

April 24, 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	X	X	X	X

ALSO PRESENT:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Steve Bouley, Tetra Tech
- Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

O'Brien & Son – Alder Street Cul-De Sac:

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

- 2-14-18 CONFIDENTIAL memo from Town Counsel
- Warrant Article for May 2018 town meeting
- Map showing the cu-de-sac area to be discontinued
- 7-11-17 email from DPS Director Dave D'Amico

It was explained that at the April 17, 2018 Board of Selectmen meeting, the Board of Selectmen approved discontinuing a portion of Alder Street as a public way and referred the matter to the Planning and Economic Development Board for a review and recommendation. This action is a component of the construction of the construction of the O'Brien and Sons building at 17 Trotter Drive and was part of the Board's site plan decision.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to recommend to the Board of Selectmen that the approximately 2,211 sq. ft. area within the Alder Street cul-de-sac located along the southern frontage of the O'Brien property at 17 Trotter Drive be discontinued as a public was as it is no longer needed for public use.

PEDB Meeting Minutes:

April 10, 2018:

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted unanimously to approve the minutes from the April 10, 2018 meeting as revised.

OTHER BUSINESS:

- The Chairman communicated to the Board that he spoke with Karyl Spiller-Walsh in regards to Wingate Farm. She wanted to get clarity on what the Board would like as part of the modification. It is the opinion of the Board that the minutes and video tape of the meeting are available for her to review. These documents will provide the clarification. He asked Susy to provide that information directly to Karyl Spiller-Walsh.
- The Chairman informed the Board that the town should be looking into being able to use utility easements to connect town owned open space parcels. This is done in the State of Colorado.

Milway Auto Site Plan – 50 Alder Street:

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

- Mullins Rule Certification for Tom Gay for 2-27-18 hearing.
- Email dated 3-5-18 from Fire Chief Jeff Lynch.
- Email dated 3-6-18 from Susy Affleck-Childs – Upland Issue
- Email dated 3-6-18 from Susy Affleck-Childs – American Flag
- 3-30-18 public hearing continuation notice
- ZBA variance decision dated 2-7-18
- Lighting plan dated 3-14-18 by Reflex lighting
- Request for waiver dated 3-18-18 (setback distance)
- Letter dated 3-21-18 from Paul Seaberg re: revised plan 3-19-18.
- Letter dated 3-28-18 from Steve Bouley re: revised plan
- Letter dated 4-2-18 from Paul Seaberg re: revised plan dated 4-2-18.
- Revised site plan dated 4-2-18 by Grady Consulting
- Revised building elevations/architectural drawings 4-17-18 by Clinton Architects.
- Outdoor lighting memo dated 4-19-18 by ESI, Engineered Solutions, Inc.

Paul Seaberg was present and reviewed the various plan revisions. Also present were applicant Phil Anza and contractor Phil Chouinard.

Mr. Seaberg indicated that the following have been completed:

- Existing conditions has been revised to include a landscape plan. The applicant would like to use a lemon thyme ornamental grass which is 4 to 6 inches instead of junipers.
- There will be access for the fire department from the two sides and a portion of the third side.
- There will be no dumpsters stored inside. They will use large trash containers instead of a dumpster.
- The upland concern applies only to lots where a “dwelling” is to be constructed. It does not pertain to property used for commercial or industrial uses.
- The applicant may have a US flag painted on the building’s west façade as long as no text pertaining to Milway Auto or any other business is included on the mural.
- The lighting needs to be redesigned and a plan needs to be shown.
- If there is a future modification it can be handled as an administrative review.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board

voted unanimously to continue the hearing to Tuesday, May 8, 2018 at 7:15 pm.

The decision will be drafted for the Board's review and vote at that time.

Zoning Bylaw Amendments Public Hearing:

The Chairman opened the public hearing for the Zoning Bylaw Amendments.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to waive the reading of the public hearing notice.

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

- Public Hearing Notice dated 3-30-18
- Drafts of Articles
- Email from resident John Lally, 35 Coffee Street – 4/23/18

The Articles presented were the following:

- Article 22: Medical Marijuana
- Article 23: Recreational Marijuana
- Article 24: Site Plan Review
- Article 25: Zoning Map Revision

Resident Harry (Buzz) Johnson was present and communicated that he has no opposition to Article 25 which is for a Zoning Map Revision on the north side of Lovering Street west of Holliston Street.

Mr. Lally was present to explain a summary of the current conditions at 2 Marc Road which is presently operating as a medical marijuana cultivating facility. There is an intermittent increase of noise coming from the site. It is like a high pitch noise. On Patriot's Day weekend, the noise was very pronounced. He has spoken with the owner Ellen Rosenfeld and she is willing to look into how to resolve this situation. Mr. Lally indicated that he has read the bylaw regarding the nuisance clause and hopes that there will be some relief. It appears the noise could be coming from the roof top unit. His concern is the applicant applying for a special permit to expand to the building's second floor of the building and the issue will not be addressed.

The Board noted that there is a host community agreement which addressed these issues. It was suggested that some mitigation measures could be discussed with the owner which could include noise monitoring equipment.

The chairman asked Susy Affleck-Childs to provide a copy of the host community agreement and a copy of the special permit to Mr. Lally.

Close Hearing:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to close the hearing for the Zoning Bylaw Hearing.

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted

unanimously to recommend Warrant Articles 22-25 as written and discussed.

Town Line Estate Subdivision Public Hearing Continuation

The Chairman reopened the continued hearing.

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

- Draft decision dated 4-20-18
- Mullins Rule Certifications from Bob Tucker and Matt Hayes for 4-10-18 hearing
- Signed Scenic Road Work permit application
- Definitive Subdivision Plan dated 3-23-18
- Construction Services estimate dated April 19, 2018 from Tetra Tech
- Waiver request dated 4-24-18
- Turning radius drawing and email from Fire Chief Jeff Lynch.

Project engineer Jeff Kane was present and explained that there is an additional waiver was submitted regarding construction of sidewalk along Populatic Street.

The Board discussed the waiver request for relief from the requirement for a 40' curb radius and proposal to use a 12' curb radius on both sides of the proposed roadway. Susy had asked the applicant to contact the Fire Chief to confirm he was OK with that reduction.

The decision was reviewed and the following recommendations were noted:

- Include Mr. Jeff Brady, 18 Populatic Street on the list of citizens providing testimony
- 7.7.4 Stormwater Management: Add language about the independent drainage system
- 7.7.2 Stormwater Management: Get clarity about any easement needed.
- 7.9.2 Street & Roadways: include the information from the Fire Chief.
- Under Completion Schedule – Specify 3 years of the date of endorsement of plan.
- Under Selective Cut Zones: add language that this is not the full perimeter.
- #9 change Norwood Acres to Town Line Estates.
- The Board would like more language added to the maintenance responsibility during construction.

There was discussion about Section 7.13.1 regarding sidewalks. There is a requirement that sidewalks shall be provided along the entire frontage of the subdivision parcel, or make a payment in lieu of construction. The Board was provided with an estimate for the sidewalk from Tetra Tech. **(See Attached)** It was the consensus that this is a high estimate and that the subdivision is being done to create a house lot a family member.

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted 4 to 1 (abstention Matt Hayes) to grant the waiver from Section 7.13.2 Sidewalks re: construction of sidewalks on frontage road.

Waivers:

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the remaining waivers as presented.

Project Evaluation Criteria:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the Findings and Project Evaluation criteria as presented.

The applicant was inquiring about if there needs to be a bond on this site or can it be reduced. He was informed that the State law requires it but the type of bond can be negotiated.

Decision:

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the decision and conditions.

Close Hearing:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to close the hearing.

Construction Services

The Board is in receipt of a construction services estimate from Tetra Tech. **(See Attached)**

On a motion made by Bob Tucker and seconded by Tom Gay, the Board voted unanimously to approve Tetra Tech's construction services estimate for Town Line Estates in the amount of \$7,999.00

Applegate Subdivision:

Chairman Rodenhiser recused himself from discussion.

The Board is in receipt of the following documents **(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.

The Tetra Tech updated inspection report, punch list and bond estimate has been forwarded to developer Ralph Costello. This information was also forwarded 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.

The last bond estimate from 2015 was \$290,969. The recently updated estimate is \$419,521 which reflects a fuller cost estimate associated with the sidewalk work on Coffee Street.

The Board would like Consultant Bouley to come up with a cost estimate to visit the site on a regular basis for inspections.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted

unanimously to approve the updated bond estimate for Applegate in the amount of \$419,521.00.

A letter with a 60 day deadline will be provided to Mr. Costello.

Construction Reports:

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

- County Cottage Report #4 – April 11, 2018
- Country Cottage Report #5 – April 12, 2018
- Beals and Thomas Exelon Report #8 – April 18, 2018

Consultant Bouley informed the Board that there continues to be an issue at Millstone. The sweeping needs to be done daily and this is not occurring. The applicant has installed straw waddles for mitigation. There was discussion about looking at the bond money to get a cost estimate for street cleaning and drainage cleaning. If the applicant is not performing this work, then we can provide him with a cost estimate to require that this be completed. The bank that is holding the bond can also be notified.

The Board was made aware that Mr. Venincasa has been in front of the Board of Selectmen trying to increase the sale price of the five affordable houses.

Other Business Boards/Committees:

- There is a Finance Committee meeting to be held on Wednesday, April 25, 2018. Susy will attend to brief FinCom on the PEDB's articles for the May Town Meeting.
- The Redevelopment Authority is establishing an Oak Grove Zoning Task Force. A member of the PEDB is sought to serve on that Task Force.
- There was a Design Review Committee meeting and they are still working on the Choate Park Entrance sign. The information will be forwarded to the PEDB.
- The OSRP Committee will hold a land management workshop on May 5, 2018 at the Amphitheatre to work on creating a land management plan.
- There will be two administrative site plan review applications – 135 Main Street and PJ's Smoke and Grill. Both are forthcoming.
- The Chairman attended a stormwater meeting and there was discussion about sharing equipment such as sweeper with surrounding towns (Franklin and Milford). The City of Framingham takes part in this. The town would be charges a rate for the borrowed equipment.
- There was a meeting with buyers at 33 Evergreen in relation to a possible multifamily project.
- The Department Heads met with the engineer for 9 Trotter about a site plan submittal.

FUTURE MEETING:

- Tuesday, May 8, 2018.

ADJOURN:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to adjourn the meeting.

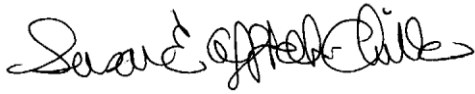
The meeting was adjourned at 9:25pm.

Prepared by,

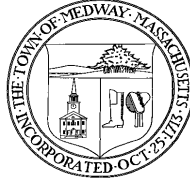
A handwritten signature in blue ink, appearing to read "Amy Sutherland".

Amy Sutherland
Recording Secretary

Reviewed and edited by,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs".

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



April 24, 2018
Medway Planning & Economic Development Board
Meeting

O'Brien & Son - Alder Street Cul De Sac

The site plan decision for O'Brien & Son included a condition re: the Alder Street cul-de-sac abutting the property. See below.

H. ***Easement/conveyance of Alder Street cul-de-sac*** – The applicant shall provide information and assistance to the Medway Department of Public Services and the Planning and Economic Development office to accomplish the conveyance by the Town of Medway to Bottle Cap Lot LLC or its assignee of a deed or easement over the approximately 2,211 sq. ft. land area within the Alder Street cul-de-sac right of way located along the southern frontage of the subject property as shown on the site plan. This may include the payment of appraisal and other costs incurred by the Town.

See attached documents:

- 2-14-18 memo from Town Counsel describing the process
- Warrant article for the May 2018 town meeting
- Map showing the cul de sac area to be discontinued
- 7-11-2017 email from DPS Director Dave D'Amico acknowledging that the subject cul-de-sac no longer has value to the Town

At its 4-17-18 meeting, the BOS approved the following motion:

I move that the Board vote that the proposed portion of Alder Street be discontinued as a public way as it is no longer needed for public use and to refer the matter to the Planning and Economic Development Board for a report and recommendation back to the Board.

Recommended Motion – I move that the PEDB recommend to the BOS that the approximately 2,211 sq. ft. area within the Alder Street cul-de sac located along the southern frontage of the O'Brien property at 17 Trotter Drive be discontinued as a public way as it is no longer needed for public use.

REGISTRY USE ONLY

NOW OR FORMERLY
NEW ENGLAND POWER COMPANY

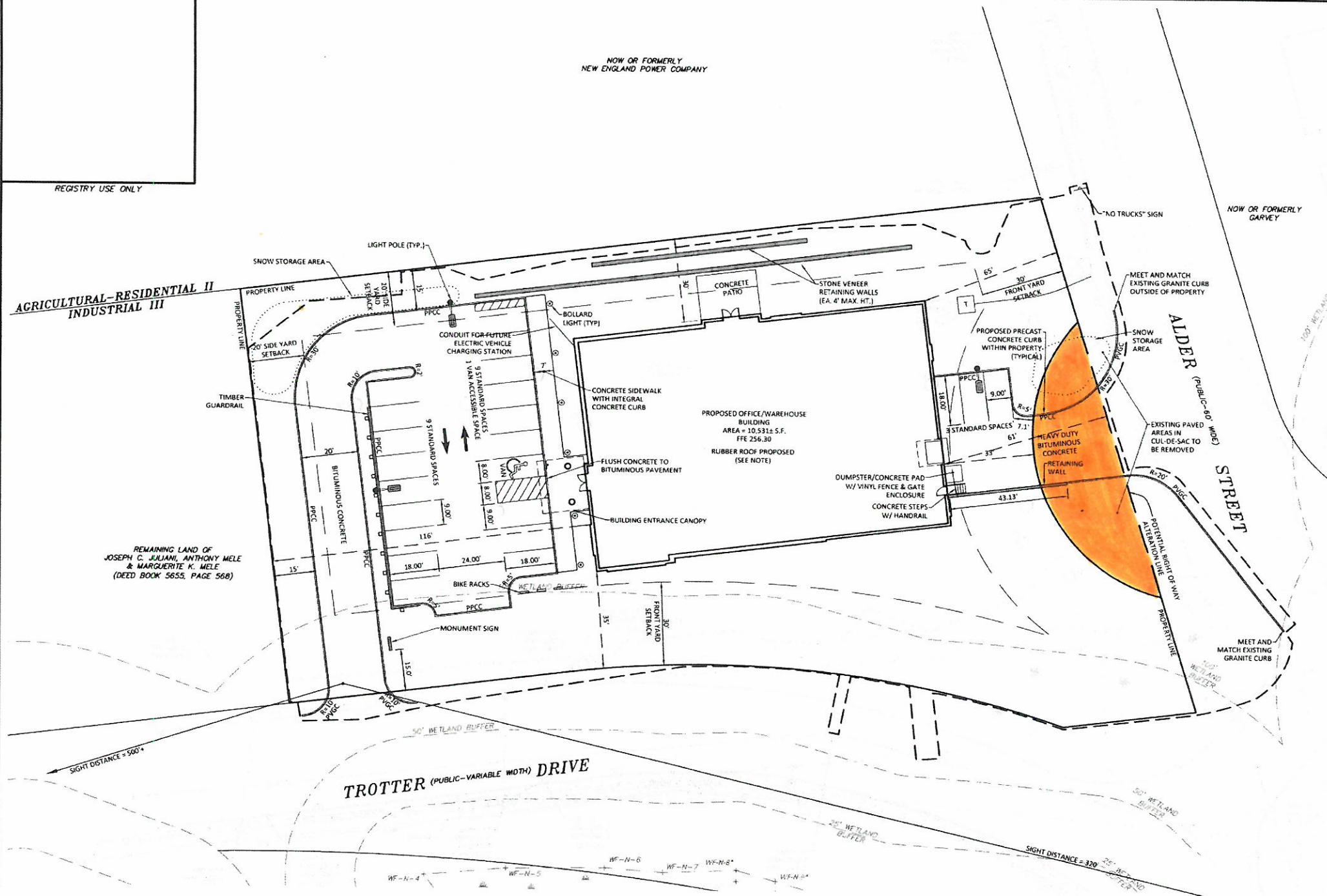
AGRICULTURAL-RESIDENTIAL II
INDUSTRIAL III

REMAINING LAND OF
JOSEPH C. JULIANI, ANTHONY MELE
& MARGUERITE K. MELE
(DEED BOOK 5655, PAGE 568)

TROTTER (PUBLIC-VARIABLE WIDTH) DRIVE

ALDER (PUBLIC-60' WIDE) STREET

NOW OR FORMERLY
GARVEY



Susan Affleck-Childs

From: David Damico
Sent: Tuesday, July 11, 2017 5:57 PM
To: Susan Affleck-Childs
Cc: mbeaudry@meridianassoc.com
Subject: O'Brien & Sons

Susy,

Just a follow-up on our conversation. I met with the owners and Mark Beaudry this afternoon. I had no issues with the layout they showed me. As for the old cul-de-sac on Alder, the Town has essentially abandoned it. There are no utilities in this location and serves no purpose for the Town. We discussed either the parcel being split from the main ROW layout to be conveyed to O'Brien & Son's or a permanent easement could also be performed. That is a legal matter to see which is better for both parties. As we discussed, valuation and TM action would likely be required in either case.

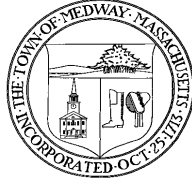
I would also add that O'Brien & Son's has been generous to the Town in the past with various projects, I'm certain they will be again, and I would support a move to offer them the parcel at no cost. If pavement is removed, that is an added bonus to the Town for stormwater purposes.

Let me know if you need any further information.

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

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April 24, 2018
Medway Planning & Economic Development Board
Meeting

Milway Auto Site Plan – 50 Alder Street

The first and last time you met with the applicant was February 27, 2018. The hearing was continued to March 27th at which time the applicant requested another continuation to April 24th.

The current deadline for the Board's action decision is May 11, 2018.

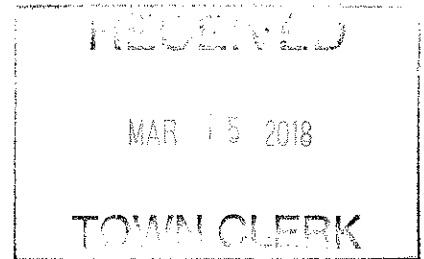
The following documents are provided for your review:

- Mullins Rule certification for Tom Gay for the 2-27-18 hearing
- Email dated 3-5-18 from Fire Chief Jeff Lynch
- Email dated 3-6-18 from Susy Affleck-Childs re: uplands requirements
- Emailed dated 3-6-18 from Susy Affleck-Childs re: installation of an American flag mural on the building's west façade
- 3-30-18 Public Hearing Continuation Notice (continued to 4-24-18)
- ZBA variance decision dated 2-7-18
- Lighting plan dated 3-14-18 by ReflexLighting
- Request for Waiver dated 3-18-18 re: setback distance of internal driveways from side property line
- Letter dated 3-21-18 from Paul Seaberg of Grady Consulting submitting revised plan dated 3-19-18

- Letter dated 3-28-18 from Steve Bouley/Tetra Tech re: revised plan
- Letter dated 4-2-18 from Paul Seaberg of Grady Consulting submitting revised site plan dated 4-2-18
- Revised Site Plan dated 4-2-18 by Grady Consulting (This plan also reflects the revised site plan dated 3-19-18 which I have NOT provided to you as a separate document).
- Revised building elevations/architectural drawings dated 4-17-18 by Clinton Architects
- Outdoor lighting memo dated 4-19-18 by ESI/Engineered Solutions, Inc.



Town of Medway, Massachusetts



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

Note: This form can only be used for missing a single public hearing session.
This cannot be used for missing more than one hearing session.

I, THOMAS GAY (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of MP & EDB
2. I missed a public hearing session on the matter(s) of: MILWAY AUTO

which was held on 2.27.18

3. I have reviewed all the evidence introduced at the hearing session that I have missed which included a review of (initial which one(s) is/are applicable):
 - a. audio recording of the missed hearing session; or
 - b. X video recording of the missed hearing session; or
 - c. X a written transcript of the missed hearing session.

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

Signed under the pains and penalties of perjury this 13TH day of FEBRUARY, 20 18.

[Signature]
(Signature of Board Member)

Received as part of the record of the above matter:

Date: 3-14-2018

By: [Signature]

Position: Planning & Dev. Coordinator

Susan Affleck-Childs

From: Jeff Lynch
Sent: Monday, March 05, 2018 3:52 PM
To: Susan Affleck-Childs
Subject: RE: Milway Auto Site Plan - Please review

Good Afternoon Susy, I have reviewed the site plan for this location and have no comments. The department will have access to two sides plus a portion of a third side. Regarding the dumpster, yes I have a problem with a dumpster sized container of combustibles being stored inside. The dumpster should be outside, preferably at least 10 feet away from the building. Thanks. Jeff

From: Susan Affleck-Childs
Sent: Monday, March 05, 2018 11:43 AM
To: Jeff Lynch
Subject: FW: Milway Auto Site Plan - Please review

Hi,

One other thing. They plan to keep a trash dumpster inside the building and then roll it out weekly for pick-up. Are you OK with that??

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: Susan Affleck-Childs
Sent: Monday, March 05, 2018 11:37 AM
To: Jeff Lynch
Subject: Milway Auto Site Plan - Please review

Hi Chief,

Would you review this site plan and get back to me?

Do you have any concerns about emergency access to this site?? It is a bit cozy within the site itself, but it appears that there is 264 linear feet of frontage along Alder Street.

Thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Tuesday, March 06, 2018 12:50 PM
To: oldmananza@yahoo.com
Cc: 'Rick Grady'; 'Paul Seaberg'; Phil Chouinard (pchouinard@jconstruction.net); Jack Mee ; Gino Carlucci
Subject: Milway Auto - 50 Alder Street

Hi,

At last week's hearing on the Milway Auto site plan, I raised a question about what percentage of the lot at 50 Alder Street was uplands vs. wetlands. I had recollected there was language in the Medway *Zoning Bylaw* requiring that at least 50% of a lot had to be "uplands" to be considered "buildable".

I have reviewed Section 6.2.D of the Medway Zoning Bylaw and discussed the issue with Jack Mee, Medway's Building Commissioner/Zoning Enforcement Officer and Gino Carlucci, the Town's planning consultant. Upon further examination, we found that the regulation in question regarding the percentage of wetlands vs. uplands applies only to lots where a "dwelling" is to be constructed. The language does NOT pertain to property used for commercial or industrial purposes.

So, you are all set and may continue to proceed through the permitting process. This is a non-issue as your project does not involve any residential component.

Please let me know if you have any questions. My apologies if I caused you stress and agita!!

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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Medway, MA 02053
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Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Tuesday, March 06, 2018 1:33 PM
To: oldmananza@yahoo.com
Cc: Phil Chouinard (pchouinard@jconstruction.net); Jack Mee; Matthew Buckley
Subject: Milway Auto - Use of American flag on building facade at 50 Alder Street

Hi Phil,

I have reviewed your question about painting a large scale version of the American flag on the west façade of your proposed building for Milway Auto at 50 Alder Street. You asked whether it would constitute a sign.

I discussed this with Jack Mee, Medway Building Commissioner/Zoning Enforcement officer and together, we reviewed Section 7.2 Signs of the *Medway Zoning Bylaw*. In Section 7.2.2 regarding Exempt Signs, the Bylaw specifies that a sign permit is not needed for “flags, emblems, and insignia of any governmental agency except when displayed in connection with commercial promotion”.

So, you may have a US flag painted on the building’s west façade as long as no text pertaining to Milway Auto or any other business is included on or incorporated into the flag mural. Two conditions . . . first is that the flag design is executed in proper proportions and lighted in accordance with the US. Flag Code. And second is that the flag mural be maintained in good appearance appropriate to the flag’s status as a symbol of our country.

Please let me know if you have any questions.

Best regards,

Susy Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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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 Hayes, P.E.
Richard Di Iulio

MEMORANDUM

March 30, 2018

TO: Maryjane White, Town Clerk
Town of Medway Departments, Boards and Committees

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

RE: **Public Review Continuation: Milway Auto Site Plan**
Continuation Date: Tuesday, April 24, 2018 at 7:15 p.m.
Location: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on March 27, 2018, the Planning and Economic Development Board considered and approved the request of Alder Street Realty LLC of Medway, MA to continue the public hearing for approval of a site plan for the proposed construction of an automotive sales and service facility at 50 Alder Street. **The continued public hearing will take place on Tuesday, April 24, at 7:15 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.**

The subject property is 1+ acres and is located on the north side of Alder Street in the 495 Business Park in the West Industrial zoning district. The parcel, shown on the Medway Assessors Map as #63 – 001-0001, is owned by Alder Street Realty LLC. A portion of the site lies within the Town of Milford. The property is bordered by Interstate 495 on the west.

The proposed project includes construction of a 3,250 sq. ft., one-story building for automobile sales and service with three garage bays and office space. The site plan shows a 7,774 sq. ft. parking lot for 17 parking spaces, landscaping, stormwater drainage facilities, and connections to municipal water and sewer. Site access/egress is planned with 2 curb cuts on Alder Street.

The plan is titled *Proposed 3,250 S.F. Commercial Building Site Plan*, is dated March 30, 2016 and was prepared by Grady Consulting, LLC of Kingston, MA. Architectural drawings were provided by Clinton Design Architects of Holliston, MA.

The application, site plan, and other documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The application, site plan, and other documents are also posted at the Planning and Economic Development Board's web page at:

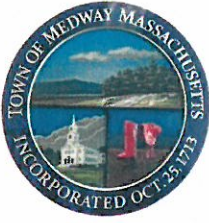
<https://www.townofmedway.org/planning-economic-development-board/pages/town-line-estates>

Please contact me if you have any questions. Thanks.

Telephone: 508-533-3291

Fax: 508-321-4987

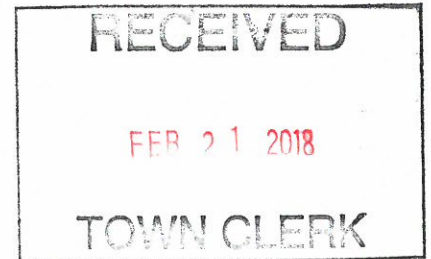
planningboard@townofmedway.org



Town of Medway
ZONING BOARD OF APPEALS
155 Village Street, Medway, MA 02053

Eric Arbeene, Chair
Brian White, Vice Chair
Carol Gould, Clerk
Bridgette Kelly, Member
Rori Stumpf, Member

**DECISION
VARIANCES
50 ALDER STREET**



*20 day Appeal
March 13, 2018*

Date Application Filed: January 11, 2018

Applicant(s): Philip Anza ("the Applicant")
119 Milford Street
Medway, MA 02053

Location of Property: The Project is located on a parcel of land in Medway located at 50 Alder Street (Assessor Parcel ID: 63-001-0001).

Approval Requested: Variance from Section 5.4 of the Zoning Bylaw to grant the use of an automotive sales and services business in the Industrial III Zoning district where prohibited; and also to allow for a Variance from Section 6.1 of the Zoning Bylaw for the reduction in the required front yard setback from 30 ft. to 24.9 ft. for the construction of the proposed building.

Members Participating: Eric Arbeene (Chair), Brian White (Vice Chair), Carol Gould, Bridgette Kelly, and Rori Stumpf

Members Voting: Eric Arbeene (Chair), Brian White (Vice Chair), Carol Gould, Bridgette Kelly, and Rori Stumpf

Hearing Opened: February 7, 2018

Hearing Closed: February 7, 2018

Date of Decision: February 7, 2018

Decision: Granted



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Decision: Granted

I. PROCEDURAL HISTORY

1. On January 11, 2018, the Applicant filed a Variance application, pursuant to G.L. c. 40A, as amended, and the Medway Zoning Bylaw, for a Variance from Section 5.4 of the Zoning Bylaw to grant the use of an automotive sales and services business in the West Industrial zoning district (formerly known as Industrial III Zoning district) where such use is prohibited; and also to allow for a Variance from Section 6.1 of the Zoning Bylaw for the reduction in the required front yard setback from 30 ft. to 24.9 ft. for the construction of the proposed building.
2. Notice of the public hearing was published in the Milford Daily News on January 24, 2018 and January 31, 2018, and notice sent by mail to all interested parties, and posted in Town Hall as required by G.L. c. 40A §11.
3. The public hearing was opened on February 7, 2018. The Board closed the public hearing the same evening.
4. The Property is located in the West Industrial, “WI,” (formerly Industrial III, “I-III”) District. The front setback requirement is 30 feet, the side setback, 20 feet, and the rear setback, 30 feet. The minimum lot area requirement is 40,000 s.f.
5. The Board notified Town departments, boards and committees of this application. The Board did not receive any comments.
6. All documents and exhibits received during the public hearing are contained in the Zoning Board of Appeal’s files and listed in Section V. of this Decision.

II. TESTIMONY

At the February 7, 2018 meeting, the hearing was opened by the Board.

Ms. Leahy, Community & Economic Development Department, explained that it was necessary for the Applicant to come before the Board when the Applicant had already received the appropriate variances in August of 2016, due to the fact that variances are valid only for a year unless “exercised,” and the Applicant had not taken any action on the variances.

The Applicant explained that he planned to move his business from its current location at the northern end of Trotter Drive down to the western end of Alder Street. The Applicant owns the property. Shortly after receiving the variances, he had a number of personal matters arise which took precedence over beginning work on his new location. The Applicant was requesting the same two variances as the Board had previously granted—a variance from the front setback for the location of the proposed building and a use variance for automotive sales and service.

There were no members of the public who spoke in favor or opposition of the request.

III. FINDINGS

In making its findings and reaching the decision described herein, the Board is guided by G.L. c. 40A, as amended, and by the Medway Zoning Bylaw. The Board also considered evidence and testimony presented at the public hearing and comments submitted by residents placed in the public record during the course of the hearings.

A. Variance Criteria

1. *Circumstances relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district:*
 - a. The applicant demonstrated that the limited size of the subject lot, and the presence of substantial amount of wetlands thereon, render the subject lot essentially ill-fitted for the industrial uses prescribed by the Zoning Bylaw and that a small commercial use represents an effective use of the subject lot.
 - b. The Board finds that the location of the wetlands on the subject lot, and the desirability of maintaining a substantial separation between the wetlands and the construction needed for the proposed automotive sales and service building, render it desirable to place the building significantly closer to the front lot line than permitted by current zoning.
2. *Substantial hardship caused by the circumstances from Criteria A.1 when the Zoning Bylaw is literally enforced:*
 - a. The proposed use, although not permitted under the Zoning Bylaw, is not of a type which would be disruptive to permitted uses in the zoning district and hence that the requested relief can be granted without substantial detriment to the public good or excessive deviation from the intent of the Zoning Bylaw. Further, this is relocation of a business already within the zoning district to a more suitable location.
3. *Why/how the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw:*
 - a. The applicant has previously conducted a similar business within the same industrial zoning district for a number of years without objection from his present neighbors and that the owners and/or occupiers of the lots adjacent to the subject lot have raised no objections to the proposed use.

The Applicant has provided documentation in the Variance application form submitted with this application and as explained during the hearing to satisfy the requested Variances.

IV. CONDITIONS OF APPROVAL

Based upon the findings of the Board and testimony and information received into the record during the public hearing process, the Board **GRANTS** the Applicant(s), Philip Anza, **VARIANCES** from the requirements of Sections 5.4 and 6.1 of the Zoning Bylaw for the property located at 50 Alder Street for the use of the Lot as an Automotive Sales and Service and to permit construction to a front setback of 24 feet instead of the 30 feet.

1. These Variances are subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies, or commissions. Any changes to the Variances that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Board for review as a new request.

Any work or use that deviates from this Decision shall be a violation of the *Medway Zoning Bylaw*.

2. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the Variances shall lapse one year from the date of Decision, unless action is taken, or as may be otherwise specified herein, and may be reestablished only after a new filing, hearing, and decision.

V. INDEX OF DOCUMENTS

A. The Variance application included the following plans and information that were provided to the Board at the time the application was filed:

1. General Application Form
2. Variance Application Form
3. Enclosure letter regarding Variance Application to the Zoning Board of Appeals from Grady Consulting, L.L.C. regarding the submitted application and documents, dated 5/23/16
4. Property Site Plan (7 pages of plans) of "51 Alder Street," dated March 30, 2016, prepared by Grady Consulting, L.L.C. of 71 Evergreen Street, Suite 1, Kingston, MA 02364
5. Response letter to the Board's comments made at the July 6, 2016 public hearing from Grady Consulting, L.L.C., dated 7/15/16
6. ZBA Decision for 50 Alder Street, dated August 15, 2016

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

Any person aggrieved by the decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws, Chapter 40A, §17, and shall be filed within twenty days (20) after the filing of this notice in the Office of the Medway Town Clerk.

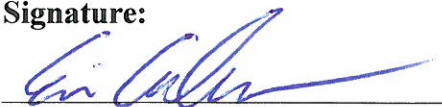
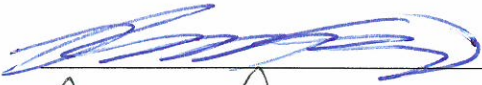
In accordance with MGL c. 40A, Section 11, no variance or special permit shall take effect until a copy of the Decision is recorded in the Norfolk County Registry of Deeds is recorded in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title, bearing the certification of the Town Clerk that twenty days have elapsed after the Decision has been filed in the Office of the Town Clerk and no appeal has been filed within said twenty day period or that any duly filed appeal has been dismissed or denied. The fee for recording or registering shall be paid by the Applicant. A copy of the recorded Decision certified by the Registry, and notification by the Applicant of the recording, shall be furnished to the Board.

The next page provides the signatures of the Board.

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VI. VOTE OF THE BOARD

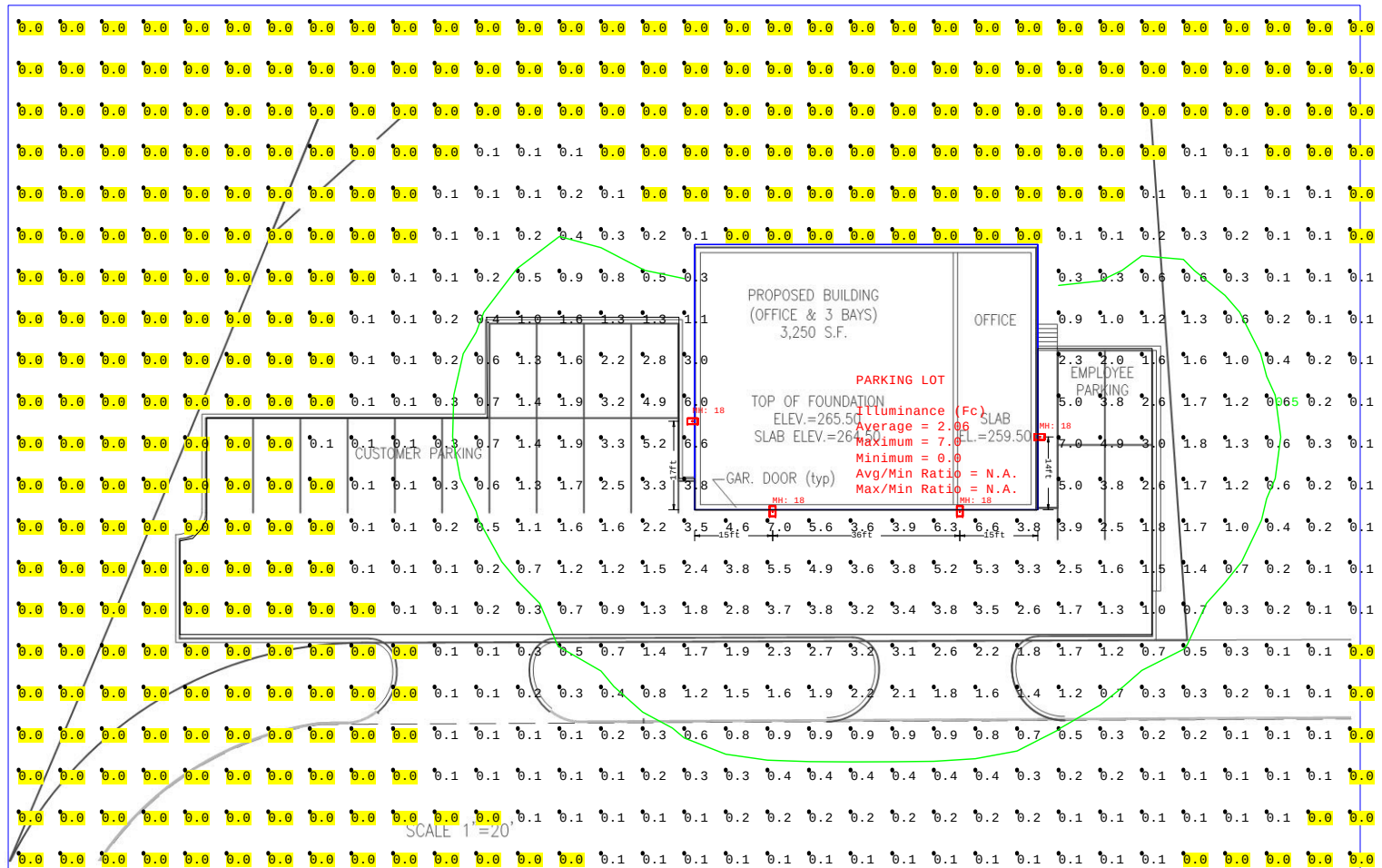
By a vote of 5 to 0 , on a motion made by Rori Stumpf and seconded by Brian White, the Zoning Board of Appeals hereby **GRANTS** the Applicant(s), Philip Anza of Alder Street Realty LLC, **VARIANCES** from the requirements of Sections 5.4 and 6.1 of the Zoning Bylaw for the property located at 50 Alder Street for the use of the Lot as an Automotive Sales and Service building and to permit construction to a front setback of 24 feet instead of the 30 feet prescribe by the Zoning Bylaw **SUBJECT TO THE CONDITION** that the building shall be constructed substantially in accordance to the plans submitted with the application prepared by Grady Consulting, LLC of 71 Evergreen Street, Kingston, MA 02364, dated March 30, 2016.

Member:	Vote:	Signature:
Eric Arbeene	<u>YES</u>	
Brian White	<u>YES</u>	
Carol Gould	<u>YES</u>	
Bridgette Kelly	<u>YES</u>	
Rori Stumpf	<u>YES</u>	

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Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
☐	4	LUMARK	SINGLE	XTOR8BRL

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Fc	0.57	7.0	0.0	N.A.	N.A.
PARKING LOT	Fc	2.06	7.0	0.0	N.A.	N.A.

DESCRIPTION

The Lumark Axcent Large LED wall mount luminaire provides a flush-mounted, architectural design with high performing, energy efficient illumination resulting in up to 88% energy savings. The die-cast aluminum construction along with stainless steel hardware, gasketed housing, and sealed optical compartment make the Axcent Large impervious to contaminants. The Axcent Large replaces up to 450W metal halide equivalents making it ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways, loading docks and floodlighting applications.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum housing. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 56W, 72W, 102W and 123W. External fin design on the back of the fixture extracts heat from the surface resulting in a thermally optimized design. One-piece silicone gasket seals the fixture, keeping out moisture and dust in compliance with IP66 rating. The fixture is 3G vibration rated (ANSI C136.31) and UL/cUL listed ensuring reliability and durability in wall mount applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Optional glare free lens is available for visual comfort at reduced lumen values. Available in Type IV distribution with lumen packages ranging from 6,600 to 17,300 nominal lumens. Light engine configurations consist of high-efficacy, discrete LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L94/72,000 hours at 25°C per IESNA TM-21). Offered standard in 4000K (+/- 275K) CCT and minimum 70

CRI. Optional 5000K CCT / 70 CRI minimum and 3000K CCT / 80 CRI minimum are available.

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. Integral LED electronic driver incorporates 6kV surge protection. Class 1 electronic drivers have a power factor >90%, THD <20%. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. 10kV/10kA surge protection is available. 56W, 72W, 102W and 123W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 56W, 72W and 102W models only.

Mounting

Steel wedge mounting plate fits directly to 4" j-box or wall with the "Hook-N-Lock" mechanism for quick installation. Secured with two captive, corrosion resistant, stainless steel set screws, which are concealed but accessible from bottom of fixture. Optional pole mount arm is bolted directly to the pole and the wedge plate on the fixture slides onto the arm and locks in place facilitating quick and easy installation. The arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on

the mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the mounting arm enables round pole mounting. Optional floodlight kits available in slipfitter and trunnion mount configurations.

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 56W, 72W, 102W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Finish

The Axcent Large is protected with a five stage super TGIC polyester powder coat paint in carbon bronze and six other color finishes. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.



AXCL AXCENT LARGE

56W, 72W, 102W, 123W
LED

APPLICATIONS:
WALL / SURFACE / INVERTED
SITE LIGHTING / FLOODLIGHTING

CERTIFICATION DATA

ISO9001, UL/cUL Wet Location Listed
UL924 Listed (CBP Models)
LM79 / LM80 Compliant
Title 24 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Rated
IP66 Rated

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

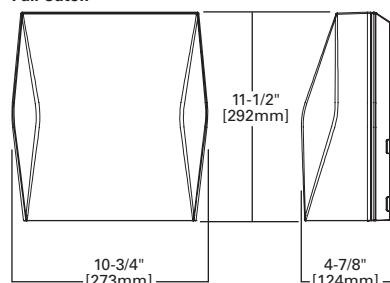
Effective Projected Area (Sq. Ft.): 1.1

SHIPPING DATA:

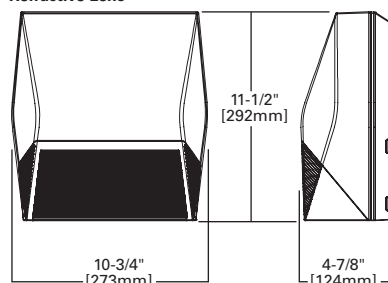
Approximate Net Weight:
Fixture with no options=12 lbs. [5.45 kgs.]
With battery=16 lbs. [7.27 kgs.]
With motion sensor=17 lbs. [7.73 kgs.]
With motion sensor & battery=21 lbs. [9.54 kgs.]

DIMENSIONS

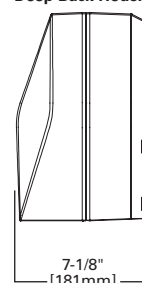
Full Cutoff



Refractive Lens

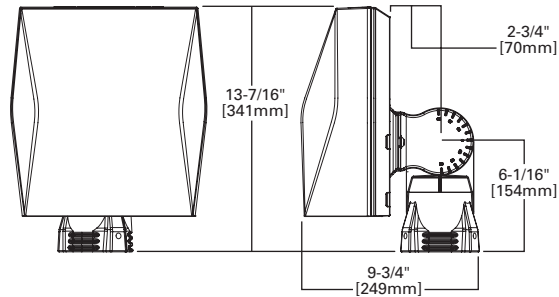


Deep Back Housing

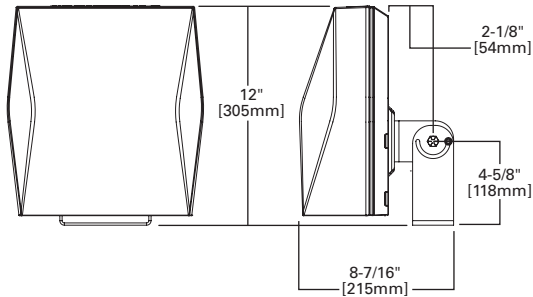


MOUNTING OPTIONS

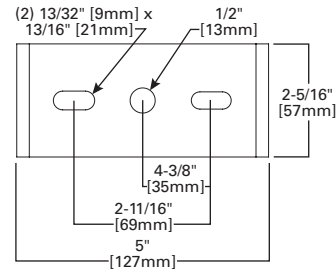
Slipfitter Floodlight Mount



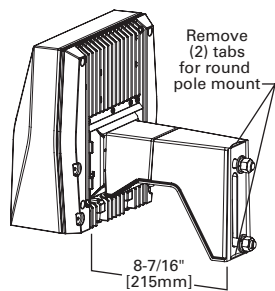
Trunnion Floodlight Mount



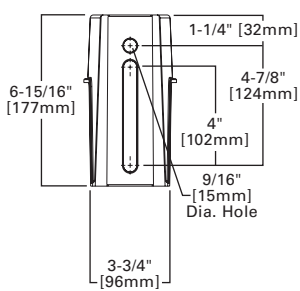
Trunnion Mount Detail



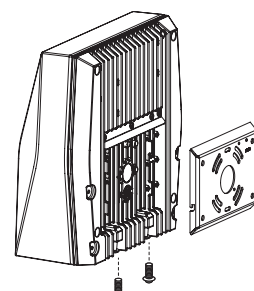
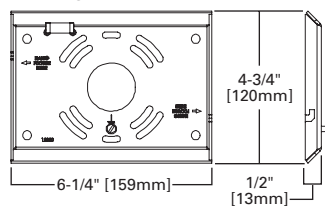
Pole Mount Arm



Drill Pattern

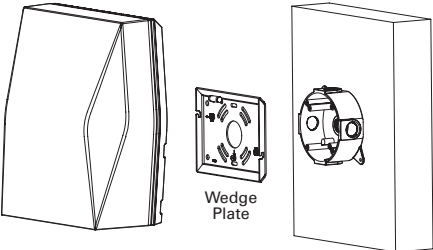


Mounting Plate Detail



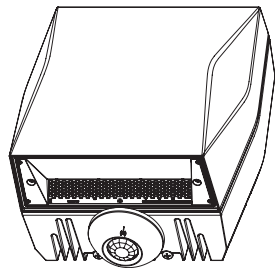
Through-branch Wiring

(Available through rated junction box - supplied by others)

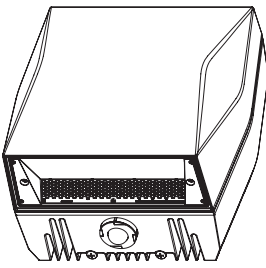


CONTROL OPTIONS

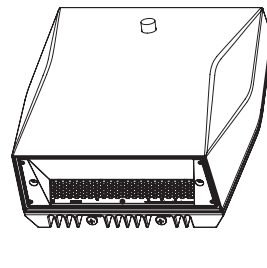
LumaWatt Pro Sensor



Occupancy Sensor

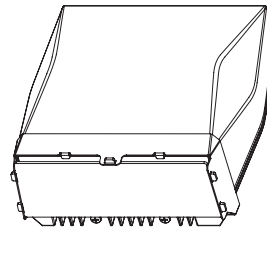


Button Photocontrol

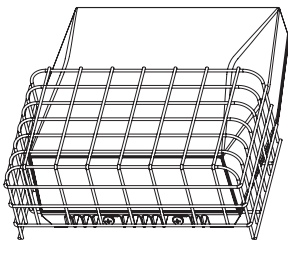


VANDAL SHIELD AND WIRE GUARD OPTIONS

Vandal Shield



Wire Guard



CONTROL OPTIONS

0-10V

This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

Photocontrol (PC1 and PC2)

Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD)

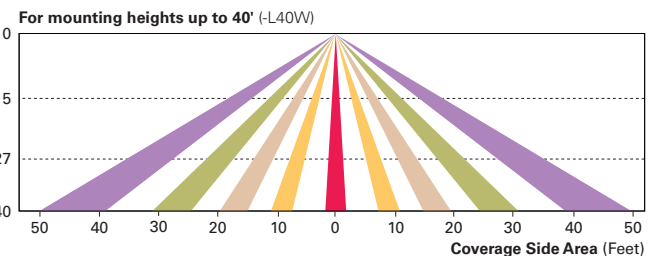
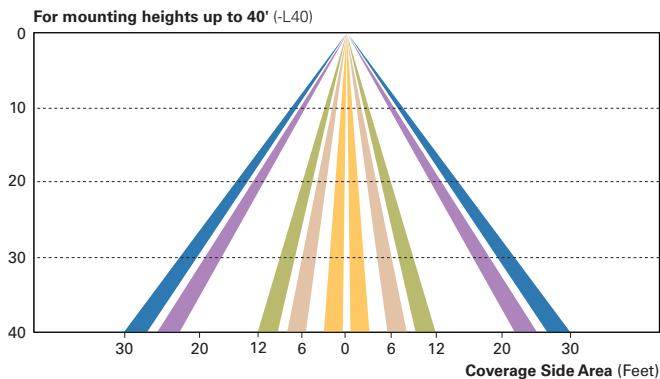
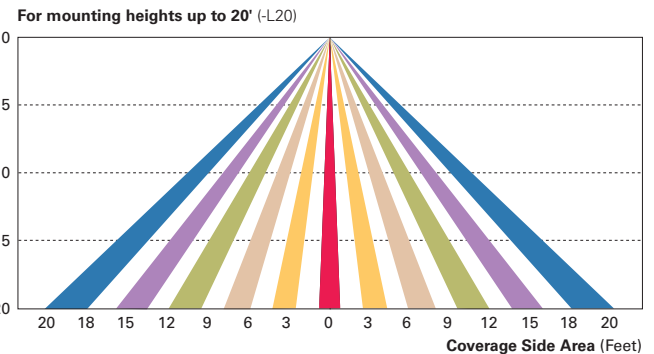
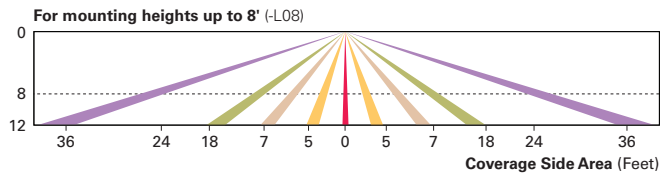
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX)

These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

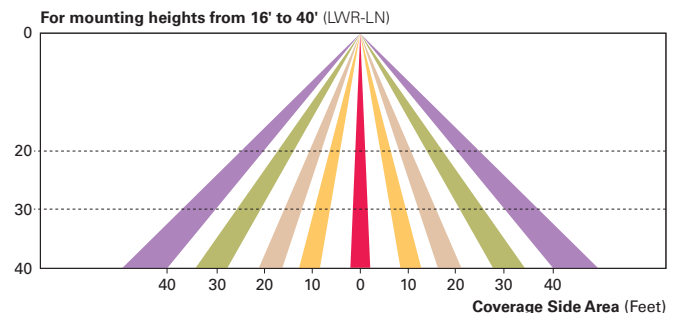
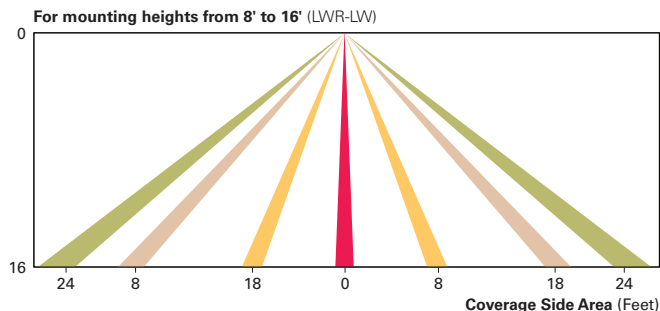
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.

**LumaWatt Pro Wireless Control and Monitoring System** (LWR-LW and LWR-LN)

The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.



POWER AND LUMENS BY FIXTURE MODEL

56W Model						
Model Series	AXCL6A	AXCL6ARL	AXCL6A-W	AXCL6ARL-W	AXCL6A-C	AXCL6ARL-C
Delivered Lumens	7,594	7,809	6,619	6,817	7,465	7,689
B.U.G. Rating	B2-U0-G1	B1-U4-G4	B2-U0-G1	B1-U4-G4	B2-U0-G1	B1-U4-G4
CCT (Kelvin)	4000K	4000K	3000K	3000K	5000K	5000K
CRI (Color Rendering Index)	70	70	80	80	70	70
Power Consumption (Watts)	56	56	56	56	56	56
72W Model						
Model Series	AXCL8A	AXCL8ARL	AXCL8A-W	AXCL8ARL-W	AXCL8A-C	AXCL8ARL-C
Delivered Lumens	9,696	9,970	8,450	8,704	9,531	9,817
B.U.G. Rating	B2-U0-G1	B2-U5-G5	B2-U0-G1	B2-U5-G5	B2-U0-G1	B2-U5-G5
CCT (Kelvin)	4000K	4000K	3000K	3000K	5000K	5000K
CRI (Color Rendering Index)	70	70	80	80	70	70
Power Consumption (Watts)	72	72	72	72	72	72
102W Model						
Model Series	AXCL10A	AXCL10ARL	AXCL10A-W	AXCL10ARL-W	AXCL10A-C	AXCL10ARL-C
Delivered Lumens	13,283	13,641	11,577	11,924	13,058	13,450
B.U.G. Rating	B3-U0-G2	B2-U5-G5	B3-U0-G2	B2-U5-G5	B3-U0-G2	B2-U5-G5
CCT (Kelvin)	4000K	4000K	3000K	3000K	5000K	5000K
CRI (Color Rendering Index)	70	70	80	80	70	70
Power Consumption (Watts)	102	102	102	102	102	102
123W Model						
Model Series	AXCL12A	AXCL12ARL	AXCL12A-W	AXCL12ARL-W	AXCL12A-C	AXCL12ARL-C
Delivered Lumens	16,823	17,346	14,662	15,102	16,538	17,034
B.U.G. Rating	B3-U0-G2	B2-U5-G5	B3-U0-G2	B2-U5-G5	B3-U0-G2	B2-U5-G5
CCT (Kelvin)	4000K	4000K	3000K	3000K	5000K	5000K
CRI (Color Rendering Index)	70	70	80	80	70	70
Power Consumption (Watts)	123	123	123	123	123	123

Egress Information	Full Cutoff CBP Egress LED				Refractive Lens CBP Egress LED			
Model Series	AXCL6A	AXCL8A	AXCL10A	AXCL12A	AXCL6ARL	AXCL8ARL	AXCL10ARL	AXCL12ARL
Delivered Lumens	1,340				1,380			
B.U.G. Rating	B2-U0-G1	B2-U0-G1	B3-U0-G2	B3-U0-G2	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5
CCT (Kelvin)	4000K				4000K			
CRI (Color Rendering Index)	70				70			

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)				Theoretical L70 (Hours)			
	AXCL6	AXCL8	AXCL10	AXCL12	AXCL6	AXCL8	AXCL10	AXCL12
25°C	> 94%	> 94%	> 94%	> 94%	556,000	556,000	556,000	151,000
40°C	> 94%	> 94%	> 94%	> 81%	556,000	556,000	478,000	125,000
50°C	> 94%	> 92%	> 87%	--	556,000	340,000	207,000	--

CURRENT DRAW

Voltage	Model Series			
	AXCL6A	AXCL8A	AXCL10A	AXCL12A
120V	0.44	0.60	0.83	1.01
208V	0.24	0.33	0.45	0.55
240V	0.22	0.31	0.41	0.51
277V	0.20	0.27	0.36	0.45
347V	0.17	0.22	0.30	0.37
480V	0.13	0.16	0.22	0.27

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.97

STOCK ORDERING INFORMATION

56W Model	72W Model	102W Model	123W Model
Full Cutoff			
AXCL6A 56W, 120-277V, 4000K, Carbon Bronze	AXCL8A 72W, 120-277V, 4000K, Carbon Bronze	AXCL10A 102W, 120-277V, 4000K, Carbon Bronze	AXCL12A 123W, 120-277V, 4000K, Carbon Bronze
AXCL6A-347 56W, 347V, 4000K, Carbon Bronze	AXCL8A-347 72W, 347V, 4000K, Carbon Bronze	AXCL10A-347 102W, 347V, 4000K, Carbon Bronze	AXCL12A-347 123W, 347V, 4000K, Carbon Bronze
Refractive Lens			
AXCL6ARL 56W, 120-277V, 4000K, Carbon Bronze	AXCL8ARL 72W, 120-277V, 4000K, Carbon Bronze	AXCL10ARL 102W, 120-277V, 4000K, Carbon Bronze	AXCL12ARL 123W, 120-277V, 4000K, Carbon Bronze
AXCL6ARL-347 56W, 347V, 4000K, Carbon Bronze	AXCL8ARL-347 72W, 347V, 4000K, Carbon Bronze	AXCL10ARL-347 102W, 347V, 4000K, Carbon Bronze	AXCL12ARL-347 123W, 347V, 4000K, Carbon Bronze

ORDERING INFORMATION

Sample Number: AXCL6A-AP-347V

Model Series	LED Kelvin Color	Color	Options (Add as Suffix)
Full Cutoff AXCL6A =56W AXCL8A =72W AXCL10A =102W AXCL12A =123W Refractive Lens AXCL6ARL =56W AXCL8ARL =72W AXCL10ARL =102W AXCL12ARL =123W	[Blank] =4000K, Neutral C =5000K, Cool W =3000K, Warm	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black AP =Grey GM =Graphite Metallic DP =Dark Platinum	347V =347V ¹ 480V =480V ¹ PC1 =Photocontrol 120V ^{2,3} PC2 =Photocontrol 208-277V ^{3,4} PMAKIT =Pole Mount Arm TRNKIT =Trunnion Floodlight Mount SFKIT =Slipfitter Floodlight Mount LWR-LW =LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{3,5} LWR-LN =LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{3,5} MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{3,5,6} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{3,5,6} MSP-L12 =Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height ^{3,5} MSP-L30 =Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height ^{3,5} CBP =Cold Weather Battery Pack ^{2,7,8} 10K =10kV/10kA Surge Protection HA =50°C High Ambient ⁸ GRF =Glare Reducing Lens ⁹ AHD145 =After Hours Dim, 5 Hours ¹⁰ AHD245 =After Hours Dim, 6 Hours ¹⁰ AHD255 =After Hours Dim, 7 Hours ¹⁰ AHD355 =After Hours Dim, 8 Hours ¹⁰
Accessories (Order Separately) ¹¹			
VS/AXCL =Vandal Shield Axcent Large ¹² VS/AXCL-MS =Vandal Shield Axcent (With Motion Sensor) ¹² WG/AXCL =Wire Guard Axcent Large WG/AXCL-MS =Wire Guard Axcent (With Motion Sensor) ISHH-01 =Integrated Sensor Programming Remote ¹³ TRNKIT-XX =Trunnion Floodlight Mount Kit SFKIT-XX =Slipfitter Floodlight Mount Kit PMAKIT-XX =Pole Mount Kit MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon		MA1013-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX =2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon	

NOTES:

- Transformer used only when ordered with motion sensor or AXCL6A and AXCL6ARL fixture wattage.
- Not available in 347 or 480 VAC.
- Button photocontrol and any motion sensor not offered together.
- Used with 277, 347, and 480 VAC options.
- Uses deep back housing.
- The ISHH-01 accessory is required to adjust parameters.
- Ambient temperature maximum 25°C to -20°C.
- Not available with AXCL12A or AXCL12ARL.
- Use dedicated IES files on product website for lumen values and distributions.
- Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information.
- Replace XX with color designation.
- For use with full cutoff lens configurations only.
- This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative at Eaton for more information.

Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	50 Alder Street, Proposed 3,250 sf Commercial Building
Property Location:	50 Alder Street
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	205-3(B)(2) Internal Site Driveways
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	No part of any driveway shall be located within fifteen (15) feet of a side property line.
What aspect of the Regulation do you propose be waived?	To allow the internal site driveways to be within 15 feet of a side property line.
What do you propose instead?	Proposed site drives 5.1' from the side property line.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Due to the wetlands in the rear of the property and shape of the lot, in order to meet zoning requirements a reduction in side property line setbacks is needed. The abutting properties consist of interstate 495 and undeveloped woods and wetlands.
What is the estimated value/cost savings to the applicant if the waiver is granted?	None
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 this waiver request would result in adequate parking as required by Zoning.
What is the impact on the development if this waiver is denied?	The proposed site would not meet zoning requirements for parking spaces.
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	The proposed site will meet zonings requirements for number of spaces.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
What is the estimated value of the proposed mitigation measures?	Not Applicable
Other Information?	Not Applicable
Waiver Request Prepared By:	Grady Consulting LLC
Date:	22-Mar-18
Questions?? - Please contact the Medway PED office at 508-533-3291.	

March 21, 2018

Medway Planning Board
Town of Medway
155 Village Street
Medway, MA 02053

RE: Application for Review and Approval of a Major Site Plan Project
Site Plan – 51 Alder Street, Medway
Assessors Lot 63-001-0001 & Town of Milford Assessors Lot 45-0-2
Applicant – Philip Anza

Dear Board Members:

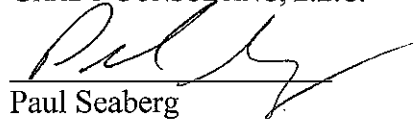
On behalf of the applicant we hereby submit three sets of revised plans, latest revision dated March 19, 2018. The plans were revised in response to comments from the Planning Board meeting on February 27, 2018. The response to comments are as follows:

1. The existing conditions has been revised to include a Landscape Inventory on Sheet 2 as requested.
2. A Landscape Plan has been provided by a Landscape Architect as requested.
3. Enclosed please find the Lighting Plan as requested.
4. Site distance has been added to Sheet 3 as requested.
5. The Site Plan has been reviewed and approved by Fire Chief, Jeff Lynch in regards to emergency access.
6. Enclosed please find the Waiver Request for the internal site driveways to be 15 feet from the side property line.
7. Enclosed please find the Mounding Analysis as requested.
8. Enclosed please find the revised TSS removal spreadsheet as requested.
9. Enclosed please find pipe/grate sizing calculations as requested.
10. Setback lines have been added to Sheet 1 of the Site Plan as requested.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.


Paul Seaberg

Cc:

Alder Street Realty LLC
119 Milford Street
Medway, MA 02053

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February 8, 2018
(Revised March 28, 2018)

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

**Re: Milway Auto
Site Plan Review
50 Alder Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 50 Alder Street in Medway, MA. Proposed Project includes construction of a two-story 3,250 sf building with associated parking, utilities and drain infrastructure.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Proposed 3,250 S.F. Commercial Building, Site Plan, 50 Alder Street, Medway, Massachusetts", dated March 30, 2016, revised August 22, 2016, prepared by Grady Consulting, LLC (GCL).
- An architectural plan (Plans) set titled "Milway Auto, 51 Alder Street, Medway, MA", dated November 2017, prepared by Clinton Design Architects. (CDA).
- A stormwater management report (Stormwater Report) titled "Stormwater Management Design Calculations, Proposed Commercial Site Plan, 51 Alder Street, Assessors Lot 63-001-0001" dated March 30, 2016, prepared by GCL.
- A Form Q – Request for Waivers from Rules and Regulations prepared by GCL.

The Plans, Stormwater Report and accompanying materials were reviewed for conformance with Chapter 200 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 3/28/18 Update

GCL 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 "Proposed 3,250 S.F. Commercial Building, Site Plan, 50 Alder Street, Medway, Massachusetts", dated August 22, 2016, revised March 19, 2018, prepared by GCL.
- A response to comments letter dated February 21, 2018, prepared by GCL.
- A Medway Planning and Economic Development Board Request for Wavier from Site Plan Rules and Regulations dated March 22, 2018, prepared by GCL.
- A Lighting Plan dated March 14, 2018, prepared by GCL.

- A mounding analysis, prepared by GCL.
- A TSS removal spreadsheet, titled "TSS Removal Calculation Worksheet," prepared by GCL.
- Pipe/grate sizing calculations for 25-year and 100-year storms, dated February 20, 2018, prepared by GCL.

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 Site Plan Review Regulations (Chapter 200). Reference to applicable regulation requirement is given in parentheses following each comment.

- 1) The Plans are drawn at a scale of 1"=20', Regulations require 1"=40'. However, the plans as drawn are sufficient to adequately show the proposed work. The applicant has requested a waiver from this Regulation. Waivers have been granted from this Regulation on previously approved projects. (Ch. 200 §204-4.B)
 - *GCL 02/21/18 Response: Due to the size of the proposed site a scale of 1"=20' is necessary. A scale of 1"=40' would not be legible.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.
- 2) The applicant has not supplied an existing landscape inventory. The applicant has requested a waiver from this Regulation. (Ch. 200 §204-5.C.3)
 - *GCL 02/21/18 Response: The Conservation Commission has issued an Order of Conditions for the work proposed. The Commission conducted a site walk and reviewed the limit of tree clearing as well as existing trees on site, therefore a waiver is requested. A landscape plan has been provided as requested by the Commission.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.
- 3) The applicant has not supplied proposed Landscape Architectural Plan. The applicant has requested a waiver from this Regulation. (Ch. 200 §204-5.D.7 and §205-9)
 - *GCL 02/21/18 Response: The applicant is requesting a waiver for the proposed Landscape Architectural Plan. The applicant has submitted a planting plan which was approved by the Conservation Commission.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.
- 4) The applicant has not submitted a Signage Plan. It appears proposed sign will be attached to the building. The applicant has requested a waiver from this Regulation. (Ch. 200 §204-5.D.12)
 - *GCL 02/21/18 Response: The applicant wishes to attach a sign to the building. Wall mounted lighting will be used to illuminate the sign.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.

- 5) The applicant has not submitted a Lighting Plan. It is expected lighting will be required for winter months where the typical work day extends beyond sundown. It appears the only lighting proposed are wallpacks above the entrance door to the facility. The applicant has requested a waiver from this regulation. (Ch. 200 §204-5.D.13, §205-2.O and §205-8)
- *GCL 02/21/18 Response: The proposed lighting will consist of wall mounted lights above the entrances and garage doors.*
 - o TT 3/28/18 Update: The lighting plan submitted shows proposed readings in excess of 0.01 foot-candles at the property line. However, due to the industrial zoned area and lack of residential housing we do not oppose the proposed lighting plan as submitted. This item has been addressed to our satisfaction.
- 6) Horizontal sight distances are required at all access points to the site. (Ch. 200 §204-5.D.14)
- *GCL 02/21/18 Response: The proposed site is located on a cul-de-sac on a dead-end road with a speed limit of 25mph. The proposed entrance/exits have a clear line of site, approximately 1,200 ft, and adequate site distance. Site distances shall be added to the site plan as requested.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.
- 7) The applicant is proposing two curb cuts to access the site. Regulations recommend one per street frontage. (Ch. 200 §205-3.A)
- *GCL 02/21/18 Response: The applicant requests that the Board allow for two curb cuts to access the site. Other nearby properties have two curb cuts and in some instances three. A waiver shall be requested.*
 - o TT 3/28/18 Update: We do not oppose this waiver request due to the location and use of the property. This item has been addressed to our satisfaction.
- 8) Site driveways are nearly coincident with the side property lines. Regulations require minimum 15-feet of setback from side property lines. (Ch. 200 §205-3.B.2)
- *GCL 02/21/18 Response: A waiver shall be requested for this requirement.*
 - o TT 3/28/18 Update: We recommend the Board include this item as a condition of approval in the Decision for the project.
- 9) We recommend the applicant confirm if proposed electric service is overhead or below-ground. (Ch. 200 §205-5)
- *GCL 02/21/18 Response: The proposed electric service shall be underground.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.
- 10) Asphalt parking surfaces shall have a minimum 3 ½-inch depth bituminous concrete surface, Plans show 3-inches. (Ch. 200 §205-6.D)
- *GCL 02/21/18 Response: The asphalt parking surface shall have a minimum 3 ½ inch depth bituminous concrete surface.*
 - o TT 3/28/18 Update: The proposed plans are showing a 4 ½" pavement section, we assume this is an error based on the response above. The applicant should correct the Plans prior to final submission. We recommend the Board include this item as a condition of approval in the Decision for the project.

- 11) The applicant is proposing tandem parking stalls which will impede certain vehicles from exiting the property. We recommend the applicant reconsider use of tandem parking stalls. (Ch. 200 §205-6.G.1)
- *GCL 02/21/18 Response: The proposed use of the site is automobile sales and service. The tandem parking space will be for employee parking and automobiles to be sold and/or serviced. The tandem parking spaces are conducive to the proposed use and shall not cause any maneuverability issues within the site.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.
- 12) Applicant is proposing 9-foot x 18-foot parking spaces, Regulations require 10-foot x 20-foot. The applicant has requested a waiver from this Regulation. Waivers have been granted from this Regulation on previously approved projects. (Ch. 200 §205-6.G.3.a)
- *GCL 02/21/18 Response: No comment.*
 - o TT 3/28/18 Update: We do not oppose this waiver request. This item has been addressed to our satisfaction.
- 13) Parking stalls are located nearly coincident with both side property lines. Parking shall not be located within 15-feet of front-side or rear property lines. (Ch. 200 §205-6.G.4.b)
- *GCL 02/21/18 Response: A waiver has been requested.*
 - o TT 3/28/18 Update: We recommend the Board include this item as a condition of approval in the Decision for the project.

The following items were found to not be in conformance with MA DEP Storm Water Management Standards and/or Town stormwater standards.

MA DEP Stormwater Management Standards

- 14) Mounding analysis required for proposed Stormtech system since system is located within 4-feet of Estimated Seasonal High Groundwater Elevation. (Standard 3)
- *GCL 02/21/18 Response: A mounding analysis shall be provided.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.
- 15) The applicant has included TSS removal spreadsheet. However, it includes a sediment forebay which does not appear to be proposed on the Plans. Please provide TSS removal information for BMPs being proposed as part of the Project. (Standard 4)
- *GCL 02/21/18 Response: The TSS removal spreadsheet shall be revised to the BMPs being proposed.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.

PEDB Stormwater Regulations (Ch. 200 §205-4)

- 16) The applicant has not supplied pipe/grate sizing calculations. (Ch. 200 §205-4.E.1)
- *GCL 02/21/18 Response: Pipe/grate sizing calculations shall be provided.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.

Town Stormwater Bylaw (Article XXVI)

- 17) We recommend the applicant provide a narrative documenting compliance with "Article XXVI Stormwater Management and Land Disturbance" of the Town of Medway General Bylaws.
- *GCL 02/21/18 Response: "Article XXVI Stormwater Management and Land Disturbance" shall apply to projects with proposed land disturbance greater than 20,000 s.f. Projects with land disturbance greater than 20,000 s.f. but less than one acre are defined as a Small Project. The proposed project will only disturb approximately 16,500 s.f. therefore does not meet the criteria of a Small Project. Stormwater Management Design Calculations have been submitted demonstrating compliance with Massachusetts Stormwater Standards.*
 - o TT 3/28/18 Update: This item has been addressed to our satisfaction.

General Stormwater Comments

- 18) Although not specifically required by regulations, we recommend the applicant propose Stormtech Isolator Row in order to prevent pre-mature failure of the system due to sediment loading. Isolator rows also allow for proper maintenance of the system. A weir manhole will also be required for access to maintain the Isolator Row.
- *GCL 02/21/18 Response: No comment.*
 - o TT 3/28/18 Update: We recommend the Board include this item as a condition of approval in the Decision for the project.

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

- 19) We recommend the applicant show setback lines on the proposed Plans.
- *GCL 02/21/18 Response: No comment.*
 - o TT 3/28/18 Update: We recommend the Board include this item as a condition of approval in the Decision for the project.

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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GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

April 2, 2018

Medway Planning Board
Town of Medway
155 Village Street
Medway, MA 02053

RE: Application for Review and Approval of a Major Site Plan Project
Site Plan – 51 Alder Street, Medway
Assessors Lot 63-001-0001 & Town of Milford Assessors Lot 45-0-2
Applicant – Philip Anza

Dear Board Members:

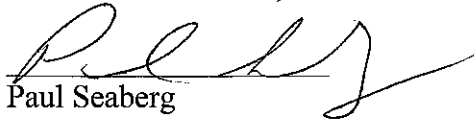
On behalf of the applicant we hereby submit three sets of revised plans, latest revision dated April 2, 2018. The plans were revised in response to comments from review Engineer Steven M. Bouley, PE, TETRA TECH in a letter to the Medway Planning and Economic Development Board dated February 8, 2018, revised March 28, 2018. The response to comments are as follows:

1. The pavement section has been revised to indicate a 3-1/2" depth.
2. Setback lines have been added to Sheet 1 of the Site Plan as requested.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

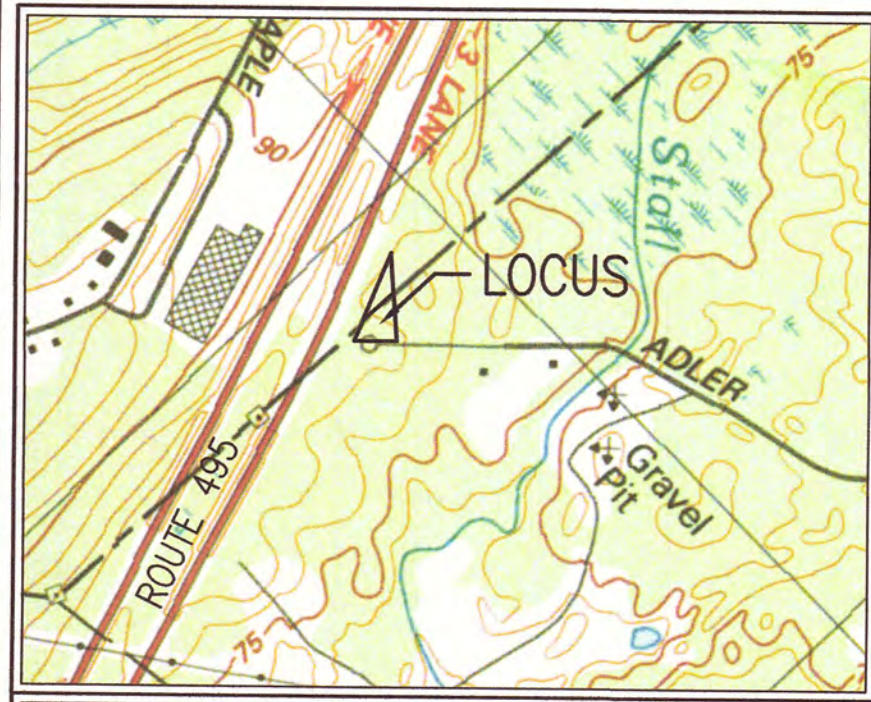


Paul Seaberg

Cc:

Alder Street Realty LLC
119 Milford Street
Medway, MA 02053

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LOCATION MAP SCALE: 1"=1000'±

ZONING DATA

DISTRICT: INDUSTRIAL III
USE: *AUTOMOTIVE SALES AND SERVICE

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	44,989 S.F.
LOT FRONTAGE	NA	244.52 FT
LOT WIDTH	100 FT	196.58 FT

	REQUIRED	PROPOSED
FRONT YARD	30 FT	*24.9 FT
SIDE YARD	20 FT	23.5 FT
REAR YARD	30 FT	56.0 FT

	REQUIRED	PROPOSED
MAX LOT COVERAGE	17,995 S.F. (40%)	3,250 S.F. (7.2%)
IMPERVIOUS COVERAGE		11,024 S.F. (24.5%)

PARKING:
VEHICLE REPAIR SHOPS: 1 SPACE PER 300 S.F. GROSS FLOOR AREA PLUS
2 SPACES PER SERVICE BAY

	REQUIRED	PROPOSED
3,250 S.F./ 300 G.F.A. + 2(3 SERVICE BAY) =	17 SPACES	17 SPACES
PARKING SPACE =	9' x 18'	

ZONING BOARD OF APPEALS - VARIANCE REQUESTS

- SECTION 5.4 - TO GRANT THE USE OF AN AUTOMOTIVE SALES AND SERVICE BUSINESS WITHIN THE INDUSTRIAL III ZONING DISTRICT
- SECTION 6.1 - REDUCTION IN THE REQUIRED FRONT SETBACK OF 30 FT TO 24.9 FT

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

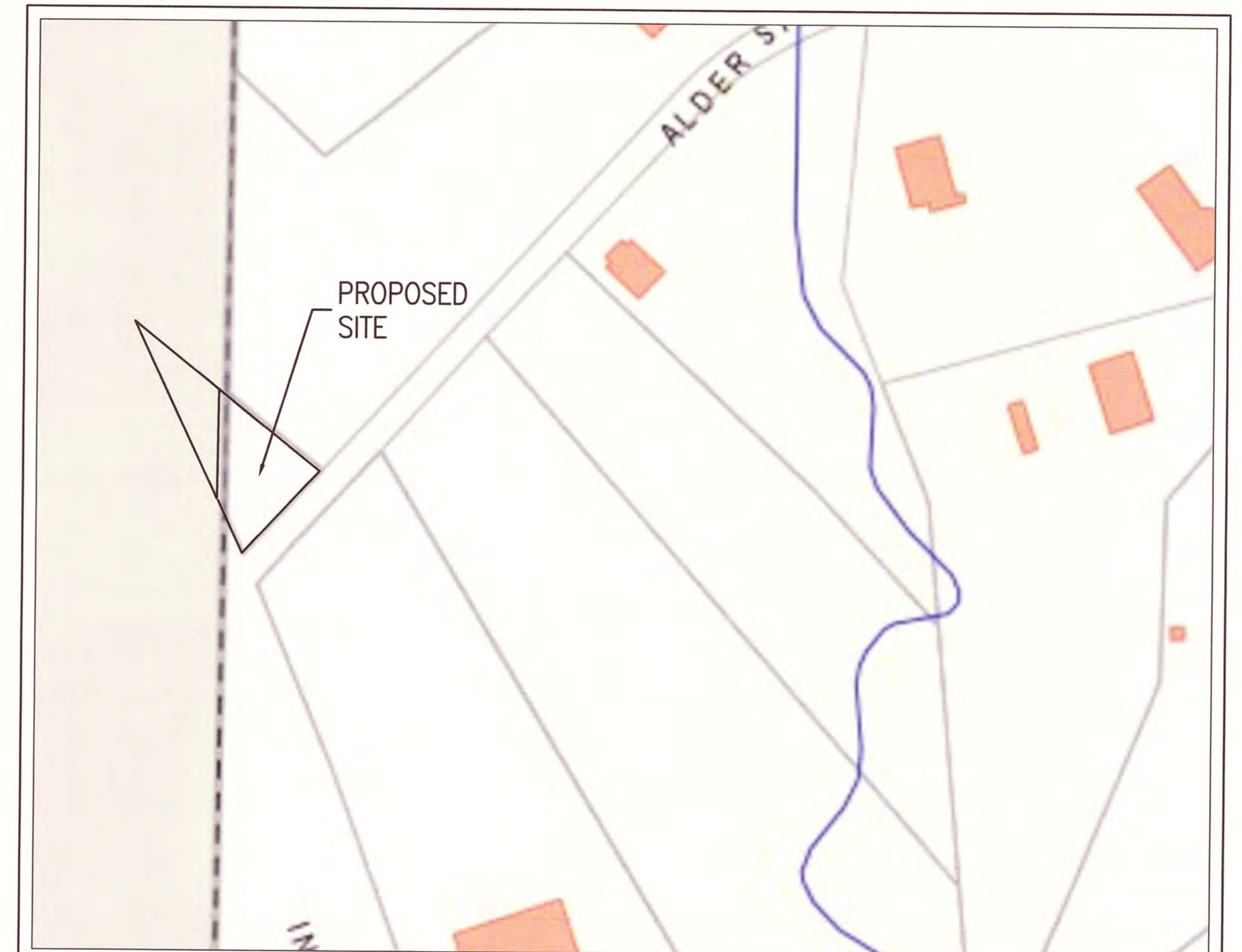
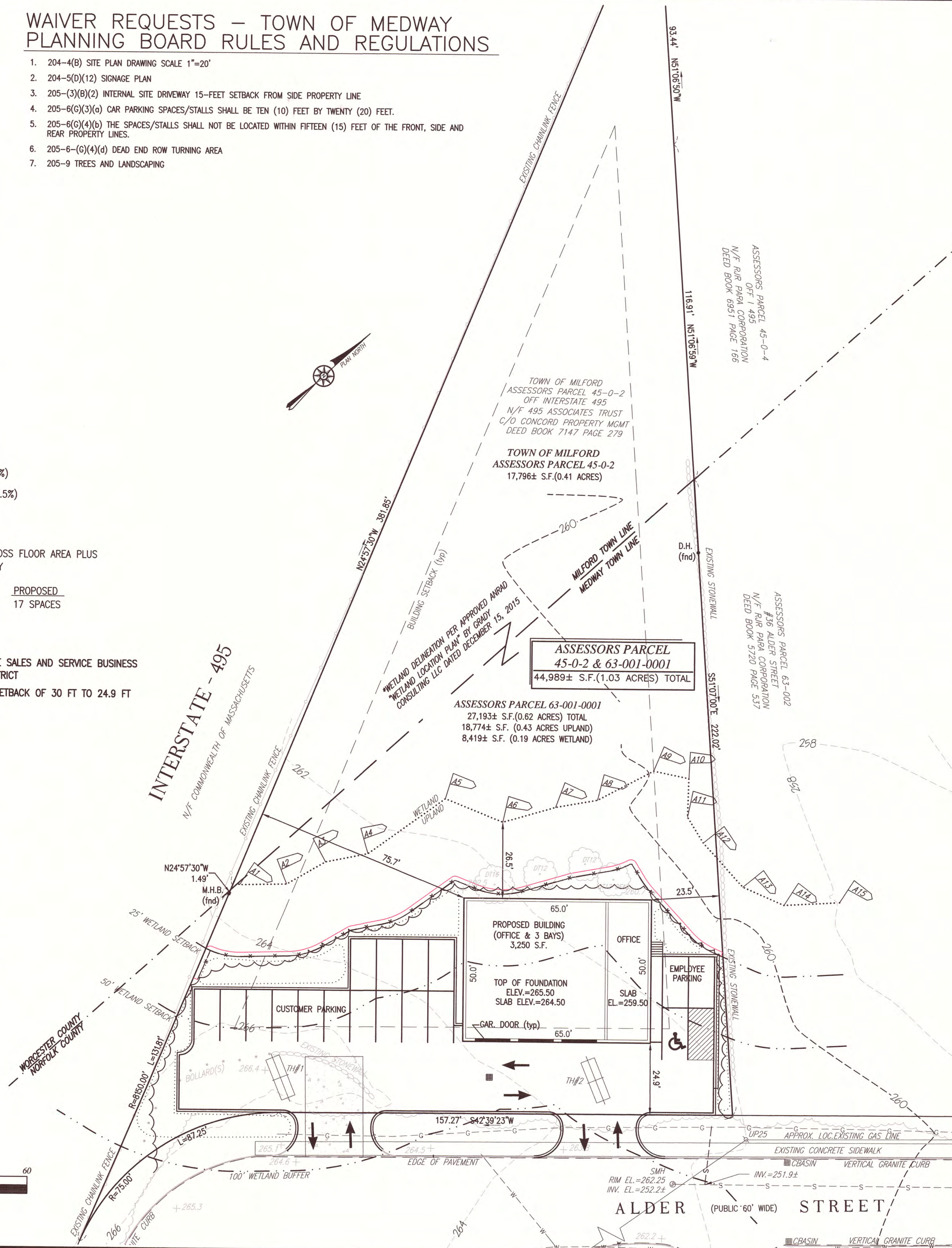
SIGNATURES

APPROVAL DATE

ENDORSEMENT DATE

WAIVER REQUESTS - TOWN OF MEDWAY PLANNING BOARD RULES AND REGULATIONS

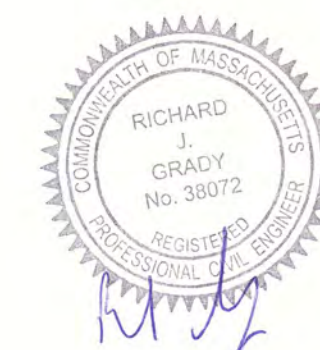
- 204-4(B) SITE PLAN DRAWING SCALE 1"=20'
- 204-5(D)(12) SIGNAGE PLAN
- 205-3(B)(2) INTERNAL SITE DRIVEWAY 15-FOOT SETBACK FROM SIDE PROPERTY LINE
- 205-6(G)(3)(a) CAR PARKING SPACES/STALLS SHALL BE TEN (10) FEET BY TWENTY (20) FEET.
- 205-6(G)(4)(b) THE SPACES/STALLS SHALL NOT BE LOCATED WITHIN FIFTEEN (15) FEET OF THE FRONT, SIDE AND REAR PROPERTY LINES.
- 205-6-(G)(4)(d) DEAD END ROW TURNING AREA
- 205-9 TREES AND LANDSCAPING



LOCATION MAP SCALE: 1"=200'±

SHEET INDEX

SHEET 1	COVER
SHEET 2	EXISTING CONDITIONS
SHEET 3	SITE PLAN
SHEET 4	DRAINAGE
SHEET 5	DRAINAGE DETAILS
SHEET 6	DETAILS
SHEET 7	DETAILS



RECORD OWNER:
ASSESSOR PARCEL 63-001-0001

495 ASSOCIATES TRUST
BRUCE GURALL, TRUSTEE
C/O CONCORD PROPERTY MANAGEMENT
PO BOX 459
CONCORD, MA 01742
LC CERTIFICATE No. 112191
LOT 2 - LC PLAN No. 32712A

TOWN OF MILFORD
ASSESSORS PARCEL 45-0-2

495 ASSOCIATES TRUST
BRUCE GURALL, TRUSTEE
C/O CONCORD PROPERTY MANAGEMENT
PO BOX 459
CONCORD, MA 01742
LC CERTIFICATE No. 9860
LOT 5 - LC PLAN No. 32802A

REVISIONS	
6/27/16	CONSERVATION COMMISSION COMMENTS
8/5/16	CONSERVATION COMMISSION COMMENTS
8/15/16	CONSERVATION COMMISSION COMMENTS
8/22/16	REQUEST FOR WAIVERS
3/19/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
4/2/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS

PROPOSED 3,250 S.F. COMMERCIAL BUILDING

SITE PLAN
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

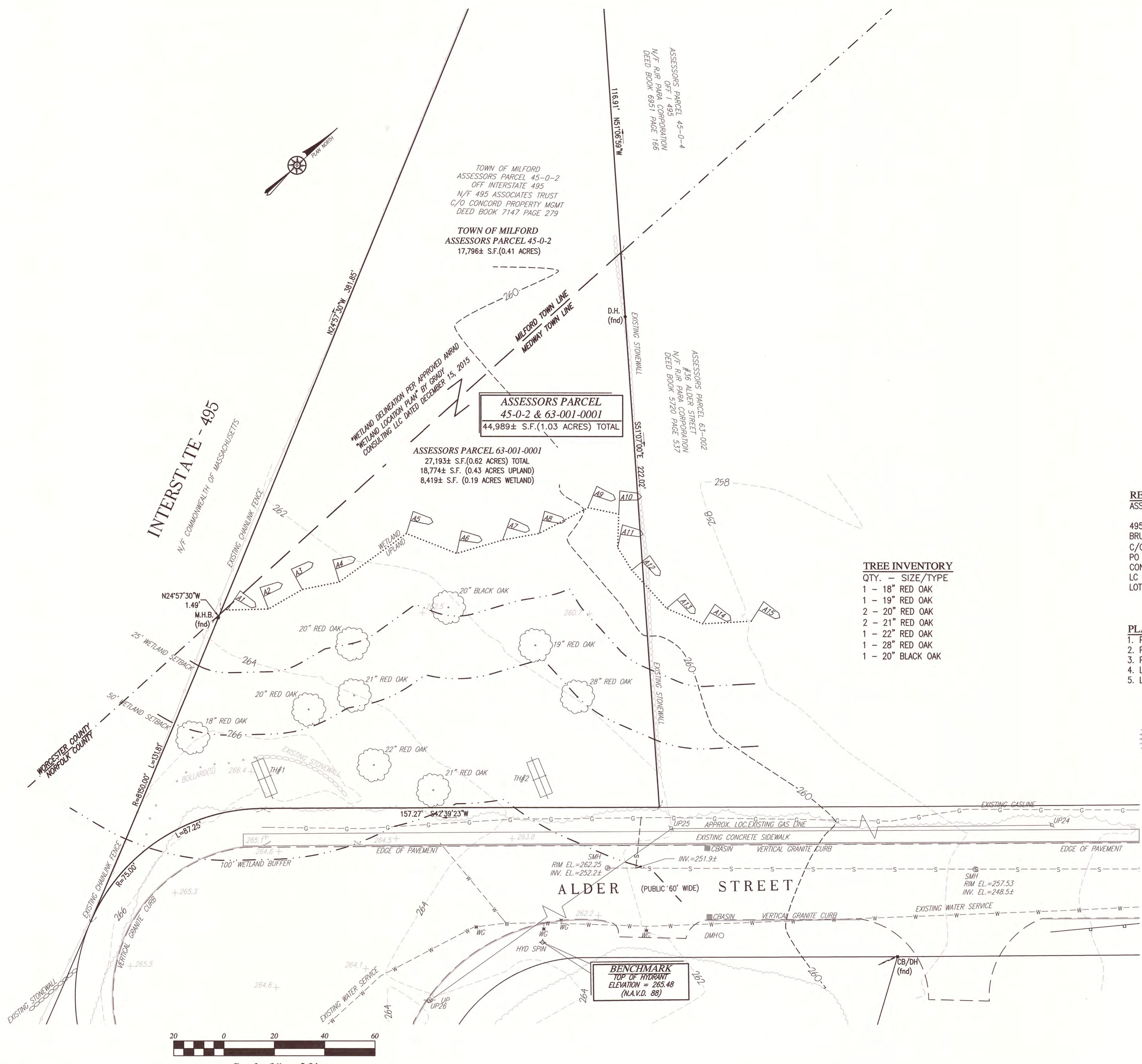
PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307



GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

- PLAN REFERENCES:
- PLAN No. 834 OF 1977, PLAN BOOK 263
 - PLAN No. 180 OF 1997, PLAN BOOK 464
 - PLAN No. 24 OF 2006, PLAN BOOK 559
 - LAND COURT PLAN No. 32712A
 - LAND COURT PLAN No. 32802A



NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. OCTOBER 2015.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. EXISTING WETLANDS DELINEATED BY ECO TERRA DESIGN GROUP, LLC
5. THE SITE IS NOT LOCATED IN AN AQUIFER PROTECTION ZONE II.
6. SUBJECT SITE IS IN THE INDUSTRIAL III (IND-III) ZONE AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 250243 0138E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

RECORD OWNER:

ASSESSOR PARCEL 63-001-0001

495 ASSOCIATES TRUST
BRUCE GURALL, TRUSTEE
C/O CONCORD PROPERTY MANAGEMENT
PO BOX 459
CONCORD, MA 01742
LC CERTIFICATE No. 112191
LOT 2 - LC PLAN No. 32712A

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

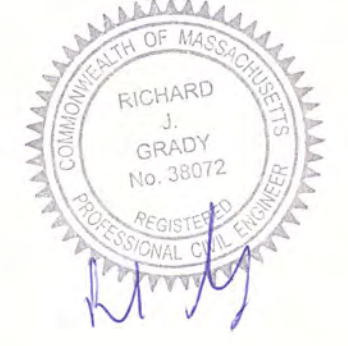
PLAN REFERENCES:

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2. PLAN No. 180 OF 1997, PLAN BOOK 464
3. PLAN No. 24 OF 2006, PLAN BOOK 559
4. LAND COURT PLAN No. 32712A
5. LAND COURT PLAN No. 32802A

SIGNATURES

APPROVAL DATE

ENDORSEMENT DATE



REVISIONS	
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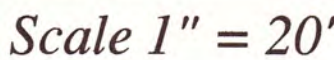
SITE PLAN
EXISTING CONDITIONS
#50 ALDER STREET
MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: 1"=20'
JOB No. 15-307

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

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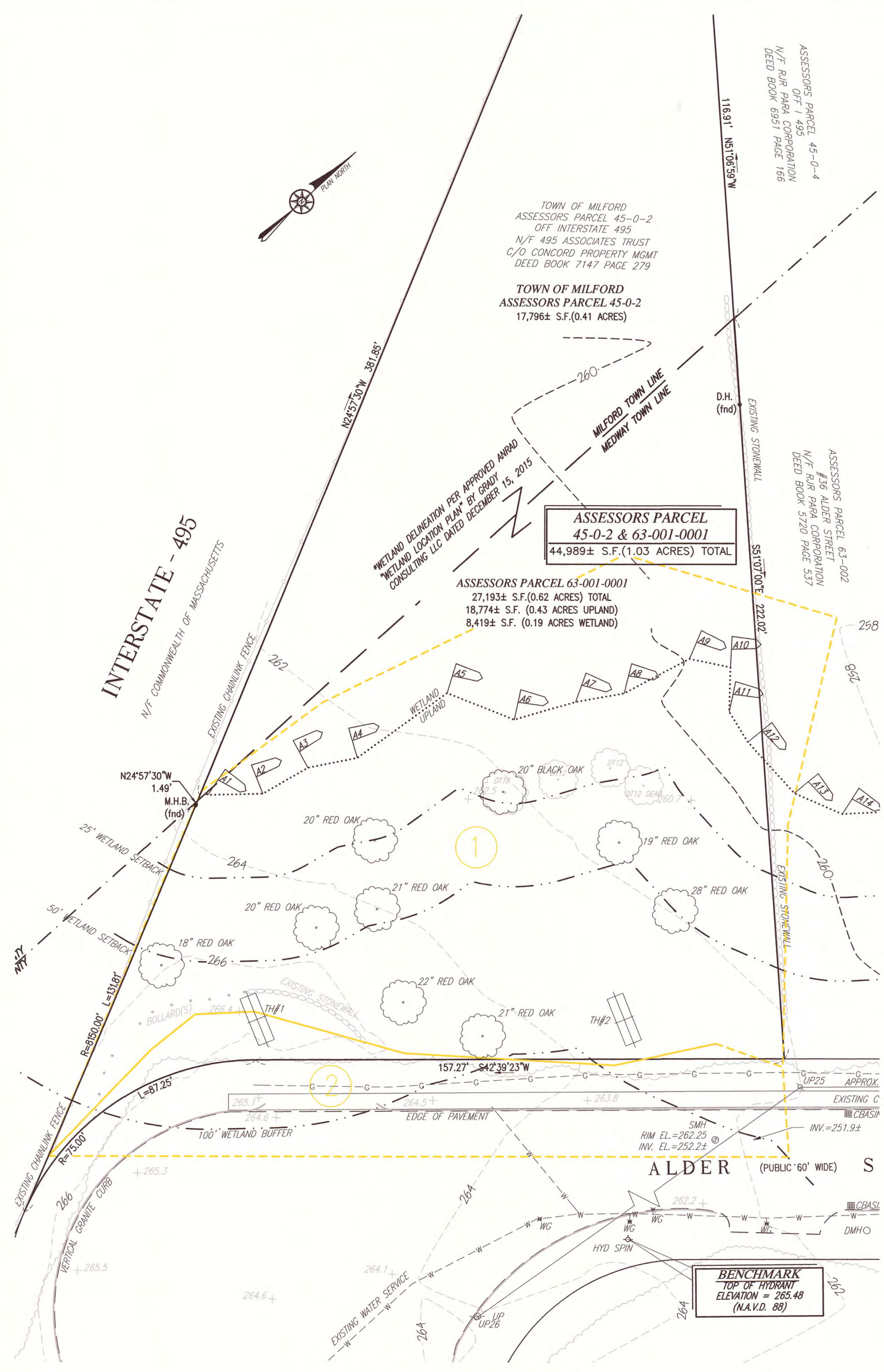


ENDORSEMENT DATE

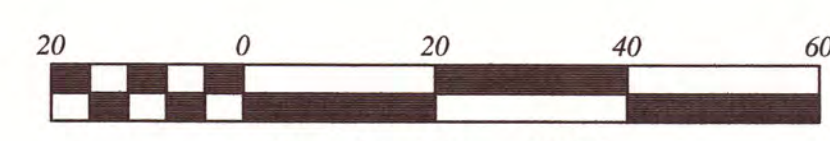
SHEET 3 OF 7

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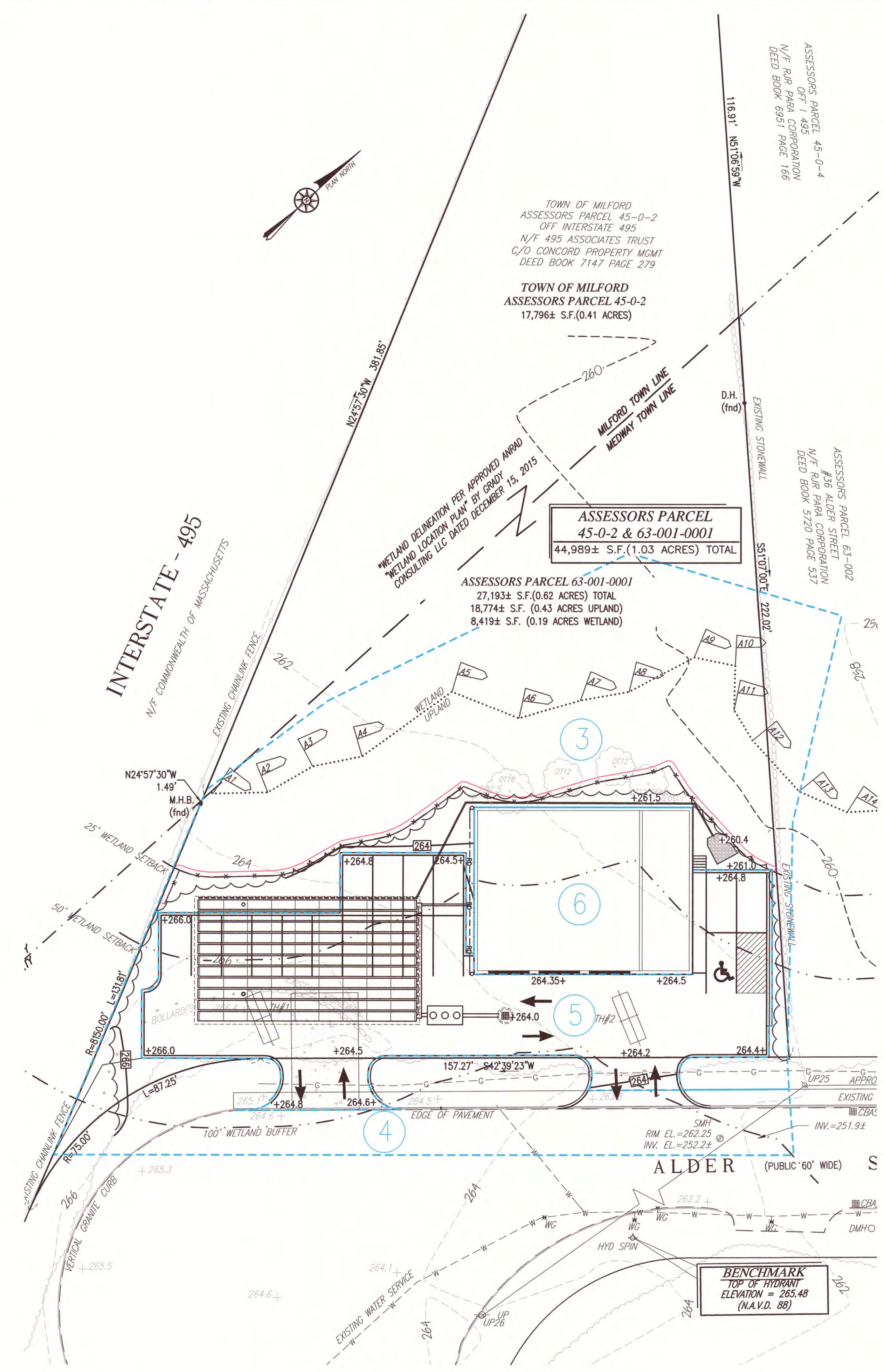
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PRE DEVELOPMENT CONDITION



Scale 1" = 20'



POST DEVELOPMENT CONDITION

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

SIGNATURES	APPROVAL DATE	ENDORSEMENT DATE

REVISIONS	
6/27/16	CONSERVATION COMMISSION COMMENTS
8/5/16	CONSERVATION COMMISSION COMMENTS
8/15/16	CONSERVATION COMMISSION COMMENTS
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3/19/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
4/2/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS

SITE PLAN

DRAINAGE

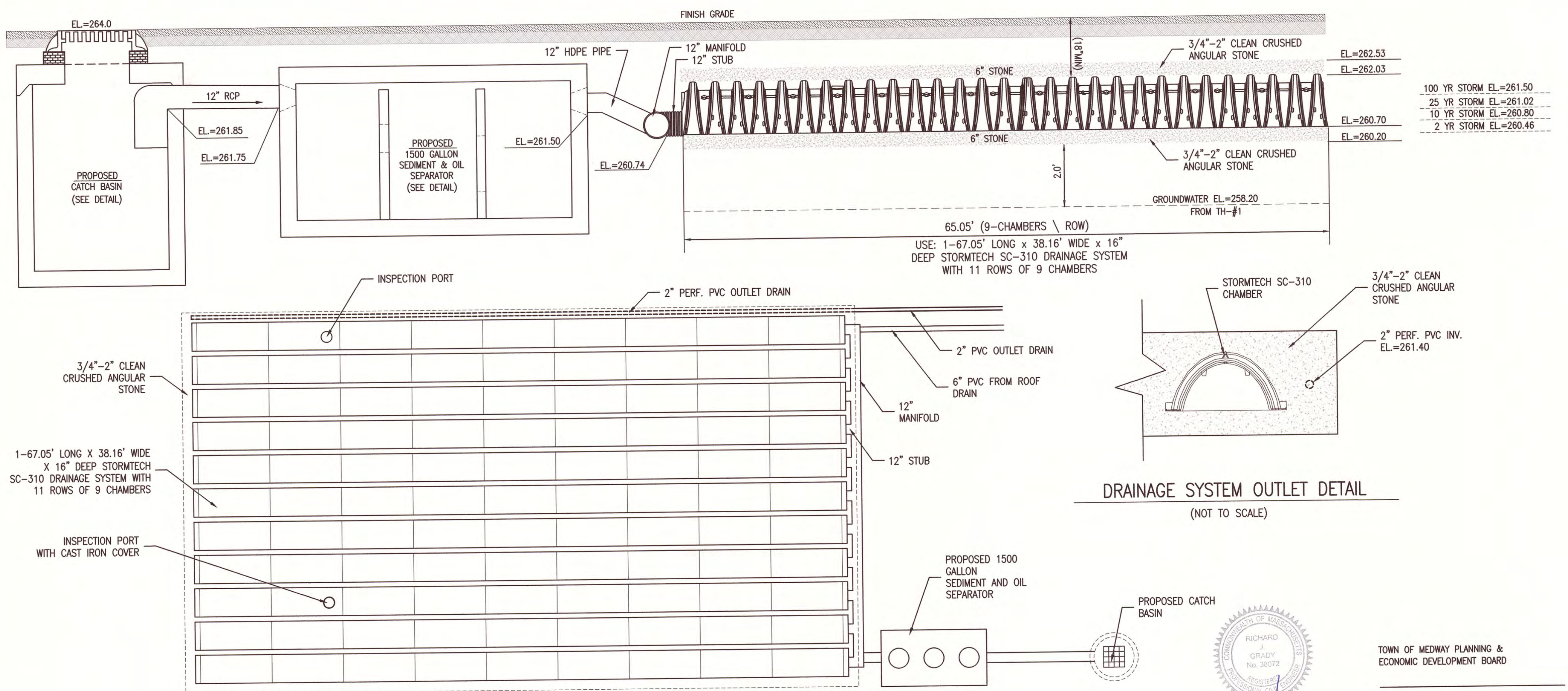
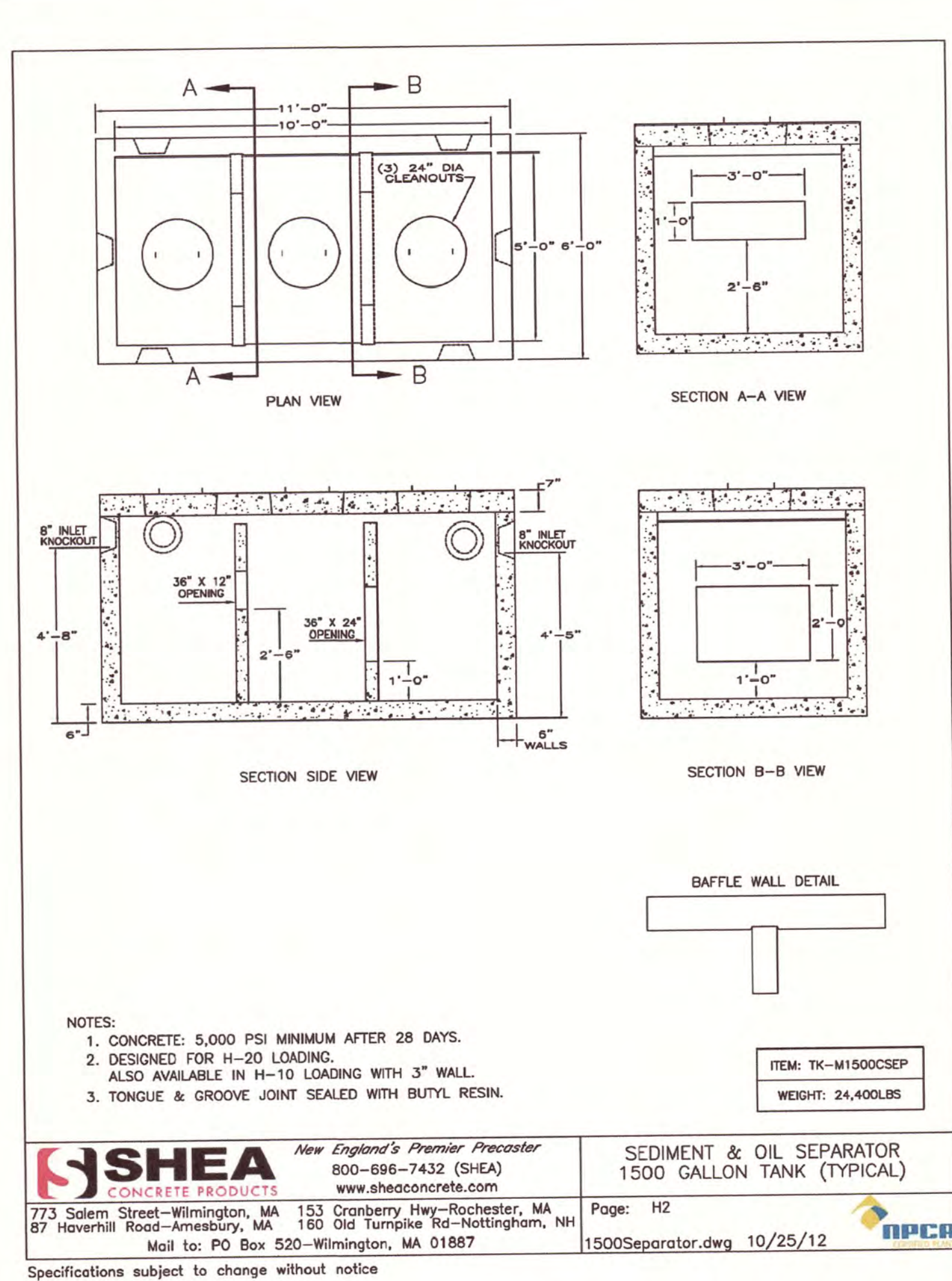
#50 ALDER STREET

MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: 1"=20'
JOB No. 15-307

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

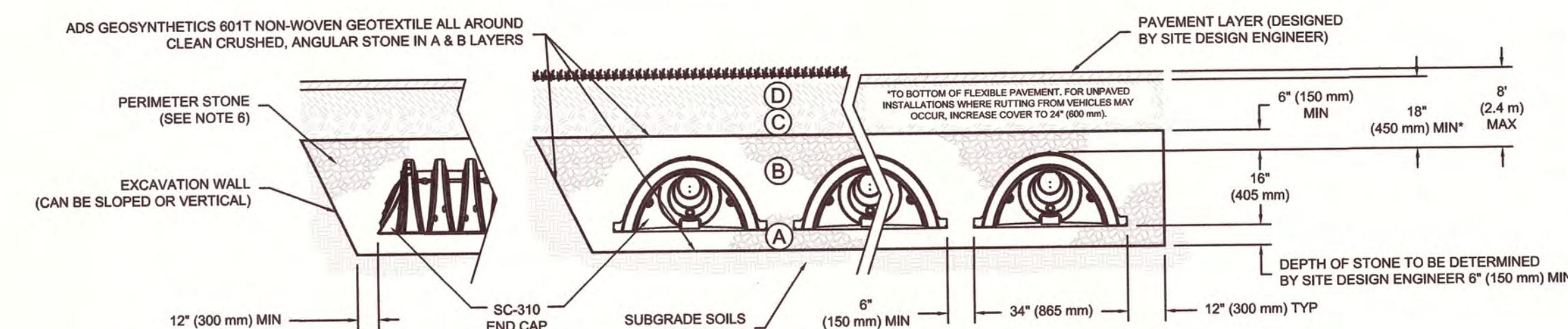


ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 A-1, A-2-4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

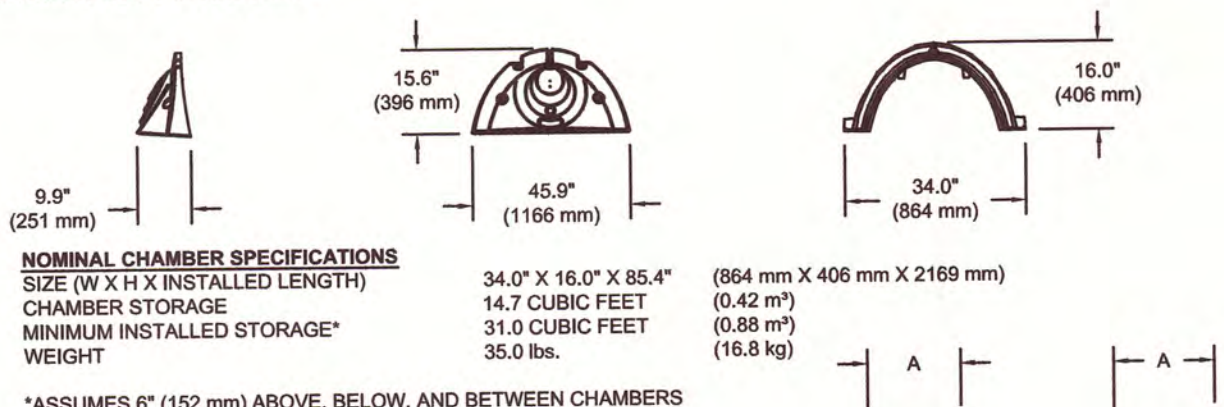
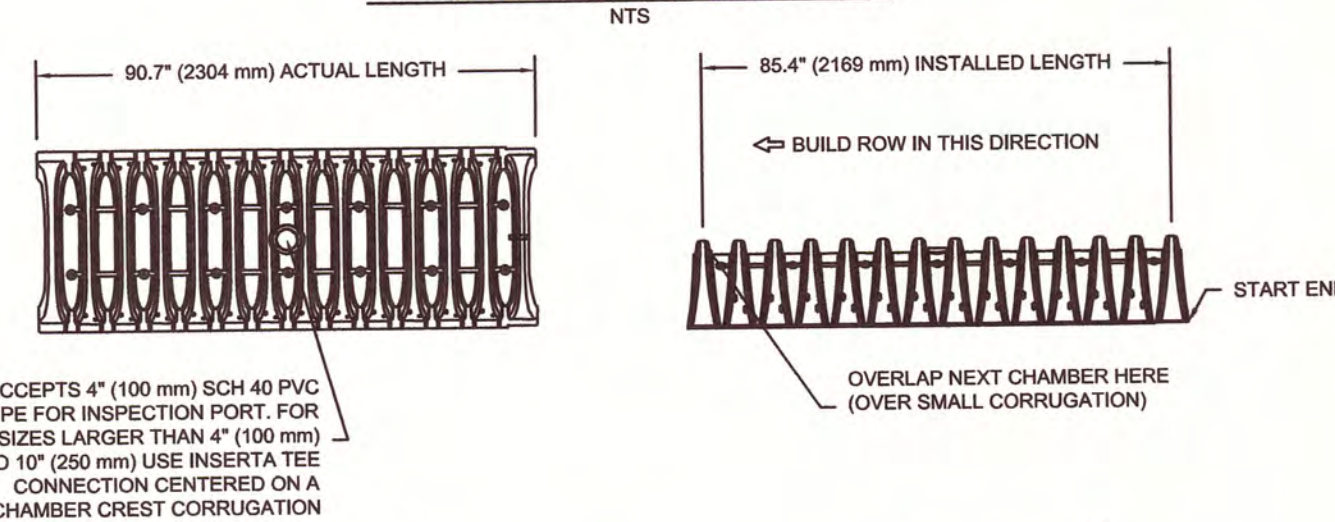


NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

PROPOSED DRAINAGE SYSTEM DETAIL (NOT TO SCALE)

SC-310 TECHNICAL SPECIFICATION

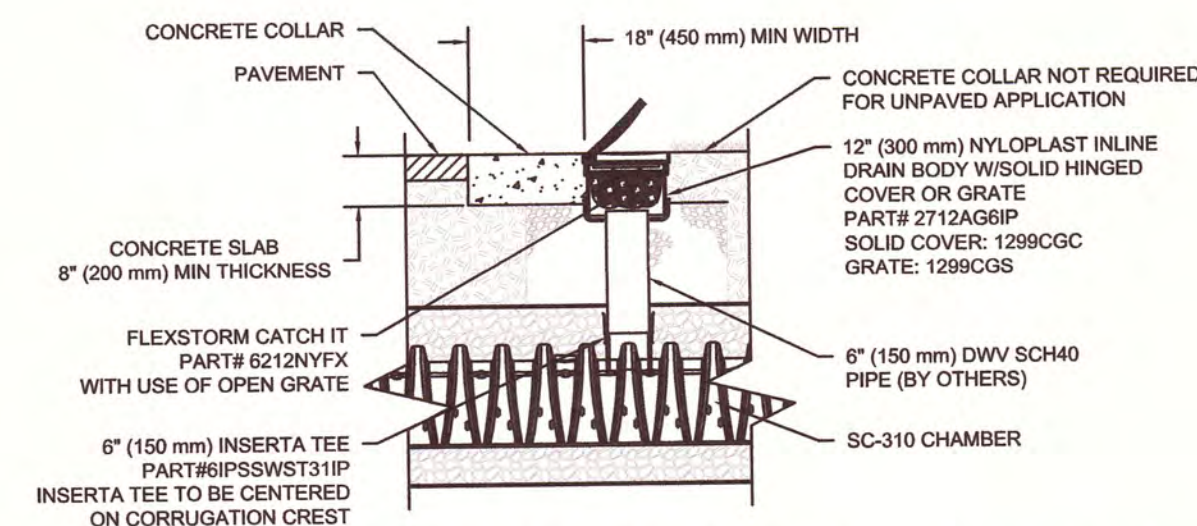


PART #	STUB	A	B	C
SC310EP06T / SC310EP06TTC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	—
SC310EP08B / SC310EP08BPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	0.5" (13 mm)
SC310EP08T / SC310EP08TTC	8" (200 mm)	11.9" (302 mm)	—	0.6" (15 mm)
SC310EP08B / SC310EP08BPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	0.7" (18 mm)
SC310EP10T / SC310EP10TPC	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)
SC310EP10B / SC310EP10BPC	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EP12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2894.

* FOR THE SC310EP12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.



SOIL LOGS

T.H.#1	EL.	T.H.#2	EL.
0"-24" FILL	264.20	0"-12" A SANDY LOAM	262.50
24"-30" A SANDY LOAM	263.70	12"-32" B LOAMY SAND	260.83
30"-60" B LOAMY SAND	261.20	32"-132" C LOAMY SAND	255.50
60"-126" C LOAMY SAND	255.70	D=11"-0" MOTTLING 8"-0" (EL=258.20)	252.50

REVISIONS	CONSERVATION COMMISSION COMMENTS
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4/2/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS

SITE PLAN DRAINAGE

#50 ALDER STREET MEDWAY, MASSACHUSETTS

PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

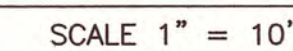
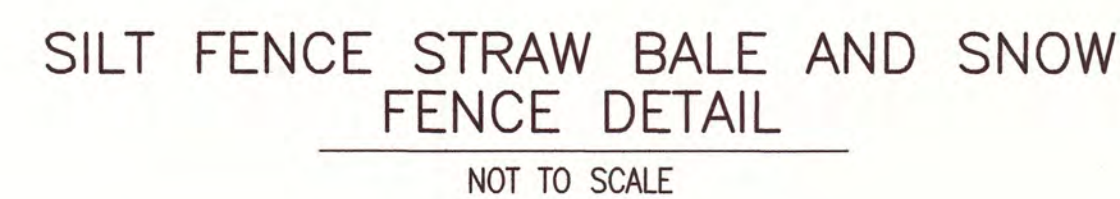
MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307

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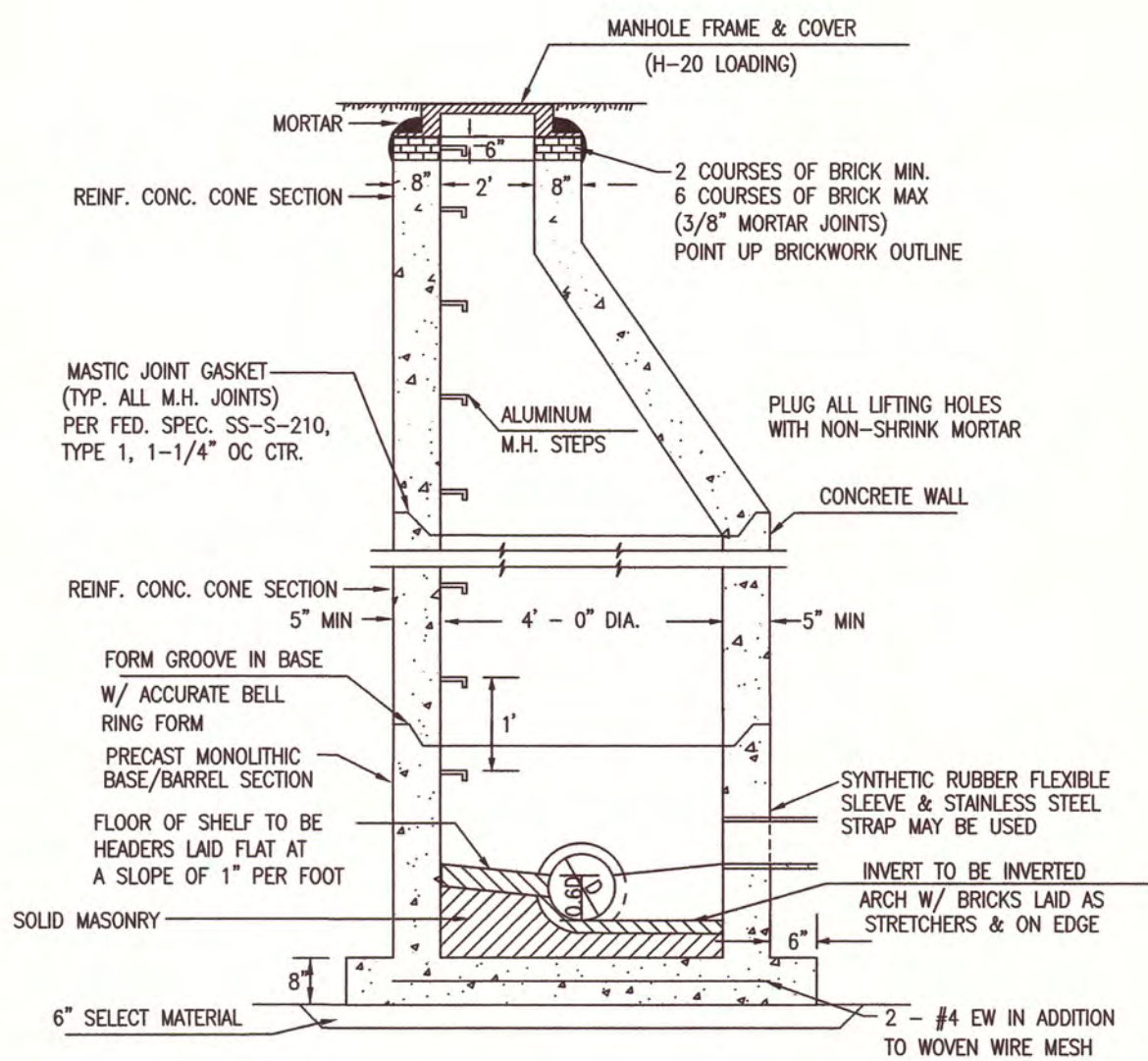


ROOF DRAIN DETAIL

(NOT TO SCALE)

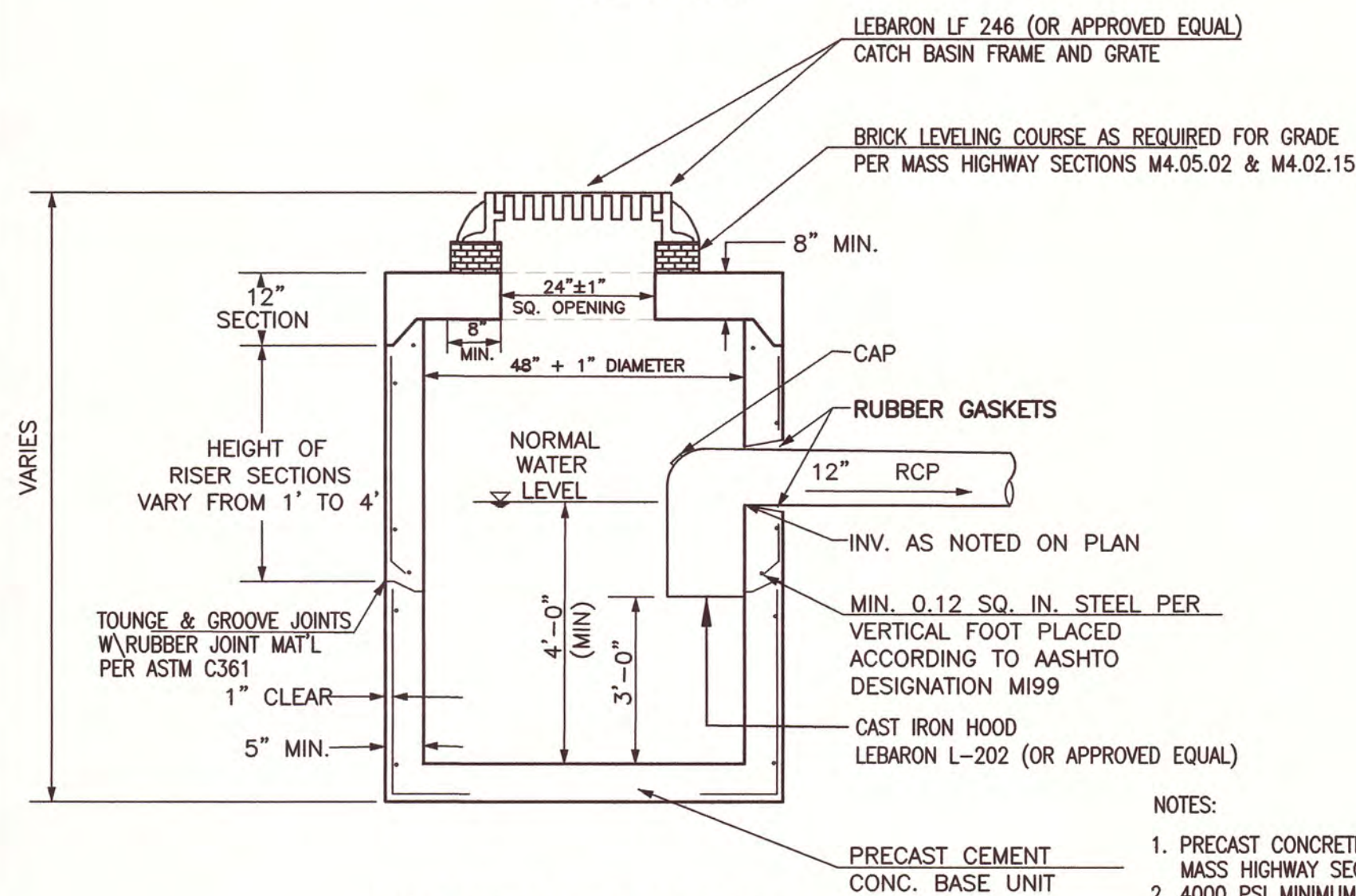


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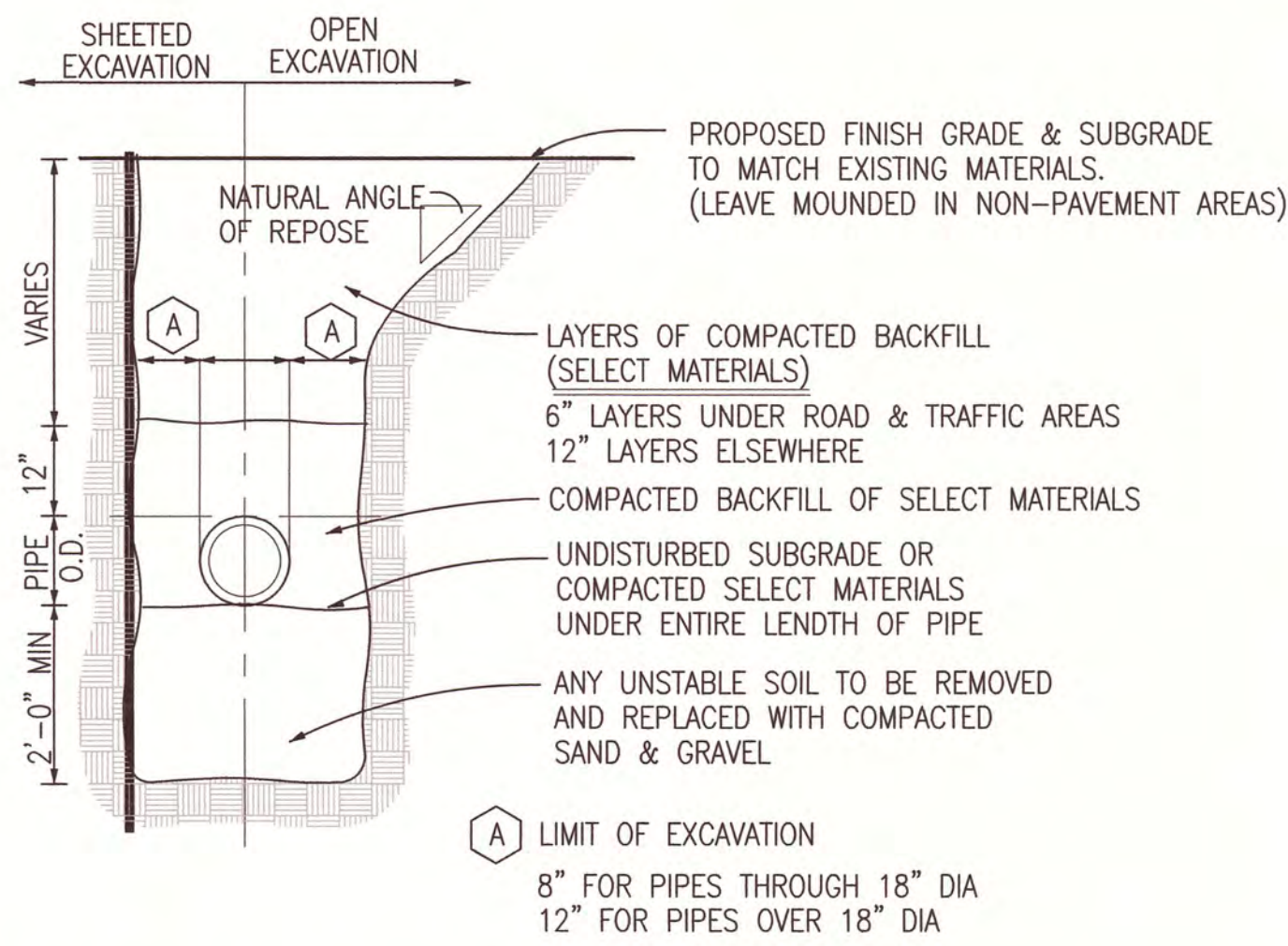
SANITARY SEWER MANHOLE

NOT TO SCALE



PRECAST GASOLINE TRAP CATCH BASIN

(NOT TO SCALE)

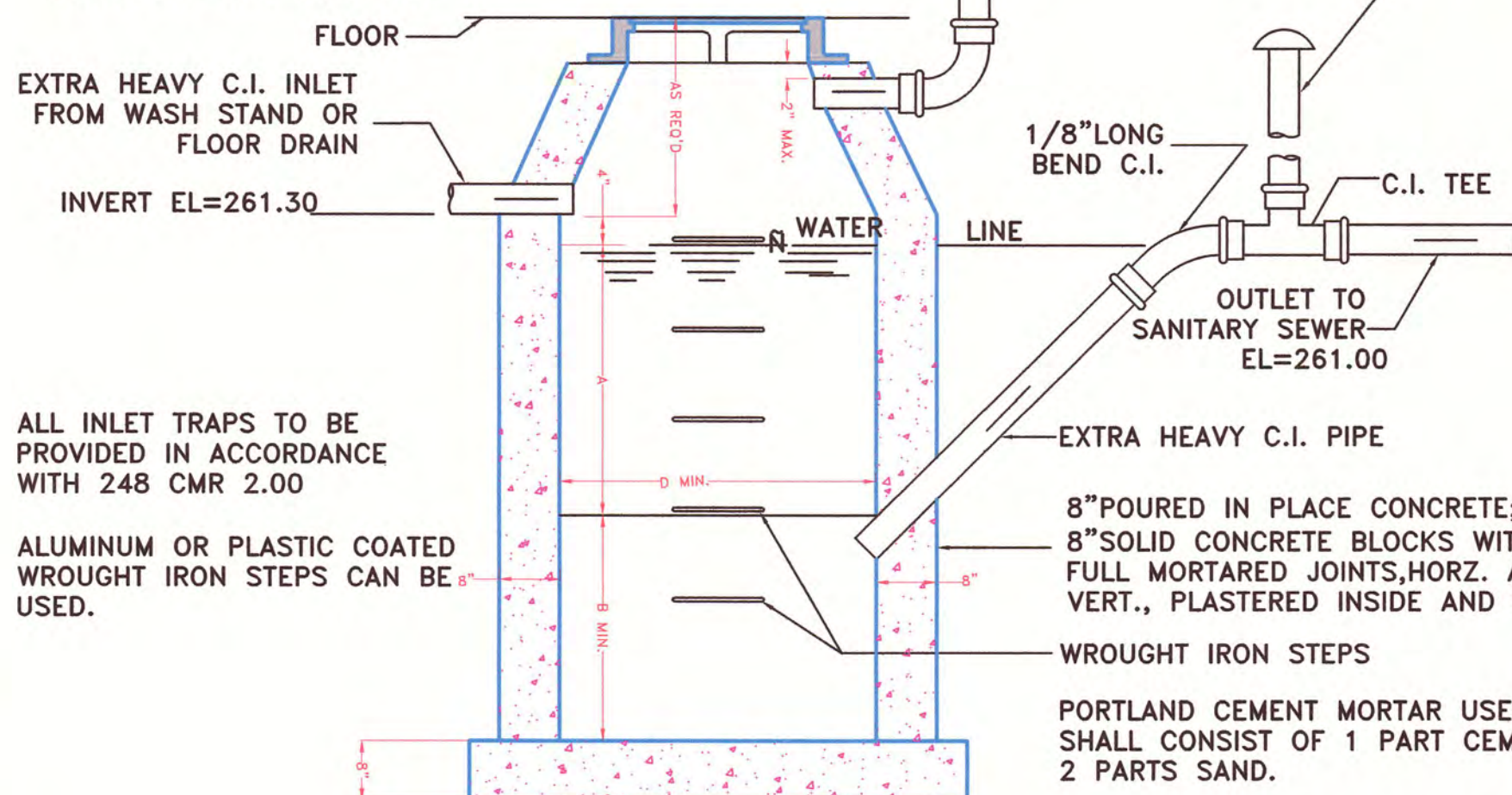


TRENCH EXCAVATION DETAIL

NOT TO SCALE

NOTES:

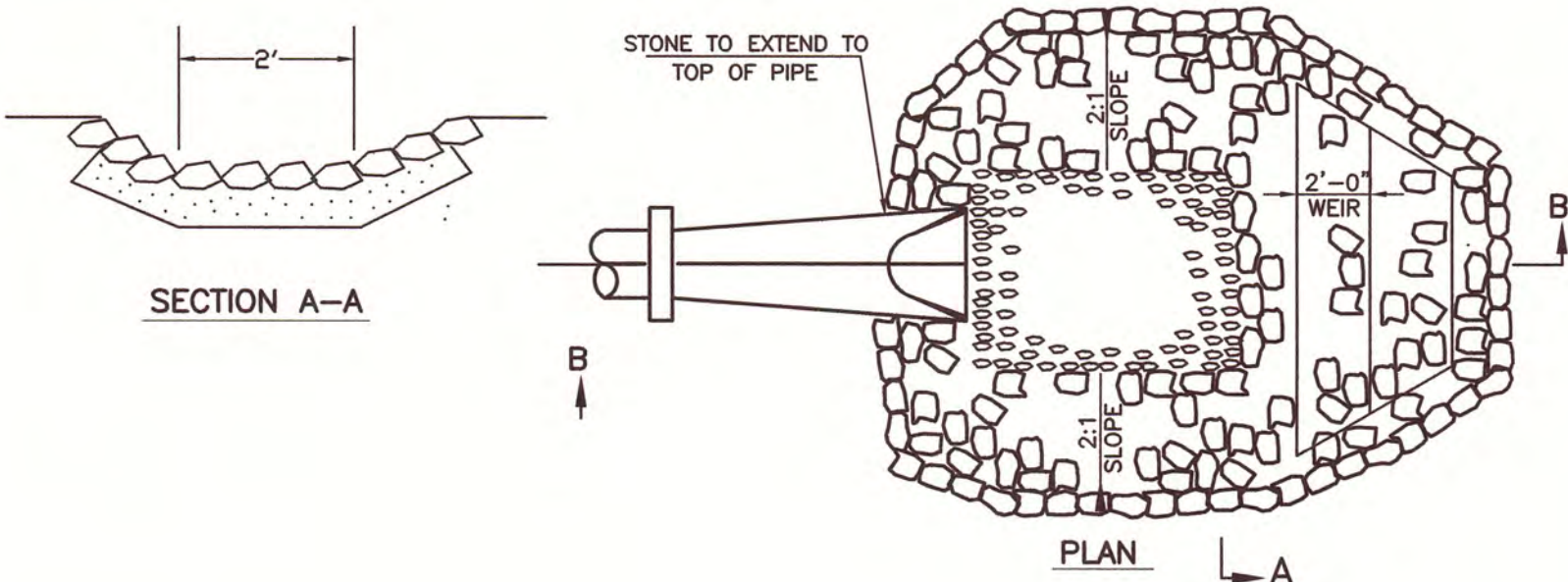
FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE. PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.



TYPICAL SERVICE CONNECTION

(NOT TO SCALE)

- NOTES:
1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC. M. 2.02.3
 2. STONE BERM FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS
- NOTE: DIMENSIONS DESIGNATED S.B. REFER TO SEDIMENTATION BASIN. DIMENSIONS DESIGNATED D.B. REFER TO DETENTION BASIN.



DETAIL - SILT TRAP, EROSION CONTROL PAD

(NOT TO SCALE)

INLET	D	A	B	INLET	D	A	B
4"	3'-6"ø	3'-0"	2'-6"	8"	5'-0"ø	6'-0"	5'-0"
5"	3'-6"ø	5'-0"	4'-0"		5'-6" x 5'-6"	4'-6"	4'-0"
	3'-6" x 3'-6"	4'-0"	3'-0"		6'-0"ø	4'-0"	3'-6"
	4'-0"ø	3'-8"	3'-0"		6'-0" x 6'-0"	3'-0"	2'-6"
	4'-0" x 4'-0"	3'-0"	2'-6"		6'-6"ø	3'-6"	3'-0"
	4'-6"	3'-0"	2'-6"		6'-6" x 6'-6"	3'-0"	2'-6"
6"	4'-0"ø	5'-0"	4'-6"	10"	5'-6"ø	7'-6"	6'-6"
	4'-0" x 4'-0"	4'-0"	3'-6"		6'-0" x 6'-0"	5'-6"	4'-6"
	4'-6"ø	4'-0"	3'-6"		6'-0"ø	6'-6"	5'-6"
	4'-6" x 4'-6"	3'-6"	3'-0"		6'-6" x 6'-6"	5'-0"	4'-0"
	5'-0"ø	3'-6"	3'-0"				
	5'-0" x 5'-0"	3'-0"	2'-6"				

GENERAL CONSTRUCTION NOTES

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE, COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIA.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

**M.D.C. TRAP
OIL/GREASE SEPARATOR**

(NOT TO SCALE)

NOTES

1. CALL DIG SAFE 1-888-344-7233 AT LEAST 4 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. NOTIFY TOWN PRIOR TO BACKFILLING SEWER OR WATER SERVICES.
3. LOCATIONS OF UNDERGROUND UTILITIES ARE FROM RECORD INFORMATION AND ARE NOT WARRANTED.
4. THE CONTRACTOR SHALL COMPLY WITH WATER DEPT. AND SEWER DEPT. REQUIREMENTS.

SEWER NOTES

1. THE CONNECTION AT THE EXISTING SEWER LINE IS TO BE AS DIRECTED BY THE D.P.W.
2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF MEDWAY AND STATE OF MASSACHUSETTS STANDARDS AND REQUIREMENTS.
3. DEWATERING OF TRENCH, IF REQUIRED, SHOULD BE CONDUCTED IN CONFORMITY WITH LOCAL REGULATIONS.
4. PRIOR TO ANY CONSTRUCTION, A SEWER CONSTRUCTION PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE TOWN OF MEDWAY, SEWER DEPARTMENT.
5. SEWER PIPES TO BE 6" PVC ASTM D3034SD - R35 OR AS OTHERWISE NOTED.
6. CONTRACTOR SHALL NOTIFY THE TOWN OF MEDWAY SEWER DIVISION OF TIMING OF CONSTRUCTION TO INSURE THERE IS NO INTERFERENCE WITH THE OPERATIONS OF THE EXISTING SEWER FORCE MAIN.
7. SURPLUS EXCAVATION MATERIAL TO BE HAULED OFF AND LEGALLY DISPOSED OF BY CONTRACTOR.
8. THERE SHALL BE NO FIELD CHANGES TO THIS PLAN WITHOUT PRIOR NOTIFICATION OF BOTH THE DESIGN ENGINEER AND THE TOWN OF MEDWAY SEWER DIVISION.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BACKFILLING SO THAT AN "AS-BUILT" PLAN MAY BE COMPILED AND SUBMITTED TO THE TOWN OF MEDWAY.
10. ALL INTERIOR PLUMBING CHANGES SHALL BE MADE BY A LICENSED PLUMBER AND IN FULL COMPLIANCE WITH ALL STATE AND LOCAL PLUMBING CODE REQUIREMENTS.
11. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION ANY UTILITIES OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING LOAMING AND SEEDING OF LAWNS.
12. CONTRACTOR TO VERIFY SEWER STUB ELEVATION.

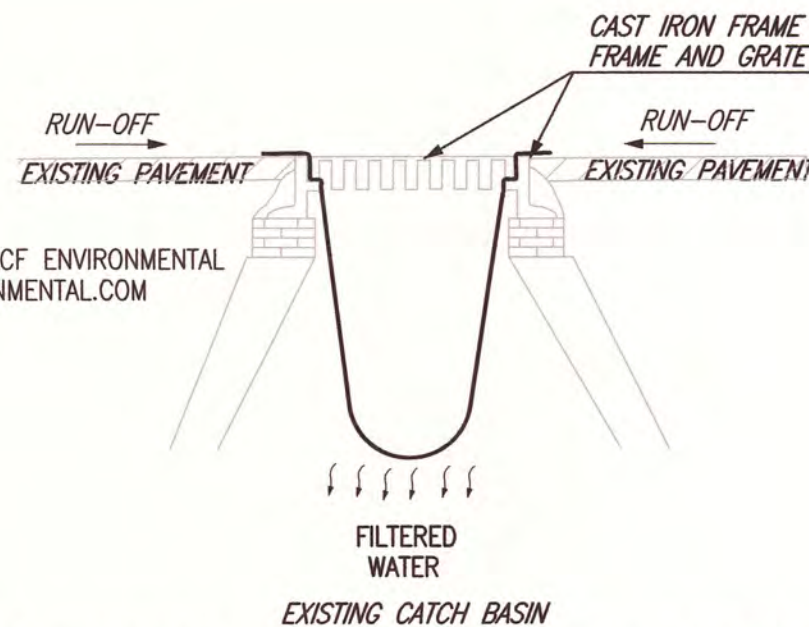
ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES.

WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES (Outlet pipe to be 45 degree angle)

CONTRACTOR SHALL VERIFY SEWER LOCATION AND ELEVATIONS PRIOR TO INSTALLATION



SILT SACK

(NOT TO SCALE)

NOTE: SILT SACKS SHALL BE INSPECTED WEEKLY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY.



TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

SIGNATURES

APPROVAL DATE

ENDORSEMENT DATE

REVISIONS	
6/27/16	CONSERVATION COMMISSION COMMENTS
8/5/16	CONSERVATION COMMISSION COMMENTS
8/15/16	CONSERVATION COMMISSION COMMENTS
8/22/16	REQUEST FOR WAIVERS
3/19/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS
4/2/18	REVIEW ENGINEER/PLANNING BOARD COMMENTS

**SITE PLAN
DETAILS**

**#50 ALDER STREET
MEDWAY, MASSACHUSETTS**

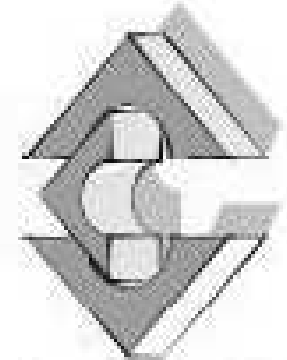
PREPARED FOR:
ALDER STREET REALTY LLC
119 MILFORD STREET
MEDWAY, MA 02053

MARCH 30, 2016
SCALE: AS SHOWN
JOB No. 15-307

GRADY CONSULTING, L.L.C.
Civil Engineers and Land Surveyors
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



① (3D) Copy 1



CLINTON
DESIGN
ARCHITECTS

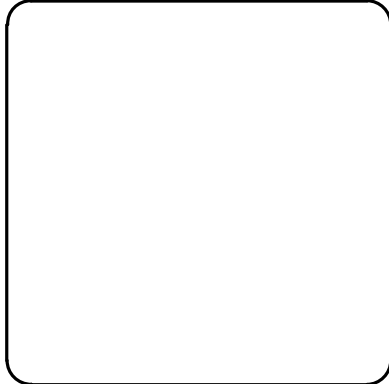
P.O. Box 6587
Holliston, MA 01746
V 774-233-0176
www.clintondesign.com

MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project	NOVEMBER 6, 2017
Revisions	

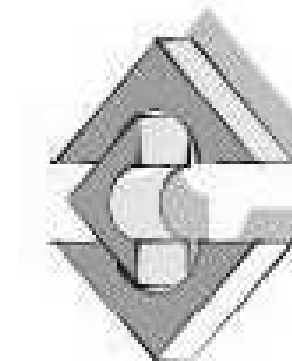
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3 D VIEWS

Scale:

AO



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MILWAY AUTO

51 ADLER STREET
MEDWAY MA

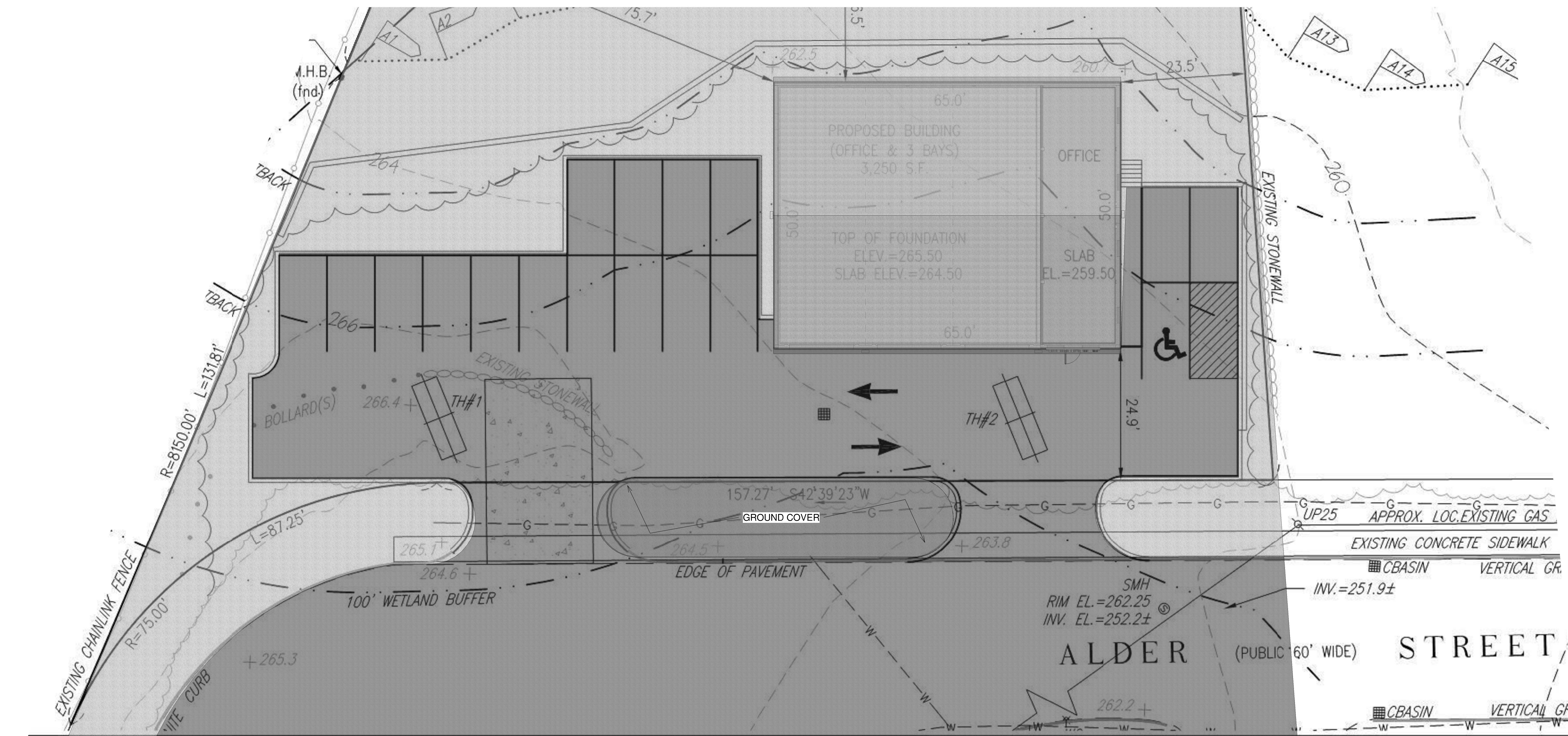
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Project	NOVEMBER 6, 2017
Revisions	

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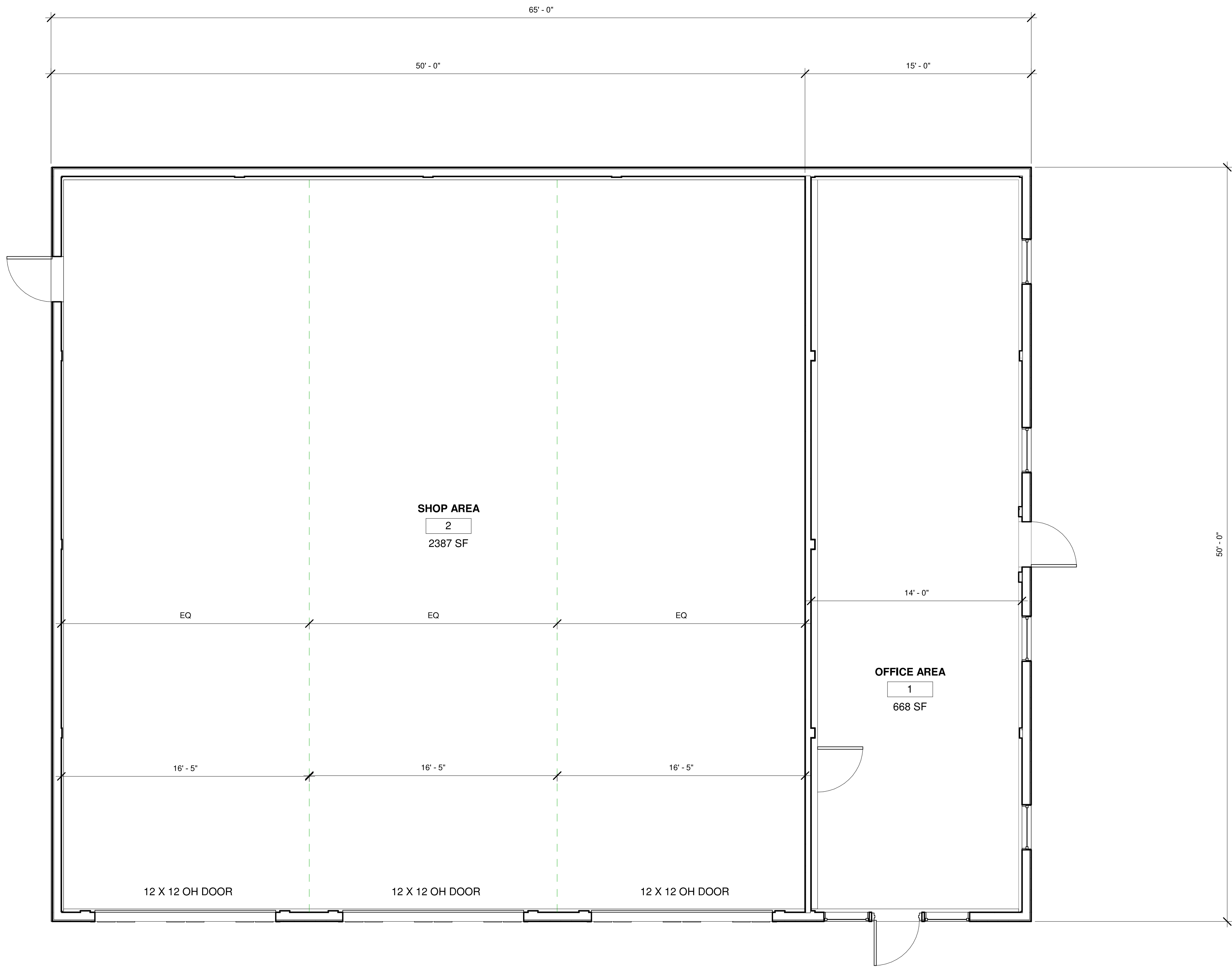
SITE PLAN

Scale: 1" = 10'-0"

AO.1

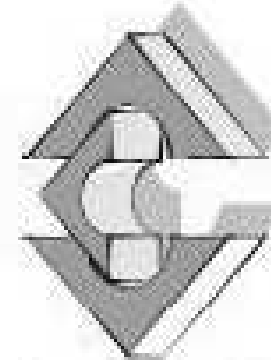


1 Site
1" = 10'-0"



① Level 1
1/4" = 1'-0"

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**CLINTON
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ARCHITECTS**

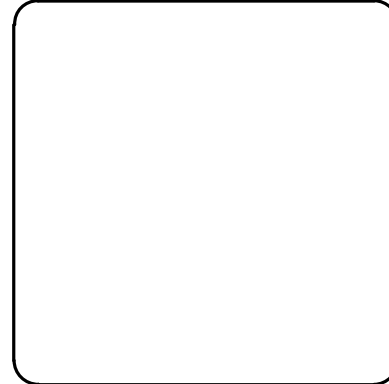
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MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project	NOVEMBER 6, 2017
Revisions	

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PLAN
Scale: 1/4" = 1'-0"
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MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	EFC
Checked	EFC
Project	NOVEMBER 6, 2017
Revisions	

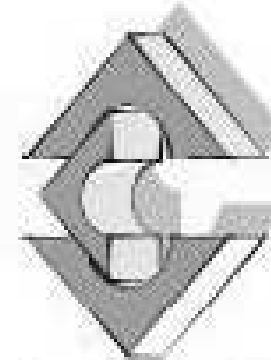
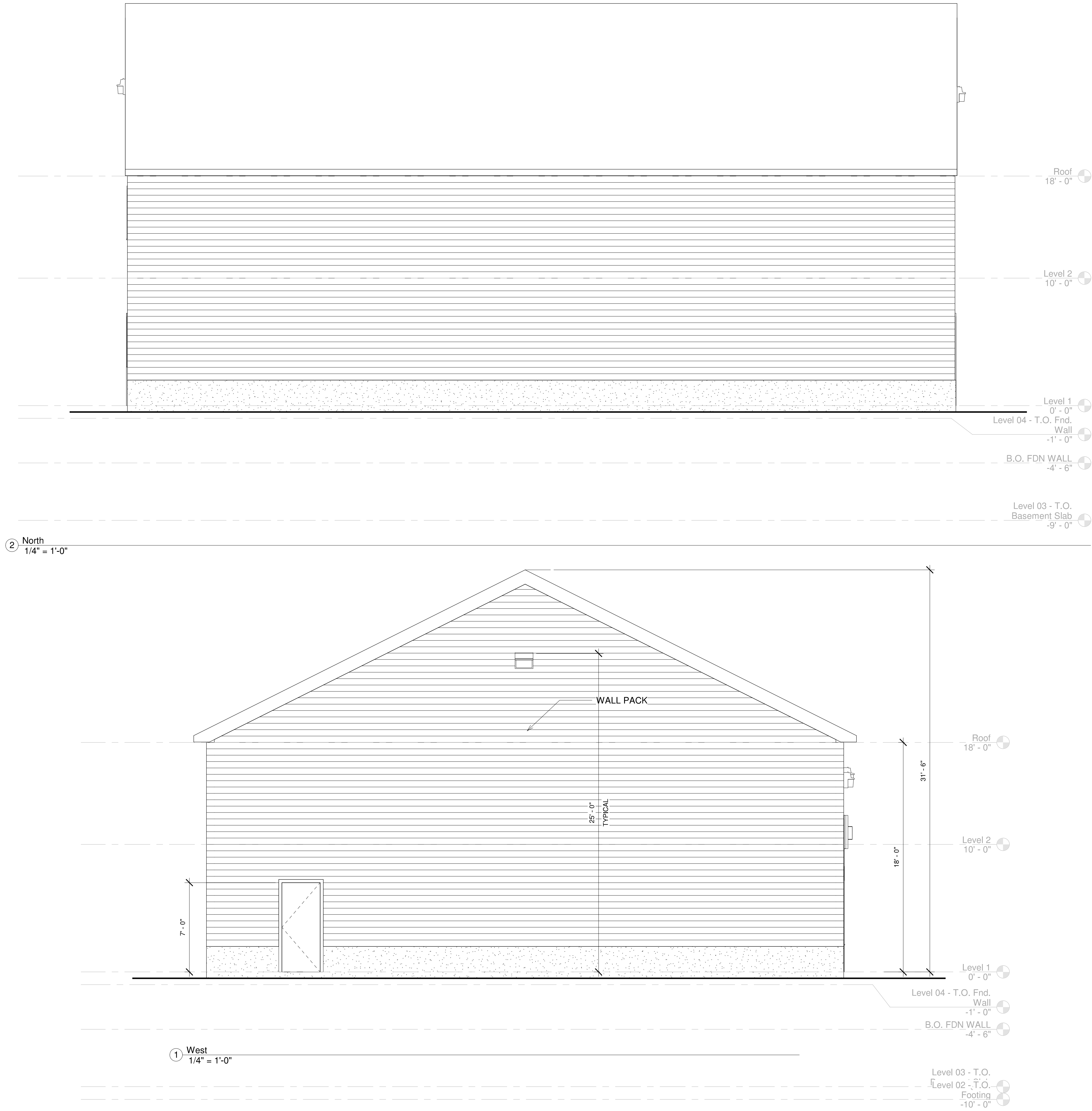
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ELEVATIONS

Scale: 1/4" = 1'-0"

A2

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CLINTON
DESIGN
ARCHITECTS

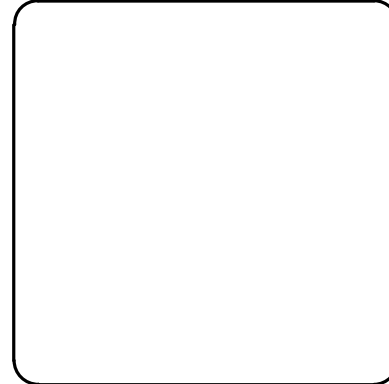
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MILWAY AUTO

51 ADLER STREET
MEDWAY MA

Drawn By	Author
Checked	Checker
Project	NOVEMBER 6, 2017
Revisions	

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ELEVATIONS

Scale: 1/4" = 1'-0"

A3



Engineered
Solutions, Inc.

6 Union Street Natick, MA 01760

T (508)647-9200 F (508)652-1936

www.engsolutions.com

April 19, 2018

Mr. Phil Anza
119 Milford Street
Medway, MA 02053

**Re: Milway Auto - 51 Adler Street Medway, MA 02053
Outdoor Light Wall Packs**

Dear Mr. Anza:

Thank you for your inquiry about the proposed outdoor lighting for your new automotive building construction at 51 Adler Street Medway.

Our proposed lighting design uses code-compliant LED wall pack light fixtures that will be affixed to the exterior of the building. These light fixtures are Night Sky Compliant per IESNA TM-15. In addition, the fixtures will meet the CMR and IECC 2015 compliance.

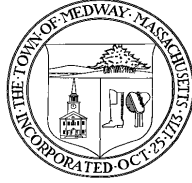
The light fixtures will have shields to avoid light pollution beyond the property line. The two light fixtures at the front of the building are 30 feet from the property line, and will not pose an issue.

We hope that the information presented above will assist you with your inquiries and concerns. Please let us know if you have any additional questions.

Respectfully,

A handwritten signature in black ink that reads 'Christopher Davidson'. The script is cursive and fluid.

Christopher Davidson, P.E.
Project Manager



April 24, 2018

**Medway Planning & Economic Development Board
Meeting**

**Zoning Bylaw Amendments – Public
Hearing**

- Public Hearing Notice
- DRAFTs of articles



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 30, 2018

NOTICE OF PUBLIC HEARING
Proposed Amendments to Medway Zoning Bylaw & Map
Tuesday, April 24, 2018

Pursuant to the *Medway Zoning Bylaw* and M.G.L. ch. 40A, §5, ***the Medway Planning and Economic Development Board will conduct a public hearing on Tuesday, April 24, 2018 at 7:45 p.m.*** to receive comments on proposed amendments to the *Medway Zoning Bylaw*, last published March 29, 2018, and the *Medway Zoning Map*, last published December 1, 2017. The hearing will occur in Sanford Hall at Medway Town Hall, 155 Village ST, Medway, MA.

The articles have been prepared for inclusion on the warrant for consideration at the May 21, 2018 Annual Town Meeting. The subject matter of the proposed amendments is summarized below. The referenced article numbers may be revised as the Board of Selectmen finalizes the warrant.

ARTICLE 22 – Medical Marijuana – To amend SECTION 8.9 REGISTERED MARIJUANA DISPENSARY by renaming the section and terminology throughout to REGISTERED MEDICAL MARIJUANA FACILITY and revising the list of zoning districts in which registered medical marijuana facilities may be located, and to amend TABLE 1: SCHEDULE OF USES in SECTION 5.4 to specify the zoning districts where such REGISTERED MEDICAL MARIJUANA FACILITIES would be permitted.

ARTICLE 23 – Recreational (Adult Use) Marijuana - To amend SECTION 2 DEFINITIONS by adding and refining certain definitions, to eliminate SECTION 8.10 TEMPORARY MORATORIUM ON NON-MEDICAL MARIJUANA ESTABLISHMENTS and replace it with a new SECTION 8.10 RECREATIONAL MARIJUANA, and to amend TABLE 1: SCHEDULE OF USES in SECTION 5.4 to incorporate the newly defined terms and specify the zoning districts where such RECREATIONAL MARIJUANA ESTABLISHMENTS would be permitted.

ARTICLE 24 – Site Plan Review – To amend portions of SECTION 3.5 SITE PLAN REVIEW regarding purpose and criteria for major, minor and administrative site plan review.

ARTICLE 25 – Zoning Map Revision – To rezone eight properties on the north side of Lovering Street and the west side of Holliston Street to adjust the boundary lines between Agricultural Residential Districts I and II in this area so that all of the specified properties are completely located in the Agricultural Residential II zoning district and to amend Medway Zoning Map accordingly.

The complete text and map of the proposed amendments to the *Medway Zoning Bylaw and Map* are on file with the Town Clerk and the Planning offices at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular business hours. The proposed amendments are also posted online at the Planning and Economic Development Board's web page at the Town's web site – <https://www.townofmedway.org/planning-economic-development-board>. For further information or questions, please contact the Medway Planning office at 508-533-3291.

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

Andy Rodenhiser

Planning & Economic Development Board Chairman

To be published in the *Milford Daily News*:

Monday, April 9, 2018

Tuesday, April 17, 2018

PROPOSED ZONING BYLAW AMENDMENTS for May 21, 2018 Town Meeting

ARTICLE 22:

(Amend Zoning Bylaw: Registered Marijuana Dispensary)

To see if the Town will vote to amend the Zoning Bylaw, Section 8.9 Registered Marijuana Dispensary as follows. Text to be deleted is shown with a ~~strike through~~. New text is shown as underlined.

8.9 REGISTERED MEDICAL MARIJUANA FACILITIES ~~DISPENSARY~~

A. Purposes. The purposes of this Section are to address possible adverse public health and safety consequences and impacts on the quality of life of the Town of Medway related to the passage of Chapter 369 of the Acts of 2012; provide for the limited establishment of a Registered Medical Marijuana Facility ~~Dispensary~~ (~~RMD~~) (RMMF) in an appropriate place and under strict conditions in accordance with Chapter 369 of the Acts of 2012, and 105 CMR 725.000; minimize the adverse impacts of a RMD RMMF on adjacent properties, residential neighborhoods, schools, playgrounds and other land uses potentially incompatible with such a facility; regulate the siting, design, placement, security, safety, monitoring, modification, and removal of RMDs RMMFs; and limit the overall number of RMDs RMMFs in the community to what is essential to serve the public necessity.

B. Applicability.

1. The commercial cultivation, production, processing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of Marijuana for Medical Use is prohibited unless permitted as a RMMF ~~RMD~~ under this Section 8.9.
2. No ~~RMD~~ RMMF shall be established except in compliance with the provisions of this Section 8.9.
3. Nothing in this Section 8.9 shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.

C. Definitions. As used in this Section, the following terms shall have the following meanings:

Host Community Agreement (HCA): A written agreement between an operator of a Registered Medical Marijuana Facility ~~Dispensary~~ and the Town of Medway that specifies measures an operator will take to anticipate, mitigate and address potential adverse impacts of the Registered Medical Marijuana Facility ~~Dispensary~~ on the Town, neighborhood, or community at large, including but not limited to public safety services and infrastructure.

(Added 11/16/15)

Marijuana: The same substance defined as “marijuana” under 105 CMR 725.004.

Marijuana for Medical Use: Marijuana that is designated and restricted for use by, and for the benefit of, Qualifying Patients as defined in 105 CMR 725.004.

Registered Medical Marijuana ~~Dispensary~~ (~~RMD~~) Facility (RMMF): Shall mean a not-for-profit entity, as defined by Massachusetts law only, registered by the Massachusetts Department of Public Health under 105 CMR 725.000 that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana,

products containing marijuana, related supplies, or educational materials to registered qualifying patients or their registered personal caregiver as determined by 105 CMR 725.000.

D. Eligible Locations for Registered Medical Marijuana Facilities Dispensaries. Registered Medical Marijuana Facilities Dispensaries, other than agricultural operations meeting exemption standards under G.L. c. 40A § 3, may be allowed by special permit from the Planning and Economic Development Board in the following zoning districts, provided the facility meets the requirements of this Section:

1. ~~East Industrial~~
2. ~~Energy Resource~~
3. ~~West Industrial~~
4. ~~Business/Industrial~~
5. ~~Central Business~~

<u>Retail RMMF</u>	<u>Non-Retail RMMF</u>
<u>Business Industrial (BI)</u>	<u>East Industrial (EI)</u>
	<u>West Industrial (WI)</u>

E. General Requirements and Conditions for all Registered Marijuana Dispensaries

1. All non-exempt RMMFs RMDs shall be contained within a permanent building or structure. No RMMF RMD shall be located inside a building containing residential units or inside a movable or mobile structure such as a van, trailer, cargo container or truck.
2. Size standards: *(Amended 11/16/15)*
 - a. A standalone dispensary-retail RMMF shall not exceed 3,500 sq. ft. for product display, client dispensary, and patient consultation area.
 - b. The RMMF RMD shall be of adequate interior space to accommodate all activities inside the building so as not to have outside patient queuing on sidewalks, in parking areas, or in other areas outside the RMD.
3. A RMMF RMD shall not be located in a building that contains any medical doctors' offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana.
4. The hours of operation of RMMFs RMDs shall be set by the Planning and Economic Development Board, but in no event shall the on-site retail sale or dispensing of medical marijuana and/or related products to customers occur between the hours of 8:00 PM and 8:00 AM. *(Amended 11-14-16)*
5. Locational Criteria: ~~No RMD shall be located on a lot within 500 linear feet of any lot with the following:~~
 - a. ~~Residence~~

- ~~b. Public school~~
- ~~c. Private educational entity that provides instruction to children and youth in an ongoing organized basis~~
- ~~d. Licensed registered childcare facility~~
- ~~e. Library~~
- ~~f. Religious facility~~
- ~~g. Playground, public park, or ball field~~
- ~~h. Recreation center~~
- ~~i. Registered Marijuana Dispensary that sells, distributes, dispenses or administers marijuana, products containing marijuana or related supplies to qualifying patients or personal caregivers~~
- ~~j. Halfway house or similar facility~~
- ~~k. Drug or alcohol rehabilitation facility.~~

a. A retail RMMF shall not be located on a lot within 500 feet of any lot with a residence, existing public or private school serving students in grades K-12, private educational entity that provides instruction to children and youth in an ongoing organized basis, licensed registered childcare facility, library, religious facility, playground, public park, ball field, recreation center, halfway house or similar facility, drug or alcohol rehabilitation facility, or another retail RMMF which sells, distributes, dispenses or administers marijuana, products containing marijuana or related supplies to qualifying patients and registered caregivers.

b. A non-retail RMMF shall not be located within 500 feet of any lot with an existing public or private school serving students in grades K-12.

c. The distance requirement may be reduced by the Planning and Economic Development Board if the applicant demonstrates that the RMMF RMD would otherwise be effectively prohibited from locating within the municipality and that adequate security measures will be employed to prevent the diversion of medical marijuana to minors who are not qualifying patients.

d. ~~Distances~~ The distance between properties shall be calculated by direct measurement in a straight line without regard for intervening structures from the nearest property line of the land used as noted above to the nearest portion of the building in property line of the land on which the RMMF RMD is to be located.

6. No smoking, burning or consumption of any product containing marijuana or marijuana-infused products shall be permitted on the premises of a RMMF RMD.

7. A RMMF RMD may not have a drive-through service.

F. Signage.

1. Signage for the RMMF RMD shall include the following language: “*Registration card issued by the MA Department of Public Health required.*”
2. The required text for a sign for a RMMF shall be a minimum of two inches in height.
3. No permitted RMMF RMD shall use any advertising material or graphics that are misleading, deceptive, or false, or designed to appeal to minors.
4. A RMMF RMD shall not display on the exterior of the facility any advertisement for medical marijuana or any brand name.
5. Off-site signage or advertising in any form, including billboards shall not be allowed.

G. Contact Information. The RMMF RMD shall provide the Medway Police Department, Building Inspector and the Planning and Economic Development Board with the names, telephone numbers and email addresses of all management staff and key holders to whom the Town can provide notice if there are operating problems associated with the establishment.

H. Prohibition against Nuisances. No RMMF RMD shall create a nuisance to abutters or to the surrounding area, or create any hazard, including but not limited to fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area.

I. Openness of Premises.

1. Any and all cultivation, distribution, possession, storage, display, sales or other distribution of medical marijuana shall occur only within the restricted interior area of the RMD.
2. The RMMF RMD shall be designed and constructed such that no area or portion where marijuana is processed or stored is visible from the exterior of the building.
3. The front of the building which shall include the public entrance to the RMMF RMD shall be fully visible from the public street or building frontage.
4. Marijuana, marijuana infused products, and products that facilitate the use of medical marijuana shall not be displayed or clearly visible to a person from the exterior of the RMMF RMD.

~~J. No marijuana or marijuana-based products shall be sold, grown, or cultivated, interior or exterior to a residential dwelling except if a Hardship Cultivation Registration is granted by the Department of Public Health according to 105 CMR 725.035.~~

~~K.~~ J. Special Permit Requirements.

1. A RMMF RMD shall only be allowed by special permit from the Planning and Economic Development Board in accordance with G.L. c. 40A, §9, subject to the following statements, regulations, requirements, conditions and limitations.

2. A RMMF RMD is subject to site plan review by the Planning and Economic Development Board pursuant to Section 3.5, which shall be coordinated with the special permit process.
3. A special permit for a RMMF RMD shall be limited to one or more of the following uses that shall be prescribed by the Planning and Economic Development Board:
 - a. Cultivation of Marijuana for Medical Use (horticulture);
 - b. Processing and packaging of Marijuana for Medical Use, including marijuana that is in the form of smoking materials, food products, tinctures, oils, aerosols, ointments, and other marijuana infused products;
 - c. Retail sale or distribution of Marijuana for Medical Use to Qualifying Patients or Registered Personal Caregivers;
 - d. Retail sale of products that facilitate the use of marijuana for medical purposes and of patient educational materials.
4. The RMMF RMD special permit application shall include the following:
 - a. The name and address of each owner of the facility;
 - b. Copies of all required licenses and permits issued for the RMMF RMD to the applicant by the Commonwealth of Massachusetts and any of its agencies;
 - c. Evidence of the Applicant's right to use the site of the RMMF RMD for the RMMF RMD, such as a deed or lease;
 - d. A statement under oath disclosing all of the applicant's owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of the owners of such entities until the disclosure contains the names of individuals;
 - e. A certified list of all parties in interest entitled to receive notice of the hearing for the special permit application, taken from the most recent tax list of the Town and certified by the Town Assessor;
 - f. A detailed site plan that includes the following information:
 - i. A detailed floor plan of the premises of the proposed RMMF RMD that identifies the square footage available and describes the functional areas of the facility including but not limited to sales, storage, cultivation, processing, food preparation, etc.
 - ii. Proposed security measures for the RMMF RMD, including lighting, fencing, gates and alarms, etc., to ensure the safety of qualifying patients, their caregivers, and facility employees and to protect the premises from theft.
 - g. A copy of the policies/procedures for the transfer, acquisition, or sale of medical marijuana between approved RMMFs RMD's in compliance with 105 CMR 725.105(B)(2).

- h. A copy of the policies/procedures for patient or personal caregiver home-delivery.

5. Procedures.

- a. The special permit application and public hearing procedure for a RMMF RMD shall be in accordance with Section 3.4 and G.L. c. 40A, § 9.
- b. Mandatory Findings. The Planning and Economic Development Board shall not grant a special permit for a RMMF RMD unless it finds that:
 - i. The RMMF RMD is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest, as defined in G.L. c. 40A, § 11;
 - ii. The RMMF RMD demonstrates that it will meet all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations; and
 - iii. The applicant has satisfied all of the conditions and requirements of this Section and Section 3.4 of this Zoning Bylaw.

6. Conditions. In granting a special permit under this Section 8.9, the Planning and Economic Development Board shall impose conditions, limitations, and safeguards that are reasonably appropriate to:

- a. Improve site design, traffic flow, and public safety;
- b. Protect water quality, air quality and significant environmental resources;
- c. Preserve the character of the surrounding area.

These conditions, limitations, and safeguards may address but are not limited to:

- d. Hours of operation
- e. Landscaping and site amenities

K. Annual Reporting. Each RMMF RMD permitted under this Zoning Bylaw shall as a condition of its special permit file an annual report with the Planning and Economic Development Board, the Building Inspector, the Health Agent, and the Police Chief no later than January 31st of each year, providing a copy of all current applicable state licenses for the RMMF RMD and/or its owners and demonstrate continued compliance with the conditions of the special permit.

L. Duration of Special Permit. A special permit granted under this Section 8.9 shall remain exclusively with the applicant which shall be the owner or lessee of the premises described in the application. The special permit shall terminate automatically on the date the applicant alienates that title or leasehold interest in the premises.

M. Abandonment or Discontinuance of Use. A RMMF RMD shall be required to remove all material, plants, equipment and other paraphernalia:

- 1. Prior to surrendering its state issued licenses or permits; or

2. Within six months of ceasing operations; whichever comes first.

Ø. N. Other Permits and Approvals. Receipt of a special permit from the Planning and Economic Development Board for a RMMF RMD does not preclude an applicant from having to secure other required local permits from other Town boards or departments, including but not limited to the Board of Health, Conservation Commission, or the Department of Public Services.

P. O. Each RMMF RMD permitted under this Zoning Bylaw shall enter into a Host Community Agreement (HCA) with the Town of Medway.
(Added 11/16/15)

And by amending Section 5.4, Schedule of Uses, by adding the following text in Table 1 – Schedule of Uses under Business Uses and Industrial Uses as shown:

	Zoning District											
	<u>AR-I</u>	<u>AR-II</u>	<u>VR</u>	<u>CB</u>	<u>VC</u>	<u>NC</u>	<u>BI</u>	<u>EI</u>	<u>ER</u>	<u>WI</u>		
D. BUSINESS USES												
Retail Trade												
<u>Registered Medical Marijuana Facility</u> (Retail)	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>N</u>	<u>N</u>	<u>N</u>		
E. INDUSTRIAL AND RELATED USES												
<u>Registered Medical Marijuana Facility</u> (Non-Retail)	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>N</u>	<u>PB</u>		

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 23: (Amend Zoning Bylaw: Definitions; Delete Temporary Moratorium on Non-Medical Marijuana Establishments)

To see if the Town will vote to amend the Zoning Bylaw by revising SECTION 2 DEFINITIONS as follows:

By adding the following definition:

Recreational Marijuana Social Consumption Establishment: A Recreational Marijuana Social Consumption Establishment may purchase marijuana from licensed recreational marijuana establishments and sell single servings of marijuana to consumers for consumption on the premises.

And by adding the highlighted text to the following existing definitions:

Recreational Marijuana Retailer: An entity licensed to purchase and deliver marijuana and marijuana products from marijuana establishments and to deliver, sell or otherwise transfer marijuana and marijuana products to marijuana establishments and to consumers.

Recreational Marijuana Establishment (RME): A marijuana independent testing laboratory, marijuana product manufacturer, or marijuana cultivator, all as defined in General Laws chapter 94G, §1, but not including Recreational Marijuana Retailers or Recreational Marijuana Social Consumption Establishments.

And by deleting Section 8.10 TEMPORARY MORATORIUM ON NON-MEDICAL MARIJUANA ESTABLISHMENTS and replacing it with the following:

8.10 RECREATIONAL MARIJUANA

A. Purposes. The purposes of this Section are to address possible adverse public health and safety consequences and impacts on the quality of life of the Town of Medway related to the passage of Chapter 5 of the Acts of 2017 regarding recreational marijuana; provide for the limited establishment of a Recreational Marijuana Establishment (RME) in an appropriate place and under strict conditions in accordance with Chapter 5 of the Acts of 2017; minimize the adverse impacts of a RME on adjacent properties, residential neighborhoods, schools, playgrounds and other land uses potentially incompatible with such a facility; regulate the siting, design, placement, security, safety, monitoring, modification, and removal of RMEs; and limit the overall number of RMEs in the community to what is essential to serve the public necessity.

B. Applicability.

1. The commercial cultivation, production, processing, assembly, packaging, wholesale sale, trade, or distribution of Marijuana for Recreational Use is prohibited unless permitted as a RME under this Section 8.10.
2. No RME shall be established except in compliance with the provisions of this Section 8.10.
3. Nothing in this Section 8.10 shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.

C. Definitions. As used in this Section, the following terms shall have the following meanings:

Host Community Agreement (HCA): A written agreement between an operator of a Recreational Marijuana Establishment (RME) and the Town of Medway that specifies measures an operator will take to anticipate, mitigate and address potential adverse impacts of the RME on the Town, neighborhood, or community at large, including but not limited to public safety services and infrastructure.

Marijuana: The same substance defined as “marijuana” under Chapter 5 of the Acts of 2017

Recreational Marijuana Establishment (RME): See definition in SECTION 2.

Recreational Marijuana Retailer: See definition in SECTION 2

Recreational Marijuana Social Consumption Establishment: See definition in SECTION 2.

D. Eligible Locations for Recreational Marijuana Establishments. Recreational Marijuana Establishments may be allowed by special permit from the Planning and Economic Development Board in the following zoning districts, provided the facility meets the requirements of this Section:

1. East Industrial *(renamed from Industrial I on 11-13-17)*
2. West Industrial *(renamed from Industrial III on 11-13-17)*

E. General Requirements and Conditions for all Recreational Marijuana Establishments

1. All non-exempt RMEs shall be contained within a permanent building or structure. No RME shall be located inside a building containing residential units or inside a movable or mobile structure such as a van, trailer, cargo container or truck.
2. A RME shall not be located in a building that contains any medical doctors’ offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana.
3. The hours of operation of RMEs shall be set by the Planning and Economic Development Board.
4. No RME shall be located on a lot within 500 linear feet of any lot of an existing public or private school serving students in grades K-12.
 - a. The distance requirement may be reduced by the Planning and Economic Development Board if the applicant demonstrates that the RME would otherwise be effectively prohibited from locating within the municipality and that adequate security measures will be employed to prevent the diversion of medical marijuana to minors who are not qualifying patients.
 - b. The distance between properties shall be calculated by direct measurement in a straight line without regard for intervening structures from the nearest property line of the land used as noted in E. 4. above to the nearest property line of the land on which the RME is to be located.

5. No smoking, burning or consumption of any product containing marijuana or marijuana-infused products shall be permitted on the premises of a RME.
6. A RME may not have a drive-through service.

F. Signage.

1. No permitted RME shall use any advertising material or graphics that are misleading, deceptive, or false, or designed to appeal to minors.
2. A RME shall not display on the exterior of the facility any advertisement for marijuana or any brand name.
3. Off-site signage or advertising in any form, including billboards shall not be allowed.

G. Contact Information. The RME shall provide the Medway Police Department, Building Inspector and the Planning and Economic Development Board with the names, telephone numbers and email addresses of all management staff and key holders to whom the Town can provide notice if there are operating problems associated with the establishment.

H. Prohibition against Nuisances. No RME shall create a nuisance to abutters or to the surrounding area, or create any hazard, including but not limited to fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive noise or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area.

I. Openness of Premises.

1. Any and all cultivation, distribution, possession, storage, or display of recreational marijuana shall occur only within the restricted interior area of the RME.
2. The RME shall be designed and constructed such that no area or portion where marijuana is processed or stored is visible from the exterior of the building.
3. The front of the building which shall include the public entrance to the RME shall be fully visible from the public street or building frontage.
4. Marijuana and marijuana infused products shall not be displayed or clearly visible to a person from the exterior of the RME.

J. Special Permit Requirements.

1. RME shall only be allowed by special permit from the Planning and Economic Development Board in accordance with G.L. c. 40A, §9, subject to the following statements, regulations, requirements, conditions and limitations.
2. A RME is subject to site plan review by the Planning and Economic Development Board pursuant to Section 3.5, which shall be coordinated with the special permit process.
3. A special permit for a RME shall be limited to one or more of the following uses that shall be prescribed by the Planning and Economic Development Board:
 - a. Cultivation of Marijuana (horticulture)

- b. Manufacturing, processing and packaging of marijuana for recreational use and the delivery and transport of marijuana and marijuana products to other RMEs, but not to consumers
 - c. Independent testing laboratory
- 4. Recreational Marijuana Retailers and Recreational Marijuana Social Establishments are not allowed by right or special permit anywhere in Medway.
- 5. The RME special permit application shall include the following:
 - a. The name and address of each owner of the facility;
 - b. Copies of all required licenses and permits issued for the RME to the applicant by the Commonwealth of Massachusetts and any of its agencies;
 - c. Evidence of the Applicant's right to use the site of the RME for the RME, such as a deed or lease;
 - d. A statement under oath disclosing all of the applicant's owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of the owners of such entities until the disclosure contains the names of individuals;
 - e. A certified list of all parties in interest entitled to receive notice of the hearing for the special permit application, taken from the most recent tax list of the town and certified by the Town Assessor;
 - f. A detailed site plan that includes the following information:
 - i. A detailed floor plan of the premises of the proposed RME that identifies the square footage available and describes the functional areas of the facility including but not limited to sales, storage, cultivation, processing, food preparation, etc.
 - ii. Proposed security measures for the RME, including lighting, fencing, gates and alarms, etc., to ensure the safety of qualifying patients, their caregivers, and facility employees and to protect the premises from theft.
 - g. A copy of the policies/procedures for delivery service.

6. **Procedures.**

- a. The special permit application and public hearing procedure for a RME shall be in accordance with Section 3.4 and G.L. c. 40A, § 9.
- b. **Mandatory Findings.** The Planning and Economic Development Board shall not grant a special permit for a RME unless it finds that:
 - i. The RME is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest, as defined in G.L. c. 40A, § 11;

- ii. The RME demonstrates that it will meet all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations; and
 - iii. The applicant has satisfied all of the conditions and requirements of this Section and Section 3.4 of this Zoning Bylaw.
7. **Conditions.** In granting a special permit for an RME under this Section 8.10, the Planning and Economic Development Board shall impose conditions, limitations, and safeguards that are reasonably appropriate to:
- a. Improve site design, traffic flow, and public safety;
 - b. Protect water quality, air quality and significant environmental resources;
 - c. Preserve the character of the surrounding area.

These conditions, limitations, and safeguards may address but are not limited to:

- d. Hours of operation
 - e. Landscaping and site amenities
- K. Annual Reporting.** Each RME permitted under this Section 8.10 shall as a condition of its special permit file an annual report with the Planning and Economic Development Board, the Building Inspector, the Health Agent, and the Police Chief no later than January 31st of each year, providing a copy of all current applicable state licenses for the RME and/or its owners and demonstrate continued compliance with the conditions of the special permit.
- L. Duration of Special Permit.** A special permit granted under this Section 8.10 shall remain exclusively with the applicant which shall be the owner or lessee of the premises described in the application. The special permit shall terminate automatically on the date the applicant alienates that title or leasehold interest in the premises.
- M. Abandonment or Discontinuance of Use.** A RME shall be required to remove all material, plants, equipment and other paraphernalia:
- a. Prior to surrendering its state issued licenses or permits; or
 - b. Within six months of ceasing operations; whichever comes first.
- N. Other Permits and Approvals.** Receipt of a special permit from the Planning and Economic Development Board for a RME does not preclude an applicant from having to secure other required local permits from other Town boards or departments, including but not limited to the Board of Health, Conservation Commission, or the Department of Public Services.
- O.** Each RME permitted under this Zoning Bylaw shall enter into a Host Community Agreement (HCA) with the Town of Medway.

And by amending Section 5.4, Schedule of Uses, by revising and adding the following text in Table 1 – Schedule of Uses under Business Uses and Industrial Uses as shown:

NOTE – Proposed new text is highlighted in grey and proposed deleted text is shown with a strike-through.

		Zoning District									
		AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI
D. BUSINESS USES											
Recreational Marijuana Retailer		N	N	N	N	N	N	N	N	N	N
Recreational Marijuana Social Consumption Establishment		N	N	N	N	N	N	N	N	N	N
F. INDUSTRIAL AND RELATED USES											
Recreational Marijuana Establishment		N	N	N	N	N	N	PB N	PB	N	PB

NOTE – PB means the use may be allowed by special permit from the Planning and Economic Development Board. N means the use is prohibited.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 24: (Amend Zoning Bylaw: Site Plan Review)

To see if the Town will vote to amend portions of Section 3.5 Site Plan Review of the Zoning Bylaw as follows: Deleted text is shown with a ~~striketrough~~; new text is shown as underlined.

3.5 SITE PLAN REVIEW

3.5.1 Purposes

Site plan review is a means of managing the aesthetics and environmental impacts of land use by the regulation of permitted uses, not their prohibition. Its purpose is to:

- provide a standard process to review proposed development and redevelopment projects for compliance with the Medway Zoning Bylaw
- assure protection of the public interest consistent with a reasonable use of the site for the purposes permitted in the district; and
- promote and encourage desired community characteristics as expressed in the *Master Plan* and *Design Review Guidelines*

3.5.2 Requirements

- A. No building permit shall be issued for any use, site, or building alteration, or other improvement that is subject to this Section 3.5 unless an application for site plan review has been prepared in accordance with the requirements herein and unless such application has been approved by the Planning and Economic Development Board (hereinafter referred to in this Section as the Board) or its designee in the instance of administrative site plan review.
- B. Unless specifically authorized by the terms of the site plan review decision, a final certificate of occupancy shall not be issued until the project has been completed in accordance with the approved and endorsed site plan and the applicant has complied with or satisfied all conditions of the site plan review decision.
- C. Any work done in deviation from an approved site plan shall be a violation of this Bylaw unless such deviation is approved in writing by the Board or its designee or is determined by the Building Inspector to be an insubstantial change.

3.5.3. Applicability

- A. Site plan review shall apply to the following:

1. Major Site Plan Review:

- a. New construction or any alteration, reconstruction, renovation, and/or change in use ~~or renovation~~ of any multi-family, commercial, industrial, institutional, or municipal building or use which involves one or more of the following:
 - i. the addition of 2,500 square feet or more of gross floor area; or
 - ii. the addition of fifteen-twenty or more new parking spaces; ~~or~~
- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of fifteen- twenty or more new parking spaces.
- c. The redesign of the layout/configuration of an existing parking area of forty or more parking spaces

~~e.~~ d. Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas.

e. Removal, disturbance, and/or alteration of 20,000 square feet or more of existing impervious surface.

2. Minor Site Plan Review:

a. New construction or any alteration, reconstruction, renovation, and/or change in use ~~or renovation~~ of any multi-family, commercial, industrial, institutional, or municipal building or use which is not subject to Major Site Plan Review but which involves one or more of the following:

i. the addition of 1,000 to 2,499 square feet of gross floor area;~~or~~

ii. the addition of five-ten or more but less than fifteen-twenty new parking spaces;~~or~~

b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of five ten or more but less than fifteen twenty new parking spaces; or

c. The redesign of the layout/configuration of an existing parking area of twenty to thirty-nine parking spaces.

~~e.~~ d. Any use or structure or expansion thereof exempt under Massachusetts G.L. c. 40A, § 3. only to the extent allowed by law.

e. Removal, disturbance, and/or alteration of 10,000 – 19,999 square feet of impervious surface.

3. Administrative Site Plan Review: ~~a.~~ New construction or any alteration, reconstruction, ~~or~~ renovation, or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which is not subject to Major or Minor Site Plan Review but which involves one or more of the following:

~~i.~~ a. The addition of less than 1,000 square feet of gross floor area;~~or~~

~~ii.~~ b. Exterior alteration/renovation of an existing building or premises, visible from a public or private street or way which includes any of the following:

~~a i.)~~ installation or replacement of awnings

~~b ii)~~ change in a building's exterior surface material

~~c iii)~~ rearrangement or addition of windows or doors

~~d iv)~~ façade reconstruction/replacement

~~e v)~~ roofing if the Building Inspector determines the roof to be a distinctive architectural feature of the building

~~b.~~ c. The redesign, alteration, expansion or modification of an existing parking area or the creation of a new parking area involving the addition of up to four-nine new parking spaces

d. The redesign of the layout/configuration of an existing parking area of ten to nineteen parking spaces

e. A change in curb cuts/vehicular access to a site from a public way

f. Installation or alteration of sidewalks and other pedestrian access improvements

g. Removal of hedges, living shrubs, and trees greater than four inches in caliper

h. Installation of fencing or retaining walls.

i. Outdoor placement of cargo containers, sheds, membrane structures, equipment and materials

j. Removal/disturbance/alteration of 5,000 – 10,000 square feet of impervious surface

k. The conversion of a residential use to a permitted non-residential or mixed-use

l. Installation of a wireless communication facility as defined in this Zoning Bylaw

4. Consideration of ~~planned~~ activities subject to administrative site plan review may be advanced to minor or major site plan review status at the determination of the Building Inspector or the Board when the collective scope and/or quantity of the proposed activities is substantial enough to merit review by the Board at a public meeting.

Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

ARTICLE 25: (Amend Zoning Map: District Boundaries)

To see if the Town of Medway will vote to rezone the following parcels as shown on the map titled Proposed Boundary Changes to AR-I & AR-II Zoning Districts dated February 18, 2018 which is on file with the Town Clerk: and to amend the Zoning Map accordingly, such that:

The following split zoned parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential I district shall be rezoned to Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

Address	Medway Assessor's Parcel ID #	Parcel Size	Current Owner
36RF Lovering Street	31-034	.368	Carl & Carol Rice
36RE Lovering Street	31-035	2.550	Paul & Nydia Rice
36RD Lovering Street	31-036	2.734	Theodore Johnson
22 Lovering Street	31-014	3.56	Theodore & Paula Johnson
36RB Lovering Street	31-011	2.483	William and Amy Fletcher
107A Holliston Street	31-007	1.978	Harry Johnson Family Irrevocable Family Trust and Jeanne Johnson Family Irrevocable Trust

The following parcels shall be rezoned from the present Agricultural Residential I district zoning to Agricultural II district, so that the entire parcel is zoned Agricultural Residential II:

Address	Medway Assessor's Parcel ID #	Parcel Size	Current Owner
MAP A			
36RC Lovering Street	31-013	.23	Theodore Johnson
109 Holliston Street	31-006	3.3	Harry & Jeanne Johnson Life Estate Harry & Jeanne Johnson Family Irrevocable Trust

or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

BOARD OF SELECTMEN RECOMMENDATION:

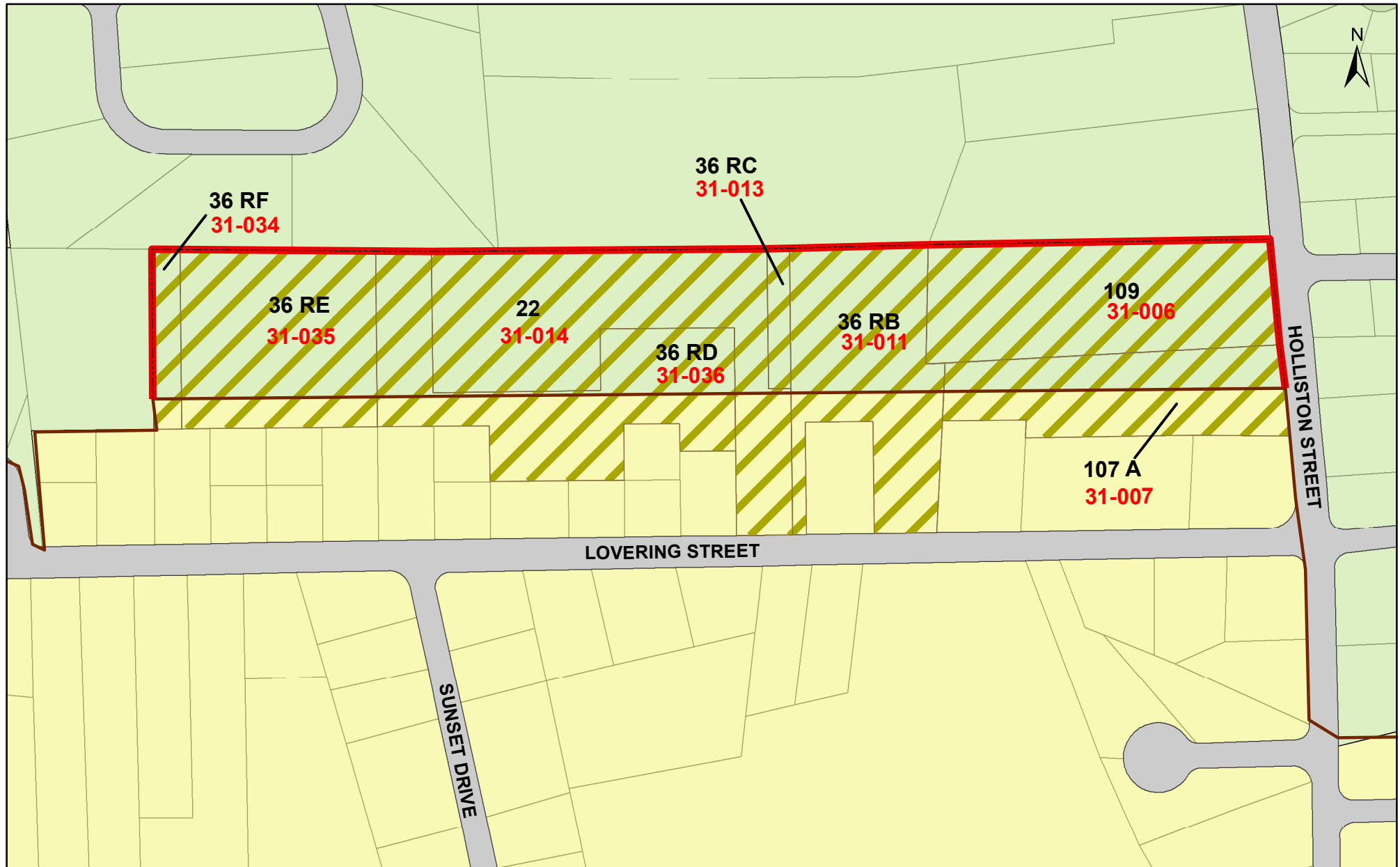
FINANCE COMMITTEE RECOMMENDATION:

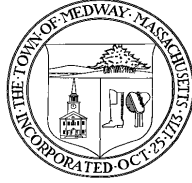
Proposed Boundary Changes to AR-I & AR-II Zoning Districts

February 20, 2018

Data from MassGIS and the Town of Medway

- Existing Boundary Line
- Proposed New Boundary Line
- Existing AR-I Zoning District
- To Be Rezoned Entirely to AR-II Zoning District
- Existing AR-II Zoning District



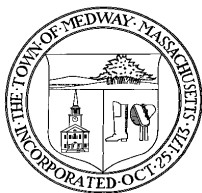


April 24, 2018
Medway Planning & Economic Development Board
Meeting

Town Line Estate Subdivision Public
Hearing

- Draft decision dated 4-20-18. This has been sent to project engineer Jeff Kane and applicant Rob Lapinsky
- Mullins Rule certifications from Bob Tucker and Matt Hayes for the 4-10-18 hearing
- Signed Scenic Road Work permit application
- Definitive Subdivision Plan dated February 23, 2018
- Construction services estimate dated April 19, 2018 from Tetra Tech





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*

DRAFT – April 20, 2018

CERTIFICATE OF ACTION
Town Line Estate
DEFINITIVE SUBDIVISION PLAN – Permanent Private Way
(_____ with Waivers and Conditions)

Location: 22 Populatic Street

Assessors' Reference: Map 71 – Parcel 20

Parcel Size: 2.92 acres

Name/Address of Applicant: Robert and Lisa Lapinsky
62 Allston Avenue
Worcester, MA 01604

Name/Address of Property Owner: Robert and Ronald Wasnewski
22 Populatic Street
Medway, MA 02053

Engineer: L.A.L. Engineering Group
730 Main Street, Suite 1F
Millis, MA 02054

Land Surveyor: Continental Land Survey, LLC
105 Beaver Street
Franklin, MA 02038

Plan Name: *Town Line Estate Permanent Private Way Definitive
Subdivision Plan*

Plan Dated: December 12, 2017, last revised February 23, 2018

Zoning District: Agricultural Residential II

Street Name: Bunny Lane

- I. PROJECT DESCRIPTION:** The *Town Line Estate Permanent Private Way Definitive Subdivision Plan* December 12, 2017, last revised February 23, 2018, shows the division of the 2.92 acre parcel of land located at 22 Populatic Street (*Medway Assessor's Map 71, Parcel 20*) in the Agricultural Residential II zoning district.

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' long, 16' wide permanent private roadway to create legal frontage for the second house lot at the back of the site. Other planned site improvements include the installation of stormwater management measures, an on-site Title V compliant septic system, and connection to the Town's water system in Populatic Street. A portion of the property is located in the Groundwater Protection District.

II. PROCEDURAL SUMMARY:

- A. On January 3, 2018, the Planning and Economic Development Board received an application for approval of the *Town Line Estate Definitive Subdivision Plan*, dated December 12, 2017, prepared by L.A.L. Engineering Group of Millis, MA.
- B. On January 22, 2018, the Board notified various Town boards and departments, including the Board of Health, of the scheduled February 13, 2018 public hearing on the proposed *Town Line Estate Subdivision Plan*, provided copies of the plan, and requested review comments.
- C. The public hearing was duly noticed in the *Milford Daily News* on January 30 and February 8, 2018. Notice was posted with the Medway Town Clerk on January 22, 2018 and mailed to abutters in Medway within 300 feet of the subject property and to parties of interest.
- D. On February 13, 2018, the Board commenced the public hearing. The public hearing was continued to the March 13, 2018 meeting which had to be cancelled due to severely inclement weather. A new public hearing was scheduled for April 10, 2018. Abutters were re-noticed on April 20, 2018 and the new hearing date was advertised in the *Milford Daily News* on March 27 and April 2, 2018. The hearing took place on April 10, 2018. It was continued to April 24th when it was closed.
- E. On March 14, 2018, the Board approved the applicant's request to extend the action decision deadline to April 30, 2018.
- F. During the course of the public hearing, the applicant submitted one revision to the *TownLine Estate Definitive Subdivision Plan*, dated February 23, 2018.
- G. 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 *Town Line Estate Permanent Private Way Definitive Subdivision Plan* were conducted over the course of three 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.

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.

Town Line Estate Definitive Subdivision Plan Application Materials

Form C – Definitive Subdivision Plan Application – received January 3, 2018
Form D – Designer’s Certificate– dated December 18, 2017, received January 3, 2018
Certified Abutters’ List (Medway) - dated December 21, 2017
Certified Abutters’ List (Franklin) – dated January 16, 2018
Form F – Development Impact Report – dated December 17, 2017, received January 3, 2018

Town Line Estate Definitive Subdivision Plan – L.A.L. Engineering Group,
December 12, 2017, revised February 23, 2018

Drainage Calculations for Town Line Estate Permanent Private Way – L.A.L. Engineering Group
December 2017, revised February 23, 2018

Requests for Waivers from Subdivision Rules and Regulations – Prepared by L.A.L. Engineering
Group, received January 3, 2018 and February 23, 2018

Town Engineering Consultant Reviews – Steven Bouley, P.E., Tetra Tech
February 8, 2018 letter
February 14, 2018 email re: septic vs. sewer
March 5, 2018 letter

Town Planning Consultant Review Letters – Gino Carlucci, AICP, PGC Associates
February 6, 2018 letter
March 9, 2018 email

Supplemental Information Provided by Applicant’s Consultants

Scenic Road Work Permit Application, dated February 26, 2018 - Includes a determination from the Medway Department of Public Services that no construction work is being planned in the right of way of Populatic Street that involves removal of trees or stone walls.

Letters dated February 23, 2018 from project engineer Jeff Kane of L.A.L. Engineering Group in response to PGC review letter dated February 6, 2018 and Tetra Tech review letter dated February 8, 2018

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

Mullins Rule certification from Rich Di Iulio for the February 13, 2018 hearing
Mullins Rule certification from Bob Tucker and Matthew Hayes for the April 10, 2018 hearing

Citizen/Resident Letters/Communications

Letter dated February 13, 2018 from neighbors on Walker and Populatic Streets – Steve, Jackie and Paulette Freddo, Liz and Meghan Dahl, David Malmberg, Kelley and Ben Marchend, Tyrone Pinkham & Deanna Cosgrove.

Citizen/Resident Testimony

Steve Freddo, 15 Walker Street
Jodi Johnson, 24 Populatic Street

Professional Testimony

Gino Carlucci, AICP, PGC Associates, Inc. – Franklin, MA
Steven Bouley, P.E., Tetra Tech – Marlborough, MA
Jeffrey Kane, Engineering Group - Millis, MA

Medway Departmental/Board Review Comments

Letter dated June 19, 2017 from Fire Chief Jeff Lynch regarding hydrants, fire alarm system and roadway width.

Memorandum dated January 22, 2018 from Conservation Agent Bridget Graziano regarding wetlands and stormwater drainage

Email dated February 26, 2018 from DPS Director David D'Amico regarding traffic control measures, roadway width and design, drainage design, and water supply.

Letter dated March 22, 2018 from Beth Hallal, Medway Health Agent, regarding the Board of Health's approval of on-site Title 5 Compliant Septic System for the newly created lot

Memorandum dated March 24, 2018 from Sergeant Jeffrey Watson, Medway Police re: street name and STOP signage.

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 7.6.2 b) WATER FACILITIES INSTALLATION – *Water mains, with hydrants, valves and other fittings, shall be constructed and installed within the subdivision as necessary to provide to all lots therein adequate water supply for domestic and fire protection use. Water facilities must conform to the Medway Water Rules and Regulations, which are under the jurisdiction of the Water and Sewer Department. Proper connections shall be made with existing public water systems. Water lines shall be at least 8-inch diameter cement-lined ductile iron, Class 52 or greater, or as currently required by the Town of Medway Water and Sewer Department and shall be furnished with adequate valves and appurtenances to the specifications of the Town of Medway Water and Sewer Department. Water pipes shall be extended and connected to form a loop type system. Easements across lots shall be used to eliminate dead ends.*

FINDINGS – The applicant has requested a waiver from the requirement to install an 8" water line, fire hydrant, valves and other equipment required for water main tie in. Instead, the applicant has proposed a 1¼" water service connection to the existing water main located in Populatic Street. This request has been reviewed by the Fire Chief, the Board's Consulting Engineer and the Department of Public Services. Due to the small size of the development, the Fire Chief is not requiring a separate fire hydrant on the property; the existing hydrant locations on Populatic Street are sufficient. The Department of Public Services has determined that a 1"

line with a curb stop at the edge of Populatic Street is sufficient. The proposed water service installation is consistent with other private way subdivisions previously approved by the Board.

SECTION 7.6.2 d) SEWER INSTALLATION - Sewer manholes, sewer service laterals and other sanitary sewer components shall be constructed and installed within the subdivision as necessary to provide to all lots therein adequate municipal sewer service. Sewer facilities must conform to the Medway Sewer Department Rules and Regulations, which are under the jurisdiction of the Water and Sewer Department. Proper extensions to existing public sewer systems shall be provided and made.

FINDINGS - The applicant has requested a waiver from all requirements for sewer installation and connection to the existing public sewer main in Populatic Street and instead proposes to install an on-site Title 5 Compliant Septic System for Lot 2. The length and consequent cost of such sewer line installation to serve only one house are considerable and would increase site disturbance. On-site septic disposal systems located in Zone II (groundwater protection district) are allowed under the Title 5 regulations (310 CMR 15.00). The installation of a Title 5 Compliant Septic System for Lot 2 has been approved by the Medway Board of Health.

SECTION 7.7.2 STORMWATER MANAGEMENT – Procedure 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 – Instead of locating the stormwater drainage facilities on a separate parcel, the applicant has proposed to locate the stormwater management measures within the Bunny Lane right of way and in an 800 sq. ft. easement area on Lot 1. This area includes the existing, naturally occurring stormwater retention area. Waiving the regulation will result in less site excavation/disturbance, tree loss and tree root damage. This approach will allow the stormwater facilities to be integrated into the existing topography. This is a reasonable alternative given the site's characteristics and the fact that the stormwater facilities will be serving only Lot 2 and the roadway. The PEDB has allowed stormwater management facilities to be located within the roadway layout of other private way subdivisions in the community.

SECTION 7.7.4 STORMWATER MANAGEMENT – Construction d) An independent drainage system shall be provided to collect and discharge subsurface runoff from the foundation perimeter drains for the houses along the proposed roadway. The system shall be constructed of four inch (4”) perforated HDPE pipe wrapped in filter fabric and installed to withstand an H-20 vehicle loading. The depth of installation should be determined to meet this loading requirement assuming the trunkline must flow by gravity and will pass under proposed driveways.

FINDINGS – The applicant has requested a waiver from the requirement to provide an independent drainage system to collect and discharge subsurface runoff from the foundation perimeter drain for the house to be constructed on Lot 2. Instead, the applicant proposes either to not install a foundation perimeter drain or to allow on-lot “daylighting” of drain pipe with the subsequent recharge to groundwater. The existing site grades and soil types support the elimination of the perimeter drain requirement. Also, not installing a perimeter drain will result in less ground disturbance and tree root damage. **MORE NEEDED HERE – We have no comments from TT on this.**

SECTION 7.9.1 STREETS & ROADWAYS – Location d) 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.

FINDINGS – The applicant has requested a waiver from this requirement and instead proposes to include a one foot wide reserve strip within Lot 2 to be located between the northern edge of the roadway parcel and the immediate abutter to the north at 18 Populatic Street. Establishing this strip will prevent 18 Populatic Street from becoming a “corner lot” and having a 35’ front setback requirement.

SECTION 7.9.2 STREETS & ROADWAY – Alignment d) Property lines at a street intersection shall be rounded or cut back to provide a property line radius of twenty-eight feet (28’), or for a curb radius of not less than forty feet (40’), whichever is more stringent.

FINDINGS - The applicant has requested a waiver from the requirement for a 40’ curb radius and proposes to use a 12’ curb radius on both sides of the proposed roadway. The requirement for a 40’ curb radius would result in a 100’+/- access width which is not necessary for a 1 lot subdivision nor in keeping with the scenic and rural nature of Populatic Street. The waiver would also result in less site disturbance and tree loss. The applicant’s engineer believes the 12’ radius will provide sufficient turning width for the very low anticipated roadway volume associated with just one house. **MORE NEEDED HERE – Any feedback from Fire Chief on this?**

SECTION 7.9.5 STREETS & ROADWAYS – Grade c) Where changes in grade exceed one percent (1%), vertical curves shall be required. Vertical curves having a length less than one hundred feet (100’) should be avoided. At the intersection of street right-of-way lines, there shall be provided in a residential subdivision a leveling (fixed slope) area of at least one hundred feet (100’) with a maximum grade of two percent (2%), and in all other subdivisions, a leveling (fixed slope) area of at least two hundred feet (200’), with a two percent (2%) grade. Vertical curve calculations, prepared by a Registered Professional Civil Engineer, will be provided for every vertical curve and shown on the drawings. These calculations will show the design speed and conformance with safe stopping sight distance criteria for the design speed.

FINDINGS - The applicant has requested a waiver to not require the 100' leveling area and proposes a 50' leveling area as an alternative. The 50' leveling area will provide sufficient queuing length, stopping distance and sight distance for the low roadway volume anticipated for a one lot subdivision. Furthermore, less site disturbance will result from a 50' leveling area.

SECTION 7.9.7 STREETS & ROADWAYS – Roadway Construction g) *The minimum width of the roadway pavement for a permanent private way shall be eighteen feet.*

FINDINGS – The applicant has requested a waiver to not require an 18' paved width for Bunny Lane. Instead, a 16' paved roadway with a 2' traversable gravel shoulder on each side of the roadway is proposed, resulting in a 20' traveled width consistent with current Fire Code. The Fire Chief is amenable to such road construction as long as it is capable of supporting 75,000 pounds of emergency vehicle apparatus and the driveway on Lot 2 is constructed such that an ambulance can turn around at the house. Reduced impervious pavement results in less demand on the stormwater management facilities.

SECTION 7.10.2 CURBS and BERMS - Hot Mix Asphalt Cape Cod Berm shall be provided along each side of the full length of permanent private roadways.

FINDINGS – The applicant has proposed to NOT install any form of curbing along the roadway edges. This will allow for the use of roadside swales for conveying stormwater runoff, promote infiltration and help retain the rural, scenic nature of the roadway. This approach further reduces the amount of impervious surface area. The Board has approved similar waiver requests for other private way subdivisions.

SECTION 7.13.3 SIDEWALKS - 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.

FINDINGS – This will need to be filled in once the Board discusses how to proceed

SECTION 7.17.1 FIRE PREVENTION AND PROTECTION - A fire alarm system shall be installed in accordance with the specifications of and located as directed by the Medway Fire Department or a sum of money paid to the Town equal to the cost of installing a fire alarm system within the subdivision, for use by the Fire Department for capital purchases.

FINDINGS – The applicant has requested a waiver from this regulation for a neighborhood fire alarm system. This is a one lot subdivision; the home to be constructed on Lot 2 will be protected by fire/smoke/carbon monoxide detectors per Building Code. Further, the Town has discontinued the use of a fire alarm revolving fund as municipalities are not authorized to have such funds under state law.

SECTION 7.19.2 TREES & SLOPE STABILIZATION - *To enhance the aesthetic quality of the streetscape, deciduous street trees of nursery stock conforming to the standards of the American Association of Nurserymen, shall be planted on each side of each street in a subdivision, except in those locations where the Board has approved certain trees to be retained which are healthy and are of adequate size and species. Street trees shall be located on private property at least six feet (6') from the roadway layout. At least three (3) trees are to be located on each lot at approximately forth foot (40') intervals and shall be planted no more than twenty (20) feet from the right-of-way line. Trees shall be at least twelve feet (12') in height and two and one-half inches (2 1/2") in caliper measured four feet (4') above the approved grade. Each of the trees shall be planted in at least one cubic yard of topsoil unless otherwise required by the Town. Trees shall be properly planted, wrapped and guyed to ensure their survival.*

FINDINGS – The applicant has requested a waiver from the requirement to plan “street trees”. The reduced roadway width allows for the retention of existing mature and healthy trees. All existing trees over 12’ at 24’ above grade are shown on Sheet 3. All such trees outside the limit of clearing as shown on Sheet 4 will remain. Strict adherence to the street tree planting requirement would result in the removal of some existing mature trees to allow for successful placement of new trees. Planting new trees under the canopy of mature trees would be counter-productive to new tree growth.

SECTION 7.21.1 STREETLIGHTS - *It shall be the responsibility of the developer to install street lighting within the subdivision at the entrance to the subdivision, at all intersections within the subdivision, sharp turns, or other areas where the Traffic Safety Officer deems they are needed for public safety. The quantity, type and location of lights shall be shown on the definitive plan. The developer is responsible for installing the pole, wiring and arranging installation of the light fixture.*

FINDINGS – The applicant has requested a full waiver of the requirement to install a street light at the intersection of Populatic Street and Bunny Lane. The road will essentially function as a driveway for one house with low traffic volume accessing and egressing Bunny Lane. The owner of Lot 2 will provide on-site landscape lighting at the intersection of Bunny Lane and the driveway to the house on Lot 2.

ACTION ON WAIVERS – At a duly called and properly posted meeting of the Medway Planning and Economic Development Board held on April 24, 2018, a motion was made by _____ and

seconded by _____ to approve the above noted waiver requests from the *Subdivision Rules and Regulations*. The motion was approved by a vote of ____ in favor and ____ 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 April 24, 2018, a motion was made by _____ and seconded by _____ to approve the Project Evaluation Findings noted below. The motion was approved by a vote of ____ in favor and ____ 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 roadway 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. As it will serve only one lot, the road will essentially function as a driveway from Populatic Street. The proposed new roadway is comparable to other recently-approved permanent private subdivision roadways that have been found to be safe and convenient.

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 Populatic Street are adequate. Erosion controls will be in place during construction. The residents at the new parcel will be served by Town water and private septic. There are no wetlands on the property.

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. 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 one single-family house to be constructed. 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 the one additional residence. 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 a permanent private way.

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 II 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 suitably mitigated. 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 April 24, 2018, a motion was made by _____ and seconded by _____ to approve the ***Town Line Estate Permanent Private Way Definitive Subdivision Plan*** prepared by L.A.L. Engineering Group, dated December 12, 2017, last revised February 23, 2018 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.

Include list of approved waivers. .

The motion was approved by a vote of ____ in favor and _____ 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 *Town Line Estate Permanent Private Way Definitive Subdivision Plan* is authorized for no more than two residential house lots. As a permanent condition of the approval of this plan, no further subdivision of the property beyond these two 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 *Town Line Estate Permanent Private Way Definitive Subdivision Plan* to the satisfaction of the Planning and Economic Development Board, within ____ 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 ____ 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 plan dated February 23, 2018 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 and the Subdivision Covenant both of which shall be recorded with the Plan at the Norfolk County Registry of Deeds.
 - A note shall be added to all plan sheets to indicate that present and future owners of Lot 2 are subject to a *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Norwood Acres Subdivision*
 - The cover sheet shall be revised to indicate APPROVED WAIVERS instead of WAIVER REQUESTS.
 - The property address for Lot 2 on Bunny Lane, to be provided by the Medway Assessor's office, shall be added to the plan.
 - Sheet 3 shall be clearly noted as **Definitive Subdivision Plan**.
 - The Assessor's reference on all sheets in the plan set shall be corrected to Map 71, Parcel 020.
 - The final plan date shall be prominently displayed on the cover sheet.
 - A space for endorsement date shall be added to Sheet 3.

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.

4. *Ownership of Bunny Lane* – Bunny Lane as depicted on this subdivision plan shall remain privately owned in perpetuity by the owner of Lot #2. There is no intention or expectation that the Town of Medway will ever accept the roadway as constructed pursuant to this plan. The owner of Bunny Lane and Lot 2 shall maintain the private roadway parcel including but not limited to snowplowing and sanding, and maintain and operate the stormwater detention/infiltration system and related infrastructure located within the roadway right of way and in the easement area on Lot 1.

5. *Selective Cut Zones* – The plan shows a 15’ “selective cut zone” around the non-street perimeter of each house lot. During construction, the area included in the selective cut zones shall not be disturbed so as to maintain a buffer with adjacent properties. 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. *Sidewalk Construction* – In lieu of sidewalk construction along the Populatic Street frontage of 22 Populatic Street, the applicant shall:
 - a. Provide \$_____ to the Medway Sidewalk Fund before the Building Department issues an occupancy permit for the house in the subdivision; or
 - b. Construct the equivalent of _____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.
7. *Lot Deeds* – Prior to plan endorsement, the Applicant shall provide the Planning and Economic Development Board with copies of the proposed deed 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 be accompanied by a Lot Sketch Plan to be recorded with the deed which shall depict all easements and the Selective Cut Zone.** Each deed shall clearly state that Bunny Lane is a permanent private way, not ever to be owned by the Town of Medway. The deed shall refer to the definitive subdivision plan and the *Declaration of Protective Covenants & Restrictions and the Private Roadway Maintenance Agreement Governing the Town Line Estate subdivision*.
8. *Road Deed, Easements* – Prior to endorsement, the Applicant shall provide the Planning and Economic Development Board with a copy of the proposed deed to convey Bunny Lane (Parcel A) and the 800 sq. ft. drainage easement on Lot 1 to the future owner of Lot 2 for review, comment, amendment and approval by Town Counsel.
9. *Declaration of Protective Covenants & Restrictions and Private Roadway Maintenance Agreement Governing the Norwood Acres subdivision* – The future owners of lot 2 are subject to the *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Town Line Estate Subdivision* to be executed and recorded with the definitive subdivision plan. Prior to endorsement, the Applicant shall provide a proposed *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Town Line Estate Subdivision* to be reviewed and approved by Town Counsel and the Planning and Economic Development Board. At a minimum, the *Declaration of Protective Covenants & Restrictions and Private Roadway Agreement Governing the Town Line Estate Subdivision* shall include language regarding the property owner’s responsibility for the upkeep, repair, and on-going maintenance of the roadway including snowplowing and sanding, and the operation and maintenance of the stormwater management system in accordance with the approved Long Term Stormwater Operations and Maintenance Plan included as Attachment D in *Drainage Calculations for Town Line Estate Permanent Private Way*, dated December 2017, by L.A.L. Engineering Group, last revised February 23, 2018.

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

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 and property owner.
3. *Subdivision Covenant* – Prior to plan 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 Lot 2 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. *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.

6. *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.
7. *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.
8. *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.
9. *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 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.
10. *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.
11. *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.

12. *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) may 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.

- 13. *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.

14. *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.

15. *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 may 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.

16. *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 prepared by a 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.

###

DRAFT

TOWN LINE ESTATE PERMANENT PRIVATE WAY DEFINITIVE SUBDIVISION PLAN
CERTIFICATE OF ACTION
MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD

Date of Action by the Medway Planning and Economic Development Board: _____

AYE:

NAY:

Date Signed: _____

Attest:

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Date

- Copies To:** Robert & Lisa Lapinsky
Robert & Ronald Wasnewski
Jeffrey Kane, L.A.L. Engineering Group
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
Joanne Russo, Treasurer/Collector
Barbara Saint Andre, Director of Community and Economic Development
Sergeant Jeffrey Watson, Police Safety Officer
Gino Carlucci, PGC Associates
Steve Bouley, Tetra Tech



Town Line Estate
Construction Administration Budget
April 19, 2018

Item No. ¹	Inspection	Site Visits	Hrs/Inspection ²	Rate	Total
1	Erosion Control/SWPPP Inspections	5	1	\$95	\$475
2	Clearing & Grubbing/Demolition	1	3	\$95	\$285
3	Subgrade/Staking	1	3	\$95	\$285
4	Drainage: Swales/Check Dams	1	4	\$95	\$380
5	Water Service	1	3	\$95	\$285
6	Private Utilities	1	3	\$95	\$285
7	Site Rough Grading	1	3	\$95	\$285
8	Site Subbase Gravel/Fine Grading	1	3	\$95	\$285
9	Binder Course Paving	1	4	\$95	\$380
10	Top Course Paving	1	4	\$95	\$380
11	Landscape/Plantings	1	3	\$95	\$285
12	Long Term Stormwater Inspections	4	1	\$95	\$380
13	Bond Estimates	1	4	\$140	\$560
14	Punch List Inspections ³	2	4	\$140	\$1,120
15	As-Built Review ⁴	2	4	\$140	\$1,120
16	Meetings	4	1	\$140	\$560
17	Admin	3	1	\$63	\$189
	Subtotal				\$7,539
	Expenses			5.0%	\$377
	TOTAL				\$7,916

Notes:

¹ Each item includes site visit, inspection and written report. If construction extends beyond June 30, 2018, this estimate will be revised to utilize updated TT/Town of Medway contract hourly rates.

² If installation schedule is longer than that assumed by engineer for any item above, or if additional inspections are required due to issues with the contract work, additional compensation may be required.

³ Punch List Inspections include a substantial completion inspection and Punch List memo provided to the town. It also includes one final inspection to verify that comments from the list have been addressed and one revision to the list if required.

⁴ This item includes review of As-Built Plans, review letter and coordination with the applicant to address any issues on the plans.

Date Approved by Medway Planning and Economic Development Board _____

Certified by: _____

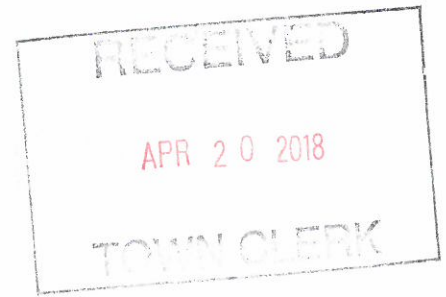
Susan E. Affleck-Childs

Date

Medway Planning and Economic Development Coordinator



Town of Medway, Massachusetts



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

Note: This form can only be used for missing a single public hearing session.
This cannot be used for missing more than one hearing session.

I, ROBERT TUCKER (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of PEDB
2. I missed a public hearing session on the matter(s) of: _____

which was held on 4/10/18

3. I have reviewed all the evidence introduced at the hearing session that I have 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 part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 16 day of APRIL, 20 18.

[Signature]
(Signature of Board Member)

Received as part of the record of the above matter:

Date: 4-19-2018

By: Sharon Appleton Childs

Position: Planng & Eco. Dev. Coordinator



Town of Medway, Massachusetts



CERTIFICATION
PURSUANT TO G.L. c. 39, Section 23D
OF PARTICIPTION IN A SESSION OF AN
ADJUDICATORY HEARING
WHERE THE UNDERSIGNED MEMBER MISSED
A SINGLE HEARING SESSION

Note: This form can only be used for missing a single public hearing session.
This cannot be used for missing more than one hearing session.

I, Matthew J. Hayes (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of Planning and Economic Development Board
2. I missed a public hearing session on the matter(s) of: Town Line Estates

which was held on April 10, 2018

3. I have reviewed all the evidence introduced at the hearing session that I have missed which included a review of (initial which one(s) is/are applicable):
 - a. audio recording of the missed hearing session; or
 - b. mjh video recording of the missed hearing session: or
 - c. a written transcript of the missed hearing session.

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

Signed under the pains and penalties of perjury this 19 day of April, 20 18.

Matthew J. Hayes

(Signature of Board Member)

Received as part of the record of the above matter:

Date: 4-19-2018
By: Susan E. Gofftech-Cheles
Position: Planng & Eco. Dev. Coordinator

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.

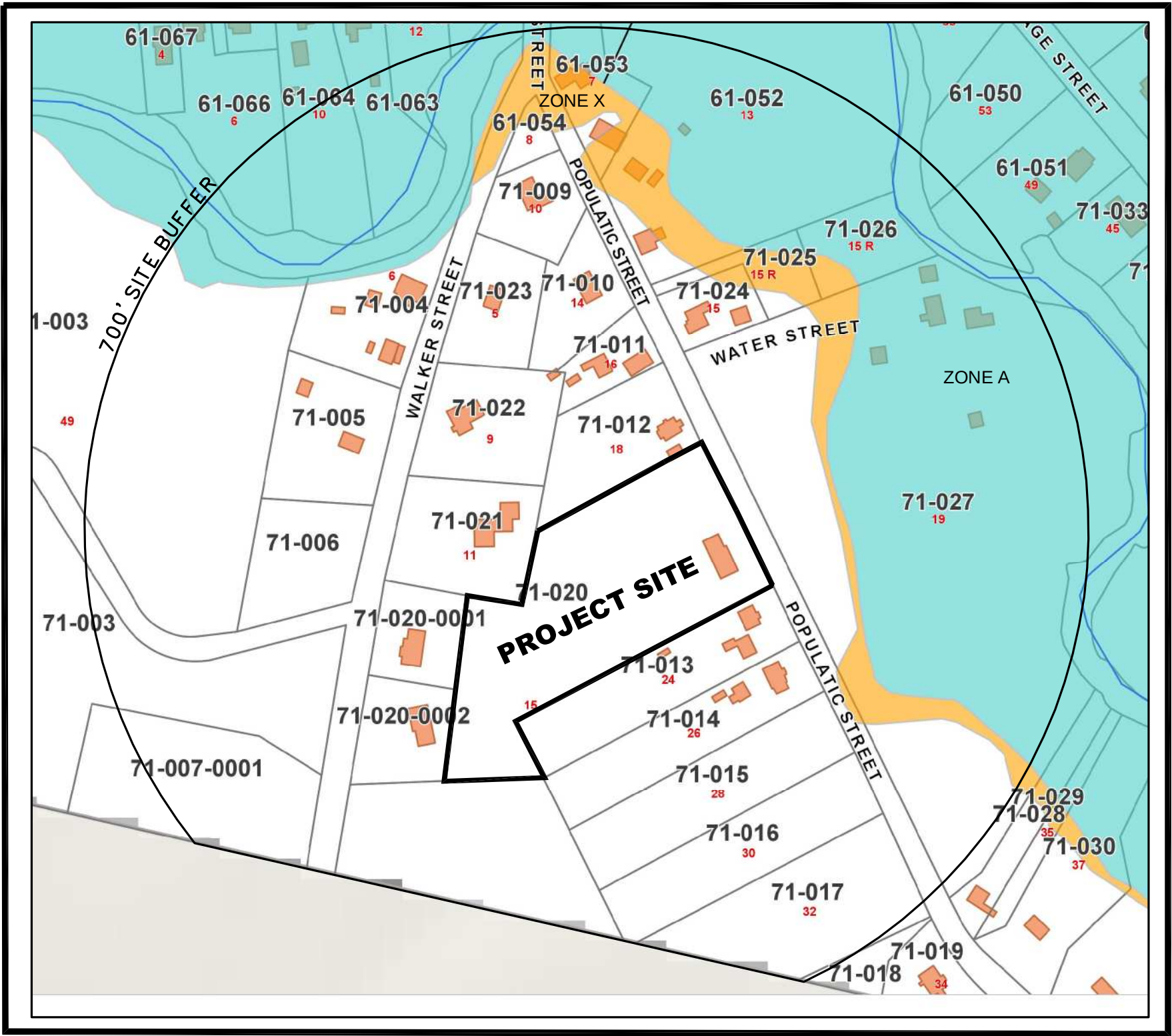
[Signature]
Signature of Applicant

2/26/18
Date

”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



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

”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

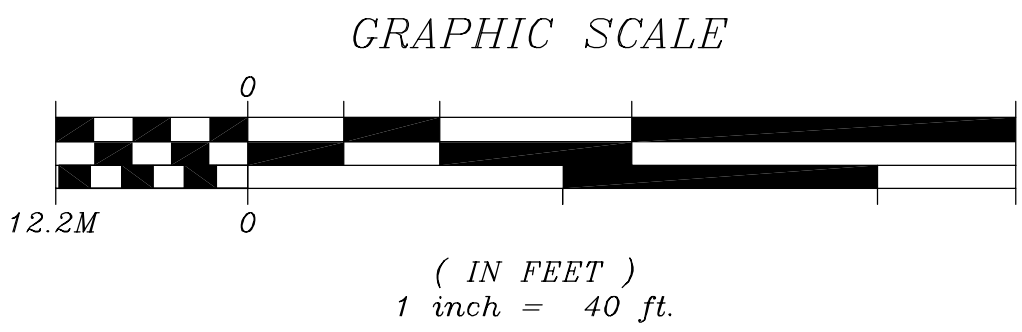
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TO COVENANT CONDITIONS SET
FORTH IN A COVENANT EXECUTED
BY _____
DATED _____, AND TO
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DATE : _____

TOWN CLERK OF MEDWAY



ASSESSORS REFERENCE
MAP 714, PARCEL 020

ZONING REFERENCE
AR-II

LEGEND

■ TEL/ELEC. HAND HOLE	⛶ HYDRANT
⚪ TEST HOLE	⊠ STONE CHECK DAM
THH TELEPHONE HANDHOLE	— — — — — STONE WALL
EHH ELECTRIC HANDHOLE	● DRILL HOLE
WSO WATER SHUTOFF	□ BOUND
GG GAS GATE	○ IRON PIN/PIPE
SWL SOLID WHITE LINE	

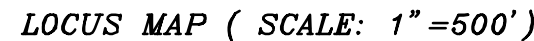
1	2/23/18	PROJECT REVIEW REVISIONS
NO.	DATE	REFERENCE
REVISIONS		
DATE: DECEMBER 12, 2017		

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L.A.L. Engineering Group
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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



N/F MENDES REALTY TRUST
13 WALKER ST.

N/F FREDDO
15 WALKER ST.

N/F OWNER UNKNOWN

N/F CRAWSHAW
18 POPULATIC ST.

LOT SHAPE
FACTOR LINE

N69°02'10" E
S69°02'10" W
BUNNY LANE (PRIVATE 50' WIDE)
12' N69°02'10" E
25' 21'

PARCEL A
18,641 S.F. (0.43 Acres)
100% UPLANDS
TO BE OWNED & MAINTAINED
BY THE OWNER OF LOT 2

LOT 2
 70,535 S.F. (1.62 Acres)
 100% UPLANDS
 SHAPE FACTOR=21.6
 TOTAL FRONTAGE=335.95
 L.S.F. FRONTAGE=150'

LOT 1
38,000 S.F. (0.87 Acres)
100% UPLANDS
SHAPE FACTOR=18

LOT FRONTAGE=168.79'

N/F JOHNSON
24 POPULATIC ST.

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.
 $L.S.F.=PERIMETER^2/AREA=$
 $(826.8')^2/38,000 \text{ S.F.}=18$

LOT 2
PERIMETER=1403'
L.S.F. PERIMETER=794.0'
AREA=70,535 S.F.
L.S.F. AREA=29,155.5 S.F.

$$L.S.F. = PERIMETER^2 / AREA = (794.0')^2 / 29155.5 \quad S.F. = 21.6$$


12-19-2017

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

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

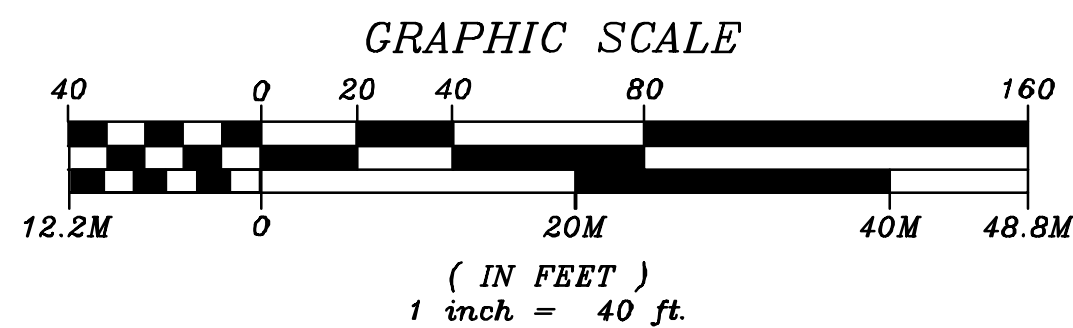
PLAN OF LAND
IN
MEDWAY, MASSACHUSETTS

"TOWN LINE ESTATE"

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

ASSESSORS REFERENCE
MAP 714, PARCEL 020

ZONING REFERENCE
AR-II



NO.	DATE	REFERENCE
<i>REVISIONS</i>		
<i>DATE: DECEMBER 12, 2017</i>		

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**

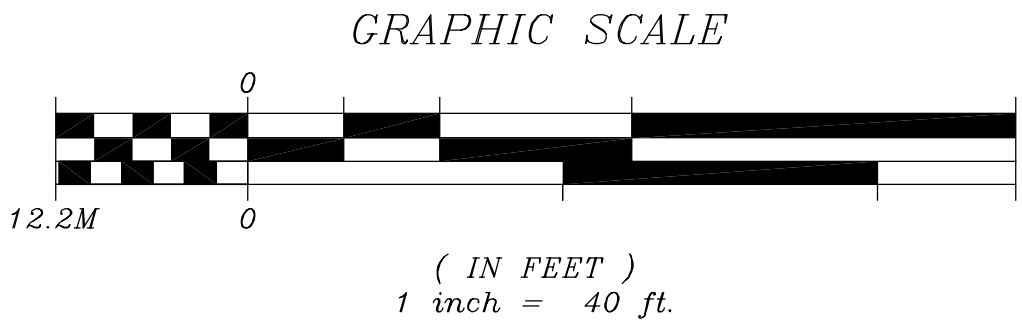
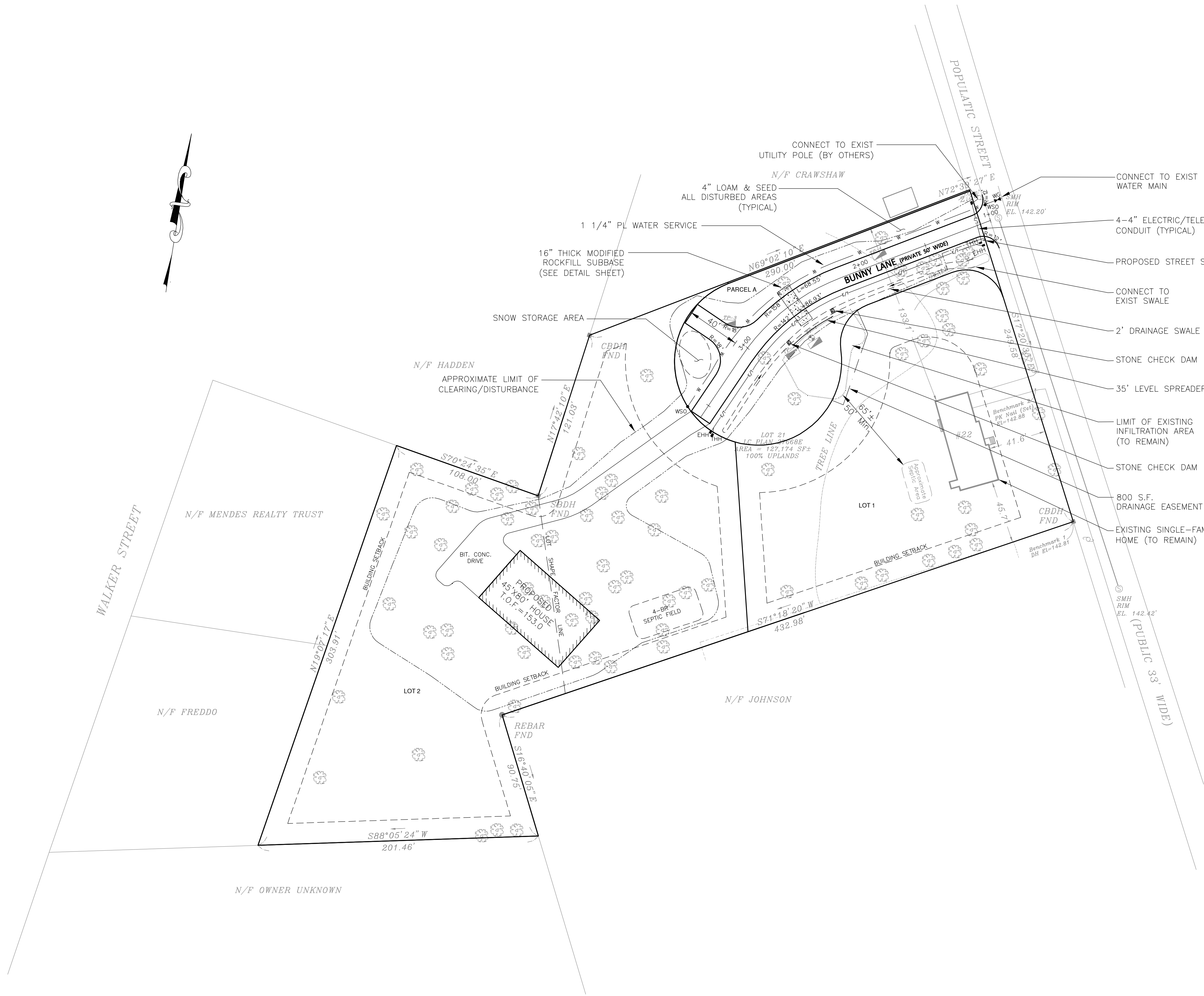
Surveyor:

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



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

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Surveyor:

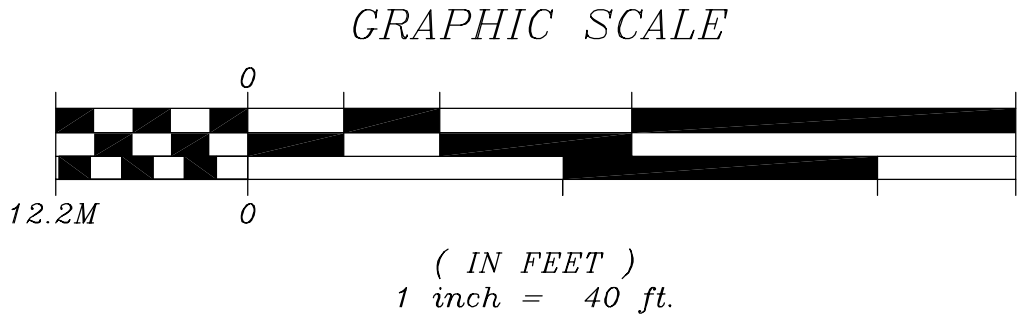
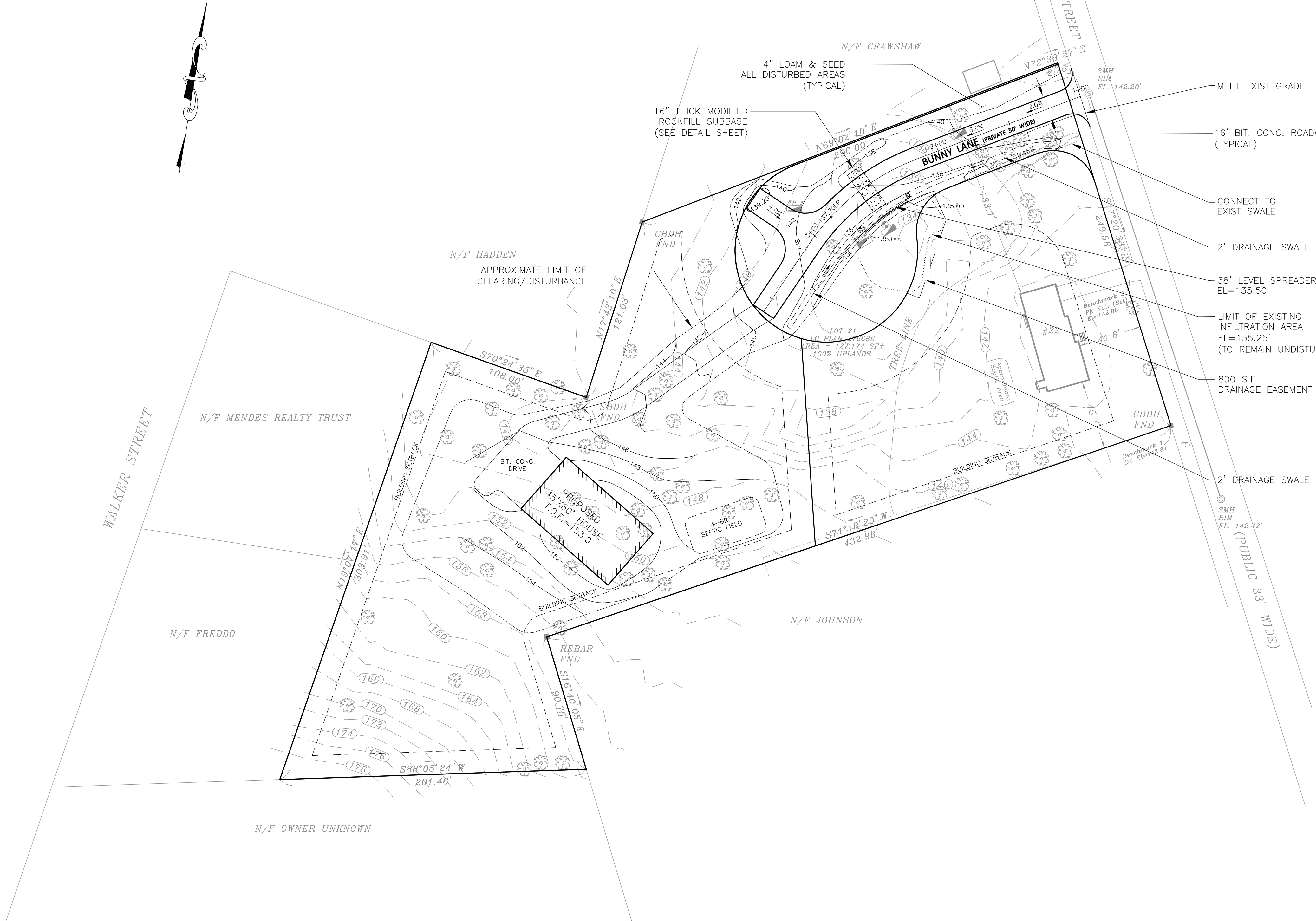
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SITE LOCATION:
22 POPULATIC STREET
MEDWAY, MASSACHUSETTS

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: _____

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DATED _____, AND TO BE RECORDED HEREWITH.

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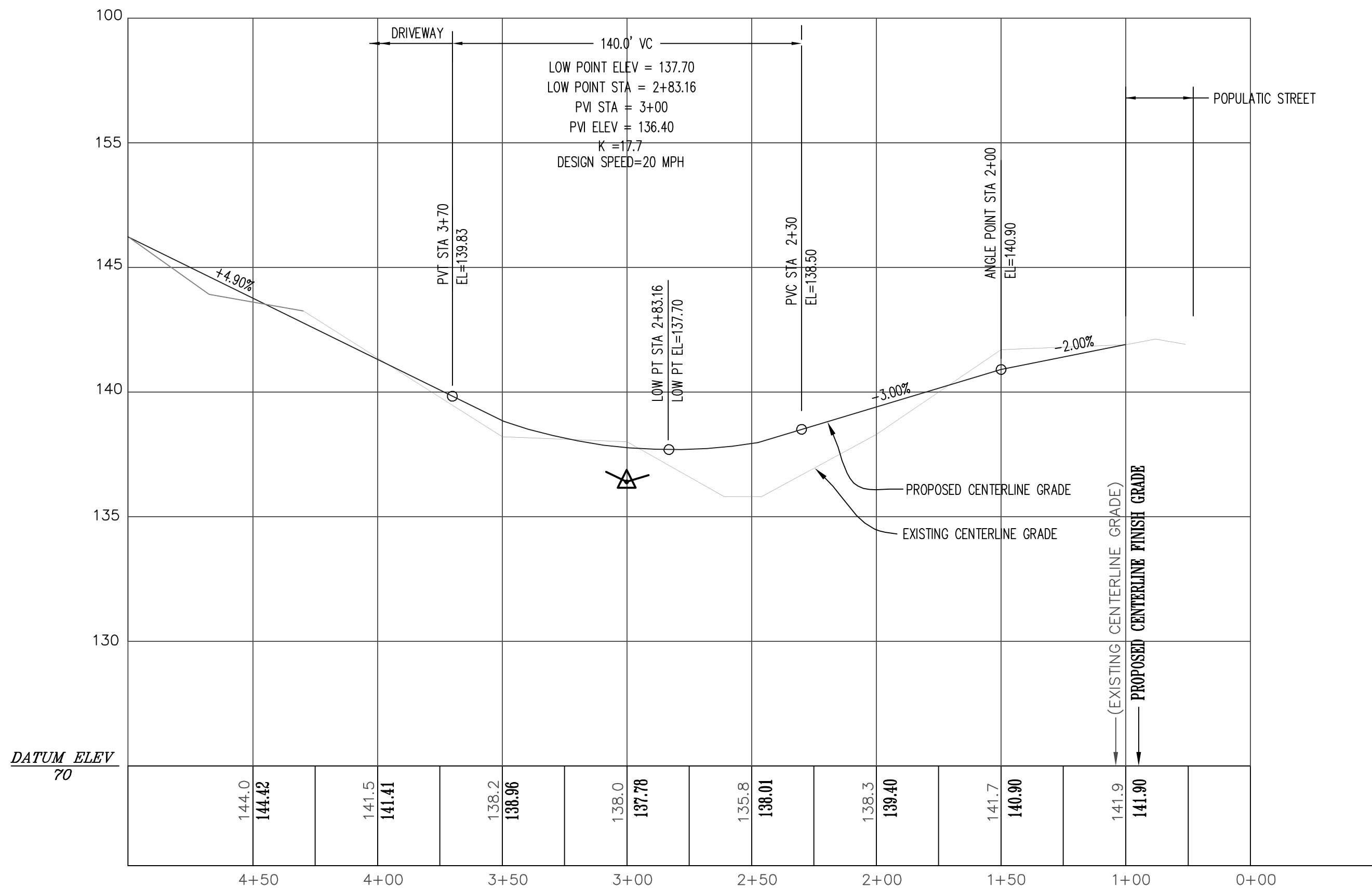
NO.	DATE	REVISIONS
1	2/23/18	PROJECT REVIEW REVISIONS
REFERENCE		
REVISIONS		
DATE: DECEMBER 12, 2017		

Engineer:
L.A.L. Engineering Group
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730 Main St, Suite 1F
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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 _____

DATED _____, AND TO
BE RECORDED HEREWITH.

I CERTIFY THAT 20 DAYS HAVE
PASSED SINCE PLANNING BOARD
APPROVAL AND NO APPEAL HAS
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DATE : _____

TOWN CLERK OF MEDWAY

"TOWN LINE ESTATE"

DEFINITIVE SUBDIVISION PLAN
PROFILE
MEDWAY, MASSACHUSETTS

SHEET NO.

6

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: DECEMBER 12, 2017		

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



SIGHT DISTANCE

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

ISD=1.47 (VMAJOR) X Tg
Given:
VMAJOR = 30 MPH (Populatic St.)
Tg = 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

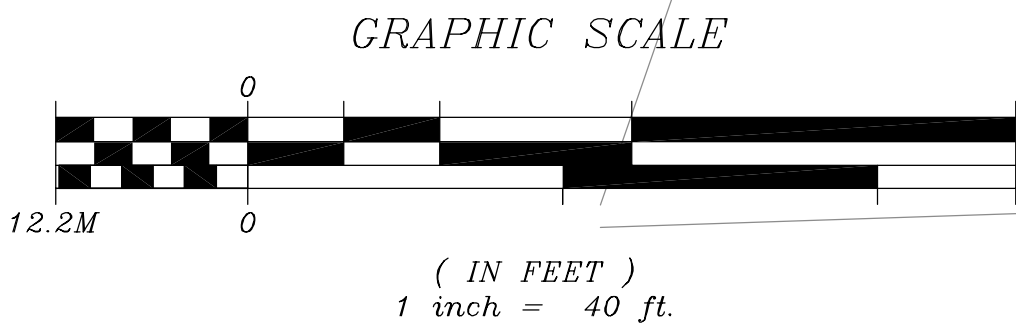
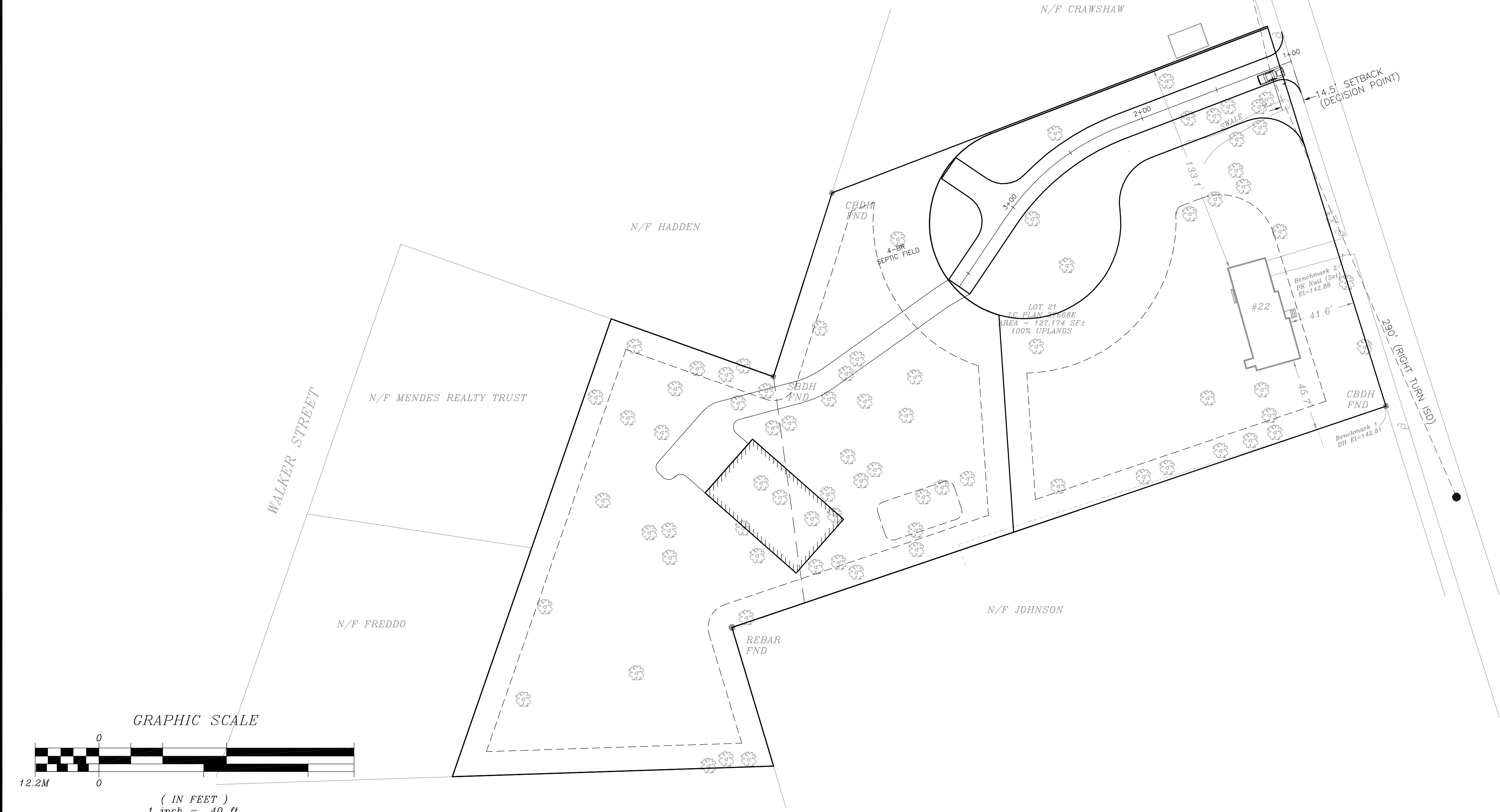
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TOWN CLERK OF MEDWAY



"TOWN LINE ESTATE"

ASSESSORS REFERENCE
MAP 714, PARCEL 020

ZONING REFERENCE
AR-II

LEGEND	
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	TEST HOLE
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	ELECTRIC HANDHOLE
	WATER SHUTOFF
	GAS GATE
	SOLID WHITE LINE
	HYDRANT
	STONE CHECK DAM
	STONE WALL
	DRILL HOLE
	BOUND
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REVISIONS		
NO.	DATE	REFERENCE
1	2/23/18	PROJECT REVIEW REVISIONS
DATE: DECEMBER 12, 2017		

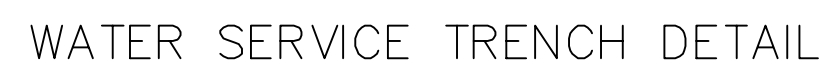
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MEDWAY, MASSACHUSETTS
PREPARED FOR:
ROBERT & LISA LAPINSKY
62 ALLSTON AVE.
WORCESTER, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLAN
SIGHT DISTANCE PLAN
MEDWAY, MASSACHUSETTS

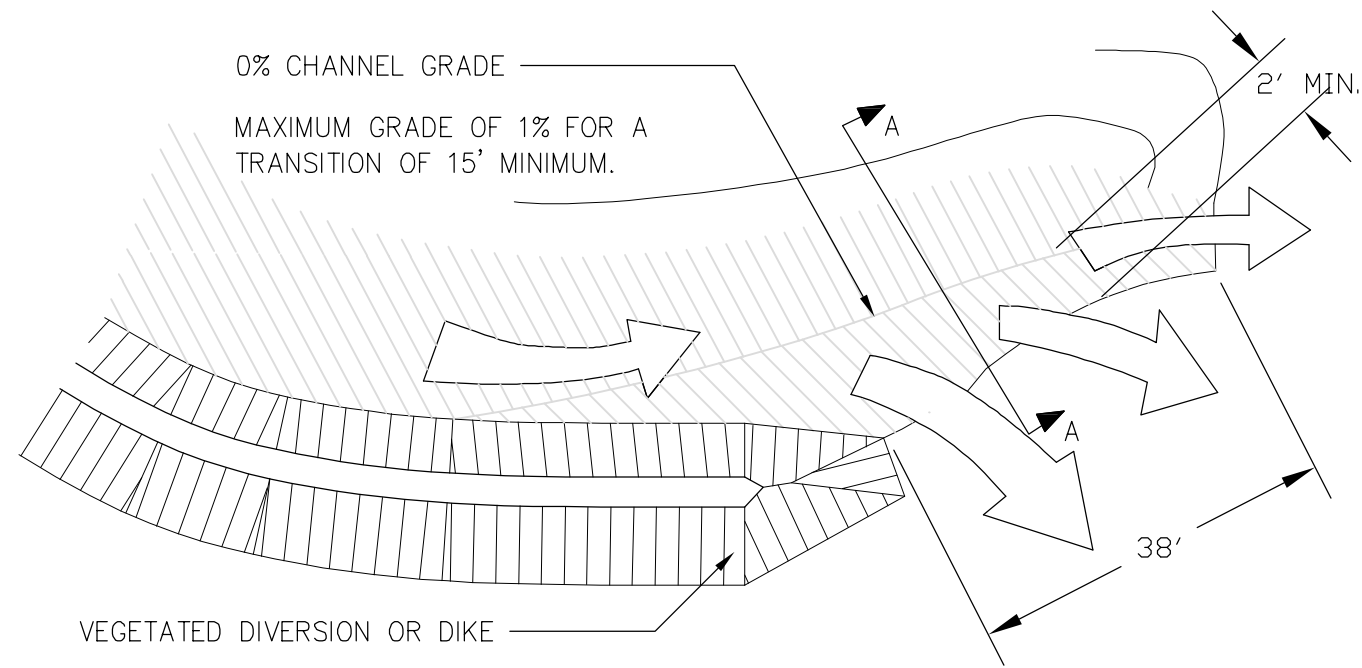
SHEET NO.	SCALE	JOB NO.
7	1"=40'	5332



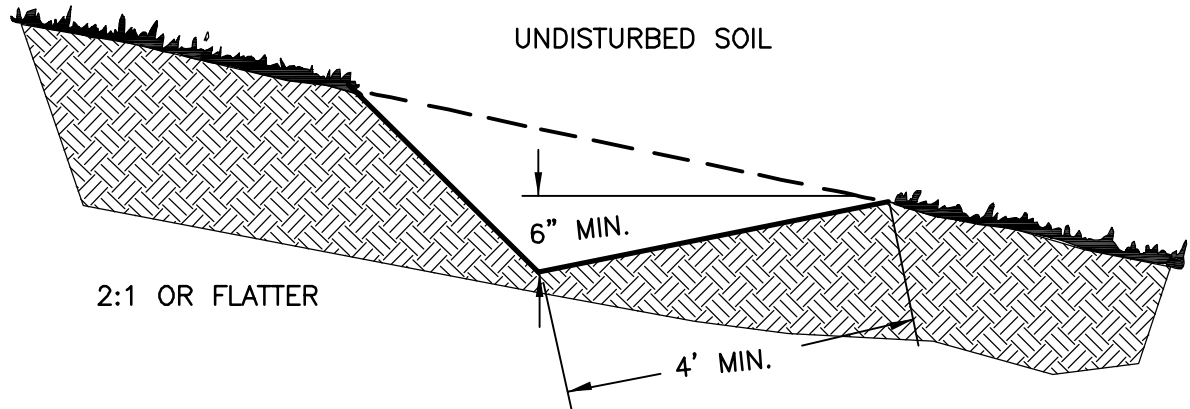
13. THE DESIGNER MUST PREPARE AND SUBMIT AN AS-BUILT PLAN OF THE INSTALLED WORK.

TOWN CLERK OF MEDWAY

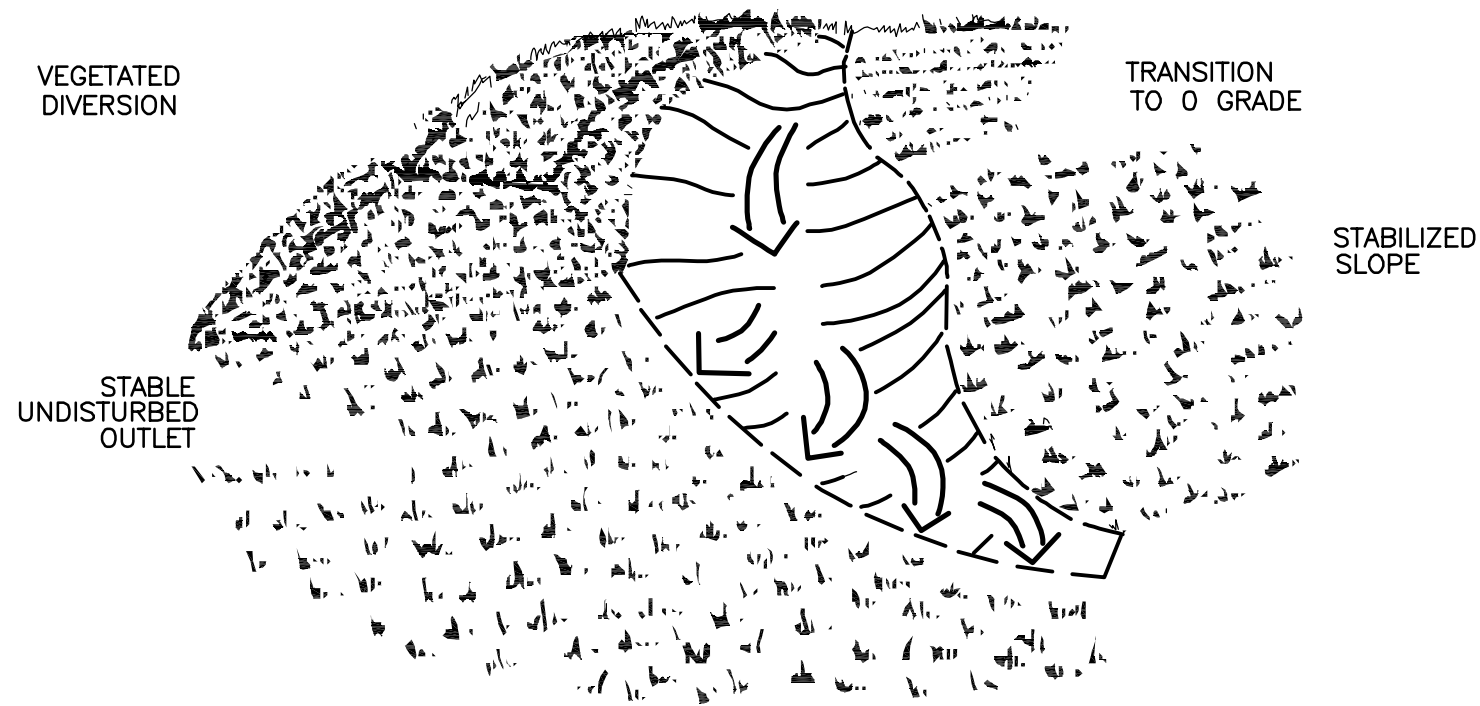
"TOWN LINE ESTATE"



PLAN



SECTION A-A

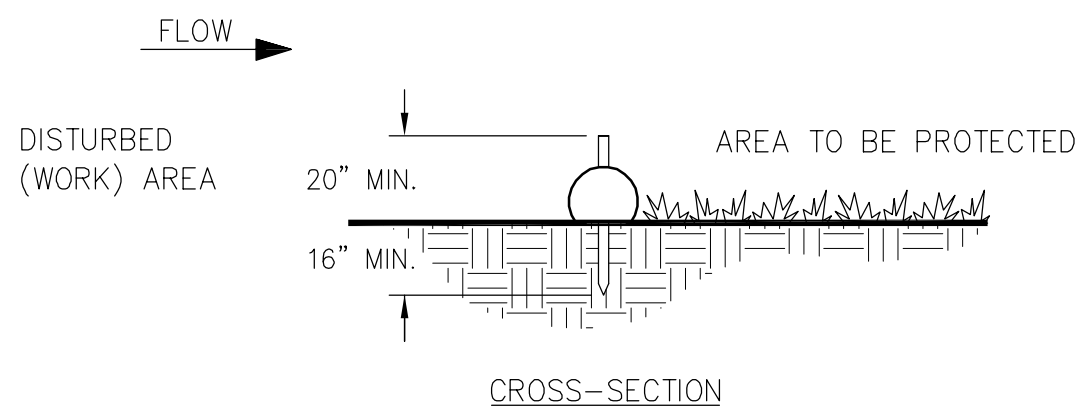


ISOMETRIC VIEW

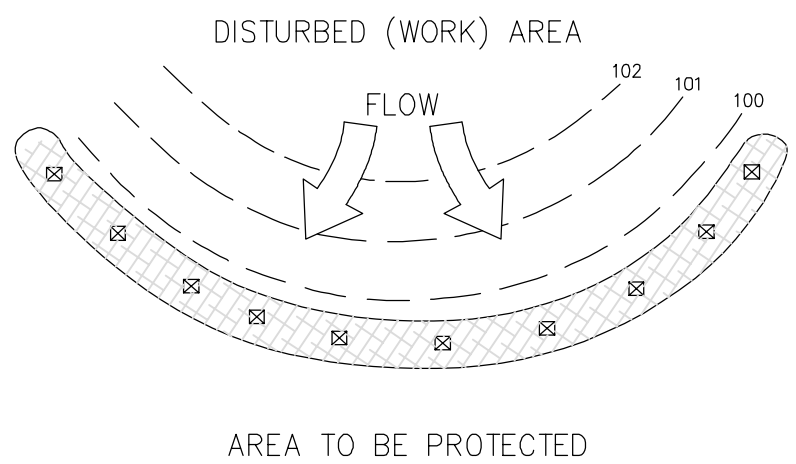
LEVEL SPREADER
THE MINIMUM ACCEPTABLE WIDTH SHALL BE 2 FEET. THE DEPTH OF THE LEVEL SPREADER AS MEASURED FROM THE LIP SHALL BE AT LEAST 6 INCHES AND THE DEPTH SHALL BE UNIFORM ACROSS THE ENTIRE LENGTH OF THE MEASURE.
THE GRADE OF THE CHANNEL FOR THE LAST 15 FEET OF THE DIKE OR DIVERSION ENTERING THE 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



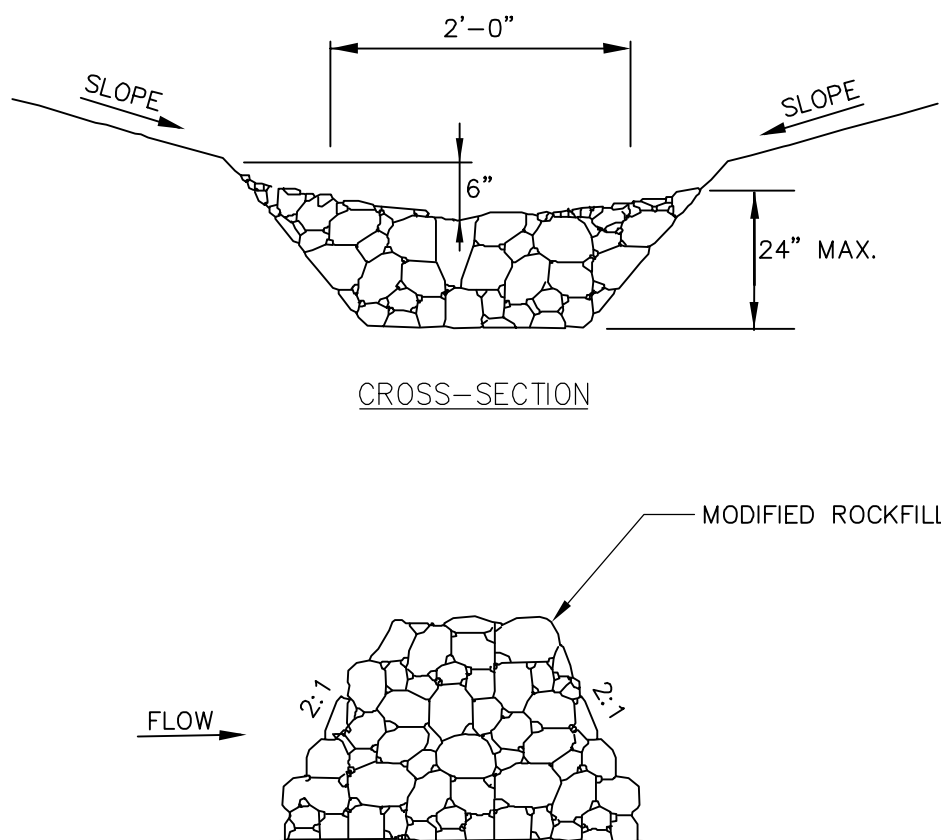
CROSS-SECTION



PLAN

SEDIMENT CONTROL BARRIER DETAIL

NOT TO SCALE

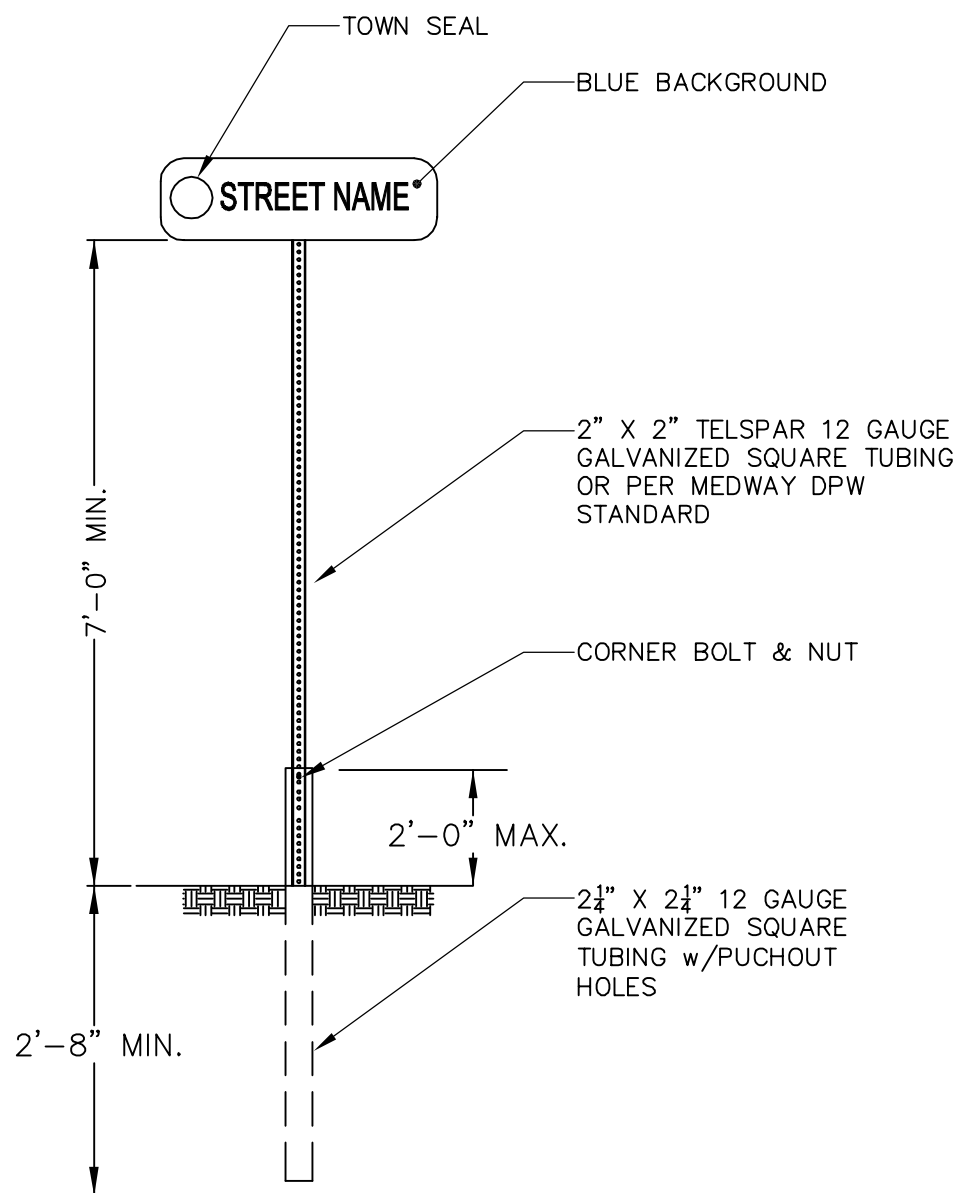


CROSS-SECTION

PROFILE

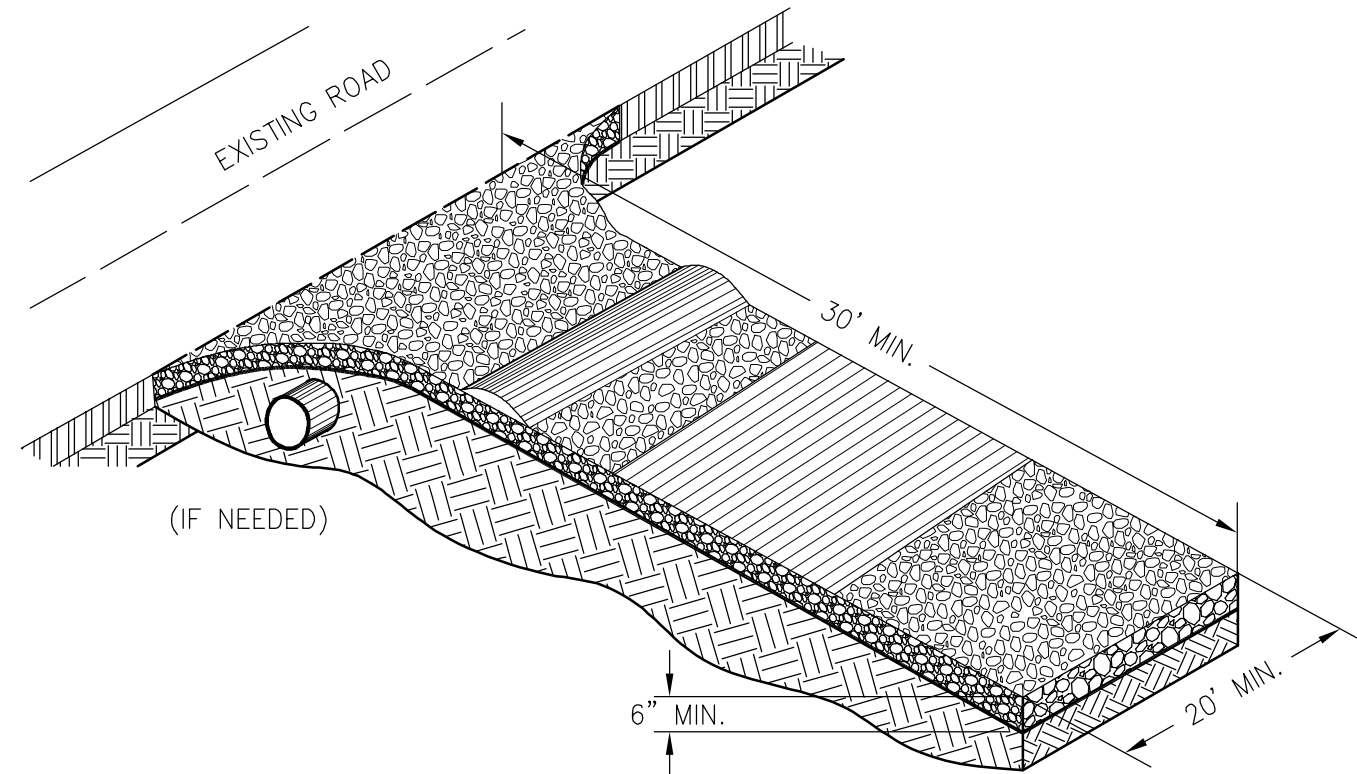
STONE CHECK DAM DETAIL

NOT TO SCALE

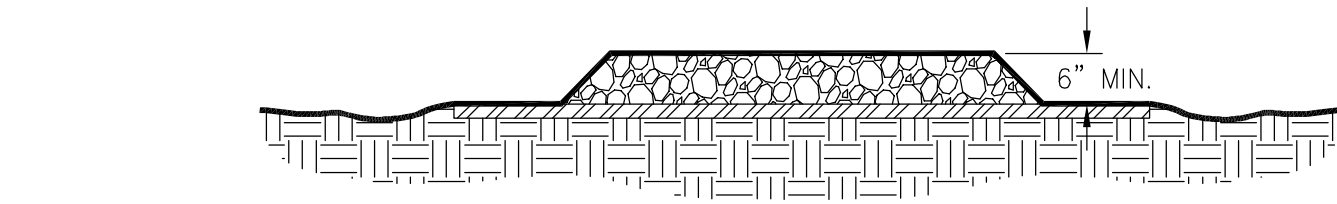


STREE SIGN DETAIL

NOT TO SCALE



ENTRANCE ELEVATION



- 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.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

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



CONTRACTOR TO NOTIFY DIG SAFE
72 HOURS PRIOR TO ANY EXCAVATION
TELEPHONE NUMBER 1-888-344-7233
WWW.DIGSAFE.COM

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

"TOWN LINE ESTATE"

DEFINITIVE SUBDIVISION PLAN
SITE DETAILS
MEDWAY, MASSACHUSETTS

SHEET NO.

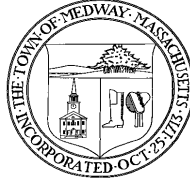
10

SCALE

AS NOTED

JOB NO.

5332



April 24, 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. Mr. Costello will not attend.



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.***

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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*

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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

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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

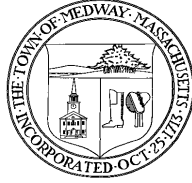
Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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 24, 2018
Medway Planning & Economic Development Board
Meeting

Construction Reports

- Country Cottage Report #4 – April 11, 2018
- Country Cottage Report #5 – April 12, 2018

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

FIELD REPORT

Project Country Cottage Children's Center	Date 4/11/2018	Report No. 4
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather P.M. SUN & CLOUDS, LIGHT BREEZE	Temperature P.M. 50°F

FIELD OBSERVATIONS

On Wednesday, April 11, 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 wet ground surface (mostly leveled off) with few pockets of standing water; 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 from construction traffic.
- B. Several stockpiles were observed across the site consisting of site soils, sand, ¾" gravel and crushed stone. Since last site visit, Kimball Trucking has delivered three truckloads of ¾" gravel, one truckload of sand and one truckload of crushed stone for backfilling purposes.
- C. The infiltration areas have now been backfilled and compacted.
- D. Shear wall footings inside the building foundation have now been poured with rebar and starter course of CMU in place.

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		Dennis DiGiando Corp.	Oversight
Laborers	3	Loader		Vib. Roller	1		
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw	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				Medway DPS (Water)	Inspection/oversight
		Pickup Truck	5				
		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	2:00 P.M. – 3:10 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Country Cottage Children's Center	Date 4/11/2018	Report No. 4
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- E. Approximately ten, 10-wheeler truckloads of material from E to NE portions of the property have been removed during grading activities to reach subgrade elevations.
- F. The contractor is currently excavating and installing 6" steel fire service line with associated gate valve and relocated hydrant. The existing hydrant has already been removed and a new fire service line coming off the town main at Rustic Rd. is in place with anticipated tapping of water main for Friday (4/13). A small pocket of water has developed near the connection to the town water main and the contractor believes it may be due to a leak along the water main, rather than groundwater infiltration. A tee is installed behind the sidewalk with 6" pipe connections to water gate and relocated hydrant. 90° elbow below the relocated hydrant is set on ¾" gravel. Contractor is presently advancing trench excavation S towards the building foundation and installing a 20' length of 6" pipe. Laser level/survey equipment is in use to set pipe per plan elevations.
- G. After town review of work scope regarding fire service line, Medway officials requested that the pipe line be changed to 6" everywhere. As a result, contractor has removed the 4" standpipe and stub connection through the building foundation on the N side. The excavation remains open for installation of the 6" replacement.
- H. Town officials were present at the site this morning to observe/oversee fire service line installation. Medway officials have requested that the existing main sewer line crossing over and parallel to the fire service line be encased in 6"-8" of concrete extending 5'-6' W of the pipe line where it enters the property from the town water main on Rustic Rd. and extending 5'-6' E of the relocated hydrant.

2. Schedule

- A. Concrete pour for main sewer line encasement expected for tomorrow (4/12)
- B. Completion of 6" fire service line installation is anticipated for tomorrow (4/12) with pressure and chlorination tests expected for Friday (4/13). 24hr & 48hr water tests are tentatively planned for Monday (4/16) and Tuesday (4/17).
- C. Contractor anticipates backfilling and grading remaining building footprint (shear wall areas) upon completion of fire service line
- D. 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.

3. New Action Items

- A. Complete fire service line installation in 6" steel pipe.
- B. Encase main sewer line running roughly E/W at N portion of property in vicinity of fire service line in 6"-8" concrete.

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. Steel wire mesh and rebar
- B. 6" steel fire service line and associated components

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

FIELD REPORT

Project Country Cottage Children's Center	Date 4/12/2018	Report No. 5
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather P.M. MOSTLY CLOUDY, LIGHT BREEZE	Temperature P.M. 61°F

FIELD OBSERVATIONS

On Thursday, April 12, 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 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. 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 from construction traffic.
- B. Several stockpiles were observed across the site consisting of site soils, sand, ¾" gravel and crushed stone.
- C. The existing main sewer line was encased in concrete this morning per town's request. The existing main sewer line crossing over and parallel to the fire service line was encased in 6"-8" of concrete extending about 5' or 6' W of the pipe line where it enters the property from the town water main on Rustic Rd. and extending 5' or 6' E of the relocated hydrant.

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		Dennis DiGiando Corp.	Oversight
Laborers	3	Loader		Vib. Roller	1		
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	2	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				Medway DPS (Water)	Inspection/oversight
		Pickup Truck	4				
		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	2:35 P.M. – 3:00 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Country Cottage Children's Center	Date 4/12/2018	Report No. 5
Location 35 Summer Street, Medway, MA	Project No. 143-21583-17012	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- D. Contractor is currently backfilling and compacting around shear wall footings (within building footprint) and also backfilling the fire service line installation, which is now complete. A 6" steel standpipe with PVC whip connection is installed, backfilled and compacted within the building footprint. All other areas of the fire service line from the tee eastward and southward are installed on a foundation layer of sand, covered with sand and then either completely or partially backfilled with site soils. The portion of pipe line from the tee northward to the town water main remains exposed with anticipated tapping and tying into said water main set for tomorrow (4/13). Some pooling of water in the excavation near the town water main is observed (believed to have originated from offsite leak) and dewatering has occurred intermittently since yesterday to complete fire service line install. Thrust blocks in the form of boulders were placed behind both 90° elbows (at standpipe and relocated hydrant) and a concrete thrust block was constructed at tee connection.
- E. Medway Department of Public Services (Water) was present at the site this morning to oversee the installation of the fire service line and encasement of the existing sewer main in concrete.

2. Schedule

- A. Completion of backfilling, compacting and grading activities within the building footprint is expected tomorrow (4/13) or Tuesday (4/17).
- B. Completion of 6" fire service line installation with tapping of town water main and pressure & chlorination tests is anticipated for tomorrow (4/13). 24hr & 48hr water tests are tentatively planned for Tuesday (4/17) and Wednesday (4/18).
- C. Contractor anticipates completing backfilling and grading activities within building footprint (shear wall areas) tomorrow (4/13) or Tuesday (4/17).
- D. 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.

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.**
- B. Complete fire service line installation in 6" steel pipe. **Contractor has completed 6" fire service installations with anticipated water main tie in scheduled for tomorrow (4/13).**
- C. Encase main sewer line running roughly E/W at N portion of property in vicinity of fire service line in 6"-8" concrete. **Concrete pour was executed this morning encasing main sewer line per line D of Observations section above.**

5. Materials Delivered to Site Since Last Inspection:

- A. 1" domestic water line
- B. Mortar/concrete bags



BEALS + THOMAS

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



ExelonGeneration®

PROGRESS INSPECTION REPORT

Inspection Date: 4/18/2018

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

Inspection Report Number: 8

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 March 19, 2018 to April 18, 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:

- Backfilling around and between stacks and transformers with crushed stone and soils. Some areas have been brought to final grade using geotextile fabric over soil with crushed stone on top.
- Underground piping for fire protection water is exposed where hydrants are currently being installed.
- Concrete pour for the ammonia tank foundation is complete; the ammonia tank has been received at the site.
- Various concrete pours for small foundations, piers, and pads are in progress in the central portion of the site.
- Work continues on the Admin Building installing windows, roll-up doors, as well as interior finishes including painting and plumbing.
- The demineralized water tank and raw water tank installation is complete. Tanks await painting and testing.
- The foundation for the fuel oil tank is complete and work continues to erect and weld the tank.
- Air inlet ductwork installation is in progress.
- Exhaust stacks have been installed to the full design height.
- The heat exchanger support installations are nearly complete and cooling fan units are being set atop the supports.
- Various components of the power generating system are set on foundations and are being aligned.
- Transformer isolation enclosure wall installation is complete.
- Electric utility installation is will be completed in late Spring at the Metering & Regulating Station to connect to the adjacent existing transformer.
- *Concrete washout station in the southeastern portion of the gravel/soil stockpile is being routinely monitored and maintained as needed.
- Various soil stockpiles are actively stabilized via tarps and seeding where necessary.
- 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

4/18/18

Date

PROPERTY OWNER:

Exelon West Medway II, LLC

Attn: Todd Cutler, Esq.

Associate General Counsel

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Attn: Doug Blakeley,

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TOWN OF MEDWAY

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

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ENVIRONMENTAL CONSULTANTS

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Principal

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Epsilon Associates, Inc.

Attn: Michael Howard

Principal & Manager

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Email: mhoward@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:**
4/18/18**Description:**

Aerial view facing west.

Installation of the heat exchangers are in progress in the central portion of the site. Areas around the stacks and transformers are being brought up to grade using soil and crushed stone.

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

1422.10

**Photo
No: 2****Date:**
4/18/18**Description:**

Aerial view facing east.

Stack installation is complete.
Installation of the air inlet ductwork is in progress.



Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 3	Date: 4/18/18		
Description: Aerial view facing southwest. Concrete foundation for the fuel oil tank has been poured and cured. Work continues to erect and weld the tank.			
Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 4	Date: 4/18/18		
Description: View facing east. Installation of isolation enclosures for electrical transformers are complete in the central portion of the site.			

Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 5	Date: 4/18/18		
Description: View facing northeast. The raw water and demineralized water tank installations are complete. Tanks await testing, coating and insulation.			
Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 6	Date: 4/18/18		
Description: View facing northeast. The ammonia tank foundation has been poured and cured.			