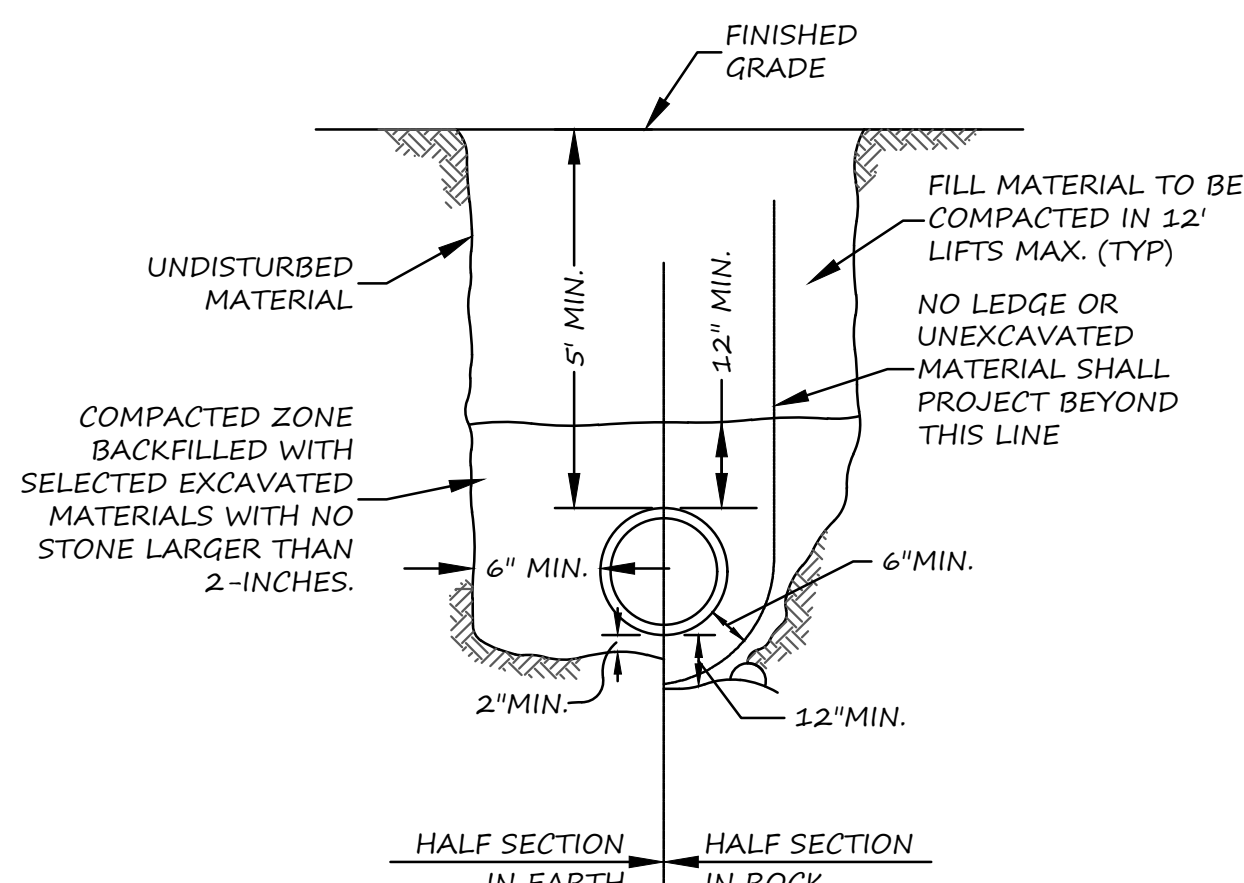
NOT TO SCALE



NOTE: HYDRANT SHALL BE AMERICAN FLOW CONTROL DARLING B-84-B, RED

TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

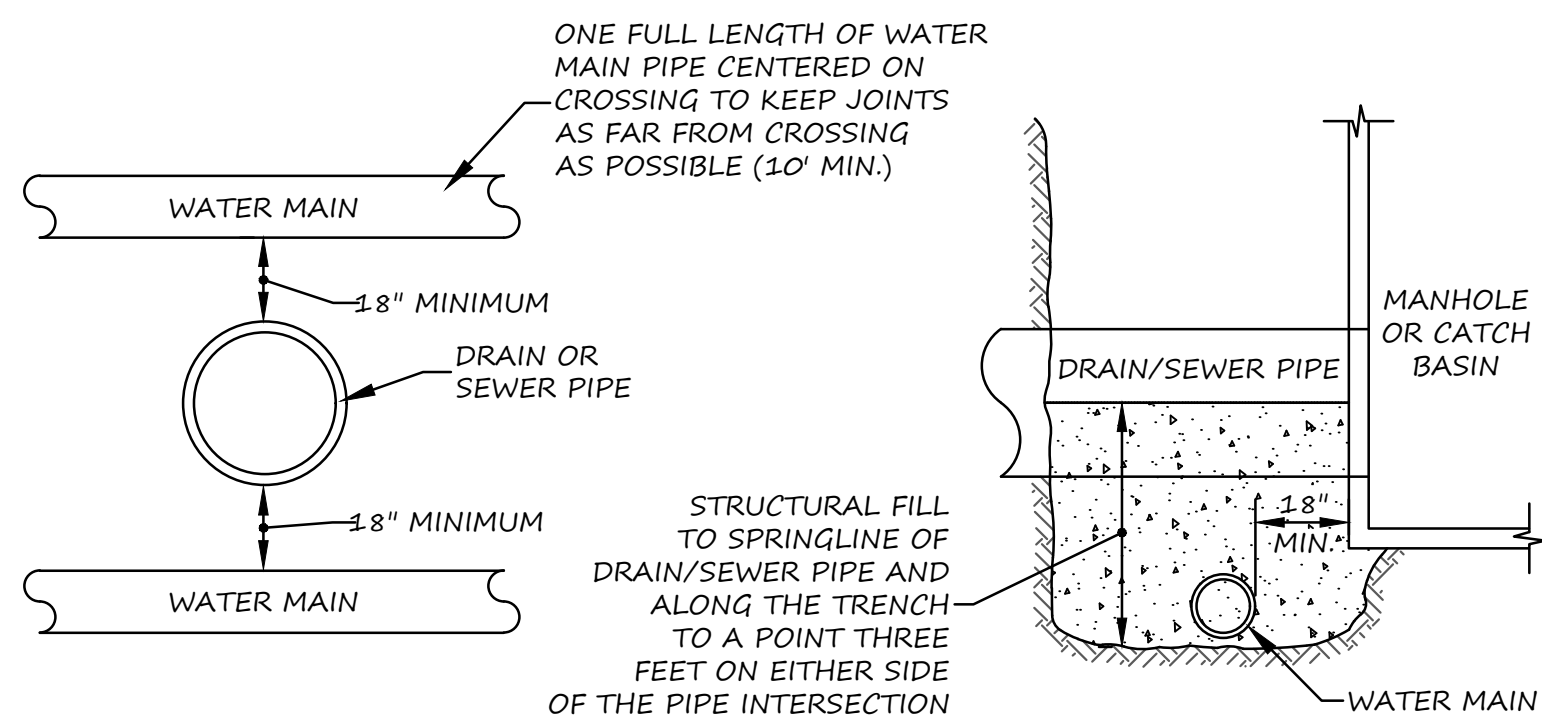


WATER MAIN TRENCH DETAIL

NOT TO SCALE

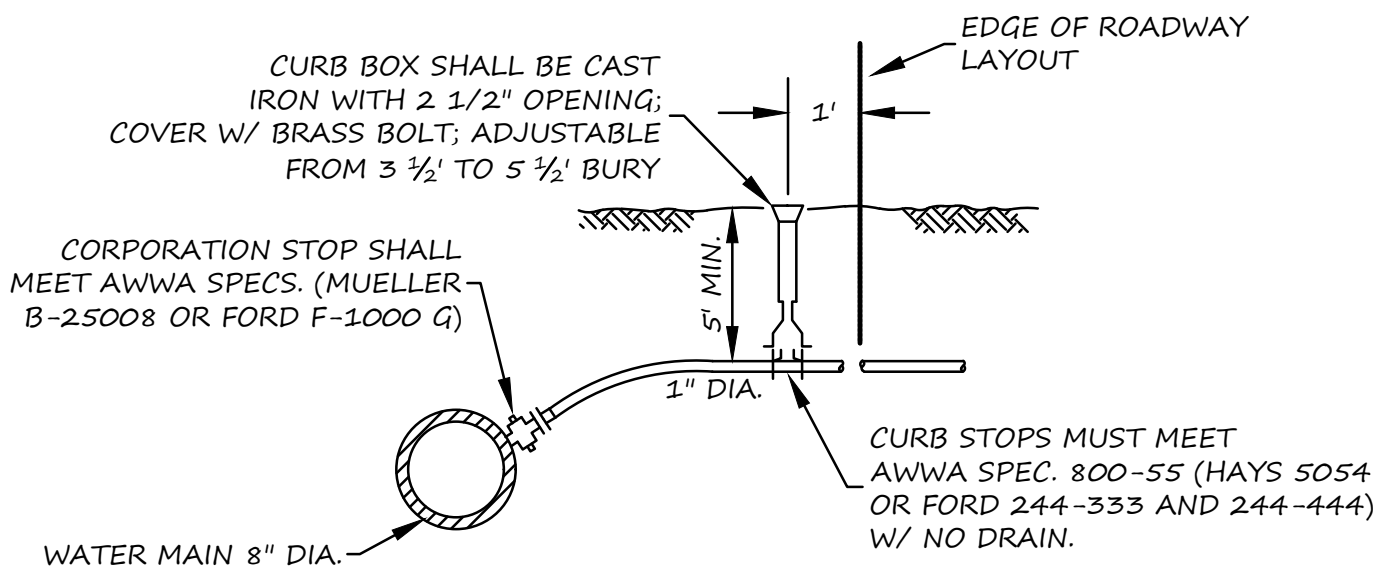
NOTES:

- FOR LOCATIONS WHERE LEDGE IS NOT ENCOUNTERED IN TRENCH, PIPE CAN LAY ON UNDISTURBED EARTH, OR ON SAND BEDDING CONSISTANT WITH AWWA GUIDELINES.
- FOR LOCATIONS WHERE LEDGE IS ENCOUNTERED, SAND BEDDING SHALL BE MINIMUM OF 12" THICK UNDER PIPE.
- FILL MATERIAL SHALL BE COMPACTED TO 95% PROCTOR DENSITY.



WATER MAIN CROSSING DETAIL

NOT TO SCALE

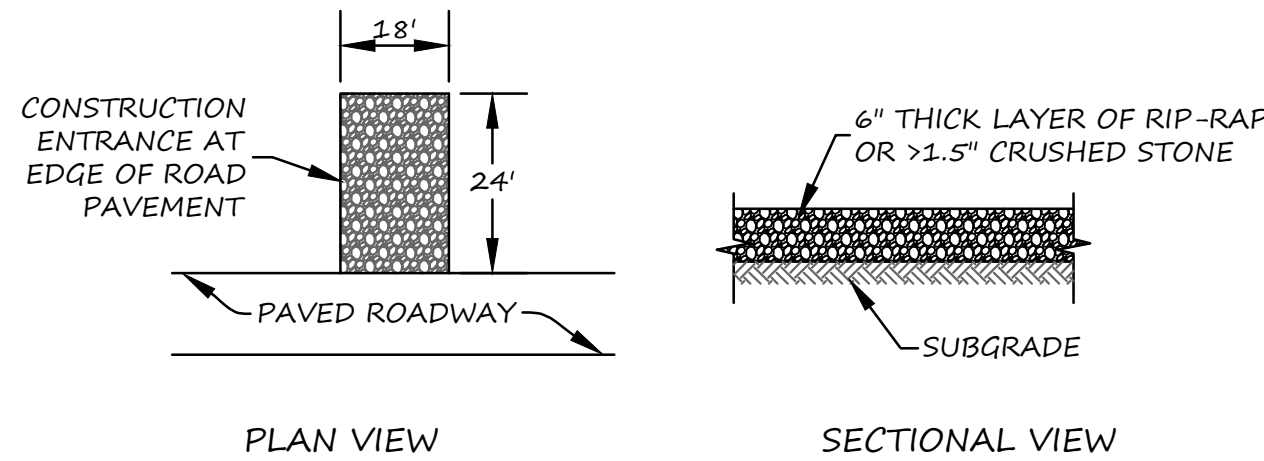


NOTES:

- COPPER TUBING SHALL MEET AWWA SPEC. 76-CR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K AND BE THICKNESS CLASS 52.
- 1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.
- POLYETHYLENE PLASTIC PIPE ALLOWED BETWEEN HOUSE AND CURB STOP.

TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

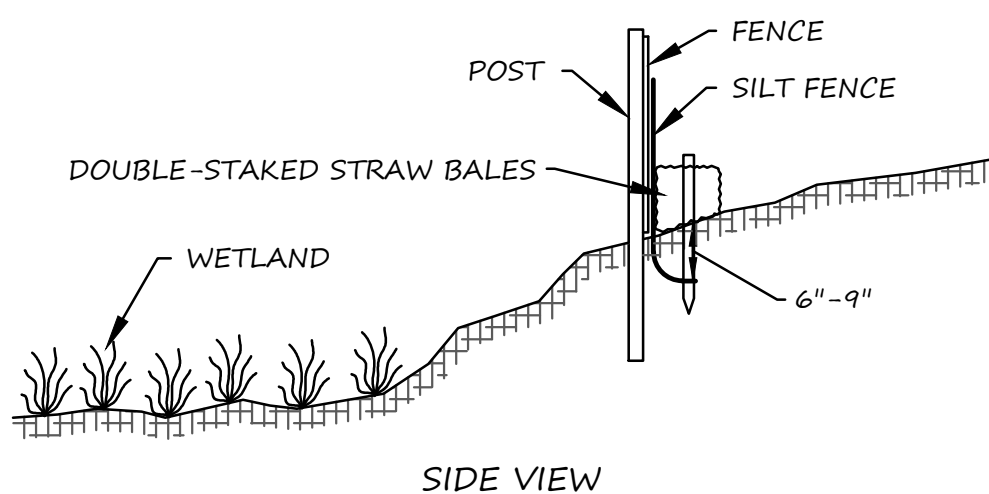
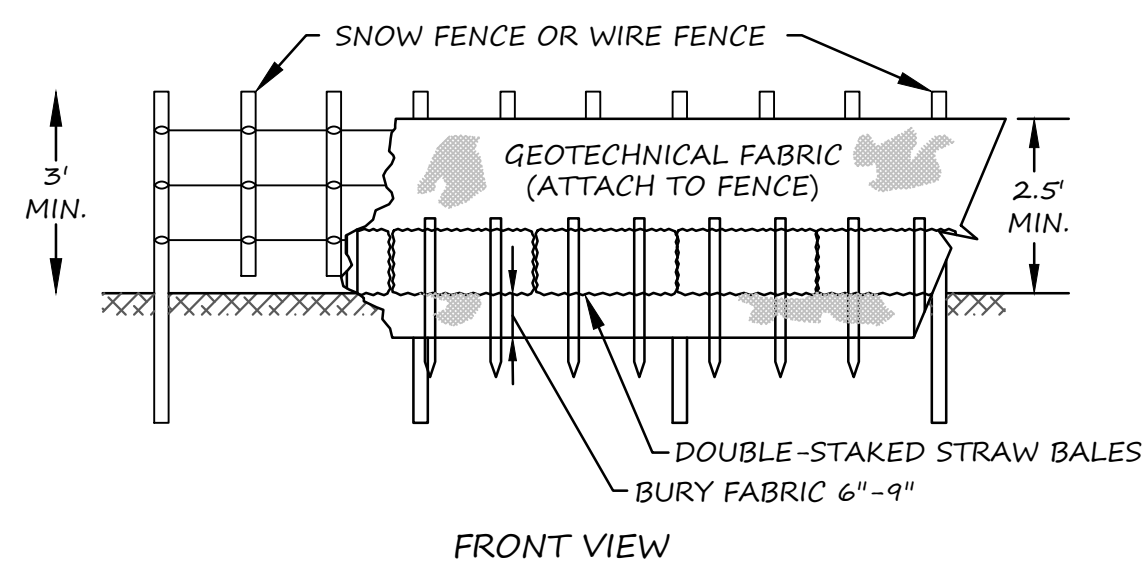


NOTES:

- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
- ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.

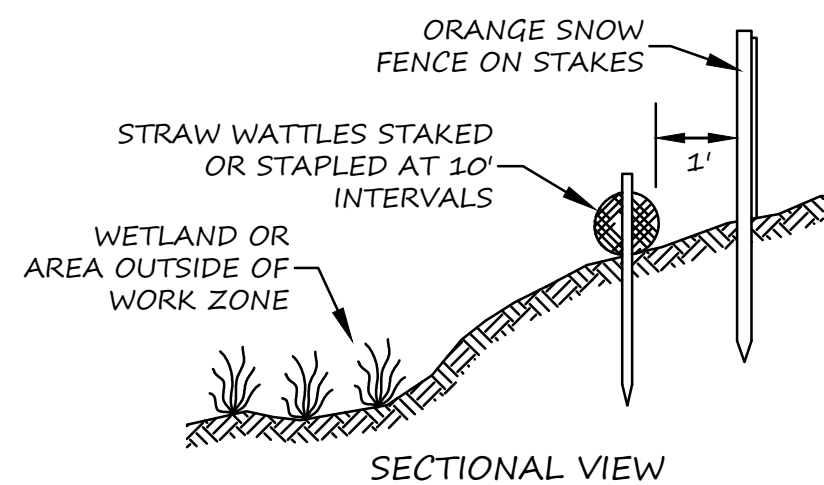
CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



SILT FENCE & STRAW-BALES DETAIL

NOT TO SCALE



NOTE: NON-BIODEGRADABLE SOCK SHELL FILLED WITH FILTER MEDIA (BIODEGRADABLE OR OTHERWISE). JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET. ORANGE SNOW FENCE IS ONLY NEEDED IF THERE IS EVIDENCE OF THE COMPOST SOCK BEING BURIED BY CONSTRUCTION ACTIVITIES.

EROSION CONTROL DETAIL (COMPOST SOCK)

NOT TO SCALE

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
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OWNER/APPLICANT:
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TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

PLAN SCALE: N.T.S.

PLAN DATE: JUNE 9, 2017

REVISION	DATE	BY
CHANGES PER BOARD CONSULTANTS	8/8/2017	DJM
REVISIONS PER TOWN COMMENTS	8/24/2017	DJM
REVISIONS PER APPROVAL	2/24/2018	DJM

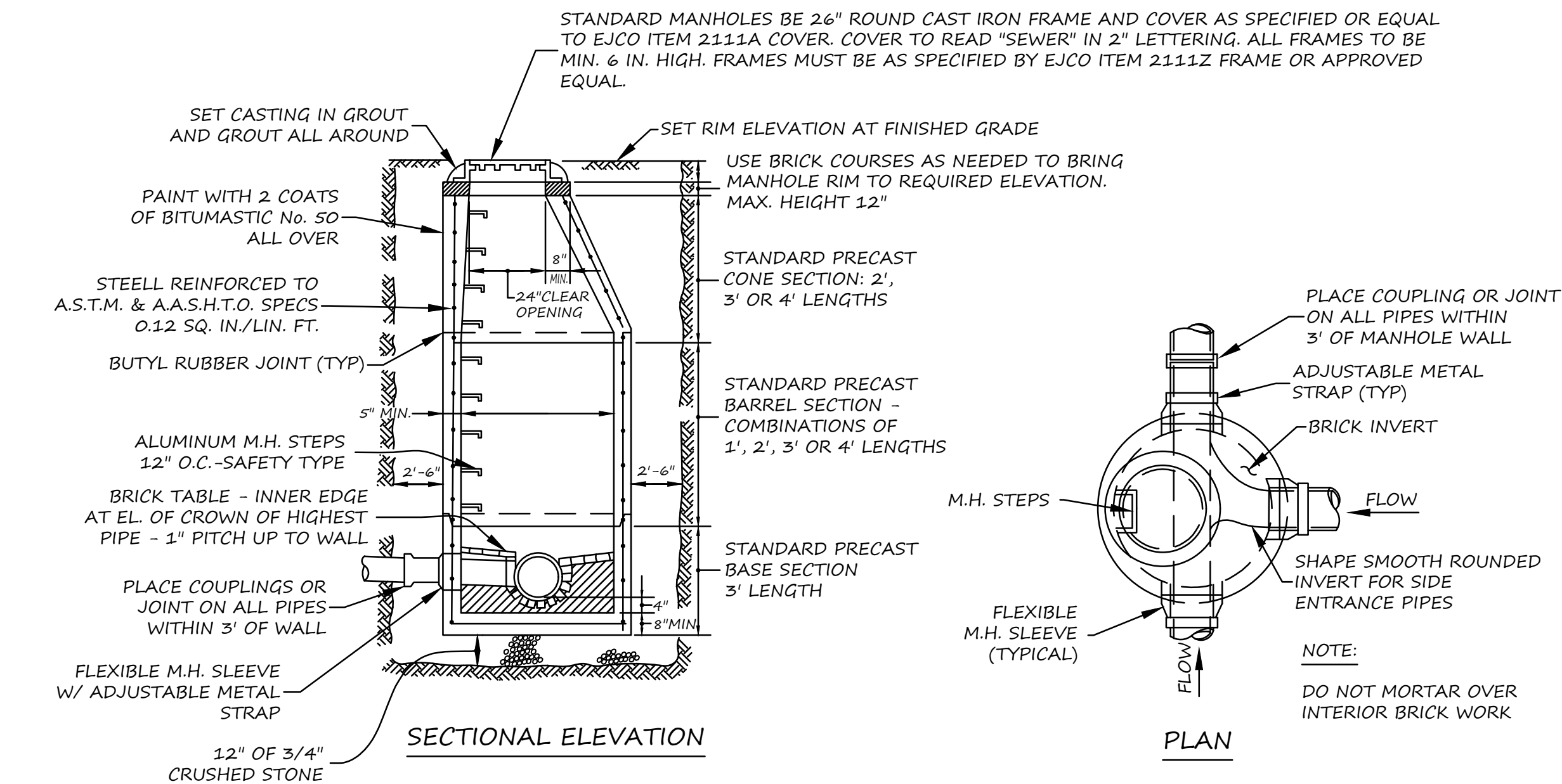
PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MEDWAY, MA

MERRIKIN
ENGINEERING, LLP

730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D104-01

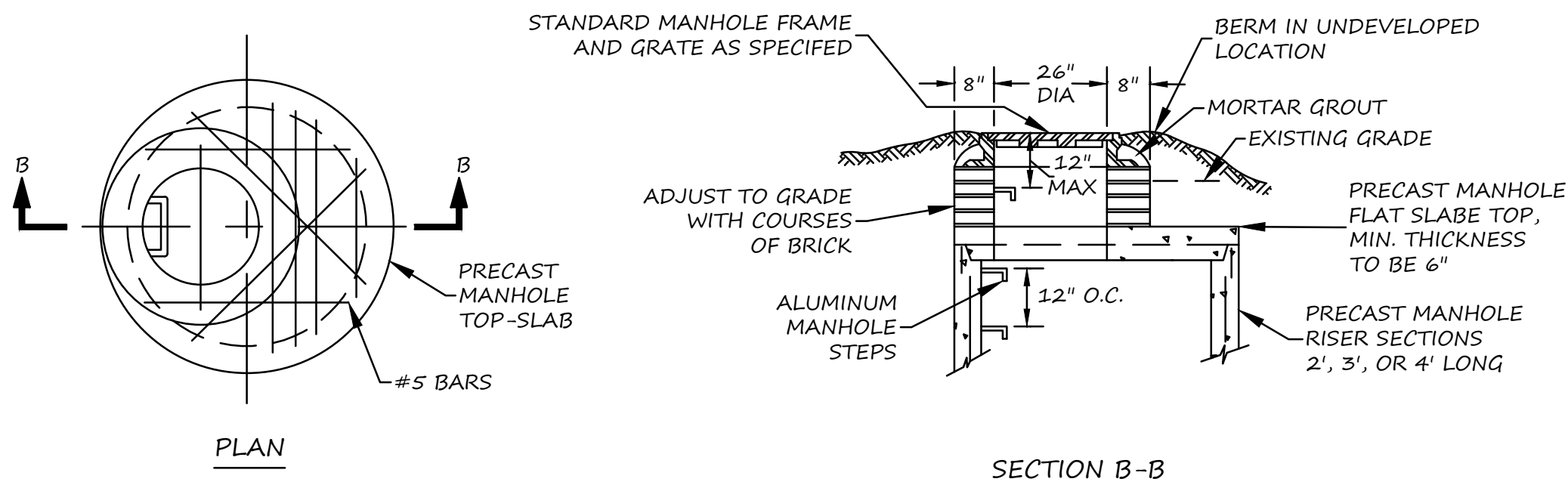
SHEET 11 OF 12



TYPICAL PRECAST CONCRETE MANHOLE DETAILS

NOT TO SCALE

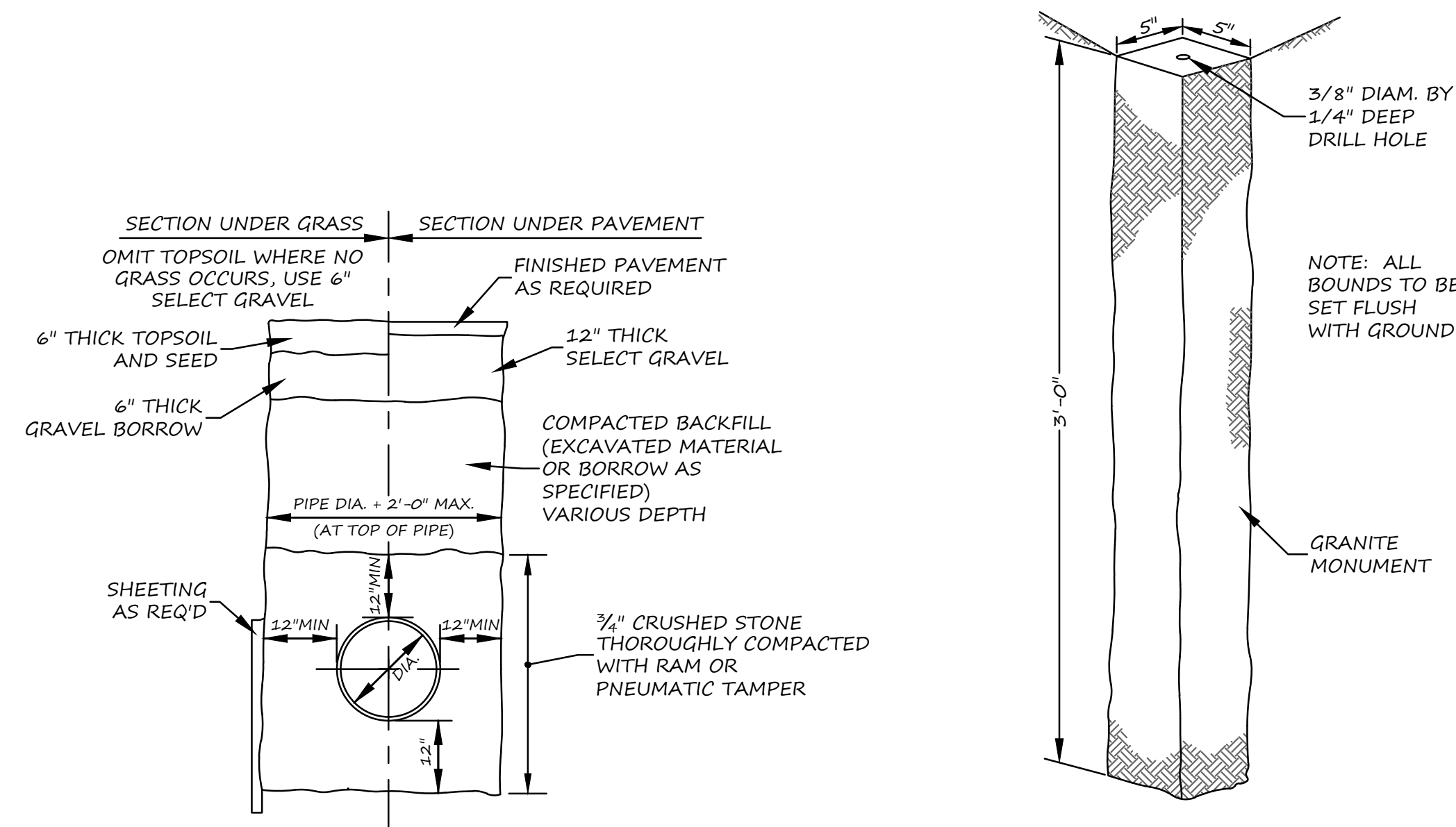
- NOTES:
1. TYPICAL SANITARY MANHOLE TO BE 4' IN DIAMETER.
 2. 5'-0" DIA. FOR ALL MANHOLE DEPTHS GREATER THAN 12' OR WHEN ORDERED BY THE ENGINEER.
 3. 6" MIN. WALL THICKNESS AND 7" MIN. BASE THICKNESS WITH 5'-0" DIA. MANHOLES.
 4. INNER EDGE OF BRICK TABLE TO BE AT ELEVATION OF CROWN OF TOP OF PIPE.
 5. DESIGN LOAD - HS20.
 6. ALL INVERTS SHALL BE 4,000 PSI CEMENT CONCRETE IN VOID AREAS AND RED SEWER BRICK CONSTRUCTION.
 7. INVERTS SHALL NOT BE BUILT ABOVE GRADE. ALL INVERTS SHALL BE BUILT IN PLACE WITH ALL PIPES INSTALLED.



NOTE:
FOR ALL USE WHERE SHALLOW INSTALLATION DOES NOT PERMIT THE USE OF A CONE TYPE SECTION OR AS DIRECTED.

PRECAST MANHOLE FLAT TOP SECTION

NOT TO SCALE

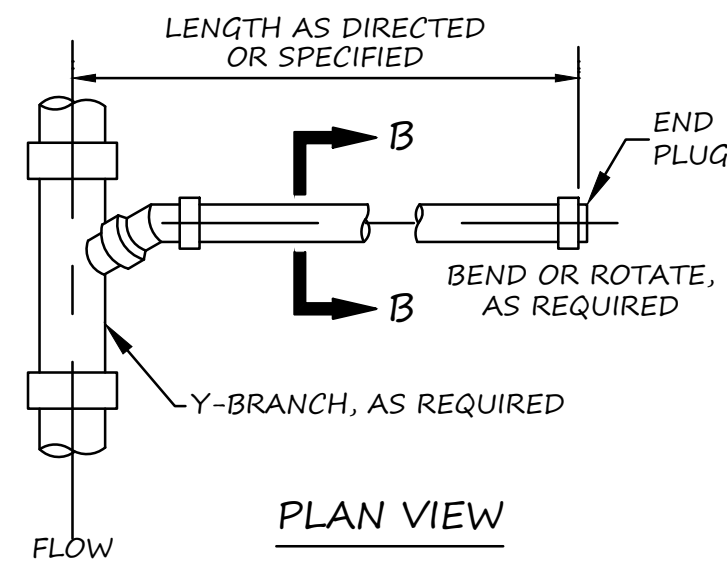


TYPICAL SEWER TRENCH

NOT TO SCALE

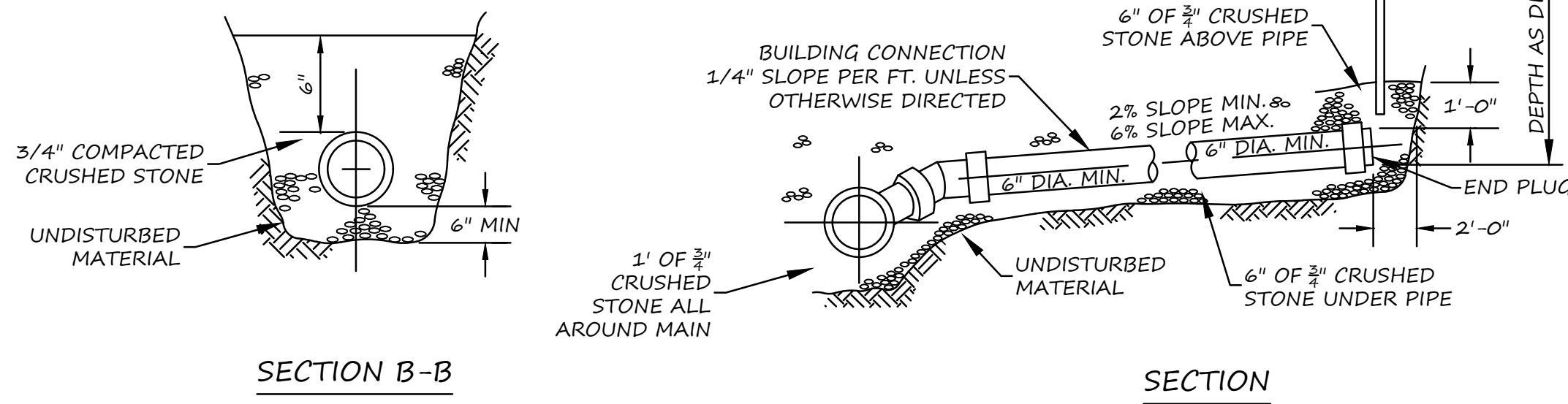
GRANITE MONUMENT DETAIL

NOT TO SCALE



NOTE:

ALL SEWER LATERALS SHALL BE 8" DIAMETER SDR 35 AT 2% SLOPE.



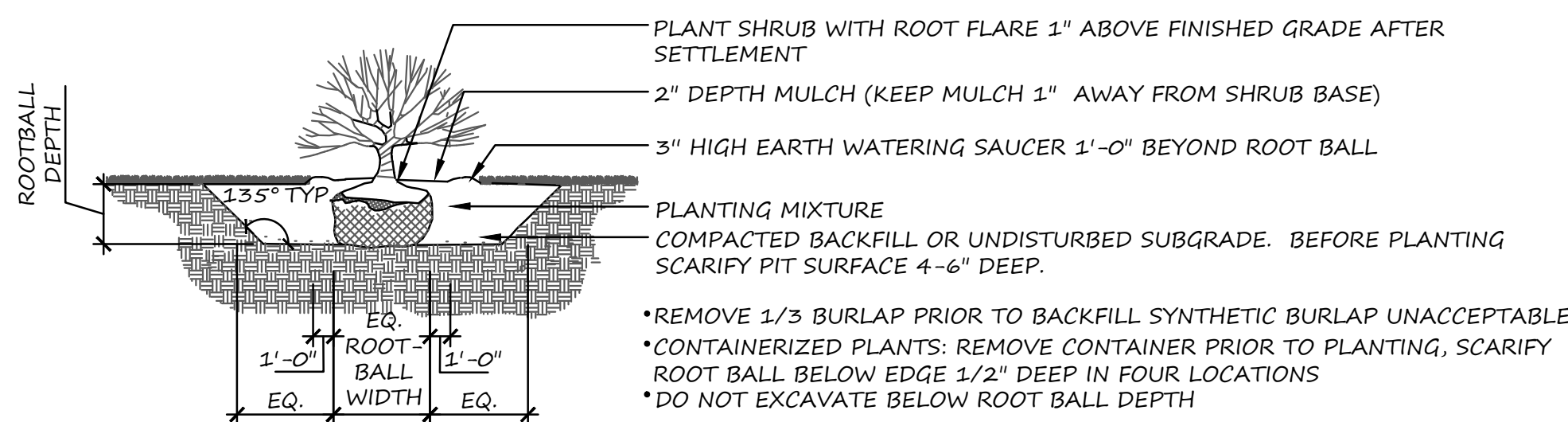
SECTION B-B

SECTION

TYPICAL BUILDING SEWER SERVICE CONNECTION

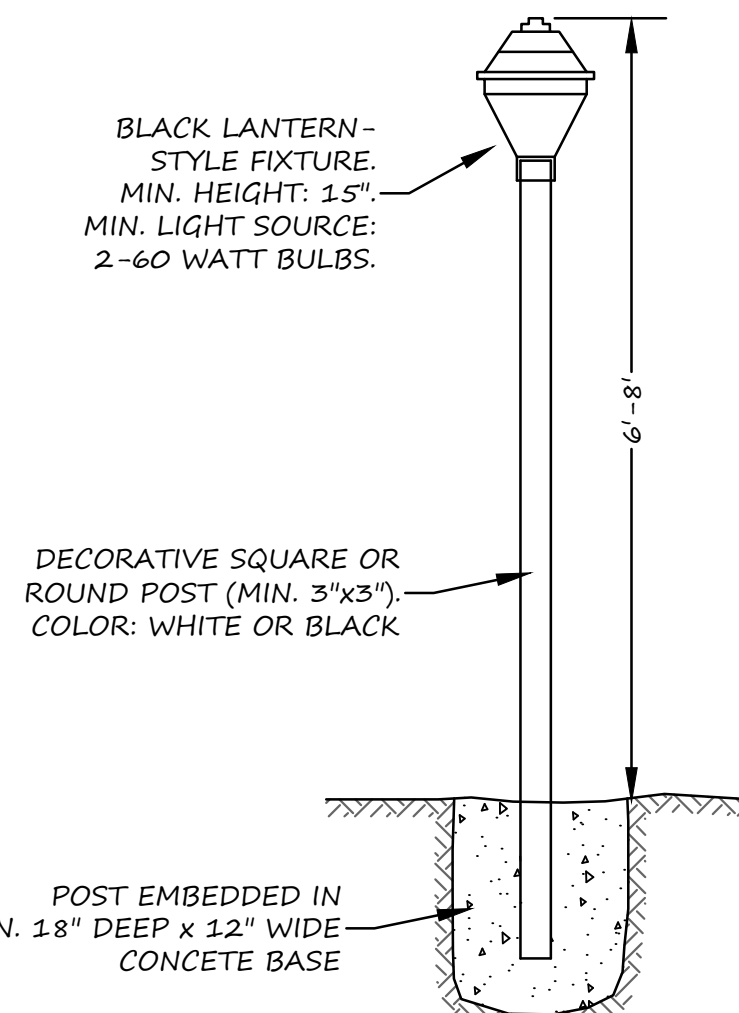
NOT TO SCALE

- LOOSE OR CRACKED ROOT BALLS ARE UNACCEPTABLE
- PLACE ROOT BALL ON UNDISTURBED SUBGRADE
- EXCAVATE TO REQUIRED DEPTH AND BACKFILL WITH PLANTING MIX
- RAISE AND REPLANT SHRUBS THAT SETTLE AFTER PLANTING & WATERING
- SET SHRUBS PLUMB
- FLOOD WATERING SAUCER TWICE IN FIRST 24 HOURS AFTER PLANTING.



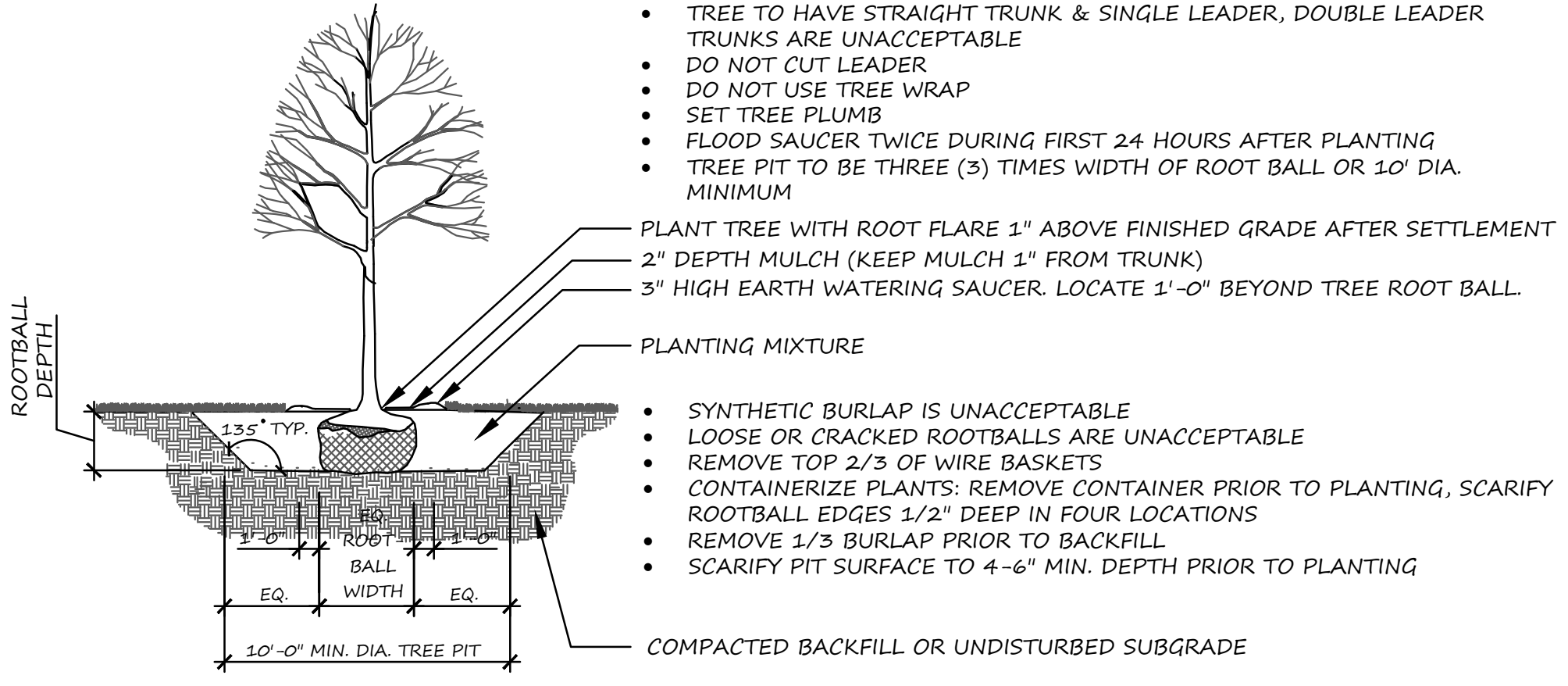
SHRUB PLANTING

NOT TO SCALE



DRIVEWAY LIGHT POLE DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING

NOT TO SCALE

ZONING DISTRICT:
AGRICULTURAL RESIDENTIAL I

ASSESSORS PARCEL:
MAP 41, PARCEL 35-1

OWNER/APPLICANT:
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

TOWN CLERK

DATE

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

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

CONDITIONALLY APPROVED IN ACCORDANCE WITH M.G.L. CHAPTER 41, SECTION 81U, BY DECISION DATED OCTOBER 10, 2017 AND FILED WITH TOWN CLERK ON OCTOBER 12, 2017 (TO BE RECORDED), AND SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATED _____ TO BE RECORDED HEREWITH.

DATE APPROVED: OCTOBER 12, 2017

DATE ENDORSED: _____

TOWN OF MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

PLAN SCALE: N.T.S.

PLAN DATE: JUNE 9, 2017

PAUL REVERE ESTATES
DEFINITIVE SUBDIVISION
DETAILS
PLAN OF LAND IN
MEDWAY, MA

MERRIKIN
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MILLIS, MA 02054
ph. 508-376-8883 fax 508-376-8823

D104-01

SHEET 12 OF 12

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Monday, February 26, 2018 12:01 PM
To: Susan Affleck-Childs
Subject: RE: Paul Revere Estates Plan - For Endorsement

Hi Susy,

All edits have been made by the applicant. Let me know if you need anything else, thanks.

Steve

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Monday, February 26, 2018 8:19 AM
To: Bouley, Steven <Steven.Bouley@tetrattech.com>
Subject: Paul Revere Estates Plan - For Endorsement

Hi Steve,

Dan Merrikin has provided an updated definitive subdivision plan for Paul Revere Estates. See Attached. It has been revised based on the Decision which I have also attached.

Please review and let me know if the revised plan is OK for the Board to endorse. Looking to include endorsement on the agenda for the March 13 PEDB mtg.

Thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

Town of Medway – *A Massachusetts Green Community*

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From: Daniel Merrikin [<mailto:dan@merrikinengineering.com>]

Sent: Saturday, February 24, 2018 1:26 PM

To: Susan Affleck-Childs

Subject: Re: Paul Revere Estates

Attached is a draft revised site plan as follows:

- The subdivision notes on the right side of each page was updated to reference the date of the approval decision.
- The waiver list was revised to approved.
- Property addresses were added to each lot/parcel on sheet 5
- The basin gate was moved away from the road and two additional evergreen trees added (on to either side) (sheet 6). The gate detail on sheet 10 was revised to require vinyl stockade fence panels to be added.
- The note regarding pedestrian ahead signs on sheet 7 was revised to require solar illuminated signs.

Let me know if you need anything else.

Thanks

Dan

Yours Truly,

Daniel J. Merrikin, P.E.

Partner

Merrikin Engineering LLP

730 Main Street

Suite 2C

Millis, MA 02054

Office: 508-376-8883

Mobile: 508-868-8353

On Thu, Feb 22, 2018 at 3:35 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Thanks for the reminder . . will check.

Susy

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

[155 Village Street](#)

[Medway, MA 02053](#)

[508-533-3291](#)

sachilds@townofmedway.org

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From: Daniel Merrikin [mailto:dan@merrikinengineering.com]

Sent: Thursday, February 22, 2018 3:35 PM

To: Susan Affleck-Childs

Subject: Re: Paul Revere Estates

I sent over all the legal docs prepared by Ted Cannon a while back. Not sure if TC has approved them yet?

Dan

Yours Truly,

Daniel J. Merrikin, P.E.

Partner

Merrikin Engineering LLP

[730 Main Street](#)

[Suite 2C](#)

[Millis, MA 02054](#)

Office: [508-376-8883](#)

Mobile: [508-868-8353](#)

On Thu, Feb 22, 2018 at 3:32 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi,

Received check. Thanks. Upcoming PEDB meetings are March 13 and March 27th.

I need to regroup on the subdivision pre-endorsement checklist and see things stand. See attached.

Susy

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

[155 Village Street](#)

[Medway, MA 02053](#)

[508-533-3291](#)

sachilds@townofmedway.org

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From: Daniel Merrikin [mailto:dan@merrikinengineering.com]

Sent: Thursday, February 22, 2018 3:25 PM

To: Susan Affleck-Childs

Subject: Paul Revere Estates

Hi Susy,

I dropped a check in the mail for the construction services fee for Paul Revere Estates. You may have received it by now. Can we schedule a meeting for plan endorsement?

Thanks

Dan

Yours Truly,

Daniel J. Merrikin, P.E.

Partner

Merrikin Engineering LLP

[730 Main Street](#)

[Suite 2C](#)

[Millis, MA 02054](#)

Office: [508-376-8883](#)

Mobile: [508-868-8353](#)



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

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Cranston (Chan) Rogers, P.E.
Karyl Spiller Walsh

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

Date: April 4, 2018

Applicant's Name: Notwen Realty Trust

Subject Property Address: 33 Main Street

Map/Parcel Number(s): 41-035-0001

Project Name: Paul Revere Estates Subdivision

Type of Permit: Definitive Subdivision Plan -- Plan Endorsement

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

- ☒ By checking this box and with my signature below, I verify that all taxes owed the Town of Medway for the subject property(s) noted above are **paid in full** as of this date.
- ☐ By checking this box and with my signature below, I verify that all taxes 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** 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.

Louis Walsh
Signature

4/4/2018
Date

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

MEDWAY TOWN CLERK

155 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053
(508) 533-3204 • FAX: (508) 533-3287
mwhite@townofmedway.org

MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK

JUSTICE OF THE PEACE

NOTARY PUBLIC

CERTIFICATE

I, Maryjane White, Town Clerk of the Town of Medway, hereby certify that the notice of the decision of the Medway Planning and Economic Development Board, has been received in the matter of

*Paul Revere Estates
Definitive Subdivision*

*33 Main ST
Medway, Ma
Notwen Realty Trust*

It was received and filed in this office on the following:

OCTOBER 12, 2017

And no appeal was received during the next twenty days after such receipt and recording of said decision.

Dated at Medway, MA April 4, 2018

A true copy

ATTEST.....

Maryjane White
.....
Town Clerk

Subdivision Covenant

Planning and Economic Development Board – Town of Medway, MA

April _____, 2018

This Covenant is entered into this _____ day of April, 2018 by and between the Town of Medway, a Massachusetts municipal corporation, acting through its Planning and Economic Development Board, with an address of 155 Village Street, Medway, MA 02053, (*hereinafter referred to as the "Board"*) and Paul F. Newton, as Trustee of the Notwen Realty Trust u/d/t dated February 25, 1992, and recorded with the Norfolk County Registry of Deeds in Book 9237, Page 428, with an address of 33 Fruit Street, Norfolk, MA 02056 (*hereinafter referred to as the "Owner"*.)

PREAMBLE

WHEREAS, on October 10, 2017, based on the Owner's application dated June 9, 2017, and after a duly noticed public hearing(s), the Board issued a Certificate of Action dated October 10, 2017 approving the development of a five residential lot subdivision to be known as "Paul Revere Estates", as shown on the plan entitled "Paul Revere Estates Definitive Subdivision Plan" dated June 9, 2017, Latest Revision August 29, 2017, Prepared by: Merrikin Engineering, LLP, which plan is recorded with said Registry at _____;

WHEREAS, on _____, the Board endorsed its approval on the approved definitive subdivision plan;

WHEREAS, the approved definitive subdivision plan shows the division of a parcel of land located off Main Street, Medway, MA, (*hereinafter referred to as the "subdivision"*) and further described in a deed dated February 25, 1992 recorded with said Registry in Book 9237, Page 439 from Paul R. Newton, et ux., to Paul R. Newton and Margaret B Newton, Trustees of Notwen Realty Trust u/d/t dated February 25, 1992 recorded with said Registry in Book 9237, Page 428;

WHEREAS M.G.L., ch. 41, section 81U requires the Board to secure the construction of ways and the installation of municipal services in an approved subdivision before endorsing its approval on the approved definitive subdivision plan;

WHEREAS, the Owner has decided to secure all of the construction of ways and installation of municipal services in the subdivision by means of a Covenant;

WHEREAS, the Board has determined that the form of Covenant is sufficient to secure the construction of ways and installation of municipal services in the subdivision;

WHEREAS, the Owner's construction of ways and installation of municipal services within the subdivision are subject to the requirements of M.G.L., ch. 41, sections 81K – 81GG (*the Subdivision Control Law*); the Board's *Subdivision Rules and Regulations for the Review and Approval of Land Subdivision* applicable to this subdivision, the application submitted for approval of this subdivision, the Certificate of Approval and all conditions of approval of this subdivision as set forth in the Appendix attached to and made an enforceable part of this Covenant, if any,; the recommendations, if any, of the Board of Health, the approved definitive

subdivision plan, all conditions subsequent to approval of this subdivision due to any amendment, modification, or rescission of the approval of the definitive subdivision plan, all of the provisions set forth in this Covenant and any amendments thereto; and the following additional documents; Town of Medway, Certificate of Action, Paul Revere Estates Definitive Subdivision Plan (*hereinafter referred to as "approval instruments"*);

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

SECTION 1. INCORPORATION OF PREAMBLE

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

SECTION 2. EFFECTIVE DATE

This Covenant shall be effective upon its execution, subject to endorsement of approval of the definitive subdivision plan by the Board and the recording or registering of the plan and this Covenant by the Owner.

SECTION 3. RUNS WITH THE LAND

This Covenant shall run with the land and shall be binding on all subsequent parties who have any title, interest, or rights in and to the parcel of land subdivided, or a portion thereof. This Covenant shall operate as a restriction upon the land until release.

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

A. Upon construction of a portion of the ways and installation of a portion of the municipal services in accordance with the approval instruments, the Board may release the Owner from this Covenant as to those lots that are adequately serviced by the ways and municipal services so constructed, so long as the construction of ways and municipal services are, in the opinion of the Board, sufficiently secured by another method of performance guarantee as provided in M.G.L., ch. 41, section 81U. A *Certificate of Partial Release* shall be executed by a majority of the members of the Board and shall be recorded or registered at the Norfolk County Registry of Deeds by the Owner.

B. Upon completion of ways and installation of municipal services in accordance with the approved instruments, the Board shall release the owner from this Covenant and shall issue a *Certificate of Completion and Release* that shall be executed by a majority of the members of the Board and shall be recorded or registered at the Norfolk County Registry of Deeds by the Owner.

C. The Board may rescind approval of the definitive subdivision plan for breach of any provision of this Covenant or any amendments thereto. Said rescission shall be in accordance with M.G.L., ch. 41, section 81W.

SECTION 5. OBLIGATIONS, DUTIES AND RIGHTS OF THE OWNER

A. The Owner covenants that he is the Owner in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land. The Owner shall not convey or transfer title to any lot within this subdivision, except

as otherwise provided in this Covenant, until the completion of the construction of the ways and installation of the municipal services for this subdivision in accordance with the approval instruments, unless and until the Owner provides the Board with another method of securing construction of the ways and installation of the municipal services deemed sufficient by the Board.

B. The Owner shall not build upon any lot within this subdivision, except as otherwise provided in this Covenant, until the completion of the construction of the ways and installation of the municipal services for this subdivision in accordance with the approval instruments, unless and until the owner provides the Board with another method of securing construction of the ways and installation of the municipal services deemed sufficient by the Board.

C. The Owner shall complete construction of the ways and installation of the municipal services for this subdivision no later than three years from the date of plan endorsement.

D. The Owner agrees and understands that failure to complete construction of the ways and installation of the municipal services by the agreed-upon date shall result in automatic rescission of approval of the definitive subdivision plan by the Board. The Board shall forthwith carry out the rescission as provided in M.G.L., ch. 41, section 81W.

E. The Owner agrees and understands that the Board will not release this Covenant in full, unless another method of security is provided, or until the ways and municipal services have been deemed by the Board to be constructed and installed in accordance with the approval instruments, which shall include demonstration of adequate construction and installation for six months prior to said release.

F. No provision of this Covenant shall prevent the Owner from varying the method of securing the construction of ways and the installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods as provided in M.G.L., ch. 41, sections 81U, as long as the Board deems the method or methods chosen for securing the construction of ways and the installation of municipal services as sufficient.

G. The Owner shall at all times provide the Board *forthwith (no more than 14 days after transfer of title)* with the name of the current owner or owners of this subdivision or portions thereof and the address of such owner or owners, except that lots released from the provisions of this Covenant are exempt. The Owner agrees and understands that failure to comply with this provision could result in rescission of approval of the definitive subdivision plan.

H. The Owner shall at all times provide the Board *forthwith (no more than 14 days after transfer of title)* with the name of any mortgagee or mortgagees of this subdivision or portions thereof and the address of such mortgagee or mortgages, except that lots released from the provisions of this Covenant are exempt. At the time of executing this Covenant, the mortgagee(s) of this subdivision is/are: none. The Owner agrees and understands that failure to comply with this provision could result in rescission of approval of the definitive subdivision plan.

I. The Owner shall record or register the approved and endorsed definitive subdivision plan; this Covenant, upon its execution; and any certificates of release of this covenant, or portions thereof, at the Norfolk County Registry of Deeds and forthwith provide the Board with written evidence thereof. The Owner further agrees to pay the costs of such recordings.

SECTION 6. MORTGAGEES AND SUCCEEDING OWNERS

Nothing in this Covenant shall preclude the Owner from mortgaging the entire parcel of land, or a portion thereof, which constitutes this subdivision. If the mortgagee acquires title to the entire parcel of land, or a portion thereof, shown on the approved definitive subdivision plan, through foreclosure or by other means, such as accepting a deed in lieu of foreclosure, then the mortgagee and any succeeding owner of the land transferred by the mortgagee may sell any lot, subject to that portion of this Covenant which provides that no lot shall be built upon until the ways are constructed and the municipal services are installed to serve such lot. Said mortgagee and any succeeding Owner shall be subject to all other applicable provisions of this Covenant and any amendments thereto.

SECTION 7. CONVEYANCE OF LAND OR LOTS SUBJECT TO COVENANT

Nothing in this Covenant shall preclude the owner from conveying by a single deed, the entire parcel of land shown on the approved definitive subdivision plan, or all lots not previously released from the terms of this Covenant by the Board, so long as the deed provides that the land conveyed is subject to this Covenant, and any amendments thereto, with proper reference to the book and page where this covenant, and any amendments thereto are recorded or registered at the Norfolk County Registry of Deeds. A deed of any part of the subdivision in violation of this Covenant, or any amendments thereto, shall be voidable by the grantee prior to the release of this Covenant no later than three years from the date of such deed.

SECTION 8. BINDING EFFECT

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

SECTION 9. USE OF TERMINOLOGY

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

SECTION 10. APPOINTMENT OF AN AGENT

There is no agent or official representative.

SECTION 11. AMENDMENTS

This Covenant may be amended, in writing, by agreement of all of the parties to this Covenant.

SECTION 12. GOVERNING LAW

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

SECTION 13. SEVERABILITY

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

IN WITNESS WHEREOF, the Owner, hereby certifies under the pains and penalties of perjury that the information contained in this Covenant is true and complete; and we, the parties to this Covenant, set our hands and seals to this Covenant on the date(s) written below.

The Owner, as far as necessary, hereby releases all rights of dower, curtesy, or homestead, or any other interests that we may have in the parcel of land that constitutes the subdivision.

The Owner hereby certifies that there are no mortgages on this property.

Paul F. Newton, Trustee of the Notwen Realty Trust u/d/t dated February 25, 1992, and recorded with the Norfolk Registry of Deeds in Book 9237, Page 428 (the "Trust") hereby certifies as follows: (a) that he is the sole Trustee of the Trust; (b) that the Trust is in full force and effect as of the date hereof and has not been altered, amended, revoked or terminated except as appears of record; (c) the Trustee of the Trust has the authority to act and have full and absolute power under said Trust to convey any interest in real estate and improvements thereon held in said Trust, and to subject the Trust property to the covenants set forth herein, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof; (d) that the Trustee has been duly authorized and directed by all beneficiaries of the Trust to make and convey the above described covenants to the Town of Medway and to take any action, execute and deliver any instrument, certificate of other documents, necessary to consummate the foregoing on behalf of the Trust; (e) that there are no facts which constitute conditions precedent to acts by the Trustee or which are in any other manner germane to the affairs of the Trust; and (f) that no beneficiary is a corporation selling all or substantially all of its Massachusetts assets, or personal representative of an estate subject to estate tax liens, or is now deceased, and all the beneficiaries of said Trust who are natural persons, if any, are of full age.

{signature page follows}

Witness my hand and seal this _____ day of _____, 2018.

Notwen Realty Trust

By: Paul F. Newton
Its: Trustee

Date

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared Paul F. Newton, Trustee as aforesaid proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily and for its stated purpose as Trustee as aforesaid.

Notary Public
My commission expires:

Witness our hands and seals this _____ day of April, 2018.

MEDWAY PLANNING and ECONOMIC DEVELOPMENT BOARD

_____ Board Member	_____ Date
_____ Board Member	_____ Date
_____ Board Member	_____ Date
_____ Board Member	_____ Date
_____ Board Member	_____ Date

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this _____ day of April, 2018, before me, the undersigned notary public, personally appeared the above named

proved to me through satisfactory evidence of identification, which was

to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily as members of the Medway Planning and Economic Development Board and for its stated purpose.

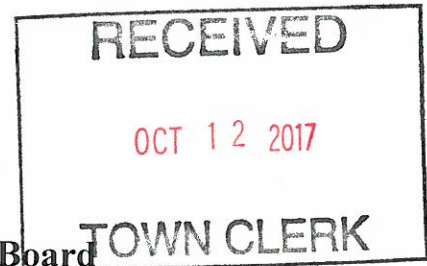
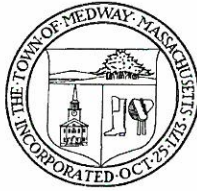
Notary Public
My commission expires:

DATE: April 4, 2018

[illegible]

DATE: April 4, 2018

[illegible]



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

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio

October 10, 2017

CERTIFICATE OF ACTION
Paul Revere Estates
DEFINITIVE SUBDIVISION PLAN
(APPROVED with Waivers and Conditions)

Location: 33 Main Street
Assessors' Reference: Map 41 – Parcel 035-001
Parcel Size: 11.31 acres
Name/Address of Applicant: Notwen Realty Trust
33 Fruit Street
Norfolk, MA 02056
Name/Address of Property Owner: Notwen Realty Trust
33 Fruit Street
Norfolk, MA 02056
Engineer: Daniel J. Merrikin, P.E.
Merrikin Engineering, LLP
730 Main Street, Suite 2C
Millis, MA 02054
Land Surveyor: Colonial Engineering
11 Awl Street
Medway, MA 02053
Plan Dated: June 9, 2017, last revised August 29, 2017
Zoning District: Agricultural Residential I
Street Name: Revere Road

- I. PROJECT DESCRIPTION:** The *Paul Revere Estates Definitive Subdivision Plan* dated June 9, 2017, last revised August 29, 2017 shows the division of the 11.31 acre parcel of land located at 33 Main Street (*Medway Assessor's Map 41, Parcel 35-0001*) which is a recently divided portion of 39 Main Street (*Medway Assessor's Map 41, Parcel 35*) in the Agricultural Residential I zoning district.

The plan shows the division of land into five residential lots and one drainage parcel, the construction of an approximately 571' roadway (Revere Road) intended to be an accepted Medway street, and the installation of stormwater management facilities and municipal water and sewer service. A portion of this site is in a Wetlands Resource Area and the Groundwater Protection District. This proposal is for a "by right" use in this zoning district. The property will be accessed from Main Street. NOTE - The stormwater design for Paul Revere Estates includes the property at 31 Main Street which was also recently divided from 39 Main Street via an Approval Not Required Plan.

II. PROCEDURAL SUMMARY:

- A. On June 15, 2017, the Planning and Economic Development Board received an application for approval of the *Paul Revere Estates Definitive Subdivision Plan*, dated June 9, 2017 prepared by Merrikin Engineering, LLP of Millis, MA.
- B. On June 29, 2017 the Board notified various Town boards and departments, including the Board of Health, of the public hearing on the proposed *Paul Revere Estates Definitive Subdivision Plan*, provided copies of the plans and requested review comments.
- C. On July 11, 2017, the Board commenced a public hearing. The public hearing was duly noticed in the *Milford Daily News* on June 26 and July 3, 2017. Notice was posted with the Medway Town Clerk on June 19, 2017 and was sent by *Certified Sent* mail on June 20, 2017 to abutters in Medway within 300 feet of the subject property and to parties of interest. The public hearing was continued to August 22, September 12 and October 10, 2017 when it was closed. During the course of the public hearing, the applicant submitted two revisions to the Paul Revere Estates Definitive Subdivision Plan, one dated August 8, 2017 and the second revision dated August 29, 2017.
- D. All members voting on this Certificate of Action were present at all sessions of the public hearing or have provided a certification pursuant to General Laws c. 39 section 23D.

- III. PUBLIC HEARING SUMMARY:** The public hearing and the Board's review of the *Paul Revere Estates Definitive Subdivision Plan* were conducted over the course of four Planning and Economic Development Board meetings during which substantive information was presented and evaluated. The plan and its submitted revisions were reviewed for compliance with the *Subdivision Rules and Regulations* dated April 26, 2005 which were in effect at the time the applicant submitted a preliminary subdivision plan to the Board in July 2011.

Specified below is a list of plan documents and support materials, public comments, consultant and town departmental board review documents, and supplemental information which have been provided by the Applicant or placed on the record by the Planning and Economic Development Board. All information is on file in the Medway Planning and Economic Development office and is available for public review (except for confidential communications from Town Counsel).

Paul Revere Estates Definitive Subdivision Plan Application Materials

Form C – Definitive Plan Application – received June 15, 2017
Form D – Designer’s Certificate (with deed) – dated June 9, 2017
Form E – Certified Abutters’ List - dated April 3, 2017
Form F – Development Impact Report – dated June 9, 2017

Paul Revere Estates Definitive Subdivision Plan – Merrikin Engineering, LLP.

June 9, 2017
Revised – August 8, 2017
Revised – August 29, 2017

Stormwater Report for Paul Revere Estates – Merrikin Engineering, LLP.

June 9, 2017

Requests for Waivers from Subdivision Rules and Regulations – Prepared by Merrikin Engineering,
June 15, 2017

Town Engineering Consultant Reviews – Steven Bouley, P.E. and Sean Reardon, P.E. Tetra Tech

July 6, 2017 letter
August 14, 2017 letter
September 11, 2017 letter

Town Planning Consultant Review Letters – Gino Carlucci, AICP, PGC Associates

June 22, 2012 letter
August 23, 2012 letter

Supplemental Information Provided by Applicant’s Consultants

Letter from Daniel Merrikin, Merrikin Engineering dated August 9, 2017 including a Revere Road Fire Access Sketch Plan dated (8-8-17) in response to plan review comments from Tetra Tech dated July 6, 2017 and PGC Associates dated July 5, 2017.

Letter from Daniel Merrikin, Merrikin Engineering, dated August 9, 2017, submitting the revised Paul Revere Estates Definitive Subdivision Plan dated August 8, 2017 and summarizing the plan changes.

Letter from Daniel Merrikin, Merrikin Engineering dated September 6, 2017 submitting the revised Paul Revere Estates Definitive Subdivision Plan dated August 29, 2017, a summary of plan changes, an additional request for waiver from the *Subdivision Rules and Regulations*, a revised Stormwater Operations and Maintenance Plan dated September 6, 2017 and a revised Stormwater Pollution Prevention Plan (SWPPP) dated September 6, 2017.

Supplemental Information Entered into the Record by the Medway Planning and Economic Development Board

Mullins Rule certifications from Matthew Hayes and Thomas Gay re: the hearing on July 21, 2017 PEDB

Citizen/Resident Letters/Communications

Email communication dated August 18, 2017 from Bruce Hamblin, 17 Crestview Avenue

Citizen/Resident Testimony

Matthew Rymanowski, 29 Main Street

Professional Testimony

Gino Carlucci, AICP, PGC Associates, Inc. – Franklin, MA

Sean Reardon, P.E., Tetra Tech – Marlborough, MA

Steven Bouley, P.E., Tetra Tech – Marlborough, MA

Daniel Merrikin, P.E. Merrikin Engineering – Millis, MA

Medway Departmental/Board Review Comments

Email communication dated July 17, 2017 from Jeff Lynch, Medway Fire Chief

Email communication dated July 28, 2017 from Barry Smith, Deputy Director, Medway
Department of Public Services

Memorandum dated August 14, 2017 from Sergeant Jeffrey Watson, Medway Police

IV. ACTION ON REQUEST FOR WAIVERS OF SUBDIVISION RULES & REGULATIONS –

The Applicant has requested and the Board has identified needed waivers from the following sections of the *Subdivision Rules and Regulations*, dated April 26, 2005.

SECTION 5.7.6 CONTENTS OF SUBDIVISION PLAN – *The existing conditions sheet shall include locations of single free-standing trees with a diameter of one foot (1') or greater at twenty-four inches (24") above grade.*

FINDINGS – The applicant has asked that this requirement be waived due the cost of conducting a tree survey on the entire 11-acre site. Instead, the applicant has proposed to locate and map all hardwood trees larger than 24" that are growing within the proposed construction area. Those trees not interfering with the proposed roadway layout and stormwater basin location and which are away from the reasonably expected house locations have been tagged in the field and mapped on the plan. The applicant has agreed to preserve those trees - See Specific Condition # 6.

SECTION 7.7.2 STORMWATER MANAGEMENT – (p) *Detention and retention basins and underground infiltration systems and any related drainage structures shall be located on separate parcels and shall not be included on individual house/building lots. Stormwater basins are to be no closer than thirty feet from lot/parcel lines and any right-of-way.*

FINDINGS – The applicant has proposed to have the northern edge of the stormwater basin on Parcel D set back 20 feet from the property lines with Lots 4 and 5. To meet the State and Town stormwater design standards and due to the location of adjacent wetlands to the east, the location and size of the stormwater basin results in it needing to have a lesser setback from the property lines than the 30 feet specified in the *Subdivision Rules and Regulations*. The 20-foot setback is a reasonable alternative given the site characteristics.

SECTION 7.10.2 CURBS and BERMS – Curbing shall be sloped granite edging (Type S-A) for the full length of Neighborhood Streets.

FINDINGS – The applicant has proposed to NOT install sloped granite edging along the length of Revere Road and to use monolithic Cape Cod berm instead all locations except around the cul-de-sac island and at the Main Street entrance roundings. This type of curbing is more resilient to snowplow damage and is easier to maintain and replace. The Department of Public Services is in agreement that this type of curbing is suitable as it will be maintaining Revere Road once it is conveyed to the Town.

MITIGATION PLAN

- A. As part of this project, the applicant shall completely remove the concrete foundation that is located partially on Lot 1 and partially on the parcel at 39 Main Street
- B. The applicant will provide a stormwater easement to the Town of Medway on portions of 31 Main Street and Lot 5 as shown on Sheet 5 of the plan set.
- C. The applicant will install solar illuminated “crosswalk ahead” and “crosswalk” signs on both the east and westbound sides of Main Street

ACTION ON WAIVERS – At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on October 10, 2017, a motion was made by Thomas Gay and seconded by Matthew Hayes to approve the above noted waiver requests from the *Subdivision Rules and Regulations*. The motion was approved by a vote of four in favor and none opposed.

V. PROJECT EVALUATION CRITERIA – Before taking action on a definitive subdivision plan, the Board shall evaluate the proposed subdivision according to the criteria as specified in Section 5.16 of the *Subdivision Rules and Regulations*. At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on October 10, 2017, a motion was made by Matthew Hayes and seconded by Richard Di Iulio to approve the Project Evaluation Findings noted below. The motion was approved by a vote of four in favor and none opposed.

5.16.1 Completeness and technical accuracy of all submissions.

FINDINGS – All submissions were reviewed by Town staff and/or the Town’s Consulting Engineer and Consulting Planner and no significant missing or technical inaccuracies were identified.

5.16.2 Determination that the street pattern is safe and convenient and that proper provision is made for street extension. The Board may disapprove a plan where it determines that dangerous traffic or unsafe conditions may result from the inadequacy of the proposed ways within the subdivision.

FINDINGS – The Board finds that the proposed street pattern within the new subdivision is safe and convenient. The layout has been reviewed by the Town’s Fire Chief, Public Safety Officer and Consulting Engineer. Comments from them have been incorporated into the design. Future roadway extension to adjacent property is not feasible so provisions to do so are not required.

5.16.3 Determination that development at this location does not entail unwarranted hazard to the safety, health and convenience of future residents of the development or of others because of possible natural disaster, traffic hazard or other environmental degradation.

FINDINGS – The Board finds that the location of the development does not entail unwarranted hazard. A drainage plan has been designed to handle anticipated stormwater

runoff and the sight distances from the proposed roadway's intersection with Main Street are adequate. Erosion controls will be in place during construction. The residents will be served by Town water and sewer.

5.16.4 Determination, based on the environmental impact analysis, where submitted, that the subdivision as designed will not cause substantial and irreversible damage to the environment, which damage could be avoided or ameliorated through an alternative development plan.

FINDINGS – The site of the subdivision is not within a Priority Habitat area and the wetlands of the site will be protected through action of the Medway Conservation Commission. Stormwater management has been reviewed by the Town's consulting engineer and is adequately addressed. A portion of the site is within a groundwater protection district but no construction is proposed within that portion and stormwater released in the direction of the groundwater protection district is treated prior to such discharge. There will be an increase of only five single-family houses to be constructed. Significant trees on site that are not within the house footprints or infrastructure elements will be protected and retained. The Board finds that the subdivision will not cause substantial and irreversible damage to the environment.

5.16.5 Determination that the roads and ways leading to and from the subdivision shall be adequate to provide emergency medical, fire and police protection as well as safe travel for the projected volume of traffic. The Board may disapprove a plan where it determines that dangerous traffic or unsafe conditions may result from the inadequacy of the proposed access or of any ways adjacent to or providing access to the subdivision.

FINDINGS – The Board finds that the proposed roadway is adequate to provide emergency medical, fire and police protection as well as safe travel for the anticipated volume of traffic generated by five residences. The plans have been reviewed by the Fire Chief, Public Safety Officer and Consulting Engineer. Comments from them have been incorporated into the design. The roadway shown on the plan will be built according to the Board's construction specifications for Neighborhood Streets. The 20-foot roadway width meets national Fire Code standards while also reducing impervious surfaces and stormwater impacts.

5.16.6 Conformity with all applicable requirements of the Medway Zoning Bylaw including but not limited to minimum area and frontage standards.

FINDINGS – The Board finds that the lots created by this plan conform to all applicable requirements of the Medway Zoning Bylaw, including minimum area and frontage requirements for the Agricultural Residential I zoning district.

5.16.7 Consistency with the purposes of the Subdivision Control Law.

FINDINGS – The Board finds that the proposed subdivision is consistent with the purposes of the Subdivision Control Law because the infrastructure proposed is adequate for the new development and the impacts of the subdivision have been mitigated to a reasonable extent. Reasonable waivers have been granted herein with good cause.

VI. DECISION – At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on October 10, 2017, a motion was made by Richard Di Iulio and

seconded by Matthew Hayes to approve the *Paul Revere Estates Definitive Subdivision Plan*, prepared by Merrikin Engineering, LLP, dated June 9, 2017, last revised August 29, 2017 subject to the Specific and General Conditions as specified herein and with Waivers from the following sections of the *Subdivision Rules and Regulations* dated April 25, 2005.

- Section 5.7.6 Contents of Subdivision Plan
- Section 7.7.2 (p) Stormwater Management

The motion was approved by a vote of four in favor and none opposed.

VII. CONDITIONS – The following specific and general conditions shall apply to the Applicant, its executors, administrators, devisees, heirs, successors and assigns:

A. Specific Conditions

1. The Paul Revere Estates subdivision is authorized for no more than five residential house lots. As a permanent condition of the approval of this plan, no further subdivision of the property beyond these five lots is allowed, although lot boundaries within the subdivision may be adjusted so long as no additional lots are created.
2. *Completion Schedule* - The Applicant or its Assignee shall construct the roadway and all related infrastructure including the stormwater management system, and install all utilities as shown on the endorsed Paul Revere Estates Definitive Subdivision Plan, to the satisfaction of the Planning and Economic Development Board, within three (3) years of the date of endorsement of the plan. The time for such construction and/or installation may be extended upon the written request of the applicant, for good cause shown, prior to the expiration of the three (3) year period, upon a vote of the majority of the Planning and Economic Development Board then present.
3. *Plan Revisions* - Prior to plan endorsement, the plans dated August 29, 2017 shall be further revised to include the following:
 - A note shall be added to all plan sheets indicating that the plan is subject to this Certificate of Action which shall be recorded with the Plan at the Norfolk County Registry of Deeds.
 - The cover sheet shall be revised to indicate APPROVED WAIVERS instead of WAIVER REQUESTS.
 - The property addresses for Revere Road, to be provided by the Medway Assessor's office, shall be added to the plan.
 - The stormwater basin landscaping design (Sheet 6) for Parcel D shall be revised to include additional landscaping around the security/access gate. The access gate detail shall be revised to depict a vinyl fence façade attached to the gate to improve aesthetics.
 - Solar illuminated crosswalk ahead and crosswalk signs on both the east and westbound sides of Main Street

The Applicant shall provide such revised plan to the Planning and Economic Development Board and the Town's Consulting Engineer for review and approval prior to plan endorsement. All conditions of this Certificate of Action requiring changes to the definitive subdivision plan must be addressed to the satisfaction of the Town's Consulting Engineer and the Planning and Economic Development Board before the Board will endorse the definitive subdivision plan.

5. *Selective Cut Zones* – The plan shows a “selective cut zone” around the non-street perimeter of each house lot for 15 feet. During construction, the area included in the selective cut zones shall not be disturbed. Future property owners shall maintain the selective cut zone as a landscaped and

wooded buffer without intrusion, however, pruning necessary for removal of dead/damaged/diseased or harmful plant materials and additional landscape planting is permitted.

6. *Tree Preservation* – Sheet 4 of the plan shows six hardwood trees larger than 24 inches in diameter to be preserved/retained.
 - a. The applicant shall make the fullest possible effort to preserve/retain these trees and prevent their removal, demise or damage during construction.
 - b. If any of the above noted trees are removed or damaged during construction, the applicant shall be responsible for tree restoration by replacing the removed or damaged trees with nursery grade trees on a one (1) square inch per two (2) square inch replacement basis within (1) year after the tree removal or damage has occurred. The one (1) square inch per two (2) square inch replacement amount is calculated by squaring 1/2 the established diameter of each tree that is removed or damaged and multiplying that amount by 3.14 to determine its trunk area (tree radius squared x pi rounded to 3.14). The resulting figure is halved and that square inch total is the amount of required square inches of the replacement tree(s). A 3” caliper tree equals seven (7) sq. inches. The location of the replacement trees shall be recommended by the applicant and approved by the Planning and Economic Development Board and Tree Warden. The restoration shall be verified by the Tree Warden as being fully and skillfully performed. The species of replacement tree(s) shall be reviewed and approved by the Tree Warden, or otherwise will be consistent with the species of the removed tree(s).
7. *Sidewalk Construction* – In lieu of sidewalk construction along the Main Street frontage of 39 and 31 Main Street, the applicant shall:
 - a. Provide \$63,314 to the Medway Sidewalk Fund before the Building Department issues an occupancy permit for the third house in the subdivision; or
 - b. Construct the equivalent of 656 linear feet of concrete sidewalk with vertical granite curbing in one or more locations in the community as determined by the Medway Department of Public Services. Construction to occur before the Building Department issues a building permit for the fourth dwelling unit.
8. *Lot Deeds* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with copies of the proposed deeds to convey or transfer each subdivision lot for review, comment, amendment and approval by Town Counsel. Each deed shall specifically refer to any and all easements shown on the plan for that particular lot. The deed text shall include descriptive language specifying all easements, boundary delineations, specific usages and purpose. The deed shall refer to the definitive subdivision plan and the selective cut zone (See Condition #5 herein). Each deed shall state that the Applicant shall reserve to itself ownership of the fee in the Revere Road and easements shown on the subdivision plan for future conveyance to the Town of Medway. Each deed shall be accompanied by a Lot Sketch Plan to be recorded with the deed which shall depict all easements and the Selective Cut Zone. The deed for Lot #3 shall specify that the owner shall be responsible in perpetuity for the upkeep and maintenance of the landscaped island in the Revere Road cul-de-sac.
9. *Road Deed, Drainage Parcel Deed & Easements* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with a copy of the proposed deed to convey Revere Road, Parcel D (drainage parcel) and all drainage and utility easements shown on the plan to the Town of Medway for review, comment, amendment and approval by Town Counsel and approval of Town Meeting.

10. *Maintenance Responsibility During Construction* – The Applicant shall provide for snow plowing, sanding and full maintenance of Revere Road and all related stormwater management infrastructure throughout the entire construction process until the roadway is determined to be complete by the Board and is subsequently conveyed to the Town of Medway.

B. General Conditions

1. *Expiration of Appeal Period* – Prior to endorsement of the definitive subdivision plan, the Planning and Economic Development Board must receive the statutory notification of the expiration of the twenty-day appeal period from the Town Clerk's office.
2. *Payment of Balance of Fees/Taxes* – Prior to plan endorsement, the Applicant shall pay the balance of any outstanding plan review services by any outside consultants retained by the Planning and Economic Development Board and any other outstanding expenses, obligations, fees or taxes due the Town of Medway. Proof is required from the Medway Town Treasurer/ Collector that all real estate taxes are current for all property owned in Medway by the applicant.
3. *Subdivision Covenant* – Prior to endorsement, the Applicant shall sign a *Subdivision Covenant*, on a form acceptable to the Planning and Economic Development Board, to be reviewed and approved by Town Counsel, to secure construction of the ways and all related infrastructure and installation of utilities and services as specified in the approved subdivision plan. Reference to the *Subdivision Covenant* shall be noted on the cover sheet of the Definitive Subdivision Plan. The *Covenant* shall specify that the roadway and all relevant infrastructure including the stormwater management system shall be constructed and all utilities and services shall be installed to the satisfaction of the Planning and Economic Development Board within three years of the date of plan endorsement. The Subdivision Covenant shall apply to Lots 1 – 5 as shown on the plan.
4. *Subdivision Surety* – At such time as the Applicant wishes to secure a building permit for any lot within the subdivision, the security provided by the *Subdivision Covenant* shall be replaced by a subdivision surety in compliance with General Laws chapter 41 §81U and the Board's Regulations. Prior to the Planning and Economic Development Board's approval of the *Release of Covenant* for any house lot, the Applicant shall provide suitable performance security to the Town of Medway in an amount equal to 100% of the amount that would be required for the Town of Medway to complete construction improvements and infrastructure maintenance if the Applicant failed to do so. The surety amount shall be approved by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer. The applicant shall also enter into a surety agreement with the Planning and Economic Development Board as provided in the Regulations. Any company providing the surety shall be acceptable to the Medway Treasurer/Collector.
5. *Order of Conditions* – Prior to plan endorsement, the Applicant shall provide the Planning and Economic Development Board with a copy of any and all "*Order of Conditions*" as issued by the appropriate agency, and recorded by the Applicant, pursuant to the Massachusetts Wetlands Protection Act. Any changes to the definitive subdivision plan that may be required under the "*Order of Conditions*" shall be presented to the Planning and Economic Development Board by the Applicant, for review and approval as a modification to the definitive subdivision plan. The Planning and Economic Development Board reserves the right to negotiate with the issuing authority any mutually acceptable modifications to the "*Order of Conditions*" that may be deemed appropriate by the Planning and Economic Development Board and the Town's Consulting Engineer and acceptable to the applicant. After the public hearing and acceptance of the modifications to the plan, the Planning and Economic Development Board shall take action on the

modified plan, reporting said action to the Town Clerk. The statutory notification of the expiration of the twenty-day appeal period must be received from the Town Clerk's office before the Planning and Economic Development Board endorses the plan modification.

6. *Construction Services* – Inspection of roadway and infrastructure construction by the Town's Consulting Engineer is required. Prior to plan endorsement, a construction services account shall be established with the Medway Planning and Economic Development Board. The Applicant shall pay a construction services fee to the Town of Medway for such inspections. The amount shall be determined by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer based on the scope of the project. The Applicant shall provide supplemental payments to the Town of Medway for reasonable additional construction services upon invoice from the Planning and Economic Development Board, until the road construction and stormwater drainage system and other utilities are completed and the as-built and street acceptance plans have been reviewed and determined to be satisfactory for filing with the Town.
7. *Document/Plan Recording* – This Certificate of Action, the endorsed Definitive Subdivision Plan and the Subdivision Covenant shall be recorded with the Norfolk County Registry of Deeds. Within thirty days of such recording, the Applicant or his assign shall provide the Planning and Economic Development Board with a receipt from the Norfolk County Registry of Deeds indicating that all documents have been duly recorded, or supply another alternative verification that such recording has occurred.
8. *Plan Endorsement* - Within thirty days of plan endorsement, the Applicant shall provide the Town with a set of the approved plan in 24" x 30" paper format. The Applicant shall also provide the approved plan in CAD format compatible with the Medway GIS and acceptable to the Medway Board of Assessors (ArcInfo shape file - .shp). The Applicant shall pay any reasonable associated costs, as may be determined by the Board of Selectmen, to update the Medway GIS/Assessor's maps relative to this subdivision.
9. *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.
10. *Pre-Construction Meeting* – At least seven days prior to the start of any site preparation or construction, a pre-construction meeting shall take place with the Town's Consulting Engineer, the Planning and Economic Development Coordinator, the Medway Department of Public Services, the Medway Conservation Agent, the developer and his contractors. The construction schedule shall be reviewed and the procedures for inspections discussed. A copy of the final Stormwater Pollution Prevention Plan (SWPP) as filed DEP shall be provided to the Town.
11. *Proof of Taxes Paid* – Prior to the Planning and Economic Development Board's approval of the *Release of Covenant* for the first building lot, proof is required from the Medway Town Treasurer/Collector that all real estate taxes and other municipal fees and charges are current for the property included in this subdivision.
12. *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.

- a. *Construction Time* - Construction work at the site and in the building 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 legal holidays without the advance approval of the Inspector of Buildings.
- b. *Neighborhood Relations* – The applicant shall notify neighbors in the general area around the site when site work and construction are scheduled to begin and provide a phone number for them to use for questions and concerns that arise during construction.
- c. 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.
- d. 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.
- e. 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.
- f. 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 maintained in good repair throughout the construction period.
- g. *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.
- h. *Noise* - Construction noise shall not exceed the noise standards as specified in the *Zoning Bylaw*, Section 7.3.C.2. Environmental Standards.

13. *Compliance with Plan and Decision*

- a. All construction shall be as specified in the approved definitive subdivision plan and any modifications thereto and in full compliance with the *Subdivision Rules and Regulations* and all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act, the NPDES permit requirements, the Massachusetts Department of Environmental Protection Stormwater Management Policy requirements, MEPA requirements, the Massachusetts Wetland Protection Act (Chapter 131, Section 40, M.G.L.) and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.
- b. 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 this Decision.

- c. 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.
14. *Site Access* - 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 during construction for compliance with the endorsed subdivision plan and the provisions of this Decision.
15. *Modification of Plan and/or Decision*
- a. This approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the 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 a subdivision plan modification.
 - b. Any work that deviates from the approved subdivision plan or this Decision shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan modification and such approval is provided in writing by the Planning and Economic Development Board.
 - c. Whenever additional reviews by the Planning and Economic Development Board, its staff or consultants are necessary due to proposed subdivision plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Planning and Economic Development Board may reduce the scope of the required review and waive part of the filing and review fees.
16. *Landscape Maintenance*
- a. Any shrubs, trees, bushes or other landscaping features shown on the Plan that die shall be replaced by the following spring.
 - b. Within 60 days after two years after the occupancy permit is issued, the Town's Consulting Engineer or the Inspector of Buildings shall conduct an initial inspection of the landscaping to determine whether and which landscape items need replacement or removal and provide a report to the Board. At any time subsequent to this initial inspection, the Town's Consulting Engineer or the Inspector of Buildings may conduct further inspections of the landscaping to determine whether and which landscaping items need replacement or removal and provide a report to the Board. The Board may seek enforcement remedies with the Inspector of Buildings/Zoning Enforcement Officer to ensure that the comprehensive landscaping plan is maintained.
17. *Project Completion* – The Board shall determine project completion and refund/release the performance security once the applicant has:
- a. provided the Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all site work has been completed in substantial compliance with the approved and endorsed Plan, and any modifications thereto; and
 - b. submitted an As-Built Construction Plan and a Street Acceptance plan prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts in accordance with the Subdivision Rules and Regulations in effect at the time the plans are submitted to the Board for review by the Town's Consulting Engineer and the Board's approval. The Applicant shall provide the final as-built plan in CAD format compatible with the Medway GIS and acceptable to the Medway Board of Assessors (ArcInfo shape file - .shp).

- c. paid the Town of Medway for any taxes/fees associated with these parcels or other property owned by the applicant in the Town of Medway; and
- d. completed any mitigation measures specified in the subdivision certificate of action to the satisfaction of the Board.

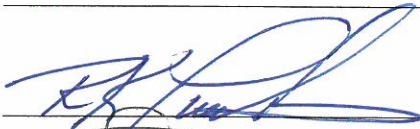
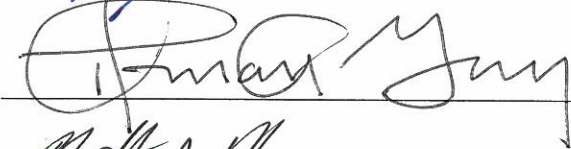


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**PAUL REVERE ESTATES DEFINITIVE SUBDIVISION PLAN
CERTIFICATE OF ACTION
MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD**

Date of Action by the Medway Planning and Economic Development Board: October 10, 2017

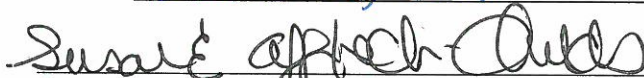
AYE:

NAY:

Date Signed: October 10, 2017

Attest:



Susan E. Affleck-Childs
Planning and Economic Development Coordinator

October 11, 2017
Date

Copies To: Paul Newton, Notwen Realty Trust
Dan Merrikin, Merrikin Engineering
Michael Boynton, Town Administrator
David D'Amico, Public Services
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Beth Hallal, Health Agent
Jeff Lynch, Fire Chief
Jack Mee, Building Commissioner
Stephanie Mercandetti, Community and Economic Development
Joanne Russo, Treasurer/Collector
Barbara Saint Andre, Town Counsel
Sergeant Jeffrey Watson, Police Safety Officer
Gino Carlucci, PGC Associates
Steve Bouley, Tetra Tech

**TETRA TECH**

**Sidewalk Estimate
Paul Revere Estates
Medway, Massachusetts
July 26, 2017**

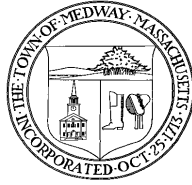
**Marlborough Technology Park
100 Nickerson Road
Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201**

ITEM DESCRIPTION	QUANTITY ²	UNIT	UNIT COST ¹	ENGINEERS ESTIMATE
6" Excavation	91	CY	\$33.00	\$3,003
Vertical Granite Curb	656	FT	\$48.50	\$31,816
Gravel Borrow - Type C	98	CY	\$40.00	\$3,920
6' Concrete Sidewalk	437	SY	\$54.50	\$23,817
Loam Borrow	13	CY	\$47.12	\$613
Seed	73	SY	\$2.00	\$146
Subtotal				\$63,314
25% Contingency				\$15,829
Total				\$79,143

Notes:

¹Unit prices are taken from the latest information provided on the MassDOT website. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 7/2016 - 7/2017.

²Sidewalk quantities based on length of frontage (approx. 656 ft.) along Lot A and Lot B as detailed on plan titled "39 Main Street A.N.R. Plan of Land in Medway, MA" dated May 4, 2017 by Colonial Engineering, Inc. Sidewalk Dimensions: Excavation Depth/Width=6 in./7.5 ft., Curb Length=656 ft., Gravel Depth/Width=8 in./6 ft., Sidewalk Width=6ft., Loam Depth/Width=6 in./1 ft., Seed Width=1 ft.



April 10, 2018
Medway Planning & Economic Development Board
Meeting

Public Hearing Continuation –
Town Line Estate Subdivision

The public hearing continuation for this project had been scheduled for the March 13th mtg. That was the night of the big snowstorm and the PEDB meeting was cancelled. The hearing had to be re-noticed and re-advertised. Included in this file are the new public hearing notice, all the documents originally sent to you for the March 13th hearing, plus additional documents received since then.

- Public Hearing notice (#2) dated 3-20-18
- Project engineer Jeff Kane's response letters dated 2-23-18 to previous project review comments from Tetra Tech & PGC Associates
- Revised Town Line Definitive Subdivision Plan, dated 2-23-18
- Waiver request re: reserve strip, dated 2-23-18
- Email from Steve Bouley dated 2-14-18 re: sewer vs. septic
- Email from Dave D'Amico dated 2-26-18 with review comments
- Email dated 3-5-18 from project engineer Jeff Kane with general update on follow-up status
- Tetra Tech review letter dated 4-15-18 re: revised plan and drainage calcs
- Email dated 3-9-18 from Gino Carlucci.

- Action Deadline Extension Memo dated 3-14-18
- Mullins Rule certification from Rich Di Iulio for 2-13-18 hearing absence
- Letter from Health Agent Beth Hallal dated 3-22-18 regarding installing a septic system on property instead of connecting to Town sewer in Populatic Street.
- Review letter dated 3-24-18 from Sergeant Jeff Watson
- Scenic Road work permit application dated 2-26-18. No scenic road public hearing is required.

I believe we have everything in hand. Next step is for me to prepare a draft decision. I would recommend continuing the hearing to April 24th when you can review and finalize a decision.



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

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio

March 20, 2018

Town Line Estate Definitive Subdivision Plan
22 Populatic Street
NOTICE OF PUBLIC HEARING – April 10, 2018

In accordance with the provisions of Chapter 41, Section 81A – 81GG, Massachusetts General Laws and the Medway Planning Board's *Rules and Regulations for the Review and Approval of Land Subdivisions*, notice is given that the ***Medway Planning and Economic Development Board will conduct a Public Hearing on Tuesday, April 10, 2018 at 7:15 p.m. at Medway Town Hall, 155 Village Street, Medway, MA to consider the application of Robert and Lisa Lapinsky of Worcester, MA for approval of a definitive subdivision plan for Town Line Estate at 22 Populatic Street.***

Owned by Robert, Ronald and Richard Wasnewski of Medway, MA, the 2.92 acre parcel (*Medway Assessors Map 71, Parcel 20*) is located in the Agricultural Residential II zoning district. It is bounded by properties on Populatic and Walker Streets owned by Mendes, Hadden, Freddo, Johnson and Cranshaw.

The *Town Line Estate Permanent Private Way Definitive Subdivision Plan* is dated December 12, 2017 and was prepared by L.A.L. Engineering Group of Millis, MA and Continental Land Surveying, LLC of Franklin, MA. The plan shows the division of the subject property into two residential lots, one with frontage on Populatic Street with the existing house and the construction of an approximately 240' foot long, 18' wide permanent private roadway to create legal frontage for the back lot. The property is located in the Groundwater Protection District. This proposal is for a "by right" use in this zoning district.

The application, proposed subdivision plan, stormwater report, and other supporting documents were filed with the Town on January 3, 2018, and are on file with the Medway Town Clerk and the Planning and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular business hours, Monday - Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The site plan and application documents will be available for viewing at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/recent-development-applications>.

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

Andy Rodenhiser, Chairman

Legal ad to published in the *Milford Daily News*:

Tuesday, March 27, 2018

Monday, April 2, 2018

cc: *Planning Boards* – Bellingham, Franklin, Holliston, Milford, Millis and Norfolk

Medway Town Officials/Departments – Board of Selectmen/Town Administrator, Board of Assessors, Board of Health, Building Inspector/Zoning Enforcement Officer, Conservation Commission, Design Review Committee, Economic Development Committee, Fire Department, Police Department, Department of Public Services, Treasurer/Collector.

L.A.L. Engineering Group

730 Main St. –Suite 1F
Millis, Ma 02054
P:(781) 248-1133
F:(598) 376-8440

February 23, 2018

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

Re: Town Line Estate
Definitive Subdivision Plans
Response to Comments (PGC Associates, LLC)

Dear Ms. Affleck-Childs,

L.A.L. Engineering Group has received the project comments from the Board's Peer Review consultant, *PGC Associated, LLC* dated February 6, 2018, as produced by Geno Carlucci, Jr.

After reviewing the comments we offer you the following response to comments relative to the proposed design:

Zoning

1. The proposed lots meet the area, frontage and lot shape factor to comply with the zoning bylaw.

Response: NA

Subdivision Rules and Regulations

2. Section 5.7.6 requires an existing conditions sheet, including locating trees of more than 24" in caliper. The existing conditions sheet has been provided but a waiver is requested to not require the large trees be shown. Also, the erosion controls are shown on the existing conditions plan, which is a bit odd since they do not exist yet. It may not be a problem due to the simplicity of the site.

Response: Per Ch. 100 §7.19., all "trees over 12" at 24" above grade" have been shown on the plan. Bold Linework on the Existing Condition plan is the project Baseline and is intended to show/clarify the location of the proposed work. Any Erosion Control references have been removed.

3. Section 5.7.8 requires streets, ways, lots, lot numbers or other designation be shown. This has been done. However, I suggest that the road be described and listed as a separate parcel. The applicant has stated the intent to reserve the fee interest in the road and describing it as a separate parcel facilitates that process.

Response: Roadway parcel has been designated "Parcel A".

4. Section 5.7.12 requires that the ROW and pavement width of streets within 700 feet of the subdivision be provided. The ROW width is shown for Populatic Street but not the pavement width.

Response: Pavement width of Populatic St. has been added to the cover.

5. Section 5.7.23 requires stormwater information including a long-term operations and maintenance plan to be shown on the plans. There does not appear to be an O&M plan included in the Stormwater Report.

Response: The Long Term Operations and Maintenance (O&M) Plan is included as an Appendix in the Stormwater Calculations.

6. Section 5.7.27 requires that street and traffic control signs be shown on the plans. A street sign detail is shown on the plans.

Response: No Stop sign, painted stop bar or painted "Stop" word are being proposed. To date, no comments received from Medway DPS. DPS will be contacted directly to review this issue.

7. Section 5.7.32 requires cul-de-sac landscaping. No island is shown but drainage features are shown within the cul-de-sac. In previous similar projects, some landscape screening has been required around detention basins within the right-of-way. A detention basin is not proposed, and existing vegetation may be sufficient, but this should be verified.

Response: The project proposes to retain the natural drainage feature in as undisturbed condition as possible. Any/all landscape screening would cause land/vegetation disturbance in areas designated to remain untouched. We concur that existing vegetation is sufficient.

General Comments

8. Section 7.9.1 states that neighborhood construction standards are to be used in subdivisions up to 5 lots. A waiver is requested to allow a 16-foot road/driveway with a 2-foot gravel shoulder on each side for a total of 20 feet.

Response: NA

If you have additional questions or need additional information please feel free to contact us at (781) 248-1133.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Kane', with a stylized flourish extending from the end.

Jeffrey Kane
Project Manager
L.A.L. Engineering Group

Cc:CEC. Project File

L.A.L. Engineering Group

730 Main St. –Suite 1F
Millis, Ma 02054
P:(781) 248-1133
F:(598) 376-8440

February 23, 2018

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

Re: Town Line Estate
Definitive Subdivision Plans
Response to Comments (TetraTech)

Dear Ms. Affleck-Childs,

L.A.L. Engineering Group has received the project comments from the Board's Peer Review consultant, *TetraTech* dated February 8, 2018, as produced by Steven M. Bouley, P.E.

After reviewing the comments we offer you the following response to comments relative to the proposed design:

Town of Medway PEDB Definitive Subdivision Review Regulations (Chapter 100).

1. The applicant has not shown bar scales on each plan. (Ch. 100 §5.7.4)

Response: Bar scales added to Plan Sheets.

2. Each Plan sheet shall include space for date of approval, date of endorsement and notation that the approved plan is subject to a covenant. Reference to the "Planning Board" in the signature block shall be revised to "Planning and Economic Development Board". (Ch. 100 §5.7.18)

Response: Date of Approval, Date of Endorsement and Covenant reference added to sheets. "Planning Board" reference changed to "Planning and Economic Development Board"

3. Benchmarks have not been shown on the Plan. A minimum of two are required by the Regulations. (Ch. 100 §5.7.20)

Response: Benchmarks (2) have been added to the Plans.

4. The applicant has not provided stop sign and painted stop bar and word "STOP" per Medway Department of Public Services (DPS) standards. (Ch. 100 §5.7.27).

Response: No Stop sign, painted stop bar or painted “Stop” word are being proposed. To date, no comments received from Medway DPS. DPS will be contacted directly to review this issue.

5. Limit of clearing line should be clearly shown on the Plans. (Ch. 100 §5.7.35)

Response: Limit of Clearing has been added to the Plans.

6. Existing lot is majority woodland. The Board strongly encourages retaining as many mature trees as possible to maintain the natural character of the land and surrounding community. (Ch. 100 §7.2)

Response: Limit of Clearing has been minimized through application of Low Impact Development measures including country drainage (swales), reduced roadway width, maintaining, to the extent practical, existing profile grade, utilizing on site depression for stormwater management and providing a “Selective Cut Zone” on the proposed Lot #2.

7. The applicant is proposing a 1 ¹/₄” water service connection the existing water main located in Populatic Street. The applicant should contact Medway DPS to confirm if this is permissible or if a main will be required for installation to serve the proposed dwelling on Lot 2. The applicant has requested a waiver from this regulation. The proposed water service installation is consistent with other private subdivisions previously approved by the Board. (Ch. 100 §7.6.2.b)

Response: To date, no comments received from Medway DPS. DPS will be contacted directly to review this issue.

8. Sewer main exists in Populatic Street and should be connected to if possible. The project is located within a Zone II and the Town’s groundwater protection district. We recommend the applicant consider extending sewer service to the existing main in Populatic Street. The applicant has requested a waiver from this regulation. (Ch. 100 §7.6.2.d)

On-site Septic disposal systems are allowed under Medway Zoning By-law Groundwater Protection District and per Zone II protection areas under 310 CMR 15.00 (Title 5).

Medway BOH has been contacted to make a final determination.

9. It appears the applicant is proposing a reserve strip along the northern property boundary. Reserve strips are not allowed under the Regulations. We recommend the applicant confirm if the strip is part of Lot 2 and if so reconfiguring Parcel A to be coincident with the existing northern property boundary. The applicant has requested a waiver from this regulation. (Ch. 100 §7.9.1.d)

Response: The reserve strip located along the northern extent of the proposed roadway was requested by the Board during the Preliminary Submittal hearing to protect setback distances on the adjacent lot at 18 Populatic St. The reserve strip will prevent 18 Populatic from becoming a “Corner Lot” and having front setback requirements applied to the current side yard area.

10. A 12-foot radius is proposed on both sides of the proposed subdivision roadway at the intersection of the proposed subdivision roadway and Populatic Street. Regulations

require a 40-foot curb radius at street intersections. The applicant has requested a waiver from this regulation. The Board has maintained this regulation in previously approved private subdivisions. (Ch. 100 §7.9.2.d)

Response: The required 28' Property line radius is maintained. The 40' pavement radius would result in an unnecessary access width (100'±) with associated land/tree disturbance for access to one single-family Lot.

11. The applicant has not provided the required 100-foot leveling area at the intersection of the proposed subdivision roadway and Populatic Street. The applicant has requested a waiver from this regulation. (Ch. 100 §7.9.5.c)

Response: NA

12. A 16-foot roadway paved width with two two-foot gravel shoulders for a total width of 20-feet has been proposed for the Project. Regulations require an 18-foot paved width but fire code requires 20-foot traveled width. The applicant has requested a waiver from this regulation. Medway Fire Chief has approved the proposed roadway cross-section included in the Plans. (Ch. 100 §7.9.7.g)

Response: NA

13. The applicant has not proposed vertical granite curbing at the intersection of the proposed subdivision roadway and Populatic Street. The Board has maintained this Regulation in previously approved private subdivisions. (Ch. 100 §7.10.1)

Response: Elimination of granite curbing at the intersection of Populatic St. is to reduce project costs, minimize site disturbance and match the existing character of the existing roadway (No curbing).

14. The applicant has not proposed asphalt berm along the entire length of roadway edge throughout the subdivision. The applicant has requested a waiver from this regulation. This item has been waived in previously approved subdivisions for purposes of proposed stormwater mitigation. (Ch. 100 §7.10.2)

Response: NA

15. The applicant has not provided a proposed fire alarm system on the Plans. The applicant has requested a waiver from this regulation. Medway Fire Chief has waived the requirement for master street box but applicant shall maintain smoke and carbon monoxide detectors in the dwelling. Regulation requires funds be deposited to the town equal to cost of installing fire alarm system for use by the Medway Fire Department for Capital Purchases if fire alarm system is not proposed. (Ch. 100 §7.17.1)

Response: A waiver from the entirety of Ch. 100 §7.17. has been requested.

16. Street trees have not been proposed as part of the Project. The applicant has requested a waiver from this regulation. The Board has maintained this regulation in

previously approved private subdivisions. Applicant proposing to utilize existing mature trees as street trees on the Project. We recommend the applicant specifically call-out which trees are to remain on the Plans. (Ch. 100 §7.19.2)

Response: Per Ch. 100 §7.19., all “trees over 12” at 24” above grade” have been shown on the plan. All trees outside the limit of clearing are to remain. The placement of new street trees, as outlined in Ch. 100 §7.19.2, would result in disturbance to areas outside the proposed “Limit of clearing” and result in damage to existing, to be retained, vegetation.

17. Street Lighting has not been proposed as part of the Project. The applicant has requested a waiver from this regulation. The Board has approved waivers in the past for removal of formal street lighting but has required smaller scale lighting proposed at driveway entrances. (Ch. 100 §7.21)

Response: Driveway lighting at Drive/Bunny Ln. intersection can be addressed in the subdivision covenant.

18. The applicant has not provided a detail for proposed bounds to be set. (Ch. 100 §7.25.2)

Response: Concrete bound detail added to the Plans.

MA DEP Stormwater Management Standards and/or Town Stormwater Regulations.

19. Grass channels require minimum 9-minute residence time in order to provide 50% TSS removal rate. Check dams may be used to slow runoff and provide adequate time for sediment settlement in the swale. (MA DEP Stormwater Handbook, Vol. 2, Ch. 2, Page 75)

Response: Stone check dams have been added to swales prior to level spreader area. Stone check dam detail added to Sheet 10.

20. Access to infiltration basins is required for maintenance activities. It appears the Plans are maintaining existing trees/vegetative cover within the ponding area of the existing depression (infiltration basin) limiting access for maintenance. However, we do not anticipate heavy sediment loading of the drainage system due to the residential use and expected traffic volumes from the subdivision and would consider maintaining vegetation in the depression to maintain overall aesthetic value of the property. (MA DEP Stormwater Handbook, Vol. 2, Ch. 2, Page 91)

Response: The owner of Lot 2 will also be the Owner of Parcel A (Roadway Parcel). The same owner will be responsible for stormwater system maintenance. Ownership and stormwater maintenance requirements (Stormwater Operation & Maintenance Plan) will be included in the deed. Maintenance of infiltration area can occur via adjacent roadway or through Lot 2)

21. The proposed Project appears to disturb great than one-acre of land which will require a NPDES Construction General Permit and associated Stormwater Pollution Prevention Plan (SWPPP) be submitted. The applicant should clearly show limit of clearing/work on the plans in order to determine area of disturbance at the site. (MA DEP Stormwater Handbook, Standard 8)

Response: The project will disturb less than 1 Acre. The Limit of clearing has been added to the Plans.

PEDB Stormwater Regulations (Ch. 100 §7.7)

22. A permanent maintenance easement has not been provided on the Plans for the infiltration basin, level spreader and swales. (Ch. 100 §7.7.2.k)

Response: The owner of Lot 2 will also be the Owner of Parcel A (Roadway Parcel). The same owner will be responsible for stormwater system maintenance. All stormwater BMP's can be accessed through either Parcel A or Lot 2.

23. **Proposed infiltration basin located partially on Lot 1 and Parcel A. Drainage facilities shall be located on separate parcels per the Regulations and be located minimum 30-feet from its lot/parcel line and right-of-way. The applicant has requested a waiver from the Regulation. (Ch. 100 §7.7.2.p)**

Response: NA.

Town Stormwater Bylaw (Article XXVI)

24. We recommend the applicant provide a narrative documenting compliance with “Article XXVI Stormwater Management and Land Disturbance” of the Town of Medway General Bylaws.

Response: The project falls within the parameters of “Administrative Review” as outlined in Section 26.6 of the Town of Medway General Bylaws. Per the requirements of the Administrative review, the project is subject to a Coordinated Permitting:

26.5.3.1 In the case of activities requiring an Order of Conditions from the Conservation Commission or subdivision, site plan or special permit approval from the Planning and Economic Development Board (“PEDB”), Land Disturbance Permits shall be reviewed and issued as a component of those other permits, including the fees, regulations, timing, notice and hearing requirements of those other permits.

Therefore the compliance with Article XXVI is a component of the Definitive Subdivision Plan permitting and related compliance requirements to adhere to the MA DEP 2008 Stormwater regulations.

General Stormwater Comments

25. The applicant has used a runoff curve number (CN) for woods-fair in the pre-development condition and woods-good in the post-development condition. Since the woods that are remaining in the post-development condition are not changing the CN value must remain as woods-fair in the Post-development condition.

Response: The Pre-development runoff CN number has been modified to reflect the “woods--good” designation of the designated post-development runoff CN number.

26. We recommend the applicant show the extent of the one-foot freeboard (from 100-year pond elevation) elevation on the Plans.

Response: Freeboard not depicted due to the nature of the site topography indicating a low point elevation of approximately 138.00'; this would equate to approximately 2' above freeboard elevation. All surrounding structured located well above this elevation.

27. We recommend the applicant provide roof runoff infiltration at the proposed house location on Lot 2.

Response: Separate roof infiltration unnecessary. Any/all runoff from the proposed house on Lot 2 will infiltrate on site or within the infiltration basin. No runoff will leave the site.

General TetraTech Recommendations.

28. It is anticipated the power company will require proposed conduit to be installed in a duct bank for protection of the utility. Duct bank should be shown on the proposed roadway cross-section once confirmed.

Response: Proposed Conduits shown per the provided "Permanent Private Roadway Typical Section" detail (CD-7) of the Town of Medway Planning Board Rules & Regulations. Specific utility provider requirements, more stringent than currently proposed, will be enacted as necessary.

29. Areas of snow storage should be shown on the Plans. Snow shall not be placed in proposed stormwater BMP locations.

Response: Snow storage areas have been identified on the Site Plan.

If you have additional questions or need additional information please feel free to contact us at (781) 248-1133.

Sincerely,



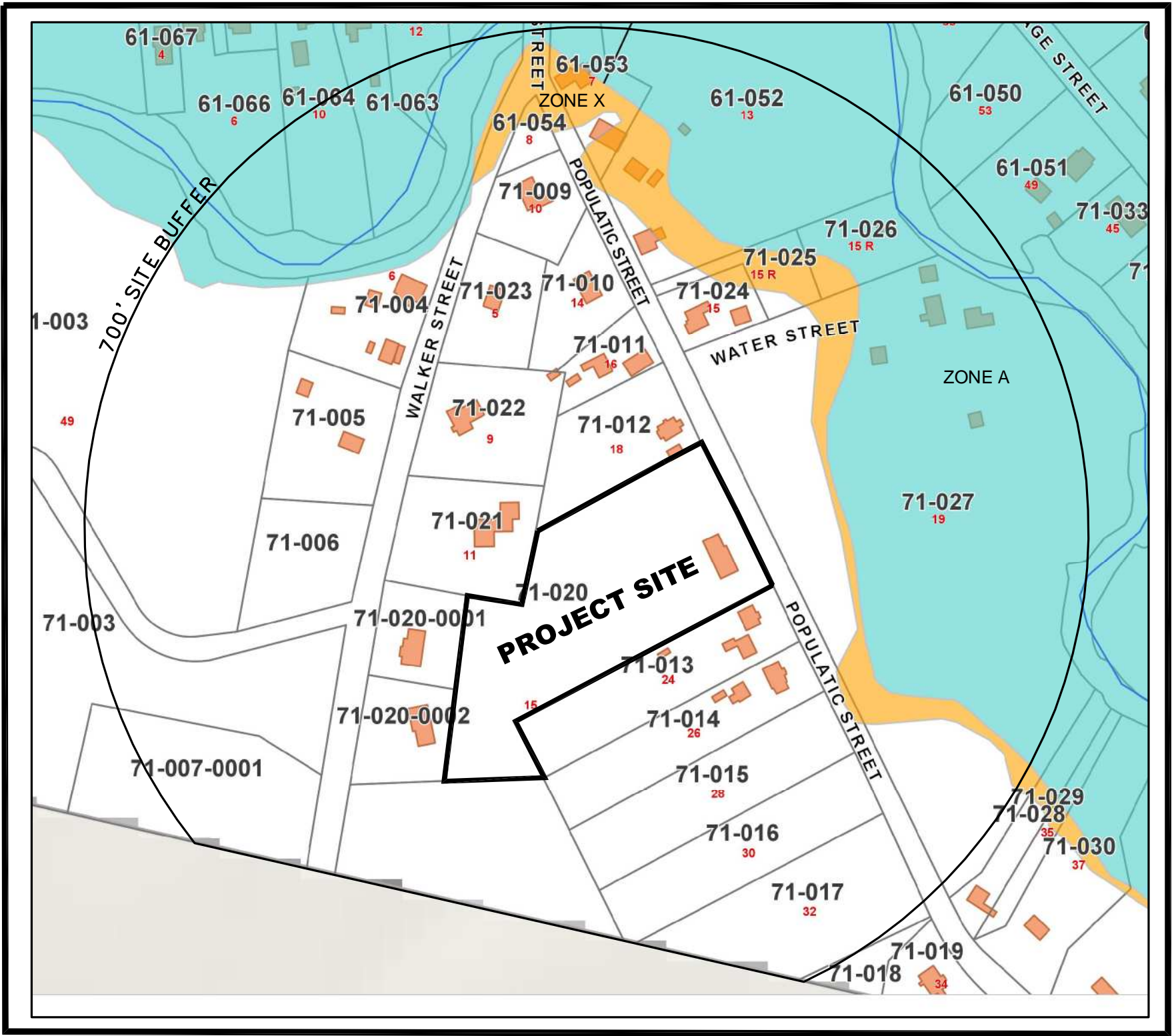
Jeffrey Kane
Project Manager
L.A.L. Engineering Group

Cc:CEC. Project File

“TOWN LINE ESTATE”
PERMANENT PRIVATE WAY
DEFINITIVE SUBDIVISION PLAN
MEDWAY, MASSACHUSETTS

FOR REGISTRY USE ONLY:

SHEET NUMBER	DRAWING TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	LOT DESIGNATION PLAN
4	SITE & UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	PROFILE
7	INTERSECTION SIGHT DISTANCE PLAN
8	EROSION CONTROL PLAN
9	SITE DETAILS & GENERAL NOTES
10	SITE DETAILS



SITE OVERVIEW
SCALE: 1" = 200' ±

LOCUS NOTES
SOILS ON SITE:
HSG ID
A HINCKLEY SANDY LOAM
A WINDSOR LOAMY SAND

ZONING AR II DISTRICT

REQUESTED WAIVER LIST
(FROM TOWN OF MEDWAY MASSACHUSETTS PLANNING BOARD RULES & REGULATIONS)

- 7.6.2 B WATER FACILITIES INSTALLATION - REQUEST WAIVER FROM INSTALLATION OF WATER MAIN, HYDRANT AND VALVES AND OTHER EQUIPMENT REQUIRED FOR WATER MAIN TIE IN.
- 7.6.2 D SEWER - REQUEST WAIVER FROM REQUIREMENT TO PROVIDE ALL LOTS ADEQUATE MUNICIPAL SEWER SERVICE.
- 7.7.2 STORM WATER - REQUEST WAIVER FROM REQUIREMENT THAT DETENTION/RETENTION BASINS AND ANY RELATED DRAINAGE STRUCTURES SHALL BE LOCATED ON SEPARATE PARCELS AND SHALL NOT BE INCLUDED ON INDIVIDUAL HOUSE/BUILDING LOTS.
- 7.7.2 STORM WATER - REQUEST WAIVER FROM REQUIRED 30' SETBACK FROM PROPERTY LINE.
- 7.7.4 D CONSTRUCTION - REQUEST WAIVER FROM REQUIRED INSTALLATION OF AN INDEPENDENT HOUSE FOUNDATION DRAINAGE SYSTEM.
- 7.9.1 D STREET AND ROADWAY LOCATION - REQUEST WAIVER FROM PROHIBITING RESERVE STRIP PROHIBITING ACCESS TO STREETS OR ADJOINING PROPERTY.
- 7.9.2 ALIGNMENT- REQUEST WAIVER FROM REQUIRED CURB RADIUS OF 40' TO 12' AT ROADWAY ENTRANCE.
- 7.9.5 C GRADE- REQUEST WAIVER FROM 100' LEVELING AREA AT THE INTERSECTION OF STREET RIGHT OF WAY LINES.
- 7.9.7 G ROADWAY CONSTRUCTION- REQUEST WAIVER FROM THE REQUIRED 18' MINIMUM WIDTH OF THE ROADWAY PAVEMENT FOR A PERMANENT PRIVATE WAY.
- 7.10.2 CURBS AND BERMS - REQUEST WAIVER FROM REQUIRED HOT MIX ASPHALT CAPE COD BERM.
- 7.17.1 - FIRE PREVENTION - REQUEST WAIVER FROM REQUIRED INSTALLATION OF FIRE ALARM SYSTEM.
- 7.19.2 - TREES & SLOPE STABILIZATION - REQUEST WAIVER FROM REQUIRED INSTALLATION OF STREET TREES.
- 7.21 STREET LIGHTS - REQUEST WAIVER FROM REQUIRED INSTALLATION OF STREET LIGHTS.

DATE APPROVED: _____

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

DATE ENDORSED: _____

APPROVED _____ SUBJECT
TO COVENANT CONDITIONS SET
FORTH IN A COVENANT EXECUTED
BY _____
DATED _____, AND TO
BE RECORDED HERewith.

I CERTIFY THAT 20 DAYS HAVE
PASSED SINCE PLANNING BOARD
APPROVAL AND NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE : _____

TOWN CLERK OF MEDWAY

OWNER:
ROBERT, RONALD & RICHARD WASNEWSKI
22 POPULATIC ST.
MEDWAY MASSACHUSETTS

PREPARED FOR:
ROBERT & LISA LAPINSKY (WASNEWSKI)
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

NOTES:
1) ELEVATIONS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.
2) THE PARCEL IS OUTSIDE ALL MAPPED FEMA FLOOD PLAINS PER THE FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 25021C0144E FOR THE TOWN OF MEDWAY, MASSACHUSETTS, NORFOLK COUNTY.
3) THE SITE IS NOT LOCATED WITHIN A DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) RESOURCE AREA.
4) THE SITE IS LOCATED WITHIN A ZONE II GROUNDWATER PROTECTION AREA.
5) UTILITY SERVICES;
TELEPHONE, CABLE AND ELECTRIC - TO BE INSTALLED UNDERGROUND
SEWER - TO BE CONNECTED TO INDIVIDUAL ON SITE TITLE 5 SEWAGE DISPOSAL SYSTEMS.
DRAINAGE - TO MEET MA DEP 2008 STORMWATER POLICY & TOWN REGULATIONS.
WATER - TO BE CONNECTED TO THE TOWN WATER SUPPLY LINE

ASSESSORS REFERENCE
MAP 714, PARCEL 020

ZONING REFERENCE
AR-II



1	2/23/18	PROJECT REVIEW REVISIONS
NO.	DATE	REFERENCE
REVISIONS		
DATE: DECEMBER 12, 2017		

Engineer:
L.A.L. Engineering Group
DESIGN ~ PERMITTING ~ PEER REVIEW ~ LAYOUT
730 Main St, Suite 1F
Millis MA 02054
P: (781) 248-1133 F: (508) 376-8440

Surveyor:
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528

SITE LOCATION:
22 POPULATIC STREET
MEDWAY, MASSACHUSETTS

“TOWN LINE ESTATE” DEFINITIVE SUBDIVISION PLAN COVER SHEET MEDWAY, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
1	AS NOTED	5332



NOTES:
1.) ELEVATIONS REFER TO NAVD88.
2.) BENCHMARK USED - NORFOLK COUNTY
ENGINEERING DEPARTMENT DISK - MW13

DATE APPROVED: _____

MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

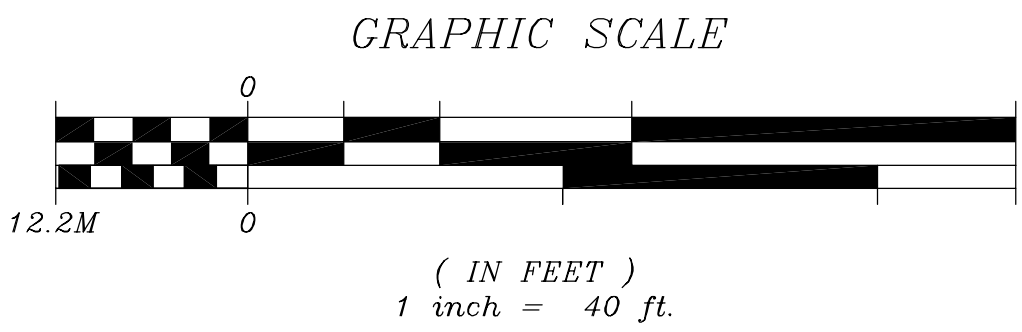
DATE ENDORSED: _____

APPROVED _____ SUBJECT
TO COVENANT CONDITIONS SET
FORTH IN A COVENANT EXECUTED
BY _____
DATED _____, AND TO
BE RECORDED HERewith.

I CERTIFY THAT 20 DAYS HAVE
PASSED SINCE PLANNING BOARD
APPROVAL AND NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE : _____

TOWN CLERK OF MEDWAY



ASSESSORS REFERENCE
MAP 714, PARCEL 020

ZONING REFERENCE
AR-II

LEGEND	
	TEL/ELEC. HAND HOLE
	TEST HOLE
	TELEPHONE HANDHOLE
	ELECTRIC HANDHOLE
	WATER SHUTOFF
	GAS GATE
	SOLID WHITE LINE
	HYDRANT
	STONE CHECK DAM
	STONE WALL
	DRILL HOLE
	BOUND
	IRON PIN/PIPE

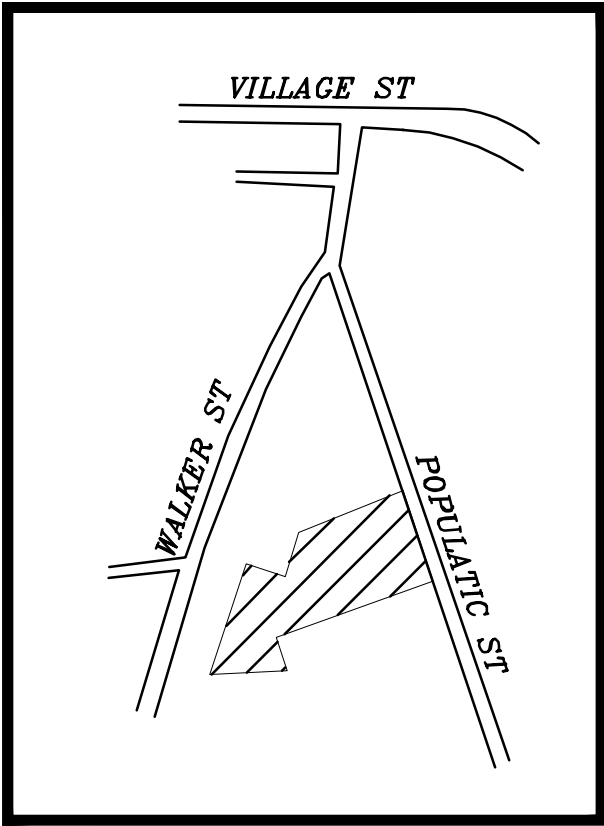
REVISIONS		
NO.	DATE	REFERENCE
1	2/23/18	PROJECT REVIEW REVISIONS
DATE: DECEMBER 12, 2017		

Engineer:
L.A.L. Engineering Group
DESIGN ~ PERMITTING ~ PEER REVIEW ~ LAYOUT
730 Main St, Suite 1F
Millis MA 02054
P: (781) 248-1133 F: (508) 376-8440

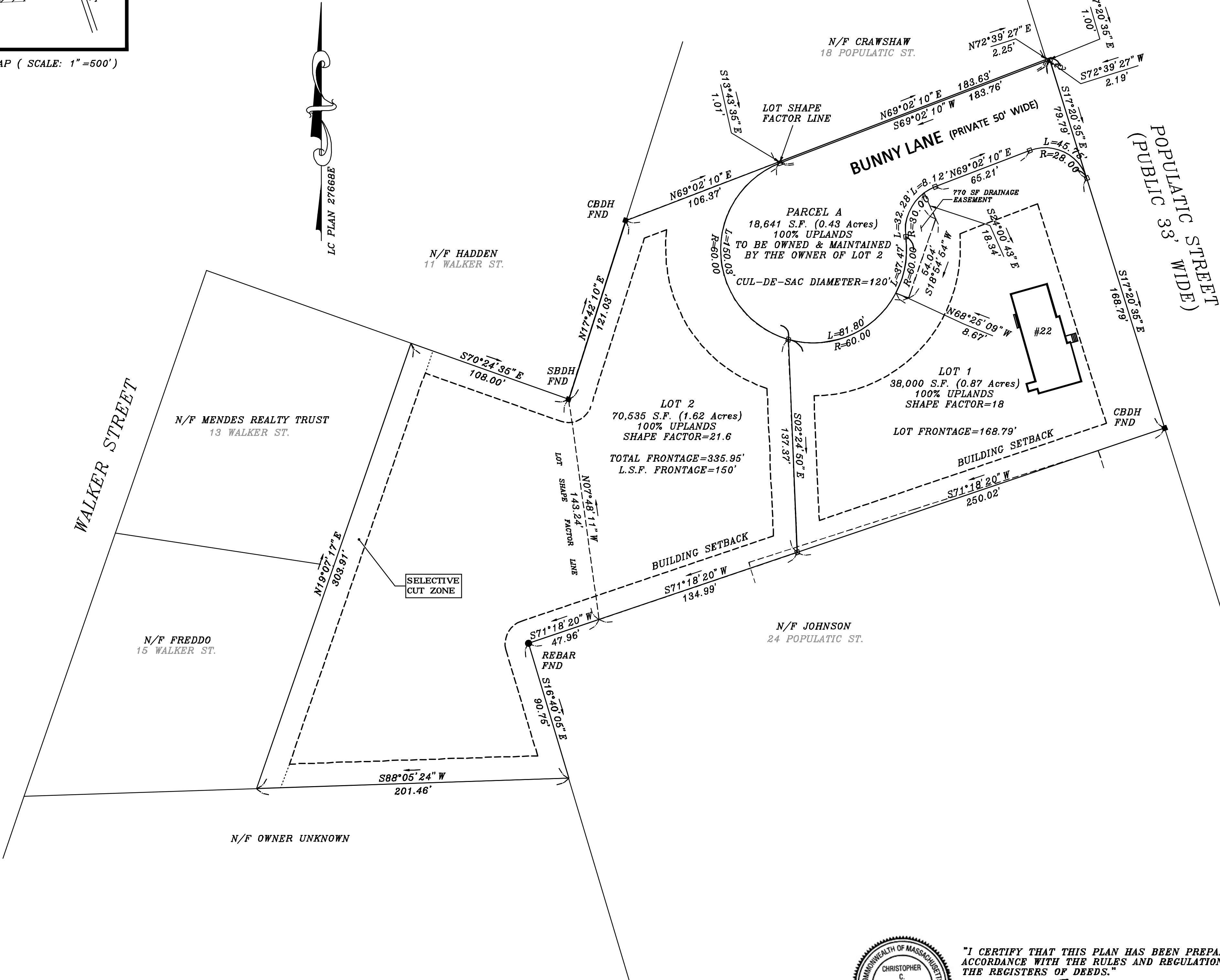
Surveyor:
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528

SITE LOCATION:
22 POPULATIC STREET
MEDWAY, MASSACHUSETTS
PREPARED FOR:
ROBERT & LISA LAPINSKY
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLAN EXISTING CONDITIONS PLAN MEDWAY, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
2	1"=40'	5332



LOCUS MAP (SCALE: 1"=500')



SUBDIVISION OF LOT 21
LC PLAN 27668E

- NOTES:
- 1.) ELEVATIONS REFER TO NAVD88.
 - 2.) BENCHMARK USED - NORFOLK COUNTY ENGINEERING DEPARTMENT DISK - MW13

- LEGEND:
- LARGE TREES
 - WATER VALVE
 - UTILITY POLE
 - SEWER MANHOLE
 - REBAR FOUND
 - BOUND FOUND
 - BOUND TO BE SET
 - SETBACK LINES

APPROVED BY THE MEDWAY
PLANNING BOARD.
DATE :

I CERTIFY THAT 20 DAYS HAVE
PASSED SINCE PLANNING BOARD
APPROVAL AND NO APPEAL HAS
BEEN FILED IN THIS OFFICE.

DATE :

TOWN CLERK OF MEDWAY

ZONING: AR-II
REQUIREMENTS:
AREA - 22,500 SF
FRONTAGE - 150'
SETBACKS:
FRONT - 35'
SIDE - 15'
REAR - 15'

LOT SHAPE FACTOR CALCULATIONS

LOT 1 PERIMETER=826.8' AREA=38,000 S.F. L.S.F.=PERIMETER ² /AREA= (826.8') ² /38,000 S.F=18	LOT 2 PERIMETER=1403' L.S.F. PERIMETER=794.0' AREA=70,535 S.F. L.S.F. AREA=29,155.5 S.F. L.S.F.=PERIMETER ² /AREA= (794.0') ² /29155.5 S.F=21.6
---	---



"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS."

12-19-2017

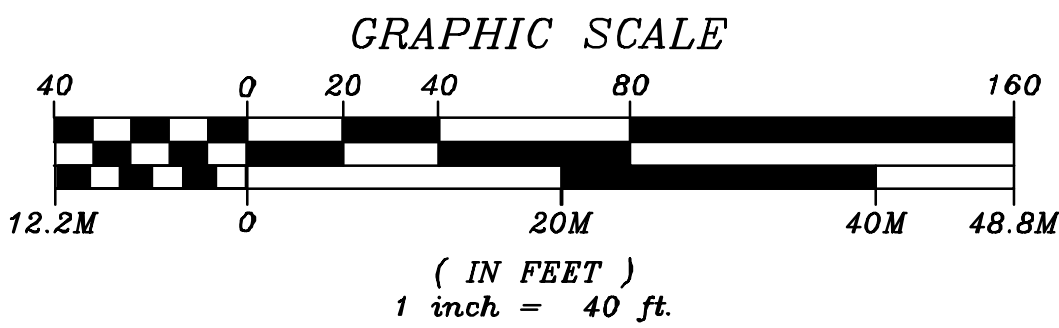
CHRIS CHARLTON P.L.S. No. 48649 DATE

OWNERS:
ROBERT J., RONALD E. &
RICHARD K. WASNEWSKY
DEED REFERENCE: LCC 128967

PLAN OF LAND
IN
MEDWAY, MASSACHUSETTS
"TOWN LINE ESTATE"

ASSESSORS REFERENCE
MAP 714, PARCEL 020

ZONING REFERENCE
AR-II



NO.	DATE	REFERENCE
REVISIONS		
DATE: DECEMBER 12, 2017		

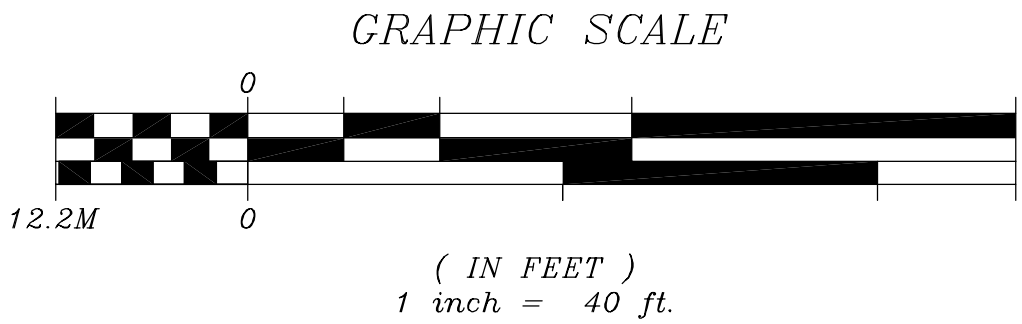
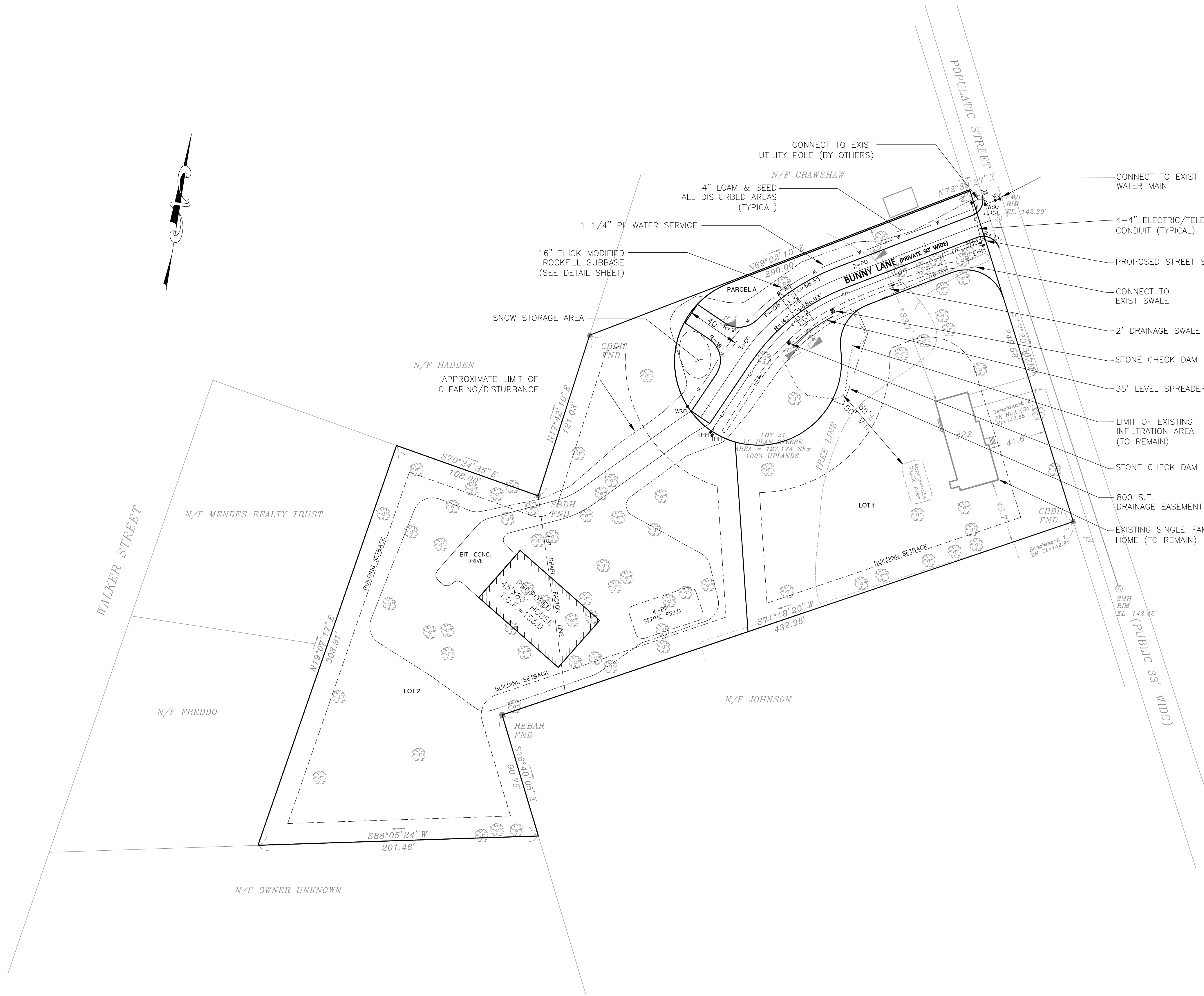
Engineer:
L.A.L. Engineering Group
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MEDWAY, MASSACHUSETTS

PREPARED FOR:
ROBERT & LISA LAPINSKY
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

PRELIMINARY SUBDIVISION PLAN LOT DESIGNATION PLAN MEDWAY, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
3	1"=40'	5332



DATE APPROVED: _____

MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD
DATE ENDORSED: _____

APPROVED _____ SUBJECT
TO COVENANT CONDITIONS SET
FORTH IN A COVENANT EXECUTED
BY _____
DATED _____, AND TO
BE RECORDED HEREWITH.

I CERTIFY THAT 20 DAYS HAVE
PASSED SINCE PLANNING BOARD
APPROVAL AND NO APPEAL HAS
BEEN FILED IN THIS OFFICE.
DATE : _____

TOWN CLERK OF MEDWAY

ASSESSORS REFERENCE
MAP 714, PARCEL 020

ZONING REFERENCE
AR-II

LEGEND	
	TEL/ELEC. HAND HOLE
	TEST HOLE
	TELEPHONE HANDHOLE
	ELECTRIC HANDHOLE
	WATER SHUTOFF
	GAS GATE
	SOLID WHITE LINE
	HYDRANT
	STONE CHECK DAM
	STONE WALL
	DRILL HOLE
	BOUND
	IRON PIN/PIPE

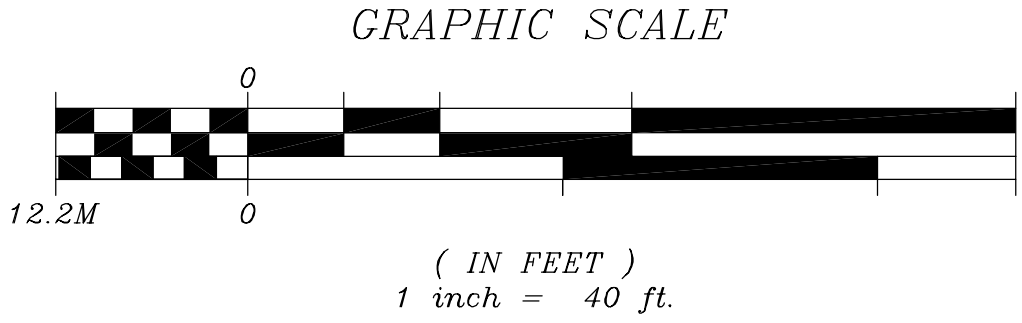
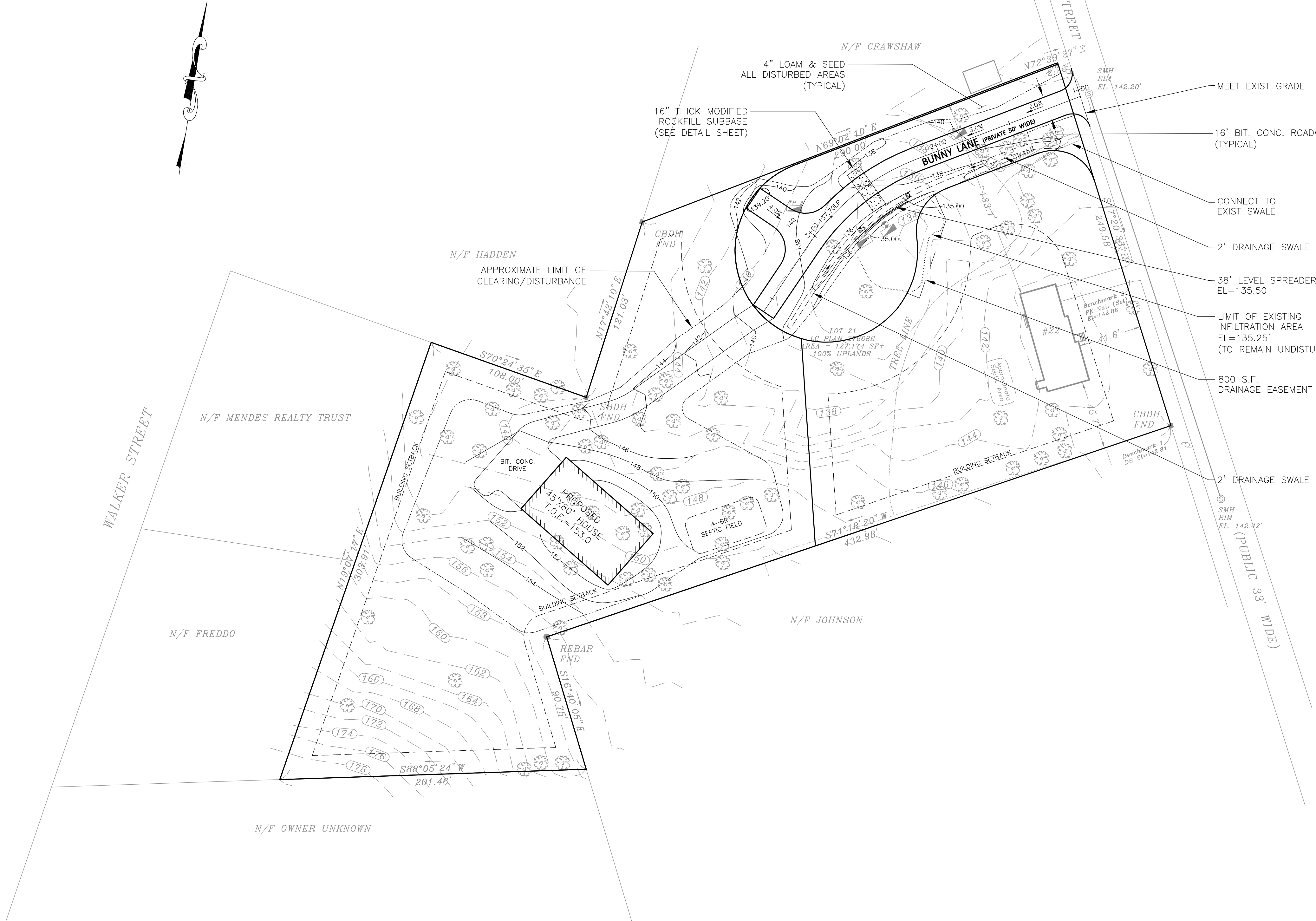
NO.	DATE	REFERENCE
1	2/23/18	PROJECT REVIEW REVISIONS
REVISIONS		
DATE: DECEMBER 12, 2017		

Engineer:
L.A.L. Engineering Group
DESIGN ~ PERMITTING ~ PEER REVIEW ~ LAYOUT
730 Main St, Suite 1F
Millis MA 02054
P: (781) 248-1133 F: (508) 376-8440

Surveyor:
CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528

SITE LOCATION:
22 POPULATIC STREET
MEDWAY, MASSACHUSETTS
PREPARED FOR:
ROBERT & LISA LAPINSKY
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLAN SITE & UTILITY PLAN MEDWAY, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
4	1"=40'	5332



DATE APPROVED: _____

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

DATE ENDORSED: _____

APPROVED _____ SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____

DATED _____, AND TO BE RECORDED HEREWITH.

I CERTIFY THAT 20 DAYS HAVE PASSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE : _____

TOWN CLERK OF MEDWAY

ASSESSORS REFERENCE

MAP 714, PARCEL 020

ZONING REFERENCE

AR-II

LEGEND	
	TEL/ELEC. HAND HOLE
	TEST HOLE
	TELEPHONE HANDHOLE
	ELECTRIC HANDHOLE
	WATER SHUTOFF
	GAS GATE
	SOLID WHITE LINE
	HYDRANT
	STONE CHECK DAM
	STONE WALL
	DRILL HOLE
	BOUND
	IRON PIN/PIPE

NO.	DATE	REVISIONS
1	2/23/18	PROJECT REVIEW REVISIONS
REFERENCE		
REVISIONS		
DATE: DECEMBER 12, 2017		

Engineer:

L.A.L. Engineering Group

DESIGN ~ PERMITTING ~ PEER REVIEW ~ LAYOUT

730 Main St, Suite 1F
Millis MA 02054
P: (781) 248-1133 F: (508) 376-8440

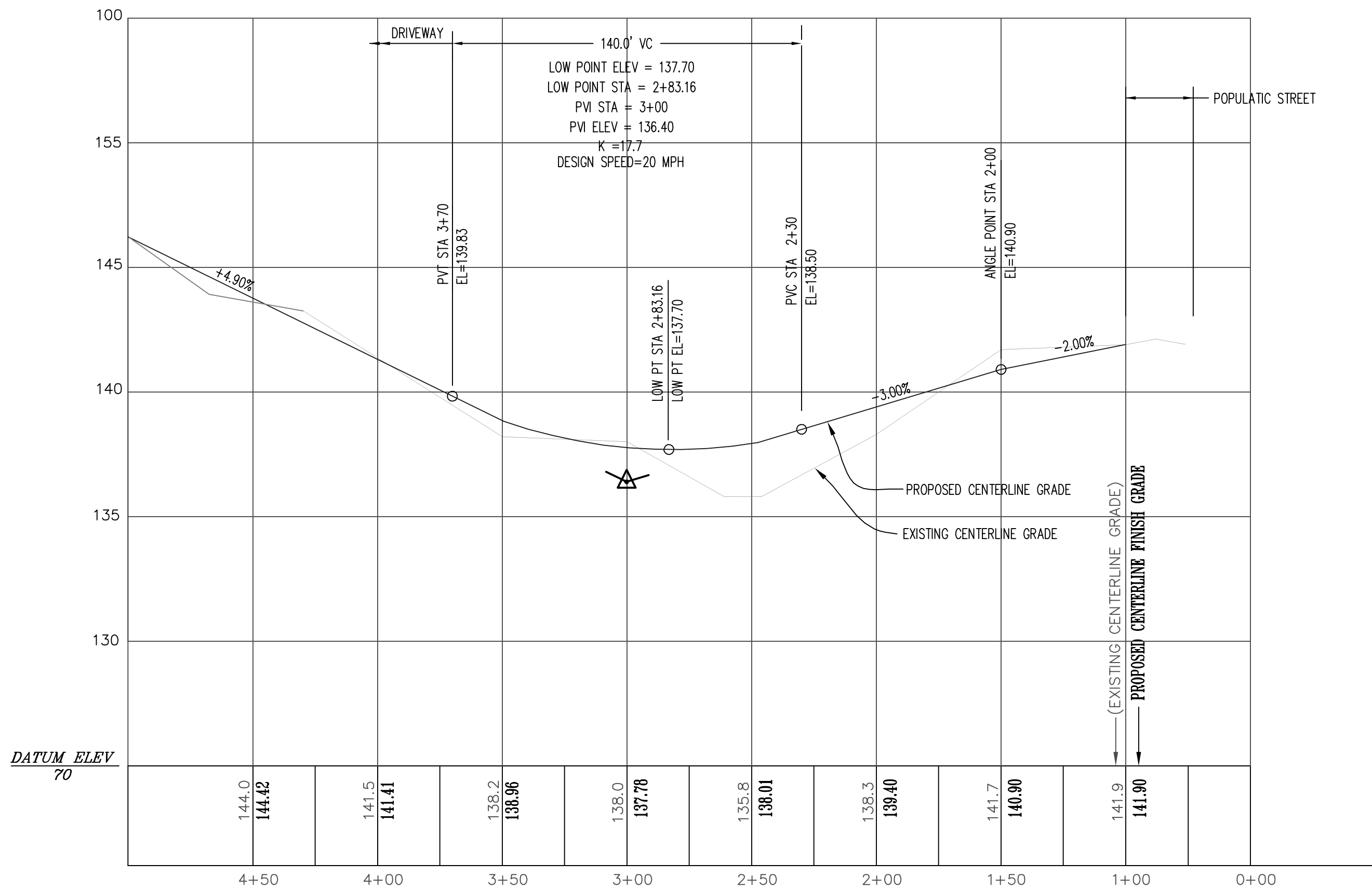
Surveyor:

CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528

SITE LOCATION:
22 POPULATIC STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ROBERT & LISA LAPINSKY
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLAN GRADING & DRAINAGE PLAN MEDWAY, MASSACHUSETTS		
SHEET NO.	SCALE	JOB NO.
5	1"=40'	5332



BUNNY LANE PROFILE

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

DATE APPROVED: _____

MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE ENDORSED: _____

APPROVED _____ SUBJECT
TO COVENANT CONDITIONS SET
FORTH IN A COVENANT EXECUTED
BY _____

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TOWN CLERK OF MEDWAY

"TOWN LINE ESTATE"

DEFINITIVE SUBDIVISION PLAN
PROFILE
MEDWAY, MASSACHUSETTS

SHEET NO.	SCALE	JOB NO.
6	AS NOTED	5332

ASSESSORS REFERENCE

MAP 714, PARCEL 020

ZONING REFERENCE

AR-II

1	2/23/18	PROJECT REVIEW REVISIONS
NO.	DATE	REFERENCE
		REVISIONS
		DATE: DECEMBER 12, 2017

L.A.L. Engineering Group
DESIGN ~ PERMITTING ~ PEER REVIEW ~ LAYOUT
730 Main St, Suite 1F
Millis MA 02054
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Surveyor:

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MEDWAY, MASSACHUSETTS
PREPARED FOR:
ROBERT & LISA LAPINSKY
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS



SIGHT DISTANCE

(FROM CHAPTER. 9- AASHTO GEOMETRIC DESIGN
OF HIGHWAYS & STREETS)

ISD=1.47 (V_{MAJOR}) x T_G
Given:
V_{MAJOR} = 30 MPH (Populatic St.)
T_G = 7.5S (LEFT TURN)
=6.5S (RIGHT TURN)
Decision Point = 14.5' (From Edge of Major Road)

LEFT TURN ISD
ISDL = 1.47 X 30MPH X 7.5S= **330'**
RIGHT TURN ISD
ISDL = 1.47 X 30MPH X 6.5S= **290'**

DATE APPROVED: _____

MEDWAY PLANNING AND ECONOMIC
DEVELOPMENT BOARD

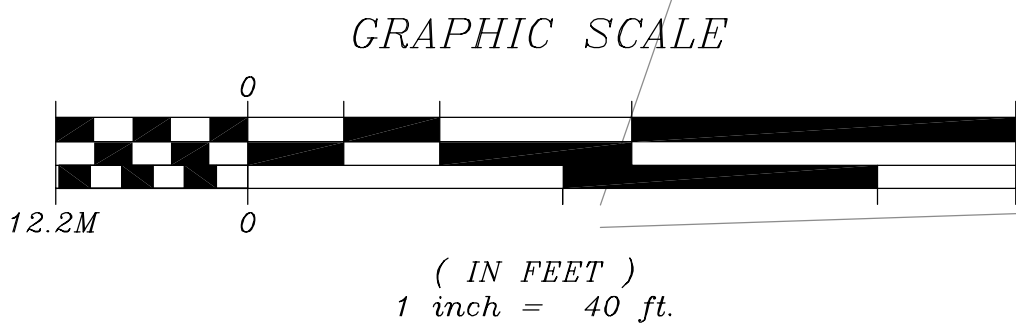
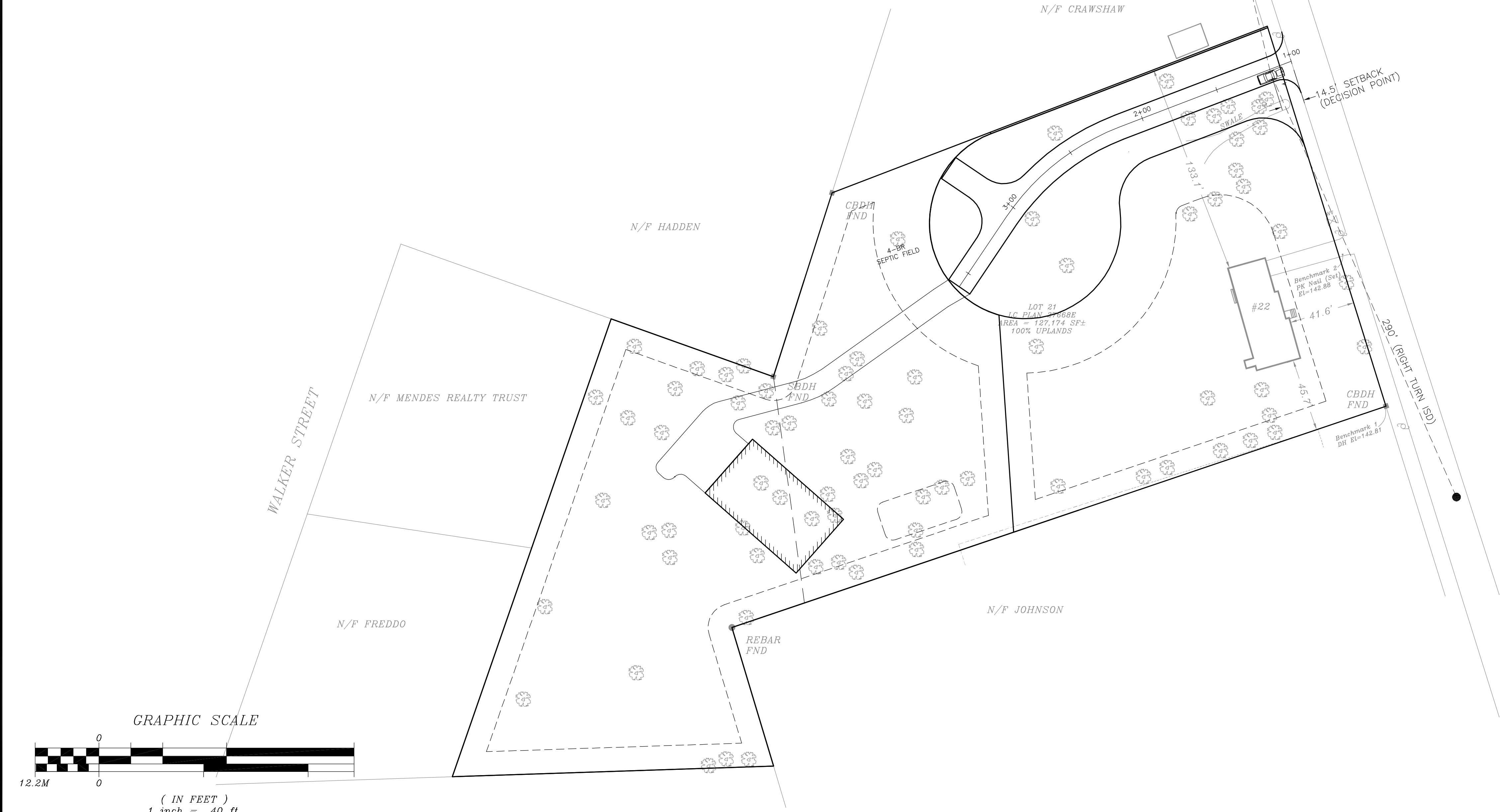
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DATE : _____

TOWN CLERK OF MEDWAY



”TOWN LINE ESTATE”

ASSESSORS REFERENCE
MAP 714, PARCEL 020

ZONING REFERENCE
AR-II

LEGEND	
	TEL/ELEC. HAND HOLE
	TEST HOLE
	TELEPHONE HANDHOLE
	ELECTRIC HANDHOLE
	WATER SHUTOFF
	GAS GATE
	SOLID WHITE LINE
	HYDRANT
	STONE CHECK DAM
	STONE WALL
	DRILL HOLE
	BOUND
	IRON PIN/PIPE

REVISIONS		
NO.	DATE	REFERENCE
1	2/23/18	PROJECT REVIEW
		REVISIONS
DATE: DECEMBER 12, 2017		

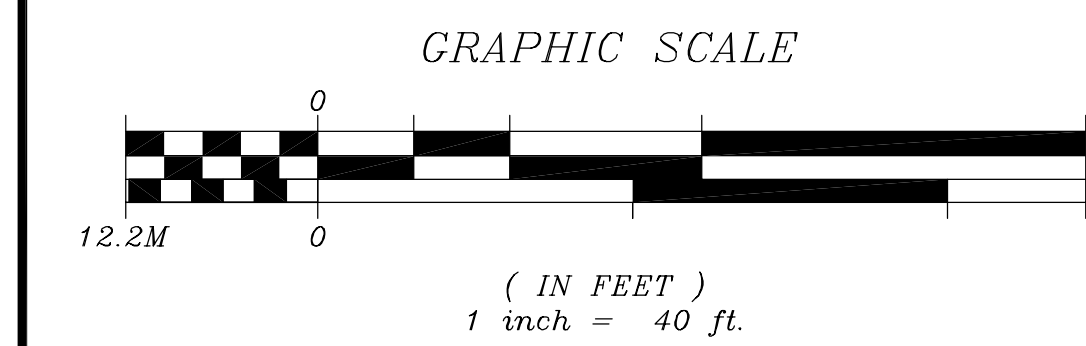
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730 Main St, Suite 1F
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Surveyor:
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105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528

SITE LOCATION:
22 POPULATIC STREET
MEDWAY, MASSACHUSETTS
PREPARED FOR:
ROBERT & LISA LAPINSKY
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLAN
SIGHT DISTANCE PLAN
MEDWAY, MASSACHUSETTS

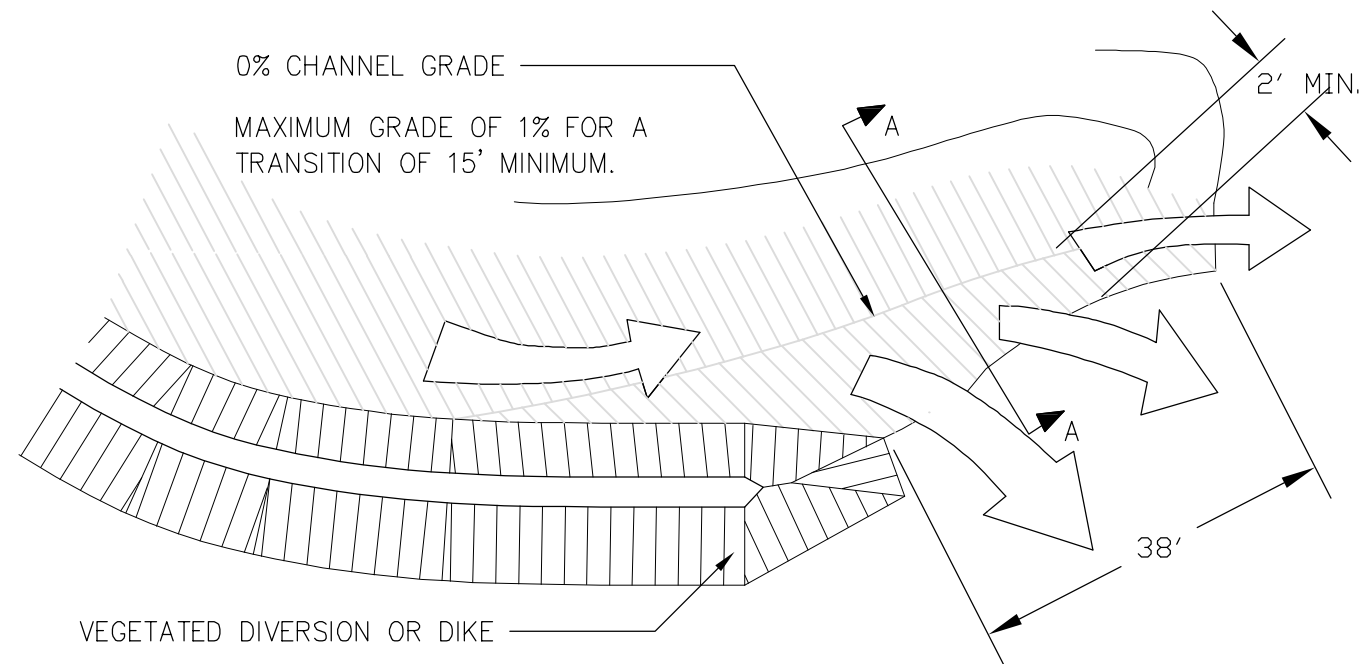
SHEET NO.	SCALE	JOB NO.
7	1"=40'	5332



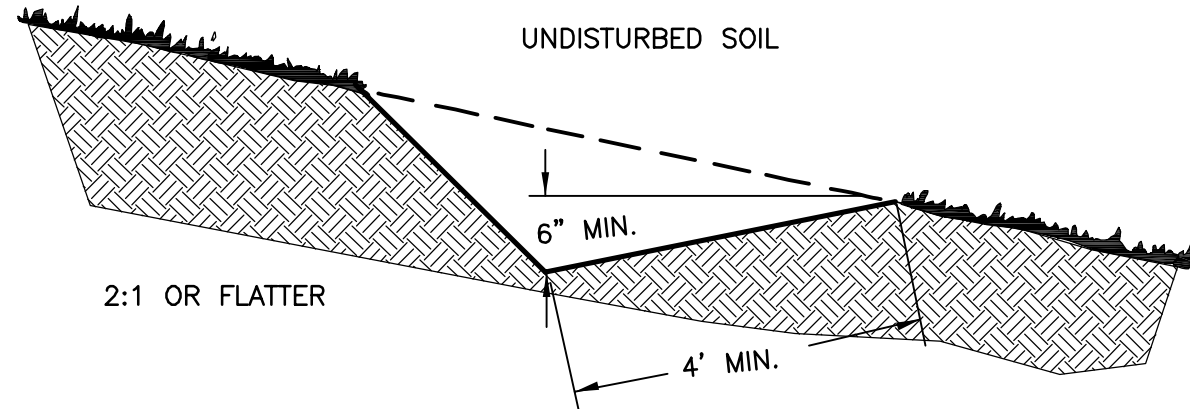
<i>SHEET NO.</i>	<i>SCALE</i>	<i>JOB NO.</i>
8	1"=40'	5332

TOWN CLERK OF MEDWAY

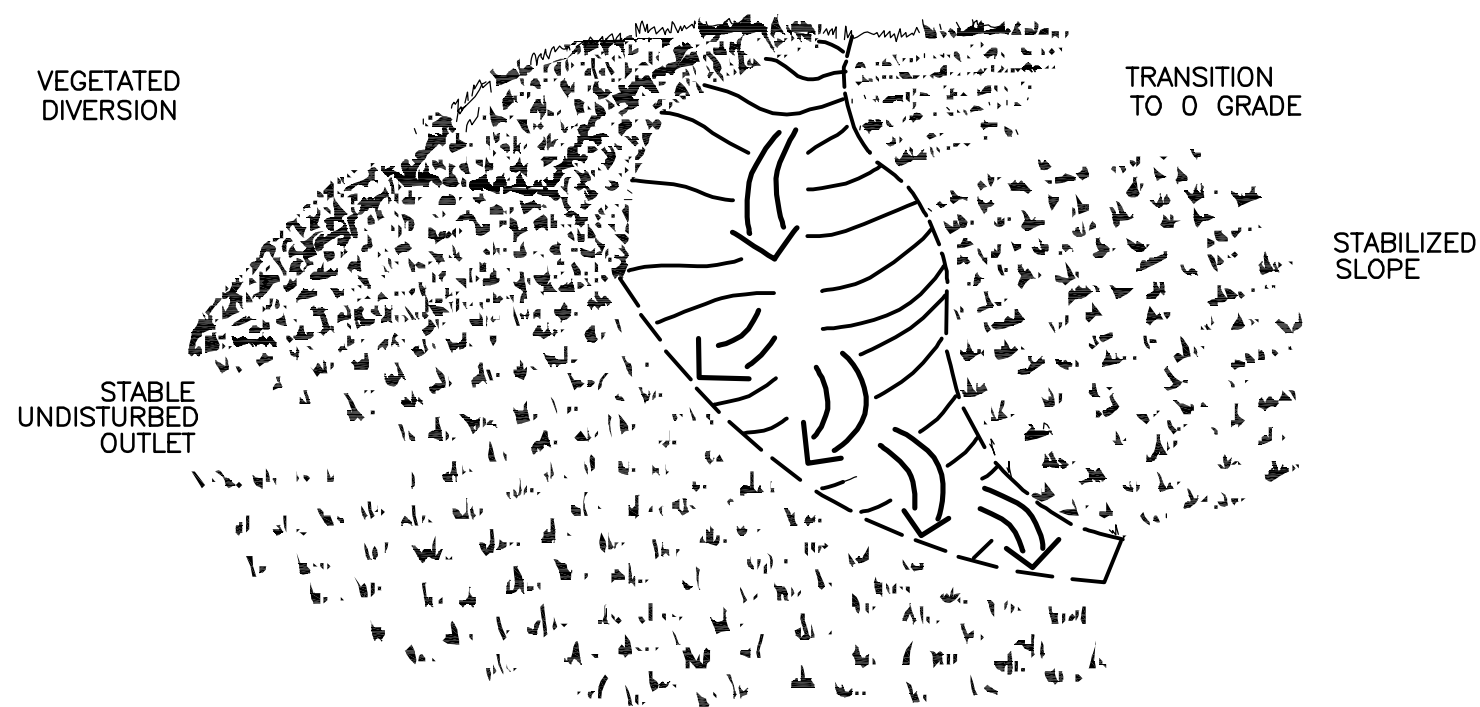
ASSESSORS REFERENCE		LEGEND				Engineer:		Surveyor:		SITE LOCATION:		DEFINITIVE SUBDIVISION PLAN				
MAP 714, PARCEL 020		<div><div><div><div></div><div>TEL/ELEC. HAND HOLE</div></div><div><div></div><div>TEST HOLE</div></div><div><div></div><div>THH</div></div><div><div></div><div>EHH</div></div><div><div></div><div>WSO</div></div><div><div></div><div>GG</div></div><div><div></div><div>SWL</div></div></div><div><div><div></div><div>HYDRANT</div></div><div><div></div><div>STONE CHECK DAM</div></div><div><div></div><div>STONE WALL</div></div><div><div></div><div>DRILL HOLE</div></div><div><div></div><div>BOUND</div></div><div><div></div><div>IRON PIN/PIPE</div></div></div></div> <td colspan="2"></td> <td colspan="2">1 2/23/18 PROJECT REVIEW REVISIONS</td> <td colspan="2">L.A.L. Engineering Group</td> <td colspan="2">CONTINENTAL LAND SURVEY, LLC</td> <td colspan="2">22 POPULATIC STREET</td> <td colspan="3">EROSION CONTROL PLAN</td>				1 2/23/18 PROJECT REVIEW REVISIONS		L.A.L. Engineering Group		CONTINENTAL LAND SURVEY, LLC		22 POPULATIC STREET		EROSION CONTROL PLAN		
ZONING REFERENCE				NO. DATE REFERENCE		DESIGN ~ PERMITTING ~ PEER REVIEW ~ LAYOUT		105 BEAVER STREET, FRANKLIN, MA		MEDWAY, MASSACHUSETTS						
AR-II				REVISIONS		730 Main St, Suite 1F		(508) 528 - 2528		PREPARED FOR:		MEDWAY, MASSACHUSETTS				
				DATE: DECEMBER 12, 2017		Millis MA 02054				ROBERT & LISA LAPINSKY		SHEET NO.				
						P: (781) 248-1133 F: (508) 376-8440				62 ALLSTON AVE.		SCALE				
										WORCESTER, MASSACHUSETTS		JOB NO.				
												8				
												1"=40'				
												5332				



PLAN



SECTION A-A

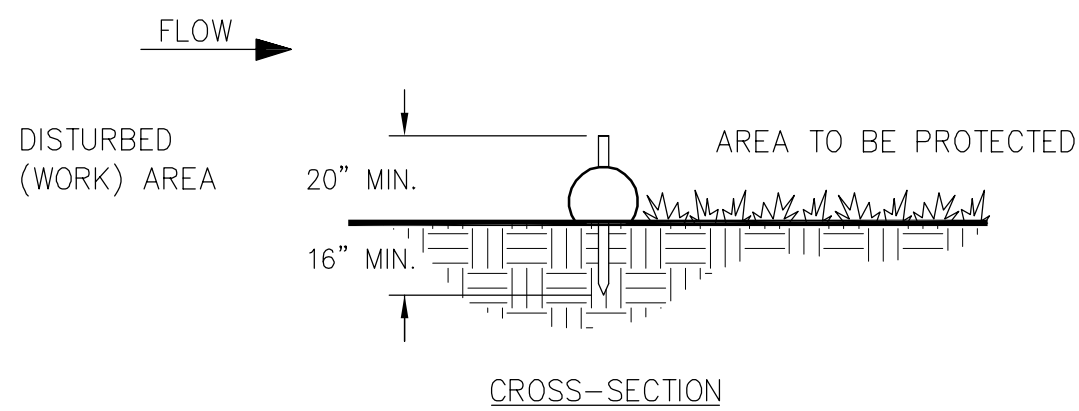


ISOMETRIC VIEW

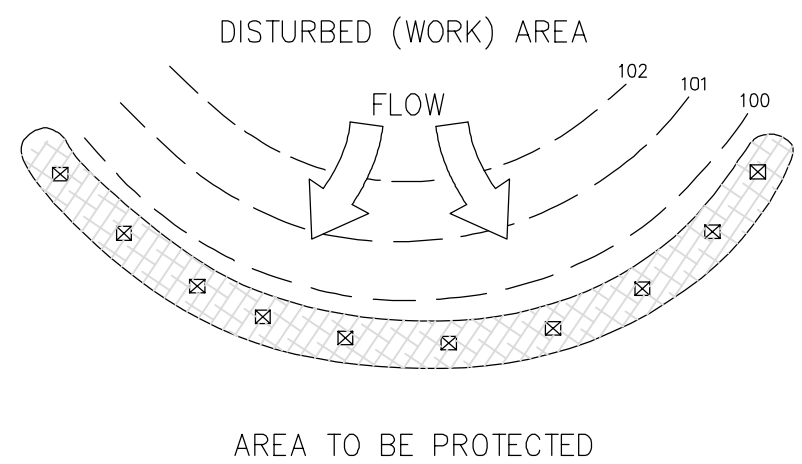
LEVEL SPREADER
THE MINIMUM ACCEPTABLE WIDTH SHALL BE 2 FEET. THE DEPTH OF THE LEVEL SPREADER AS MEASURED FROM THE LIP SHALL BE AT LEAST 6 INCHES AND THE DEPTH SHALL BE UNIFORM ACROSS THE ENTIRE LENGTH OF THE MEASURE.
THE GRADE OF THE CHANNEL FOR THE LAST 15 FEET OF THE DIKE OR DIVERSION ENTERING THE LEVEL SPREADER SHALL BE LESS THAN OR EQUAL TO 1%. THE LEVEL LIP SHALL BE CONSTRUCTED ON ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF STORM RUNOFF (CONVERTING CHANNEL FLOW TO SHEET FLOW).
THE ENTRANCE TO SPREADER SHALL BE GRADED IN A MANNER TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE ZERO PERCENT GRADED CHANNEL. STORM RUNOFF CONVERTED TO SHEET FLOW MUST DISCHARGE ONTO UNDISTURBED STABILIZED AREAS.
ALL DISTURBED AREAS SHALL BE VEGETATED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED WITH PERMANENT VEGETATION AND SOODING.

TYPICAL LEVEL SPREADER DETAIL

NOT TO SCALE



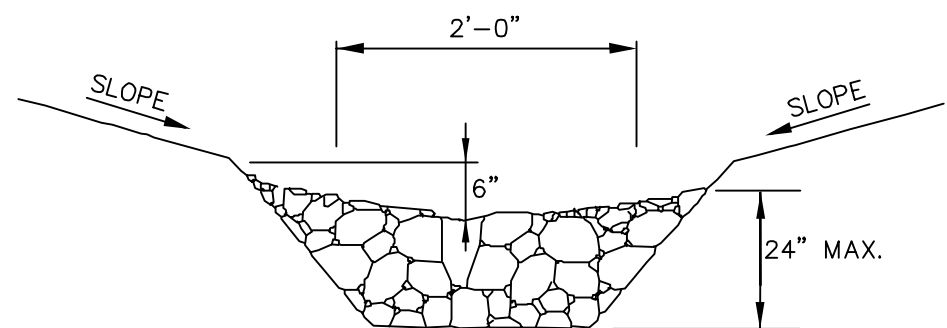
CROSS-SECTION



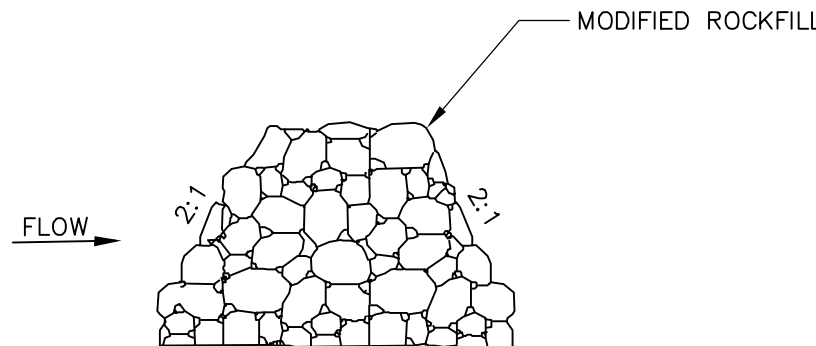
PLAN

SEDIMENT CONTROL BARRIER DETAIL

NOT TO SCALE



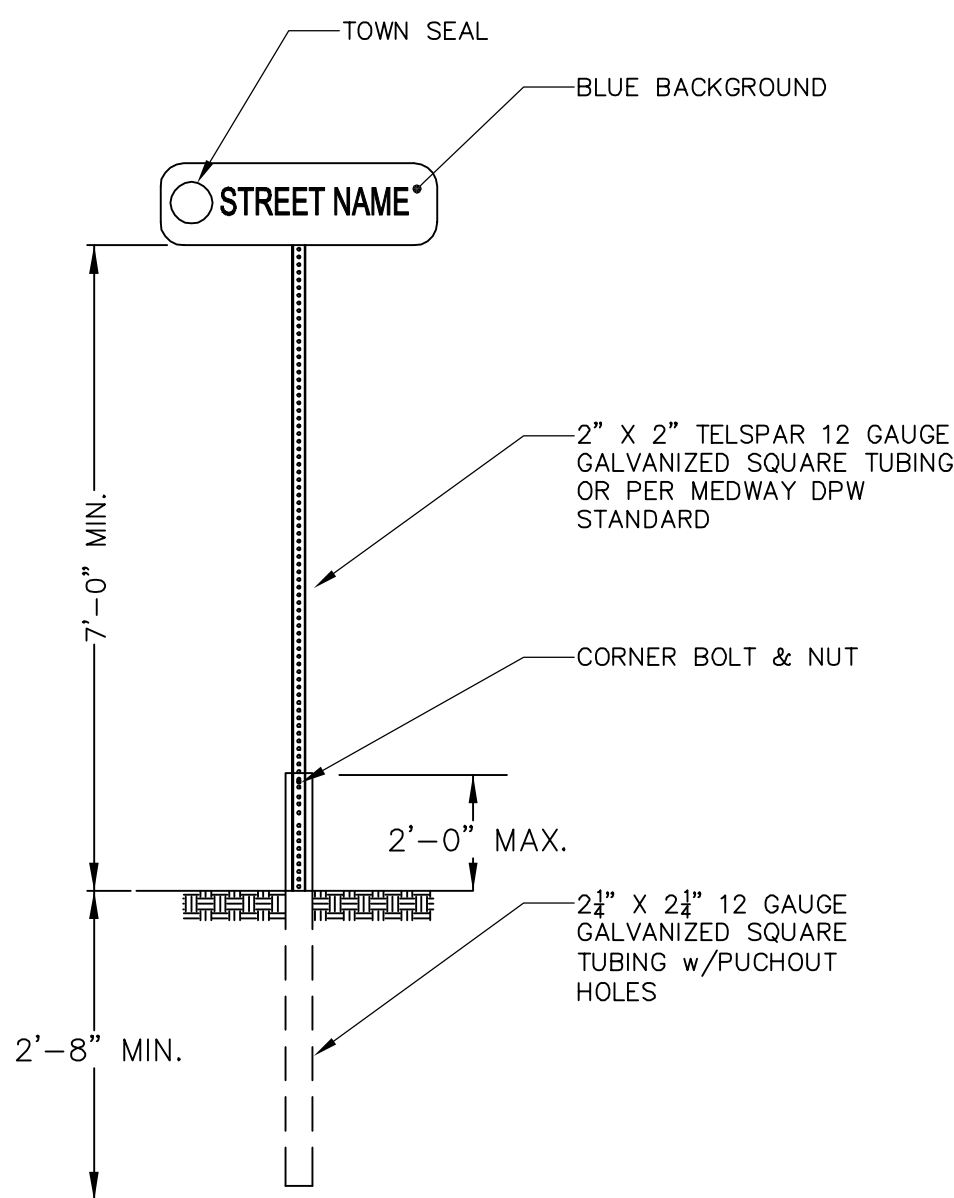
CROSS-SECTION



PROFILE

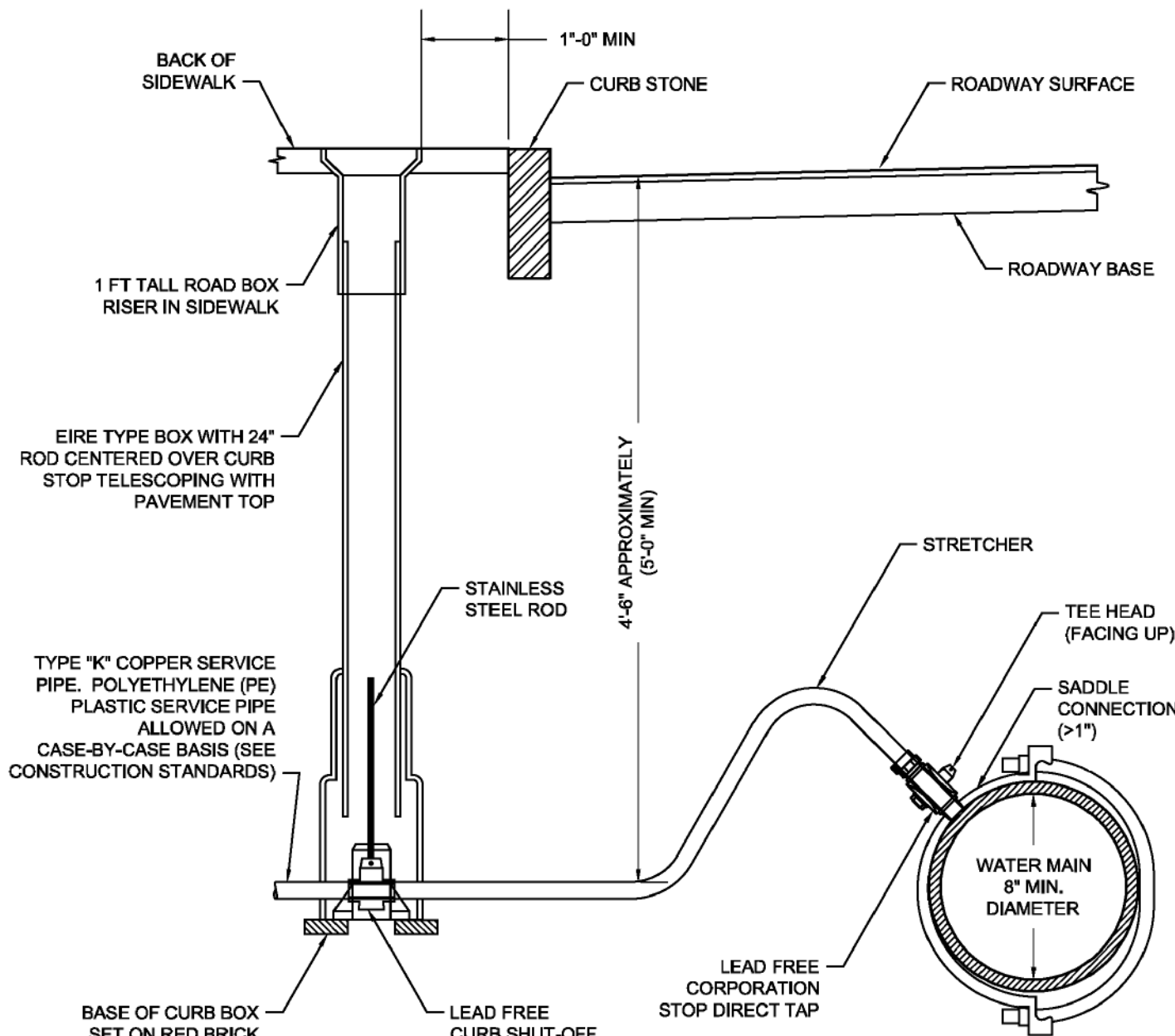
STONE CHECK DAM DETAIL

NOT TO SCALE



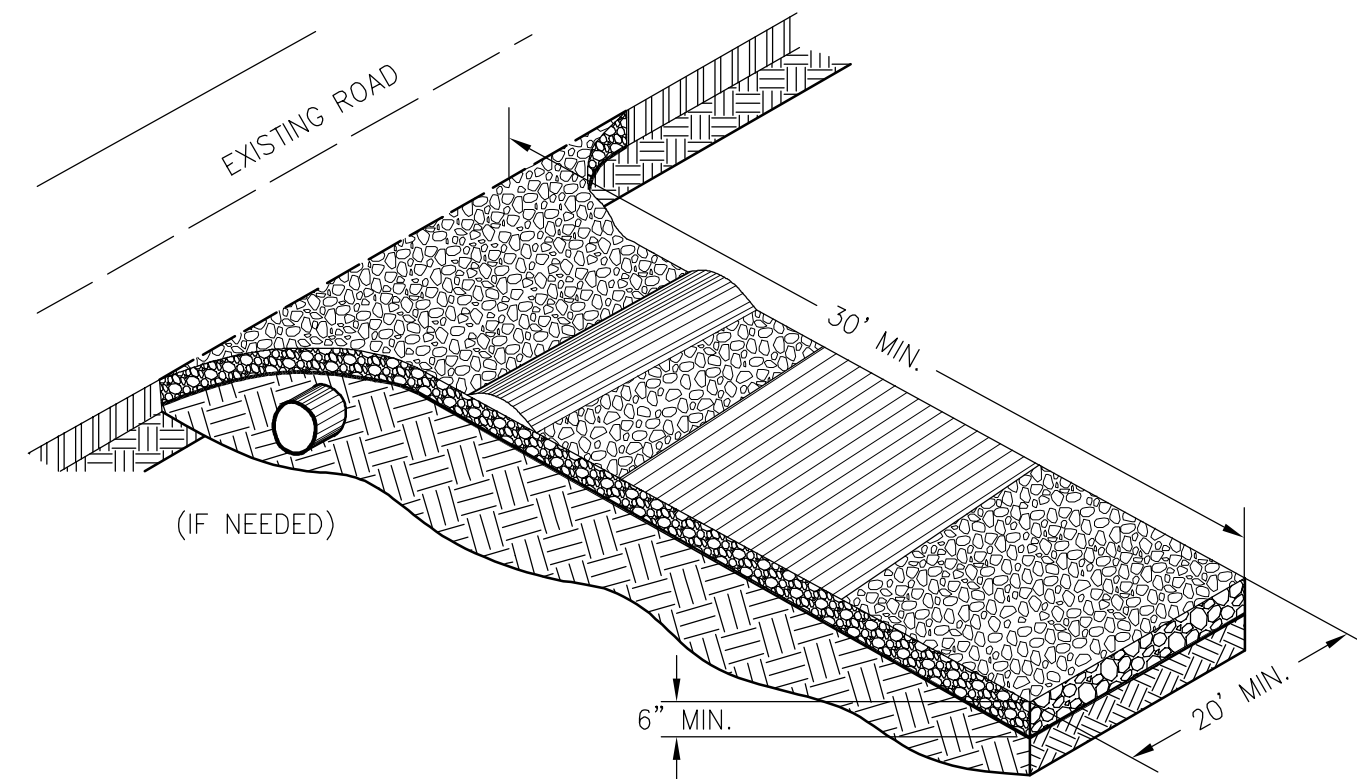
STREE SIGN DETAIL

NOT TO SCALE

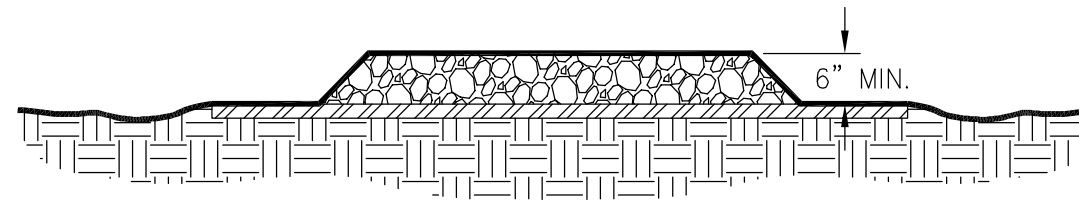


WATER SERVICE DETAIL

NOT TO SCALE



ENTRANCE ELEVATION



STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE 1.5"-3.5" STONE.
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 16'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

DATE APPROVED: _____

DATE ENDORSED: _____

APPROVED _____ SUBJECT
TO COVENANT CONDITIONS SET
FORTH IN A COVENANT EXECUTED
BY _____

DATED _____, AND TO
BE RECORDED HERewith.

I CERTIFY THAT 20 DAYS HAVE
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APPROVAL AND NO APPEAL HAS
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DATE : _____

TOWN CLERK OF MEDWAY

"TOWN LINE ESTATE"

DEFINITIVE SUBDIVISION PLAN
SITE DETAILS
MEDWAY, MASSACHUSETTS

SHEET NO.

10

SCALE

AS NOTED

JOB NO.

5332

ASSESSORS REFERENCE

MAP 714, PARCEL 020

ZONING REFERENCE

AR-II



1	2/23/18	PROJECT REVIEW	REVISIONS		
NO.	DATE		REFERENCE		
			REVISIONS		
DATE: APRIL 18, 2017					

Engineer:

L.A.L. Engineering Group

DESIGN - PERMITTING PEER REVIEW LAYOUT

730 Main St, Suite 1F
Millis MA 02054

P: (781) 248-1133 F: (508) 376-8440

Surveyor:

CONTINENTAL LAND SURVEY, LLC
105 BEAVER STREET, FRANKLIN, MA
(508) 528 - 2528

SITE LOCATION:

22 POPULATIC STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:

ROBERT & LISA LAPINSKY
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
Complete 1 form for each waiver request

Project Name:	Town line Estate
Property Location:	22 Populatic Street
Type of Project/Permit:	Residential Subdivision - Permanent Private Way
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	7.9.1.d - Street and Roadway Location
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Reserve strips prohibiting access to streets or adjoining property within the Town of Medway shall not be permitted, except where such strips shall be in the public interest as determined by the Board.
What aspect of the Regulation do you propose be waived?	Request Waiver from the prohibiting of reserve strips.
What do you propose instead?	Provide a 1'-0" reserve strip between proposed roadway parcel and direct abutter.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Reserve strip will preserve the existing "Side Setback" zoning distance on the abutting Lot.
What is the estimated value/cost savings to the applicant if the waiver is granted?	NA
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Approval of waiver will allow the abutting lot to retain "Side Setback" zoning distance (15').
What is the impact on the development if this waiver is denied?	Abutting Lot would be subject to increased "Front Setback" zoning distance (35') on lot area previously designated for Side Setback distance.
What are the design alternatives to granting this waiver?	Imposing "Front Setback" requirements on side lot line of abutting lot.
Why is granting this waiver in the Town's best interest?	Allows for the retention of existing zoning setback distances to direct abutter.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$0.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	NA
What is the estimated value of the proposed mitigation measures?	\$0.
Other Information?	
Waiver Request Prepared By:	Jeffrey Kane- L.A.L. Engineering Group
Date:	2/23/18
Questions?? - Please contact the Medway PED office at 508-533-3291.	

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Wednesday, February 14, 2018 11:36 AM
To: Susan Affleck-Childs
Cc: Andy Rodenhiser (andy@rodenhiser.com)
Subject: Town line Estate Sewer Question
Attachments: 310cmr15_15.004.pdf

Hi Susy,

I looked into the Title V question we had pertaining to the applicant proposing an on-site septic system as opposed to connecting to the sewer located in Populatic Street, see attached from Title V referring to the subject. The regulation states that exceptions from the highlighted portion of the regulation are only applicable to the project to address local water resource needs where a soil absorption system will provide groundwater recharge. It is our opinion that the new house should be connected the system in Populatic Street due to no known stressed basins, low stream flow or local water resource needs.

This will obviously be the call of the Board of Health as they are the permitting authority for the system but just wanted to weigh in based on the conversation we had last evening. Maybe we get an interpretation of the regulation from BOH prior to making a decision.

Let me know your thoughts, thanks.

Steve

Steven M. Bouley, P.E. | Senior Project Engineer
Direct: 508.786.2382 | Main: 508.786.2200 | Fax: 508.786.2201
steven.bouley@tetrattech.com

Tetra Tech, Inc. | United States Infrastructure (USI) Division
Marlborough Technology Park | 100 Nickerson Road, Suite 200 | Marlborough, MA 01752 www.tetrattech.com

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15.003: continued

(2) The approval of any system, including the issuance of Disposal System Construction Permits, Local Upgrade Approvals, and Certificates of Compliance, shall be by the Local Approving Authority, except that the Department shall be the Approving Authority for systems owned or operated by an agency of the Commonwealth or of the federal government, for systems serving a facility with a design flow of 10,000 gallons per day or greater, and for variances granted in accordance with 310 CMR 15.416. Unless otherwise specified herein, the following systems or circumstances are approved by the Department only:

- (a) alternative systems which are proposed in compliance with 310 CMR 15.280 through 15.289;
- (b) upgrade or expansion of systems with a design flow of 10,000 gpd or greater but less than 15,000 gpd, or continued use of systems subject to 310 CMR 15.304(2); and
- (c) any system or proposed system which the Department determines requires its review for the purposes of protection of public health, safety, welfare and the environment, or determining consistency with 310 CMR 15.000.

(3) Local approving authorities may enact more stringent regulations to protect public health, safety, welfare and the environment only in accordance with M.G.L. c. 111, § 31.

(4) Local requirements, or portions thereof, which were in effect prior to March 31, 1995 and which are less stringent than 310 CMR 15.000 shall not be applied to new construction, upgrade or expansion of existing systems.

(5) Local regulations adopted under M.G.L. c. 111, § 31 shall be filed with the Department's Boston Office in accordance with M.G.L. c. 21A, § 13.

15.004: Applicability

(1) The Approving Authority shall not approve the construction, upgrade, or expansion of an on-site subsurface sewage disposal system unless it is:

- (a) a system serving or designed to receive only sanitary sewage from a facility where the total design flow generated on the facility, is less than 10,000 gallons per day;
- (b) a system upgrade approvable in accordance with 310 CMR 15.403 or 310 CMR 15.404; or
- (c) a facility for which subdivision approval has been obtained, to construct dwellings with a cumulative total design flow of 10,000 gpd or greater provided that a disposal system construction permit to construct a system in compliance with 310 CMR 15.000 on each of the subdivision lots to be served by a system is obtained and such separate subdivision lots are to be conveyed to independent owners.

(2) No system shall serve more than one facility except as explicitly allowed pursuant to 310 CMR 15.010 (division and aggregation) or 310 CMR 15.290 through 15.292 (shared systems).

(3) No new system shall be constructed, and no system shall be upgraded or expanded, if it is feasible to connect the facility, or any portion of the facility for which system approval is sought, to a sanitary sewer, except in the following circumstances and particularly to promote recharge of stressed basins, improve low stream flow, or address other local water resource needs:

- (a) the system is an alternative system approved for use pursuant to 310 CMR 15.280 through 15.288 and the Department has made the determination that any person using such alternative system need not connect the facility to such sanitary sewer;
- (b) the system fully complies with 310 CMR 15.000 and does not require:
 - 1. a local upgrade approval, unless issued pursuant to 310 CMR 15.405(1)(a) or (b); or
 - 2. a variance; or
- (c) the owner of an existing system has obtained a variance from this requirement pursuant to 310 CMR 15.410 through 15.415.

Susan Affleck-Childs

From: David Damico
Sent: Monday, February 26, 2018 3:29 PM
To: Susan Affleck-Childs
Subject: FW: plan review

Susy

I spoke with Jeff Kane today regarding the Town Line development. He said that you were awaiting comments from us. Barry submitted those on 1/30 below. He had some questions today-

1. Does the road construction proposed seem adequate? I told him that this is a private way and the engineer would have to tell me whether it was a good design or not. I personally am a little concerned about a swale and under the road drainage as proposed, but it is a private way and again, if the engineers say it is good, then I would accept that.
2. What signs or other traffic control measures are needed at Populatic Street? I told him to contact PD. It's up to them.
3. We discussed the water supply line to the new home. He said that Fire did not need a hydrant. I told him a 1" line with a curb stop at the edge of the public way is sufficient. It would be advisable to run a single coil of plastic with tracer tape from the curb stop to the house because of the length of the run. This will save him money and be better than a multi-joint copper installation.

That was it.

Thanks,

Dave
DPS Director
Check us out on-line at www.townofmedway.org

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From: Barry Smith
Sent: Tuesday, January 30, 2018 9:14 AM
To: Susan Affleck-Childs; Mackenzie Leahy
Cc: David Damico
Subject: plan review

Hi Susy,

I don't see anything that jumps out at me on the plans for 50 Alder Street or Town Line development.

Thanks,

Barry Smith

DPS Deputy Director
45b Holliston Street
Medway, MA 02053
O 508-321-4930 M 774-285-0482 F 508-321-4985



www.townofmedway.org
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Susan Affleck-Childs

From: Jeff Kane <jeff.kane1@verizon.net>
Sent: Monday, March 05, 2018 5:19 PM
To: Susan Affleck-Childs
Cc: 'Rob Lapinsky'
Subject: RE: Town Line Estate-Response to Review Comments & Revised Plan

Thank you Susy.

To update you on the outstanding issues since resubmitting drawings:

1. I Met with the Medway BOH agent, Beth Hallal, and she was/is to get back to me.
I discussed issue with DEP Central Region and it appears that the On-site system is allowed, under Title 5.
DEP would like to approve what type of on-site system it is (i.e. Presby, Eljen).
2. Medway Water agrees no water main required. Plastic Service only from Populatic Right of Wat to the house.
3. I Dropped off Scenic Road permit and staked out Populatic Right of Way to show no trees or stone walls. DPS concurred no issues and should be contacting me/you shortly with Permit sign off.

Hope to have all resolved by next week.

Thanks.

Jeff Kane

L.A.L. Engineering Group

730 Main St. – Suite 1F

Millis, Ma 02054

P: (781) 248-1133 F: (508) 376-8440

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Monday, March 05, 2018 4:30 PM
To: Jeff Kane
Cc: Rob Lapinsky
Subject: FW: Town Line Estate-Response to Review Comments & Revised Plan

Hi,

See attached review comments from Steve Bouley at Tetra Tech re: the revised Town Line plans.

Susy

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street



February 8, 2018
(Revised March 5, 2018)

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

**Re: Town line Estate
Definitive Subdivision Review
22 Populatic Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (Board). The proposed Project is a two lot private subdivision on approximately 2.9 acres in Medway, MA. Proposed Project includes maintaining existing house (22 Populatic Street) and construction of additional house at the rear of the property as well as appurtenant utilities and drain infrastructure.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Town Line Estate, Permanent Private Way, Definitive Subdivision Plan, Medway, Massachusetts", dated December 12, 2017, prepared by L.A.L. Engineering Group (LAL).
- A stormwater management report (Stormwater Report) titled "Drainage Calculations for Town Line Estate, Permanent Private Way at 22 Populatic St., Medway, Massachusetts" dated December, 2017, prepared by LAL.
- A Form F – Development Impact Report dated December 17, 2017, prepared by LAL.
- A Form Q – Request for Waivers from Rules and Regulations prepared by LAL.

The Plans, Stormwater Report and accompanying materials were reviewed for conformance with Chapter 100 of the Town of Medway PEDB Rules and Regulations (Regulations), MA DEP Stormwater Management Standards (Standards), additional applicable town standards and good engineering practice. Review of the project for zoning and wetland related issues was not completed as these reviews are conducted by separate consultants/town agencies.

TT 3/5/18 Update

LAL has supplied TT with a revised submission addressing comments provided in our previous letter including the following site-related documents submitted by the applicant:

- A plan (Plans) set titled "Town Line Estate, Permanent Private Way, Definitive Subdivision Plan, Medway, Massachusetts", dated December 12, 2017, revised February 23, 2018, prepared by LAL.
- A stormwater management report (Stormwater Report) titled "Drainage Calculations for Town Line Estate, Permanent Private Way at 22 Populatic St., Medway, Massachusetts" dated December, 2017, revised February 23, 2018, prepared by LAL.
- A response to comments letter dated February 23, 2018, prepared by LAL.
- A Medw3ay Scenic Road Permit Application dated February 23, 2018, prepared by LAL.

The revised Plans were reviewed against our previous comment letter (February 8, 2018) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

The following items were found to be inconsistent with current Town of Medway PEDB Definitive Subdivision Review Regulations (Chapter 100). Reference to applicable regulation requirement is given in parentheses following each comment.

- 1) The applicant has not shown bar scales on each plan. (Ch. 100 §5.7.4)
 - *LAL 2/23/18 Response: Bar scales added to Plan Sheets.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 2) Each Plan sheet shall include space for date of approval, date of endorsement and notation that the approved plan is subject to a covenant. Reference to the "Planning Board" in the signature block shall be revised to "Planning and Economic Development Board". (Ch. 100 §5.7.18)
 - *LAL 2/23/18 Response: Date of approval, Date of Endorsement and Covenant reference added to the sheets. "Planning Board" reference changed to "Planning and Economic Development Board".*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 3) Benchmarks have not been shown on the Plan. A minimum of two are required by the Regulations. (Ch. 100 §5.7.20)
 - *LAL 2/23/18 Response: Benchmarks (2) have been added to the Plans.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 4) The applicant has not provided stop sign and painted stop bar and word "STOP" per Medway Department of Public Services (DPS) standards. (Ch. 100 §5.7.27)
 - *LAL 2/23/18 Response: No Stop sign, painted stop bar or painted "Stop" word are being proposed. To date, no comments received from Medway DPS. DPS will be contacted directly to review this issue.*
 - TT 3/5/18 Update: We recommend the Board include this item as a condition of approval in the Decision for the project. This item has been required on past projects, however, we believe this detail will look out of place based on the size of the project.
- 5) Limit of clearing line should be clearly shown on the Plans. (Ch. 100 §5.7.35)
 - *LAL 2/23/18 Response: Limit of Clearing has been added to the Plans.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 6) Existing lot is majority woodland. The Board strongly encourages retaining as many mature trees as possible to maintain the natural character of the land and surrounding community. (Ch. 100 §7.2)
 - *LAL 2/23/18 Response: Limit of Clearing has been minimized through application of Low Impact Development measures including country drainage (swales), reduced roadway width, maintaining, to the extent practical, existing profile grade, utilizing on-site depression for stormwater management and providing a "Selective Cut Zone" on the proposed Lot #2.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.

- 7) The applicant is proposing a 1 ¼" water service connection the existing water main located in Populatic Street. The applicant should contact Medway DPS to confirm if this is permissible or if a main will be required for installation to serve the proposed dwelling on Lot 2. The applicant has requested a waiver from this regulation. The proposed water service installation is consistent with other private subdivisions previously approved by the Board. (Ch. 100 §7.6.2.b)
- *LAL 2/23/18 Response: To date, no comments received from Medway DPS. DPS will be contacted directly to review this issue.*
 - TT 3/5/18 Update: We recommend the Board include this item as a condition of approval in the Decision for the project.
- 8) Sewer main exists in Populatic Street and should be connected to if possible. The project is located within a Zone II and the Town's groundwater protection district. We recommend the applicant consider extending sewer service to the existing main in Populatic Street. The applicant has requested a waiver from this regulation. (Ch. 100 §7.6.2.d)
- *LAL 2/23/18 Response: On-site Septic disposal systems are allowed under Medway Zoning By-law groundwater protection district and per Zone II protection areas under 310 CMR 15.00 (Title 5).*
 - TT 3/5/18 Update: We recommend the Board include this item as a condition of approval in the Decision for the project. We recommend the Board consult Medway Board of Health to review septic prior to construction to determine if proposed connection to sewer main is preferred or otherwise required by Title V.
- 9) It appears the applicant is proposing a reserve strip along the northern property boundary. Reserve strips are not allowed under the Regulations. We recommend the applicant confirm if the strip is part of Lot 2 and if so reconfiguring Parcel A to be coincident with the existing northern property boundary. The applicant has requested a waiver from this regulation. (Ch. 100 §7.9.1.d)
- *LAL 2/23/18 Response: The reserve strip located along the northern extent of the proposed roadway was requested by the Board during the Preliminary Submittal hearing to protect setback distances on the adjacent lot at 18 Populatic St. The reserve strip will prevent 18 Populatic from becoming a "Corner Lot" and having front setback requirements applied to the current side yard area.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 10) A 12-foot radius is proposed on both sides of the proposed subdivision roadway at the intersection of the proposed subdivision roadway and Populatic Street. Regulations require a 40-foot curb radius at street intersections. The applicant has requested a waiver from this regulation. The Board has maintained this regulation in previously approved private subdivisions. (Ch. 100 §7.9.2.d)
- *LAL 2/23/18 Response: The required 28' Property line radius is maintained. The 40' pavement radius would result in an unnecessary access width (100'±) with associated land/tree disturbance for access to one single-family Lot.*
 - TT 3/5/18 Update: We agree with the applicant that an opening of that width for the proposed size of the Project may be overly aggressive based on the size of the Project. We recommend the applicant confirm with Medway Fire Chief to determine if proposed driveway opening size is sufficient for turning movements into and out of the site in an emergency situation.

- 11) The applicant has not provided the required 100-foot leveling area at the intersection of the proposed subdivision roadway and Populatic Street. The applicant has requested a waiver from this regulation. (Ch. 100 §7.9.5.c)
- *LAL 2/23/18 Response: NA*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 12) A 16-foot roadway paved width with two two-foot gravel shoulders for a total width of 20-feet has been proposed for the Project. Regulations require an 18-foot paved width but fire code requires 20-foot traveled width. The applicant has requested a waiver from this regulation. Medway Fire Chief has approved the proposed roadway cross-section included in the Plans. (Ch. 100 §7.9.7.g)
- *LAL 2/23/18 Response: NA*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 13) The applicant has not proposed vertical granite curbing at the intersection of the proposed subdivision roadway and Populatic Street. The Board has maintained this Regulation in previously approved private subdivisions. (Ch. 100 §7.10.1)
- *LAL 2/23/18 Response: Elimination of granite curbing at the intersection of Populatic St. is to reduce project costs, minimize site disturbance and match the existing character of the existing roadway (No curbing).*
 - TT 3/5/18 Update: We agree that installation of granite curbing may look out of place in this neighborhood. Furthermore, the curbing may look out of place as no curbing is proposed along the development roadway for it to connect into.
- 14) The applicant has not proposed asphalt berm along the entire length of roadway edge throughout the subdivision. The applicant has requested a waiver from this regulation. This item has been waived in previously approved subdivisions for purposes of proposed stormwater mitigation. (Ch. 100 §7.10.2)
- *LAL 2/23/18 Response: NA*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 15) The applicant has not provided a proposed fire alarm system on the Plans. The applicant has requested a waiver from this regulation. Medway Fire Chief has waived the requirement for master street box but applicant shall maintain smoke and carbon monoxide detectors in the dwelling. Regulation requires funds be deposited to the town equal to cost of installing fire alarm system for use by the Medway Fire Department for Capital Purchases if fire alarm system is not proposed. (Ch. 100 §7.17.1)
- *LAL 2/23/18 Response: A waiver from the entirety of Ch. 100 §7.17.1 has been requested.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 16) Street trees have not been proposed as part of the Project. The applicant has requested a waiver from this regulation. The Board has maintained this regulation in previously approved private subdivisions. Applicant proposing to utilize existing mature trees as street trees on the Project. We recommend the applicant specifically call-out which trees are to remain on the Plans. (Ch. 100 §7.19.2)

- *LAL 2/23/18 Response: Per Ch. 100 §7.19, all “trees over 12” at 24” above grade” have been shown on the plan. All trees outside the limit of clearing are to remain. The placement of new street trees, as outlined in Ch. 100 §7.19.2, would result in disturbance to areas outside the proposed “Limit of clearing” and result in damage to existing, to be retained, vegetation.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 17) Street Lighting has not been proposed as part of the Project. The applicant has requested a waiver from this regulation. The Board has approved waivers in the past for removal of formal street lighting but has required smaller scale lighting proposed at driveway entrances. (Ch. 100 §7.21)
- *LAL 2/23/18 Response: Driveway lighting at Drive/Bunny Ln. intersection can be addressed in the subdivision covenant.*
 - TT 3/5/18 Update: We recommend the Board include this item as a condition of approval in the Decision for the project.
- 18) The applicant has not provided a detail for proposed bounds to be set. (Ch. 100 §7.25.2)
- *LAL 2/23/18 Response: Concrete bound detail added to the Plans.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.

The following items were found to not be in conformance with MA DEP Stormwater Management Standards and/or Town Stormwater Regulations.

MA DEP Stormwater Management Standards

- 19) Grass channels require minimum 9-minute residence time in order to provide 50% TSS removal rate. Check dams may be used to slow runoff and provide adequate time for sediment settlement in the swale. (MA DEP Stormwater Handbook, Vol. 2, Ch. 2, Page 75)
- *LAL 2/23/18 Response: Stone check dams have been added to swales prior to level spreader area. Stone check dam detail added to Sheet 10.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 20) Access to infiltration basins is required for maintenance activities. It appears the Plans are maintaining existing trees/vegetative cover within the ponding area of the existing depression (infiltration basin) limiting access for maintenance. However, we do not anticipate heavy sediment loading of the drainage system due to the residential use and expected traffic volumes from the subdivision and would consider maintaining vegetation in the depression to maintain overall aesthetic value of the property. (MA DEP Stormwater Handbook, Vol. 2, Ch. 2, Page 91)
- *LAL 2/23/18 Response: The owner of Lot 2 will also be the Owner of Parcel A (Roadway Parcel). The same owner will be responsible for stormwater system maintenance. Ownership and stormwater maintenance requirements (Stormwater Operation & Maintenance Plan) will be included in the deed. Maintenance of infiltration area can occur via adjacent roadway or through Lot 2.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 21) The proposed Project appears to disturb great than one-acre of land which will require a NPDES Construction General Permit and associated Stormwater Pollution Prevention Plan (SWPPP) be submitted. The applicant should clearly show limit of clearing/work on the plans in order to determine area of disturbance at the site. (MA DEP Stormwater Handbook, Standard 8)

- *LAL 2/23/18 Response: The project will disturb less than 1 Acre. The limit of clearing has been added to the Plans.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.

PEDB Stormwater Regulations (Ch. 100 §7.7)

- 22) A permanent maintenance easement has not been provided on the Plans for the infiltration basin, level spreader and swales. (Ch. 100 §7.7.2.k)
- *LAL 2/23/18 Response: The owner of Lot 2 will also be the Owner of Parcel A (Roadway Parcel). The same owner will be responsible for stormwater system maintenance. All stormwater BMP's can be accessed through either Parcel A or Lot 2.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 23) Proposed infiltration basin located partially on Lot 1 and Parcel A. Drainage facilities shall be located on separate parcels per the Regulations and be located minimum 30-feet from its lot/parcel line and right-of-way. The applicant has requested a waiver from the Regulation. (Ch. 100 §7.7.2.p)
- *LAL 2/23/18 Response: NA*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.

Town Stormwater Bylaw (Article XXVI)

- 24) We recommend the applicant provide a narrative documenting compliance with “Article XXVI Stormwater Management and Land Disturbance” of the Town of Medway General Bylaws.
- *LAL 2/23/18 Response: The project falls within the parameters of “Administrative Review” as outlined in Section 26.6 of the Town of Medway General Bylaws. Per the requirements of the Administrative review, the project is subject to a Coordinated Permitting...Therefore the compliance with Article XXVI is a component of the Definitive Subdivision Plan permitting and related compliance requirements to adhere to the MA DEP 2008 Stormwater regulations.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.

General Stormwater Comments

- 25) The applicant has used a runoff curve number (CN) for woods-fair in the pre-development condition and woods-good in the post-development condition. Since the woods that are remaining in the post-development condition are not changing the CN value must remain as woods-fair in the Post-development condition.
- *LAL 2/23/18 Response: The Pre-development runoff CN number has been modified to reflect the “woods-good” designation of the designated post-development runoff CN number.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 26) We recommend the applicant show the extent of the one-foot freeboard (from 100-year pond elevation) elevation on the Plans.
- *LAL 2/23/18 Response: Freeboard not depicted due to the nature of the site topography indicating a lot point elevation of approximately 138.00'; this would equate to approximately 2' above freeboard elevation. All surrounding structures located well above this elevation.*

- TT 3/5/18 Update: One-foot of freeboard would equate to elevation 136.25' which does not appear to affect any nearby structures, roadways or adjacent property. This item has been addressed to our satisfaction.
- 27) We recommend the applicant provide roof runoff infiltration at the proposed house location on Lot 2.
- *LAL 2/23/18 Response: Separate roof runoff infiltration unnecessary. Any/all runoff from the proposed house on Lot 2 will infiltrate on site or within the infiltration basin. No runoff will leave the site.*
 - TT 3/5/18 Update: The site is graded in a manner which will discharge roof runoff (to grade) to nearby drainage infrastructure for infiltration which does not discharge off-site. This item has been addressed to our satisfaction.

The following is a list of general items that TT recommends the applicant take into consideration prior to the next submission:

- 28) It is anticipated the power company will require proposed conduit to be installed in a duct bank for protection of the utility. Duct bank should be shown on the proposed roadway cross-section once confirmed.
- *LAL 2/23/18 Response: Proposed conduits shown per the provided "Permanent Private Roadway Typical Section" detail (CD-7) of the Town of Medway Planning Board Rules & Regulations. Specific utility provider requirements, more stringent than currently proposed, will be enacted as necessary.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.
- 29) Areas of snow storage should be shown on the Plans. Snow shall not be placed in proposed stormwater BMP locations.
- *LAL 2/23/18 Response: Snow storage areas have been identified on the Site Plan.*
 - TT 3/5/18 Update: This item has been addressed to our satisfaction.

These comments are offered as guides for use during the Town's review and additional comments are likely to be generated during the course of review. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, P.E.
Senior Project Engineer



Sean P. Reardon, P.E.
Vice President

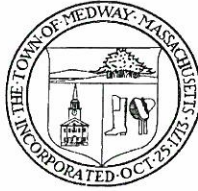
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Susan Affleck-Childs

From: gino4634@gmail.com on behalf of Gino Carlucci <gino@pgcassociates.com>
Sent: Friday, March 09, 2018 10:52 AM
To: Susan Affleck-Childs
Subject: Town Line Estate

Hi Susy,

I have reviewed the responses to my comments on the Town Line Estate plan. All of my comments have been addressed. Thanks. -- Gino



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

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Rich Di Iulio

MEMORANDUM

March 15, 2018

TO: Maryjane White, Town Clerk

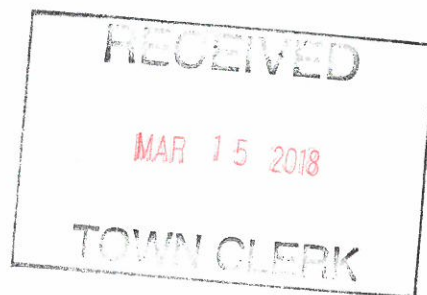
FROM: Susan Affleck-Childs, Planning & Economic Development Coordinator

RE: Town Line Estate Subdivision - 22 Populatic Street
Extension of Board Action Deadline to April 30, 2018



At its meeting on meeting on March 14, 2018, the Planning and Economic Development Board approved the request of Jeffrey Kane of L.A.L. Engineering Group, acting in his capacity as the official representative of applicants Rob and Lisa Lapinsky of Worcester, MA, to extend the deadline for the Board's action on the proposed subdivision plan for Town Line Estate at 22 Populatic Street to April 30, 2018. A copy of Mr. Kane's deadline extension request is attached.

cc: Jeff Kane
Rob and Lisa Lapinsky



L.A.L. Engineering Group

730 Main St. -Suite 1F

Millis, Ma 02054

P:(781) 248-1133

F:(508) 376-8440

March 12, 2018

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



Re: Town Line Estate
Definitive Subdivision Plans
Request for Action Deadline Extension

Dear Ms. Affleck-Childs,

Due to the necessary weather related cancellation of your March 13, 2018 Planning & Economic Development Board (PED) public hearing, I am requesting, on behalf of the Town Line Estate Subdivision applicants, that the PED's action deadline on this application be extended to April 30, 2018.

If you have a questions or need additional information please feel free to contact us at (781) 248-1133.

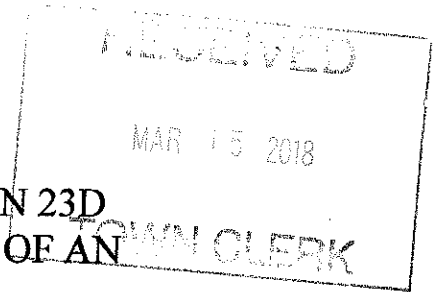
Sincerely,

Jeffrey Kane
Project Manager
L.A.L. Engineering Group

Cc:CEC. Project File

Town of Medway, Massachusetts

**CERTIFICATION
PURSUANT TO G. L. c. 39, SECTION 23D
OF PARTICIPATION IN A SESSION OF AN
ADJUDCATORY HEARING
WHERE THE UNDERSIGNED MEMBER MISSED
A SINGLE HEARING SESSION**



Note: This form can only be used for missing one single public hearing session.

This cannot be used for missing more than one hearing session.

I, RICHARD DI IULIO (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of PLANNING & ECONOMIC DEVELOPMENT BOARD
2. I missed a public hearing session on the matter of

TOWN LINE ESTATE
which was held on FEBRUARY 13th @ 7:40pm

3. I have reviewed all the evidence introduced at the hearing session that I missed which included a review of (initial which one(s) is/are applicable):

- a. ☐ audio recording of the missed hearing session; or
- b. ☒ video recording of the missed hearing session; or
- c. ☐ a written transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 14 day of FEBRUARY, 2018.

Richard J. Di Iulio
Signature of Board Member

Received as part of the record of the above matter:

Date: February 14, 2018

By: S. O'Brien - Clerk

Position: Planny & Eco Dev. Conductor



Allen M. Tingley
Chief of Police

Medway Police Department

315 Village Street
Medway, MA 02053

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

March 24, 2018

To: Susan Affleck-Childs
Planning & Economic Development
Coordinator

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

Ref: Town Line Estates

I have looked at the Town Line Estates definitive subdivision plan for a single home development to be located at 22 Populatic.St.

This single home private drive does not require a stop sign or painted line. However I would recommend a street name sign if it is going to be named as a Private Dr. with the name Bunny Lane.

All signage must adhere to the rules and regulations of the Medway Department of Public Works.



OFFICE OF THE
BOARD OF HEALTH
135 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053
Office 508-533-3206 Fax: 508-321-4983
Beth Hallal, R. S. Health Director
bhallal@townofmedway.org

March 22, 2018

Robert & Lisa Lapinsky
Applicants/homeowners
62 Allston Ave.
Worcester, MA

RE: "Town Line Estate" Definitive Subdivision Plan, Grading and Drainage Plan

Dear Robert & Lisa,

The Board of Health (BOH) unanimously voted to grant a preliminary approval for an On-Site Title 5 Compliant System for the newly created lot as shown on the above referenced plan dated 2/28/2018.

If you have any questions regarding this matter please feel free to contact me at the Board of Health office.

Sincerely,


Beth M. Hallal, R.S.
Medway Health Director

CC: BOH file
Jeff Kane
Planning and Economic Development ✓

MEDWAY SCENIC ROAD WORK PERMIT APPLICATION – Part 1

Medway Planning and Economic Development Board
155 Village Street, Medway, MA 02053 508-533-3291

This application for a Scenic Road Work Permit is made pursuant to the Planning Board's *Rules and Regulations for Review and Issuance of Scenic Road Work Permits* (adopted July 16, 2002). Please refer to the *Rules and Regulations* for specific definitions of all *italicized* words included in this application.

Date: 2/26/18

1. Applicant/Location Information:

Location/Address on Scenic Road:

22 Populatic St

Name of Applicant: Robert Lapinsky

Primary Contact: Jeffrey Kane - L.A.L. Engineering Group

Mailing Address: 730 Main St. - Suite 1F Millis, Ma 02054

Telephone: (781) 248-1133 Email address: Jeff.kane1@verizon.net

2. Describe the *repair, maintenance, paving or reconstruction* work you wish to do in the Town's *right-of-way* on the Scenic Road:

Perform paving in conjunction with new 16' Roadway access onto Populatic St.

3A. Is there a *stone wall(s)* in the Town's *right-of-way* of the Scenic Road where you propose to *repair, maintain, reconstruct or pave*? **You must contact the Medway Department of Public Services (DPS) at Town Hall, 155 Village Street, 508-533-3275 to answer this question. A representative of the DPS must visit the site to answer Questions 3A and 3B and sign below.**

 YES - If YES, please answer 3B

✓ NO - If NO, skip 3B and go to 4A

[Signature]
Signature of Medway DPS Representative

3/22/18
Date

3B. If you answered YES to 3A, does the proposed work to *repair, maintain, reconstruct or pave* in the Town's *right-of-way* of a Scenic Road involve the *tearing down or destruction of a stone wall or any portion thereof*? YES NO

4A. Are there any *tree(s)* located within the Town's *right-of-way* of the Scenic Road? **You must contact the Medway Tree Warden Fred Sibley to answer this question. Leave a message for him at 508-533-3275. The Tree Warden must visit the site to answer Questions 4A and 4B and sign below.**

 YES - If YES, please answer 4B

✓ NO - If NO, skip 4B and go to 5

[Signature]
Signature of Medway Tree Warden

4/6/18
Date

4B. If you answered YES to 4A, does the proposed work to *repair, maintain, reconstruct or pave* in the Town's *right-of-way* of a Medway Scenic Road involve the *cutting or removal of a tree(s)*? YES NO

5A. If question 3B OR 4B was answered YES, a Scenic Road public hearing and Work Permit are required. You must complete the remainder of this application.

5B. If both questions 3B AND 4B were answered NO, a Scenic Road public hearing and Work Permit are NOT required and you do NOT need to complete the rest of this application. Please sign below and file this application with the Medway Planning and Economic Development office. No further action is ~~needed~~ on your part.

[Signature]
Signature of Applicant

2/26/18
Date



April 10, 2018
Medway Planning & Economic Development Board
Meeting

Applegate Subdivision

- Updated Tetra Tech inspection report, photos and bond estimate dated March 7, 2018
- Previous Tetra Tech inspection report, photos and bond estimate dated September 29, 2015
- 2/8/18 email from John Shea at Needham Bank
- 3/20/18 SAC email to Town Counsel Barbara Saint Andre with questions on adjusting amount of performance security and possible rescission of lot releases
- 3/23/18 response from Town Counsel

I have forwarded Tetra Tech's updated inspection report, punch list and bond estimate to Applegate developer Ralph Costello and invited him to attend the meeting. He has not responded to my emails. I have also emailed this information to Bill Rodenhiser who will be working on Applegate representing Needham Bank with whom the PEDB and Mr. Costello have entered into a tri-party performance security agreement.

I have included the previous September 2015 bond estimate for you for comparison purposes. That 2015 bond estimate was for \$290,969. The updated bond estimate from Tetra Tech is for \$419,521 and reflects a fuller cost estimate associated with the sidewalk work on Coffee Street.

NOTE – Andy Rodenhiser will recuse himself from this discussion.

**TETRA TECH**

**Bond Estimate
Applegate Farm
Medway, Massachusetts
March 7, 2018**

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Applegate Development				
Mobilization	1	LS	\$8,000.00	\$8,000
Crack Filling (allowance)	1,500	FT	\$0.53	\$795
HMA Top Course-Roadway	442	TON	\$100.00	\$44,200
HMA Top Course-Sidewalk	72	TON	\$100.00	\$7,200
Repair Damaged Sidewalk Binder	1	LS	\$3,000.00	\$3,000
Vertical Granite Curbing	275	FT	\$50.00	\$13,750
Cape Cod Berm (R & R)	500	FT	\$12.00	\$6,000
Adjust Castings	32	EA	\$380.00	\$12,160
Catch Basin Hoods	12	EA	\$360.00	\$4,320
Rehandled Topsoil	683	CY	\$27.00	\$18,441
Seed	2,050	SY	\$2.00	\$4,100
Street Trees	84	EA	\$650.00	\$54,600
Drainage Basin Landscaping	26	EA	\$400.00	\$10,400
Tree Pruning ²	1	LS	\$12,300.00	\$12,300
Extend Stone Walls ²	152	LF	\$100.00	\$15,200
Line Striping	1	LS	\$500.00	\$500
Repair Electrical Box	1	LS	\$1,500.00	\$1,500
Clean Drainage System	1	LS	\$6,000.00	\$6,000
Bounds	34	EA	\$450.00	\$15,300
Remove Erosion Controls	1	LS	\$3,000.00	\$3,000
2 Year Snow Plowing	1,747	LF/YR	\$2.50	\$8,735
2 Year Road Maintenance	1,747	LF/YR	\$2.00	\$6,988
2 Year Drainage Maintenance	1,747	LF/YR	\$2.00	\$6,988
As-Built Plans	1,747	LF	\$5.00	\$8,735
Engineering Services ³	1	LS	\$5,000.00	\$5,000
Legal Services	1	LS	\$3,000.00	\$3,000
Applegate Development Subtotal				\$280,212
Coffee Street Sidewalk (Off-Site)				
Mobilization	1	LS	\$5,000.00	\$5,000
Erosion Controls	1	LS	\$1,500.00	\$1,500
Sawcutting	900	FT	\$3.00	\$2,700
Tree Removal (allowance) ⁴	2	EA	\$1,800.00	\$3,600
Excavation	180	CY	\$30.00	\$5,400
Gravel Borrow	140	CY	\$35.00	\$4,900
HC Ramp	20	SY	\$99.00	\$1,980
Drainage	1	LS	\$4,000.00	\$4,000
HMA Binder Course	68	TON	\$115.00	\$7,820
Type 3 Bituminous Curb	575	FT	\$11.00	\$6,325
HMA Top Course	45	TON	\$100.00	\$4,500
Sign/Mailbox Relocation	1	LS	\$1,000.00	\$1,000
Rehandled Topsoil	20	CY	\$27.00	\$540
Seed	70	SY	\$2.00	\$140
Remove Erosion Controls	1	LS	\$1,000.00	\$1,000
As-Built Plans	700	LF	\$5.00	\$3,500
Legal Services	1	LS	\$1,500.00	\$1,500
Coffee Street Sidewalk Subtotal				\$55,405
Project Subtotal (Applegate + Coffee Street)				\$335,617
25% Contingency				\$83,904
Total				\$419,521

Notes:

¹ Unit prices taken from the latest information provided by MassDOT. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 3/2017 - 3/2018.

² Unit pricing for this item is per the amount as listed in Scenic Road Work Permit and Sheet Supplemental A in the approved Plans.

³ Unit pricing for this item is for engineering services associated with as-builts of houses and impervious cover on private lots to confirm if these areas match the stormwater analysis for the site.

⁴ Unit pricing for this item is an allowance for expected removal of trees as a result of construction of the proposed sidewalk along Coffee Street. It appears portions of the sidewalk may be located within the root zone or close to tree trunks.

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

Cc:

From: Steven M. Bouley, P.E. – Tetra Tech



Date: March 7, 2018

Subject: Applegate Farm Punch List

On February 27, 2018 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) and Medway Department of Public Services (Barry Smith) conducted a punch list inspection of the Applegate Farm site in Medway, MA. Medway Conservation Commission Agent (Bridget Graziano) conducted a separate inspection and provided comments which have been included in this memo. The site was inspected and a punch list generated of outstanding items which have not yet been completed by the Applicant or items that are deficient in quality. A photo log has been attached to this document, particular photos are referenced at the end of each item below.

The inspection was conducted using the following documents:

- A plan (Plans) set titled "Amended Definitive Subdivision Plan, Applegate Farm, Twelve Lot Single Family Residential Subdivision, Medway, Massachusetts", dated February 20, 2013, latest revision April 28, 2014, prepared by GLM Engineering Consultants, Inc.(GLM).
- A PEDB Certificate of Action titled "Certificate of Action Amendment to Applegate Farm Definitive Subdivision Plan" dated January 14, 2014.
- A Scenic Road Work Permit dated June 8, 2006 and modified November 11, 2011.

Punch List (Missing Items)

1. The contractor has not installed any portion of the proposed off-site Coffee Street sidewalk as shown on Sheet 19 of the Plans. We have included an allowance for removal of two trees due to proximity of proposed sidewalk to root systems. These items are reflected in the attached bond estimate. (Photo #1-#4)
2. Bituminous concrete top course has not been installed on roadway and adjacent sidewalk.
3. Granite curb radii at both ends of Applegate Road have not been installed. (Photo #5-#6)
4. Castings will require adjustment prior to top course paving.
5. It does not appear the contractor has installed hoods in catch basin structures as shown on "Catch Basin Detail" detail on Sheet 16 of the Plans.
6. Street Trees have not been installed along the roadway.
7. Detention basin landscaping has not been installed. (Photo #7-#8)

8. Tree pruning along Coffee and Ellis Street as stated in the Scenic Road Work Permit does not appear to have been conducted.
9. Stone walls at both entrances and driveway openings require “arcing end caps” as stated in the Scenic Road Work Permit and as shown on Sheet Supplemental A of the approved modified plans.
10. Final stop line and word “STOP” is required after top course paving is completed.
11. Bounds could not be located during the inspection and do not appear to have been installed.
12. Erosion controls should be removed upon completion of the Project and receipt of Final Certificate of Compliance from Medway Conservation Commission.

Punch List (Deficient Items)

13. We recommend crack sealing at all trenches across the development roadway to help mitigate expected reflective cracking in the top course once it is installed. We have assumed a length of 1,500 feet of crack sealing in the attached bond estimate. (Photo #9-#12)
14. Portions of sidewalk binder are breaking up and require repair. (Photo #13-#16)
15. Various sections of Cape Cod Berm throughout the project are damaged. Furthermore, driveway openings were not considered during original placement of cape cod berm which requires cutting/removal of berm to install driveways. We recommend cut edges of berm be cleanly transitioned to driveway grade during driveway installation. We have assumed a length of 500 feet of damaged berm that requires replacement in the attached bond estimate. (Photo #17-#20)
16. Lots 1-6 require loam and seed along the frontage of the properties.
17. Electrical box damaged and not anchored adjacent to Lot 9B. (Photo #21)
18. Detention basin rip-rap outlets require maintenance as woody vegetation, grass and leaves have collected. (Photo #22-#23)
19. Stormwater infrastructure requires cleaning prior to town acceptance particularly due to history with issues of erosion control at the site.
20. Base flow was observed entering the detention basin during the site inspection (dry weather day). The flow was tested and confirmed to have traces of chlorine which may suggest a water main leak in the area. TT and DPS personnel tracked the flow to DMH #12-4 as shown on Sheet Supplemental B. Flow was observed entering the structure through the barrel block walls. DPS is in the process of determining the cause of the issue and will remedy as soon as a solution is found. (Photo #24)
21. We recommend the applicant confirm that all roof runoff infiltration systems have been installed for each house within the development. Furthermore, as-built information of house footprints has been requested by the town to confirm if additional mitigation is required to meet the original stormwater analysis for the site. Several house lots appear to include additional impervious area not shown on the plan which may increase runoff at the site.

These comments are offered as guides for use during the Town's review. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

P:\21583\143-21583-18007 (APPLEGATE FARM 2018)\CONSTRUCTION\PUNCH LIST\MEMO_APPLEGATE FARM PUNCH LIST_2018-03-07.DOC

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



**TETRA TECH****Bond Estimate (including Berm)****Applegate Farm****Medway, Massachusetts**

January 23, 2015 (Revised September 29, 2015)

One Grant Street
Framingham, MA 01701
Tel 508.903.2000 Fax 508.903.2001

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
HMA Top Course-Roadway	442	TON	\$85.00	\$37,570
HMA Top Course-Sidewalk	72	TON	\$85.00	\$6,120
Excavation-Sidewalk (Off-Site) ²	378	CY	\$27.00	\$10,206
Gravel Borrow-Sidewalk (Off-Site) ²	300	CY	\$34.00	\$10,200
HMA Binder Course-Sidewalk(Off-Site) ²	77	TON	\$85.00	\$6,545
HMA Top Course-Sidewalk(Off-Site) ³	80	TON	\$85.00	\$6,800
Gas Main-Services	1	LS	\$5,000.00	\$5,000
Vertical Granite Curbing	275	FT	\$44.00	\$12,100
Cape Cod Berm	1,583	FT	\$6.00	\$9,498
Type 3 Bituminous Curb	1,280	FT	\$8.00	\$10,240
Adjust Castings	32	EA	\$325.00	\$10,400
Drainage (Off-Site)	1	LS	\$2,500.00	\$2,500
Sign-Mailbox Relocation (Off-Site)	1	LS	\$1,000.00	\$1,000
Bounds	34	EA	\$200.00	\$6,800
Rehandled Topsoil	238	CY	\$25.00	\$5,950
Seed	1,200	SY	\$2.00	\$2,400
Street Trees	84	EA	\$425.00	\$35,700
Drainage Basin Trees	26	EA	\$250.00	\$6,500
Tree Pruning ⁴	1	LS	\$12,300.00	\$12,300
Line Striping ⁵	1	LS	\$500.00	\$500
2 Year Snow Plowing	1,747	LF/YR	\$2.50	\$8,735
2 Year Road Maintenance	1,747	LF/YR	\$2.00	\$6,988
2 Year Drainage Maintenance	1,747	LF/YR	\$2.00	\$6,988
As-Built Plans	1,747	LF	\$5.00	\$8,735
Legal Services	1	LS	\$3,000.00	\$3,000

Subtotal	\$232,775
25% Contingency	\$58,194
Total	\$290,969

Notes:

1. Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 11/2013 - 11/2014.
2. Unit pricing for this item is for excavation, gravel installation and binder course for the proposed off-site sidewalk located on Coffee Street from Ellis Street to Holliston Street.
3. Unit pricing for this item is for top course paving for both off-site sidewalk sections.
4. Unit pricing for this item is per the amount as listed in Condition 7 *Scenic Road Work Permit* of the Certificate of Action for the project.
5. Unit pricing for this item is for final painting of stop bar and the word "STOP" once top course paving has been completed.

Susan Affleck-Childs

From: John T. Shea <jshea@NeedhamBank.com>
Sent: Thursday, February 08, 2018 2:37 PM
To: Susan Affleck-Childs
Subject: RE: Applegate Subdivision

Susy,

Sorry for the delay in response. Yes, Bill Rodenhiser is the GC that the Bank is utilizing to review the Applegate roadway situation and advise us. Bill will bring in others as needed and I do believe he's asked for some assistance from the other two folks you list below. However, these other resources are at Bill's discretion and he may rely on and utilize those folks or others as he sees fit. Please respond to and work with Bill as needed for this situation.

Regarding the updated inspection report, yes, please re-engage Tetra Tech to update the punch list and provide preliminary pricing for any items remaining. Again, please keep Bill Rodenhiser informed as you go and he will make sure the Bank is updated as needed. Obviously, Mr. Costello must always be kept abreast of all activities and results given that he is the developer and responsible party.

If you have any questions or need any clarifications please let me know at your convenience.

Best regards,

John T. Shea | FVP Managed Assets Group Leader | P: 781-474-5862 | F: 781-474-5957

Needham Bank | 1063 Great Plain Avenue, Needham, MA 02492

From: Susan Affleck-Childs [<mailto:sachilds@townofmedway.org>]
Sent: Friday, February 02, 2018 12:56 PM
To: John T. Shea
Subject: Applegate Subdivision

External Email: The e-mail below is from an external source and did not originate from Needham Bank.

Hi John,

I am writing to follow-up on our telephone conversation of yesterday regarding the Applegate Subdivision in Medway. You stated that contractor William Rodenhiser, attorney Peter Barbieri, and civil engineer Rick Grady are all involved with Needham Bank to work toward the completion of the subdivision.

You indicated it would be helpful to the Bank and your consultants to have an updated inspection report, punch list, and bond estimate for the work remaining at Applegate. The Planning and Economic Development Board will direct Tetra Tech, the Town's engineering consultant, to carry out that work. Tetra Tech has been involved in conducting the ongoing infrastructure inspections throughout the subdivision's construction. The funds for that cost will be paid from the Applegate Construction Services Account which presently has a balance of around \$7,200.

If the above is your understanding, kindly send me a confirmatory email. Upon receipt, we will authorize Tetra Tech to undertake the above noted work which we will share with both Mr. Costello and you.

Best regards,

Susy Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

Town of Medway – *A Massachusetts Green Community*

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*** Confidentiality Notice from Needham Bank.***

Under no circumstances should nonpublic customer information (NPCI) be transmitted via unsecured email. For your protection and that of our customers, please do not include account numbers, social security numbers, passwords or any other NPCI in email messages sent to or from Needham Bank.

If the reader of this email, regardless of the address or routing, is not an intended recipient, be aware that any disclosure, copying, distribution, dissemination, or use of the contents of this email and all files transmitted with it is prohibited. If you have received this email in error, please delete this email and all files transmitted with it from your system and immediately notify Needham Bank by sending a reply email to the sender of this message.

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Tuesday, March 20, 2018 12:28 PM
To: Barbara Saint Andre
Cc: Bridget Graziano; Jack Mee ; Michael Boynton
Subject: Applegate Subdivision
Attachments: TT Bond Estimate_04A_Applegate 2015-01-23 (Revised 2015-09-29) - Includes berm.pdf; TT Memo_Applegate Farm Inspection, Punch List and Bond Estimate _ 2018-03-07.pdf; Applegate Tri Party Agreement - signed 2-23-16.pdf; 4-28-14 Amended Applegate Definitve Subdivision Plan - ENDORSED.pdf

Hi,

Next Tuesday night, the PEDB is considering the Applegate subdivision. We are trying to work toward project completion. The developer is Ralph Costello . . . All lots have been released from the subdivision covenant.

The performance security is via a tri-party agreement with Needham Bank from February 2016 in the amount of \$290,969. See attached.

Tetra Tech has completed a new inspection with a punch list and updated bond estimate in the amount \$419,521. See attached. I expect the Board will want to amend the tri-party agreement to reflect the larger amount. Can the PEDB rescind the lot releases for the remaining lots that haven't been built on until the bank sets aside the higher amount? In other words, can the Town withhold building permits?? Can we force Ralph Costello to sign a revised tri-party agreement reflecting the larger amount?

Also, the bank has become concerned about the slow progress of this development. They have hired Bill Rodenhiser (yes, Andy's brother) to look into all of this. He has brought in engineer Rick Grady and attorney Peter Barbieri of Holliston.

Guidance, please.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

Town of Medway – *A Massachusetts Green Community*

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

The information in this e-mail, including attachments, may contain privileged and confidential information intended only for the person(s) identified above. If you are not the intended recipient, you are hereby notified that any dissemination, copying or disclosure of this communication is strictly prohibited. Please discard this e-mail and any attachments and notify the sender immediately.

Susan Affleck-Childs

From: Barbara J. Saint Andre <BSaintAndre@k-plaw.com>
Sent: Friday, March 23, 2018 11:18 AM
To: Susan Affleck-Childs
Cc: Bridget Graziano; Jack Mee; Michael Boynton
Subject: RE: Applegate Subdivision

CONFIDENTIAL NOT A PUBLIC RECORD
ATTORNEY CLIENT PRIVILEGE/NOT FOR PUBLIC RELEASE

Susy, you have requested advice with respect to the Applegate subdivision. You state that all of the lots in the subdivision have been released from the subdivision covenant, and that the surety for the subdivision currently is a tri-party agreement with the developer and Needham Bank in the amount of \$290,969. A recent estimate from Tetra Tech shows that the cost to complete the subdivision at this point is approximately \$419,000. You have asked whether the Planning and Economic Development Board may require the developer to increase the amount of the tri-party agreement, rescind the lot releases, request that building permits be withheld, or take other action to ensure adequate surety.

In my opinion, the Board may require the developer to provide adequate security for the completion of ways and installation of municipal services, as detailed below.

In my opinion, there is no provision in the Subdivision Control Law that allows a planning board to unilaterally rescind its vote releasing lots from a subdivision covenant under G.L. c. 41, §81U. In my opinion, a new covenant would need to be entered into between the planning board and the owner. Since it seems that there is at least a first mortgage on the property, any such covenant would also require agreement from the mortgage holder to subordinate the mortgage. The Board is currently holding a tri-party agreement for the completion of the ways and installation of municipal services pursuant to G.L. c. 41, §81U. In my opinion, if the amount of the surety is not sufficient, the board may require that the developer provide sufficient security for the subdivision. See Stoner v. Planning Board of Agawam, 358 Mass. 709 (1971); Fox Gate, LLC v. Millbury Zoning Board of Appeals, 83 Mass. App. Ct. 1124 (Unpublished, 2013). While the Board in my opinion may determine the amount of surety required consistent with its rules and regulations, the developer has the right under G.L. c. 41, §81U to select the method or methods of providing the surety, whether by tri-party agreement, bond, or deposit or money.

With respect to the withholding of building or occupancy permits, in my opinion, the authority to withhold such permits derives from the subdivision covenant, which generally prohibits the sale of subdivision lots or the issuance of building permits. Since the covenant has now been released, the other applicable provision in the Subdivision Control Law is G.L. c. 41, §81Y, which provides:

In any city or town in which the subdivision control law is in effect, the board or officer, if any, having the power and duty to issue permits for the erection of buildings shall not issue any permit for the erection of a building until first satisfied that the lot on which the building is to be erected is not within a subdivision, or that a way furnishing the access to such lot as required by the subdivision control law is shown on a plan recorded or entitled to be recorded under section eighty-one X, and that any condition endorsed thereon limiting the right to erect or maintain buildings on such lot have been satisfied, or waived by the planning board....

This provision does not allow the planning board, in my opinion, to request the Building Inspector to withhold a building permit for reasons other than those stated in the statute. Pursuant to G.L. c. 41, §81U, the process for ensuring the completion of the ways and municipal services is by requiring adequate subdivision security through one of the means set forth in §81U.

If the developer fails to provide the required increase in surety, in my opinion, there is the option of enforcement under G.L. c. 41, §81Y:

The superior court for the county in which the land affected by any of the provisions of the subdivision control law lies and the land court shall have jurisdiction in equity on petition of the planning board of a city or town, or of ten taxable inhabitants thereof, to review any action of any municipal board or officer of such city or town in disregard of the provisions of this section and to annul and enjoin such action, to enjoin the erection of a building in violation of this section, and otherwise to enforce the provisions of the subdivision control law and any rules or regulations lawfully adopted and conditions on the approval of a plan lawfully imposed thereunder, and may restrain by injunction violations thereof or make such decrees as justice and equity may require. No proceeding under this paragraph shall be instituted more than one year after the act or failure to act upon which such petition is based.

If you have further questions in this regard, do not hesitate to contact me.

Barbara J. Saint Andre, Esq.

KP | LAW

101 Arch Street, 12th Floor

Boston, MA 02110

O: (617) 556 0007

F: (617) 654 1735

bsaintandre@k-plaw.com

www.k-plaw.com

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From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]

Sent: Tuesday, March 20, 2018 12:28 PM

To: Barbara J. Saint Andre <BSaintAndre@k-plaw.com>

Cc: Bridget Graziano <bgraziano@townofmedway.org>; Jack Mee <jmee@townofmedway.org>; Michael Boynton <mboynton@townofmedway.org>

Subject: Applegate Subdivision

Hi,

Next Tuesday night, the PEDB is considering the Applegate subdivision. We are trying to work toward project completion. The developer is Ralph Costello . . . All lots have been released from the subdivision covenant.

The performance security is via a tri-party agreement with Needham Bank from February 2016 in the amount of \$290,969. See attached.

Tetra Tech has completed a new inspection with a punch list and updated bond estimate in the amount \$419,521. See attached. I expect the Board will want to amend the tri-party agreement to reflect the larger amount. Can the PEDB rescind the lot releases for the remaining lots that haven't been built on until the bank sets aside the higher amount? In other words, can the Town withhold building permits?? Can we force Ralph Costello to sign a revised tri-party agreement reflecting the larger amount?

Also, the bank has become concerned about the slow progress of this development. They have hired Bill Rodenhiser (yes, Andy's brother) to look into all of this. He has brought in engineer Rick Grady and attorney Peter Barbieri of Holliston.

Guidance, please.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

Town of Medway – *A Massachusetts Green Community*

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April 10, 2018
Medway Planning & Economic Development Board
Meeting

Construction Reports

- Exelon monthly report – March 30, 2018
- Beals & Thomas Exelon inspection report – March 19, 2018
- Tetra Tech Field Report #12 – O'Brien & Sons (3-20-18)
- Tetra Tech Field Report #13 – O'Brien & Sons (3-23-18)
- Tetra Tech Field Report #1 – Country Cottage (3-26-18)
- Tetra Tech Field Report #2 – Country Cottage (3-30-18)
- Tetra Tech Field Report #3 – Country Cottage (4-3-18)

Susan Affleck-Childs

From: Rodgers, Mark J:(BSC) <Mark.Rodgers@exeloncorp.com>
Sent: Friday, March 30, 2018 7:03 PM
To: Rodgers, Mark J:(BSC)
Subject: Monthly Construction Update: Exelon Generation Medway Peaker Project

Exelon Generation Medway Peaker Project: Monthly Construction Update, 3/26/18

Recent construction and site activities have included:

- Foundation framing and pouring for acoustic walls, caissons, and transformers are in progress in the central portion of the site.
- Concrete pours and pipe installation continue for the compressor station in the northern central portion of the site.
- Various components of the power generating system are set on foundations, and awaiting welding and leveling.
- Water tanks west of the Administrative Building are being erected and welded.
- Pre-cast sewer structures for the wastewater conveyance system are being set in the north central portion of the site.
- Concrete base for Administrative Building floor has cured. Framing for interior walls and fire walls are in progress.
- Fuel oil tank subgrade is being prepared in the north central portion of the site.
- The expansion of the laydown area in the western portion of the site is actively in use in accordance with requirements.
- Electric utility installation is in progress at the Metering & Regulating Station to connect to the adjacent existing transformer.
- Concrete washout station in the central portion of the site is being routinely monitored and maintained as needed.
- Various soil stockpiles are actively stabilized via tarps and seeding where necessary and appear to be frozen.
- Silt fences, straw bales, and straw wattles are being routinely monitored and maintained as needed.
- Silt sacks in the catch basins in Summer Street are being routinely monitored and maintained as needed.
- 24/7 security details remain in place at site entrance.



Aerial view facing east. Additional stack segments continue to be welded and installed as shown at center. In the bottom left corner, one of two air filters has been installed.



Roof installation and concrete base for the floor of the Administration Building is complete. Installation of the fire walls and framing for interior walls is in progress.

Construction updates are also posted to our project website: www.medwayenergy.com.

Please note, you are receiving this because you signed up to receive our monthly construction updates. If you wish to no longer receive these emails, please reply and write Unsubscribe in the subject line.

Thank you for your interest in our project. If you ever have any questions, concerns, or complaints, we have a 24x7 hotline you can call: 508-321-7311. We respond to all calls within 24 hours. Alternatively, you can use our online contact form, we also respond to those inquiries within 24 hours, that link is:
<http://www.medwayenergy.com/submit-project-construction-message>.

You can also feel free to reach out directly to me at the contact information below.

Thank you.

Best,

Mark

Mark Rodgers



Manager, Generation Communications – NE Region

617-699-6327

mark.rodgers@exeloncorp.com

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BEALS + THOMAS

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772-210



PROGRESS INSPECTION REPORT

Inspection Date: 3/19/2018

Inspector: Eric J. Las, PE, LEED AP, Beals and Thomas, Inc.

Inspection Report Number: 7

PERMIT COMPLIANCE

Proceeding per approved site plan?

YES ☒ NO ☐ If not, note area and explain:

This report has been prepared in compliance with Specific Condition IX.M.4 of the Site Plan Decision, dated July 26, 2016

Project Name:

West Medway II

Location: Medway, MA

B+T Job#: 1422.10

Local Approvals: Order of Conditions DEP File No. 216-0879, Site Plan Decision, Host Community Agreement

Introduction:

Exelon West Medway II LLC respectfully submits this construction progress inspection report for the West Medway II project. The purpose of this report is to document the in-progress work with respect to the approved site plans and associated conditions for the Planning and Economic Development Board. This report summarizes noteworthy activities conducted on site from February 20, 2018 to March 19, 2018. Please also refer to the enclosed Photo Log.

For limited areas of the site not observed by Beals and Thomas, items denoted herein with an () are based on Exelon's Erosion Control Inspection Reports.

Current Work Activities, Comments, and Observations:

- Foundation framing and pouring for acoustic walls, caissons, and transformers are in progress in the central portion of the site.
- Concrete pours and pipe installation continue for the compressor station in the northern central portion of the site.
- Various components of the power generating system are set on foundations, and awaiting welding and leveling.
- Water tanks west of the Administrative Building are being erected and welded.
- Pre-cast sewer structures for the wastewater conveyance system are being set in the north central portion of the site.
- Concrete base for Administrative Building floor has cured. Framing for interior walls and fire walls are in progress.
- Fuel oil tank subgrade is being prepared in the north central portion of the site.
- The expansion of the laydown area in the western portion of the site is actively in use in accordance with requirements.
- Electric utility installation is in progress at the Metering & Regulating Station to connect to the adjacent existing transformer.
- *Concrete washout station in the central portion of the site is being routinely monitored and maintained as needed.
- Various soil stockpiles are actively stabilized via tarps and seeding where necessary and appear to be frozen.
- Silt fences, straw bales, and straw wattles are being routinely monitored and maintained as needed.
- *Silt sacks in the catch basins in Summer Street are being routinely monitored and maintained as needed.
- 24/7 security details remain in place at site entrance.


Authorized Signature

3/26/18

Date

PROPERTY OWNER:

Exelon West Medway II, LLC

Attn: Todd Cutler, Esq.

Associate General Counsel

Phone: 610-765-5602

Email: todd.cutler@exeloncorp.com

Attn: Pete Callahan,

Project Director

Phone: 617-381-2332

Email: Pete.Callahan@constellation.com

Attn: Doug Blakeley,

Environmental Monitor

Phone: 518-265-7354

Email: doug.blakeley@aptim.com

TOWN OF MEDWAY

Attn: Michael E. Boynton,

Town Administrator

Phone: 508-533-3264

Email: mboynton@townofmedway.org

Attn: Bridget Graziano,

Conservation Agent

Phone: 508-533-3292

Email: bgraziano@townofmedway.org

Attn: Susan Affleck-Childs, Planning & Economic Development Coordinator

Phone: 508-533-3291

Email: sachilds@townofmedway.org

ENVIRONMENTAL CONSULTANTS

Beals and Thomas, Inc.

Attn: Eric J. Las, PE, LEED AP

Principal

Phone: 508-366-0560

Email: elas@bealsandthomas.com

Epsilon Associates, Inc.

Attn: Jeremy Fennell, PWS, CWS, CESSWI

Senior Scientist

Phone: 978-461-6237

Email: jfennell@epsilonassociates.com

**BEALS + THOMAS****Exelon Generation**

PHOTOGRAPHIC LOG



Client Name:Exelon West
Medway II**Photo:** West Medway II**Location:** Medway, MA**Project No:**

1422.10


**Photo
No: 1****Date:**
3/19/18**Description:**Aerial view facing
north.Installation of the
raw water and
demineralized water
tanks are nearing
completion to the
west of the
Administrative
Building.**Client Name:**Exelon West
Medway II**Photo:** West Medway II**Location:** Medway, MA**Project No:**

1422.10

**Photo
No: 2****Date:**
3/19/18**Description:**Aerial view facing
east.Additional stack
segments continue
to be welded and
installed as depicted
in the center of the
photograph. In the
bottom left corner,
one of two air filters
has been installed.

Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 3	Date: 3/19/18		
Description: Aerial view facing southwest. Phase II construction continues in the central portion of the site. Various concrete pours, steel structures, and power generating components are being installed.			
Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 4	Date: 3/19/18		
Description: View facing west. Roof installation and concrete base for the floor of the Administration Building is complete. Installation of the fire walls and framing for interior walls is in progress.			

Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 5	Date: 3/19/18		
Description: View facing south. Concrete pour for compressor station foundation is curing in the northern central portion of the site.			
Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 6	Date: 3/19/18		
Description: View facing southwest. Various components of the power generating system are set on foundations awaiting final welding and leveling.			

Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 7	Date: 3/19/18		
Description: View facing north. The subgrade for the fuel oil storage tank is being prepared in the north central portion of the site.			

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

FIELD REPORT

Project O'Brien & Sons Corporate Offices	Date 3/20/2018	Report No. 12
Location 17 Trotter Drive, Medway, MA	Project No. 143-21583-17006	Sheet 1 of 2
Contractor Rubicon Builders (General Contractor) WW Contracting Corporation (Site Contractor)	Weather A.M. MOSTLY SUNNY, LIGHT BREEZE, DRY	Temperature A.M. 32°F

FIELD OBSERVATIONS

On Tuesday, March 20, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. General site conditions: relatively firm ground surface, which is dry to wet (icy) and areas of snow cover up to several inches. Crushed stone cover is maintained at Alder Street entrance (parking area) and Trotter Drive entrance (sloped driveway). Site is well maintained, though crowded given the amount of work taking place. Alder St. is clear of site erosion/vehicle tracking. Trotter Dr. has little vehicle tracking debris.
- B. Silt fence and compost filter socks are installed per the plan as are silt sacks in catch basins along Alder St. and Trotter Dr. near the site. All appear to be in good condition. Stone veneer retaining walls are partially constructed along central east property boundary. Soil, sand and gravel stockpiles mostly confined to northern and southern portions of property. Building/construction materials also noted.
- C. PVC conduit has been installed to lamp post bases at north and south portions of property, as well as to the proposed monument sign near the NW property corner. Trenches have already been backfilled to the sign and to the northern lamp post base. Contractor is currently preparing to backfill conduit trench outside and south of building to southern lamp post base. Completed conduit trenches were backfilled with sand under and over PVC conduit before backfilling with native material and compacting.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer	1	Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Harvey Building Products	Delivery of roofing supplies
Laborers	1	Loader	1	Vib. Roller	2	Victory HVAC	Roof curb installation
Drivers		Rubber Tire Backhoe/Loader		Static Roller		Roofing contractor	Flashing installation
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	1	Building carpenters	Blocking installation
Carpenters	1+	Hoeram		Compressor			
Masons		Excavator	3	Jack Hammer			
Iron Workers		Grader		Power Saw	1+		
Electricians		Crane	1	Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	1		
Roofers	2+	Conc. Truck				OFFICIAL VISITORS TO JOB	
Mechanical/HVAC	2+	Conc. Pump Truck					
		Pickup Truck	8+				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						David Homan	10:00 A.M. – 11:00 A.M.

NOTE: Please use reverse side for remarks and sketches

Project O'Brien & Sons Corporate Office	Date 3/20/2018	Report No. 12
Location 17 Trotter Drive, Medway, MA	Project No. 143-21583-17006	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- D. Carpenters onsite to install blocking ahead of rooftop curb construction. HVAC contractor onsite to install rooftop curb and roofing contractor onsite to install flashing over curb.
- E. Contractor has installed 8" drain pipe run from AD 1 to DMH 3. Note: DMH 3 now has cast iron frame and grate in place. AD 2 has been installed and connected to the drain pipe run. AD 1 will be installed at a future date (when site conditions and logistics permit). Drain pipe was set in and backfilled with crushed stone.
- F. Contractor has installed an 8" drain pipe from CB 4 to the southwestern temporary sediment basin and a 6" drain pipe from the building SW corner roof drain to the southwestern temporary sediment basin.
- G. Building concrete slab floor has been completed

2. Schedule

- A. Continued site grading is anticipated for later this week and next week.
- B. Installation of rooftop structures/penetrations is anticipated in the near future.
- C. Building carpenters are expected to continue installation of blocking and begin framing work on the building.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. Erosion Control inspection reports are being submitted in compliance to written request by Town of Medway Conservation Commission with the latest report (dated 3/12/2018) submitted.

5. Materials Delivered to Site Since Last Inspection:

- A. Roofing materials
- B. Framing materials
- C. Building supplies
- D. PVC conduit
- E. Water pipe

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

FIELD REPORT

Project O'Brien & Sons Corporate Offices	Date 3/23/2018	Report No. 13
Location 17 Trotter Drive, Medway, MA	Project No. 143-21583-17006	Sheet 1 of 2
Contractor Rubicon Builders (General Contractor) WW Contracting Corporation (Site Contractor)	Weather A.M. MOSTLY CLOUDY, LIGHT BREEZE	Temperature A.M. 40°F

FIELD OBSERVATIONS

On Friday, March 23, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. General site conditions: slightly soft ground surface, which is moist to wet from recent precipitation and snow melt. Some areas of snow cover up to several inches. Crushed stone cover is maintained at Alder Street entrance (parking area) and Trotter Drive entrance (sloped driveway). Alder St. is clear of site erosion/vehicle tracking. Trotter Dr. has little vehicle tracking debris.
- B. Silt fence and compost filter socks are installed per the plan as are silt sacks in catch basins along Alder St. and Trotter Dr. near the site. All appear to be in good condition. Stone veneer retaining walls are partially constructed along central east property boundary. Building/construction materials also noted.
- C. Contractor has completed backfilling conduit trench outside and south of building to the southern lamp post base. Completed conduit trenches were backfilled with sand under and over PVC conduit before backfilling with native material and compacting. Some site grading has occurred since the last site visit; however, further grading is on hold until such time that site conditions are favorable to complete.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer	1	Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Plumbing Contractor	Building plumbing
Laborers		Loader		Vib. Roller	1	Carpenters	Building framing
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Skid Steer		Vib. Walk Comp.	1		
Carpenters	2+	Hoeram		Compressor			
Masons		Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw	1+		
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	1		
Roofers		Conc. Truck				OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
Plumbers	2+	Pickup Truck	3+				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						David Homan	10:30 A.M. – 10:55 A.M.

NOTE: Please use reverse side for remarks and sketches

Project O'Brien & Sons Corporate Office	Date 3/23/2018	Report No. 13
Location 17 Trotter Drive, Medway, MA	Project No. 143-21583-17006	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

D. Carpenters onsite and working on framing inside the building.

E. Plumbers onsite working inside the building.

2. Schedule

A. Site grading is on hold until weather, site conditions and construction progress allow.

B. Installation of rooftop structures/penetrations is anticipated in the near future.

C. Carpenters are expected to continue framing work on the building.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. Erosion Control inspection reports are being submitted in compliance to written request by Town of Medway Conservation Commission with the latest report (dated 3/12/2018) submitted.

5. Materials Delivered to Site Since Last Inspection:

A. Framing materials/building supplies

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

FIELD REPORT

Project Country Cottage Children's Center	Date 3/26/2018	Report No. 1
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather A.M. MOSTLY SUNNY, BREEZY, 48% HUMID.	Temperature A.M. 39°F

FIELD OBSERVATIONS

On Monday, March 26, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. General site conditions: dry to wet ground surface (little mud) that is relatively firm with some softer areas. Construction entrance from Summer St. is stabilized with rock material. Silt fence barrier (SFB) is installed around the site perimeter and is mostly in place. Filter socks are placed just inside the SFB and were observed on all sides but the E side. A filter bag was observed in an existing catch basin on the northbound side of Summer St. The Summer St. roadway has light sediment tracking due to construction traffic. Several areas of stockpiled soil and gravel were noted across the site and construction materials were observed on the E side, adjacent to Summer St.
- B. The building foundation is installed and backfilled. All rough plumbing inside the building footprint has been installed and inspected by town plumbing inspector. Electric conduit is installed at the proposed Utility Room location on N side of building with stub outs through the N wall. The building footprint has been backfilled with processed gravel and compacted. Currently three shallow trenches are open and awaiting a pour of concrete for shear wall footings.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Kimball Trucking	Deliveries of stone
Laborers	1	Loader		Vib. Roller		Dennis DiGiando Corp.	Oversight
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck				OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	3				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						David Homan	10:35 A.M. – 12:00 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Country Cottage Children's Center	Date 3/26/2018	Report No. 1
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- C. 6" SDR-35 PVC sewer pipe has been installed from existing sewer manhole SMH 1 (near the NW property corner) to the NW corner of the building foundation where a cleanout has been added. The sewer line has been completed, backfilled and inspected.
- D. 1" Domestic water service line has been installed from existing water main along Summer St. to the NW corner of the building. The installation was inspected during and/or at completion according to contractor.
- E. 6" SDR-35 PVC pipe has been installed along N and E sides of the building foundation as part of the roof drainage system. Roof drain cleanouts are installed at ESE and SE building corners (proposed Area C: Multipurpose Room) along the drainage line leading into the E end of the southern portion of infiltration area # 2. Currently drainage pipe is installed between the two cleanouts and the trench is partially backfilled with ¾" crushed stone. The drainage pipe is anticipated to be connected to infiltration area # 2 during installation of the Cultec units. Roof drain cleanouts are also installed at E, NE & NW building corners with drainage pipe connections between them. Storm water flow through the drainage pipe is engineered to travel N along the E side of the building and W along the N side of the building before discharging into the underground infiltration system. A stub out is located at the NW building foundation corner where a future connection to the infiltration area W of the proposed building is anticipated to be made. The drainage pipe trench is partially backfilled with ¾" crushed stone.
- F. A trench excavation is presently open along the S side of the building foundation for the construction and installment of the S portion of infiltration area # 2. According to the contractor, the trench had to be moved slightly closer to the building foundation due to shallow bedrock to the S. Soils appear to be mainly comprised of silt. The S wall of the excavation is notably rocky. During installation, the contractor anticipates adding a 12" foundation layer of double washed, 1-2" stone beneath the Cultec chambers.
- G. Contractor is presently excavating on the N side of the property for the installation of the Vortsentry HS stormwater treatment system. The excavation is being dewatered with flow being routed over to a continuation of the drainage pipe trench near the NW building foundation corner. Laser level/survey equipment is being used to obtain specified elevations.
- H. Several deliveries of stone backfill material arrive onsite during site visit.

2. Schedule

- A. Installation of Cultec rechargers at southern portion of infiltration area # 2 and excavation of remaining proposed infiltration areas is expected for later this week or next week.
- B. Installation of proposed electric conduit from N side of building foundation to Summer St. is expected for later this week or next week.

3. New Action Items

- A. Tt requests copies from contractor of testing/inspection reports for sewer and domestic water lines.

4. Previous Open Action Items

- A. N/A

5. Materials Delivered to Site Since Last Inspection:

- A. Cultec chambers, rebar, insulation board, wire mesh screen, etc...

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

FIELD REPORT

Project Country Cottage Children's Center	Date 3/30/2018	Report No. 2
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather P.M. SHOWERS, LIGHT BREEZE, WET	Temperature P.M. 62°F

FIELD OBSERVATIONS

On Friday, March 30, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. General site conditions: moist to wet ground surface (little mud) that is relatively firm with some softer areas. Site entrance off Summer St. is stabilized with rock material. Site is well maintained/organized. Silt fence barrier (SFB) is installed around the site perimeter and is mostly in place. Filter socks are placed just inside the SFB and were observed on all sides but the E side. A filter bag is in place at an existing catch basin on the northbound side of Summer St. The Summer St. roadway has minimal sediment tracking due to construction traffic. Several areas of stockpiled soil and gravel were noted across the site and construction materials were observed on the E side, adjacent to Summer St.
- B. The electrical home run has been installed from the utility pole along Summer St. (E side of site) to the proposed Utility Room location on N side of building. Wiring has also been run to the three proposed light pole locations as well as the proposed sign location. All electrical trenches were backfilled with a foundation layer of sand before laying electrical conduit and embedding in additional sand. Trenches were completed this morning after backfilling with site soils and compacting. Town of Medway electrical inspector was onsite yesterday (3/29) to observe and approve wiring installations.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Dennis DiGiando Corp.	Oversight
Laborers	1	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw	1		
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck				OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	3				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						David Homan	1:40 P.M. – 2:40 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Country Cottage Children's Center	Date 3/30/2018	Report No. 2
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- C. The Vortsentry HS unit has now been installed on the N side of the property and backfilled. The metal frame and grated cover are installed to the proper elevation and in alignment with the proposed curbing. 12" ADS drain pipe will be installed to infiltration area # 3 rechargers once complete.
- D. Seven Cultec chambers are currently installed along the S side of the building foundation as part of infiltration area # 2. Four additional chambers are currently in place at SW building corner extending N along the W side of the building. Chambers have been installed at an elevation of 251.5 on a 10" bed of double washed 1.5" stone, backfilled with the same material (12" on the sides & 6" on top) and wrapped in filter fabric (top & sides). Cultec chambers installed along S side of building foundation are now ready for backfill of site soils. 6" SDR-35 PVC pipe has been installed at E end of infiltration area # 2 (along S side of building foundation) from rooftop drain cleanouts at SE corners of building foundation. 6" SDR-35 PVC pipe connection has also been made from SW building corner roof drain cleanout to infiltration system # 2 along S side of building foundation. Infiltration system trench along W side of the building is presently about 70% open. Contractor needs to extend the trench northward to accommodate roughly four more Cultec chambers. Laser level/survey equipment in use to achieve specified elevations.
- E. Contractor removed 4-5 truckloads of existing concrete material and approximately 7 truckloads of site spoils this week.

2. Schedule

- A. Roof drain cleanouts either side of bump out on W side of building foundation are expected to be installed next week.
- B. Contractor has received permit to relocate hydrant N of property. Contractor expects to install a tee with 6" steel pipe connection to existing town water main along Rustic Rd., 6" steel pipe to new hydrant location and 4" steel pipe back to stub on N central side of building for fire suppression system. Work is anticipated for early to mid-week next week.
- C. Contractor expects to install 6" ADS drain pipe with drain riser at rain garden (infiltration area # 1) to the E end of the southern portion of infiltration area # 2. Work is anticipated for early to mid-week next week.
- D. Concrete pour for shear wall footings inside building foundation is expected sometime next week.
- E. Materials for fire service line and new hydrant are expected to be delivered to the site next week.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. Tt requests copies from contractor of testing/inspection reports for sewer and domestic water lines. **Tt awaiting receipt of reports.**

5. Materials Delivered to Site Since Last Inspection:

- A. Double washed stone
- B. Cultec system components

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

FIELD REPORT

Project Country Cottage Children's Center	Date 4/3/2018	Report No. 3
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather A.M. SUN & CLOUDS, LIGHT BREEZE	Temperature A.M. 49°F

FIELD OBSERVATIONS

On Tuesday, April 3, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. General site conditions: damp to moist ground surface (mostly leveled off); relatively firm with some softer areas. Site entrance off Summer St. is stabilized with rock material. Site is well maintained/organized; site soils from the excavation of infiltration systems are stockpiled along W side of property and one small crushed stone stockpile is located near SE property corner. Silt fence barrier (SFB) is installed around the site perimeter and is mostly in place. Filter socks are placed just inside the SFB and were observed on all sides but the E side. A filter bag is in place at an existing catch basin on the northbound side of Summer St. The Summer St. roadway has minimal sediment tracking due to construction traffic.
- B. Contractor is currently saw cutting pavement behind sidewalk at construction entrance off Summer St. in preparation for asphalt removal and grading activities onsite. Machine operator is grading and removing stumps/boulders from backfill material at SW property corner.
- C. The Vortsentry HS unit has now been connected to the end of infiltration area # 3 via 12" ADS drain pipe that is set in mortar at the concrete structure. The metal frame and grated cover are anticipated to be raised up on a bed of mortar (approximately 1.5") to achieve finished elevation and alignment with the proposed curbing.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Dennis DiGiando Corp.	Oversight
Laborers	1	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw	1		
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck				OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	3				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						David Homan	11:05 A.M. – 12:10 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Country Cottage Children's Center	Date 4/3/2018	Report No. 3
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- D. The remaining Cultec chambers comprising infiltration areas 2 & 3 along the W side of the building foundation have been installed for a total of 19 chambers on that side. The chambers have been set at an elevation of 251.5 on a 6" bed of double washed 1.5" stone, backfilled with the same material (12" on the sides & 6" on top) and wrapped in filter fabric (top & sides). Cultec chambers previously installed along S side of building foundation (7 total) have now been backfilled with site soils. 6" SDR-35 PVC pipe has been installed at 90° connections to infiltration area # 2 (along W side of building foundation) from rooftop drain cleanouts located at both outside corners of W side building bump out. A 6" SDR-35 PVC pipe connection has also been made from the NW building corner roof drain system (from rooftop drain cleanouts at E, NE & NW building corners) to the infiltration system near the NW building corner.

2. Schedule

- A. Contractor has received permit to relocate hydrant N of property. Contractor expects to install a tee with 6" steel pipe connection to existing town water main along Rustic Rd., 6" steel pipe to new hydrant location and 4" steel pipe back to stub on N central side of building for fire suppression system. Work is anticipated to begin later this week.
- B. Contractor expects to install 6" ADS drain pipe with drain riser at rain garden (infiltration area # 1) to the E end of the southern portion of infiltration area # 2. Anticipated date to begin work is to be determined.
- C. Concrete pour for shear wall footings inside building foundation is expected sometime in the coming weeks.
- D. Materials for fire service line and new hydrant are expected to be delivered to the site later this week.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. Tt requests copies from contractor of testing/inspection reports for sewer and domestic water lines. **Tt awaiting receipt of reports.**

5. Materials Delivered to Site Since Last Inspection:

- A. N/A



April 10, 2018
Medway Planning & Economic Development Board
Meeting

CORRESPONDENCE

- 3-28-18 communication from Mass DEP re: the optional new role for municipal planning boards to play in the issuance of Chapter 91 (MA Public Waterfront Act) General License Certifications by Mass DEP



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Matthew A. Beaton
Secretary

Martin Suuberg
Commissioner

March 28, 2018

Medway Planning Board
155 Village St.
Medway, MA 02053

Re: Local Planning Board Responsibilities Regarding Chapter 91 General License Certifications

Dear Planning Board,

As you may be aware, the Massachusetts Department of Environmental Protection (MassDEP) administers the Massachusetts Public Waterfront Act (M.G.L. C. 91A, §18), commonly referred to as "Chapter 91." The Chapter 91 law is intended to:

- Protect and promote the public's interest in the waterways of the Commonwealth;
- Protect the public health, safety and general welfare as it may be affected by any project in tidelands, Great Ponds and non-tidal rivers and streams;
- Ensure that public rights to fish, fowl and navigate are not unreasonably restricted and that unsafe or hazardous structures are repaired or removed;
- Protect the legal rights of adjacent waterfront property owners to approach their land from the water;
- Support public and private efforts to revitalize unproductive property along urban waterfronts, in a manner that promotes public use and enjoyment of the water.

As the trustee of Chapter 91's mandate, MassDEP is responsible for licensing all structures, filling, and uses associated thereto, including docks and piers **within** tidelands, Great Ponds, and navigable rivers.

In May of 2017, a new type of Chapter 91 License---the General License Self-Certification--- was made available to eligible owners of small, non-commercial, residential docks and piers. The General License Certification (GLC) provides owners of such small docks and piers with a streamlined, simplified, and less expensive process for licensing their structures.

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370

MassDEP Website: www.mass.gov/dep

Printed on Recycled Paper

As described in the statute, local Planning Boards have a key role in the licensing and permitting process for Chapter 91. The Chapter 91 law gives Planning Boards the opportunity to review and provide input to MassDEP for any Chapter 91 license or permit before it is issued. Now under the new GLC option, the Planning Board may elect to have a more significant role in the Chapter 91 licensing/permitting process. This change gives the Planning Board the opportunity to provide input to MassDEP if desired. Under the GLC option, the applicant is required to send to your Board a "Statement" or copy of their completed self-certification form *and* a Public Notice describing their project.

Therefore, your Board will most likely receive copies of the GLCs (or "Statements") and Public Notices in the upcoming months as residential dock and pier owners pursue their self-certifications in time for the 2018 boating season. Your Board does not need to provide comments to MassDEP on these projects unless there are specific relevant concerns you want to bring to our attention.

What are the Documents that the Planning Board Will Receive and What Does the Board Need to Do?

1. The Planning Board will receive a "Statement" of the project with a site plan from the GLC applicant. This Statement will likely be a completed copy of the GLC application form (BRP WW 24) with the site plan (i.e., sketch of dock/pier and subject parcel -including a description of the proposed use, location, dimensions, setbacks, mode of work to be performed).
2. Along with the Statement, the Planning Board will receive a copy of a Public Notice in a newspaper of local circulation that describes the project. The Public Notice will state that any public concerns or issues raised in response to the Public Notice should be directed to the Planning Board (i.e., through written comments). The Board does NOT have to conduct a Public Hearing in response to the Public Notice. The Board has 45-days from their receipt of the Statement and Public Notice to comment to MassDEP's Waterways Program staff (Chapter 91).
3. If MassDEP receives no comments from your Board and the project meets the GLC eligibility requirements (*see MassDEP link below*), MassDEP will stamp and affirm the self-certification form and send it to the applicant/Licensee to register at their Registry of Deeds.
4. Once MassDEP affirms the self-certification, there is **NO** appeal option for the GLC.

You should also be aware that all GLCs will need other municipal approvals such as from the conservation commission and for coastal projects - a sign off from the Zoning Enforcement officer before MassDEP affirms it. We encourage you to go to our website at: <https://www.mass.gov/how-to/ww-24-general-license-certification> to help you more thoroughly understand the Chapter 91 General License self-certification process and if you have any additional questions contact Nancy Lin, MassDEP's Wetlands and Waterways Outreach Manager at: Nancy.Lin@state.ma.us or at (617) 556-1109. Thank you for your attention to this matter.

Sincerely,



Ben Lynch
Section Chief
MassDEP's Waterways Regulation Program