Tuesday August 14, 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**	**Remote participation**	**X**	**Absent with Notice**	**X**

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

Engineering Consultant Steve Bouley was contacted by telephone and participated remotely.

Member Tucker supplied a remote participation form (**See Attached)** and participated by telephone.

Speroni Acres:

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

- Email from Steve Bouley dated August 6, 2018.
- Tetra Tech estimate dated August 10, 2018 for $9,411 to complete a land survey and produce street acceptance plan.
- Updated inspection report and punch list by Tetra Tech dated 8-10-18 based on 8-9-18 site visit with DPS personnel.
- Updated bond estimate by Tetra Tech dated 8-10-18 based on 8-9-18 site visit with DPS personnel.

Member Tucker is concerned about approving this subdivision for street acceptance with the drainage issues.

The members were informed by Consultant Bouley that the street acceptance requirements will not be able to be met without undertaking a land survey to complete the following:

- Generate a roadway profile.
- Missing rear property lines – not all lines shown.
- Not all bounds for the project are in the field (need to be set prior to street acceptance)
- Two of the detention ponds are not located within the easements. It needs a separate easement plan for the property it encroaches on.

The above items were beyond the scope of work originally approved by the Board.

On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted by Roll Call vote to approve the additional cost estimate from Tetra Tech in the amount of $9,411.00 to produce street acceptance plan.

Susy Affleck-Childs informed the Board that there are not sufficient funds in the Board's special appropriation street acceptance account to cover this additional cost. It is unlikely that the developer will pay. She is going to have to look for other sources and suggested that a request for supplemental funds for street acceptance work be submitted for the fall town meeting. She recommended the Board approve the amount but not the expenditure.

The members reviewed the Speroni Acres scope change description for the information which will be needed to generate the street acceptance plan.

Roll Call Vote:

Tom Gay	aye
Rich Di Iulio	nay
Bob Tucker	aye
Andy Rodenhiser	aye

The Board then discussed the updated bond estimate prepared by Tetra Tech based on the 8-9-18 site visit with personal from the Medway Department of Public Services. It is their recommendation that 1.5" of the roads be milled and repaved with 1.5" of top course material. This increases the bond estimate up to $166,563.

On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted by Roll Call vote to approve the new bond estimate from Tetra Tech in the amount of $166,563.

Roll Call Vote:

Tom Gay	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Country Cottage Site Plan

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

- 7-31-18 email from owner Robin Beaudreau requesting a change in the color of fencing to be installed on site from "natural" to white.
- Sheet #2 from the endorsed County Cottage showing the location of the fencing in question.

The owner of Country Cottage would like to have the color of the fencing to be white instead of a "natural" as specified in the decision. This is consistent with the adjacent residential neighbors along with Cumberland Farms, Medway Gardens and Restaurant 45)

On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted by Roll Call vote to approve the field change for non-shiny white fencing.

Roll Call Vote:

Tom Gay	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Public Review – Minor Site Plan for Medway Community Church, 9 and 11 Slocumb Place:

The Chairman provided an introduction for the review of the minor site plan application from the Medway Community Church for their proposed parking area expansion to be located at 9 and 11 Slocumb Place. The process of the meeting was discussed as well as introducing the members. The chronology of the project was reviewed. The Chairman also read a document which pertained to exemptions for religious organizations. This is under Massachusetts Zoning Act, Chapter 40A Section 3. The Act specifies that religious facilities are subject to "reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirement." This is the scope of the Board's review.

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

- Public Notice dated July 25, 2018
- Site Plan Application dated July 24, 2018
- Site Plan dated July 24, 2018 prepared by Tata and Howard
- SAC memo dated July 26, 2018 to Town staff requesting review comments.
- Review comments from Fire Chief Jeff Lynch dated July 27, 2018
- Abutter comment – Email from abutter Matthew Holt dated August 1, 2018.
- Abutter comment – Letter from abutter Mary Liscombe dated August 6, 2018.
- PGC review comments dated August 9, 2018
- Tetra Tech review comments dated August 10, 2018.
- Review comments from Sergeant Jeff Watson dated 8-13-18.
- Abutter comment - Letter from abutters Joseph and Bernadette Kobierecki dated 8-11-18.
- Abutter comment - Letter from Eli Rochina & Roselea Moore dated 8-12-18.
- Tata & Howard response dated 8-14-18 to PGC's 8-8-18 plan review letter
- Tata & Howard response dated 8-14-18 to Tetra Tech's 8-10-18 review letter
- Medway Police Department letter dated August 14, 2018 regarding request for public records relating to suspicious motor vehicle complaints/arrests in parking lots.

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted by Roll Call to unanimously to dispense of the reading of the public meeting notice.

Roll Call Vote:

Tom Gay	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Peter Simmons, President of Medway Community Church, Project Engineer Matthew Barry from Tata & Howard, and Rev. Carl Schultz were present. Mr. Barry provided the project overview. The Medway Community Church has seen a growth in their weekly attendance at Sunday worship services and needs additional parking. The current site totals 1.56 acres. The project proposes to improve the existing site conditions located at 9 & 11 Slocumb Place to allow for accessory parking to accommodate parking for church services at 200 Main Street.

The existing use of 9 and 11 Slocomb Place is single family residential. 9 Slocumb Place abuts the exiting church parcel. This will allow for a continuous parking area across all three parcels resulting in unified access and promotes inter-parcel circulation. The proposed site improvements will provide 12 parking spaces at 9 Slocumb Place and 66 parking spaces at 11 Slocumb Place. The spaces will be 9 feet wide by 18 feet long. There will be one handicap space for the church offices at 11 Slocumb Place. Two additional handicap spaces will be designated at 200 Main Street in addition to the existing 4 handicap parking spaces.

There will be some excavation for the installation of stormwater drainage piping and structures. All stormwater will be disposed of on site. This will include piping, catch basins, and Cultec underground stormwater chambers. The post development stormwater discharges will be less than the pre-development discharges.

There will also be the installation of bituminous and granite curbing. Traffic will access the site via a new curb cut at 9 Slocumb Place. The existing curb cut at 11 Slocumb place will be abandoned. The curb cut along 9 Slocumb Place is 24 ft. wide to allow for two-way traffic flow and will reduce the impact on residents further up Slocumb Place where the road narrows. The Community Church utilizes a weekly volunteer parking team to assist with pedestrian and traffic in the existing parking areas. There will be painting of flow arrows within the private paved parking area to assist with traffic flow. There will also be crosswalk striping placed along the entrance of the parking area at 9 Slocumb Place. The existing crosswalk at High Street will be removed as part of the Rt. 109 project. However the Police Chief has agreed that police assistance for those crossing Route 109 will be continued.

There will be permanent lighting installed in the parking areas along with building mounted flood lights. The lighting will only be active on nights when activities are scheduled and will be controlled from the interior. Motion lighting is not proposed.

The applicant is seeking a number of waivers. Some of those include:

- 204-3-7 Development Impact Statement
- 205-B-2 Internal Site Driveways
- 205-3,C,1 Traffic Flow
- 205-6, H Curbing
- 205-9, F Tree Replacement
- Section 6.1 Schedule of Dimensional and Density Regulations.
- Seek a waiver from the setback of 10 ft. to 15 ft.

The Consultants next reviewed their letters:

Gino Carlucci of PGC Associates noted the following:

- One of the parcels is within the village residential zone and the other is in AR11.
- Bicycle rack is required (4)
- Photometric plan needs to be provided.
- Needs a Site Context Sheet
- Needs a waiver from the required landscape inventory to be prepared by a Landscape Architect.
- Signage plan needed.

Member Gay recommended eliminating some of the curb cuts.

Consultant Bouley noted the following:

- The applicant proposes a cultic separator row to provide additional pre-treatment and proper access to maintain the proposed structures.
- Install manholes to convey stormwater to the cultic system.
- Provide analysis that the leaching catch basin can provide necessary stormwater mitigation.
- Provide radii on all proposed granite curb on internal parking islands.
- Provide test pit information.
- Provide proposed pipe/grate sizing calculations.

It was indicted that some of the abutters were inquiring about installing fencing to provide a buffer to this project. The applicant has not reached out to the abutters.

Those abutters interested in fencing include the owners of 2, 4 and 6 Highland Street

The applicant responded that there will be supplemental landscaping and shrubs added to the Highland Street section.

Public Comments:

Mr. James Moniz, 6 Highland Street:
This resident would like a landscape inventory completed to know what is there and he wanted to know how to maintain the trees which are disturbed by the construction.

The Applicant indicted that they will try not to disturb the root system of the bigger trees. Member Di Iulio wanted to make sure that the catch basin is moved to another location if a root system in encountered. This resident also wanted to know about snow storage.

Mr. Eli Roshinha, 4 Highland Street:
Mr. Roshinha wants to request a fence and wanted to know what insurance is in place if it is damaged.

The Chairman recommended that the applicant get the name and addresses of the abutters and have communication with them. He suggested the applicant hold an informal meeting with abutters to address their concerns. The applicant agreed to do this.

Resident, Bernadette Kobierecki, 2 Highland Street:
This resident has a problem with light from the church going into her bedroom. She would like to know if the lighting will be shielded. She also indicated that the stonewall is pushed over with property markers. They also informed the Board that there has been issue with the snow being pushed over the wall with an excavator.

The Chairman responded that this is a civil claim and there should be a survey done.

Resident, Shannon Montana, 13 Slocumb Place:
This resident informed the board that there is light which shines until 10:00 -10:30 pm.

Resident, Mary Liscombe, 8 Highland Street:
Ms. Liscombe has a concern about security and also lighting and would like a restriction on the time for playing basketball at night.

Resident, Joseph Kobierecki, 2 Highland Street:
The Board was presented with some photos of snow last few years being heaved over the stone wall with an excavator onto their property. He also indicated that there has been flooding on his property. The water runs naturally.

The applicant responded that we were just made aware of this situation and will make sure this does not happen this winter.

The applicant responded that this situation will be improved with the drainage that will be put in to capture the water.

Resident, Mary Liscombe, 8 Highland Street:
The concern of this resident includes the following:

- What effect the trees will have long term. Is this being evaluated?
- What is the plan for the house at 9 Slocumb (heard it is being demolished)
- Buffer screening for their property is a concern.
- If lighting is left on at site, who do they call?
- Would like fencing at the back perimeter of their property

Susy Affleck-Childs wanted to know about the short term plan for the property. She also told the applicant to provide details on the light fixtures being proposed.

The applicant responds that there is no plan for demo and the church plans to maintain the house as a residence for one of its pastors.

The applicant will prepare revisions to the plan for the next meeting.

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted by Roll Call to continue the hearing for Medway Community Church to Tuesday, August 28, 2018 at 7:15 pm.

Roll Call Vote:

Tom Gay	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Applegate Subdivision:

The Chairman of the Planning and Economic Development recused himself at 9:19 pm.

Member Gay took over running the meeting.

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

- Draft Amendment to Tri-partite Performance Security Agreement with developer Ralph Costello and lender Needham Bank.
- Tetra Tech construction services estimate dated August 9, 2018 for $10,194.00
- Emails re: recent stormwater issues at Applegate.

The Board was made aware that there has been no response yet from the bank.

The Conservation Commission Agent will be sending out an enforcement order. A new estimate construction estimate from Tetra Tech in the amount of $10,194.00 was discussed.

The Board will take action on this at their next meeting.

The Chairman returned to the meeting.

CONSTRUCTION REPORTS:

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

Merrimack Building Supply -20 Trotter Drive:

- Report #2 (6-21-18)
- Report #3 (6-25-18)
- Report #4 (6-29-18)
- Report #5 (7-6-18)
- Report #6 (7-18-18)
- Report #7 (7-25-18)
- Report #8 (8-1-18)

Applegate Subdivision Erosion Control:

- Report #6 (7-18-18)
- Report #7 (7-26-18)
- Report #8 (8-1-18)

MEETING MINUTES:

July 24, 2018:

On a motion made by Rich Di Iulio, and seconded by Tom Gay, the Board voted unanimously to accept the minutes of the July 24, 2018 PEDB meeting.

Roll Call Vote:

Tom Gay	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Applications to the ZBA:

The Board is in receipt of the following petitions to the ZBA (**See Attached**)

NOTE - The public hearings for these will be August 15, 2018)

- Variance Petition for a front porch at 7 Sanderson Street
- Special Permit petition for an accessory family dwelling unit at 8 Olde Surrey Lane.
- Use Variance petition for a 3 or 4 unit multifamily development in an existing building at 135 Holliston Street.

Chairman Rodenhiser informed the Board that he wants the Board to be made aware of the petitions to the Zoning Board of Appeals so that the Board can provide comments.

The application for 135 Holliston Street is for a use variance. The variance requested is for a renovation to the existing single family home into 3 or 4 units.

The Chairman noted his opposition to granting this use variance. This is not appropriate for this. The Town has designated other areas for multifamily housing by special permit. The other members agreed.

On a motion made by Tom Gay, and seconded Rich Di Iulio, the Board voted unanimously by roll call vote to send a letter of opposition in relation to 135 Holliston Street.

Roll Call Vote:

Tom Gay	aye
Rich Di Iulio	aye
Bob Tucker	aye
Andy Rodenhiser	aye

Member Tucker left the meeting at 9:37 pm.

Converting Technical Services Site Plan – 9 Trotter Drive – Plan Endorsement:

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

- Updated site plan dated 8-10-18, revised per the site plan decision.
- Certificate of NO Appeal from Town Clerk
- Certification from Treasurer/Collector's office that taxes are paid in the property.

On a motion made by Rich Di Iulio, and seconded by Tom Gay, the Board voted unanimously to endorse the revised site plan for Converting Technical Services 9 Trotter Drive Plan Endorsement.

Milway Auto Site Plan Review Fee Refund:

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

- 8-13-18 email request from business owner Phil Anza for PEDB to refund unexpended balance of plan review fee.
- Project accounting spreadsheets for Milway plan review funds.

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to authorize the site plan fee refund for Milway Auto for $376.25 plus accrued interest payable to 50 Alder Street Realty.

OTHER BUSINESS:

- The Board of Selectmen voted in support of the *Open Space and Recreational Plan*.
- The Board will review the proposed updated *Site Plan Rules and Regulations* at their next meeting.

FUTURE MEETING:

- Tuesday, August 27, 2018.

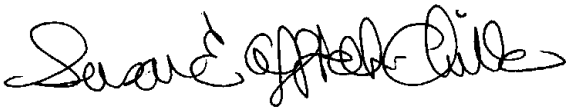
ADJOURN:

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to adjourn the meeting.
The meeting was adjourned at 9:37 pm.

Prepared by,

Amy Sutherland
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator

RECEIVED
AUG - 9 2018
TOWN CLERK

TOWN OF MEDWAY
Planning and 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

REGULAR MEETING NOTICE
Tuesday, August 14, 2018 @ 7:00 p.m.

LOCATION
Sanford Hall @ Medway Town Hall, 155 Village Street

AGENDA

CALL TO ORDER

CITIZEN COMMENTS

PUBLIC REVIEW

7:15 p.m. Medway Community Church Site Plan, 9 and 11 Slocumb Place

APPOINTMENTS - None

OTHER BUSINESS

1. Speroni Acres – Tetra Tech estimate for preparation of as-built/street acceptance plans
2. Field Change – Country Cottage Children's Center, 35/37 Summer Street
3. Applegate Subdivision – Review of proposed amendment to Applegate Tri-partite performance security agreement and Tetra Tech's estimate for continued construction inspection services
4. Review recent applications to the Zoning Board of Appeals
   - 8 Olde Surrey Lane – accessory family dwelling special permit
   - 7 Sanderson Street - dimensional variance for a porch
   - 135 Holliston Street - use variance to allow a 4 unit multifamily building
5. Discussion – Proposed *Zoning Bylaw* amendments for Fall Town Meeting
6. MAPC *Living Little* Report, Presentation and Discussion
7. Site Plan Endorsement – Converting Technical Services site plan, 9 Trotter Drive
8. Consideration of minutes of the July 24 and August 8, 2018 PEDB meetings
9. Reports – Staff, Consultants and Committee Liaisons
10. PEDB Members' Comments and Concerns
11. Review Correspondence/Communications

OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE BOARD

ADJOURN

The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting.
Public hearings cannot commence before the specified time. Appointment times are approximate and may be adjusted.
Not all of the listed items may in fact be discussed.
The Board may address and consider other matters not specified to the extent permitted by law.

UPCOMING PEDB MEETINGS
Tuesdays - August 28, and September 11 & 25, 2018

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

Town of Medway
Remote Participation Request

I, Robert K. Tucker (print name), hereby request to participate remote
meeting of the Planning + Eco. Development (Board/Committee/Com
to be held on 6/26, 7/10, 7/24, 8/14 + 8/28 (date). I certify to the Chair that my absen
result of one or more of the following factors which make my physical presence unreaso
difficult:

_____ (1) Personal Illness or Disability _____ (2) A Family or Other Emergency

_____ (3) Military Service ✓ (4) Geographic Distance (Employme
Board Business)

Explanation: Working out of the area

During the meeting, I will be at the following location:

Springfield, MA
Address

617-901-1967
Phone Number

Robert K. Tucker
Signature of Member

6-22-2018
Date

Please sign and return to Chair

Request received by Andrew Rodenhiser
Chair (please print)

_____
Date

Method of Participation Phone (e.g. speaker

Request Approved Yes Request Denied* _____

August 14, 2018
Medway Planning & Economic Development Board Meeting

Speroni Acres
Estimate for Street Acceptance Plan

- Email from Steve Bouley dated August 6, 2018
- Tetra Tech estimate dated August 10, 2019 for $9,411 to produce street acceptance plan

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Monday, August 06, 2018 2:53 PM
To: Susan Affleck-Childs
Subject: Speroni Acres As-Built

Hi Susy,

I'm looking at the as-built information that was given to us for this project. I don't believe we are going to be able to meet the as-built/street acceptance requirements without requiring additional survey, particularly the following items:

1. No roadway grading shown, this will be needed to generate a roadway profile (as required by the as-built requirements, not street acceptance plan). There are spot grades in the plan along the roadway but no points at which they took the spot grades so trying to create a surface would be difficult and would not be accurate.
2. Not all property lines are shown. Missing rear property lines for Lots 1-8 and Milford Street right of way line.
3. I found most but not all of the bounds for the project in the field, these would all need to be located/set prior to street acceptance.
4. Two of the detention ponds (Pond 1 and 3) appear to be located within the easements provided on the original plan and I would think would not require a separate easement plan be generated. Pond 2 is not in the proposed location and two easement plans would be required for each property it encroaches.

Let me know how you would like to proceed, thanks.

Steve

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

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

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TETRA TECH

Change Order

Date:	August 10, 2018	**Amendment No.:**	001	
Project:	Speroni Acres	**Project No.:**	143-21583-18003	
To:	Ms. Susan Affleck-Childs	**Amendment 001 Cost Estimate**		
Co./Dept.:	Medway Planning and Economic Development Board	**Fee:**	$ 1,420.00	
Address:	155 Village Street Medway, MA 02053	**Expenses:**	$ 71.00	
		Sub. Cost +10%	$ 7,920.00	
		Total:	**$ 9,411.00**	
		Revised Total Project Cost Estimate		
		Fee:	$ 11,500.00	Estimated Date of Completion
		Expenses:	$ 575.00	
		Sub. Cost +10%	$ 7,920.00	
		Total:	**$ 19,995.00**	2018

SCOPE OF SERVICES

Scope Change Descriptions

Task 4 Street Acceptance Plan: As-built plans provided to TT in CAD format do not provide necessary information to generate the Street Acceptance Plan as required in the subdivision regulations. TT requires additional information such as property lines, topography of the existing roadway and missing drainage invert information. TT will hire a surveyor to gather this information and provide supplemental CAD file. Subcontractors to TT will be billed at cost plus 10% per contract. Additional time will be required to merge the supplemental information provided by the surveyor and generate the profiles required for the plan. Budget for additional time is shown below.

Budget Assumption: 2 hours @ $140/hour=$280
12 hours @ $95/hour=$1,140
Total=$1,420

Task	Task Description	Initial Contract	Revision 1	Project Total
1	Documentation Review	$280.00	-	$280.00
2	Punch List/Bond Estimate	$1,960.00	-	$1,960.00
3	Easement Exhibits	$4,830.00	-	$4,830.00
4	Street Acceptance Plan	$2,170.00	$1,420.00	$3,590.00
5	Meeting Attendance	$840.00	-	$840.00
	Sub-Total	$10,080.00	$1,420.00	$11,500.00
	Expenses	$504.00	$71.00	$575.00
	Surveyor Cost +10%	-	$7,920.00	$7,920.00
	Total Fee	$10,584.00	**$9,411.00**	**$19,995.00**

Please execute this change order to our existing Contract Agreement authorizing us to proceed with the above scope of service at the stated estimated cost. No work will be performed under this change order until it is signed and returned to Tetra Tech. Upon execution by both parties, this change order becomes part of our original Contract Agreement dated October 5, 2017.

Tetra Tech Authorization		Client Authorization (please sign and return)	
By:	Sean Reardon, P.E.	By:	
Title:	Vice President	Title:	
Date:	August 10, 2018	Date:	

P:\21583\143-21583-18003 (SPERONI ACRES SUB-DIV REVIEW)\PROJMGMT\CONTRACTS\COS\CO 001_SPERONI ACRES_2018-08-10.DOCX

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

August 14, 2018
Medway Planning & Economic Development Board Meeting

Speroni Acres
Updated Punch List and Bond Estimate

- Updated inspection report and punch list dated 8-10-18 based on 8-9-18 site visit with DPS personnel
- Updated bond estimate dated 8-10-18 based on 8-9-18 site visit with DPS personnel

TETRA TECH

MEMO

To:	Susan Affleck-Childs – Medway Planning and Economic Development Board Coordinator
Cc:	
From:	Steven M. Bouley, P.E. – Tetra Tech SB
Date:	June 27, 2018 (revised August 10, 2018)
Subject:	Speroni Acres Punch List

On May 31, 2018 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) conducted a punch list inspection of the Speroni Acres private subdivision in Medway, MA. The site was inspected and a punch list and bond estimate generated of outstanding items which have not yet been completed or are deficient in quality.

The inspection was conducted using the following documents:

- A plan (Plans) set titled "Definitive Subdivision Plan, Speroni Acres", dated September 16, 1997, revised December 17, 1997, PEDB endorsement March 31, 1998, prepared by C.E.C. Land Surveyors Inc. (CEC).
- A Certificate of Approval (COA) Decision dated January 13, 1998. This COA references plans dated October 3, 1997, revision dated January 6, 1998 which is inconsistent with the above-mentioned set of plans provided for the inspection.

On August 9, 2018, TT met with Medway Department of Public Services (DPS) representative Jack Tucker to inspect the site and provide any additional comments which may be of importance to DPS who will be overtaking maintenance on the roadway once it is accepted.

Punch List

1. All three detention ponds are overgrown and require maintenance. (Photos 1-4)

2. TT was unable to locate all bounds within the subdivision. However, many were found and are assumed to be installed.

   - TT 8/10/18 Update: TT will hire a surveyor to locate all bounds for the project.

3. The existing asphalt is in decent condition based on its age. However, cracks are beginning to form throughout the subdivision on Little Tree/Rustic Road. We recommend the roadway be crack sealed to prevent further degradation. (Photos 5-8)

   - TT 8/10/18 Update: Our recommendation for this item, as agreed upon with Jack Tucker, has been updated to include milling 1.5” of asphalt throughout the entire subdivision and repaving with 1.5” of top course material. The recommendation is based on age of the roadway and that it is actively deteriorating. Crack sealing and patching will only offer a few years before the town will be left paying to repave it 5 years or less. Since the original punch list inspection in May, additional pavement spalling has occurred and appears it will continue even if areas are repaired per the original recommendation. It was also determined that the top course is about 1/2”-3/4” thick adjacent to the intersection of Little Tree/Milford Street, which is not adequate.

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

4. Several areas of the existing pavement/sidewalk are beginning to spall and will rapidly degrade in the next few years. We recommend these areas be repaired full depth to prevent further degradation of the pavement structure. (Photos 9-12)

    - TT 8/10/18 Update: See update at Item 3.

5. Existing street name signage does not meet the town standard. We recommend the signs be replaced with standard Medway street name signage at the direction of Medway Department of Public Services. (Photos 13-14)

6. A spray-painted basketball court is located on the Rustic Road adjacent to the house on Lot 12. (Photos 15-16)

7. We recommend the entire drainage system be cleaned prior to roadway acceptance.

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\143-21583-18003 (SPERONI ACRES SUB-DIV REVIEW)\CONSTRUCTION\PUNCH LIST\2018-08-10 (REVISED PUNCH LIST)\MEMO_SPERONI ACRES PUNCH LIST_2018-08-10.DOC

Photo 1

Detention ponds overgrown

Photo 2

Detention ponds overgrown

Photo 3

Detention ponds overgrown

Photo 4

Detention ponds overgrown

Photo 5

Surface cracking throughout
Subdivision roadways
Requires crack sealing

Photo 6

Surface cracking throughout
Subdivision roadways
Requires crack sealing

Photo 7

Surface cracking throughout
Subdivision roadways
Requires crack sealing

Photo 8

Surface cracking throughout
Subdivision roadways
Requires crack sealing

Photo 9
Pavement cracking and Delaminating on Little Tree Road cul-de-sac

Photo 10
Sidewalk settlement on Little Tree Road

Photo 11
Pavement Spalling on Little Tree Road

Photo 12
Pavement Spalling on Little Tree Road

Photo 13
Non-standard Medway street name signage.

Photo 14
Non-standard Medway street name signage

Photo 15
Spray-painted basketball court on Rustic Road

Photo 16
Spray-Painted basketball court on Rustic Road

Bond Estimate
Speroni Acres
Medway, Massachusetts
August 10, 2018

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST[1]	ENGINEERS ESTIMATE
Maintain Detention Ponds (3)	3	EA	$6,000.00	$18,000
Milling (1.5" Depth)	5,900	SY	$7.70	$45,430
Tack Coat (0.07 GAL/SY)	415	GAL	$8.00	$3,320
HMA Top Course (1.5" Thickness)	500	TON	$109.00	$54,500
Street Name Signage	2	EA	$500.00	$1,000
Clean Drainage System	1	LS	$8,000.00	$8,000
Legal Services	1	LS	$3,000.00	$3,000
			Subtotal	$133,250
			25% Contingency	$33,313
			Total	$166,563

Notes:
[1]Unit prices are taken from the latest information provided on the MassDOT website. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 8/2017 - 8/2018. Quantities which are too small for accurate representation using the weighted bid pricing were estimated based on industry construction experience.

August 14, 2018
Medway Planning & Economic Development Board Meeting

Country Cottage Children's Center
35-37 Summer Street – Field Change

- 7-31-18 email from owner Robin Beaudreau re: change in color of fencing to be installed on site from "natural" to white.
- Sheet #2 from the endorsed Country Cottage site plan showing the location of the fencing.

Susan Affleck-Childs

From: Robin Beaudreau <rmbeaudreau@gmail.com>
Sent: Tuesday, July 31, 2018 1:01 PM
To: Susan Affleck-Childs
Subject: fence

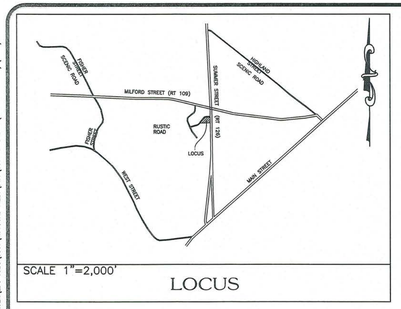
Hi Susie,

I'm writing to request a slight change to the construction plan for 35/37 Summer St. After surveying the area we noticed that the adjacent neighborhood, our immediate neighbor, and all the surrounding businesses (Medway Gardens, Cumberland Farms, Restaurant 45) all have white fencing. We feel in order to keep a cohesive look to the area, and maintain compatibility with our immediate neighbor, we would like to change our fencing to a non-shiny white.

Please let me know if there is a formal procedure I need to follow in order to have this request considered.

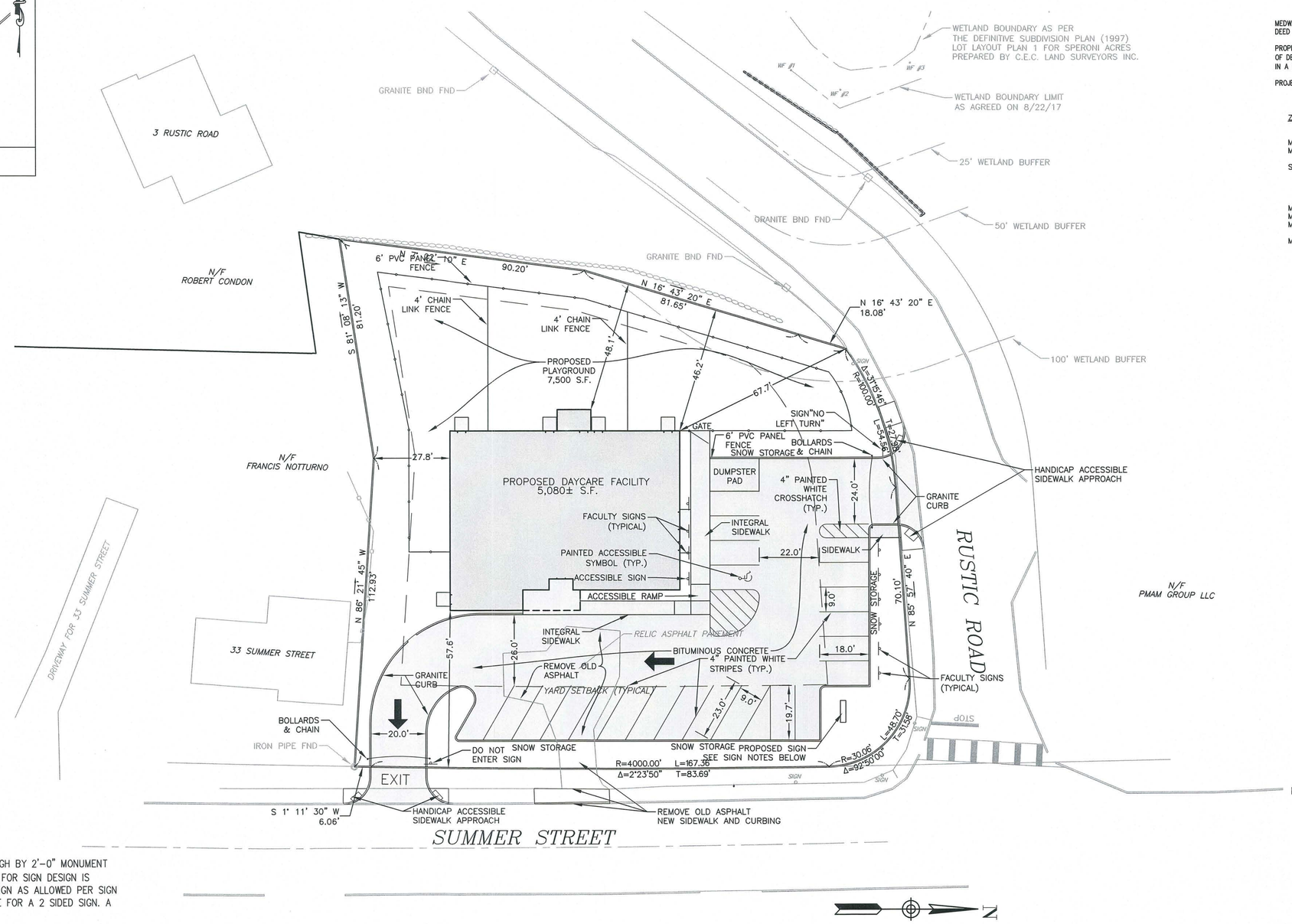
Thank you,

Robin Beaudreau



LOCUS

SITE PERIMETER SHALL BE SECURED WITH TEMPORARY CONSTRUCTION FENCE



NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

DIGSAFE CALL-811

PROJECT INFORMATION:

CURRENT OWNER: ROBIN & DAVID BEAUDREAU
575 EAST HARTFORD AVENUE
UXBRIDGE, MA 01569

MEDWAY ASSESSORS ID: 56-017 & 56-018
DEED REFERENCE: BOOK 35175 PAGE 390

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 1958 PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS." BY BOWIE ENGINEERING CO. AND IN A 1997 PLAN TITLED "SPERONI ACRES" BY C.E.C. LAND SURVEYORS, INC.

PROJECT DATUM REFERS TO NAVD 88.

ZONING: AGRICULTURAL RESIDENTIAL II (AR-II) DISTRICT

		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:		22,500 S.F.	33,898 ±S.F.	
MIN. FRONTAGE:		150 FT.	167.37± FT.	
SETBACKS:	FRONT	35 FT.	NA	57.6± FT.
	REAR	15 FT.	NA	46.2± FT.
	SIDE	15 FT.	NA	27.8± FT.
			NA	
MAX. BUILDING COVER:		30%	0%	15%
MAX. IMPERVIOUS COVER:		40%	4%	50%
MIN. OPEN SPACE:		NA	32,550 ±S.F.	50%
MAX. BUILDING HEIGHT:		35 FT	NA	

LEGEND

BIT CONC	BITUMINOUS CONCRETE
⊕	BORING
CB	CATCHBASIN
CO	CLEAN OUT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CW	CROSSWALK
DMH	DRAIN MANHOLE
D	DRAIN LINE
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
ECB	EROSION CONTROL BARRIER
FD	FOUNDATION DRAIN
GG	GAS GATE
GAS	GAS LINE
GG	GAS GATE
HC	HANDICAPPED RAMP
HYD	HYDRANT
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PVC	POLY-VINYL-CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
SMH	SEWER MANHOLE
S	SIGN
SB/DH	STONE BOUND/DRILLHOLE
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
⊕	TEST PIT
TRANS	TRANSFORMER
VGC	VERTICAL GRANITE CURB
WG	WATER GATE
W	WATER LINE
5	WETLAND FLAG

SIGN NOTES:

PROPOSED SIGN SHALL BE 6'-8" LONG BY 3'-0" HIGH BY 2'-0" MONUMENT SIGN SETBACK 8'-0" FROM PROPERTY LINES. BASIS FOR SIGN DESIGN IS AGRICULTURAL RESIDENTIAL II GROUND MONUMENT SIGN AS ALLOWED PER SIGN BYLAW HAVING MAXIMUM SIZE OF 20.0 SF. PER SIDE FOR A 2 SIDED SIGN. A TWO SIDED 20.0 SF. PER SIDE SIGN IS PROPOSED.

HORIZONTAL SITE DISTANCE EXCEEDS 450-FEET IN BOTH THE NORTHERLY AND SOUTHERLY DIRECTIONS FROM PROPOSED SUMMER STREET CURB CUT SATISFYING MINIMUM STOPPING SITE FOR POSTED SPEED LIMIT

SNOW STORAGE IS LIMITED ALONG THE PERIMETER OF THE PARKING AREA LIMITS AND AS SUCH WILL REQUIRE PERIODIC REMOVAL SHOULD SNOWFALL EVENTS EXCEED STORAGE LIMITS. WHEN SNOW ACCUMULATION EXCEEDS STORAGE CAPACITY IT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF WITH A LICENSED FACILITY.

0 20 40 80
SCALE: 1" = 20'

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: 11-14-2017

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, OCTOBER 24, 2017 FOR PLAN ENTITLED, 'SITE PLAN, COUNTRY COTTAGE CHILDREN'S CENTER, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION ENGINEERING DESIGN CONSULTANTS, INC. SHALL RENDER THEM INVALID AND UNUSABLE.

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: ZRB
CHK'D BY: PSB
APRV'D BY: WML

REVISIONS:

REV #	DATE	DESCRIPTION
2	10/10/17	ADDRESS PEER REVIEW COMMENTS
1	9/26/17	ADDRESS PEER REVIEW COMMENTS
0	8/24/17	SITE PLAN REVIEW

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER
10-10-17

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:
COUNTRY COTTAGE CHILDREN'S CENTER
35 SUMMER STREET
MEDWAY, MASSACHUSETTS 02053

TITLE:
PROPOSED LAYOUT
COUNTRY COTTAGE CHILDREN'S CENTER

OWNER/APPLICANT:
ROBIN & DAVID BEAUDREAU
575 EAST HARTFORD AVENUE
UXBRIDGE, MASSACHUSETTS 01569

FILE NO.: 3561
PROPOSED LAYOUT
DATE: AUGUST 24, 2017
PLAN NUMBER: 2 of 5
2

August 14, 2018
Medway Planning & Economic Development Board Meeting

Medway Community Church Site Plan

- Public Notice dated July 25, 2018
- Site Plan Application dated July 24, 2018
- Site Plan dated July 24, 2018 by Tata and Howard
- SAC memo dated July 26, 2018 to Town staff requesting review comments
- Review comments from Fire Chief Jeff Lynch dated July 27, 2018
- Abutter Comment – Email from abutter Mathew Holt dated August 1, 2018
- Abutter Comment – Letter from abutter Mary Liscombe dated August 6, 2018
- PGC Review Comments dated August 9, 2018
- Tetra Tech Review Comments dated August 10, 2018

NOTE – Review comments are forthcoming from Sergeant Jeff Watson before Tuesday night's meeting.

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

RECEIVED
JUL 26 2018
TOWN CLERK

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

July 25, 2018

Medway Community Church Site Plan
9 & 11 Slocumb Place
PUBLIC NOTICE
Tuesday, August 24, 2018

In accordance with the Medway Zoning Bylaw, Section 3.5 Site Plan Review, and certain provisions of Chapter 40A, Massachusetts General Laws, notice is given that the ***Medway Planning and Economic Development Board will consider the application of Medway Community Church of Medway, MA for approval of a minor site plan and a land disturbance permit for the installation of parking and drainage facilities at 9 and 11 Slocumb Place.*** This review will occur during the Board's meeting on Tuesday, August 14, 2018, to be held in Sanford Hall at Medway Town Hall, 155 Village Street, Medway, MA. This matter will be considered at 7:15 p.m.

The subject properties, shown on the Medway Assessors Map as Parcels #47-079 and #47-078, are owned by Medway Community Church. The site comprises a total of 1.56 acres and is located on the west side of Slocumb Place in the Agricultural-Residential II and Village Residential zoning districts. The property is bounded on the west by property owned by Gorman, Liscombe, Moniz, Moore & Roshina, and Kobierecki, on the north by property owned by Montana, and on the south by property owned by Medway Community Church.

The site plan is titled *9/11 Slocumb Place Site Improvements*, is dated July 24, 2018, and was prepared by Tata & Howard, Inc. of Marlborough, MA. The planned site improvements at 9 & 11 Slocumb Place include clearing and grubbing a portion of both parcels, excavation for the installation of stormwater drainage piping and structures, backfill, grading, permanent paving for 78 parking spaces, installation of bituminous and granite curbing, walkways, lighting for parking areas and walkways, loam and seed, and landscaping, all in support of the operation of Medway Community Church at 200 Main Street. No buildings will be constructed. Traffic will access the site via a new curb cut at 9 Slocumb Place; the existing curb cut at 11 Slocumb Place will be abandoned.

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

NOTE – Religious facilities and organizations in Massachusetts are exempt under the Massachusetts Zoning Act, Chapter 40A, Section 3. Therefore, the proposed site improvements can be constructed at this location, despite its inclusion in the Agricultural-Residential II and Village Residential zoning districts. However, state law also specifies that religious facilities are subject to "reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirement." Those aforementioned "reasonable regulations" provide the framework for the Board's scope of review.

The application materials were filed with the Town on July 25, 2018 and are on file with the Medway Town Clerk and the Planning and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed Monday - Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plans and application documents will be available for viewing at the Board's web page at: https://www.townofmedway.org/planning-economic-development-board/pages/recent-development-applications.

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

Andy Rodenhiser, Chairman

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

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

9 & 11 SLOCUMB PLACE SITE IMPROVEMENTS

APPLICATION FOR REVIEW AND APPROVAL MINOR SITE PLAN PROJECT

JULY 2018

Medway Community Church
Medway, MA

TATA & HOWARD

Application for Review and Approval
Minor Site Plan Project

9 & 11 Slocumb Place Site Improvements

Medway Community Church
Medway, Massachusetts

COMMONWEALTH OF MASSACHUSETTS
JON W. GREGORY
CIVIL
No. 46478
REGISTERED PROFESSIONAL ENGINEER

7-24-18

Prepared by

TATA & HOWARD

Tata & Howard, Inc.
67 Forest Street
Marlborough, MA 01752

July 2018

TATA & HOWARD

July 24, 2018

Mr. Andy Rodenhiser, Chairman
Medway Planning & Economic Development Board
155 Village Street
Medway, MA 02053

Subject: Application for Review and Approval
Minor Site Plan Project
9 & 11 Slocumb Place Site Improvements
T&H No. 5328

Dear Mr. Rodenhiser:

Please find attached one (1) original and two (2) copies of the Application for Review and Approval – Minor Site Plan Project prepared on behalf of the Medway Community Church (MCC). The proposed site improvements are being submitted for review under the Town of Medway Minor Site Plan Project application due to MCC's status as a religious organization.

MCC proposes to improve the existing site conditions located at 9 & 11 Slocumb Place to allow for accessory parking at 200 Main Street. A total of 78 additional parking spaces will be gained through the proposed site improvements. Access to the two parcels will be gained from a proposed curb cut at #9 Slocumb Place. The application and drawings include provisions to dispose of all stormwater on-site. MCC currently owns both above listed parcels.

The project area falls within Zoning Districts Village Residential (9 Slocumb Place) and Agricultural-Residential II (11 Slocumb Place). The minimum setbacks and impervious ratios have been met in accordance with the Town of Medway Zoning Bylaws and the approved zoning changes dated November 2016. Best management practices are proposed to prevent any negative impacts to the surrounding residential parcels and public Right-of-Way. MCC will work with all Town Departments to meet the local bylaws and Commonwealth of Massachusetts stormwater standards.

We are available to respond to any questions or concerns from the Planning Board and Town Departments during the review process. The required copies of pertinent design plans and application are attached for reference.

Tata & Howard
67 Forest Street | Marlborough, MA 01752
T: 508-303-9400 | F: 508-449-9400
www.tataandhoward.com

Other Offices
MA | NH | CT | ME | VT | AZ | TX

Should you have any questions, please do not hesitate to contact our office. We look forward to attending the Board's next scheduled meeting on August 14, 2018, to discuss this project. We appreciate your continued assistance with this important project.

Sincerely,

TATA & HOWARD, INC.

Jon W. Gregory, P.E.
Associate

Enclosures

cc: Mr. Peter Simmons – President, Corporation of Medway Community Church

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Letter of Transmittal

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See Attachment No. 1	11

LIST OF APPENDICES

Appendix	Description
A	Certified Abutters Lists
B	Property Access Authorization

ATTACHMENTS

Attachment	Description
1	Stormwater Drainage Evaluation

Section 1

TATA & HOWARD

Application for Review and Approval

MINOR SITE PLAN PROJECT

Planning Board – Town of Medway
155 Village Street - Medway, MA 02053
(508) 533-3291

This application for Site Plan Review and Approval is made pursuant to the Medway Zoning By-Law, Section V. USE REGULATIONS, Sub-Section C. SITE PLAN REVIEW & APPROVAL.

Date: 7/24/18

The undersigned, being the applicant and the owner of all land included within the proposed site shown on the accompanying Site Plan entitled 9 & 11 Slocumb Place Site Improvements dated 7/24/18 prepared by Tata & Howard, Inc., of 67 Forest Street, Marlborough, MA 01752 herewith submits this application to the Medway Planning Board for Review and Approval of a *Minor Site Plan Project*.

PROPERTY/SITE INFORMATION

1. Property Location Address: 9 / 11 Slocumb Place, Medway, MA 02053
2. Assessor's Information: Map: 47 Parcel: 079 / 078
3. Zoning District: Village Residential and Agricultural Residential II
4. The owner's title to the land is derived under a deed from: _____ Dated 10/23/17 / 5/15/17 and recorded in Norfolk County Registry of Deeds, Book 35108 / 1388 , Page 2 / 649 or Land Court Certificate of Title #_____ registered in Norfolk County District Book -_____ Page -_____.
5. Frontage: 114.6 / 150.0

   Yard Depth: Front 47/36 Side 27/151 Side 27/31 Rear 85/123
6. Is any portion of the site within a flood plain area? ____Yes ✔ No
   If Yes, is it clearly shown on the plan? ____Yes ____No
7. Is any portion of the site within a wetland resource area? ____Yes ✔ No
   If Yes, is it clearly shown on the plan? ____Yes ____No
8. Does any portion of the site have frontage on a Scenic Road? ____Yes ✔ No

CONTACT INFORMATION

9a) Property Owner: Medway Community Church
Address: 11 Slocumb Place, Medway, MA 02053
Primary Contact: Carl Schultz, Assistant Pastor
Telephone: (508) 533-7032 FAX: _____
E-mail: pastor.carl@medwaycc.org

9b) Applicant *(if other than property owner)*: N/A
Address: _____
Primary Contact: _____
Telephone: _____ FAX: _____
E-Mail: _____

_____*Please check here if you are the equitable owner (purchaser on a purchase and sales agreement.)*

9c) *NOTE* – If someone other than the property owner or the equitable owner is the applicant or will be representing the applicant, then the property owner or equitable owner must designate an Official Representative below:

Official Representative: Tata & Howard, Inc.
Address: 67 Forest Street, Marlborough, MA 01752
Primary Contact: Matthew Barry
Telephone: (508) 232-6228 Fax: (508) 449-9400
E-Mail: mbarry@tataandhoward.com

10. Engineer: See Above listed Official Representative
Address: _____
Primary Contact: _____
Telephone: _____ FAX: _____
E-Mail: _____

11. Surveyor: Colonial Engineering
Address: 11 Awl Street, Medway, MA 02053
Primary Contact: Paul DeSimone
Telephone: (508) 533-1644 FAX: _____

12. Architect: N/A
Address: _____
Primary Contact: _____
Telephone: _____ FAX: _____

PROJECT INFORMATION - Type of Project

13. A Minor Site Plan Project is defined as any construction, alteration, reconstruction or renovation project or change of use *(not included within the definition of a Major Site Plan Project*) which requires a building permit and which involves one or more of the following:

PLEASE CHECK (X) ALL THAT APPLY

X *Exterior Alteration* – A change in the outside appearance of an existing building or premises, visible from a public or private street or way.

Building Dimensions: N/A Gross Floor Area N/A

X *Change in Use* – A change in use of an existing building requiring five (5) or more but less than fifteen (15) parking spaces

Building Dimensions: N/A Gross Floor Area N/A

N/A New *Construction* – Construction of a new building or an addition to an existing structure requiring five (5) or more but less than fifteen (15) parking spaces

Building Dimensions: N/A Gross Floor Area N/A

X *Change in Parking Area* – Construction, expansion, redesign or alteration of a parking area involving the addition of five (5) or more but less than fifteen (15) new parking spaces

N/A *Other* – A site, which through continuous or proposed use, may be detrimental to municipal infrastructure or public safety

Building Dimensions: N/A Gross Floor Area N/A

N/A *Other* – Any use or structure, or expansion thereof, exempt under MGL, c. 40A, s. 3, but only if one or more of the above criteria is met

NOTE – Gross Floor Area includes the existing building and proposed addition if any, and/or proposed new building.

14. *Project Description* as specified in the Application Guidelines. ***See Section 2***

15. *Development Impact Report* as specified in the Application Guidelines. ***See Section 2***

SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true and complete to the best of my knowledge and belief.

If applicable, I hereby authorize Tata & Howard, Inc.
to serve as my OFFICIAL REPRESENTATIVE to represent my interests before the Town of Medway with respect to this application for site plan review and approval.

In submitting this application, I also authorize the Planning Board, its agents, and other Town officials to access the site during the site plan review process.

Peter Simmons — July 23, 2018

Signature of Property Owner — *Date*

Signature of Applicant (if other than Property Owner) — *Date*

Jon W Gregory — JULY 24, 2018

Signature of Official Representative — *Date*

APPLICATION SUBMITTALS - Required

Town Clerk

_X___ One (1) Minor Site Plan Project Application form with original signatures

_X___ One (1) copy of the Project Description

_X___ One (1) full size set of the Site Plan

_N/A_ One (1) copy of the Development Impact Report

_X___ One (1) copy of the Stormwater Drainage Evaluation

Planning Board

_X___ Two (2) Minor Site Plan Project Application forms with original signatures

_N/A_ One (1) copy of the Inspector of Building's written determination that the proposed scope of work constitutes a Minor Site Plan.

_X___ Two (2) copies of the written Project Description as specified in the Application Guidelines.

_N/A_ Two (2) copies of a written Development Impact Report.

_X___ Two (2) sets of the Site Plan – 2 full size (24" x 36") and 2 reduced size (11" x 17").

_X___ One (1) list of requested waivers from the DEVELOPMENT STANDARDS of the Site Plan Rules and Regulations.

_X___ Two (2) copies of the Stormwater Drainage Evaluation

_X___ One (1) certified list of all abutters and parties of interest within 300 feet

_N/A_ One (1) copy of all relevant approvals received to date from other town boards and commissions

_X___ Minor Site Plan Project Filing Fee – Made payable to the Town of Medway
$250 + $.10/sq. ft. of gross floor area
NOTE – Gross Floor Area includes the existing building and proposed addition if any, and/or the proposed new building

_X___ Minor Site Plan Project Review Fee - Made payable to the Town of Medway
$500 deposit

NOTE - 2 separate checks are to be submitted.

Revised 8/28/06

Section 2

TATA & HOWARD

SECTION 2 – PROJECT DESCRIPTION

Medway Community Church (MCC) has seen recent growth in weekly attendance, with a subsequent increase in the need for additional parking at the existing campus located at 200 Main Street in Medway, Massachusetts. After numerous meetings with the pastors and Board of Elders, the MCC's Expansion and Relocation Committee formed in 2016. Since the formation of the committee, two parcels located along Slocumb Place became available for purchase. MCC purchased 11 Slocumb Place in 2017 and 9 Slocumb Place in 2018.

Existing Conditions

The acreage of 9 Slocumb Place and 11 Slocumb Place are 18,731 square feet (sf) and 49,049 sf, respectively. The total land area between the two parcels is 67,780 sf or 1.56 acres. The existing use includes a single family residential building located on each parcel. Each parcel maintains its own paved driveway for access along the public right-of-way. Existing landscaping consists of grassed areas, rock walls, shrubs, and trees. Neither parcel is located within a floodplain or wetland resource area.

The parcels were identified as the most viable option for increasing the usable land area for accessory parking to the existing church building. Both parcels abut the existing church parcel allowing for a continuous parking area across all three parcels resulting in unified access and promotes inter-parcel circulation. The proposed additional parking areas at 9 & 11 Slocumb Place will provide the congregation that attends weekly services on Sunday mornings access through private property rather than having to cross Main Street/State Highway Route 109. This substantially improves the safety of both the church's congregants and the community more broadly.

Proposed Improvements

The site improvements proposed at 9 & 11 Slocumb Place include clearing and grubbing a portion of both parcels, excavation for the installation of stormwater piping and structures, backfill, grading, permanent paving, installation of bituminous and granite curbing, walkways, pathway and parking area lighting, loam and seed, and landscaping.

Stormwater

The proposed stormwater improvements include piping, catch basins, and Cultec underground stormwater chambers. Additional information associated with the stormwater design including operation and maintenance of the system is included in the Stormwater Drainage Evaluation in Attachment 1 attached to this application. All stormwater is proposed to be disposed of on-site with post-development discharges less than the pre-development discharges.

Pavement and Impervious Areas

The existing curb cut/driveway at 9 Slocumb will remain in use as the existing structure is being used as a parsonage. The existing curb cut/driveway for #11 Slocumb Place will be abandoned. The existing rock wall will be extended to provide an attractive, community-consistent buffer from the public right-of-way.

The addition of impervious areas will result from the installation of the paved parking areas necessary to provide safe and adequate, year-round vehicular access to both parcels. The permanent pavement area proposed at 9 Slocumb Place totals approximately 7,739 sf. The total impervious area including the existing structure is approximately 9,319 sf or 49.8% impervious, which is below the required 50% maximum for the Village Residential Zoning District, within which 9 Slocumb Place is located.

The permanent pavement area proposed on 11 Slocumb Place totals approximately 26,447 sf. The total impervious area including the existing structure is approximately totals 28,321 sf or 57.7% impervious, which is above the required 40% maximum for the Agricultural-Residential II Zoning District, within which 11 Slocumb Place is located. A waiver has been requested as all runoff generated by 9 & 11 Slocumb Place is being disposed of on-site. Therefore, any infiltration gained through the use of porous pavement will be achieved through the collection, pre-treatment, and below-grade infiltration of the underground stormwater chambers (Cultecs). There would also be a significant cost savings for MCC should the waiver be granted, and the installation of porous pavement not be required. An immediate cost savings would be gained during construction as well as the operation and maintenance cost savings over time.

The proposed curb cut along 9 Slocumb Place is 24-feet wide to allow for two-way traffic flow and has been positioned to promote safety and reduce the impact on residents further up Slocumb Place, where the road narrows. The parking areas will be screened from the public right-of-way, side, and rear of the site through the use of existing stonewalls, shrubs, trees, and proposed supplemental landscaped areas.

Traffic

Existing traffic flows from Main Street to Slocumb Place and into the existing main parking area at 200 Main Street. Existing overflow parking occurs along High Street. The addition of the curb cut at 9 Slocumb Place will extend the flow of traffic approximately 120 linear feet beyond the existing main parking area entrance.

The traffic lanes through both parking areas on 9 Slocumb Place and 11 Slocumb Place are also 24-feet wide to allow for two-way traffic flow. MCC utilizes a weekly volunteer parking team to assist with pedestrian and vehicular traffic in the existing parking areas. The use of the parking team will be expanded to include the proposed parking areas. Traffic flow arrows will be painted within the private paved parking areas to assist with traffic flow.

The proposed walkway from 11 Slocumb Place to 200 Main Street will be comprised of pavers or bricks. Crosswalk striping will be placed along the entrance of the parking area at 9 Slocumb Place. Although there will be an increase in pedestrian traffic within private property at 9 Slocumb Place, 11 Slocumb Place, and 200 Main Street, there will be less overflow onto High Street resulting in fewer parishioners crossing Route 109, which is proposed to be a four-lane state highway once the planned Route 109 Transportation Improvements Project is complete. The existing crosswalk at High Street will also be removed as part of the Route 109 Transportation Improvements Project; therefore, the proposed improvements to 9 and 11 Slocumb Place will substantially increase overall community safety.

Parking

The use of the proposed parking areas will primarily occur on a weekly basis during 9:00 am and 10:45 am Sunday services. There will be intermittent use during miscellaneous events hosted by MCC for the community including but not limited to concerts, yard sales and auctions, and barbeques, as well as religious holiday events during Easter and Christmas. The above listed events are primarily daytime activities. The proposed site improvements will ultimately provide 12 parking spaces at 9 Slocumb Place and 66 parking spaces at 11 Slocumb Place. Parking spaces shall be nine feet wide by eighteen feet long as noted in the Town of Medway Zoning Bylaw Section 7.1.1, E, 3, a. All parking spaces shall be striped.

One handicap space is located adjacent to the MCC church offices at 11 Slocumb Place for use at the office. Two (2) additional handicap parking spaces will be designated at 200 Main Street in addition to the existing four (4) handicap parking spaces for a total of 6 (six) handicap parking spaces at 200 Main Street.

Lighting

Permanent lighting will be installed in the parking areas including New England style post-mounted walkway fixtures and building-mounted flood lights. Lighting will minimize glare and spillover to neighboring properties as well as eliminate any uplight pollution from the fixtures through the use of shields, baffles, or tinted lenses. Lighting will only be active on nights when activities are scheduled and will be controlled from the interior of the existing structures on the parcels. Motion activated lighting is not proposed.

Mitigating Measures

Temporary erosion controls will be installed prior to construction and maintained throughout the duration of construction. Erosion control socks will be placed along the limits of construction to create a barrier between the project work site and abutting properties. The use of sedimentation basins is not anticipated as groundwater was not observed in the completed test pits.

No negative environmental impacts are anticipated as a result of the proposed site improvements. The proposed stormwater system will dispose of all stormwater on-site as well as recharge groundwater in accordance with the Commonwealth of Massachusetts stormwater standards.

A stormwater operation and maintenance plan is attached in the Stormwater Drainage Evaluation (Attachment 1) detailing responsible parties, maintenance tasks, and cleaning schedules.

Waivers

The following development requirements cannot be met for the reasons listed below:

- 204-3, 7 – Development Impact Statement – Traffic impacts are expected to be negligible as similar traffic conditions already exist along Slocumb Place during Sunday services. A waiver of the Development Impact Statement is requested as a Traffic Impact Assessment is not applicable. Community and Parking impacts are discussed in the above Narrative.
- 205-3, B, 2 – Internal Site Driveways – The proposed curb cut will be located within 15 feet of the side property line between 9 Slocumb Place and 11 Slocumb Place. A waiver is requested for this requirement due to MCC owning both parcels. Also, the proposed curb cut is located to allow for the use of the public right-of-way and eliminate the choke point located immediately north of the proposed curb cut.
- 205-3, C, 1 – Traffic Flow – Due to site constraints and existing topography, a two (2) percent grade within the first twenty-five (25) feet of the paved driveway entrance cannot be met. The proposed driveway entrance grade is six (6) percent.
- 205-6, H – Curbing – Due to the cost of vertical granite curb, a waiver is requested to allow the use of bituminous cape cod berm. Please see detail on Sheet C-6. Vertical Granite Curbing will be used along the proposed curb cut entrance and along the back of all catch basins. Sloped granite edging is proposed along the landscaped parking area islands.
- 205-9, F – Tree Replacement – Due to the number of trees to be cleared from the site, replacement of all trees over ten (10) inches in diameter is not feasible. The natural environment of the site shall be preserved to the greatest extent possible. Deciduous shade trees will be planted within the landscaped islands. Supplemental landscaping will be installed as needed along the 15-foot rear and side setbacks.
- Section 6.1 Schedule of Dimensional and Density Regulations – Town of Medway Zoning Bylaw - AR-II Maximum Lot Coverage 40% – A waiver is requested due to the approximate proposed impervious area of 57.7% at 11 Slocumb Place. See additional information listed under "Pavement and Impervious Areas" on Page 7 of this Narrative.

Conclusion

Medway Community Church has been a landmark with the community for over 265 years. Serving the Town of Medway and surrounding communities, MCC strives to provide modern convenience to those who attend the weekly services and activities while holding onto the rich history dating back to the 1700's. Due to recent growth of the church community, the proposed site improvements will offer added safety and convenience to the members of the Church and others who benefit from these services and activities while maintaining the historic location and feel of a small, rural New England Town.

Section 3

TATA & HOWARD

SECTION 3 – STORMWATER DRAINAGE EVALUATION

See Attachment No. 1

Appendix A

TATA & HOWARD

TATA & HOWARD

Unsurpassed Solutions
in the Water Environment

67 Forest Street
Marlborough, MA 01752
DIRECT: 508-232-6228
OFFICE: 508-303-9400
FAX: 508-449-9400
www.tataandhoward.com
mbarry@tataandhoward.com

Matthew S. Barry
Project Engineer

EDWAY
SESSORS
EET
053
203 FAX: 508-321-4981
y.org

RECEIVED
JUN 25 2018
MEDWAY ASSESSORS
MEDWAY, MA 02053

REQUEST FOR ABUTTERS

Date of Request: 6/25/18

Property owner: Medway Community Church

Property location: 9 & 11 Slocumb Place, Medway, MA 02053

Parcel (property) ID: 47-079 & 47-078

Please specify: 100′, 300′ or 500′ from subject parcel: 300′

THIS LIST IS REQUESTED FOR:

_x_ Planning & Economic Development Board
____ Zoning Board of Appeals
____ Conservation Commission

REQUESTER INFORMATION:

Name: Matthew Barry

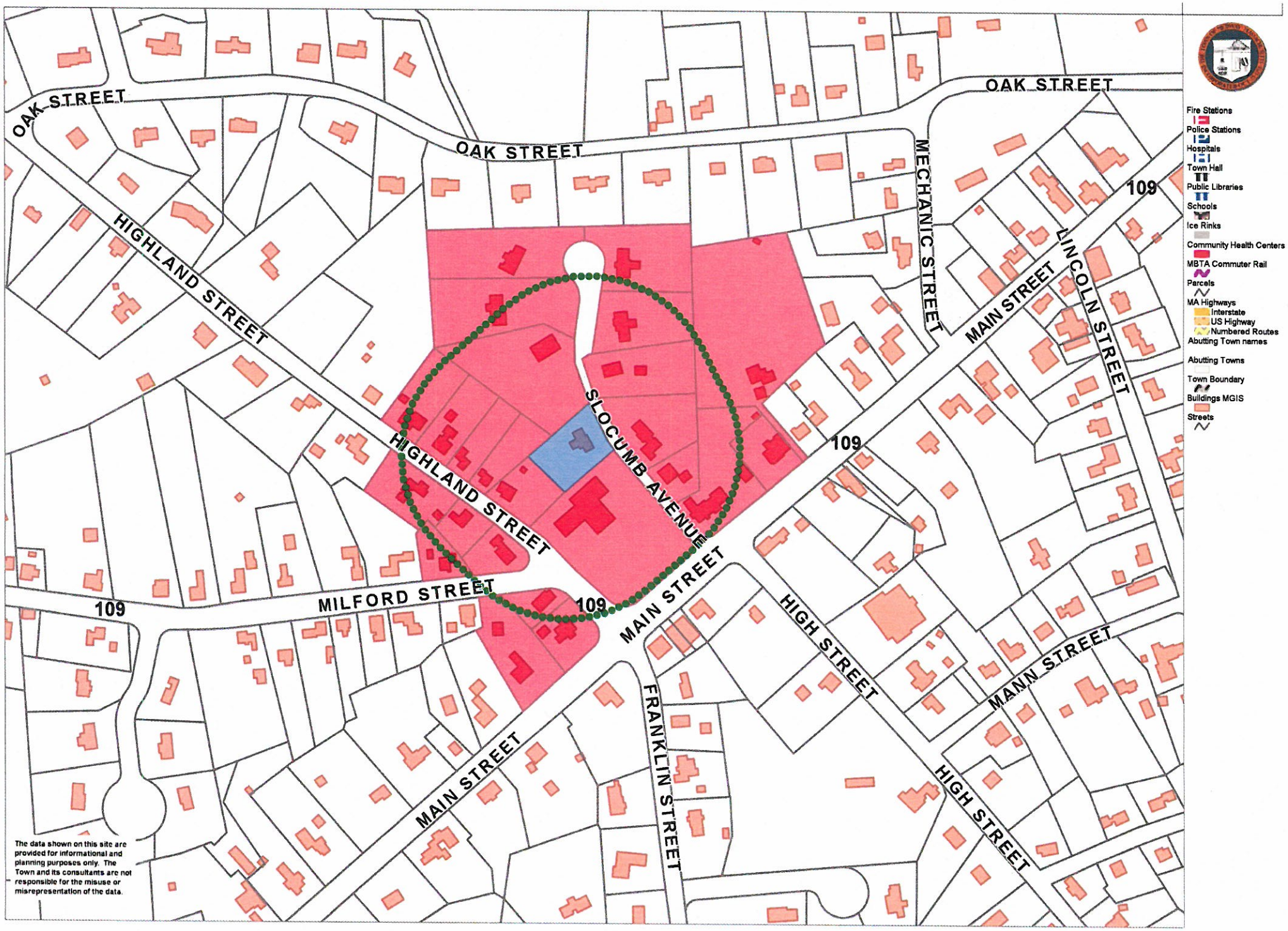
Email address: mbarry@tataandhoward.com

Address: 67 Forest Street

Marlborough, MA 01752

Phone: 508-232-6228

THERE IS A FEE OF $15.00 DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS. ***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU, YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***



0 400 800 ft

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Town of Medway, MA GIS

300' 47-079

Parcel ID: 47-079
COMMUNITY CHURCH OF WEST
193 MAIN ST
MEDWAY, MA 02053

Parcel ID: 47-068
BAIN ALLAN E. SR.
BAIN GLORIA
186 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 47-069
MACGREGOR TRUSTEE CLAIRE
CEDAR DAM TRUST
190 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 47-070
SLOCUMB PLACE LLC
38 ARLINGTON ST
FRANKLIN, MA 02038

Parcel ID: 47-071
MULCAHY LAWRENCE R
CARR JENNIFER F
6 SLOCUMB PL.
MEDWAY, MA 02053

Parcel ID: 47-072
BAIN TRST RONALD S
BAIN TRST CLAIRE M
8 SLOCUMB PL.
MEDWAY, MA 02053

Parcel ID: 47-073
ROBINO MARY R
10 SLOCUMB PL.
MEDWAY, MA 02053

Parcel ID: 47-074
FULCO CHARLES S
FULCO CAROL J BAKER
12 SLOCUMB PL.
MEDWAY, MA 02053

Parcel ID: 47-075
PALLOTTA THOMAS
PALLOTTA CHERYLE
14 SLOCUMB PL.
MEDWAY, MA 02053

Parcel ID: 47-076
GROSSMAN IAN S
GROSSMAN KAREN M
15 SLOCUMB PL.
MEDWAY, MA 02053

Parcel ID: 47-077
MONTANA SHAUN P
MONTANA SHANNON
13 SLOCUMB PL.
MEDWAY, MA 02053

Parcel ID: 47-078
COMMUNITY CHURCH OF WEST
193 MAIN ST
MEDWAY, MA 02053

Parcel ID: 47-080
SECOND CONGREGATIONAL
196 MAIN ST
MEDWAY, MA 02053

Parcel ID: 47-081
KOBIERECKI JOSEPH J
KOBIERECKI BERNADETTE M
2 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-082
MOORE ROSALEA C
ROSINHA ELI
4 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-083
HOLT MATHEW
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Parcel ID: 47-105
O`CONNELL STEVEN T
O`CONNELL KATHLEEN
3 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-106
SMITH JOY E./DAHL STEVEN
1 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-107
ADAMS BRIAN E
BLACKWELL DAVID J
2 MILFORD ST.
MEDWAY, MA 02053

Parcel ID: 57-033
MUIR-ROBINSON LINDA
5 WATERVIEW DRIVE
MEDWAY, MA 02053

Parcel ID: 57-034
FOLEY THOMAS D
FOLEY TRACY A
9 DUNSTER ROAD
HOLLISTON, MA 01746

Parcel ID: 57-035
MATCZAK EDMUND
202 MAIN ST.
MEDWAY, MA 02053

THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF MEDWAY.
WE CERTIFY THAT AT TIME OF LAST ASSESSMENT, THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS, ARE ACCURATE.

Office of the Board of Assessors

Date 6/25/18

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Project Engineer

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RECEIVED
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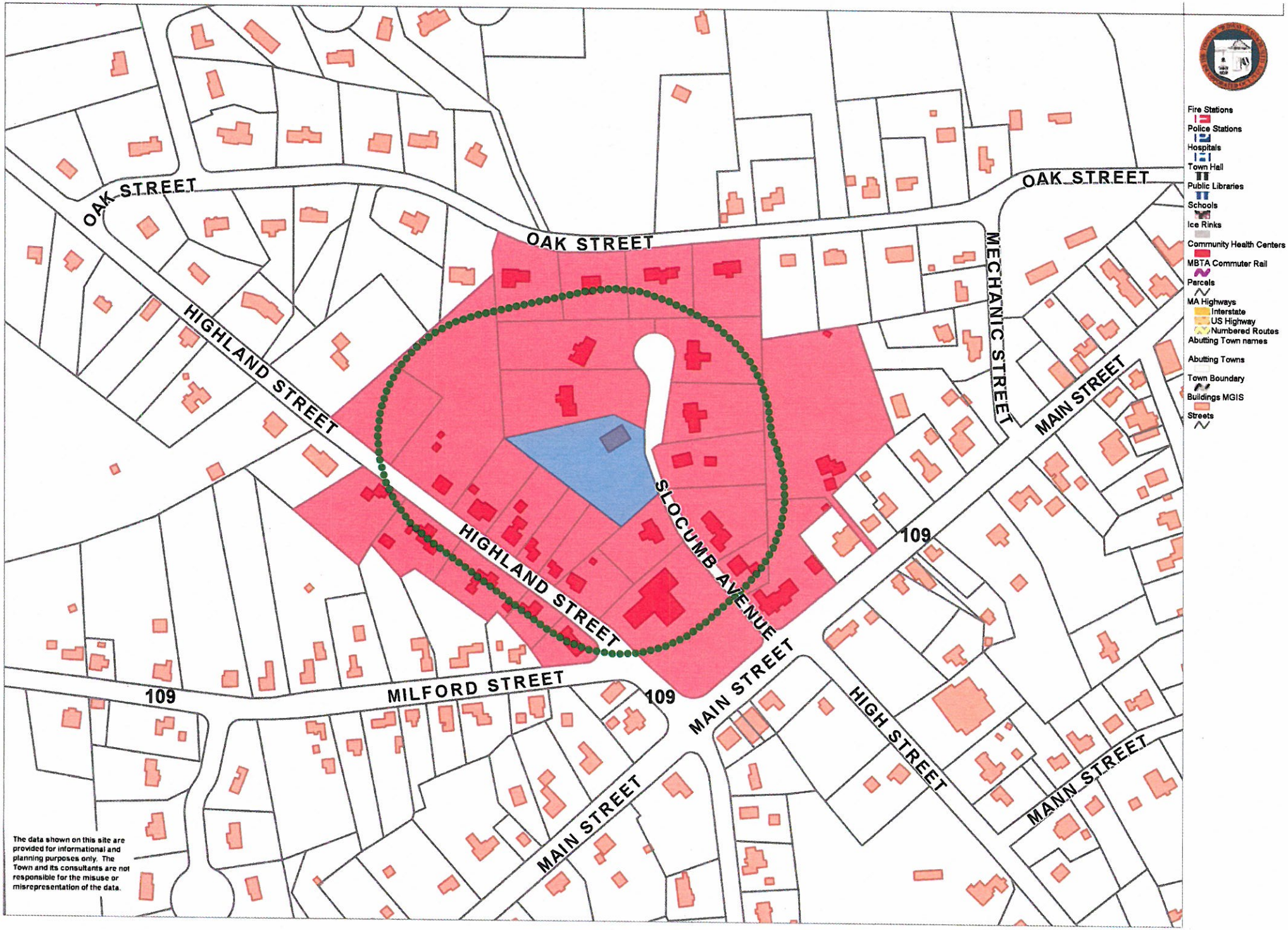

0 400 800 ft

Printed on 06/25/2018 at 05:21 PM

300'

47-078

Town of Medway, MA GIS

Parcel ID: 47-078
COMMUNITY CHURCH OF WEST
193 MAIN ST
MEDWAY, MA 02053

Parcel ID: 47-052
LETSON JEREMY SCOTT
15 OAK ST.
MEDWAY, MA 02053

Parcel ID: 47-053
STANLEY TRUSTEE ROBERT T
STANLEY TRUSTEE SALLY ANN
13 OAK ST.
MEDWAY, MA 02053

Parcel ID: 47-054
GRUTTADAURIA ANTHONY J
GRUTTADAURIA ROSE MARIE
11 OAK ST.
MEDWAY, MA 02053

Parcel ID: 47-055
MACPHEE DARLENE D
9 OAK ST.
MEDWAY, MA 02053

Parcel ID: 47-068
BAIN ALLAN E. SR.
BAIN GLORIA
186 MAIN ST.
MEDWAY, MA 02053

Parcel ID: 47-070
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8 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-085
GORMAN JULIE N
10 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-086
HARTY WILLIAM T
HARTY CATHERINE A
12 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-087
MEDWAY TOWN OF
MUNICIPAL
155 VILLAGE ST.
MEDWAY, MA 02053

Parcel ID: 47-102
MULKERRIN CHRISTOPHER
MULKERRIN JENNIFER LYNN
13 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-103
KENNEY PAUL V
KENNEY KATHLEEN M
11 HIGHLAND ST.
MEDWAY, MA 02053

Parcel ID: 47-104
SAGHBINI JOHNNY
5 HIGHLAND ST
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Office of the Board of Assessors

Date

Appendix B

TATA & HOWARD

Appendix B

Property Access Authorization

Medway Community Church hereby grants permission to the Town of Medway Planning Board, its agents, and other town officials to be allowed access to the site during the plan review process for the 9 & 11 Slocumb Place Site Improvements Project.

Respectfully Acknowledged,

Peter Simmons

Peter Simmons, President
Corporation of Medway Community Church
11 Slocumb Place
Medway, MA

TATA & HOWARD

OFFICE LOCATIONS:
MA | NH | CT | ME | VT | AZ | TX

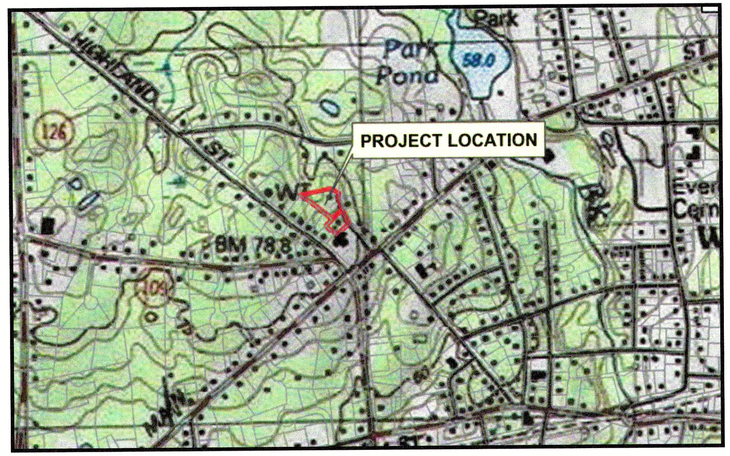
800-366-5760
www.tataandhoward.com

MEDWAY COMMUNITY CHURCH

11 SLOCUMB PLACE
MEDWAY, MASSACHUSETTS

9 & 11 SLOCUMB PLACE SITE IMPROVEMENTS

CONTRACT NO. 1



LOCATION PLAN
NO SCALE

SHEET INDEX

C-1 - EXISTING CONDITIONS
C-2 - PROPOSED CONDITIONS
C-3 - PROPOSED GRADING
C-4 - DRAINAGE PLAN
C-5 - LIGHTING AND LANDSCAPING PLAN
C-6 - DETAIL SHEET

TOWN OF MEDWAY, BOARD OF SELECTMAN

DENNIS CROWLEY, CHAIRMAN _____

JOHN FORESTO, VICE CHAIRMAN _____

RICHARD D'INNOCENZO, CLERK _____

GLENN TRINDADE, MEMBER _____

MARYJANE WHITE, MEMBER _____

COMMONWEALTH OF MASSACHUSETTS
JON W. GREGORY
CIVIL
No. 49478
PROFESSIONAL ENGINEER
7-24-18

JULY 2018

TATA & HOWARD, INC.
67 FOREST STREET
MARLBOROUGH, MA 01752

PLANNING & ECONOMIC DEVELOPMENT BOARD SUBMITTAL
NOT FOR CONSTRUCTION

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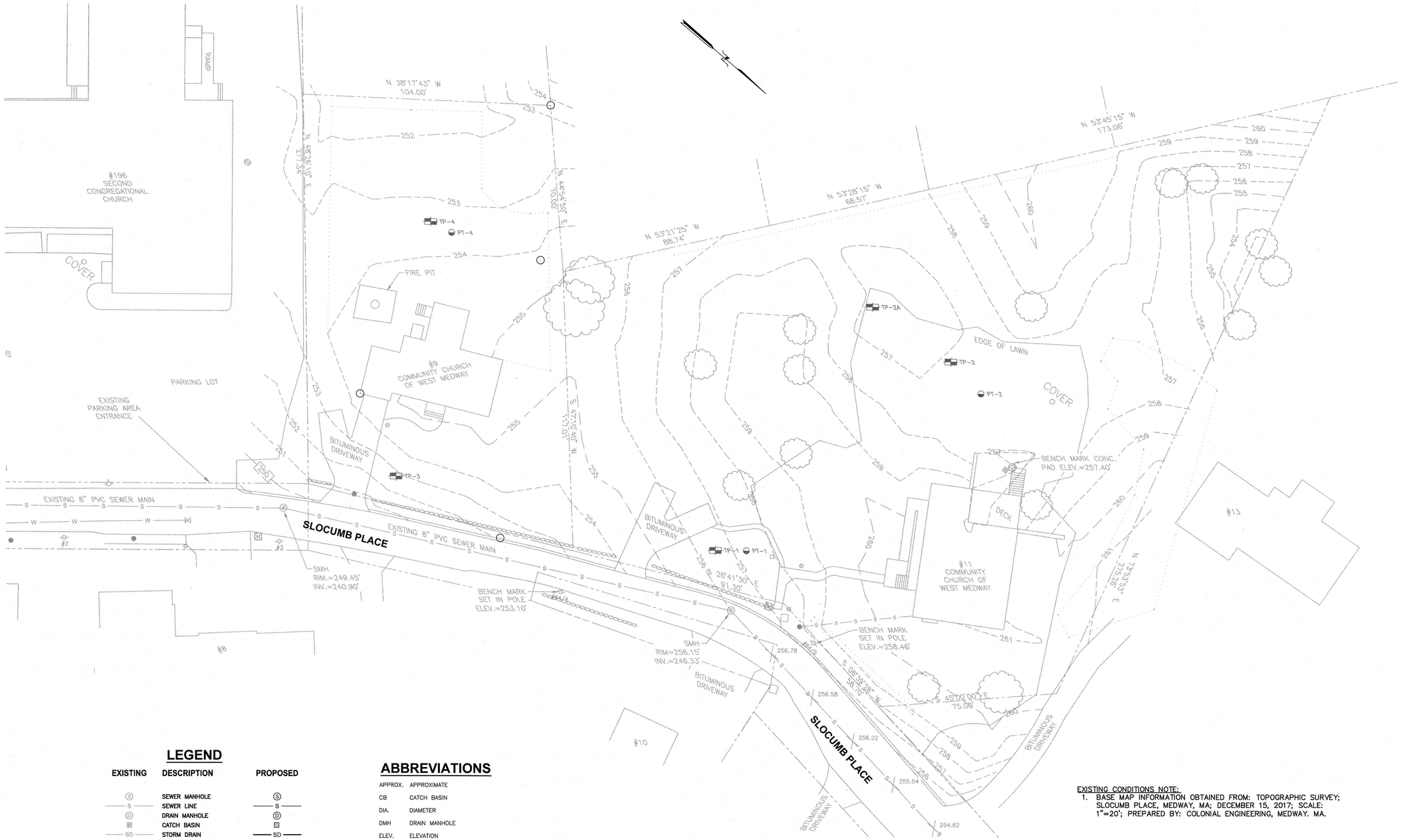

LEGEND

EXISTING	DESCRIPTION	PROPOSED
Ⓢ	SEWER MANHOLE	Ⓢ
—S—	SEWER LINE	—S—
Ⓓ	DRAIN MANHOLE	Ⓓ
▦	CATCH BASIN	▦
—SD—	STORM DRAIN	—SD—
—UGE—	ELEC. UNDERGROUND	—UGE—
Ⓔ	ELEC. MANHOLE	Ⓔ
—OHE—	ELEC. OH. WIRE	—OHE—
Ⓒ	COMM. MANHOLE	Ⓒ
Ⓒ	COMMUNICATIONS BOX	Ⓒ
—C—	COMMUNICATIONS LINE	—C—
-O-	UTILITY POLE	-O-
	TREE	
	SHRUB	
—100—	5' CONTOUR	—100—
—101—	1' CONTOUR	—102—
	SPOT ELEVATION	100 ×
	TEST PIT	
PT-1	PERC TEST	
	BUILDING	

ABBREVIATIONS

APPROX.	APPROXIMATE
CB	CATCH BASIN
DIA.	DIAMETER
DMH	DRAIN MANHOLE
ELEV.	ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
MAX.	MAXIMUM
MIN.	MINIMUM
SMH	SEWER MANHOLE
TYP.	TYPICAL

EXISTING CONDITIONS

SCALE: 1" = 20'

EXISTING CONDITIONS NOTE:

1. BASE MAP INFORMATION OBTAINED FROM: TOPOGRAPHIC SURVEY; SLOCUMB PLACE, MEDWAY, MA; DECEMBER 15, 2017; SCALE: 1"=20'; PREPARED BY: COLONIAL ENGINEERING, MEDWAY. MA.

FOR REGISTRY USE ONLY:

MINOR SITE PLAN APPLICATION

OWNER/APPLICANT:
MEDWAY COMMUNITY CHURCH
11 SLOCUMB PLACE
MEDWAY, MA 02053

PROPERTY ADDRESS:
9 & 11 SLOCUMB PLACE
MEDWAY, MA 02053
ASSESSORS MAP 47 LOTS 079 & 078

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Drawn By: MEB | Designed By: MEB | Checked By: SA | Approved By: JMG

Rev.	Date	Description	Plumbing & Econ. Devel. Board Submittal	7/24/18

EXISTING CONDITIONS
NOT FOR CONSTRUCTION

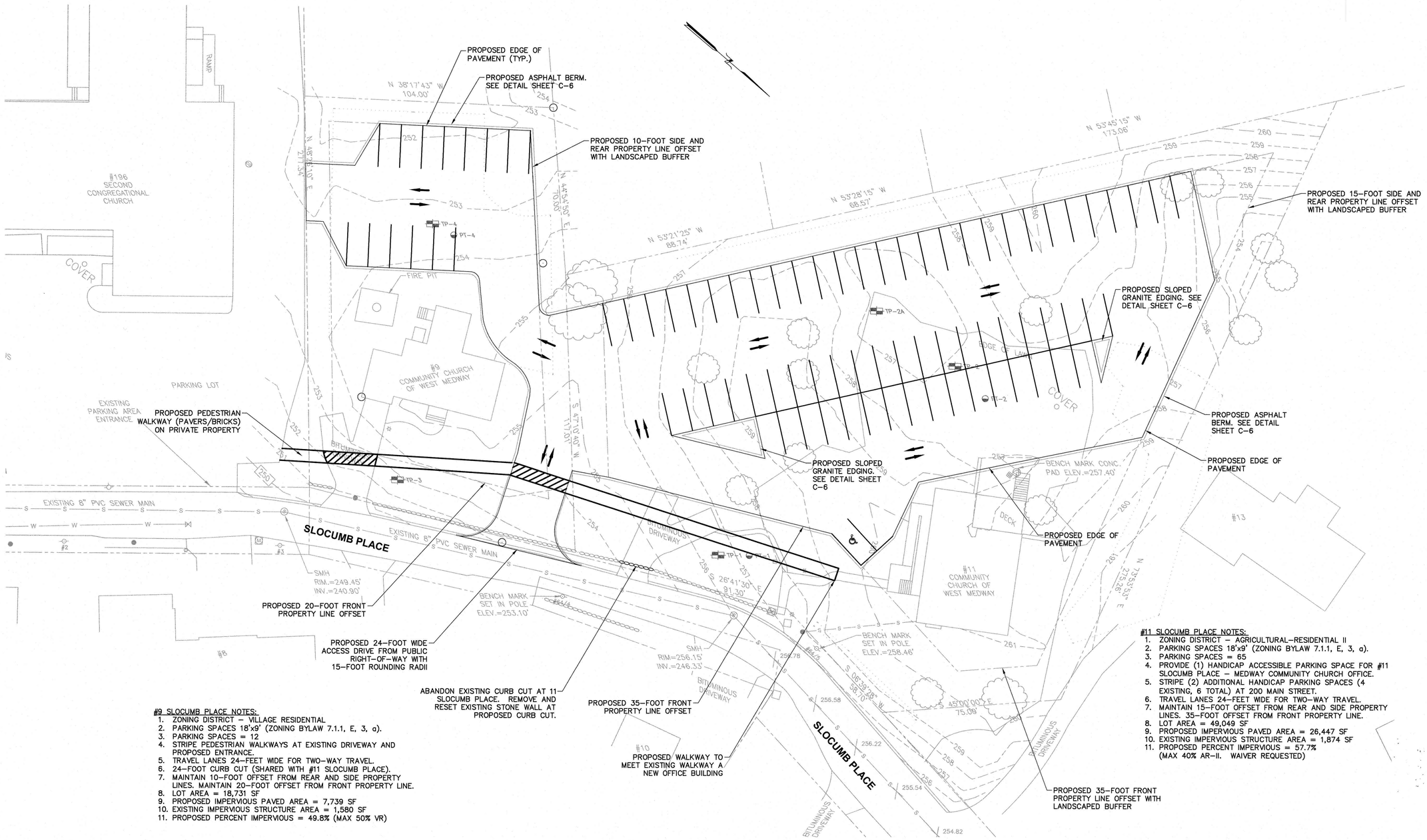
COMMONWEALTH OF MASSACHUSETTS
JOHN W. GREGORY
CIVIL
No. 34873
REGISTERED PROFESSIONAL ENGINEER
7-24-18

TATA & HOWARD
67 FOREST STREET
MARLBOROUGH, MA 01752
(508) 303-9400

T&H NO.: 5328
DATE: JULY 2018
SCALE: AS NOTED

C-1

P:\Project_Files\Medway Community Church\5328 MCC 11 Slocumb Place\Drawings\Civil\Civil\5328-SHEETS 6.19.18.dwg 7/24/2018 3:33 PM MBARRY



#9 SLOCUMB PLACE NOTES:

1. ZONING DISTRICT – VILLAGE RESIDENTIAL
2. PARKING SPACES 18'x9' (ZONING BYLAW 7.1.1, E, 3, a).
3. PARKING SPACES = 12
4. STRIPE PEDESTRIAN WALKWAYS AT EXISTING DRIVEWAY AND PROPOSED ENTRANCE.
5. TRAVEL LANES 24-FEET WIDE FOR TWO-WAY TRAVEL.
6. 24-FOOT CURB CUT (SHARED WITH #11 SLOCUMB PLACE).
7. MAINTAIN 10-FOOT OFFSET FROM REAR AND SIDE PROPERTY LINES. MAINTAIN 20-FOOT OFFSET FROM FRONT PROPERTY LINE.
8. LOT AREA = 18,731 SF
9. PROPOSED IMPERVIOUS PAVED AREA = 7,739 SF
10. EXISTING IMPERVIOUS STRUCTURE AREA = 1,580 SF
11. PROPOSED PERCENT IMPERVIOUS = 49.8% (MAX 50% VR)

#11 SLOCUMB PLACE NOTES:

1. ZONING DISTRICT – AGRICULTURAL-RESIDENTIAL II
2. PARKING SPACES 18'x9' (ZONING BYLAW 7.1.1, E, 3, a).
3. PARKING SPACES = 65
4. PROVIDE (1) HANDICAP ACCESSIBLE PARKING SPACE FOR #11 SLOCUMB PLACE – MEDWAY COMMUNITY CHURCH OFFICE.
5. STRIPE (2) ADDITIONAL HANDICAP PARKING SPACES (4 EXISTING, 6 TOTAL) AT 200 MAIN STREET.
6. TRAVEL LANES 24-FEET WIDE FOR TWO-WAY TRAVEL.
7. MAINTAIN 15-FOOT OFFSET FROM REAR AND SIDE PROPERTY LINES. 35-FOOT OFFSET FROM FRONT PROPERTY LINE.
8. LOT AREA = 49,049 SF
9. PROPOSED IMPERVIOUS PAVED AREA = 26,447 SF
10. EXISTING IMPERVIOUS STRUCTURE AREA = 1,874 SF
11. PROPOSED PERCENT IMPERVIOUS = 57.7% (MAX 40% AR-II. WAIVER REQUESTED)

PROPOSED CONDITIONS

SCALE: 1" = 20'

FOR REGISTRY USE ONLY:

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MEDWAY, MA 02053
ASSESSORS MAP 47 LOTS 079 & 078

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Drawn By: MJB | Designed By: MJB | Checked By: G.A. | Approved By: JWG

Rev.	Date	Description
	7/24/18	Planning & Econ. Devel. Board Submittal

PROPOSED CONDITIONS
NOT FOR CONSTRUCTION

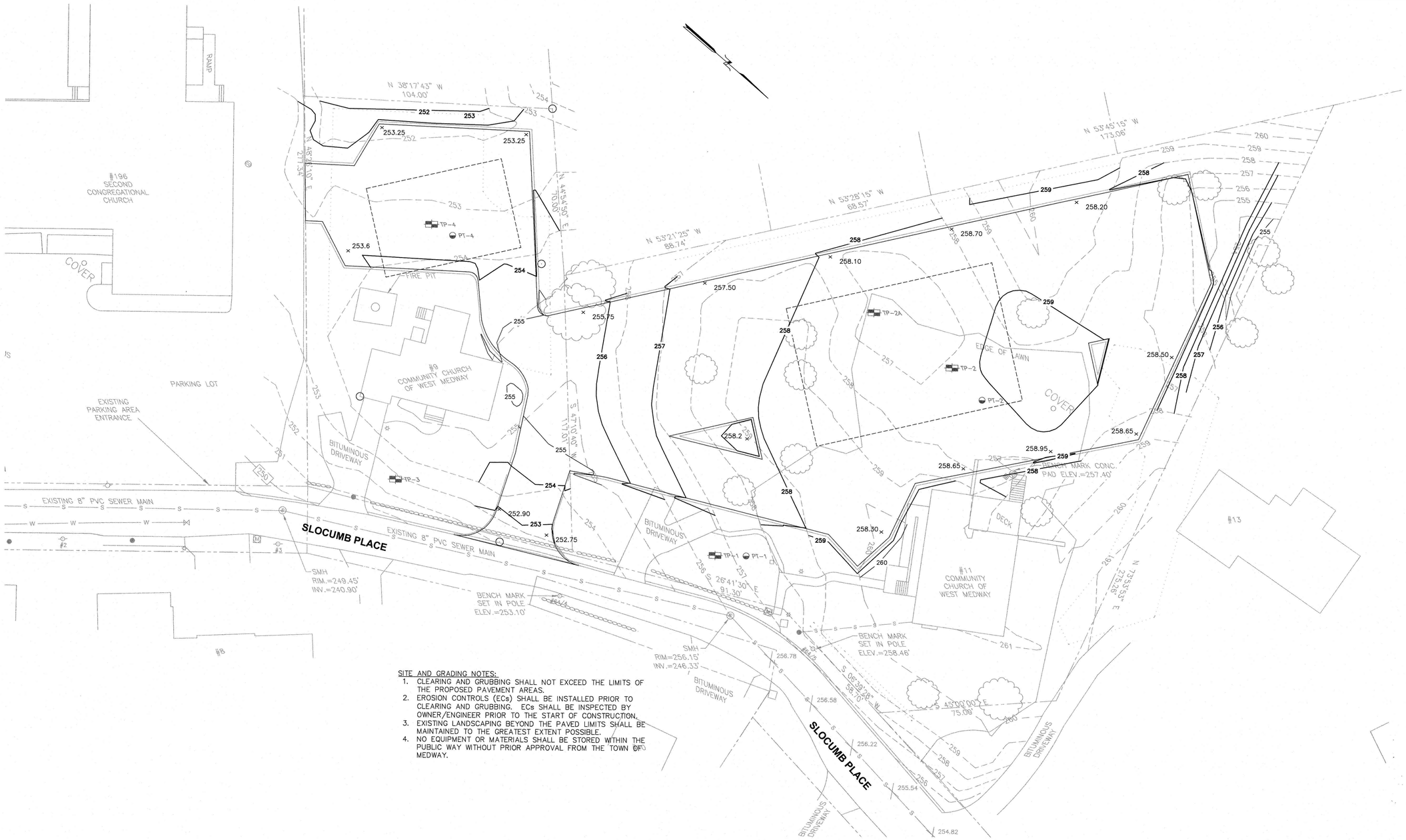
COMMONWEALTH OF MASSACHUSETTS
JOHN W. GREGORY
CIVIL
No. 46418
7-24-18

TATA & HOWARD
67 FOREST STREET
MARLBOROUGH, MA 01752
(508) 303-9400

T&H NO.: 5328
DATE: JULY 2018
SCALE: AS NOTED

C-2

P:\Project_Files\Medway Community Church\5328 MCC 11 Slocumb Place\Drawings\Civil\Civil\5328-SHEETS 8.18.18.dwg 7/24/2018 3:33 PM MBARRY



SITE AND GRADING NOTES:

1. CLEARING AND GRUBBING SHALL NOT EXCEED THE LIMITS OF THE PROPOSED PAVEMENT AREAS.
2. EROSION CONTROLS (ECs) SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING. ECs SHALL BE INSPECTED BY OWNER/ENGINEER PRIOR TO THE START OF CONSTRUCTION.
3. EXISTING LANDSCAPING BEYOND THE PAVED LIMITS SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE.
4. NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN THE PUBLIC WAY WITHOUT PRIOR APPROVAL FROM THE TOWN OF MEDWAY.

PROPOSED GRADING

SCALE: 1" = 20'

FOR REGISTRY USE ONLY:

MINOR SITE PLAN APPLICATION

OWNER/APPLICANT:
MEDWAY COMMUNITY CHURCH
11 SLOCUMB PLACE
MEDWAY, MA 02053

PROPERTY ADDRESS:
9 & 11 SLOCUMB PLACE
MEDWAY, MA 02053
ASSESSORS MAP 47 LOTS 079 & 078

Drawn By: HBB | Designed By: HBB | Checked By: S.A. | Approved By: JMG

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Rev.	Date	Description
	7/24/18	Planning & Econ. Devel. Board Submittal

PROPOSED GRADING
NOT FOR CONSTRUCTION

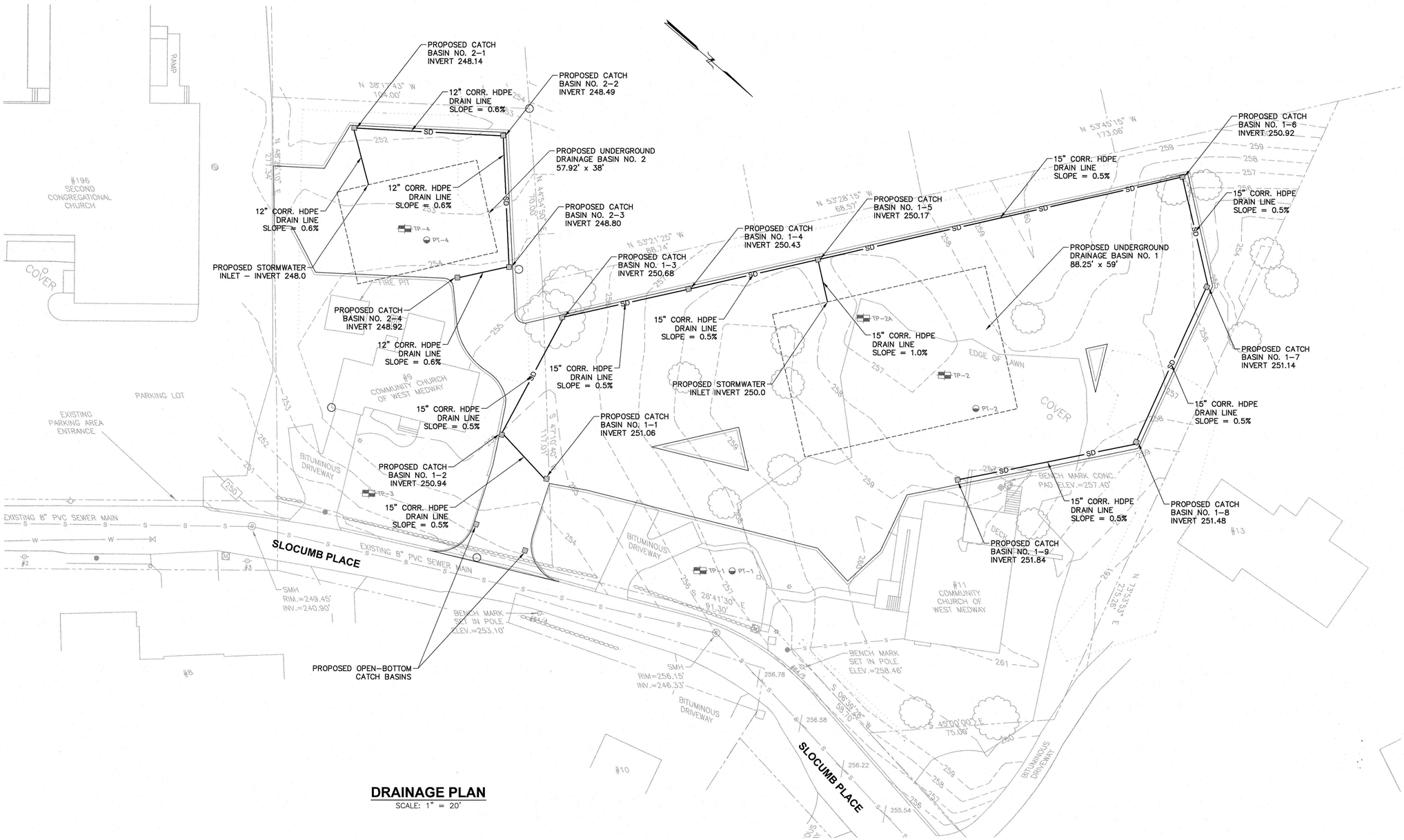
COMMONWEALTH OF MASSACHUSETTS
GEOFFREY M. GOSLINE
No. 48478
CIVIL
7-24-18

TATA & HOWARD
67 FOREST STREET
MARLBOROUGH, MA 01752
(508) 303-9400

T&H NO.: 5328
DATE: JULY 2018
SCALE: AS NOTED

C-3

P:\Project_Files\Medway Community Church\5328 MCC 11 Slocumb Place\Drawings\Civil\Civil\5328-SHEETS 8.18.18.dwg 7/24/2018 3:32 PM MBARRY



DRAINAGE PLAN

SCALE: 1" = 20'

FOR REGISTRY USE ONLY:

MINOR SITE PLAN APPLICATION

PROPERTY ADDRESS:
9 & 11 SLOCUMB PLACE
MEDWAY, MA 02053
ASSESSORS MAP 47 LOTS 079 & 078

OWNER/APPLICANT:
MEDWAY COMMUNITY CHURCH
11 SLOCUMB PLACE
MEDWAY, MA 02053

Drawn By: MEB | Designed By: MEB | Checked By: SJL | Approved By: JWG

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Rev.	Date	Description
	7/24/18	Planning & Econ. Devel. Board Submittal

DRAINAGE PLAN
NOT FOR CONSTRUCTION

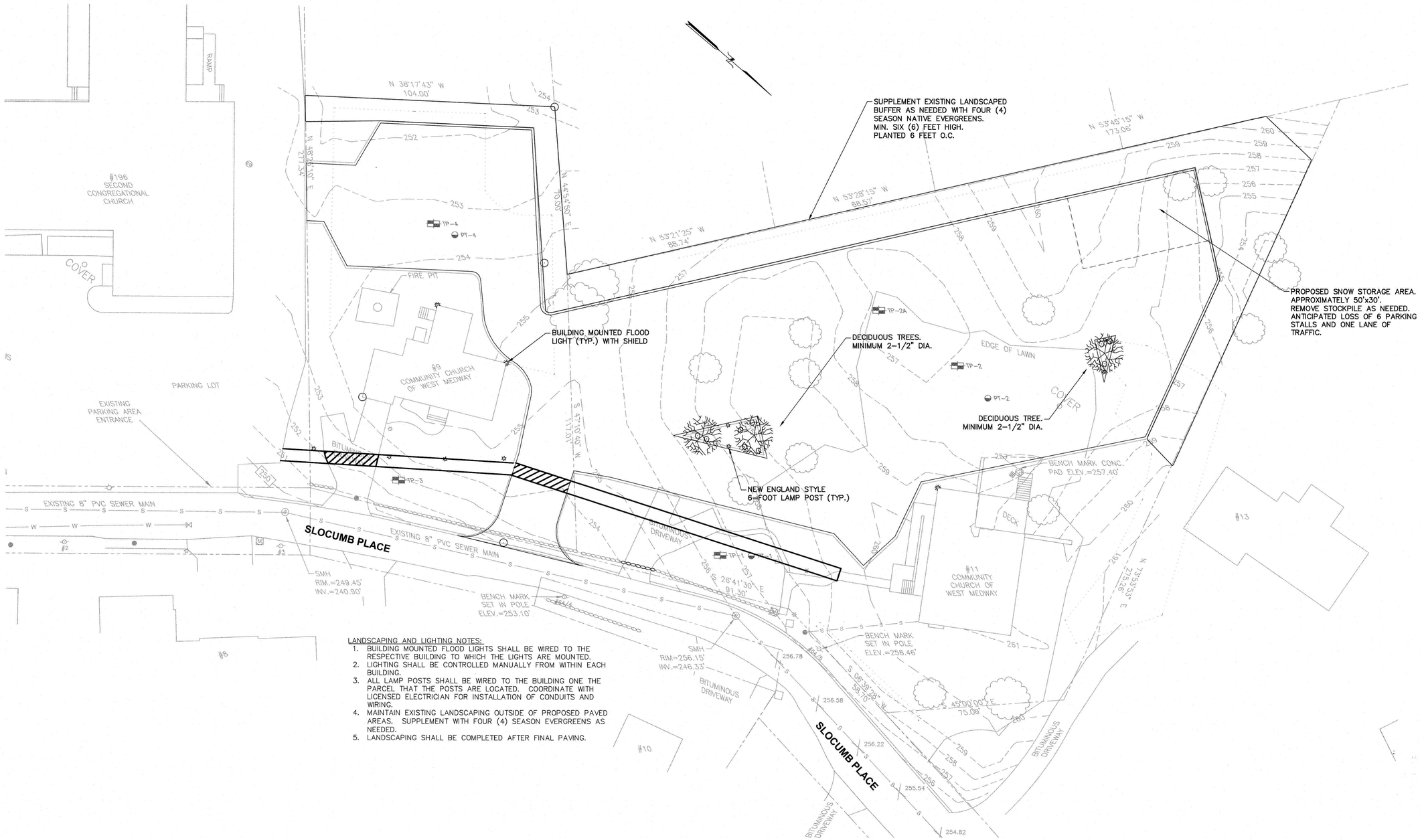
COMMONWEALTH OF MASSACHUSETTS
JOHN W. GREGORY
CIVIL
No. 44478
REGISTERED PROFESSIONAL ENGINEER
7-24-18

TATA & HOWARD
67 FOREST STREET
MARLBOROUGH, MA 01752
(508) 303-9400

T&H NO.: 5328
DATE: JULY 2018
SCALE: AS NOTED

C-4

P:\Project_Files\Medway Community Church\5328 MCC 11 Slocumb Place\Drawings\Civil\Civil\5328-SHEETS 5.19.18.dwg 7/24/2018 3:32 PM MBARRY



LANDSCAPING AND LIGHTING NOTES:

1. BUILDING MOUNTED FLOOD LIGHTS SHALL BE WIRED TO THE RESPECTIVE BUILDING TO WHICH THE LIGHTS ARE MOUNTED.
2. LIGHTING SHALL BE CONTROLLED MANUALLY FROM WITHIN EACH BUILDING.
3. ALL LAMP POSTS SHALL BE WIRED TO THE BUILDING ONE THE PARCEL THAT THE POSTS ARE LOCATED. COORDINATE WITH LICENSED ELECTRICIAN FOR INSTALLATION OF CONDUITS AND WIRING.
4. MAINTAIN EXISTING LANDSCAPING OUTSIDE OF PROPOSED PAVED AREAS. SUPPLEMENT WITH FOUR (4) SEASON EVERGREENS AS NEEDED.
5. LANDSCAPING SHALL BE COMPLETED AFTER FINAL PAVING.

LIGHTING AND LANDSCAPING PLAN

SCALE: 1" = 20'

FOR REGISTRY USE ONLY:

MINOR SITE PLAN APPLICATION

OWNER/APPLICANT:
MEDWAY COMMUNITY CHURCH
11 SLOCUMB PLACE
MEDWAY, MA 02053

PROPERTY ADDRESS:
9 & 11 SLOCUMB PLACE
MEDWAY, MA 02053
ASSESSORS MAP 47 LOTS 079 & 078

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Drawn By: MEB | Designed By: MEB | Checked By: SJL | Approved By: JWG

Rev.	Date	Description	Planning & Econ. Devel. Board Submittal	7/24/18

LIGHTING & LANDSCAPING PLAN

NOT FOR CONSTRUCTION

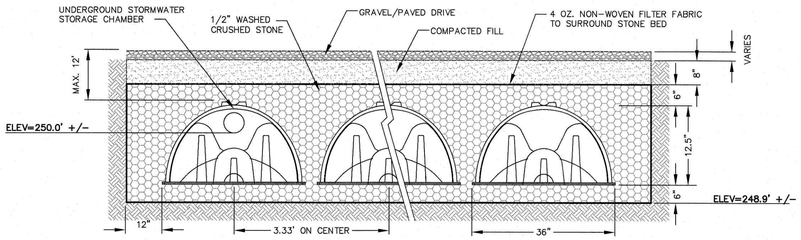
COMMONWEALTH OF MASSACHUSETTS JON W. GREGORY CIVIL No. 46178 REGISTERED PROFESSIONAL ENGINEER 7-24-18

TATA & HOWARD
67 FOREST STREET
MARLBOROUGH, MA 01752
(508) 303-9400

T&H NO.: 5328
DATE: JULY 2018
SCALE: AS NOTED

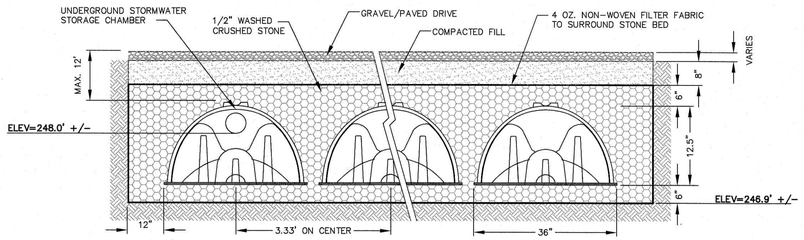
C-5

P:\Project_Files\Medway Community Church\5328 MCC 11 Slocumb Place\Drawings\Civil\5328-SHEETS 8.18.18.dwg 7/24/2018 3:32 PM MBARRY



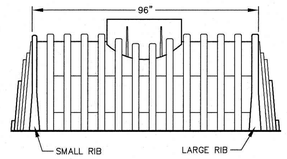
UNDERGROUND DRAINAGE BASIN NO. 1

NOT TO SCALE



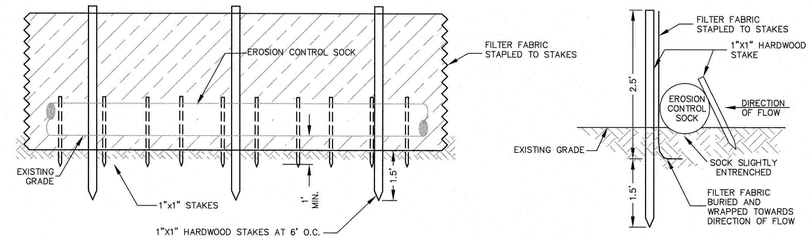
UNDERGROUND DRAINAGE BASIN NO. 2

NOT TO SCALE



UNDERGROUND DRAINAGE BASIN

NOT TO SCALE



EROSION CONTROLS

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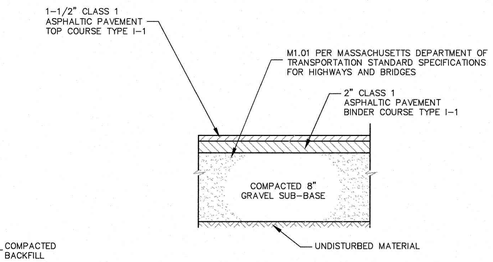

ASPHALTIC PAVEMENT SECTION

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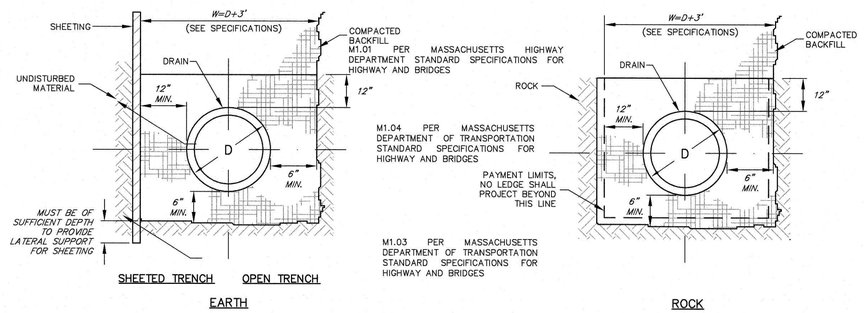
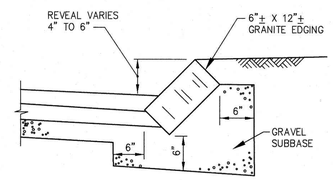


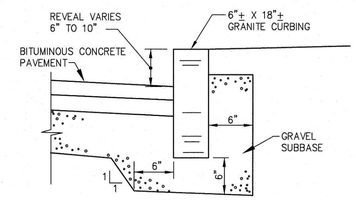
PVC DRAINAGE LINE TRENCH SECTIONS

NOT TO SCALE



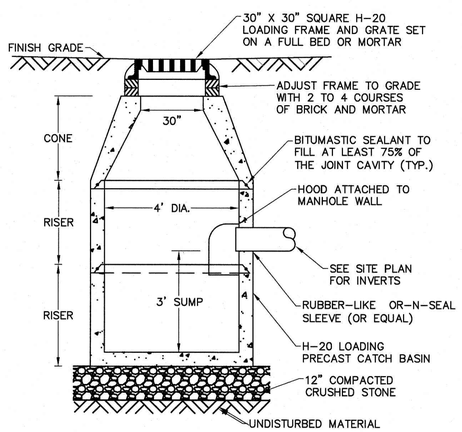
SLOPED GRANITE EDGING

NOT TO SCALE



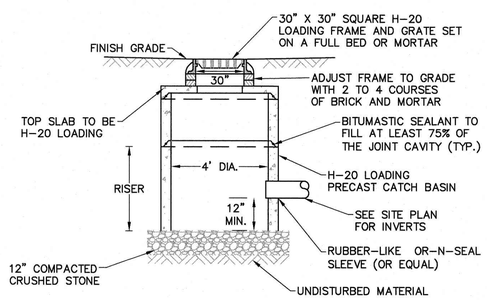
GRANITE CURB

NOT TO SCALE



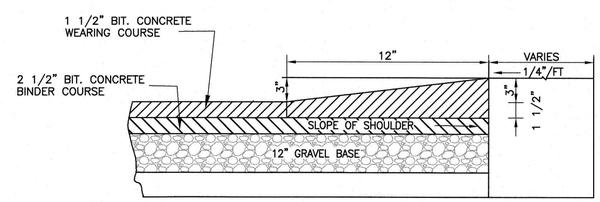
PRECAST CATCH BASIN

SCALE: NONE



OPEN-BOTTOM PRECAST CATCH BASIN

SCALE: NONE



TYPE "A" CAPE COD BERM

NOT TO SCALE

FOR REGISTRY USE ONLY:

MINOR SITE PLAN APPLICATION

PROPERTY ADDRESS:
9 & 11 SLOCUMB PLACE
MEDWAY, MA 02053
ASSESSORS MAP 47 LOTS 079 & 078

OWNER/APPLICANT:
MEDWAY COMMUNITY CHURCH
11 SLOCUMB PLACE
MEDWAY, MA 02053

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Rev.	Date	Description	Planning & Econ. Devel. Board Submittal
	7/24/18		

Approved By: JMC
Checked By: S.L.
Designed By: WEB
Drawn By: WEB

DETAIL SHEET
NOT FOR CONSTRUCTION

COMMONWEALTH OF MASSACHUSETTS
JOHN M. GREGORY
CIVIL
No. 46073
7-24-18

TATA & HOWARD
81 FOREST STREET
MARLBOROUGH, MA 01752
(508) 303-9400

T&H NO.: 5328
DATE: JULY 2018
SCALE: AS NOTED

C-6

P:\Project_Files\Medway Community Church\5328 MCC 11 Slocumb Place\Drawings\Civil\Civil\5328-SHEETS 6.18.18.dwg 7/24/2018 3:32 PM MBARRY

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Thursday, July 26, 2018 11:23 AM
To: Michael Boynton; Barbara Saint Andre; Jack Mee ; Bridget Graziano; Beth Hallal; David Damico; Jeff Lynch; Allen Tingley ; Jeff Watson; Donna Greenwood
Cc: Allison Potter; 'jeanne Johnson'
Subject: Medway Community Church Site Plan

Good morning,

On July 25th, the PEDB received a site plan application from the Medway Community Church for minor site plan approval and a land disturbance permit for a site improvement project at 9 and 11 Slocomb Place.

The Board will begin its review on ***Tuesday, August 14, 2018 at 7:15 p.m.***

The subject properties, shown on the Medway Assessors Map as Parcels #47-079 and #47-078, are owned by Medway Community Church. The site comprises a total of 1.56 acres and is located on the west side of Slocumb Place in the Agricultural-Residential II and Village Residential zoning districts.

The site plan is titled *9/11 Slocumb Place Site Improvements*, is dated July 24, 2018, and was prepared by Tata & Howard, Inc. of Marlborough, MA. The planned site improvements include clearing and grubbing a portion of both parcels, excavation for the installation of stormwater drainage piping and structures, backfill, grading, permanent paving for 78 parking spaces, installation of bituminous and granite curbing, walkways, lighting for parking areas and walkways, loam and seed, and landscaping, all in support of the operation of Medway Community Church at 200 Main Street. No buildings will be constructed. Traffic will access the site via a new curb cut at 9 Slocumb Place; the existing curb cut at 11 Slocumb Place will be abandoned.

The Board asks that you review and provide comments on this project. The application with project narrative, site plan, and stormwater report with appendices have been loaded to the H drive - Community and Economic Development → Planning and Economic Development Board → Medway Community Church Site Plan. I can also email them to you directly. Let me know if you would like me to do so.

Kindly forward any comments to me by August 9th.

Please let me know if you have any questions.

Thanks for your help.

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

Susan Affleck-Childs

From: Jeff Lynch
Sent: Friday, July 27, 2018 10:42 AM
To: Susan Affleck-Childs; Mike Fasolino
Subject: FW: Medway Community Church Site Plan
Attachments: 5328_MCC_ Minor_Site_Plan_App_Drawings_7.24.16_Stamped.pdf; 5328 _MCC_Minor_Site_Plan_App_FINAL_7.24.18.pdf

Good Morning Susy, I have reviewed the attached plans. It all looks good however, there is a burn pit noted on the plans. It will need to be moved to be used in conformance with the Massachusetts Fire Code regarding open burning. Thank you. Chief Lynch

---

From: Susan Affleck-Childs
Sent: Friday, July 27, 2018 10:30 AM
To: Jeff Lynch
Subject: RE: Medway Community Church Site Plan

Hi Jeff,

See attached. Thanks for following up!

Hope you have a great weekend.

Cheers!

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

From: Jeff Lynch
Sent: Friday, July 27, 2018 10:26 AM
To: Susan Affleck-Childs
Subject: RE: Medway Community Church Site Plan

Susy, I do not have access to the H drive. Thanks. Jeff

From: Susan Affleck-Childs
Sent: Thursday, July 26, 2018 11:23 AM
To: Michael Boynton; Barbara Saint Andre; Jack Mee; Bridget Graziano; Beth Hallal; David Damico; Jeff Lynch; Chief Tingley; Jeff Watson; Donna Greenwood
Cc: Allison Potter; jeanne Johnson
Subject: Medway Community Church Site Plan

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Kindly forward any comments to me by August 9th.

Please let me know if you have any questions.

Thanks for your help.

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

Susan Affleck-Childs

From: Mathew Holt <holtms@gmail.com>
Sent: Wednesday, August 01, 2018 2:51 PM
To: Planning Board
Subject: 9 & 11 Slocumb Place SIte Plan

Dear Mr Rodenhiser,

My name is Mathew Holt and I along with my wife and 10 month old son live at 6 Highland St. My yard abuts 11 Slocumb Place and will be directly affected by the proposed plans to build 78 additional parking spaces for the Medway Community Church. As an affected party I wish to outline my concerns here in writing to be considered in your judgement of the application and to form part of the record during the public meeting to be held on August 14th.

1. Medway's Historic District
Slocumb Place and Highland Street sit well inside Medway's historic Rabbit Hill district. According to the Medway Historical Society "the significant quality of the district is the preservation of an earlier New England village scene". In all honestly I cannot see how the destruction of 36,060sf (figure from application) of woodland in the heart of the district would be in keeping with the historical nature and feel of the area. As residents in a 'National Historic District' it is our duty to act as caretakers of the area for the following generations; to preserve the feel and qualities of protected places for them to be enjoyed in the future. To destroy what makes the district a New England village scene in order to make attendance of the church easier one day a week seems short sighted. Please advise how the town's historical society has reacted to the planning application.

2. Environmental Impact
The area around 9 & 11 Slocumb place is dense with wildlife. Amongst many trees there are significant 80ft pine trees. The trees and the surrounding woodland provide shade, protection and habitats for many species of bird and mammal. In my yard alone I have seen black and grey squirrels, turkeys, toads, cardinals, bluejays, hummingbirds, birds of prey, and robins. Having lived here since February I consider this a vast amount of wildlife to have been seen in such a short space of time and I would be highly surprised if there was not much more living there besides. To remove more the 36,000sf of habitat in the heart of Medway is unquestionable wrong. Not only will the loss of wildlife be a disaster for the area today but also for the future. The loss of the tall trees will also affect shade, water collection, soil conditions and air quality. As it stands, the site is next to a busy road, Route 109, residents look forward to their Sundays as a quiet day from the traffic conditions. Putting an additional 78 parking spaces behind the tranquility of their yards to be used continuously on a Sunday thinks little of what the residents in the area will have to endure in terms of noise and air pollution. Please advise how the town's environmental committee has reacted to the planning application.

3. Water Runoff and Snow
The area around Highland Street and Slocumb Place sits above the water catchment basin for the Charles River. I wish to know how the placement of a large paved area and the removal of trees and natural filters will have on the water being put into the Charles River and Medway's town water. MCC already heavily salts and de-ices its existing large parking lot. What provisions have been put in place to prevent nearly 36,000sf of extra salt and de-icer making its way into our water supply? Snow is also of a large concern. Currently MCC has been noticed using Bobcats to lift snow out of their lot and dump it into the road of Slocumb Place. MCC has also knocked over the boundary wall with their snow plowing equipment on the adjoining wall of a Highland Street property.

I am greatly concerned how the church will proceed with all of the extra collection of snow on their property. Please advise how the town's environmental committee has reacted to the planning application.

4. Safety
The application states that the proposed new parking lot will not be lit at night. The application also makes no mention of how the site will be monitored when not in use. I am greatly concerned what use will be made of the site by members of the public at night, in a secluded, unmonitored and unlit parking lot off of a major road. With opioid use at an epidemic level and many users preferring to meet in secluded areas to use and deal illegal drugs I am greatly concerned that this will happen. In addition to my concerns regarding improper use of the site by members of the public I implore members of the MCC congregation who need to cross Route 109 safely on a Sunday to use the newly installed sidewalks and crossing point at the corner of Main St and Franklin St. The town has gone to great expense to install these new public features, the congregation should make best use of them.

5. Community
The residents of Highland St and Slocumb Place and not happy with the proposal to destroy the wooded area between their properties to be replaced by a parking lot that will be used one day a week. Us as residents enjoy the environment created by the woodland beside our properties all day, everyday. As a member of the community, MCC should take this into consideration and work with other community members to enhance the area, not destroy it and replace it with asphalt.

6. Property Values and Cost to the Town
One of the many great qualities of the houses on Highland St are their yards. The yards provide shade, nature and a relief from the business of Route 109. With the destruction of the woodland abutting these properties there will be a direct negative impact on the quality of the yards and thus a negative impact on the value of the properties. If the town wishes to have properties of value in its historic district then it needs to preserve what gives it value in the first place. Once again, we are custodians of this area and need to think of future generations. What will be more valuable and more sought after for us in Medway in the future, an area of woodland and environmental beauty, or a barely used parking lot? As for cost to the town. The town will still have to provide an Officer to police road crossings over 109 by parishioners, even after new spaces would be installed. The town will also continue to lose residential taxes as the church buys up residential properties and removes them from the tax rolls. This is all a loss to the town. I and the other residents of Highland St pay Medway town taxes, we as tax payers should be given priority in cases such as these to help preserve the value and beauty of our homes and the area within which they are situated.

I do hope that you take time to read over my concerns and the concerns of many other residents that I have talked to. I will be attending the meeting on August 14th and will be willing to discuss any points above.

Kind Regards,

Mathew Holt
6 Highland St, Medway, MA 02053
508.905.9454
holtms@gmail.com

Mary Liscombe
8 Highland Street, Medway, MA 02053
508 533 8633 mliscm@hotmail.com

August 5, 2018

Mr. Andy Rodenhiser, Chairman
Medway Planning & Economic Development Board
155 Village Street
Medway, MA 02053

Dear Mr. Rodenhiser,

I am writing in response to the Abutter Notification concerning the Application for Review and Approval – Minor Site Plan Project prepared on behalf of the Medway Community Church (MCC). The property owned by my husband Eugene and I directly abuts the property at 11 Slocumb Place, formerly a residence, now serving solely as offices for MCC.

It is my understanding from the communication to abutters dated July 26, 2018 sent by The Town of Medway Planning & Economic Development Board, that certain exemptions under the Massachusetts Zoning Act, Chapter 40A, apply here that greatly favor MCC in this project. According to the communication you sent to the abutters, state law specifies that religious facilities are subject to "reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirement".

My husband and I have lived at our home for more than 44 years. We have raised three children who are responsible adults, made numerous improvements on our house and property, and pay our taxes to this community. We have both worked very hard over the years. We are now senior citizens and at the point where we can finally take a break and enjoy our beautiful home and land. We have chosen to "age in place" rather than seek residence in a condo or out of town or out of state. Honestly, I never could have envisioned a situation where the Church would become an aggressor and threaten the very sanctuary of my own back yard. But, that is the case.

Property Value:

- Our home is our greatest financial asset. Two properties have been removed from the tax roles for this MCC project. I would like to know what the impact will be on the property evaluation and assessment on our property as a result of this project. I cannot imagine it will be a selling point; in fact, it could decrease the value of our historic home and other residences in the Rabbit Hill Historic District.
- In the cover letter on behalf of MCC submitted by Taft and Howard, they state, "MCC proposes to 'improve' the existing site conditions at 9 & 11 Slocumb Place to allow for accessory parking at 200 Main Street." In my opinion, cutting down trees and paving over the environment that currently exists, does not constitute an improvement. Again, I want to know the impact on the value of my home as well as those of the neighbors. Is the Town of Medway willing to lower our taxes?
- Proposed "improvements" according to Taft and Howard; "The site improvements proposed at 9 & 11 Slocumb Place include clearing and grubbing a portion of both parcels, excavation for the installment of stormwater piping and structures, backfill, grading, permanent paving, installation of bituminous and granite curbing, walkways, pathway and parking area lighting, loam and seed and landscaping." I see no detail in the maps or the descriptions that provide information about how the taxpaying properties of the abutters and the greater neighborhood will be impacted and protected from these vaguely described actions. At the very least, this project needs to be postponed for further study and more detailed plans provided to the Planning Board and the general public.
- There is no clear plan for the house at 9 Slocumb although rumor has it that is will be demolished at some point.
- Which trees will be cut down? What can be done to protect the beautiful pine trees? How much of a buffer zone will be provided? How will my property be screened from vehicle headlights or noise from parishioners? I don't see answers on the maps or descriptions.
- I have seen a cycle of development in other places that concerns me. A need for parking results in acquisition of property resulting in homes being acquired and demolished. Parking problem solved temporarily. A new structure is built on the parking lot leading to a need for more parking spaces. More property is acquired and demolished. You get the point. This historic district is under siege by the leadership of its cornerstone property. Ironic, isn't it?

Traffic Impact:

- MCC defines its need for this additional space based on "recent growth in weekly attendance". Currently, MCC provides only two services on Sunday morning. Additional services on Sunday morning as well as Saturday evening could solve the parking problem. I would also point out that numbers that support the "recent growth" have not been provided as justification. In the 44 years I have lived here, I have seen the population of the church membership grow and wane numerous times. The permanent parking lot that is proposed to be built will be a scar on the Rabbit Hill Historic District permanently.
- Rte 109 has been erroneously described as a four-lane highway. Justification for this parking lot increase does not preclude the continued use of the Library spaces and High Street. "There will be less overflow onto High Street resulting in fewer parishioners crossing Route 109." The MCC cites the removal of a crosswalk at Slocumb and Main Streets as a note of concern. Crossing will be at the traffic lights which has and will have lights for pedestrian crossing. May I respectfully request that the Town of Medway begin charging for the use of the Library spaces during church events to make up for the income lost by 9 & 11 Slocumb Place having been removed as taxable properties?
- I do not see detailed plans of how additional traffic will access and egress from the additional traffic generated by the 78 new spaces. A traffic officer will still need to be employed for automobile traffic and possibly a second officer to facilitate pedestrian crossing at the lights. I see no mention of either in the report. Who is responsible for paying for these officers?
- High Street has a viable choice of two exit directions from the Library. Automobiles can head toward Main Street or Village Street. The additional automobiles egressing from High Street will most likely have to egress only onto Main Street. For years, MCC has had a huge and justified concern about pedestrian safety if traffic travels along the rear of the Church structure onto Highland Street. Highland Street should not, as a result, be considered as an egress option.

Lighting (and security?)

- "Lighting will only be active on nights when activities are scheduled and will be controlled from the interior of the existing structures on the parcels." If lighting is accidently left on, who do we call? Technological advances are such that lighting could be controlled remotely.

- I don't see any mention of security measures included as part of this project. The secluded, proposed parking lots have the potential of being very inviting to thieves and drug sale activities. Currently, MCC property is unattended most of the time. I am concerned that, with the removal of trees and bushes on uninhabited office space, my property will be more exposed, vulnerable, and accessible to unsavory characters who may find these unlit, cloistered parking lots to be a haven for their activities. To be perfectly honest, as a senior citizen, I am afraid of this. It is not the responsibility of the abutters and other neighbors to protect the MCC property. It is their responsibility and at their expense.
- I would like to have the MCC buy and install privacy fencing along the back perimeter of the abutters properties with input from the abutters about style, color, and height of said fencing. I would also like to be assured of a significant buffer zone.

  .

Conclusion

I believe there are too many unanswered questions and concerns for this this project to be approved at this time. There are too many generalities. I strongly suggest that the Planning Board delay this project until more detailed information is provided by the MCC and the proposal can be re-assessed.

When I shared my concerns with Pastor Travis Bond about this project in a telephone conversation about a year ago, he informed me that his only concern was for the safety of his flock.

Members of the Planning Board, I am reminding you that your "flock" is the taxpayers of Medway, especially those of us who stand to be so negatively impacted by this aggressive project.

Sincerely,

Mary Liscombe

PGC ASSOCIATES, LLC
1 Toni Lane
Franklin, MA 02038-2648
508.533.8106
gino@pgcassociates.com

August 8, 2018

Mr. Andy Rodenhiser, Chairman
Medway Planning Board
155 Village Street
Medway, MA 02053

Re: Medway Community Church Site Plan

Dear Mr. Rodenhiser:

I have reviewed the site plan submitted by Medway Community Church. The proposal is to construct a parking lot of 78 spaces on two parcels recently acquired by the Church, plus associated drainage, lighting, landscaping, etc. The plan was prepared by Tata and Howard of Marlborough. It is dated July 2018.

I have comments as follows:

Zoning

1. The proposed use is religious. This is allowed by right in all districts by virtue of MGL 40A, Section 3. However, such use is "*subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements*". One of the parcels is within the Village Residential zone and the other is in AR II.

2. The plan proposes additional parking 78 cars divided between a 12-car lot and a 66-car lot. The lots would be connected to each other and to the existing Church site. The plan also proposes a pedestrian walkway linking the parking and the existing buildings on the site with the existing Church site. There is no specific number of spaces for this use in the Zoning Bylaw, but the added spaces improve the current situation.

3. Section V. H. 10 requires a bicycle rack spot for each 20 parking spaces. Thus, a rack with 4 bicycle spots is required.

4. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. The applicant states that lighting "will minimize glare and spillover to neighboring properties as well as eliminate any uplight pollution from the fixtures through the use of shields, baffles, or tinted lenses." However, no photometric plan was submitted to document this.

5. No signage is shown.

6. Maximum coverage in both the VR and AR II districts is 40%. A “waiver” is requested for 11 Slocumb where the proposed coverage is 57.7%. However, the proposed coverage at 9 Slocumb is 49.8%. The narrative says that the maximum is 50% but this appears to be incorrect. In any case, Planning Board cannot grant variances from the Zoning Bylaw.

<u>Site Plan Rules and Regulations</u>

7. Section 204-5 A requires that requested waivers be shown on the cover sheet. No waivers are shown on the cover sheet. The waivers are not shown on the cover sheet of the plan set. However, a list is provided as part of the Project Description.

8. Section 204.5 B requires a Site Context Sheet. This is not provided, and no waiver from this requirement is requested. Much of the required information is provided on other sheets. However, abutters along Highland Street are not shown. Also, it would be useful to provide a sheet showing the relationship of the proposed parking lots to the existing conditions on the site and how they will be integrated.

9. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. No waiver is requested.

10. Section 204-5 D. (7) requires that a landscape plan be prepared by a landscape architect. There is no indication that a landscape architect prepared the landscape plan and no waiver is requested. The Landscape Plan consists primarily of notes on the plan rather than drawings illustrating the proposed plantings. This is due, in part due to retaining existing vegetation and fitting in new plantings where feasible.

11. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. It does not appear that any signage is proposed.

12. Section 204-5 D. (13) requires a lighting plan. As noted above, no photometric plan was provided. Also, no detail is provided to illustrate the appearance of the lighting poles and fixtures. A note says they will be “New England style post-mounted walkway fixtures and building-mounted flood lights.”

13. Section 204-5 (14) requires horizontal sight distances be shown on the plan. This information was not provided.

14. Section 204-6 G (4) (b) requires parking lots to be setback a minimum of 15-feet from property lines. This is met on the 11 Slocumb parcel. However, the 9 Slocumb parcel shows a setback of 10 feet. A waiver is requested for the property lines between Church-owned property. However, the 10-foot setback is also used against abutting property not owned by the Church.

15. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the “sea of asphalt” effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. With 78 spaces, 13 trees are required. It is not clear if existing vegetation may meet this requirement.

General Comments

16. The proposed plan is an improvement over both the existing situation and a previous proposal. It accommodates pedestrian movement on site, and appears to generally comply with most Zoning Bylaw and Site Plan Regulations requirements.

If there are any questions about these comments, please call or e-mail me.

Sincerely,

Gino D. Carlucci, Jr.

TETRA TECH

August 10, 2018

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

Re: Medway Community Church
Site Plan Review
9 & 11 Slocumb Place
Medway, Massachusetts

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed 9 & 11 Slocumb Place Site Improvements (the Project) at the request of the Town of Medway Planning and Economic Development Board (PEDB). The Project is proposed on existing developed land located on Slocumb Place in Medway, Massachusetts. The Project proposes to improve the existing site conditions to allow for accessory parking, gaining 78 additional parking spaces from the two parcels. The existing property consists of a single family residential building on each parcel, grassed areas, rock walls, shrubs and trees.

TT is in receipt of the following materials:

- A plan (Plans) set titled "9 & 11 Slocumb Place Site Improvements", dated July 24, 2018, prepared by Tata & Howard, Inc. (THI).
- A stormwater management report (Stormwater Report) titled "9 & 11 Slocumb Place Site Improvements, Stormwater Drainage Evaluation, Medway Community Church, Medway, MA" dated July 24, 2018, prepared by THI.
- A letter of transmittal titled "Application for Review and Approval- Minor Site Plan Project" dated July 24, 2018, prepared by THI.

The Plans, Stormwater Report and accompanying materials were reviewed for conformance with Town of Medway PEDB Rules and Regulations, Chapter 200 (Regulations), MA DEP Stormwater Management Standards (Standards), applicable town stormwater standards standards and good engineering practice. Review of the project for zoning related issues was not completed as these reviews are conducted by separate consultant/town agency.

The following items were found to be inconsistent with current <u>Town of Medway PEDB Site Plan Review Regulations (Chapter 200).</u> Reference to applicable regulation requirement is given in parentheses following each comment.

1) The Plans are required to be drawn at a scale of 1" = 40', yet the Plans are shown at a scale of 1" = 20'. However, the plans as provided are sufficient to adequately show the proposed work. (§204-4.B)

2) Confirm in the Plans with a note that all existing and proposed elevations refer to the North American Vertical Datum of 1988 (*NAVD88)* (§204-4.D)

3) The Cover Sheet of the Plans does not provide the Assessor's Map and Parcel number, zoning district classification, and the list of waivers requested for the Project. (§204-5.A)

4) An existing Landscape Inventory is not provided on the Existing Conditions sheet. (§204-5.C.3)

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

5) Location of erosion control measures is not specified in the Plans. (§204-5.D.5)

6) A Site Utilities Plan is not provided in the Plans. Means for powering proposed parking lot lamp posts is not provided. (§204-5.D.6)

7) The Lighting and Landscaping Plan does not show evidence that a Landscape Architect licensed in the Commonwealth of Massachusetts prepared the layout. (§204-5.D.7)

8) Proposed plantings for the Project are required to have both the common and Latin name provided. (§204-5.D.7)

9) Given the proximity to abutting residential properties, a photometric plan including all exterior lights should be provided confirming no light trespass on abutting properties. Times of illumination should also be provided. (§204-5.D.13)

10) Horizontal sight distances on the public way at the proposed entrance have not been provided. (§204-5.D.14)

11) A table outlining the Project's conformance with zoning requirements including lot area, continuous frontage, lot depth, lot width, front, side, and rear setbacks, buildings heights, lot coverages, number of parking spaces including handicapped spaces, and so on, is not provided in the Plans. The applicant should show required and provided items in the table for ease of review. (§204-5.D.15)

12) The proposed paved driveway does not meet the required two percent (2%) grade within the first twenty-five (25) feet. A waiver has been requested from this requirement. (§205-3.C.1)

13) Signage is not proposed at the proposed handicapped stall on the northeast side of the parking lot. (§205-6.G.3.a)

14) The perimeter of the parking area is proposed to be bound with asphalt berm, but vertical granite curbing is required. A waiver has been proposed from this requirement. (§205-6.H)

15) Trees over ten (10) inches in diameter have not been identified on the Plans are not proposed to be replaced with the proper caliper inches. A waiver has been requested from this requirement. (§205-9.F)

16) The number of plantings proposed for the Project does not meet the requirement of providing one (1) tree of a minimum of two and one-half (2 ½) inches caliper in diameter for every six (6) parking spaces. (§205-9.C)

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

<u>MA DEP Stormwater Management Standards</u>

17) The applicant has not provided test pit information below two (2) feet from the bottom of the proposed Underground Drainage Basin No. 1. This information is required to determine depth to estimated seasonal high groundwater (ESHGW) and to any limiting layers of soil or bedrock. Infiltration systems are not recommended when ESHGW is within two (2) feet of the bottom of the system. (Standard 3)

18) Deep sump catch basins shall have minimum 4-foot sumps to receive 25% TSS removal credit. Applicant is proposing 3-foot sumps on the Plans. (Vol. 2, Ch. 2, Pg. 3)

<u>PEDB Stormwater Regulations (Ch. 200 §205-4)</u>

19) The applicant has not provided proposed pipe/grate sizing calculations. (Ch. 200 §205-4.E.1)

Town Stormwater Bylaw (Article XXVI)

20) This Project will require a Land Disturbance Permit. (Section 26.5)

21) An Erosion and Sediment Control Plan will be required for this Project. (Section 26.7)

General Stormwater Comments

22) Proposed Underground Drainage Basin No. 1 shows a peak elevation of 251.53 for the 100-year event in the HydroCAD analysis. the proposed Plans show a top of system elevation at approximately 250.94. Please provide correct elevations for the systems or provide additional storage.

23) We recommend the applicant propose Cultec Separator Row to provide additional pre-treatment and proper access to maintain the proposed structures. In its current design, any sediment which reaches the systems cannot be removed and will “choke” the infiltrative capacity of the system.

24) We recommend the applicant install manholes to convey stormwater to the Cultec systems. Inline catch basins with shallow sloped connection pipes have a high probability of surcharging in intense storm events.

25) We recommend the applicant provide analysis that leaching catch basins can provide necessary stormwater mitigation and not surcharge in intense storm events.

26) We recommend the applicant propose inspection ports for the proposed Cultec systems. Inspection ports are necessary for routine inspection.

27) Porous pavement shown in TSS removal calculation sheet. It does not appear from the Plans that porous pavement is proposed on the project.

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

28) We recommend showing proposed grading on the drainage plan for ease of review.

29) We recommend the applicant continue the proposed sidewalk to the landing at #11 Slocumb Place.

30) We recommend the applicant provide radii on all proposed granite curb on internal parking islands as to limit the possibility of puncturing tires.

31) The proposed Project will require a NPDES CGP and associated SWPPP.

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

Bradley M. Picard, E.I.T.
Civil Engineer

P:\21583\143-21583-18009 (COMMUNITY CHURCH REVIEW)\DOCS\MEDCOMMCHURCH-PEDBREV(2018-08-10).DOCX

August 14, 2018
Medway Planning & Economic Development Board Meeting

Applegate Subdivision

- Draft Amendment to Tri-partite Performance Security Agreement with developer Ralph Costello and lender Needham Bank
- Tetra Tech construction services estimate dated August 9, 2018 for $10,194
- Emails re: recent stormwater issues at Applegate

The attached draft amendment to the Tri-Partite agreement has been prepared with assistance from Barbara Saint Andre and Town Counsel. It has been forwarded to Needham Bank for review during the week of August 13th. I share this draft with you so you can understand where we are heading. I plan to add some language that the Bank or Developer will be responsible for the ongoing maintenance of the subdivision road and infrastructure until street acceptance and the payment of real estate taxes on the drainage parcel.

We also need to ensure that there are sufficient funds for Tetra Tech to handle inspections, etc. during the remaining construction. So, we may need to have the Bank forward funds from the bond account to the Town for that, thus the TT estimate.

FIRST AMENDMENT TO TRI-PARTITE AGREEMENT TO SECURE CONSTRUCTION OF WAYS AND INSTALLATION OF MUNICIPAL SERVICES FOR APPELEGATE FARM SUBDIVISION

THIS FIRST AMENDMENT TO TRI-PARTITE AGREEMENT ("First Amendment") is entered into as of August ___, 2018, by and between the Town of Medway, acting through its Planning & Economic Development Board, with an address of 155 Village Street, Medway, Massachusetts 02053 (hereinafter referred to as the "Board"), Ralph M. Costello, Trustee of Cedar Trail Trust u/d/t October 15, 1992, and recorded with the Norfolk Registry of Deeds in Book 9591, Page 536 ("Developer") and Needham Bank, with an address of 1063 Great Plain Avenue, Needham, Massachusetts 02492 (the "Bank"), collectively referred to as the "Parties."

WHEREAS, the Parties entered into a tri-partite agreement entitled "Land Subdivision – Form O, Performance Secured by Lender's Agreement" on February 10, 2016 (the "Tri-Partite Agreement") to secure the construction of ways and installation of municipal services in accordance with G.L. c. 41, §81U, and all other applicable rules and regulations, in the Applegate Subdivision shown on a subdivision plan entitled "Amended Definitive Subdivision 'Applegate Farm' Medway, Massachusetts" prepared by GLM Engineering Consultants, Inc., dated February 20, 2013 and recorded with the Norfolk County Registry of Deeds in Plan Book 635 Page 26 (the "Subdivision"), whereby Developer and Bank bound and obligated themselves, jointly and severally, to the Town in the amount of Two Hundred Ninety Thousand Nine Hundred Sixty-Nine Dollars ($290,969.00) and further whereby the Bank secured this obligation by retaining Two Hundred Ninety Thousand Nine Hundred Sixty-Nine Dollars ($290,969.00) ("Available Funds") to insure the completion by the Developer of the construction of ways and installation of municipal services;

Commented [CMM1]: See note below about the proper figure to be used.

WHEREAS, pursuant to Section 2 of the Tri-Partite Agreement the Developer was required to complete the construction of ways and the installation of municipal services in the Subdivision by October 22, 2017;

WHEREAS, the construction of ways and the installation of municipal services in the Subdivision was not completed by October 22, 2017, and on or about March 7, 2018 Tetra Tech provided the Board with an updated punch list and revised estimate in the amount of four hundred nineteen thousand five hundred twenty-one dollars ($419,521.00) to complete the construction of ways and installation of municipal services in the Subdivision;

Commented [SA2]: Should we indicate that Tetra Tech is the Town's consulting engineer?

WHEREAS, on April 25, 2018, the Board voted to increase the amount of the performance security to four hundred nineteen thousand five hundred twenty-one dollars ($419,521.00) to complete the construction of ways and installation of municipal services in the Subdivision;

Commented [CMM3]: Your email states $290,969, yet the summary of terms still uses the $290, 969 figure. Did the Board change its mind and agree not to increase the amount? Or should we use the $419,521 figure?

WHEREAS, the Bank has agreed to arrange for the completion of the required construction of ways and the installation of municipal services in the Subdivision by a third party general contractor to the extent of the Available Funds;

Commented [CMM4]: In the documents provided, the third party is identified as Bill Rodenhiser. If this agreement is conditioned upon a specific third party contractor completing the work, the company's name should be inserted here.

WHEREAS, the Developer agrees to allow the Bank to arrange for the completion of the required construction of ways and the installation of municipal services in the Subdivision by a third party and to take any action necessary to cooperate with the Bank to facilitate such undertaking;

NOW THEREFORE, for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the Parties hereby agree to amend the 2016 Tri-Partite Agreement as follows:

1. The Parties shall agree to a scope of work to complete the construction of ways and installation of municipal services in the Subdivision ("Scope of Work"). The Bank shall retain a third party general contractor (the "Contractor") to oversee and perform the Scope of Work and the Bank to the extent of the Available Funds. The selection of said Contractor shall be approved by the Board.

Commented [CMM5]: See note above. If a contractor has already been selected, this sentence can be removed.

2. No physical work shall be performed by the Contractor until the Parties agree to the Scope of Work, line items details and a budget for the Scope of Work.

3. The Bank shall receive a "credit" which reduces its obligations under the Tri-Partite Agreement for every dollar that it applies from the Available Funds to the Scope of Work.

Commented [SA6]: How do we monitor this?

4. The work undertaken by the Contractor shall be inspected by the Board's consulting engineer. The Developer shall fund the Board's consulting engineer based upon an estimate to be provided by the Board pursuant to G.L c. 44, §53G, and such funds shall be received by the Board no later than (insert date) _____.

Commented [SA7]: Specify Tetra Tech? We need to get a new estimate.

5. A consulting engineer retained by the Bank and/or the Developer shall certify as to the completion of the Scope of Work which shall be subject to approval by the Board in consultation with the Board's consulting engineer.

Commented [SA8]: Should the name of this engineer be specified?

Commented [CMM9]: The summary of terms refers to the Bank and/or Developer, but if the Developer is really out of the picture, we can delete Developer.

6. Upon substantial completion of the Scope of Work as certified by the consulting engineer retained by the Bank and/or the Developer, and upon confirmation by the Board's consulting engineering, the Board and the Bank may agree that any remaining Available Funds may be advanced to the Town in lieu of completion of additional work that may be required for the construction of ways and the installation of municipal services in the Subdivision beyond the Scope of Work.

Commented [CMM10]: See comment above

7. The Developer will provide the necessary deeds and easements documents to convey the street, associated utility and access easements, and drainage parcel to the Town of Medway.

8. Upon the earlier of the completion of the Scope of Work or the advance of all remaining Available Funds by the Bank, and the execution of the deeds and easement documents set forth in paragraph 8, the Bank and the Developer shall have no further responsibility for the completion of the Scope of Work, and the Bank and the Developer shall be released from the

Tri-Partite Agreement, subject to the Board's agreement that the Scope of Work has been completed or upon acknowledging receipt of the advance of the balance of Available Funds.

9. The time for the completion of the construction of ways and installation of municipal services under the Tri-Partite Agreement shall be extended to _____.

10. Ralph M. Costello, Trustee of the Cedar Trail Trust u/d/t October 15, 1992, and recorded with the Norfolk Registry of Deeds in Book 9591, Page 536 (the "Trust") hereby certifies as follows: (a) that he is the sole Trustee of the Trust; (b) that the Trust is in full force and effect as of the date hereof and has not been altered, amended, revoked or terminated except as appears of record; (c) the Trustee of the Trust has the authority to act and have full and absolute power under said Trust to convey any interest in real estate and improvements thereon held in said Trust, and to subject the Trust property to the covenants set forth herein, and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof; (d) that the Trustee has been duly authorized and directed by all beneficiaries of the Trust to make and convey the above described covenants to the Town of Medway and to take any action, execute and deliver any instrument, certificate of other documents, necessary to consummate the foregoing on behalf of the Trust; (e) that there are no facts which constitute conditions precedent to acts by the Trustee or which are in any other manner germane to the affairs of the Trust; and (f) that no beneficiary is a corporation selling all or substantially all of its Massachusetts assets, or personal representative of an estate subject to estate tax liens, or is now deceased, and all the beneficiaries of said Trust who are natural persons, if any, are of full age.

11. In all other respects, the Tri-Partite Agreement remains in full force and effect.

[Signature Pages Follows]

IN WITNESS WHEREOF we have hereunto set our hands and seals as of the date first written above.

TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

_____

_____

_____

_____

_____

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared the following Members of the Town of Medway Planning & Economic Development Board _____

_____
proved to me through satisfactory evidence of identification which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose.

_____
Notary Public
My Commission expires:

DEVELOPER

_____
Ralph M. Costello, Trustee of Cedar Trail Trust

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared Ralph M. Costello, in his capacity as Trustee of Cedar Trail Trust proved to me through satisfactory evidence of identification which was (personal knowledge) (Massachusetts' driver's license) to be the person whose name is signed on the preceding document, and acknowledged to me that he signed voluntarily for its stated purpose.

_____
Notary Public
My Commission expires:

NEEDHAM BANK

By: _____
Joseph Campanelli
Its: President

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared Joseph Campanelli, President of Needham Bank,
proved to me through satisfactory evidence of identification which was (personal knowledge) (Massachusetts' driver's license) to be the person whose name is signed on the preceding document, and acknowledged to me that he signed voluntarily for its stated purpose.

_____
Notary Public
My Commission expires:

TETRA TECH

Change Order

Date:	August 9, 2018	**Amendment No.:**	002	
Project:	Applegate	**Project No.:**	143-21583-18007	
To:	Ms. Susan Affleck-Childs	**Amendment 002 Cost Estimate**		
Co./Dept.:	Medway Planning and Economic Development Board	**Fee:**	$ 9,709.00	
Address:	155 Village Street Medway, MA 02053	**Expenses:**	$ 485.00	
		Total:	**$ 10,194.00**	
		Revised Total Project Cost Estimate		
		Fee:	$ 14,639.00	Estimated Date of Completion
		Expenses:	$ 733.00	
		Total:	**$ 15,372.00**	2019

SCOPE OF SERVICES

Scope Change Descriptions

Task 5 Construction Administration: TT will provide construction administration throughout the end of the project per the attached budget.

Task	Task Description	Initial Contract	Revision 1	Revision 2	Project Total
1	Site Inspection	$560.00	-	-	$560.00
2	Punch List/Bond Estimate	$1,400.00	-	-	$1,400.00
3	Meeting Attendance	$420.00	-	-	$420.00
4	Erosion Control Inspections	-	$2,550.00	-	$2,550.00
5	Construction Admin.	-	-	$9,709.00	$9,709.00
	Sub-Total	$2,380.00	$2,550.00	$9,709.00	$14,639.00
	Expenses	$120.00	$128.00	$485.00	$733.00
	Total Fee	$2,500.00	$2,678.00	**$10,194.00**	**$15,372.00**

Please execute this change order to our existing Contract Agreement authorizing us to proceed with the above scope of service at the stated estimated cost. No work will be performed under this change order until it is signed and returned to Tetra Tech. Upon execution by both parties, this change order becomes part of our original Contract Agreement dated January 25, 2018.

Tetra Tech Authorization		Client Authorization (please sign and return)	
By:	Sean Reardon, P.E.	By:	
Title:	Vice President	Title:	
Date:	August 9, 2018	Date:	

P:\21583\143-21583-18007 (APPLEGATE FARM 2018)\PROJMGMT\CONTRACTS\COS\CO 002_MEDWAY APPLEGATE_2018-08-09.DOCX

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

Applegate Farm
Construction Administration Budget
August 9, 2018

Item No.[1]	Inspection	Site Visits	Hrs/Inspection[2]	Rate	Total
Applegate Development					
1	Pre-Paving Inspection[3]	1	4	$95	$380
2	Roadway Top Course Paving	1	10	$95	$950
3	Sidewalk Top Course Paving	1	8	$95	$760
4	Misc. Inspections	3	4	$95	$1,140
Coffee Street Sidewalk (Off-Site)					
5	Erosion Controls	1	3	$95	$285
6	Clearing & Grubbing/Demolition	1	3	$95	$285
7	Drainage	1	5	$95	$475
8	Subgrade/Subbase	1	4	$95	$380
9	Curb/Berm	1	3	$95	$285
10	HC Ramps	2	4	$95	$760
11	HMA Paving (Binder & Top)	2	8	$95	$1,520
Administrative					
12	Punch List Inspections[4]	2	4	$143	$1,144
13	As-Built Review[5]	1	4	$143	$572
14	Meetings	4	1	$143	$572
15	Admin	1	3	$67	$201
	Subtotal				$9,709
	Expenses			5.0%	$485
	TOTAL				**$10,194**

Notes:

[1] Each item includes site visit, inspection and written report. If construction extends beyond June 30, 2019, 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] This inspection required to determine if items such as crack sealing, curb repair/installation, casting adjustment, etc. are completed prior to final top course paving.

[4] 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.

[5] 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

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Wednesday, August 08, 2018 6:00 PM
To: Ralph Costello
Cc: 'John T. Shea'; Barbara Saint Andre; Bridget Graziano; Steve Bouley ; Jack Mee ; Michael Boynton; Andy Rodenhiser
Subject: Applegate
Attachments: TT Applegate inspection report #8 (8-6-18 with photos from 8-1-18 and 8-4-18).pdf

Dear Ralph,

We continue to be very concerned about the deplorable road conditions at Applegate.

Attached is an erosion inspection report from Tetra Tech from their 8-1-18 site visit along with some photos from the future owner of 11 Applegate whose home is being built by New Generation Homes. The photos were taken after the awful rain storm last Saturday, August 4th.

Medway has experienced another incredibly intense storm late this afternoon. I expect the situation on Applegate Road has only gotten worse.

The filthy condition of Applegate Road and its stormwater drainage facilities is unacceptable. The stormwater facilities are not functioning adequately due to the continued poor maintenance. There is overflow onto the house lots.

We are in communication with the builders/contractors to do their part in preventing erosion from the house lots onto Applegate Road.

You must do your part. It is your responsibility. You are the owner of the roadway and drainage parcel. Applegate Road needs to be swept and fully cleaned down to the pavement and all sediment removed. The catch basins need to be cleaned. The silt sacks need to be replaced again.

You need to take care of this NOW.

Please remedy this situation immediately and inform us when it is completed.

Thank you.

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

August 14, 2018
Medway Planning & Economic Development Board Meeting

Construction Reports

Merrimack Building Supply – 20 Trotter Drive

- Report #2 (6-21-18)
- Report #3 (6-25-18)
- Report #4 (6-29-18)
- Report #5 (7-6-18)
- Report #6 (7-18-18)
- Report #7 (7-25-18)
- Report #8 (8-1-18)

Applegate Subdivision Erosion Control

- Report #6 (7-18-18)
- Report #7 (7-26-18)
- Report #8 (8-1-18)

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

FIELD REPORT

Project	Date	Report No.
Merrimack Building Supply	6/21/2018	2
Location	**Project No.**	**Sheet 1 of**
20 Trotter Drive, Medway, MA	143-21583-17004	3
Contractor	**Weather**	**Temperature**
Barrows Contracting (Site Contractor)	P.M. SUNNY, LIGHT BREEZE, 43% HUM.	P.M. 81˚F

FIELD OBSERVATIONS

On Thursday, June 21, 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 mostly dry ground surface that is relatively firm and somewhat dusty. Driveway from Trotter Dr. is mostly clear. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel and rock were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.

B. The foundation for the building addition is now complete and Styrofoam insulation board is in place along the interior foundation walls. The building footprint has been backfilled and compacted.

C. Steel framing is in place and appears to be complete at the building addition. Currently building carpenters and/or steel workers are installing steel siding panels along the NNW side of the addition and on the interior roof/deck of the proposed office/showroom area.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers	2	Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	2	Skid Steer		Vib. Walk Comp.	1		
Carpenters	3	Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	2		
Roofers		Conc. Truck		Telehandler	1	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	3+				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					

	RESIDENT REPRESENTATIVE FORCE	
Police Details: N/A		
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.	Name	Time on-site
	David Homan	11:55 A.M. – 1:25 P.M.

NOTE: Please use reverse side for remarks and sketches

FIELD OBSERVATIONS CONTINUED

D. The proposed swale with check dams, infiltration basin and forebay at the SE portion of the property have all been partially excavated (February) and are anticipated to remain partially complete until all site drainage and structures have been installed.

E. The new transformer pad has been constructed with bollards installed on the ENE & SSE sides. Electric lines have been installed in a joint effort with the general contractor performing trench excavation and backfilling activities while the power company installed the electric lines per their own design and standards. Temporary electric service panels are situated about 20' WSW of the concrete transformer pad with temporary electrical conduit running parallel to the NNW side of the addition on top of the subsurface roof drain trunk line. Permanent electric and telecommunications conduit has been installed and backfilled inside the building addition footprint with capped off stubs left extending above the ground surface at the NNE corner of the addition.

F. The site contractor has installed CB-1 and DMH-2 with a roughly 2' long, 12" diameter HDPE pipe connection between them. Both units are backfilled with metal frames and covers set in place. Currently the contractor is in the process of installing DMH-6 set on a roughly 6" base of crushed stone. Laser level survey equipment was in use at the time of the site visit.

G. The site contractor has installed a 6" roof drain downspout cleanout at the NNW corner of the existing materials storage shed and a portion of 6" horizontal drain line running down the NNW side of the shed. The downspout and drain pipe are set in gravel awaiting backfill and compacting. A gutter is anticipated to be installed along the width of the backside of the shed to be pitched to the downspout at the NNW corner. The drain line is expected to be extended to the NW corner of the existing building where it will transition to 12" HDPE drain pipe and eventually meet the existing 15" trunk line along the NNW side of the building addition where stormwater will be directed into the rain garden proposed for the far NE corner of the site. An 8" roof drain downspout is anticipated to be installed at the NW corner of the existing building structure proximal to the planned transition from 6" to 12" drain line. The 6" drain line is expected to extend from the NNW materials storage shed corner to the NW existing building corner when complete. The existing roof gutter and downspout system is expected to be reconfigured to eliminate existing downspouts and pitch all stormwater collected off the WSW side of the building to the NW corner downspout.

2. Schedule

A. Building construction (mainly siding) is expected to continue.
B. Site contractor anticipates excavating and setting concrete structures through the end of the week and into next week.
C. Site contractor expects to construct loading dock ramp at existing overhead door (shipping/receiving area) with trench drain and retaining walls near NW corner of building prior to the completion of the drain system running from the materials storage shed to the rain garden.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. N/A

FIELD OBSERVATIONS CONTINUED

5. Materials Delivered to Site Since Last Inspection:

A. Gravel
B. Building materials and supplies related to building addition construction.

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

FIELD REPORT

Project	Date	Report No.
Merrimack Building Supply	6/25/2018	3
Location	**Project No.**	**Sheet 1 of**
20 Trotter Drive, Medway, MA	143-21583-17004	2
Contractor	**Weather**	**Temperature**
Barrows Contracting (Site Contractor)	A.M. SUN & CLOUDS, BREEZY, 74% HUM.	P.M. 70˚F

FIELD OBSERVATIONS

On Monday, June 25, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

A. General site conditions: moist ground surface (overnight rain) that is relatively firm. Driveway from Trotter Dr. is mostly clear. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel and rock were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.

B. Currently building carpenters are installing steel siding panels along the SSE side of the addition. Siding on the NNW addition wall has now been completed.

C. The proposed swale with check dams, infiltration basin and forebay at the SE portion of the property have all been partially excavated (February) and are anticipated to remain partially complete until all site drainage and structures have been installed. Contractor has just completed the installation of the Outlet Control Structure (OCS) on the SE side of the proposed infiltration basin (between the infiltration basin and the southernmost proposed swale with check dams).

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Dennis DiGiando Corp.	oversight
Laborers	3	Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	2	Skid Steer		Vib. Walk Comp.	1		
Carpenters	2+	Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	2		
Roofers		Conc. Truck		Telehandler	1	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	3+				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					

	RESIDENT REPRESENTATIVE FORCE	
Police Details: N/A		
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.	Name	Time on-site
	David Homan	10:05 A.M. – 11:25 A.M.

NOTE: Please use reverse side for remarks and sketches

FIELD OBSERVATIONS CONTINUED

D. The site contractor has installed and backfilled CB-2 & CB-4 (CB-2 with steel plate over structure and CB-4 with steel frame and grated cover in place). DMH-3 & DMH-6 are also now installed (both are presently backfilled and covered over with soil). The pavement has been cut between CB-2 & DMH-6 for anticipated trench excavation. 12” HDPE drain pipe connection has been made between DMH-6 & CB-4.

E. Contractor has marked out and is now in the process of excavating for the installation of DI-1.

2. Schedule

A. Building construction (mainly siding) is expected to continue.
B. Site contractor anticipates excavating and setting concrete structures through this week and likely into next week. The expected progression is to begin at DMH-1 before moving on to DMH-4 & DMH-5, access permitting. Pavement cutting and installation of drain pipe may also occur depending on access and level of disruption to business.
C. Site contractor expects to construct loading dock ramp at existing overhead door (shipping/receiving area) with trench drain and retaining walls near NW corner of building prior to the completion of the drain system running from the materials storage shed to the rain garden.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. N/A

5. Materials Delivered to Site Since Last Inspection:

A. N/A

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

FIELD REPORT

Project	Date	Report No.
Merrimack Building Supply	6/29/2018	4
Location	**Project No.**	**Sheet 1 of**
20 Trotter Drive, Medway, MA	143-21583-17004	2
Contractor	**Weather**	**Temperature**
Barrows Contracting (Site Contractor)	P.M. MOSTLY SUNNY, LT BREEZE, 55% HUM.	P.M. 87˚F

FIELD OBSERVATIONS

On Friday, June 29, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

A. General site conditions: moist to wet ground surface that is relatively firm. Some erosion/vehicle tracking onto existing site driveway with minimal carry over to Trotter Dr. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel and rock were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.

B. Steel siding panels along the SSE side of the addition are about 90% installed. Siding on the NNW addition wall has now been completed. Two trailers are currently onsite with rolls of building insulation.

C. The proposed swale with check dams, infiltration basin and forebay at the SE portion of the property have all been partially excavated (February) and are anticipated to remain partially complete until all site drainage and structures have been installed.

D. 6” drain pipe along the NNW end of the materials storage shed has now been backfilled and the entire area graded with gravel material.

CONTRACTOR’S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup’t	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Dennis DiGiando Corp.	oversight
Laborers	2	Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Skid Steer		Vib. Walk Comp.	1		
Carpenters	4+	Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	1+		
Roofers		Conc. Truck		Telehandler	1	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	3+				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					

	RESIDENT REPRESENTATIVE FORCE	
Police Details: N/A		
Contractor’s Hours of Work: 7:00 A.M. to 6:00 P.M.	Name	Time on-site
	David Homan	12:15 P.M. – 1:40 P.M.

NOTE: Please use reverse side for remarks and sketches

FIELD OBSERVATIONS CONTINUED

E. The site contractor has installed and backfilled DI-1, presently with a steel plate in position over the structure. DMH-5 is also now installed and backfilled with soil cover over the structure. The 15” poly drain pipe connection from DMH-3 to DMH-6 and the 12” poly drain pipe connection from CB-2 to DMH-6 have been made and backfilled. Contractor is currently compacting the trench from CB-2 to DMH-6 and measuring off to other structures for layout. Trenching activities have been difficult due to the presence of approximately 4’ of fill (per contractor) containing large boulders requiring further opening of pipe trenches. CDS Drilling Services Corp. was mobilized to the site to drill, split and move portions of a large boulder intersecting the trench from DMH-3 to DMH-6. Gravel was reportedly used to backfill around the drain pipe before using site fill material to backfill to grade.

F. The electric transformer has been set in place on top of the new concrete transformer pad. Electric provider needs to pull electric wiring from the existing transformer on Trotter Dr. to the new transformer and energize.

2. Schedule

A. Building construction (mainly siding) is expected to continue.
B. Site contractor anticipates excavating and setting concrete structures into next week. Pavement cutting, trenching and installation of drain pipe may also occur depending on access and level of disruption to business.
C. Site contractor expects to construct loading dock ramp at existing overhead door (shipping/receiving area) with trench drain and retaining walls near NW corner of building prior to the completion of the drain system running from the materials storage shed to the rain garden.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. N/A

5. Materials Delivered to Site Since Last Inspection:

A. Building insulation

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

FIELD REPORT

Project	Date	Report No.
Merrimack Building Supply	7/6/2018	5
Location	**Project No.**	**Sheet 1 of**
20 Trotter Drive, Medway, MA	143-21583-17004	2
Contractor	**Weather**	**Temperature**
Barrows Contracting (Site Contractor)	A.M. MOSTLY CLOUDY, BREEZY, 81% HUM.	A.M. 80˚F

FIELD OBSERVATIONS

On Friday, July 6, 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 ground surface (a bit dusty) that is relatively firm. Little erosion/vehicle tracking onto existing site driveway with minimal carry over to Trotter Dr. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel and rock were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.

B. Building carpenters are installing banding along the roof structure of the addition to hold insulation and purlins. Installation of building insulation has begun on the SSE wall of the addition. Trim work is also being performed on the exterior SSE side.

C. The proposed swale with check dams, infiltration basin and forebay at the SE portion of the property have all been partially excavated (February) and are anticipated to remain partially complete until all site drainage and structures have been installed.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Dennis DiGiando Corp.	oversight
Laborers	2	Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	1		
Carpenters	3+	Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	1+		
Roofers		Conc. Truck		Telehandler	1	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	3+				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					

	RESIDENT REPRESENTATIVE FORCE	
Police Details: N/A		
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.	Name	Time on-site
	David Homan	8:30 A.M. – 9:55 A.M.

NOTE: Please use reverse side for remarks and sketches

FIELD OBSERVATIONS CONTINUED

D. Up to approximately 100' of drain pipe has been installed (earlier in the week) from DMH-2 extending NE towards DMH-1. Existing abandoned (or never in service) electric conduit was encountered at some point during the partial drain pipe run and the conduit (containing nothing inside) was cut near the trench wall to accommodate the drain pipe. During installation, the drain pipe was embedded in ¾" gravel before backfilling with site fill material and compacting flush with grade.

E. The site contractor has installed and backfilled the 24" poly drain pipe extending from DMH-3 back to the ESE swale where it terminates with a flared end section installed. The drain pipe is connected at DMH-3 via brick and mortar. Currently the contractor is trenching and installing 18" poly drain pipe from DMH-3 NE towards DMH-2. The drain pipe is being embedded in ¾" gravel. Laser level survey equipment is being setup to achieve elevation and pitch requirements.

F. Pavement markings for the proposed trench extending from DMH-3 to DMH-5 have been made with pavement cutting to follow. Contractor has excavated a portion of the trench near DMH-3 where a very large boulder was encountered. Contractor is awaiting CDS Drilling Services Corp. to drill, split and move portions of the boulder before proceeding with trench excavation work.

G. The electric transformer has been set in place on top of the new concrete transformer pad. Electric provider needs to pull electric wiring from the existing transformer on Trotter Dr. to the new transformer and energize.

2. Schedule

A. Building construction is expected to continue.
B. Site contractor anticipates excavation activities related to site drainage to continue into next week with completion of drain pipe connection from DMH-3 to DMH-2 expected by end of day today.
C. Site contractor expects to construct loading dock ramp at existing overhead door (shipping/receiving area) with trench drain and retaining walls near the NW corner of the building prior to the completion of the drain system running from the materials storage shed to the rain garden.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. N/A

5. Materials Delivered to Site Since Last Inspection:

A. ¾" gravel
B. Building materials related to building construction

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

FIELD REPORT

Project	Date	Report No.
Merrimack Building Supply	7/18/2018	6
Location	**Project No.**	**Sheet 1 of**
20 Trotter Drive, Medway, MA	143-21583-17004	2
Contractor	**Weather**	**Temperature**
Barrows Contracting (Site Contractor)	A.M. SUNNY, BREEZY, DROPPING HUMIDITY	A.M. 79˚F

FIELD OBSERVATIONS

On Wednesday, July 18, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

A. General site conditions: moist to wet ground surface that is firm to slightly soft. Some areas of ponding from previous day's rain. Moderate erosion/vehicle tracking onto existing site driveway with negligible carry over to Trotter Dr. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel and rock were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.

B. Building carpenters are currently working on the roof structure. About 85% of the roof is complete (insulated with steel roof panels installed). The lower roof structure connecting the existing building to the new addition is still open.

C. The proposed swale with check dams, infiltration basin and forebay at the SE portion of the property have all been partially excavated (February) and are anticipated to remain partially complete until all site drainage and structures have been installed.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Dennis DiGiando Corp.	oversight
Laborers	2	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	1		
Carpenters	6+	Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	2		
Roofers		Conc. Truck		Telehandler	1	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	4+				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					

	RESIDENT REPRESENTATIVE FORCE	
Police Details: N/A		
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.	Name	Time on-site
	David Homan	11:45 A.M. – 12:45 P.M.

NOTE: Please use reverse side for remarks and sketches

FIELD OBSERVATIONS CONTINUED

D. The contractor has installed CB-6 (currently has steel plate placed over top) and made the 15” poly drain pipe connection from CB-6 to DMH-6. Several very large boulders were encountered and removed during trench excavation activities. During installation, the drain pipe was embedded in ¾” gravel before backfilling with site fill material and compacting flush with grade.

E. Currently the contractor is trenching from DMH-2 SW towards DMH-3. Previously, a portion of the 18” drain pipe run from DMH-3 NE towards DMH-3 was completed and backfilled per plan. The contractor anticipates completing the remainder of the 18” drain pipe run today if large boulders are not encountered. Laser level survey equipment is in use to achieve elevation and pitch requirements.

F. The pavement has been cut for the proposed trench extending from DMH-3 to DMH-5. The contractor has excavated a portion of the trench near DMH-3 where a very large boulder was encountered. The contractor is still awaiting CDS Drilling Services Corp. to drill, split and move portions of the boulder before proceeding with trench excavation work. Pavement has also been cut and peeled back along the NNW side to near the NW corner of the existing building in preparation for the trenching and installation of a 12” poly drain line that will eventually connect the materials storage shed to the proposed rain garden.

G. The contractor informed TT personnel that there are several deviations from the plan with revision date of 6/4/18: rim elevations at CB-2 and CB-6 are not 244.00 as depicted on the plan. Additionally, the slope of the drain pipe run from the materials storage shed to the proposed rain garden is not 0.5% as depicted, but rather 0.2%.

2. Schedule

A. Building construction is expected to continue.
B. Site contractor anticipates site work related to drainage installation, setting of a sewer structure and construction of a loading dock ramp to continue through the end of next week.
C. The 18” drain pipe connection from DMH-2 to DMH-3 is expected to be complete by end of day today.
D. The trenching and installation of a 12” poly drain line along the NNW side of the existing building (approximately equal in length to the building width) and connecting the proposed 6” poly drain line from the materials storage shed to the existing 15” poly drain line running along the NNW side of the new addition is anticipated for later this week.
E. The excavation and installation of proposed SMH-1 is expected to be complete by the end of the week or beginning of next week.
F. Site contractor expects to construct loading dock ramp at existing overhead door (shipping/receiving area) with trench drain and retaining walls near the NW corner of the building starting middle of the week next week.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. N/A

5. Materials Delivered to Site Since Last Inspection:

A. Precast concrete structures (replacing previous uninstalled structures) constructed to accommodate most recent plan revision.
B. Building materials related to building construction

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

FIELD REPORT

Project	Date	Report No.
Merrimack Building Supply	7/25/2018	7
Location	**Project No.**	**Sheet 1 of**
20 Trotter Drive, Medway, MA	143-21583-17004	2
Contractor	**Weather**	**Temperature**
Barrows Contracting (Site Contractor)	P.M. CLOUDY/FILTERED SUN, RECENT RAIN	P.M. 79˚F

FIELD OBSERVATIONS

On Wednesday, July 25, 2018, David Homan from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

A. General site conditions: moist to wet ground surface (firm to soft) with areas of ponding from recent localized rain. Moderate erosion/vehicle tracking onto existing site driveway with minimal carry over to Trotter Dr. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel and rock were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.

B. Building carpenters have completed insulating the entire roof structure of the building addition (lower roof structure connecting existing building to new addition is now finished). Currently, carpenters are installing small sections of steel siding connecting the new and existing buildings and are insulating the finished walls.

C. The proposed swale with check dams, infiltration basin and forebay at the SE portion of the property have all been partially excavated (February) and are anticipated to remain partially complete until all site drainage and structures have been installed. Drilling & blasting contractor has broken/split a section of shallow ledge within the proposed infiltration basin.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers	2	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	1		
Carpenters	3+	Hoeram	1	Compressor			
Masons		Excavator	3	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	2		
Roofers		Conc. Truck		Telehandler	1	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Drill rig (drilling/blasting)	1		
		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	2:00 P.M. – 3:05 P.M.

NOTE: Please use reverse side for remarks and sketches

FIELD OBSERVATIONS CONTINUED

D. The contractor has installed 12” poly drain pipe spanning the NNW end of the existing building with a 12” to 6” reducer and 6” downspout cleanout installed at the NW corner. The 12” drain pipe is connected at the NNE corner (where existing building & new addition meet) to the previously installed 15” poly drain pipe capped off at the NNE corner proximal to the installation of another 6” downspout cleanout. The drain pipe run is anticipated to be completed at a future date once the previously installed 6” poly drain pipe section spanning the NNW end of the materials storage shed is connected to the 12” to 6” reducer at the NW corner of the existing building.

E. The contractor has completed the connection of DMH-2 to DMH-3, extending a section of recently installed 18” poly drain pipe from DMH-3 back to DMH-2. Drain pipe was embedded in 3/4” gravel before backfilling with site soils and compacting. Several large boulders were encountered and removed during trench excavation work.

F. Drop SMH-1 has now been installed with steel frame and cover set in place. Structure was set on foundation layer of ¾” stone before backfilling with native material. Precast concrete sections were joined together with butyl rubber gaskets and finished with mortar seals.

G. Drilling & blasting contractor has been onsite recently to drill/split very large boulders near DMH-3 and along a partially excavated trench from DMH-3 to DMH-5.

H. Currently the contractor is backfilling a length of trench (roughly 120’) from DMH-3 to DMH-5. Approximately 100’ of 12” poly drain pipe was installed from DMH-3 extending towards DMH-5. Drain pipe was embedded in 3/4” gravel before backfilling with site soils. Two or three large boulders were encountered and removed during trench excavation work.

I. The contractor has also been breaking large boulders stockpiled at the NNE portion of the site with the use of a Hoeram.

J. On 7/24, the electric service provider ran electric wiring through recently installed conduit from the Trotter Dr. transformer location to the newly installed onsite transformer location completing the circuit and energizing the new transformer. The electrical contractor was also present as was Town of Medway electrical inspector to observe and approve the installation.

2. Schedule

A. Building construction is expected to continue.
B. Site contractor anticipates site work related to drainage installation and completed trench paving to run into and through next week.
C. Site contractor expects to construct loading dock ramp at existing overhead door (shipping/receiving area) with trench drain and retaining walls near the NW corner of the building starting in the near future.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. N/A

5. Materials Delivered to Site Since Last Inspection:

A. Building materials related to building construction

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

FIELD REPORT

Project	Date	Report No.
Merrimack Building Supply	8/1/2018	8
Location	**Project No.**	**Sheet 1 of**
20 Trotter Drive, Medway, MA	143-21583-17004	2
Contractor	**Weather**	**Temperature**
Barrows Contracting (Site Contractor)	A.M. CLOUDY, LIGHT BREEZE, 83% HUM	A.M. 76˚F

FIELD OBSERVATIONS

On Wednesday, August 1, 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: mostly dry to wet (few areas) ground surface (firm to slightly soft). Moderate erosion/vehicle tracking onto existing site driveway with minimal carry over to Trotter Dr. Silt fence barrier (SFB) is installed around the site perimeter. Filter socks are placed just inside the SFB. Both are intact and in good condition. Numerous areas of stockpiled soil, gravel and rock were noted across portions of the site, as were construction materials, including precast concrete utility structures, and heavy equipment.

B. Building carpenters have completed installation of the small sections of steel siding connecting the new and existing buildings and are currently insulating the finished walls (about 95% + finished). Two workers are on the NNW side of the new addition installing gutters & trim.

C. The remaining 12” poly drain pipe (roughly 47’) has been installed and connected to DMH-5 with mortar seal at the concrete structure. The pipe was surrounded in ¾” stone before backfilling with native material and compacting. The drain pipe run from DMH-3 to DMH-5 is now complete.

CONTRACTOR’S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup’t		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers	1	Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader	1	Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.	1		
Carpenters	4+	Hoeram	1	Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift	2		
Roofers		Conc. Truck		Telehandler	1	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Drill rig (drilling/blasting)			
		Pickup Truck	4+				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					

	RESIDENT REPRESENTATIVE FORCE	
Police Details: N/A		
Contractor’s Hours of Work: 7:00 A.M. to 6:00 P.M.	Name	Time on-site
	David Homan	11:10 A.M. – 12:25 P.M.

NOTE: Please use reverse side for remarks and sketches

FIELD OBSERVATIONS CONTINUED

D. The paving contractor has applied bituminous concrete to completed utility trenches meeting the existing square cut pavement flush with tack coat and stone dust applied at the seams. The following trenches have been paved: CB-4 to DMH-6, CB-5 to DMH-6 and CB-2 to DMH-6.

E. The site contractor has begun rough excavation (down to approximately 4') of the proposed rain garden/stormwater basin at the far NE corner of the site. DI-1 is currently exposed at the SSE end of the footprint. Two exploratory test pits have also been dug and backfilled between the proposed rain garden and existing paved driveway to try and locate subsurface site utilities. A test pit was advanced to roughly 9' deep between DI-1 and proposed CB-3 (advanced up to existing asphalt) where native material was encountered at roughly 5'. A second test pit was advanced to roughly 6' deep towards the E corner of the proposed rain garden (advanced up to existing asphalt) where native material was encountered at roughly 2.5'. No utility lines were encountered during test pit activities.

F. The site contractor has just completed saw cutting the pavement at the NW corner of the existing building in preparation for construction of a loading dock ramp to the overhead garage door.

2. Schedule

A. Building construction is expected to continue.
B. Site contractor anticipates site work related to drainage installation to run into next week.
C. Site contractor expects to construct loading dock ramp at existing overhead door (shipping/receiving area) with trench drain and retaining walls near the NW corner of the building starting in the near future.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. N/A

5. Materials Delivered to Site Since Last Inspection:

A. Building materials related to building construction

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Wednesday, August 01, 2018 3:02 PM
To: Susan Affleck-Childs
Cc: Bridget Graziano
Subject: Applegate EC Inspection #6
Attachments: EC Inspection #6 Photos_2018-07-18.pdf

Hi Susy,

I visited the site on July 18, 2018 and have the following comments:

1. Sediment remains around the catch basin structures at the bottom of the roadway. Sediment should be swept to maintain the silt sacks in their clean condition.
2. Basin remains overgrown and should be mowed.

Please see attached photos and let me know if you need anything else, thanks.

Steve

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

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

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4YD 596

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Wednesday, August 01, 2018 3:03 PM
To: Susan Affleck-Childs
Cc: Bridget Graziano
Subject: Applegate EC Inspection #7
Attachments: EC Inspection #7 Photos_2018-07-26.pdf

Hi Susy,

I visited the site on July 26, 2018 and have the following comments:

1. Sediment remains around the catch basin structures at the bottom of the roadway. Sediment should be swept to maintain the silt sacks in their clean condition.
2. Basin remains overgrown and should be mowed.

Please see attached photos and let me know if you need anything else, thanks.

Steve

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

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T M & S O N
3 0 9 -1 6 9 1

S O N
-1 6 9 1

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetratech.com>
Sent: Monday, August 06, 2018 12:30 PM
To: Susan Affleck-Childs; Bridget Graziano
Subject: RE: 11 Applegate Pics
Attachments: EC Inspection #8 Photos_2018-08-01.pdf

Hi Susy,

Yes, some of the storms that moved through the area were very intense and the silt sacks aren't going to be able to catch up whether clean or dirty. Their design inherently restricts flow through them in order to provide enough sediment removal. The silt sacks were changed out in early July but I don't believe the roadway was swept as sediment was building up on the roadway during my previous 3-4 inspections. During my last inspection, there was a lot of silty sediment in the roadway which appeared to be generated from work being done on Lot 6, see attached photos.

I would say that all of the lot owners must also do their part in maintaining sediment on their sites as to not impact the infrastructure in the roadway and all sediment should be cleaned from the road at the end of each day and preferably before any storm events. There should also be silt fence on upgradient portions of lots to prevent sediment from flowing toward the basin.

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

Steve

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

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Monday, August 06, 2018 11:43 AM
To: Bouley, Steven <Steven.Bouley@tetratech.com>; Bridget Graziano <bgraziano@townofmedway.org>
Subject: FW: 11 Applegate Pics

Hi,

Had a call from Andrew Page this morning and he sent me the attached photos. His house is being built at 11 Applegate Road by New Generation Homes. He reports that the catch basins overflowed and water poured onto his lot on Saturday. Apparently the storm here was really horrible!

Did they clean the catch basins before or just sweep the street?

I guess I will do another email to Ralph and company . . .

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway

155 Village Street
Medway, MA 02053
508-533-3291

From: Andrew Page [mailto:apage8@gmail.com]
Sent: Monday, August 06, 2018 10:10 AM
To: Susan Affleck-Childs
Subject: Re: 11 Applegate Pics

Sorry, they should have attached. Can you see them now?

On Mon, Aug 6, 2018, 10:07 AM Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

> Hi Andrew.
>
> Please forward the photos!
>
> **Susan E. Affleck-Childs**
>
> **Planning and Economic Development Coordinator**
>
> **Town of Medway**
>
> **155 Village Street**
>
> **Medway, MA 02053**
>
> **508-533-3291**
>
> **From:** Andrew Page [mailto:apage8@gmail.com]
> **Sent:** Monday, August 06, 2018 10:06 AM
> **To:** Susan Affleck-Childs
> **Subject:** 11 Applegate Pics
>
> Hi Susan,
>
> Please see attached as discussed. You can see on two of them that water was flowing through my front yard and into the retention pond. There was a lot of water flowing from the top of the street down towards 11.
>
> Thanks,

> Andrew

13

NEW GENERATION

TM & SON
DISPOSAL
401 309-1691
3024

TM & SON
DISPOSAL
401 309-1691
3024

August 8, 2018
Medway Planning & Economic Development Board Meeting

Medway Community Church Site Plan
Plan Review Fee Estimates

- PGC Estimate
- Tetra Tech Estimate

Tuesday July 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	Absent with Notice	X	X	X

ALSO PRESENT:

- Amy Sutherland, Recording Secretary
- Susy Affleck-Childs, Planning and Economic Development Coordinator

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

Consultant Bouley was contacted by telephone and participated remotely.

O'BRIEN AND SON SITE PLAN – Project Completion

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

- Request for Certificate of Site Plan Completion June 27ed July 11, 2018 on first As-Built, 2018.
- As-Built plan dated July 10, 2018 by Meridian Associates and revised July 19, 2018.
- Email to Tetra Tech on 7-19 for review.
- Tetra Tech review comments dated July 11, 2018 on first as-built plan.
- Tetra Tech review comments dated July 20, 2018 on revised as-built plan.
- Tetra Tech Inspection report/punch list dated 7-9-18.
- Mark Beaudry letter dated 7-19-18.
- SAC Email dated 7-18-18 to Erin O'Brien.
- Draft – Certificate of Site Plan Completion
- Project accounting spreadsheets.

The Board is in receipt of a letter from project engineer Mark Beaudry of Meridian Associates indicating that the site has been completed in compliance with the approved plans. The as-built plan was provided.

The Board was provided the project status sheet; all requirements have been met.

The applicant provided a check to the Town to cover the remaining balance of the construction services account.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to affirm project completion for O'Brien and Sons Site Plan for 17 Trotter Drive.

DRAFT

SPERONI ACRES SUBDIVISION

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

- Inspection report, punch list and photos from Tetra Tech dated June 27, 2018
- Tetra Tech Bond Estimate dated June 27, 2018
- SAC Memo dated July 19, 2018 to DPS Director Dave D'Amico

The Board discussed the next steps regarding the Speroni Acres Subdivision. Consultant Bouley indicated that the only major issue is the stormwater basins. They have never been maintained. The asphalt area will need to be repaved. It was suggested that DPS and Consultant Bouley check on the ADA issue. The punch list was reviewed. The Board discussed that there is an insurance bond for this project which is valued at $237,800. The Board may consider filing a claim with the insurance company. It was recommended that a letter be sent to developer Owen Sullivan indicating the punch list items needing attention with dates for task completion. The Board wants to check with legal counsel if the Town can recover the costs expended for Tetra Tech's inspection and easement preparation services.

Public Comments:

Jane Harris – 9 Little Tree Road

Ms. Harris wanted to know the steps for street acceptance and what will happen if the Town does not want to accept the street. She would like a copy of the reports.

It was explained that the goal is to get the road accepted and there has been money allocated within the estimate to do the work. The resident will be provided with the referenced reports from Tetra Tech.

Consultant Bouley will be working on the new easement documents for drainage and a street acceptance plan. This will be provided mid-August. If a surveyor is needed, one will be hired but that was not included in the cost estimate for the original scope of work.

APPLEGATE FARM SUBDIVISION:

Chairman Rodenhiser stepped away from the table at 7:33 pm.

Member Gay took over running the meeting.

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

- March 7, 2018 Tetra Tech updated inspection report
- Draft Agreement on Applegate, received 7-23-18

The Board was made aware that there was a meeting with Barbara Saint Andre, Susy Affleck Childs and John Shea of Needham Bank. The purpose of the meeting was to discuss the status of Applegate. It was indicated that Mr. Costello still owns Applegate Road and the drainage parcel. Both will need to be conveyed to the town. The bank is ready to provide a check in the amount of $290,969.00 to the Town to complete the work. However, the bank has indicated that they want to make this right for the community and is willing to undertake the necessary work up to the bond amount reserve.

DRAFT

The Board reviewed a summary of terms affecting the Applegate Road tripartite agreement. The goal is to get this road accepted by the Town. This was written by Mr. Shea at bank and discussed with Mr. Costello. Mr. Costello will need to provide the deeds and easements to convey the road and easements to the Town. The Board is in agreement that there will not be any bond reduction during the process.

This will be further reviewed by Town Counsel. Susy Affleck-Childs will modify the draft agreement based on her and Barbara Saint Andre's comments and then forward to Town Counsel.

Chairman Rodenhiser wanted it disclosed that he has no interest in this financially although his brother, Bill, will be doing the site work for the Bank.

The Chairman rejoined the meeting at 7:44 pm and resumed chairing.

THE HAVEN SUBDIVISION:

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

- Request for a Certificate of Subdivision Completion and bond refund dated July 18, 2018.
- As-Built subdivision plan prepared by Land Planning Inc. dated June 18, 2018.
- Tetra Tech review of as-built plan June 25, 2018.
- Approved Bond Estimate dated December 11, 2017.
- Project Accounting Spreadsheet.

The Board was made aware that the developer for The Haven has requested that the project be considered complete and that the Board refund the bond.

The as-built plans have been submitted and reviewed. Tetra Tech has reviewed the punch list items and all have been resolved.

The Conservation Commission will consider issuing a Certificate of Compliance at its next meeting which is scheduled for July 26, 2018.

On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted unanimously to sign the Certificate of Subdivision Completion for The Haven subdivision and authorize a full refund of the performance security funds including interest.

CONVERTING TECHNICAL SERVICES SITE PLAN:

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

- Estimate dated July 18, 2018 from Tetra Tech.

The estimate is in the amount of $9,245.00.

On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted unanimously to accept the Tetra Tech estimate for inspection services for the Converting Technical Services project in the amount of $9,245.00.

DRAFT

The appeal period for this project concludes July 31, 2018.

CONSTRUCTION REPORTS:

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

- Tetra Tech's Applegate Erosion Control Inspection Report #5 – July 12, 2018.
- Exelon Monthly Report from Beals and Thomas – July 9, 2018.
- Tetra Tech's Medway Green Inspection Report #1 – June 12, 2018.
- Tetra Tech's Medway Green Inspection Report #2 – July 12, 2018.

Consultant Bouley indicated that there was in inspection at Medway Greens on July 12, 2018. The contractor has installed the temporary fence around the site. The foundations is in the process of being completed. The water main has been tapped. The Main Street units will be framed.

Exelon is in the process of providing the installation of grade material for the access drive along the west side.

MERRIMACK BUILDING SUPPLY (modification):

The Board is in receipt of the Sheets C-4 Grading and Utilities which shows the planned changes. (**See Attached**)

The Board agreed to accept the modification of the Merrimack Building Supply site plan for 20 Trotter Drive. The members will sign modified Sheet C-4 at the conclusion of the meeting.

EDC APPOINTMENTS:

The Board is in receipt of a memo from Susy Affleck-Childs regarding the appointments to the Economic Development Committee. (**See Attached**) The terms of Keith Peden, Paul Yorkis, and Scott Habeeb have concluded. Mr. Habeeb no longer wishes to serve on this Committee. Mr. Peden and Yorkis would like to serve another two-year term.

On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted unanimously to appoint Keith Peden and Paul Yorkis to the Economic Development Committee through June 30, 2020.

MEETING MINUTES:

June 26, 2018:

On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from the June 26, 2018 PEDB Meeting.

GLEN BROOK APARTMENTS - COMPREHENSIVE PERMIT:

The Board was informed that MetroWest Development Collaborative has submitted a proposed modification to the comprehensive permit to the Zoning Board of Appeals.

The project was originally approved for 48 affordable family apartment in 6 buildings on 3.2 acres with 76 parking spaces and a tot lot. MetroWest is acquiring two additional properties (31 and 37 West Street) and wishes to add 44 affordable elderly apartments for a total of 92

DRAFT

units, including 4 ADA accessible units, in 6 buildings on 5.8 acres with 150 parking spaces, indoor and outdoor community space and a tot lot. This new plans offers a great diversity of housing.

The Board will send a letter in support of the proposed modification to the Zoning Board of Appeals.

OTHER BUSINESS:

- Medway Community Church will be filing its site plan application shortly. It will placed on the next meeting agenda (August 14th).

- There are advocates working on codes for tiny houses.

- **SWAP Representative:**
  On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to recommend to the Board of Selectmen that it appoint Rich Di Iulio as the SWAP representative.

- **Open Space and Recreation Plan:**
  The Board was informed that the Open Space and Recreation Plan has a 30 day review period. A variety of Boards and Departments are sending letters of support.
  On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted unanimously to have a letter written in support of the Open Space and Recreation Plan.

FUTURE PEDB MEETING:

- Tuesday, August 14, 2018.

The Board was reminded of the Oak Grove Zoning Workshop to be held on Wednesday, August 8 and encouraged to attend.

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 8:31 pm.

Prepared by,

Amy Sutherland
Recording Secretary

Reviewed and edited by,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

DRAFT

August 14, 2018
Medway Planning & Economic Development Board Meeting

Applications to the ZBA

Starting with the 8-14-18 PEDB meeting, I am including a regular item on the agendas regarding recent applications to the ZBA.

- Variance petition for a front porch at 7 Sanderson ST
- Special permit petition for an accessory family dwelling unit at 8 Olde Surrey Lane
- Use variance petition for a 3 or 4 unit multi-family development in an existing building at 135 Holliston ST

NOTE – The ZBA's public hearings on the above 3 projects will commence at the 8-15-18 ZBA meeting.

Town of Medway
ZONING BOARD OF APPEALS
155 Village Street, Medway MA 02053
(508) 321-4915

Rori Stumpf, Chair
Brian White, Vice Chair
Carol Gould, Clerk
Christina Oster, Member
Gibb Phenegar, Member

PUBLIC HEARING NOTICE

ZONING BOARD OF APPEALS

Notice is hereby given that the **Zoning Board of Appeals** of the Town of Medway will conduct a **Public Hearing** on **Wednesday, August 15, 2018** at **7:35 P.M.** in **Sanford Hall** at the **Medway Town Hall, 155 Village Street, Medway, MA** on an application from **Daniel Kane**, with respect to property located at **7 Sanderson St**, Assessor Parcel No. **60-14**, **VR** Zoning District.

The application is for **Special Permit** under Section **5.5** of the Zoning Bylaw **for the addition of a porch, increasing the nonconforming nature of the existing front setback.**

Copies of the petition are on file in the offices of the Town Clerk and Community and Economic Development, 155 Village St, Medway, MA during normal office hours, Monday through Friday.

Zoning Board of Appeals
Medway, MA
Milford Daily News **8/1/2018** and **8/8/2018**.

GENERAL APPLICATION FORM
Case Number: _____

TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s): DANIEL KANE

Property Owner(s): DANIEL KANE

Site Address(es): 7 SANDERSON ST. MEDWAY, MA 02053

Parcel ID(s): 60-014

Zoning District(s): VR

Application Request(s):

Appeal	☐
Special Permit 5.5	☑
Variance	☐
Determination/Finding	☐
Extension (provide previous case #)	☐
Modification (provide previous case #)	☐
Withdrawal	☐
Comprehensive Permit	☐

Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:
BOOK 32202 PAGE 522

TOWN CLERK STAMP

TO BE COMPLETED BY STAFF:

Check No.:
Date of Complete Submittal:
Comments:

GENERAL APPLICATION FORM
Case Number: _____

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): DANIEL KANE	Phone: 508-654-1945 Email: dpk6397@hotmail.com
Address: 7 SANDERSON ST. MEDWAY, MA	
Attorney/Engineer/Representative(s):	Phone: Email:
Address:	
Owner(s): DANIEL KANE	Phone: 508-654-1945 Email: dpk6397@hotmail.com
Mailing Address: 7 SANDERSON ST. MEDWAY, MA 02053	

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Daniel Kane — 7/26/18
Signature of Applicant/Petitioner or Representative — *Date*

Daniel Kane — 7/26/18
Signature Property Owner (if different than Applicant/Petitioner) — *Date*

Received by _____ Date _____

GENERAL APPLICATION FORM
Case Number: _____

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw: 5.5	Requesting Waivers?	○	✓
	Does the proposed use conform to the current Zoning Bylaw?	○	✓
Present Use of Property: Residential Home	Has the applicant applied for and/or been refused a building permit?	○	✓
	Is the property or are the buildings/ structures pre-existing nonconforming?	✓	○
Proposed Use of Property: SAME	Is the proposal subject to approval by the BOH or BOS?	○	✓
	Is the proposal subject to approval by the Conservation Commission?	○	✓
Date Lot was created:	Is the property located in the Floodplain District?	○	✓
Date Building was erected: 1866	Is the property located in the Groundwater Protection District?	○	✓
Does the property meet the intent of the Design Review Guidelines?	Is the property located in a designated Historic District or is it designated as a Historic Landmark? YES NO	○	○

Describe Application Request:

PROPOSED TO ADD NEW FARMERS PORCH TO FRONT OF EXISTING BUILDING. PORCH WOULD BE 40' X 8' – ONE STORY, w/ shingled roof. IT IS A PRE-EXISTING FRONT SETBACK NON-CONFORMING TO V.R. LOOKING TO MAKE MORE NON-CONFORMING BUT WILL NOT DEROGATE FROM BY LAW SINCE OTHER EXISTING STRUCTURES IN SAME ZONE WOULD BE SIMILAR STYLE TO OTHER PROPERTIES IN THE AREA.

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		RESIDENTIAL	RESIDENTIAL
B. Dwelling Units		1	1
C. Lot Size		16,628 Sq. Ft.	16,628 Sq. Ft.
D. Lot Frontage			
E. Front Setback			
F. Side Setback			
G. Side Setback			
H. Rear Setback			
I. Lot Coverage			
J. Height		2 Story	2 Story
K. Parking Spaces		4	4
L. Other 1 Story FARMERS PORCH 40' X 8'		0	1

FOR TOWN HALL USE ONLY

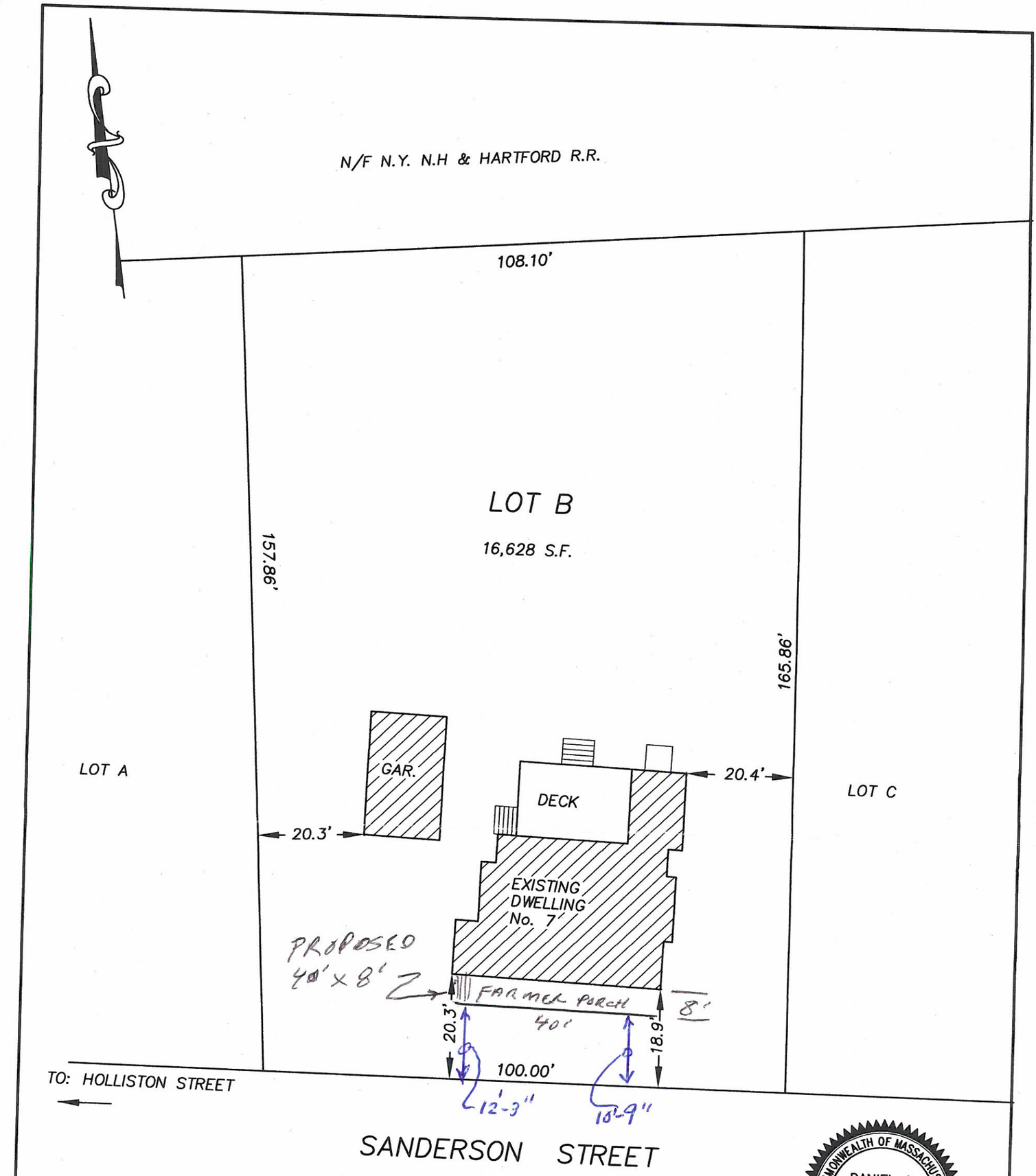
To be filled out by the Building Commissioner:

_____ Date Reviewed

_____ Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org
and 10 paper copies to the Community & Economic Development Department.



COMMONWEALTH OF MASSACHUSETTS
DANIEL A. O'DRISCOLL
No. 39050
PROFESSIONAL LAND SURVEYOR

Daniel A. O'Driscoll 6/7/2018

PREPARED FOR: DANIEL KANE

DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS
BOOK 32202 PAGE 522

PLAN REFERENCE: PLAN No. 910 OF 1950

ZONING DISTRICT: ~~AR II~~ VR

I CERTIFY THAT THE DWELLING IS LOCATED ON THE LOT AS SHOWN ON THIS PLAN.

I FURTHER CERTIFY THAT THE DWELLING DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

Daniel A. O'Driscoll JUNE 7, 2018
PROFESSIONAL LAND SURVEYOR DATE

CERTIFIED PLOT PLAN
7 SANDERSON STREET
MEDWAY, MASSACHUSETTS

SCALE: 1"=20' DATE: JUNE 7, 2018

O'DRISCOLL
LAND SURVEYING, Co.
LAND SURVEYING GPS MAPPING LAND COUNSULTING
46 COTTAGE MEDWAY, MASSACHUSETTS 02053 508-533-3314

FILE No. 1920

Town of Medway
ZONING BOARD OF APPEALS
155 Village Street, Medway MA 02053
(508) 321-4915

Rori Stumpf, Chair
Brian White, Vice Chair
Carol Gould, Clerk
Christina Oster, Member
Gibb Phenegar, Member

PUBLIC HEARING NOTICE

ZONING BOARD OF APPEALS

Notice is hereby given that the **Zoning Board of Appeals** of the Town of Medway will conduct a **Public Hearing** on **Wednesday, August 15, 2018** at **7:35 P.M.** in **Sanford Hall** at the **Medway Town Hall, 155 Village Street, Medway, MA** on an application from **Stacy Hansbury**, with respect to property located at **8 Olde Surrey Lane**, Assessor Parcel No. **12-082**, **AR-I** Zoning District.

The application is for **Special Permit** from Section **8.2** of the Zoning Bylaw **to convert a portion of the existing single family dwelling and construct an addition for an Accessory Family Dwelling Unit.**

Copies of the petition are on file in the offices of the Town Clerk and Community and Economic Development, 155 Village St, Medway, MA during normal office hours, Monday through Friday.

Zoning Board of Appeals
Medway, MA
Milford Daily News **8/1/2018** and **8/8/2018**.

GENERAL APPLICATION FORM
Case Number: _____

TOWN OF MEDWAY
ZONING BOARD OF APPEALS
155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s): Stacy Hansbury

Property Owner(s): Stacy + Kanne Hansbury

Site Address(es): 8 Olde Surrey lane Medway, MA 02053

Parcel ID(s): 12-082

Zoning District(s): RESIDENTIAL 1

Application Request(s):

Appeal	☐
Special Permit	☑
Variance	☐
Determination/Finding	☐
Extension (provide previous case #)	☐
Modification (provide previous case #)	☐
Withdrawal	☐
Comprehensive Permit	☐

Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:
BK. 1237 PG. 73 PLAN BK. 1992 PG. 544

RECEIVED
JUL 16 2018
TOWN CLERK

TO BE COMPLETED BY STAFF:
Check No.:
Date of Complete Submittal:
Comments:

Received by: M Feeney Date: 7/16/18

GENERAL APPLICATION FORM
Case Number: _____

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): STACY HANSBURY	Phone: 617-486-7417
	Email: STACYHANSBURY@VERIZON.NET
Address: 8 OLDE SURREY LANE	
Attorney/Engineer/Representative(s): WALTER AVALLONE	Phone: 774-232-2738
	Email:
Address: 195 SADDLE HILL ROAD HOPKINTON, MA 01748	
Owner(s): STACY & KAINNE HANSBURY	Phone: 617-486-7417
	Email: STACYHANSBURY@VERIZON.NET
Mailing Address: 8 OLDE SURREY LANE, MEDWAY, MA 02053	

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Stacy Hansbury — 6/20/18

Signature of Applicant/Petitioner or Representative — *Date*

Signature Property Owner (if different than Applicant/Petitioner) — *Date*

Received by: _____ Date: _____

APPLICATION INFORMATION

Applicable Section(s) of the Zoning Bylaw:
8.2 ACCESSORY FAMILY DWELLING UNIT

Present Use of Property:
Home - SINGLE FAMILY RESIDENTIAL DWELLING

Proposed Use of Property:
SAME ABOVE W/DWELLING UNIT.

Date Lot was created:
1993

Date Building was erected:
1993

Does the property meet the intent of the Design Review Guidelines? YES

Requesting Waivers?	○ ○
Does the proposed use conform to the current Zoning Bylaw?	○ ○
Has the applicant applied for and/or been refused a building permit?	○ ○
Is the property or are the buildings/ structures pre-existing nonconforming?	○ ○
Is the proposal subject to approval by the BOH or BOS?	○ ○
Is the proposal subject to approval by the Conservation Commission?	○ ○
Is the property located in the Floodplain District?	○ ○
Is the property located in the Groundwater Protection District?	○ ○
Is the property located in a designated Historic District or is it designated as a Historic Landmark?	○ ○

Describe Application Request:

ACCESSORY DWELLING TO BE IN EXISTING DWELLING W/ (14x22 ADDITION)

Received by: _____ Date: _____

GENERAL APPLICATION FORM
Case Number: _____

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		SINGLE FAMILY RESIDENTAL DWELLING	SAME W/ACCESSORY FAM. DWELLING UNIT
B. Dwelling Units		1	2
C. Lot Size	44,000 S.F.	46,312 S.F.	N/A
D. Lot Frontage	180.0'	190.51'	N/A
E. Front Setback	35.0'	50.1'	N/A
F. Side Setback L	15.0'	51.4'	N/A
G. Side Setback R	15.0'	51.1'	N/A
H. Rear Setback	15.0'	200.0'+	N/A
I. Lot Coverage	25%	5%	5.3%
J. Height	35.0'	27.0'±	NO CHANGE
K. Parking Spaces	EXEMPT UNDER 3.5	4 SPACES	6 SPACES
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

_____ Date Reviewed

_____ Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org
and 10 paper copies to the Community & Economic Development Department.

Received by: _____ Date: _____

TREASURER/COLLECTOR CERTIFICATION
Case Number: _____

TOWN OF MEDWAY
ZONING BOARD OF APPEALS
155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

TO BE COMPLETED BY THE APPLICANT

✓ **Applicant/Petitioner(s):**
Stacy Hansbury

✓ **Property Owner(s):**
Stacy + Kanne Hansbury

✓ **Site Address(es):**
8 Olde Surrey lane Medway, MA 02053

? **Parcel ID(s):** 12 - 082

? **Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:**
BK. 1237 PG. 73 PLAN BK. 1992 PG. 544

Stacy Hansbury — 9/20/18
Signature of Applicant/Petitioner or Representative — *Date*

FOR TOWN HALL USE ONLY

To be filled out by the Treasurer/Collector:

_____ Date Reviewed

_____ Medway Treasurer/Collector

Tax Delinquent: **Y** **N**
Comments:

Received by: _____ Date: _____

Case Number: _____

TOWN OF MEDWAY
ZONING BOARD OF APPEALS
155 Village Street
Medway MA 02053

Phone: 508-321-4915 |zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

1. **The proposed site is an appropriate location for the proposed use:**

   AR-1 RESIDENTIAL NEIGHBORHOOD

2. **Adequate and appropriate facilities will be provided for the operation of the proposed use:**

   WATER / SEWER / ELECTRIC CONNECTIONS EXTENDED FROM EXISTING RESIDENCE

3. **The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or the environment:** ADDITION & EXISTING LIVING SPACE IS OUT OF VIEW TO THE STREET.

4. **The proposed use will not cause undue traffic congestion or conflicts in the immediate area:**

   BASIS RESIDENTIAL PARKING TO SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD.

5. **The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use:**

   USE AND APPEARANCE WILL MAINTAIN SINGLE FAMILY HOME LOOK.

6. **The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district:**

   NO IMPACT TO NEIGHBORHOOD, NO CHARACTER ALTERATION IN APPEARANCE.

Received by: _____ Date: _____

Case Number: _____

7. The proposed use is in harmony with the general purposed and intent of this Zoning Bylaw: RESIDRNTIAL USE UNCHANGED
8. The proposed use is consistent with the goals of the Medway Master Plan: N/A
9. The proposed use will not be detrimental to the public good: N/A

Signature of Applicant/Petitioner or Representative — *Date* JULY 5, 2018

Received by: _____ Date: _____

DETERMINATION/FINDING FORM

Case Number: _____

TOWN OF MEDWAY
ZONING BOARD OF APPEALS
155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

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TO BE COMPLETED BY THE APPLICANT

Applicable Section(s) of the Zoning Bylaw:

SECTION 8.2

Citation of the language from the Section(s) of the Zoning Bylaw in question:

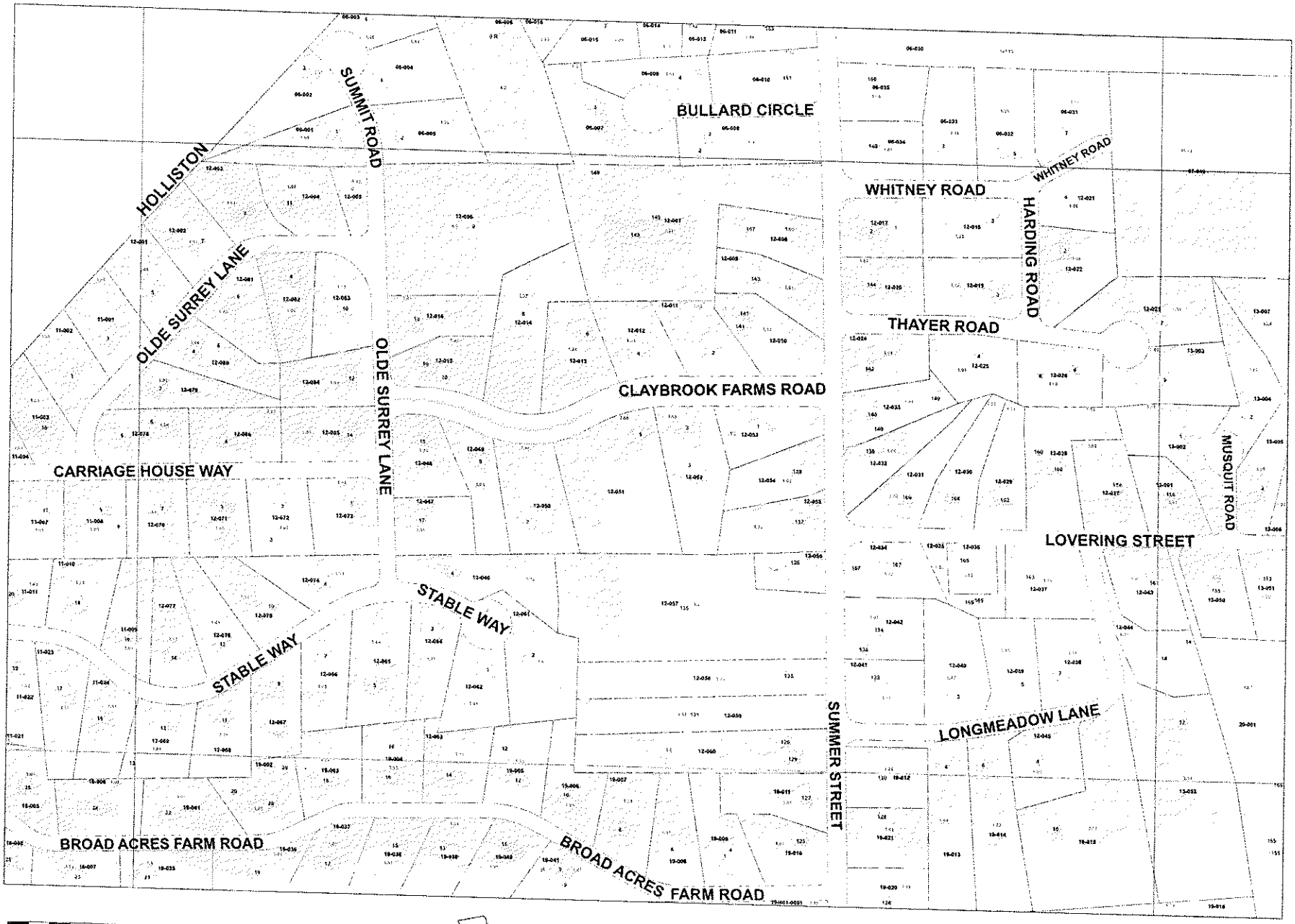
THE BOARD OF APPEALS MAY GRANT A SPECIAL PERMIT FOR AN ACCESSORY FAMILY DWELLING UNIT IN ACCORDANCE WITH SECTION 8.2 AND TABLE 1.

Please provide evidence, legal or otherwise, supporting or negating the applicant's claim relative to the Section of the Zoning Bylaw in question (use attachment if necessary):

N/A

After completing this form, please submit an electronic copy to zoning@townofmedway.org and 10 paper copies to the Community & Economic Development Department.

Received by: _____ Date: _____



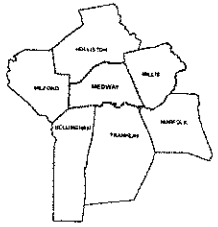
Map 12

0 125 250 500 750 1,000 Feet

Map prepared for
Town of Medway
Assessor's Office
July 1, 2017
by
Jean V. Hutton Lee

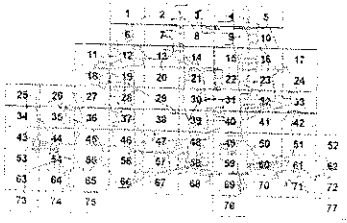
Original Issue Date:
October 2003
Revised:
January 1, 2011
August 17, 2012
September 30, 2013
July 1, 2014
July 1, 2015
July 1, 2016
July 1 2017

Additional mapping information
from MassGIS and
Medway Assessors data.

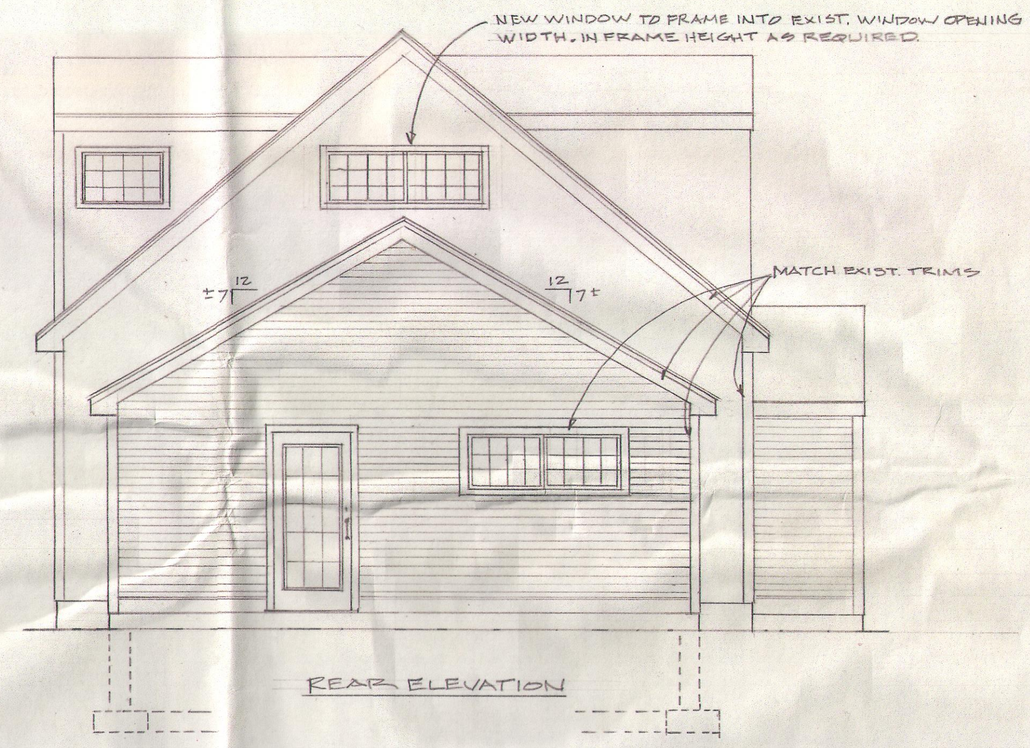


General Notes
1. Prepared for Tax Assessments purposes, not to be used for conveyances.
2. Information shown on maps is subject to change or revision without notification.
3. The parcels shown represent all known deed information to the Board of Assessors as of July 1, 2014
4. Rights of way, parcel locations and parcel frontages based on Schofield Brothers' Assessors Atlas (1975) registry plans, and approved subdivision plans.
5. Coordinates are based on the Massachusetts State Plane Coordinate System.
6. There are 78 maps (including the Oak Grove Inset map) and 1 index sheet map.

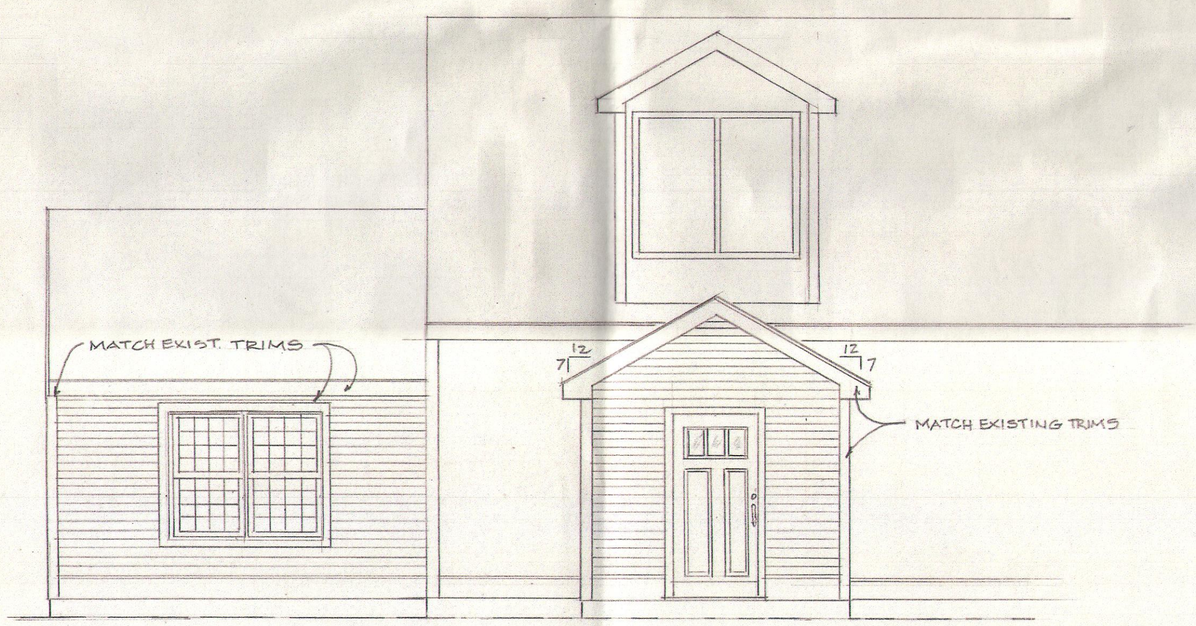
Indicates Private Way



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

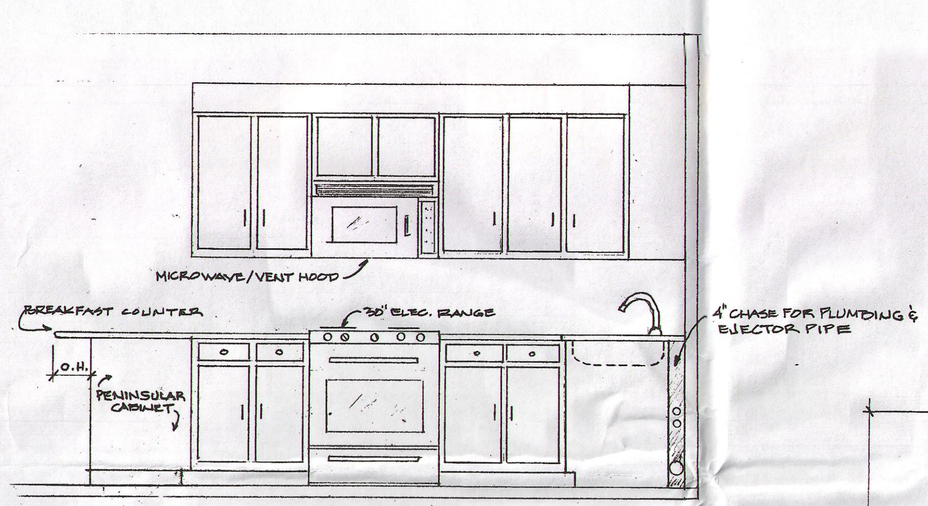
RECEIVED
JUL 16 2018
TOWN CLERK

8 OLDE SURRY LANE ADDITION, MEDWAY, MA

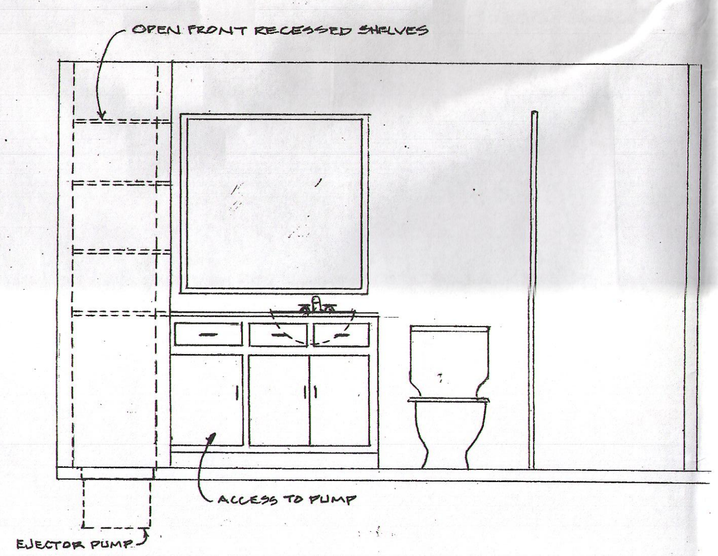
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY WA
DATE: 6/20/2018		REVISED

ACCESSORY FAMILY DWELLING UNIT

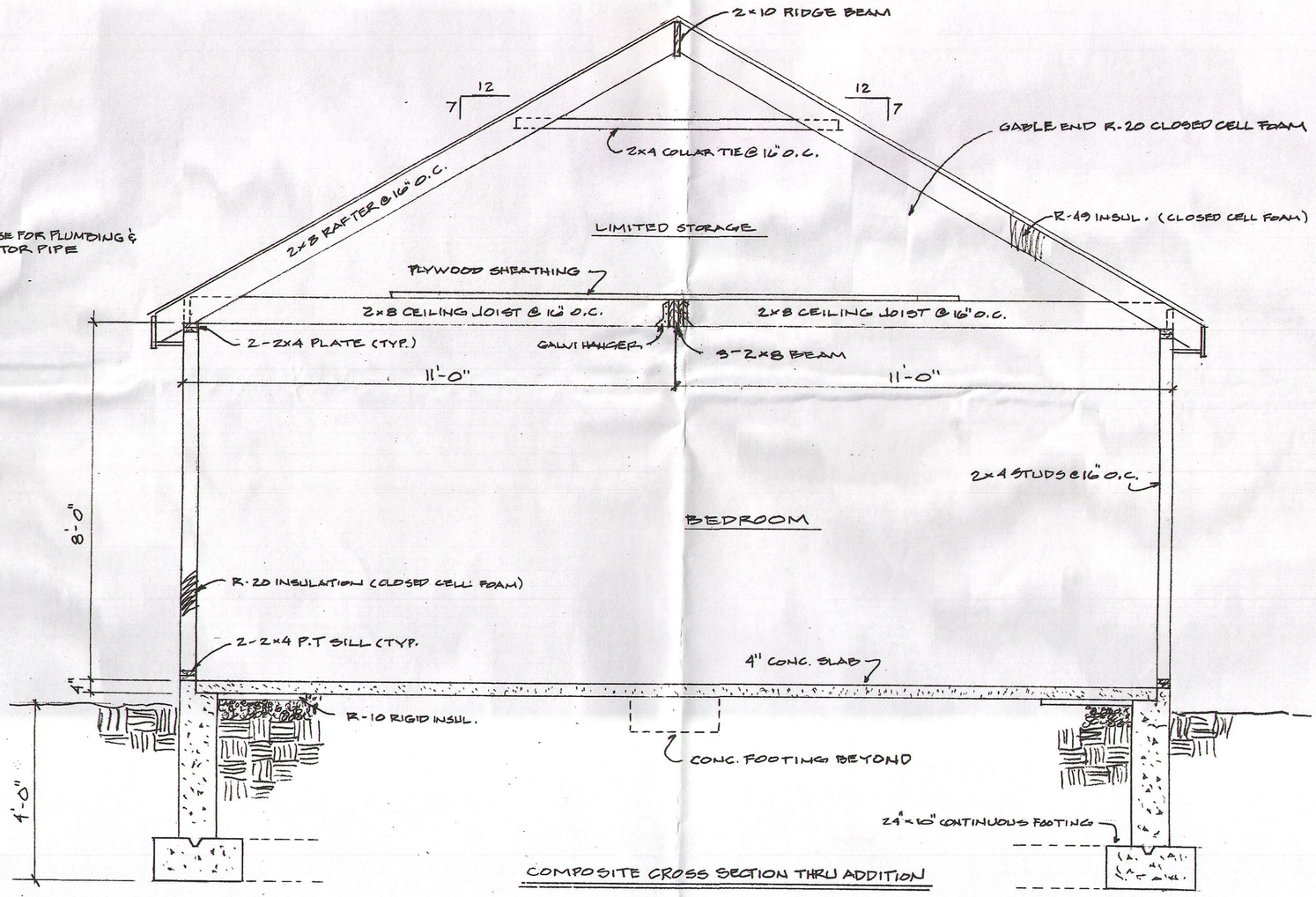
SHEET 1 OF 6 799 S.F.	DRAWING NUMBER 2018-6-20



VIEW B

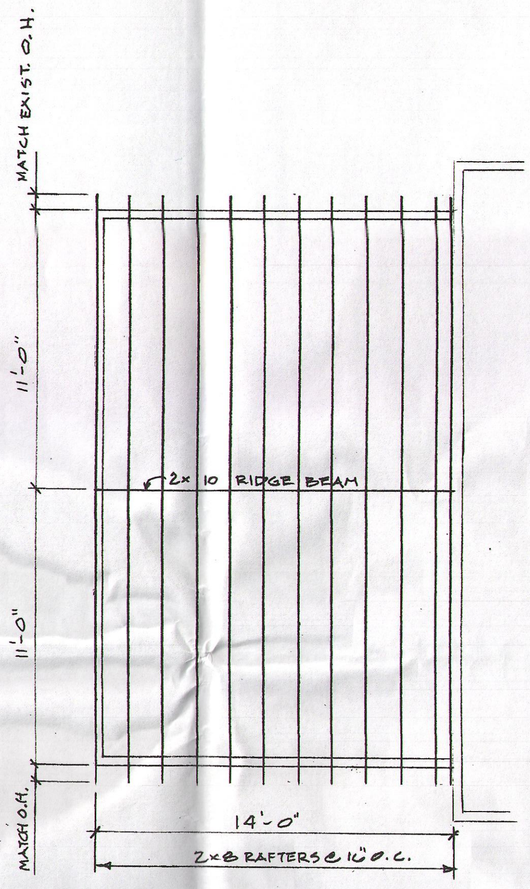


VIEW A

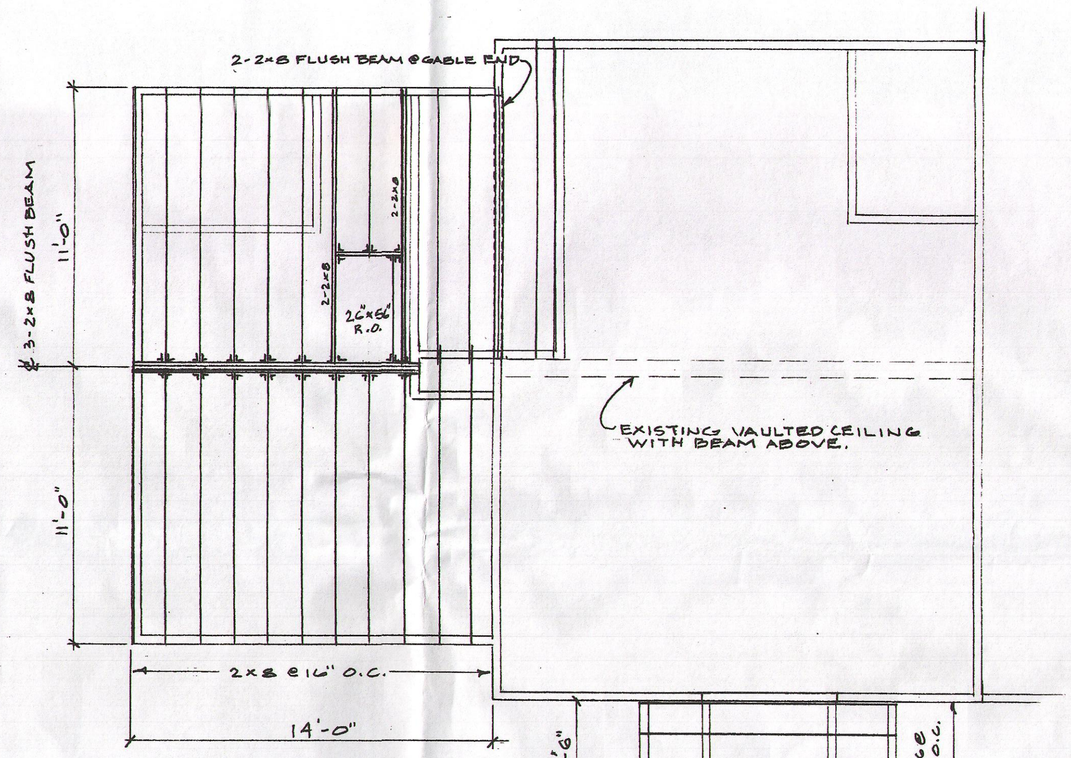


COMPOSITE CROSS SECTION THRU ADDITION

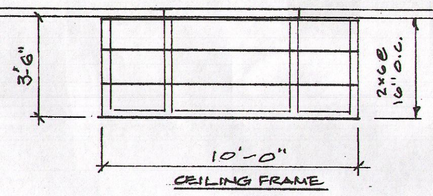
ADDITION TO 8 OLDE SURRY LA. - MEDWAY, MA.		
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY WA
DATE: 6/20/2018		REVISED
ACCESSORY FAMILY DWELLING UNIT		
SHEET 6 OF 6 799 S.F.		DRAWING NUMBER 2018-06-20



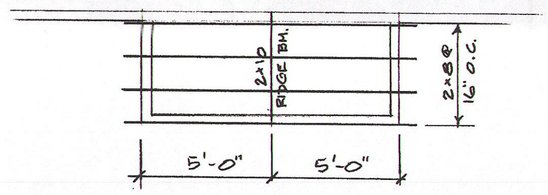
ROOF FRAME



CEILING FRAME



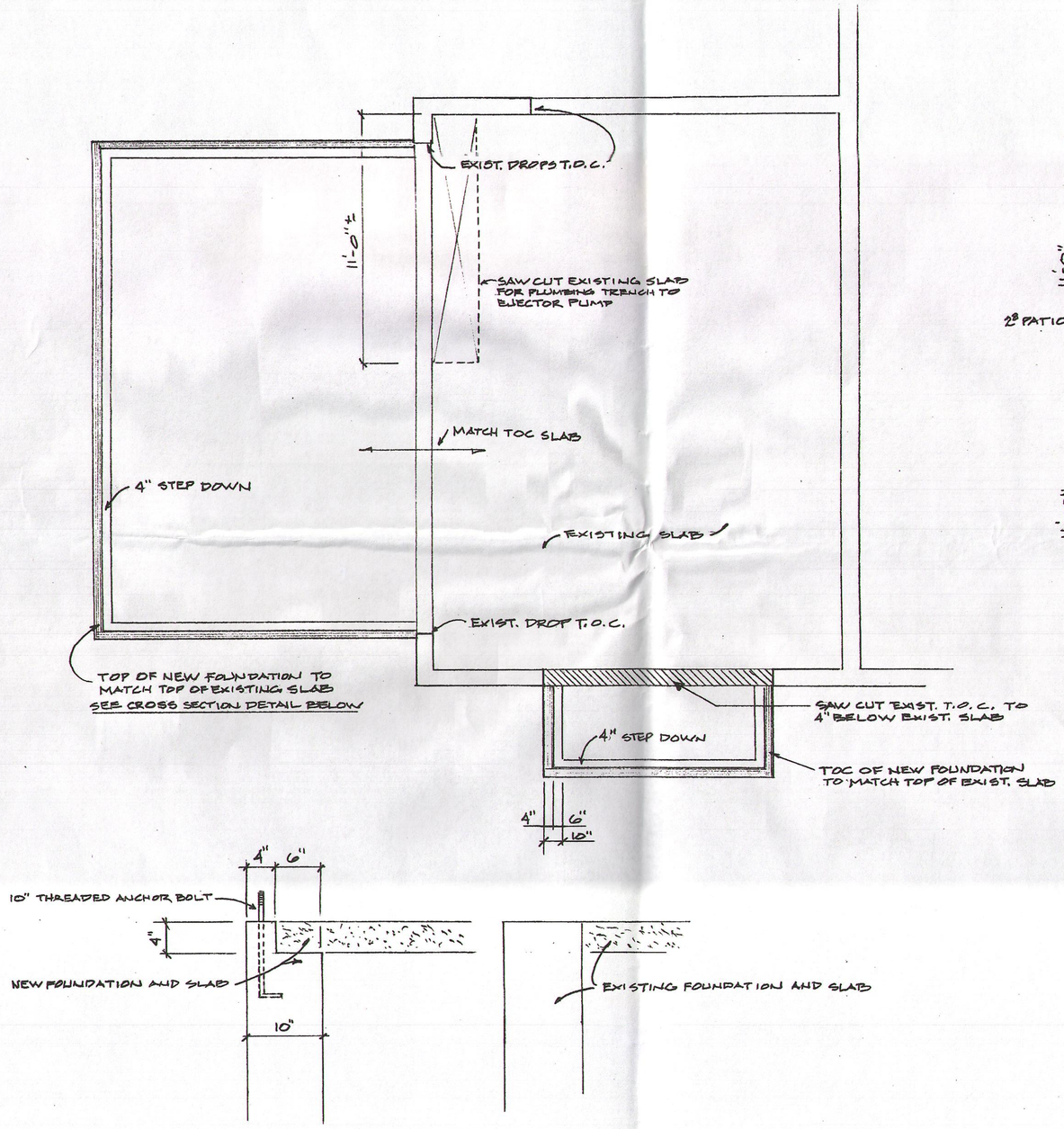
CEILING FRAME

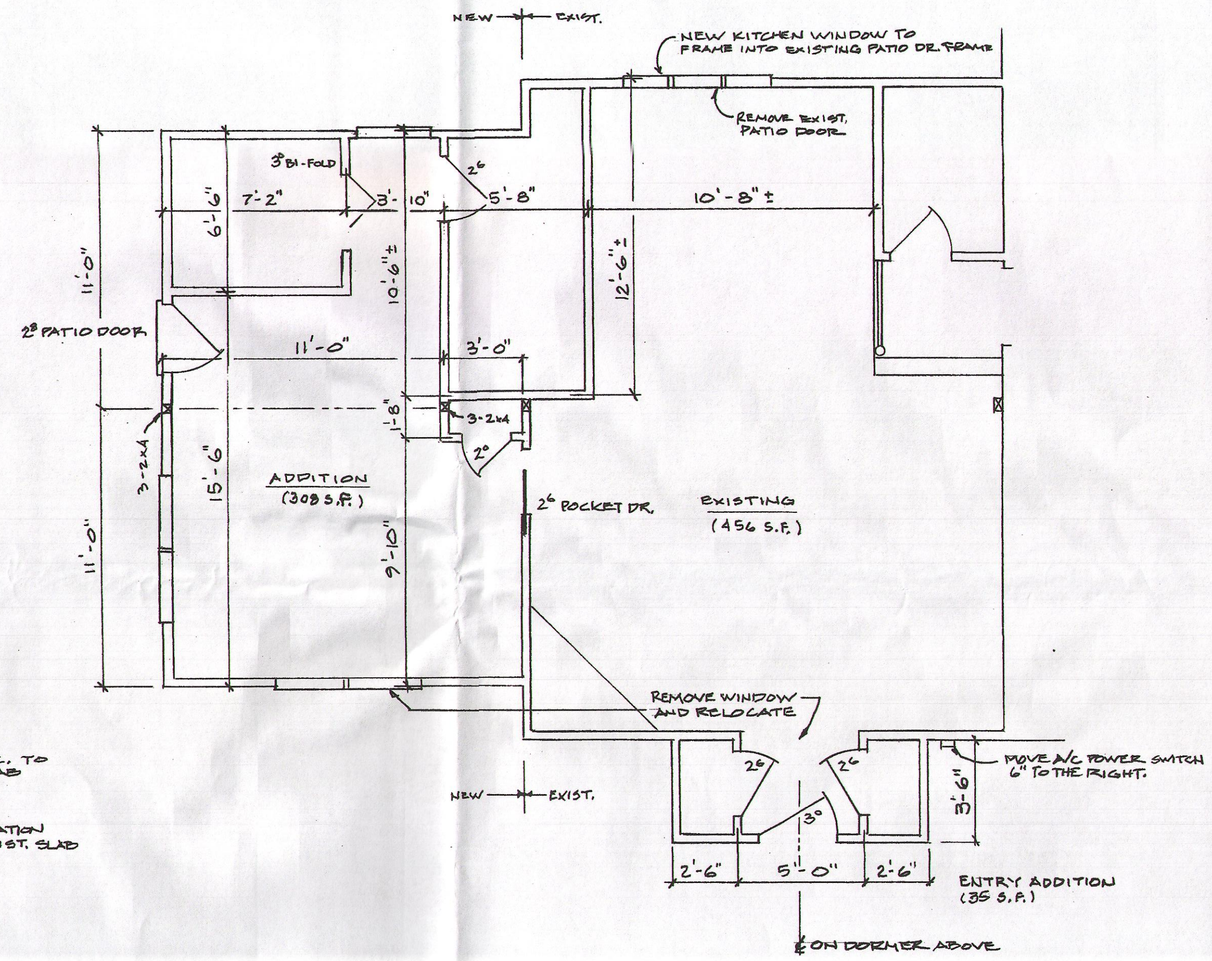


ROOF FRAME

8 OLDE SURRY LANE ADDITION, MEDWAY, MA

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY VAA
DATE: 6/20/2018		REVISED
ACCESSORY FAMILY DWELLING UNIT		
SHEET 5 OF 6 799 S.F.		DRAWING NUMBER 2018-6-20



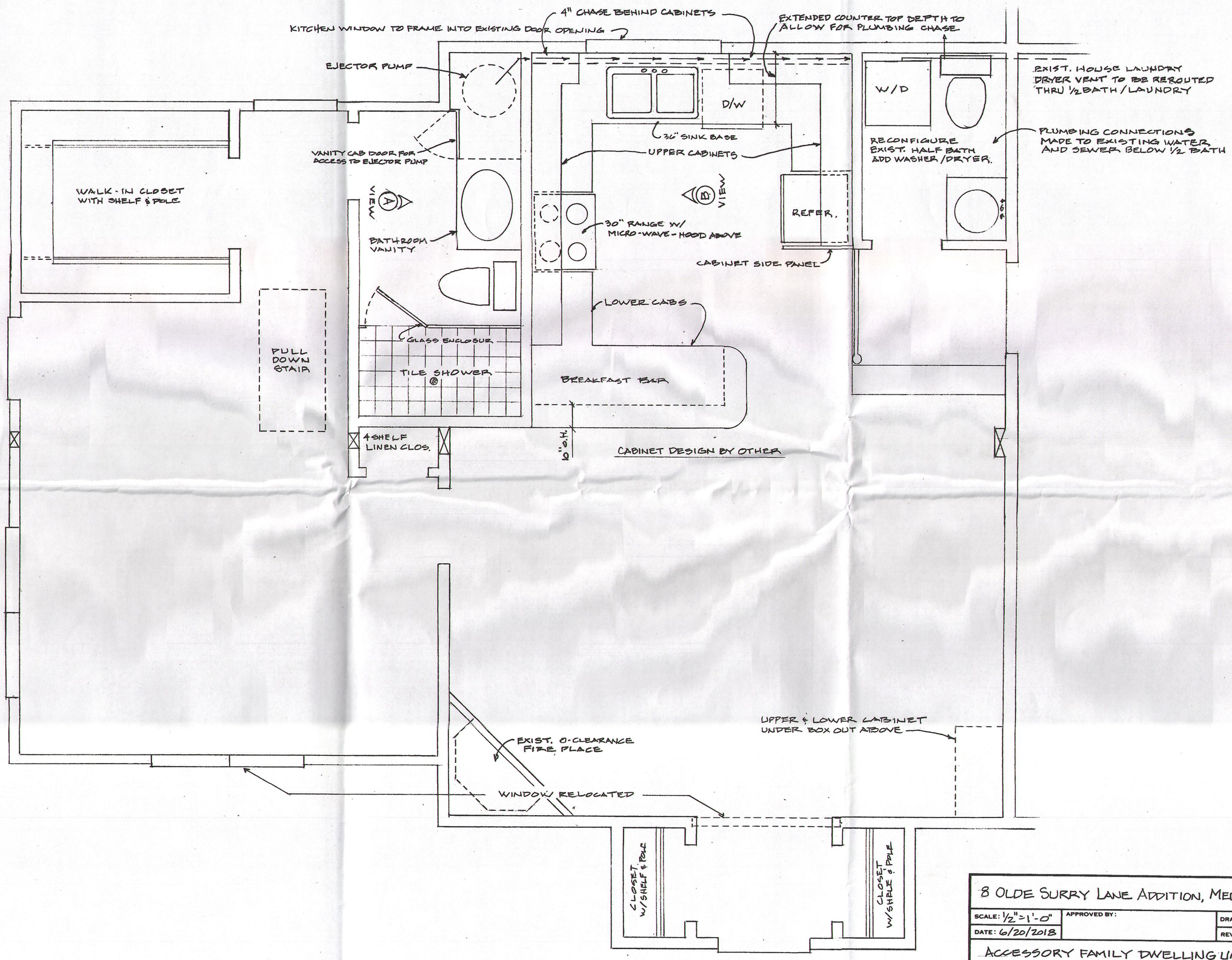


8 OLDE SURRY LANE ADDITION, MEDWAY, MA

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY VMA
DATE: 6/20/2018		REVISED

ACCESSORY FAMILY DWELLING UNIT

SHEET 4 OF 6 799 S.F.	DRAWING NUMBER 2018-6-20

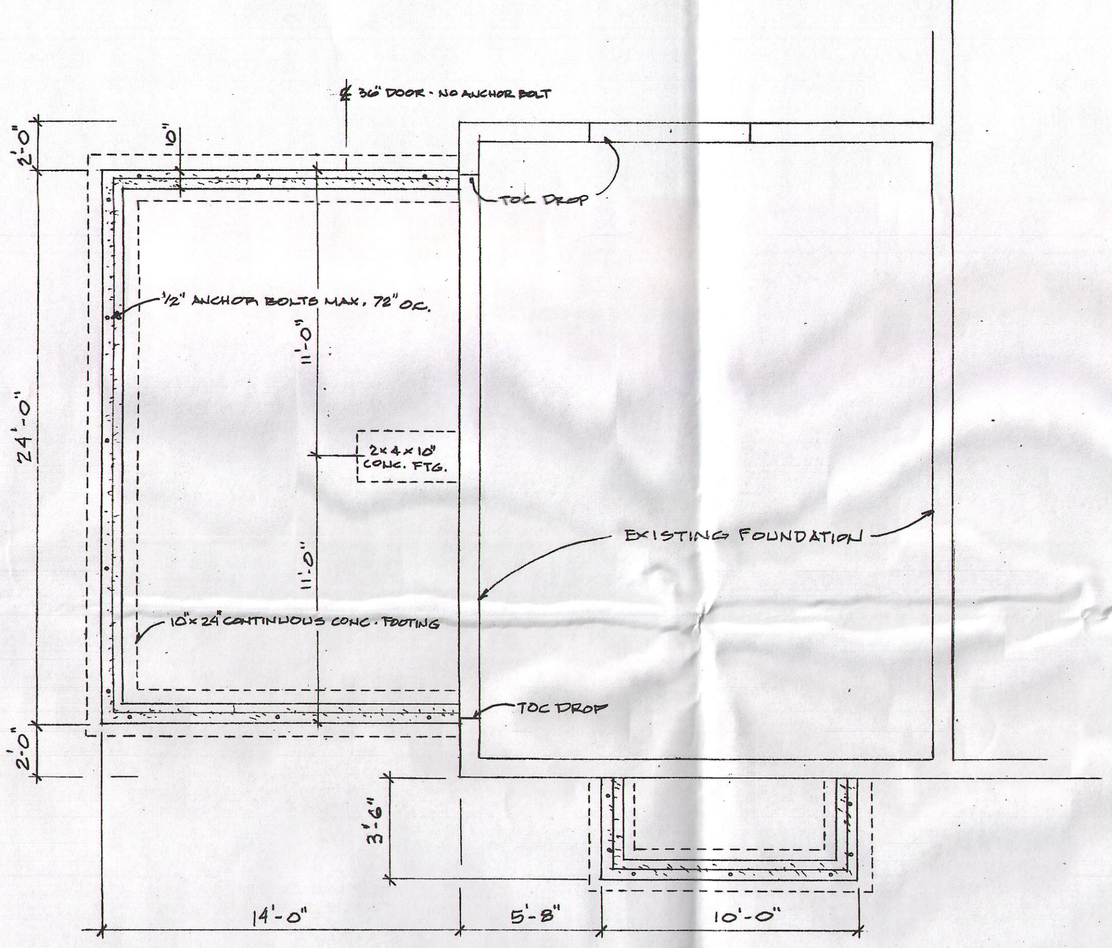


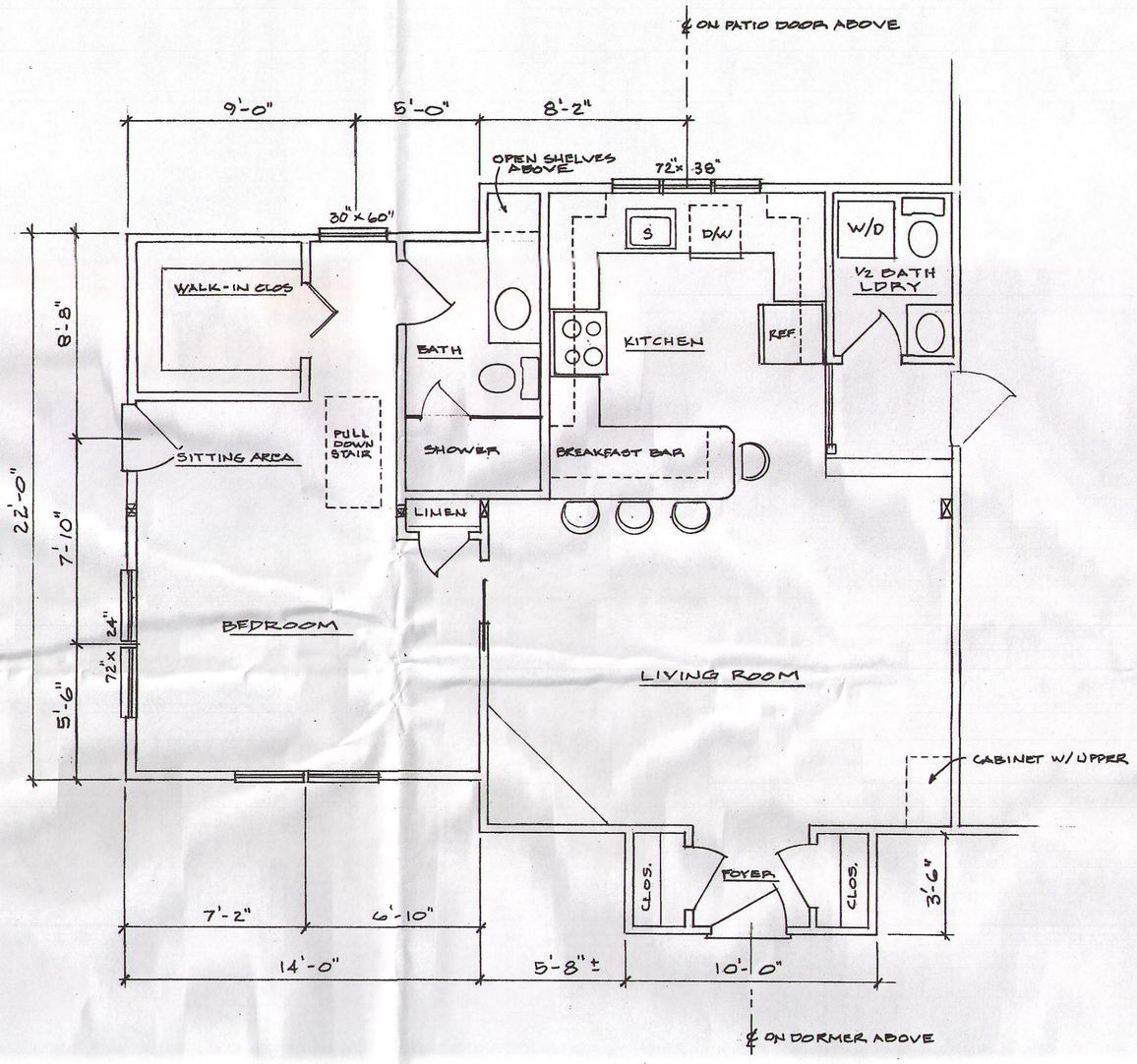
8 OLDE SURRY LANE ADDITION, MEDWAY, MA

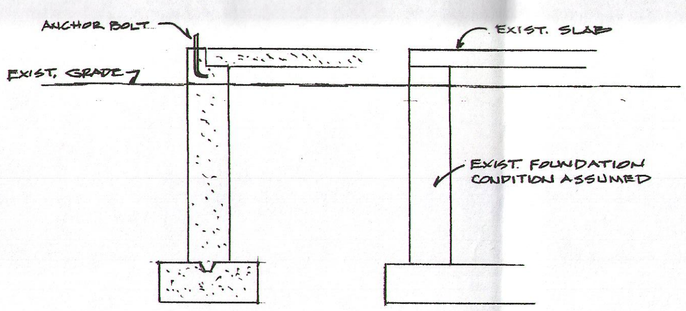
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY WH
DATE: 6/20/2018		REVISED

ACCESSORY FAMILY DWELLING UNIT

SHEET 3 OF 6 799 S.F.	DRAWING NUMBER 2018-6-20







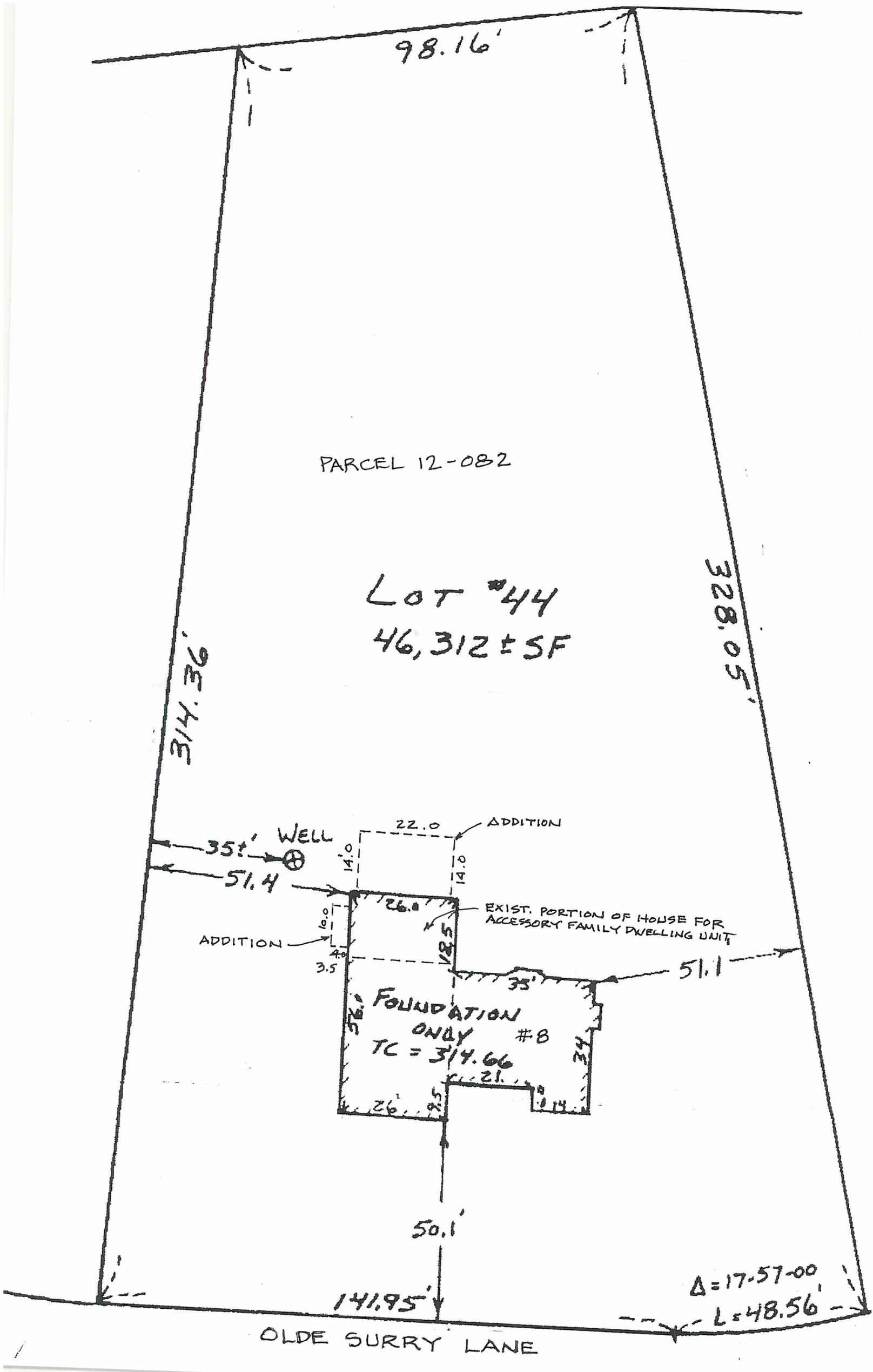
EXISTING S.F. = 456
ADDITION S.F. = 343
TOTAL UNIT S.F. = 799

8 OLDE SURRY LANE ADDITION, MEDWAY, MA

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY WAA
DATE: 6/20/2018		REVISED

ACCESSORY FAMILY DWELLING UNIT

SHEET 2 OF 6	799 S.F.	DRAWING NUMBER 2018-6-20


98.16'
PARCEL 12-082
LOT #44
46,312 ± SF
314.36'
328.05'
22.0
ADDITION
WELL
35±'
51.4
14.0
14.0
26.0
EXIST. PORTION OF HOUSE FOR ACCESSORY FAMILY DWELLING UNIT
ADDITION
10.0
4.0
3.5
18.5
51.1
35'
FOUNDATION ONLY
TC = 314.66
#8
56.1
34
21.
26'
9.5
14
50.1'
141.95'
Δ = 17-57-00
L = 48.56'
OLDE SURRY LANE

Town of Medway
ZONING BOARD OF APPEALS
155 Village Street, Medway MA 02053
(508) 321-4915

Eric Arbeene, Chair
Brian White, Vice Chair
Carol Gould, Clerk
Rori Stumpf, Member
Christina Oster, Assc. Member

PUBLIC HEARING NOTICE

ZONING BOARD OF APPEALS

Notice is hereby given that the **Zoning Board of Appeals** of the Town of Medway will conduct a **Public Hearing** on **Wednesday, August 01, 2018** at **7:35 P.M.** in **Sanford Hall** at the **Medway Town Hall, 155 Village Street, Medway, MA** on an application from D.W. Solutions Incorporated, with respect to property located at **135 Holliston Street**, Assessor Parcel No. 22-018, AR-I Zoning District.

The application is for Variance from Section **5** of the Zoning Bylaw **to convert an existing single family residence to a 3 or 4 family residence.**

Copies of the petition are on file in the offices of the Town Clerk and Community and Economic Development, 155 Village St, Medway, MA during normal office hours, Monday through Friday.

Zoning Board of Appeals
Medway, MA
Milford Daily News 7/18/2018 and 7/25/2018.

GENERAL APPLICATION FORM
Case Number: 2018-ZBA-15-V

TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):
D.W. Solutions Incorporated

Property Owner(s):
D.W. Solutions Incorporated

Site Address(es):
135 Holliston Street

Parcel ID(s):
~~Map 6 Lot 97A~~ 22-018

Zoning District(s): AR1

Application Request(s):

- Appeal ☐
- Special Permit ☐
- Variance ☑
- Determination/Finding ☐
- Extension (provide previous case #) ☐
- Modification (provide previous case #) ☐
- Withdrawal ☐
- Comprehensive Permit ☐

Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:

TOWN CLERK STAMP
RECEIVED
JUL - 9 2018
TOWN CLERK

TO BE COMPLETED BY STAFF:

Check No.:
Date of Complete Submittal:
Comments:

Received by: Mackenzie Leahy Date: 07/09/18

GENERAL APPLICATION FORM
Case Number: _____

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): D.W. Solutions Incorporated	Phone: 508-809-0178
	Email: zwhiting82@gmail.com
Address: 22 Holman Street, Apt. 2 Attleboro, MA 02703	
Attorney/Engineer/Representative(s): Stephen J. Kenney, Kenney & Kenney	Phone: 508-533-6711
Stephen J. Kenney, Kenney & Kenney	Email: sjk@kenney-law.com
Address: 181 Village Street Medway, MA 02053	
Owner(s): D.W. Solutions Incorporated	Phone: 508-809-0178
	Email: zwhiting82@gmail.com
Mailing Address: 22 Holman Street, Apt. 2 Attleboro, MA 02703	

Please list name and address of other parties with financial interest in this property (use attachment if necessary):

None

Please disclose any relationship, past or present, interested parties may have with members of the ZBA:

None

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

Signature of Applicant/Petitioner/or Representative — *Date* 6/26/18

Signature Property Owner (if different than Applicant/Petitioner) — *Date*

Received by: _____ Date: _____

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw: Section 5, Table 1	Requesting Waivers?	○	●
	Does the proposed use conform to the current Zoning Bylaw?	○	●
Present Use of Property: Single Family Residence	Has the applicant applied for and/or been refused a building permit?	○	●
	Is the property or are the buildings/ structures pre-existing nonconforming?	○	●
Proposed Use of Property: Multi Family Residence	Is the proposal subject to approval by the BOH or BOS?	○	●
3-4 Family	Is the proposal subject to approval by the Conservation Commission?	●	○
Date Lot was created: 1974	Is the property located in the Floodplain District?	○	●
Date Building was erected: 1974	Is the property located in the Groundwater Protection District?	○	●
Does the property meet the intent of the Design Review Guidelines? Yes	Is the property located in a designated Historic District or is it designated as a Historic Landmark?	○	●

Describe Application Request:

Petitioner requests use Variance to convert presently existing single family residence to a 3 or 4 family residence in conformity with attached proposed plans.

Received by: _____ Date: _____

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use			
B. Dwelling Units	One	One	Three or Four
C. Lot Size	44,000	3.567 Acres	3.567 Acres
D. Lot Frontage	180'	260.62	260.62
E. Front Setback	35'	149.38	149.38
F. Side Setback	15'	<15'	<15'
G. Side Setback	15'	<15'	<15'
H. Rear Setback	15'	<15'	<15'
I. Lot Coverage	25%	2.42%	2.42%
J. Height	2 Stories	2 Stories	2 Stories
K. Parking Spaces	N/A	N/A	In conformity with 2 BL for # of Units
L. Other			

FOR TOWN HALL USE ONLY

To be filled out by the Building Commissioner:

_____ Date Reviewed

_____ Medway Building Commissioner

Comments:

After completing this form, please submit an electronic copy to zoning@townofmedway.org
and 10 paper copies to the Community & Economic Development Department.

Received by: _____ Date: _____

VARIANCE FORM

Case Number: _____

TOWN OF MEDWAY

ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

Phone: 508-321-4915 | zoning@townofmedway.org
www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Variance Criteria, outlined below, is met. All Variance Criteria must be met to be considered. Provide attachments if necessary.

1. **What circumstances exist relating to the shape, topography, or soil conditions of the subject property which do not generally affect other land in the zoning district? (See MGL c. 40A Section 10)**

See attached

2. **What substantial hardship, financial or otherwise, is caused by the circumstances listed above when the literal enforcement of Medway Zoning Bylaw is applied? (See MGL c. 40A Section 10) (Cannot be *personal hardship*)**

See Attached

3. **State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.**

See Attached

Signature of Applicant/Petitioner or Representative — *Date* 6/26/18

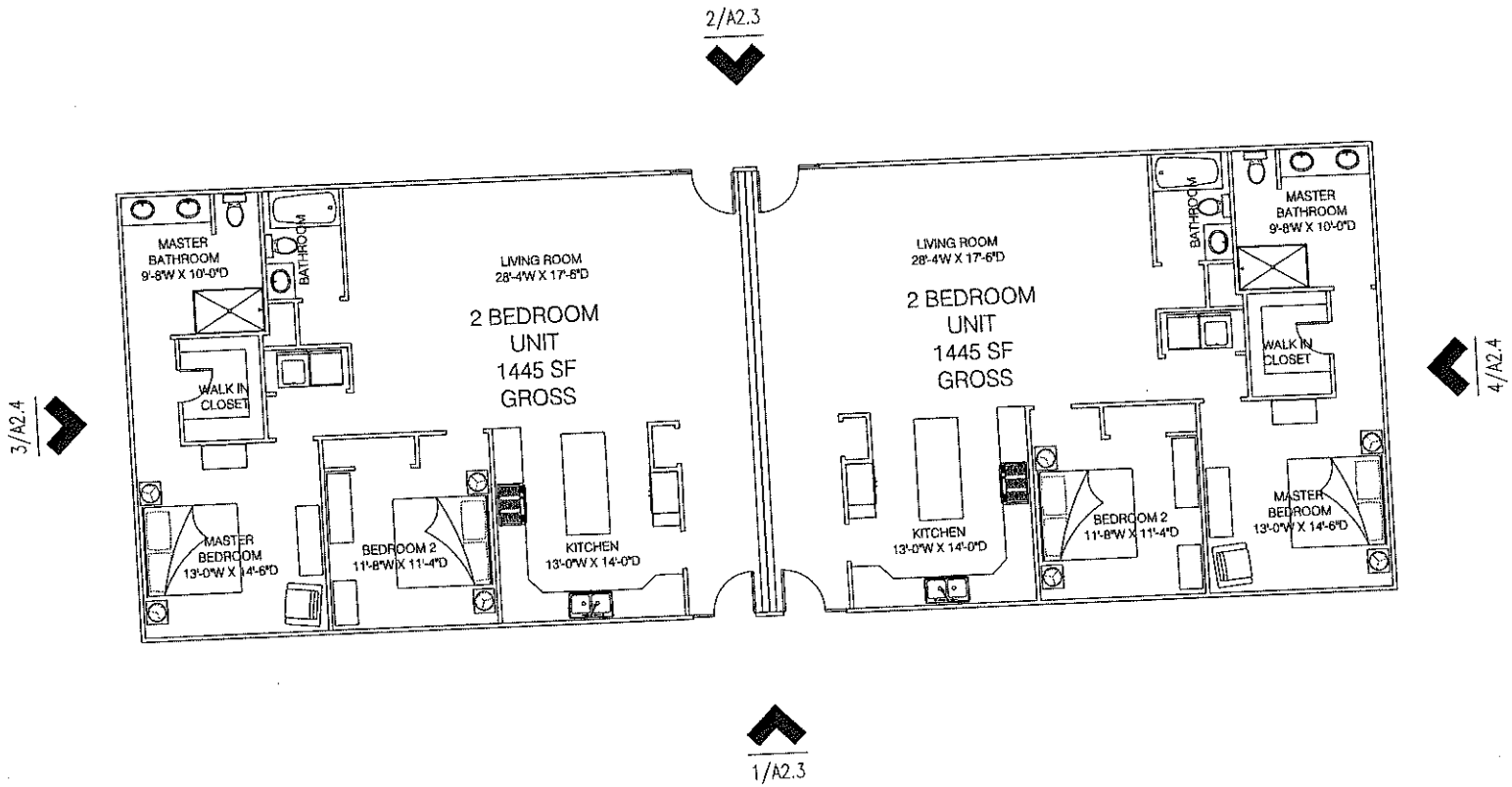
Received by: _____ Date: _____

1. The circumstances that exist relating to the shape, topography, or soil conditions of the subject property which do not generally affect other land in the zoning district are as follows. The shape of the subject parcel is such that it has approximately 260 feet of frontage for a single family residence where 180 feet of frontage is required and as the parcel runs from Holliston Street to the rear of the parcel it becomes wider, and then runs to the right for a distance of approximately 330 feet, so that the parcel totals 3.567 acres where 44,000 square feet is required for a single family residence. Presently sits on the parcel a single family residence, which has been in existence for many years, since approximately 1974. The single family residence has been vacant for some time and has become dilapidated over the years. The petitioner's wish is to redevelop the single family residence into either 3 or 4 family structure with either 2 or 3 bedroom in each unit. This is a residential district laying in AR I with residences surrounding the subject property on all sides. The area is more than adequate to allow for parking necessary for 3 or 4 family units as it has ample room in the rear of the structure for adequate parking. The exterior of the structure will not change to any great degree. The front of the structure will continue to appear as a single family residence.

   With regards to the topography and soil conditions of the property, there are wetlands to the right of the subject structure, the wetlands have been flagged and there is more than adequate room for parking, for 3-4 family residences taking into account the wetlands. The wetlands run from the right of the presently existing structure, to the right of the parcel while looking at it from Holliston Street.

2. The substantial hardship, financial or otherwise, that is caused by the circumstances listed above when the literal enforcement of Medway Zoning Bylaw would be applied is as follows. At present it has been difficult for past owners of the subject property to maintain such a large structure on such a large parcel of land, in an area where 44,000 square feet is required for zoning purposes. This is one of the reasons that the property has become dilapidated over the years and has become a difficult to maintain the property to pay real estate taxes on such a large parcel of land. Without the ability to redevelop the parcel and the structure into a 3-4 family unit it would have been difficult for the present owners to market and sell the property as a single family residence. It is much more marketable as a multi-family residence. It also conforms with the Town of Medway master plan with regards to providing different types and more affordable housing units.

3. The grant of relief would not nullify or derogate from the intent of the Zoning Bylaw as the grant of the requested relief of a use variance for a multi-family unit in this area would actually be consistent with the intent of the Zoning Bylaw in this district. As previously cited, the Zoning District is AR I, which is a residential zoning district in the Town of Medway. There are residences that border this subject property on all sides. There is a half-way house/sober living facility directly across the street from the subject premises, which appears to be in a traditional single family home. The appearance of the residence from the street front view would continue to remain as a single family residence, and would certainly not derogate or nullify from the intent of the Zoning Bylaw.



1 FIRST FLOOR PLAN - 2 BEDROOM
SCALE: 1/4" = 1'-0"

0 2' 4' 8' 16'

J. R. YOST
MEDWAY,
MASSACHUSETTS
CELL: 617-887-7725

135 HOLLISTON STREET
MEDWAY, MASSACHUSETTS

FIRST FLOOR PLAN

Revisions:

No.	Date	Descr

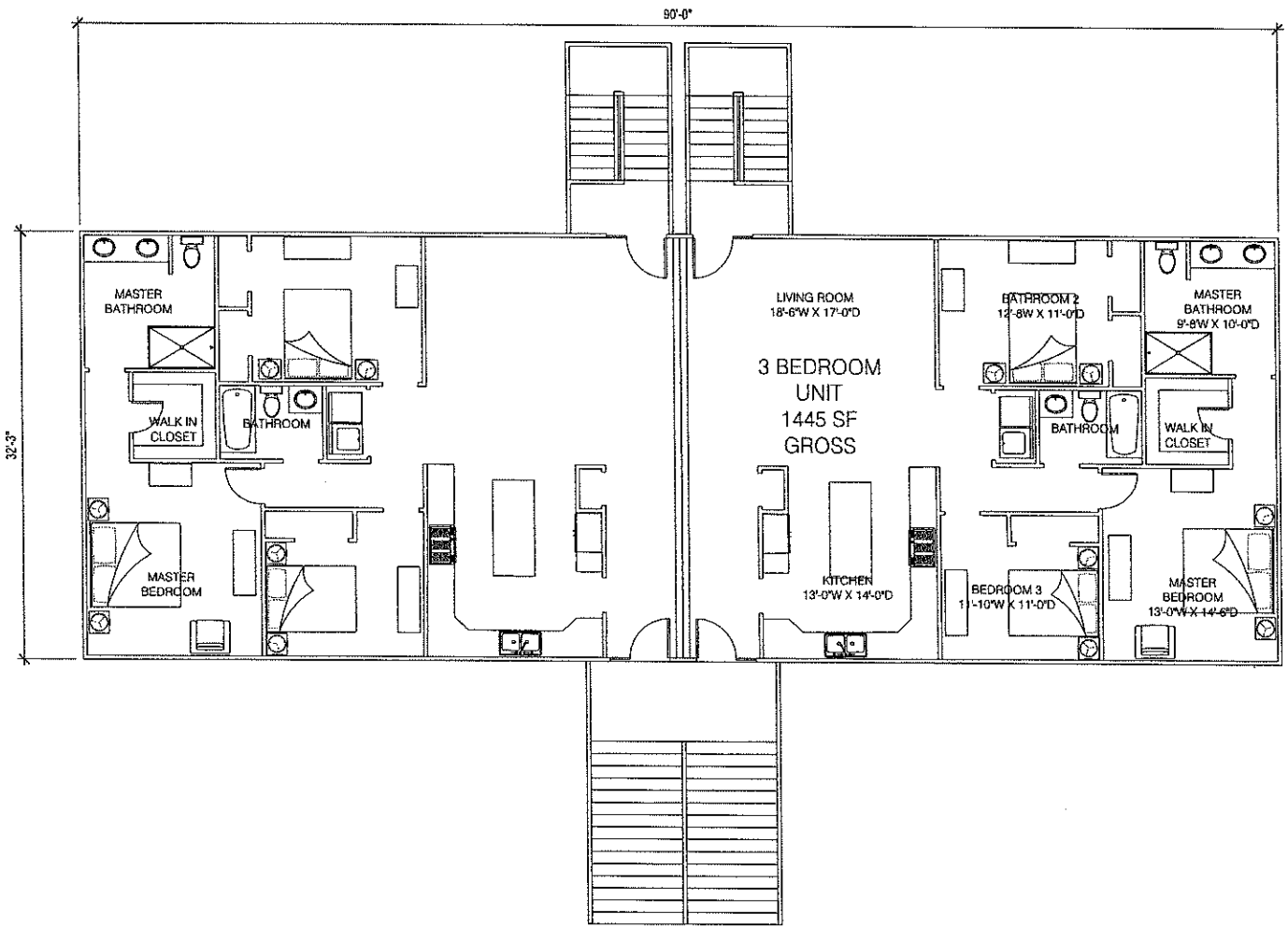
Drawn By:
Checked By:
Approval By:

Drawing Scale:

Project Number:

Date:

A2



1 SECOND FLOOR PLAN - 3 BEDROOM
SCALE: 1/4" = 1'-0"

0 2' 4' 8' 16'

J. R. YOST
MEDWAY,
MASSACHUSETTS
CELL: 617-887-7725

135 HOLLISTON STREET
MEDWAY, MASSACHUSETTS

Revisions:

No.	Date	Description

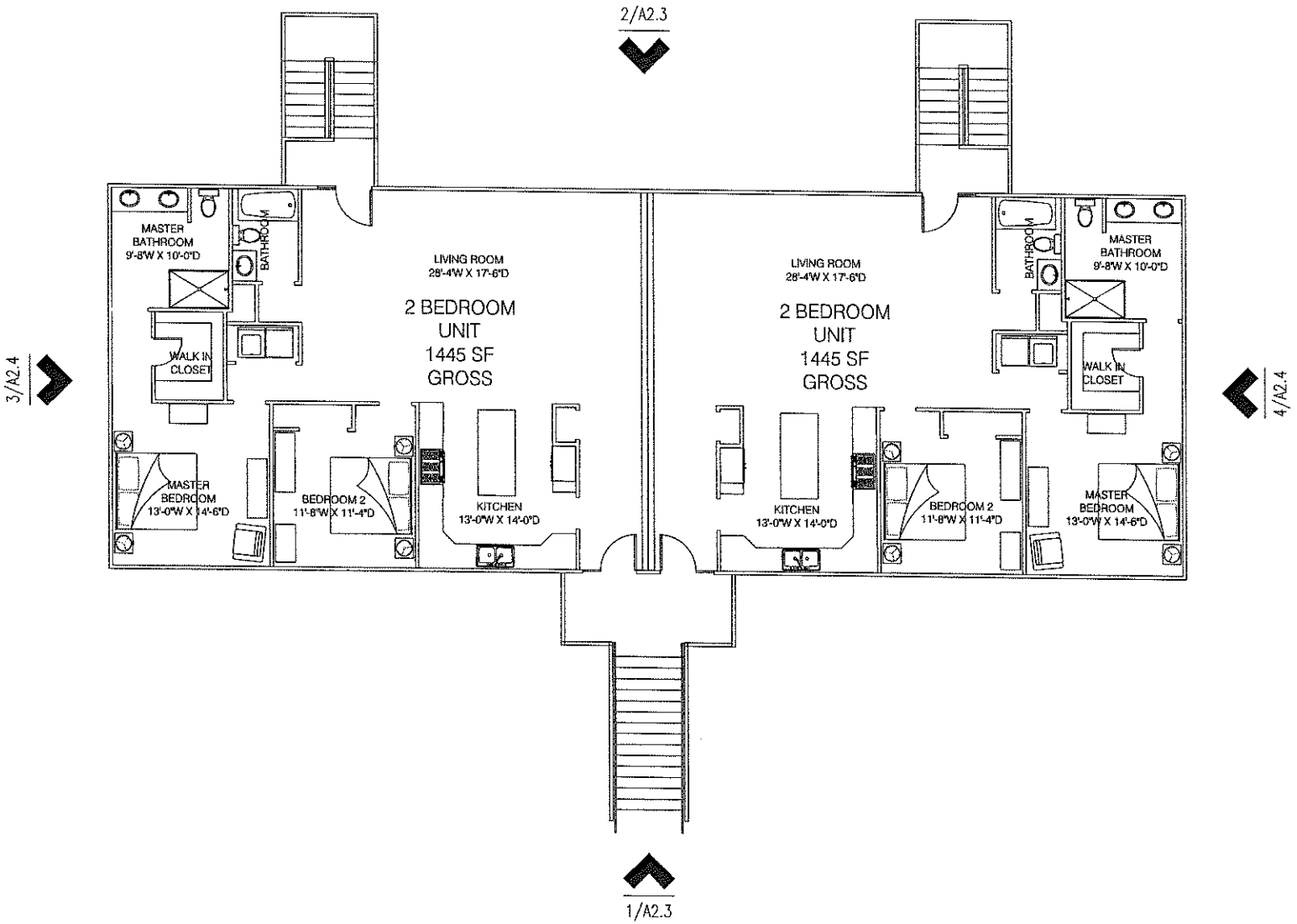
Drawn By:
Checked By:
Approved By:

Drawing Scale:

Project Number:

Date: May 17 2016

A2.2



1 SECOND FLOOR PLAN - 3 BEDROOM
SCALE: 1/4" = 1'-0"

8 2' 4' 8' 16'

J. R. YOST
MEDWAY,
MASSACHUSETTS
CELL: 617-887-7725

135 HOLLISTON STREET
MEDWAY, MASSACHUSETTS

SECOND FLOOR PLAN

Revisions:

No.	Date	Description

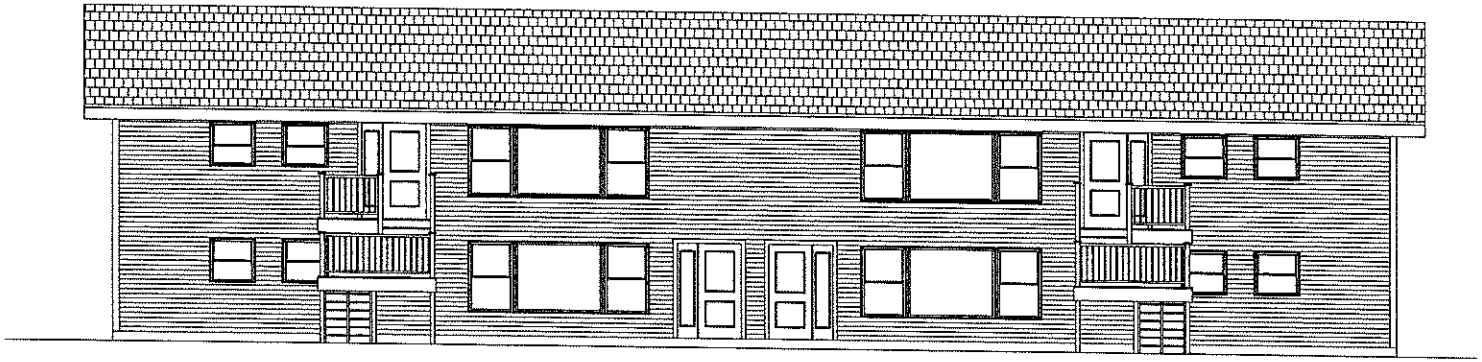
Drawn By:
Checked By:
Approved By:

Drawing Scale:

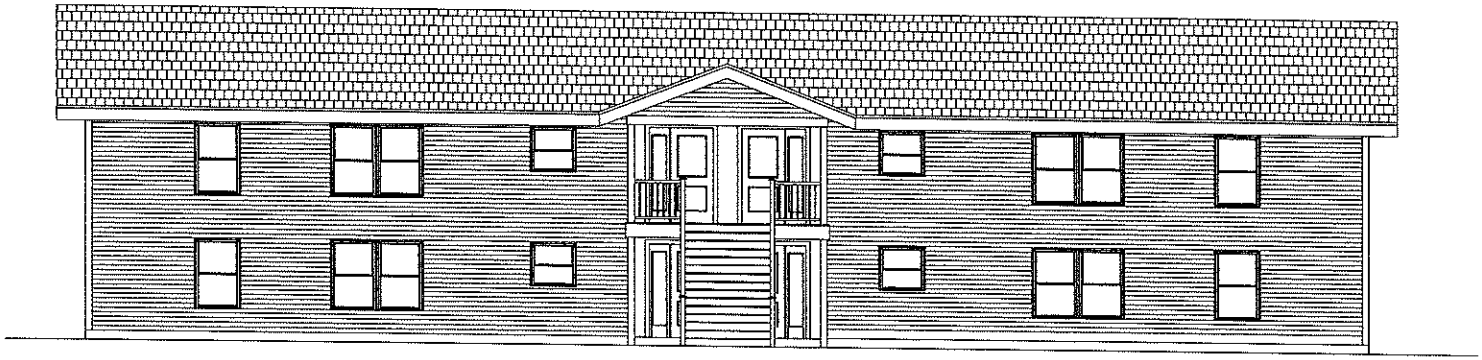
Project Number:

Date: May 17 2018

A2.2



2 EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

0 2' 4' 8' 16'

J. R. YOST
MEDWAY,
MASSACHUSETTS
CELL: 617-887-7725

135 HOLLISTON STREET
MEDWAY, MASSACHUSETTS

EXTERIOR ELEVATIONS

Revisions:

No.	Date	Description

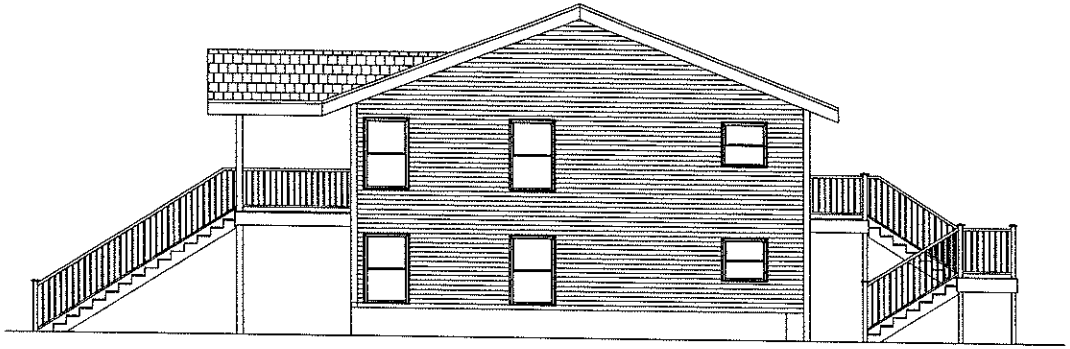
Drawn By:
Checked By:
Approved By:

Drawing Scale:

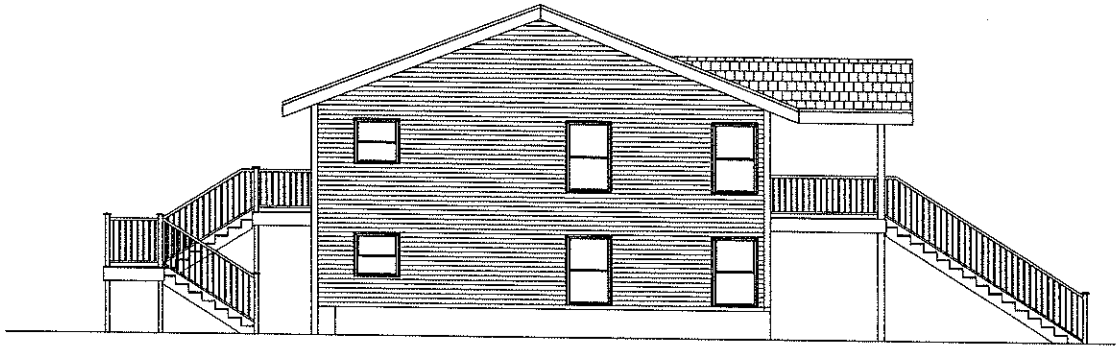
Project Number:

Date: May 17 2016

A2.3



4 NORTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

0 2' 4' 8' 16'

J. R. YOST
MEDWAY,
MASSACHUSETTS
CELL: 617-887-7725

135 HOLLISTON STREET
MEDWAY, MASSACHUSETTS

EXTERIOR ELEVATIONS

Revisions:

No.	Date	Description

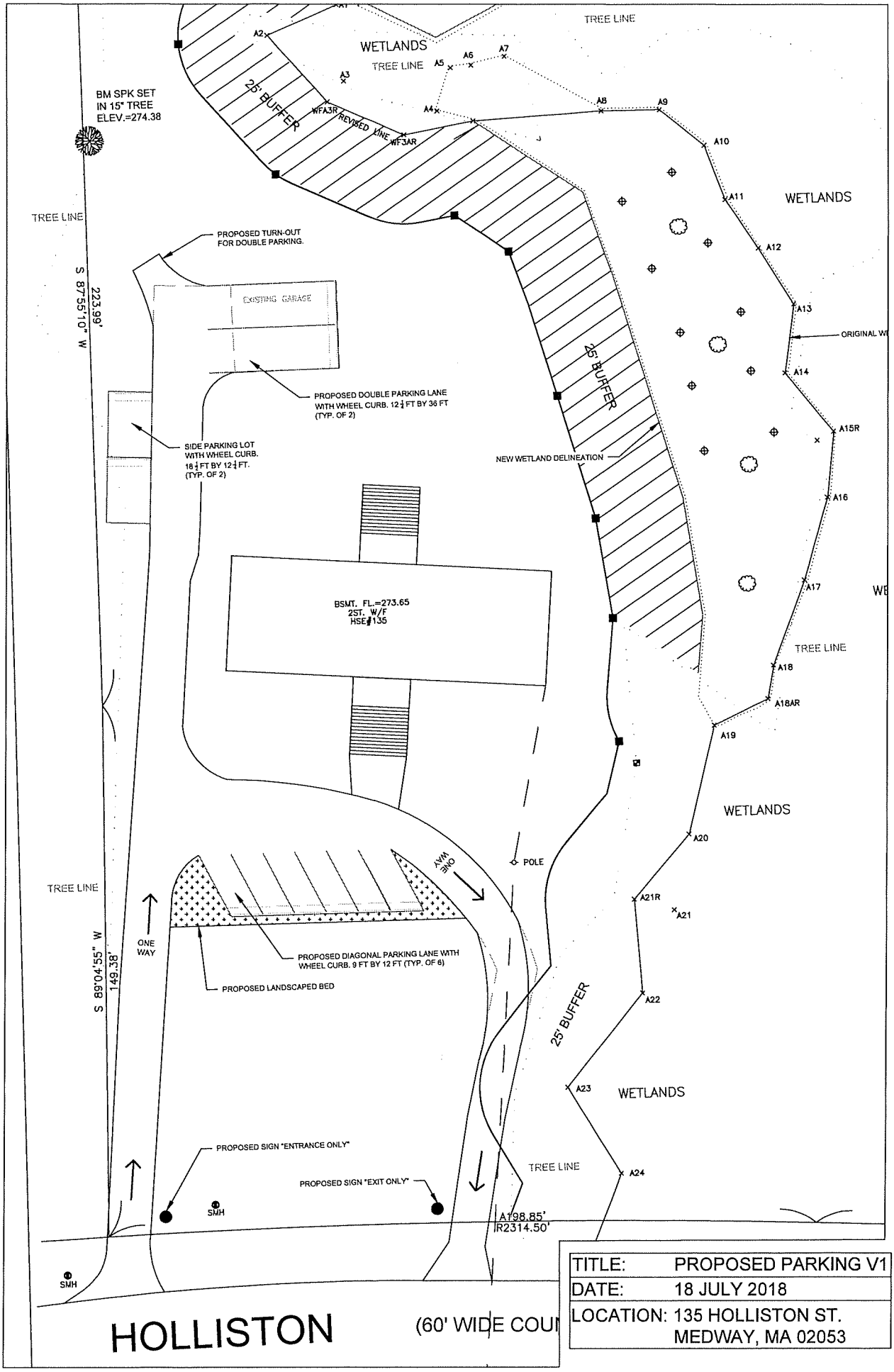
Drawn By:
Checked By:
Approved By:

Drawing Scale:

Project Number:

Date: May 17 2016

A2.4



TITLE:	PROPOSED PARKING V1
DATE:	18 JULY 2018
LOCATION:	135 HOLLISTON ST. MEDWAY, MA 02053

August 14, 2018
Medway Planning & Economic Development Board Meeting

Converting Technical Services Site Plan
9 Trotter Drive
Plan Endorsement

- Updated site plan dated 8-10-18, revised per the site plan decision
- Certificate of NO Appeal from the Town Clerk
- Certification from Treasurer/Collector's office that taxes are paid in the property

The construction services invoice for $9,245 has not yet been paid. The revised plan will be reviewed by Tetra Tech before Tuesday night's meeting. I recommend the Board endorse the revised site plan if Tetra Tech determines that all required items have been included AND the applicant/owner has paid the construction services invoice.

9 TROTTER DRIVE

A SITE PLAN

IN

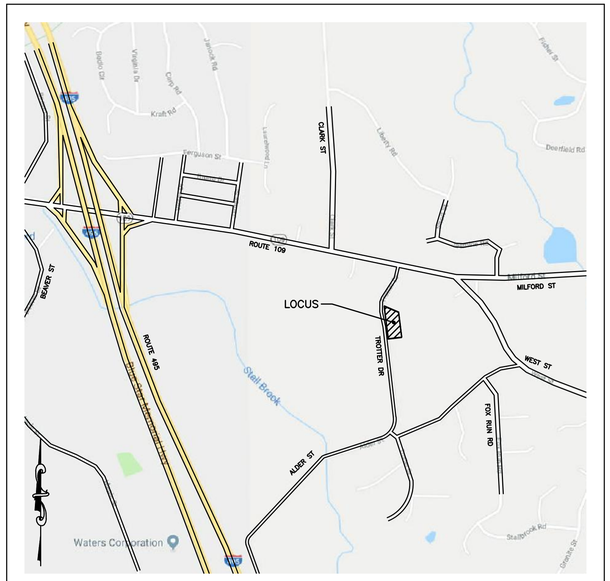
MEDWAY, MASSACHUSETTS

(NORFOLK COUNTY)

OWNER:
MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:
CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE – SUITE 177
FRANKLIN, MASSACHUSETTS 02038

ENGINEER:
ENGINEERING DESIGN CONSULTANTS, INC.
32 TURNPIKE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772



LOCUS MAP: SCALE 1″=800′

MARCH 26, 2018

REVISED: AUGUST 9, 2018

TOWN OF MEDWAY ASSESSORS ID: 54–004

ZONING DISTRICT: WI

APPROVED WAIVERS FROM SITE PLAN RULES AND REGULATIONS

1) SECTION 204–3 PLANNING BOARD SUBMITTALS, A. 7. DEVELOPMENT IMPACT REPORT
2) SECTION 204–4 STANDARDS FOR SITE PLAN PREPARATION – B – SCALE OF PLANS
3) SECTION 204–5 SITE PLAN CONTENTS C. 3. EXISTING LANDSCAPE INVENTORY
4) SECTION 204–5 SITE PLAN CONTENTS D. 7. LANDSCAPE ARCHITECTURAL PLAN
5) SECTION 204–5 SITE PLAN CONTENTS D. 9. COLOR RENDERINGS
6) SECTION 204–5 SITE PLAN CONTENTS D. 16. LOCATIONS OF PROPOSED FIRE HYDRANTS
7) SECTION 205–3 D.2. PEDESTRIAN AND BICYCLE ACCESS AND CONNECTIONS – SIDEWALK
8) SECTION 205–6 PARKING, C. DESIGNATED EMPLOYEE PARKING
9) SECTION 205–6 PARKING, G. PARKING SPACES AND STALLS, 3. a
10) SECTION 205–6 PARKING, G. PARKING SPACES AND STALLS, 3. b
11) SECTION 205–6 PARKING, G. PARKING SPACES AND STALLS, 4. b
12) SECTION 205–6 CURBING H., VERTICAL GRANITE CURB

SHEET LIST:

SITE PLANS
1 COVER SHEET
2 EXISTING CONDITIONS
3 PROPOSED LAYOUT
4 GRADING & UTILITIES
5 LIGHTING & LANDSCAPING
6 DETAILS

STORMWATER PLANS
1 STORMWATER (SWPPP) PLAN

ARCHITECTURAL PLANS
S-1 FLOOR PLAN
S-2 ELEVATION PLAN

APPROVED BY:
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

_____

_____

_____

_____

_____

_____

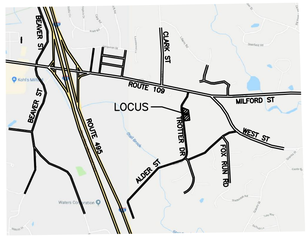
DATE: _____

APPROVAL DATE: _____

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, JULY 10, 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

DWG. NO. 3561SP.DWG



SCALE 1"=2,000'

LOCUS

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

DIGSAFE CALL-811

PROJECT INFORMATION:

CURRENT OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MA 2053

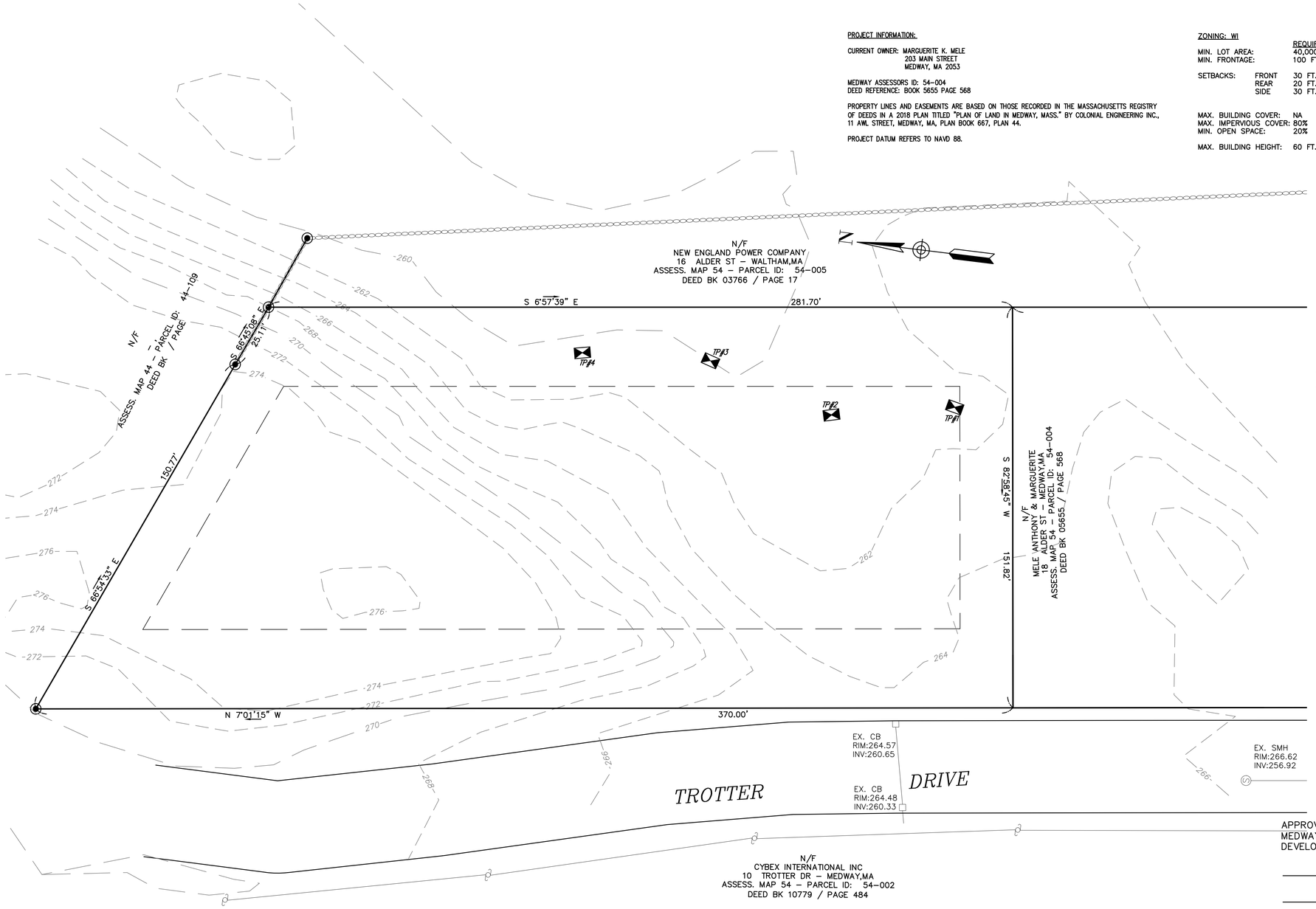
MEDWAY ASSESSORS ID: 54-004
DEED REFERENCE: BOOK 5655 PAGE 568

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 2018 PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS." BY COLONIAL ENGINEERING INC., 11 AWL STREET, MEDWAY, MA, PLAN BOOK 667, PLAN 44.

PROJECT DATUM REFERS TO NAVD 88.

ZONING: W1

		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:		40,000 S.F.	49,529±S.F.	
MIN. FRONTAGE:		100 FT.	370.00±FT.	
SETBACKS:	FRONT	30 FT.	NA	57.4± FT.
	REAR	20 FT.	NA	34.5± FT.
	SIDE	30 FT.	NA	62.2± FT.
			NA	
MAX. BUILDING COVER:		NA	0%	13%
MAX. IMPERVIOUS COVER:		80%	0%	48%
MIN. OPEN SPACE:		20%	100%	52%
MAX. BUILDING HEIGHT:		60 FT.	NA	<60 FT.



LEGEND

BIT CONC	BITUMINOUS CONCRETE
	BORING
CB	CATCHBASIN
CO	CLEAN OUT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CW	CROSSWALK
DMH	DRAIN MANHOLE
D	DRAIN LINE
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
ECB	EROSION CONTROL BARRIER
FD	FOUNDATION DRAIN
GG	GAS GATE
GAS	GAS LINE
GG	GAS GATE
HC	HANDICAPPED RAMP
HYD	HYDRANT
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PVC	POLY-VINYL-CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
SMH	SEWER MANHOLE
S	SIGN
SB/DH	STONE BOUND/DRILLHOLE
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
	TEST PIT
TRANS	TRANSFORMER
VCC	VERTICAL GRANITE CURB
WG	WATER GATE
W	WATER LINE
5	WETLAND FLAG

APPROVED BY:
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

_____

_____

_____

_____

_____

_____

_____

APPROVAL DATE: _____

DEEP HOLE # TP-1

	GROUND	ELEV. 261.5
6" A	SANDY LOAM 10YR6/2	261.0
24" Bw		259.5
90" C	SAND W/ GRAVEL 10YR7/3	254.0

MOTTLING: 72" 5YR5/6 255.5
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS I

DEEP HOLE # TP-2

	GROUND	ELEV. 260.9
6" A	SANDY LOAM 10YR6/2	260.4
24" Bw		258.9
84" C	SAND W/ GRAVEL 10YR7/3	253.9

MOTTLING: 66" 5YR5/6 255.4
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS I

DEEP HOLE # TP-3

	GROUND	ELEV. 260.0
6" A	SANDY LOAM 10YR6/2	259.5
24" Bw		258.0
78" C	SAND W/ GRAVEL 10YR7/3	253.5

MOTTLING: 56" 5YR5/6 255.3
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS I

DEEP HOLE # TP-4

	GROUND	ELEV. 260.4
6" A	SANDY LOAM 10YR6/2	259.9
24" Bw		258.4
78" C	SAND W/ GRAVEL 10YR7/3	253.9

MOTTLING: 60" 5YR5/6 255.4
PERCOLATION TEST: N.A.
SOIL CLASS: CLASS I

0 20 40 80
SCALE: 1" = 20'

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, JULY 10, 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: ZRB
CHK'D BY: PSB
APRVD BY: WML

REVISIONS:

REV #	DATE	DESCRIPTION
2	8/9/18	ADDRESS CONDITIONS OF APPROVAL
1	6/12/18	PEER REVIEW COMMENTS
0	3/26/18	SITE PLAN REVIEW

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:
SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

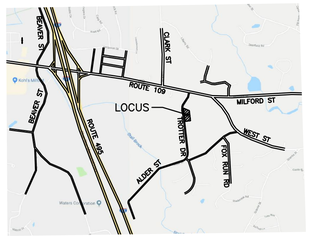
TITLE:
EXISTING CONDITIONS
SITE PLAN

OWNER:
MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:
CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

FILE NO.: 3583
EXISTING CONDITIONS
DATE: MARCH 26, 2018
PLAN NUMBER: 2 OF 6
2

\\SERVER\EDC JOBS\3583\AUTOCAD FILES\DWG\3583.SP



SCALE 1"=2,000'

LOCUS

PARKING SCHEDULE:

REQUIRED: 1 SPACE PER 300 SF OF OFFICE = 1/300 x 264 = 1 SPACE
1 SPACE PER 2 EMPLOYEES = 1/2 x 10 = 5 SPACES
1 SPACE PER 1,000 SF OF BUILDING = 1/1000 x 6,000 =6 SPACES

TOTAL OF 12 SPACES REQUIRED.

PROVIDED: 20 SPACES ARE PROVIDED INCLUDING 1 "VAN ACCESSIBLE" SPACE.

PROJECT INFORMATION:

CURRENT OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MA 02053

MEDWAY ASSESSORS ID: 54–004

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 2018 PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS." BY COLONIAL ENGINEERING INC., 11 AML STREET, MEDWAY, MA, PLAN BOOK 667, PLAN 44.

PROJECT DATUM REFERS TO NAVD 88.

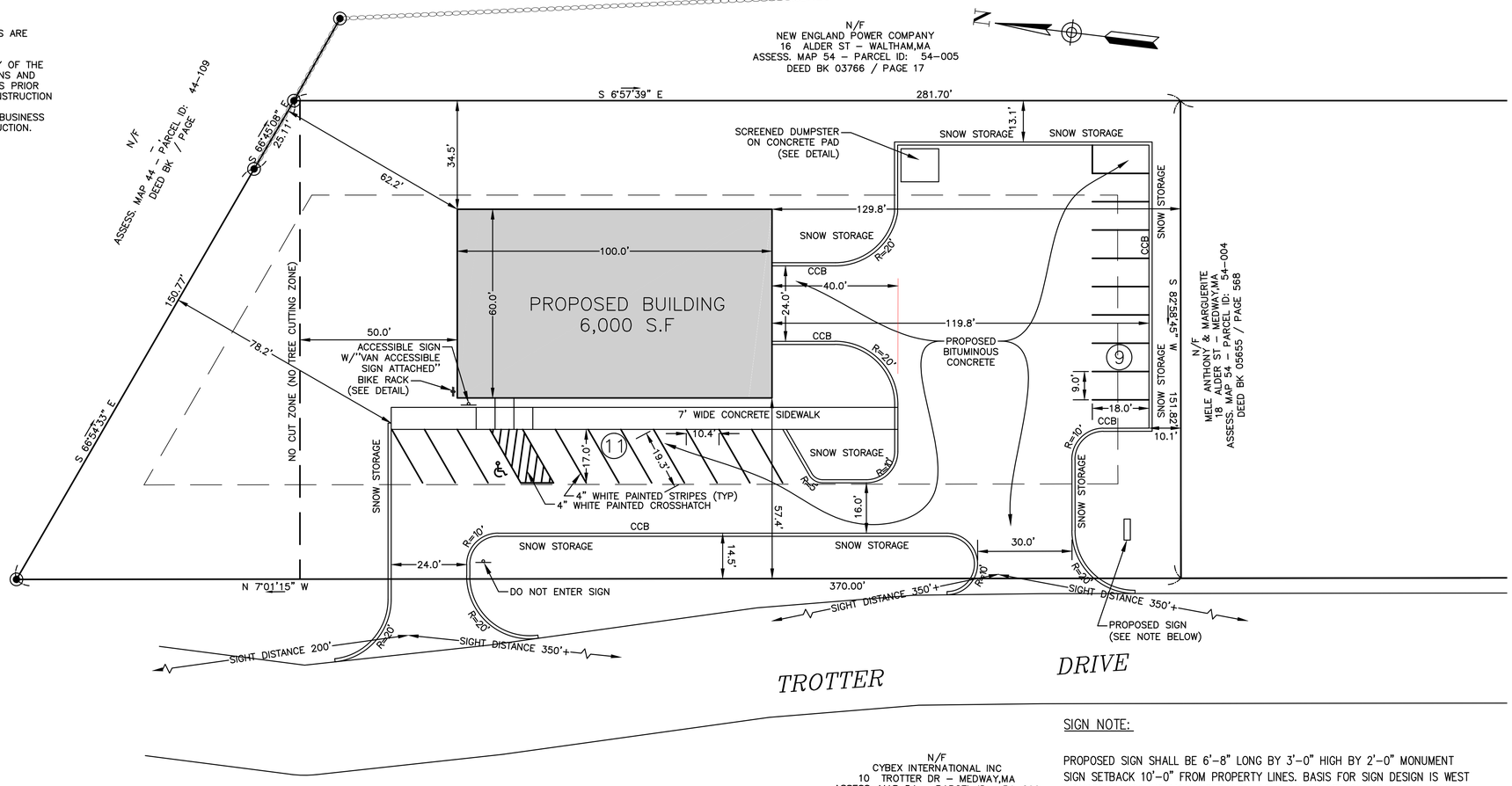
ZONING: WI

		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:		40,000 S.F.	49,529±S.F.	
MIN. FRONTAGE:		100 FT.	370.00±FT.	
SETBACKS:	FRONT	30 FT.	NA	57.4± FT.
	REAR	20 FT.	NA	34.5± FT.
	SIDE	30 FT.	NA	62.2± FT.
			NA	
MAX. BUILDING COVER:		NA	0%	13%
MAX. IMPERVIOUS COVER:		80%	0%	48%
MIN. OPEN SPACE:		20%	100%	52%
MAX. BUILDING HEIGHT:		60 FT.	NA	<60 FT.

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



N/F
CYBEX INTERNATIONAL INC
10 TROTTER DR – MEDWAY,MA
ASSESS. MAP 54 – PARCEL ID: 54–002
DEED BK 10779 / PAGE 484

LEGEND

BIT CONC	BITUMINOUS CONCRETE
	BORING
CB	CATCHBASIN
CCB	CAPE COD BERM
CO	CLEAN OUT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CW	CROSSWALK
DMH	DRAIN MANHOLE
D	DRAIN LINE
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
ECB	EROSION CONTROL BARRIER
FD	FOUNDATION DRAIN
GG	GAS GATE
GAS	GAS LINE
GG	GAS GATE
HC	HANDICAPPED RAMP
HYD	HYDRANT
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PVC	POLY–VINYL–CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
SMH	SEWER MANHOLE
S	SIGN
SB/DH	STONE BOUND/DRILLHOLE
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
	TEST PIT
TRANS	TRANSFORMER
VGC	VERTICAL GRANITE CURB
WG	WATER GATE
W	WATER LINE
5	WETLAND FLAG

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, JULY 10, 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

SIGN NOTE:

PROPOSED SIGN SHALL BE 6'–8" LONG BY 3'–0" HIGH BY 2'–0" MONUMENT SIGN SETBACK 10'–0" FROM PROPERTY LINES. BASIS FOR SIGN DESIGN IS WEST INDUSTRIAL GROUND MONUMENT SIGN AS ALLOWED PER SIGN BYLAW HAVING MAXIMUM SIZE OF 20.0 SF. PER SIDE FOR A 2 SIDED SIGN. A TWO SIDED 20.0 SF. PER SIDE SIGN IS PROPOSED.

SNOW STORAGE IS LIMITED ALONG THE PERIMETER OF THE PARKING AREA LIMITS AND AS SUCH WILL REQUIRE PERIODIC REMOVAL SHOULD SNOWFALL EVENTS EXCEED STORAGE LIMITS. WHEN SNOW ACCUMULATION EXCEEDS STORAGE CAPACITY IT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF WITH A LICENSED FACILITY.

0 20 40 80
SCALE: 1" = 20'

APPROVED BY:
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: _____

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: ZRB
CHK'D BY: PSB
APRV'D BY: WML

REVISIONS:

REV #	DATE	DESCRIPTION
2	8/9/18	ADDRESS CONDITIONS OF APPROVAL
1	6/12/18	PEER REVIEW COMMENTS
0	3/26/18	SITE PLAN REVIEW

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:
SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:
PROPOSED LAYOUT
SITE PLAN

OWNER:
MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:
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430 FRANKLIN VILLAGE DRIVE – SUITE 177
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FILE NO.: 3583
PROPOSED LAYOUT
DATE: MARCH 26, 2018
PLAN NUMBER: 3 OF 6
3

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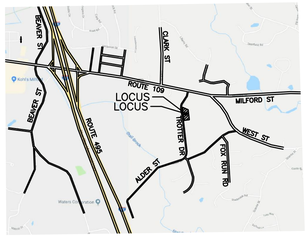
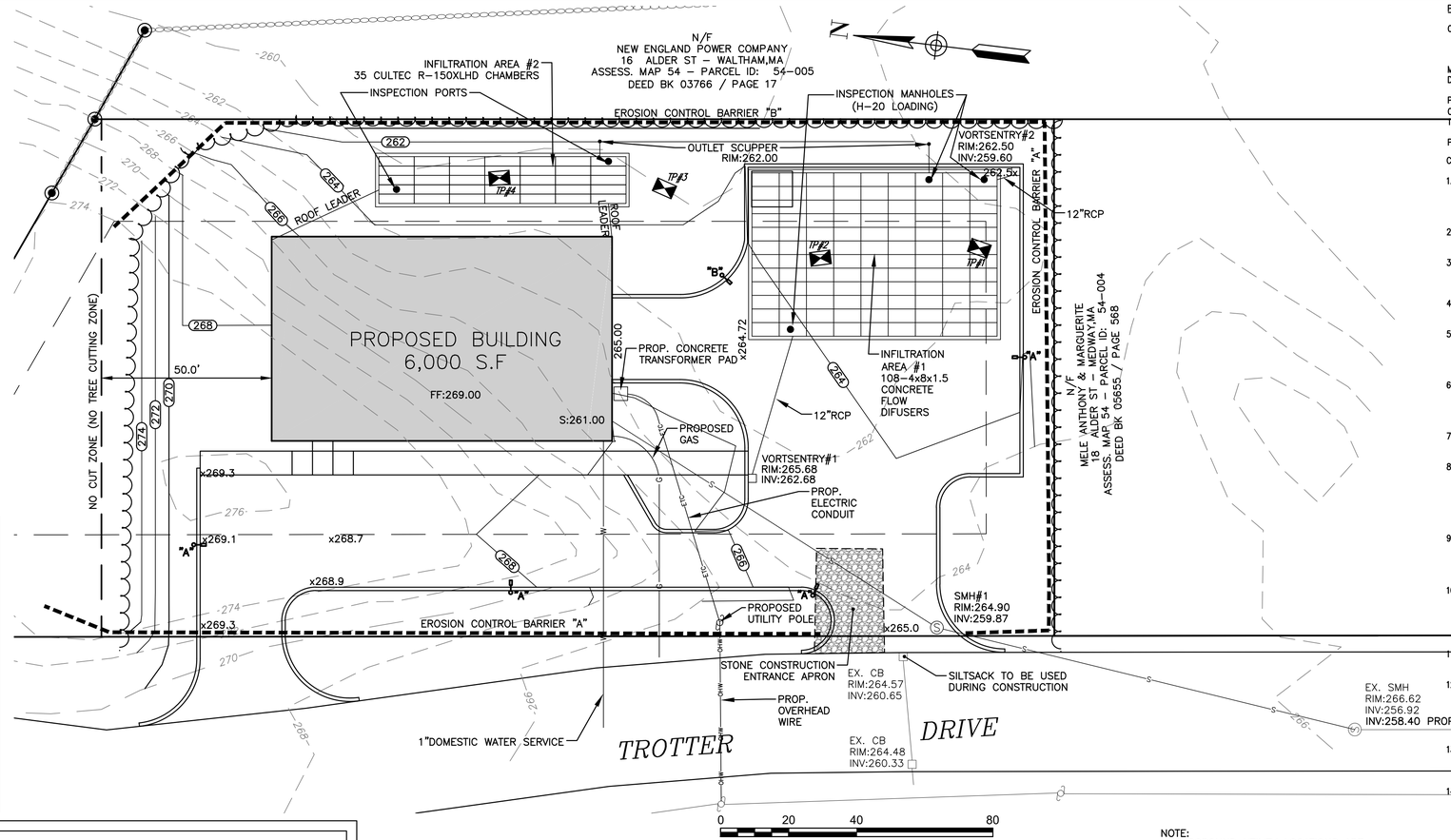
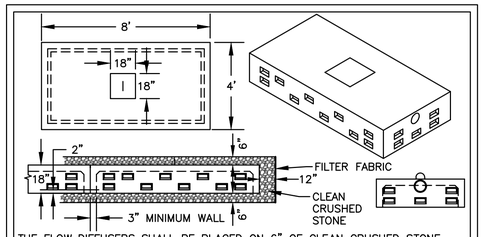


SCALE 1"=2,000'

LOCUS

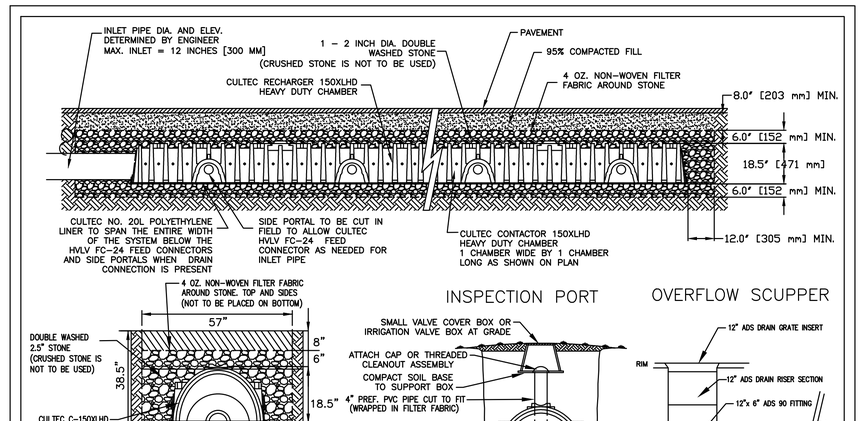




THE FLOW DIFFUSERS SHALL BE PLACED ON 6" OF CLEAN CRUSHED STONE AND THE ENTIRE INFILTRATION SYSTEM PERIMETER SHALL BE SURROUNDED BY 1-FOOT OF CLEAN CRUSHED STONE AND A 4 OZ. NON-WOVEN FILTER FABRIC.

FLOW DIFFUSER

NOT TO SCALE



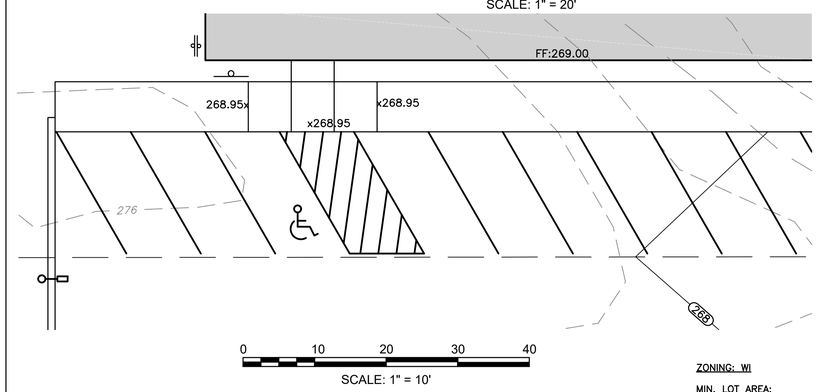
INFILTRATION DETAILS
INFILTRATION AREA #2
SURFACE GRADE 262.7±
CHAMBER BOTTOM 260.0±
BOTTOM OF STONE 259.5±

NOTES:
1. THE SUBSURFACE INFILTRATION SYSTEM SHALL CONSIST OF THREE ROWS OF THREE CULTEC RECHARGER R-150XLHD UNIT SURROUNDED BY ONE FOOT OF DOUBLE WASH CLEAN STONE. (33.5' x 11.25')
2. THE INSPECTION PORTS SHALL BE EXTENDED TO GRADE AND HAVE A REMOVABLE COVER AT SURFACE GRADE.
3. SEE DETAIL FOR OVERFLOW SCUPPER

INFILTRATION TRENCH SYSTEM (CULTEC RECHARGER C150XLHD CHAMBERS)

NOT TO SCALE

DETAIL: DS0043



INFILTRATION AREAS

AREA	SIZE	BOTTOM ELEVATION	OUTLET SIZE	OUTLET INVERT OUT	TYPE
1	74'x50' (108 units)	259.50	8"	260.30	DIFFUSER
2	75'x15.75' (35 units)	260.00	8"	260.80	CULTEC 150

NOTE:
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DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

DIG SAFE CALL-811

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, JULY 10, 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

ZONING: WI

		REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:		40,000 S.F.	49,529±S.F.	
MIN. FRONTAGE:		100 FT.	370.00±FT.	
SETBACKS:	FRONT	30 FT.	NA	57.4± FT.
	REAR	20 FT.	NA	34.5± FT.
	SIDE	30 FT.	NA	62.2± FT.
			NA	
MAX. BUILDING COVER:		NA	0%	13%
MAX. IMPERVIOUS COVER:		80%	0%	48%
MIN. OPEN SPACE:		20%	100%	52%
MAX. BUILDING HEIGHT:		60 FT.	NA	<60 FT.

PROJECT INFORMATION:

CURRENT OWNER: MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MA 2053

MEDWAY ASSESSORS ID: 54-004
DEED REFERENCE: BOOK 5655 PAGE 568

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 2018 PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS." BY COLONIAL ENGINEERING INC., 11 AML STREET, MEDWAY, MA, PLAN BOOK 667, PLAN 44.

PROJECT DATUM REFERS TO NAVD 88.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
2. THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
3. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
6. AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
7. AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN.
8. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 811.
9. THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO , CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
10. ALL REINFORCED CONCRETE PIPE IS TO BE CLASS III WHEN GREATER THAN 36" OF COVER EXISTS. LESS THAN 36" SHALL BE CLASS V RCP. ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35, ADS TYPE N12 POLYETHYLENE PIPE OR APPROVED EQUAL; EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
11. THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON TROTTER DRIVE.
12. STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDPW M1.03.1, WITH NO STONES LARGER THAN 3" IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.
13. STANDARD PAVEMENT AREAS SHALL BE PAVED TO A THICKNESS OF 3" MEASURED AFTER COMPACTION, WITH A 2.5" BINDER COURSE AND 1" TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
14. THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES", 1988 EDITION SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
15. ANY EXISTING PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OUTSIDE "LIMIT OF WORK" AREAS OR OTHERWISE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH A FULL DEPTH OF PAVEMENT SECTION AS SHOWN ON THE TRENCH PATCHING DETAIL INDICATED HEREON.
16. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:

TYPE OF SEED	% BY WEIGHT
CREEPING RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10

SEED AT THE RATE OF 2#/2,000 SF
USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSHEL/ACRE OF WINTER RYE

17. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 4" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.
18. ALL STUMPS, TOP SOIL, SUB SOIL AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED FROM THE PROPOSED BUILDING AND PAVING AREAS.

APPROVED BY:
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: _____

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DRWN BY: ZRB
CHK'D BY: PSB
APRVD BY: WML

REVISIONS:

REV #	DATE	DESCRIPTION
2	8/9/18	ADDRESS CONDITIONS OF APPROVAL
1	6/12/18	PEER REVIEW COMMENTS
0	3/26/18	SITE PLAN REVIEW

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

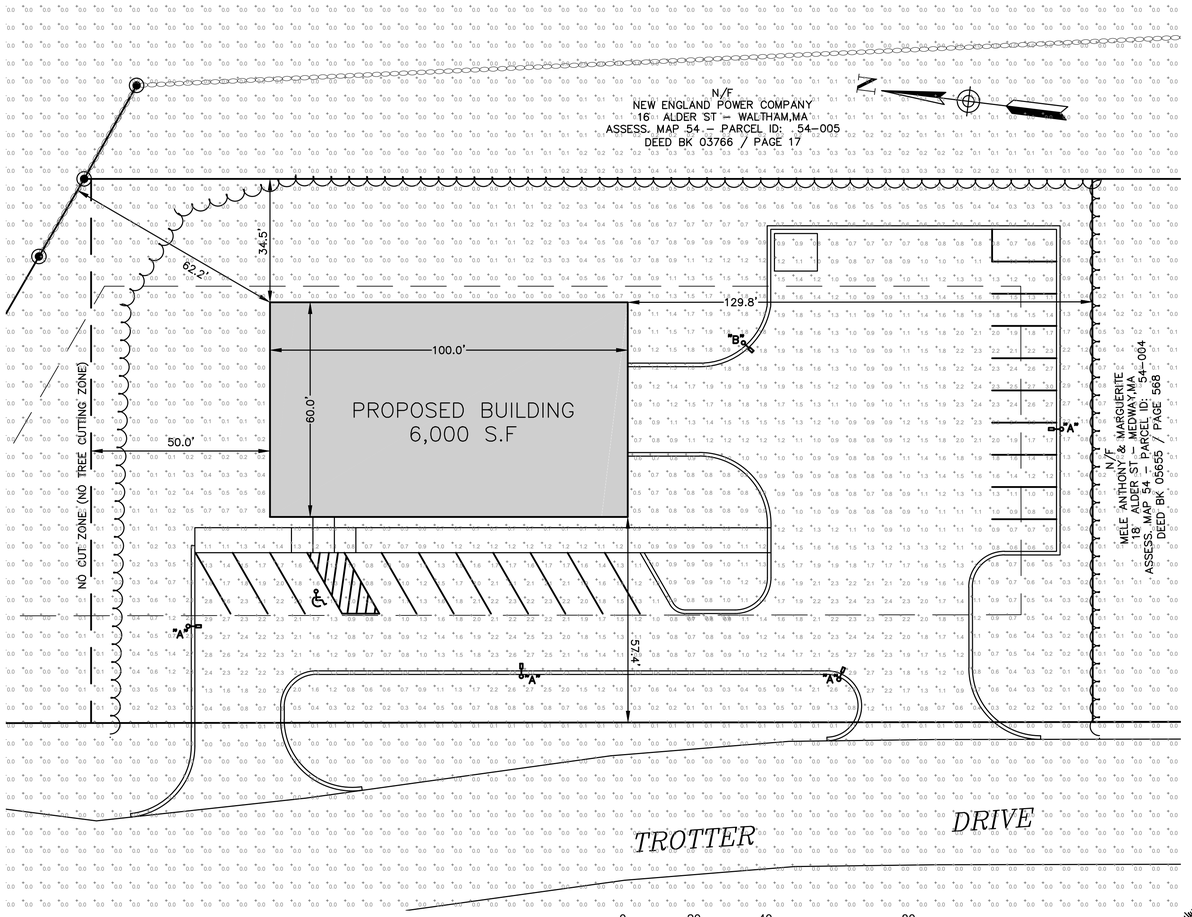
PROJECT:
SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:
GRADING & UTILITIES
SITE PLAN

OWNER:
MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:
CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

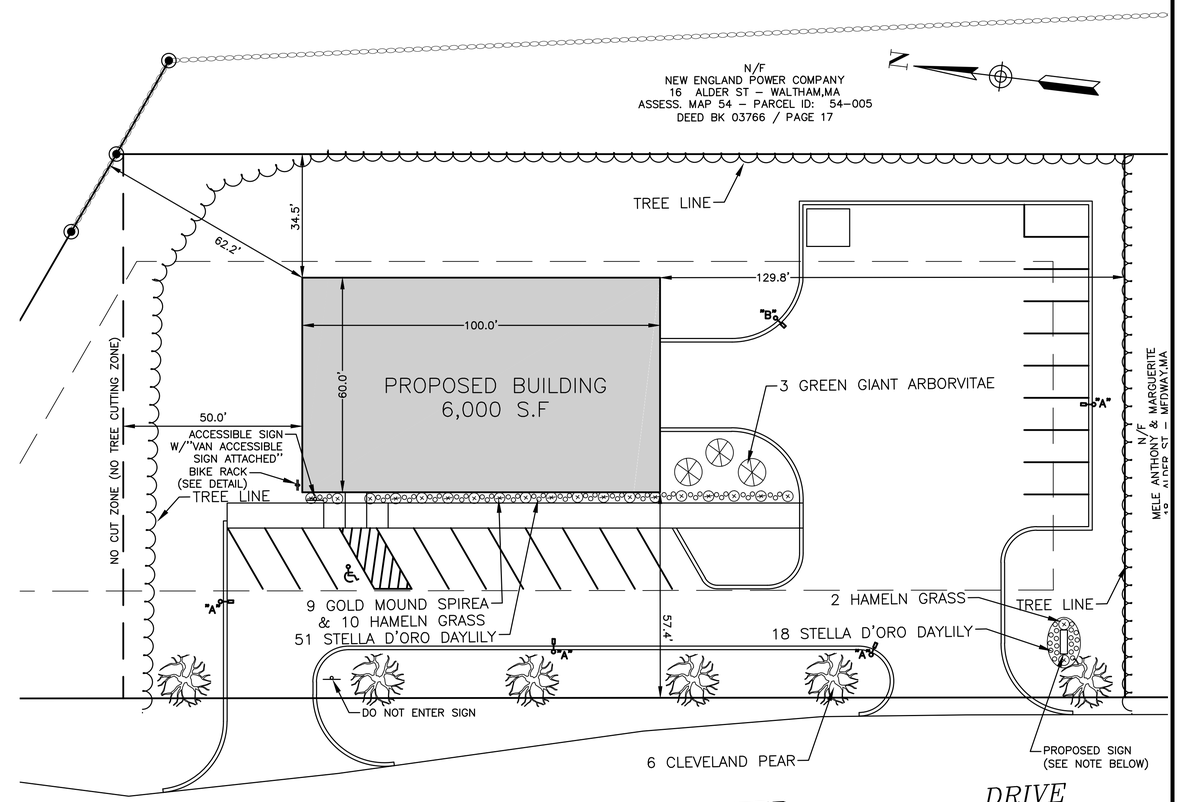
FILE NO.: 3583
GRADING & UTILITIES
DATE: MARCH 26, 2018
PLAN NUMBER: 4 OF 6



LIGHTING

0 20 40 80

SCALE: 1" = 20'



LANDSCAPING

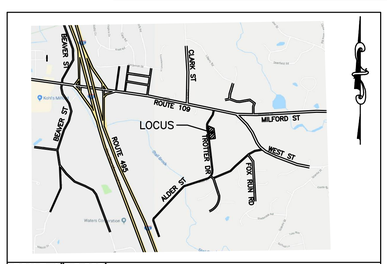
0 20 40 80

SCALE: 1" = 20'

Schedule									
Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
A	4	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT HS	DSX0 LED P4 40K TFTM MVOLT with houseside shield	LED	1	8243	0.9	92
B	1	Lithonia Lighting	DSX0 LED P4 40K T5M MVOLT	DSX0 LED P4 40K T5M MVOLT	LED	1	10961	0.9	92

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.5 fc	3.0 fc	0.5 fc	6.0:1	3.0:1
Spill	+	0.1 fc	2.9 fc	0.0 fc	N/A	N/A

NOTE:
LIGHTS ARE MOUNTED ON POLES AT 20 FT HIGH.



SCALE 1"=2,000'

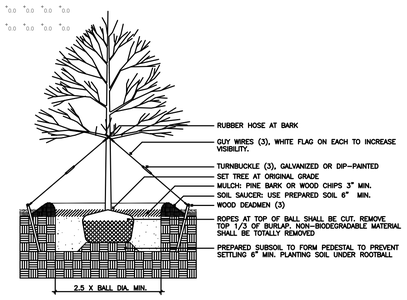
LOCUS

HITCH BIKE RACK

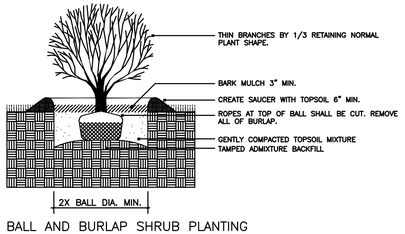
NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811



TREE PLANTING DETAIL



BALL AND BURLAP SHRUB PLANTING

PLANT LIST			
QUANTITY	COMMON NAME	LATIN NAME	SIZE
TREES			
6	CLEVELAND PEAR	PYRUS CALLERYANA	2–2.5" CAL.
3	GREEN GIANT ARBORVITAE	THUJA PLICATA	5'–6' B&B
SHRUBS			
9	GOLD MOUND SPIREA	SPIREA JAPONICA 'GOLD MOUND'	2 GALLON
10	DWARF HAMELEN GRASS	PENNISTUM ALOPEUROIDES	2 GALLON
PERENNIALS			
51	STELLA D'ORO SPRUCE	HEMEROCALLIS 'STELLA D'ORO'	1 GALLON

NOTES:
1. SOIL MIX SHOULD BE A MIXTURE OF SAND, COMPOST AND SOIL.
   - 40% SAND
   - 20–30% TOPSOIL
   - 30–40% COMPOST

SAND COMPONENT

Sieve Size	Percent Passing
2-Inch	100
3/4-in.	70–80
1/4-in.	50–80
U.S. No. 40	15–40
U.S. No. 200	0–3

APPROVED BY:
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE: _____

SIGN NOTE:

PROPOSED SIGN SHALL BE 6'–8" LONG BY 3'–0" HIGH BY 2'–0" MONUMENT SIGN SETBACK 10'–0" FROM PROPERTY LINES. BASIS FOR SIGN DESIGN IS WEST INDUSTRIAL GROUND MONUMENT SIGN AS ALLOWED PER SIGN BYLAW HAVING MAXIMUM SIZE OF 20.0 SF. PER SIDE FOR A 2 SIDED SIGN. A TWO SIDED 20.0 SF. PER SIDE SIGN IS PROPOSED.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, JULY 10, 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: ZRB
CHK'D BY: PSB
APPRV'D BY: WML

REVISIONS:

REV #	DATE	DESCRIPTION
2	8/9/18	ADDRESS CONDITIONS OF APPROVAL
1	6/12/18	PEER REVIEW COMMENTS
0	3/26/18	SITE PLAN REVIEW

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

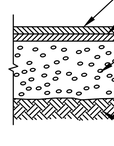
PROJECT:
SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE: LIGHTING & LANDSCAPING SITE PLAN

OWNER:
MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

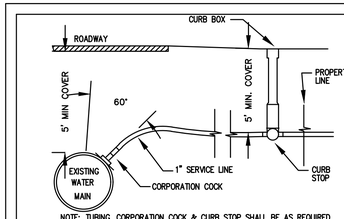
APPLICANT:
CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE – SUITE 177
FRANKLIN, MASSACHUSETTS 02038

FILE NO.: 3583
LIGHTING & LANDSCAPING
DATE: MARCH 26, 2018
PLAN NUMBER: 5 of 6
5



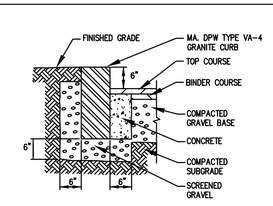
STANDARD BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE
DETAIL: RW0008

CEMENT CONCRETE WALK
NOT TO SCALE
DETAIL: RW0017



NOTE: TUBING, CORPORATION COCK & CURB STOP SHALL BE AS REQUIRED

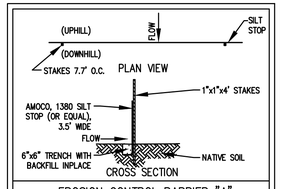
WATER SERVICE DETAIL
NOT TO SCALE
DETAIL: WU0006



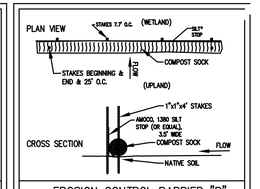
VERTICAL GRANITE CURB
NOT TO SCALE
DETAIL: RW0001

1. EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED.
2. MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO RUSTIC ROAD AND SUMMER STREET.
3. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
4. THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
5. EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. DILAPIDATED HAYBALES AND SILT STOP SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
6. WITH SLOPES STABILIZED AND FINAL INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.

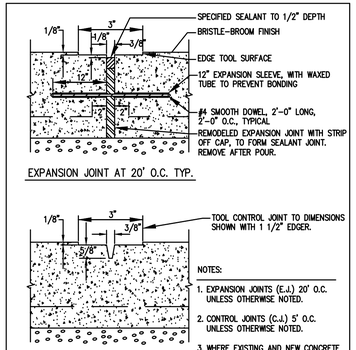
SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES
DETAIL: EC0002



EROSION CONTROL BARRIER "A"
NOT TO SCALE

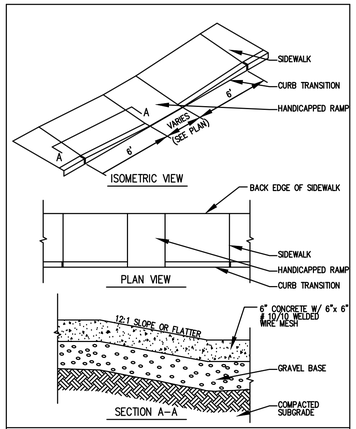


EROSION CONTROL BARRIER "B"
NOT TO SCALE
DWG # DET0032B

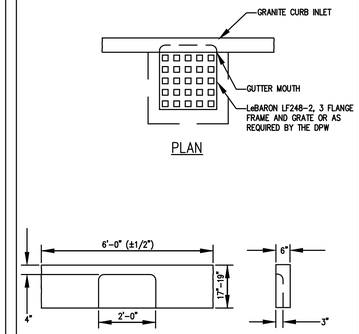


NOTES:
1. EXPANSION JOINTS (E.J.) 20' O.C. UNLESS OTHERWISE NOTED.
2. CONTROL JOINTS (C.J.) 5' O.C. UNLESS OTHERWISE NOTED.
3. WHERE EXISTING AND NEW CONCRETE SIDEWALKS MEET, SAWCUT EXISTING WALK AND INSTALL E.J. AND DOWELS AS SHOWN. DRILL EXISTING CONCRETE WALK EDGE TO RECEIVE STEEL DOWELS AT E.J.

EXPANSION & CONTROL JOINTS FOR SIDEWALK PAVING
NOT TO SCALE
DETAIL: RW0021

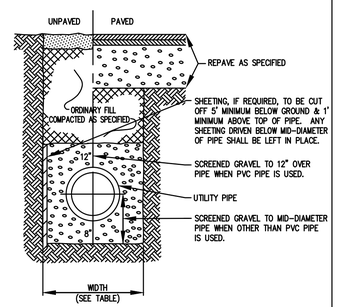


HANDICAP RAMP
NOT TO SCALE
DETAIL: RW0019

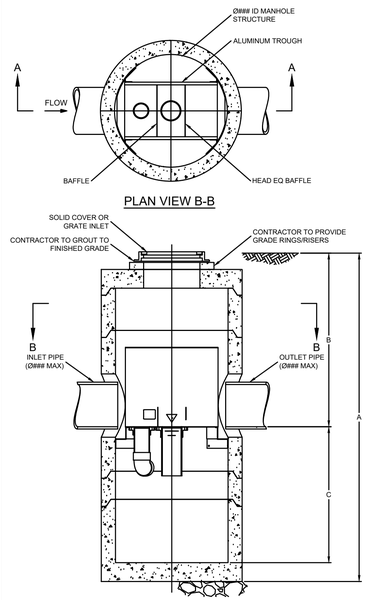


GRANITE CURB INLET
NOT TO SCALE
DETAIL: DS0011

TRENCH WIDTH, W		
D	W	W
DIAMETER OF PIPE	SHEETED	UNSHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'
42"	6'	7'



TYPICAL DRAINAGE TRENCH SECTION
NOT TO SCALE
DETAIL: DS0024



THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NOS. 7,425,252; 7,470,362; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

VORTSENTRY HS DESIGN NOTES

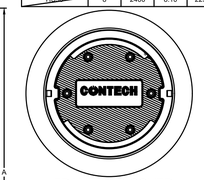
RATED TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADITIONAL INFORMATION.

THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

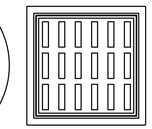
	CONFIGURATION OPTION DESCRIPTION
	GRATE INLET (NO INLET PIPE)
	GRATE INLET WITH INLET PIPE

VORTSENTRY HS GENERAL INFORMATION

Model	Manhole Diameter (ID)		Total Treatment Flow Rate		Typical Total Distance Rim to Outside Bottom A		Typical Distance Rim to Invert B		Typical Depth Below Invert (inside) C		Approximate Minimum Distance Rim to Invert		Maximum Pipe Diameter (ID)	
	FT	mm	CFS	L/S	FT	m	FT	m	FT	mm	FT	m	IN	mm
HS36	3	900	0.55	15.6	10.16	3.10	4.08	1.24	5.58	1702	3.00	0.91	18	450
~~HS48~~	~~4~~	~~1200~~	~~1.20~~	~~34.0~~	~~13.25~~	~~4.04~~	~~6.00~~	~~1.83~~	~~6.75~~	~~2057~~	~~4.00~~	~~1.22~~	~~24~~	~~600~~
~~HS60~~	~~5~~	~~1500~~	~~2.20~~	~~62.3~~	~~16.13~~	~~4.91~~	~~6.50~~	~~1.98~~	~~7.80~~	~~2378~~	~~4.82~~	~~1.47~~	~~30~~	~~750~~
~~HS72~~	~~6~~	~~1800~~	~~3.70~~	~~104.8~~	~~19.56~~	~~5.96~~	~~7.92~~	~~2.06~~	~~9.16~~	~~2790~~	~~5.59~~	~~1.70~~	~~36~~	~~900~~
~~HS84~~	~~7~~	~~2100~~	~~5.80~~	~~158.6~~	~~18.85~~	~~5.75~~	~~7.75~~	~~2.36~~	~~10.30~~	~~3138~~	~~5.00~~	~~1.52~~	~~42~~	~~1050~~
~~HS96~~	~~8~~	~~2400~~	~~8.10~~	~~229.4~~	~~20.87~~	~~6.36~~	~~8.50~~	~~2.59~~	~~11.54~~	~~3518~~	~~5.91~~	~~2.11~~	~~48~~	~~1200~~



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



FRAME AND GRATE
(24" SQUARE)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

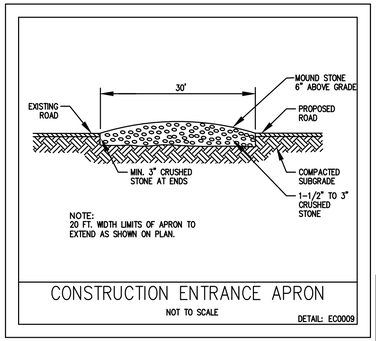
STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS)			
PEAK FLOW RATE (CFS)			
RETURN PERIOD OF PEAK FLOW (YRS)			
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
OUTLET PIPE			
RIM ELEVATION			
ANTI-FLOTATION BALLAST		WIDTH	HEIGHT
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

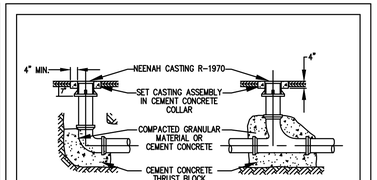
CONTECH ENGINEERED SOLUTIONS LLC
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

VORTSENTRY HS
STANDARD DETAIL
DETAIL: DS0048



NOTE:
20 FT. WIDTH LIMITS OF APRON TO EXTEND AS SHOWN ON PLAN.

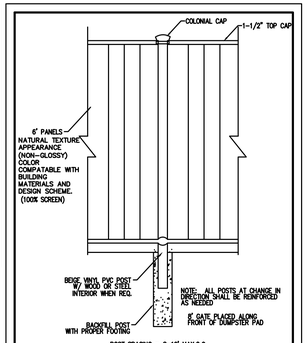
CONSTRUCTION ENTRANCE APRON
NOT TO SCALE
DETAIL: EC0009



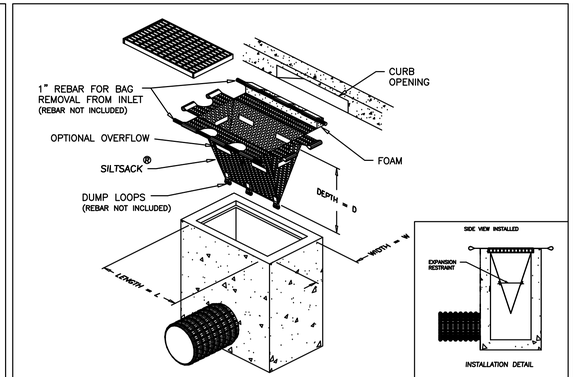
ROOF DRAIN CLEANOUT DETAIL
NOT TO SCALE
DETAIL: DS0016

FOR BUILDING SIGNS, SERVICE SIGNS AND LOADING SIGNS, SEE ZONING BY-LAW AND CONTACT BUILDING INSPECTOR PRIOR TO INSTALLING.

DIRECTIONAL SIGNS
NOT TO SCALE
DWG # DET0137



TO WRAP DUMPSTER PAD
INSTALL ALONG LOT LINE & EDGE PLANTING BED
6' BEIGE VINYL PANEL FENCE
NOT TO SCALE
DWG # DET0137



SILTSACK
NOT TO SCALE

SILTSACK®
SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, JULY 10, 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

APPROVED BY:
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

_____
_____
_____
_____
_____
_____
_____
_____

APPROVAL DATE: _____

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRAWN BY: ZRB
CHK'D BY: PSB
APRV'D BY: WML

REVISIONS:

REV #	DATE	DESCRIPTION
2	8/9/18	ADDRESS CONDITIONS OF APPROVAL
1	6/12/18	PEER REVIEW COMMENTS
0	3/26/18	SITE PLAN REVIEW

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

PROJECT:
SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

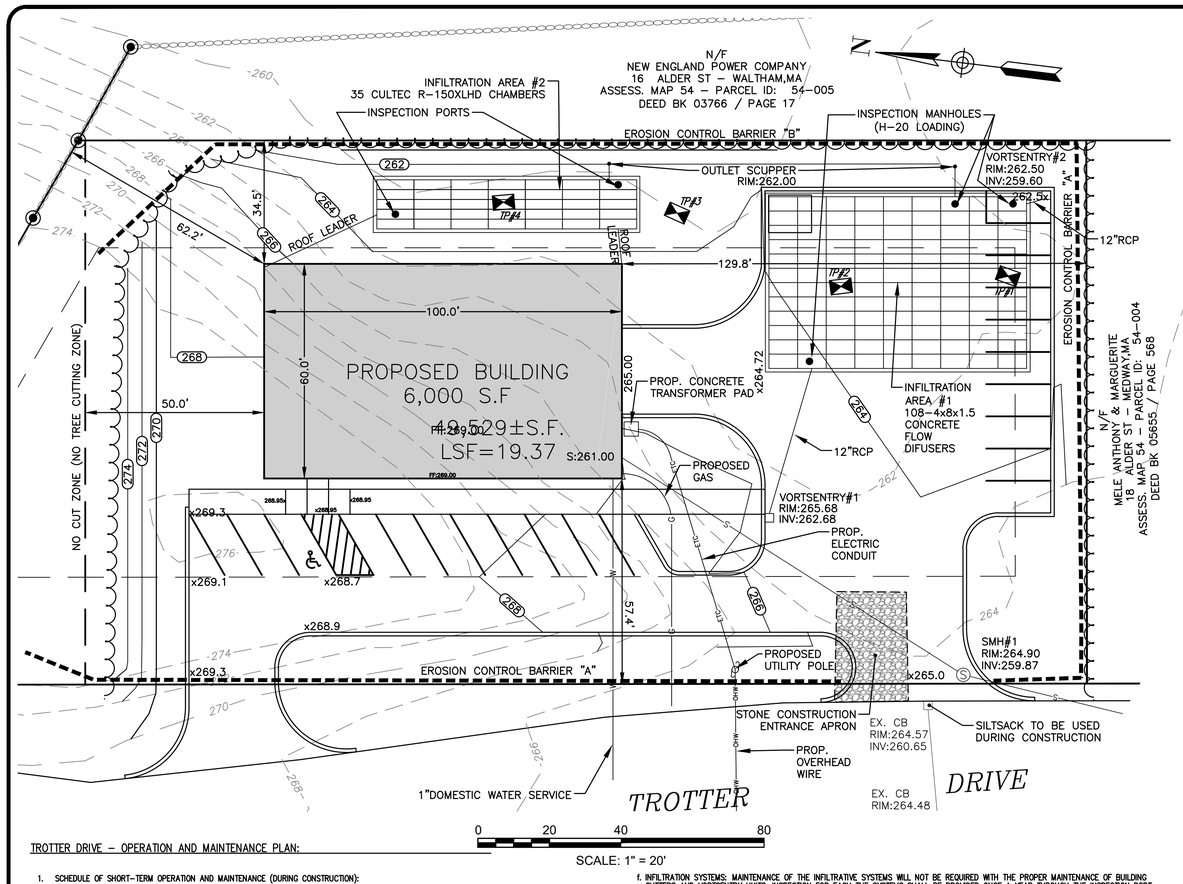
TITLE:
DETAILS
SITE PLAN

OWNER:
MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:
CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

FILE NO.: 3583
DETAILS
DATE: MARCH 26, 2018
PLAN NUMBER: 6 of 6
6

\\SERVER\EDC JOBS\3583\AUTOCAD FILES\DWG\3583.SP



TROTTER DRIVE – OPERATION AND MAINTENANCE PLAN:

1. SCHEDULE OF SHORT-TERM OPERATION AND MAINTENANCE (DURING CONSTRUCTION):

   a. EROSION CONTROL BARRIER: THE EROSION CONTROL BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE INSPECTED WEEKLY, PRIOR TO STORM EVENTS AND IMMEDIATELY AFTER STORM EVENTS TO ENSURE ITS INTEGRITY. PORTIONS OF THE EROSION CONTROL BARRIER SHALL BE REMEDIED AS NECESSARY TO PREVENT EROSION.

   b. CONSTRUCTION COMPLETION: THE ENTIRE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED UPON COMPLETION OF CONSTRUCTION. PORTIONS OF THE SYSTEM CONTAINING SEDIMENTATION SHALL BE PROPERLY CLEANED AND THE SILT REMOVED.

2. MAINTENANCE AGREEMENT/SCHEDULE FOR LONG-TERM OPERATION AND MAINTENANCE (POST CONSTRUCTION)

   a. OWNER OF THE STORMWATER SYSTEM: _____

   OWNERS SIGNATURE: _____DATE: _____

   b. PERSON/ENTITY RESPONSIBLE FOR FINANCING MAINTENANCE AND EMERGENCY REPAIRS: _____

   c. VORTSENTRY UNIT INSPECTIONS: INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE AND IS EASILY PERFORMED. POLLUTANT DEPOSITION AND TRANSPORT MAY VARY FROM YEAR TO YEAR, AND REGULAR INSPECTIONS WILL HELP INSURE THAT THE SYSTEM IS CLEANED OUT AT THE APPROPRIATE TIME.
   AT A MINIMUM, INSPECTIONS SHOULD BE PERFORMED FOUR TIMES PER YEAR, HOWEVER MORE OR LESS FREQUENT INSPECTIONS MAY BE NECESSARY WHERE FREQUENT WINTER SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS. THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES OR OBSTRUCTIONS TO INLET AND/OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO IDENTIFY ACCUMULATIONS OF HYDROCARBONS, TRASH, AND SEDIMENT IN THE SYSTEM. MEASURING POLLUTANT ACCUMULATION CAN BE DONE WITH A CALIBRATED DIPSTICK, TAPE MEASURE OR OTHER MEASURING INSTRUMENT. IT IS USEFUL AND OFTEN REQUIRED AS PART OF A PERMIT TO KEEP A RECORD OF EACH INSPECTION. (SEE THE INSPECTION AND MAINTENANCE GUIDE PROVIDED BY THE MANUFACTURER)

   d. CLEANING OF THE VORTSENTRY SYSTEM SHOULD BE DONE WHEN SEDIMENT ACCUMULATES AT A DEPTH OF TWO FEET WITHIN THE UNIT AND SHOULD BE DONE DURING DRY WEATHER CONDITIONS WHEN NO FLOW IS ENTERING THE SYSTEM. CLEANOUT OF THE CDS WITH A VACUUM TRUCK IS GENERALLY THE MOST EFFECTIVE AND CONVENIENT METHOD OF EXCAVATING POLLUTANTS FROM THE SYSTEM. SIMPLY REMOVE THE MANHOLE COVERS AND INSERT THE VACUUM HOSE INTO THE SUMP. THE SYSTEM SHOULD BE COMPLETELY DRAINED DOWN AND THE SUMP FULLY EVACUATED OF SEDIMENT. THE AREA OUTSIDE THE SCREEN SHOULD BE PUMPED OUT ALSO IF POLLUTANT BUILD-UP EXISTS IN THIS AREA.

   e. BUILDING GUTTERS: THE PROPOSEDBUILDING WILL CONTAIN GUTTERS. ALL STORMWATER FROM ROOF RUNOFF IS DIRECTED TOWARD INFILTRATION SYSTEM LOCATED AT THE REAR OF THE BUILDING. THE DOWNSPOUTS WILL BE DIRECTED TO THE INFILTRATION TRENCHES THROUGH ROOF LEADER PIPES. GUTTERS SHALL BE CLEANED PERIODICALLY AS NEEDED AND/OR AT LEAST TWICE PER YEAR, AFTER LEAVES HAVE FALLEN IN THE FALL SEASON AND IN THE SPRING SEASON AFTER NEW LEAF GROWTH. IT MAY BE DETERMINED UPON INSPECTION THAT CLEANING MORE OFTEN MAY BE NECESSARY. DOWNSPOUT STRAINERS SHALL BE USED AT DOWNSPOUT LOCATIONS WITHIN THE GUTTERS.

   f. INFILTRATION SYSTEMS: MAINTENANCE OF THE INFILTRATIVE SYSTEMS WILL NOT BE REQUIRED WITH THE PROPER MAINTENANCE OF BUILDING GUTTERS AND VORTSENTRY UNITS. INSPECTION FOR EACH THE SYSTEMS SHALL BE PROVIDED ONCE A YEAR THROUGH THE INSPECTION PORT. VERIFY THAT THE SYSTEMS ARE NOT CLOGGED AND ARE DRAINING.

   g. THE ESTIMATED ANNUAL MAINTENANCE COST OF THIS STORMWATER MANAGEMENT SYSTEM IS $500/UNIT.

3. MAINTENANCE REPORTS SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS OPERATION & MAINTENANCE PLAN AND CONSTRUCTION PHASE. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:

   a. INSPECTION DATE;
   b. NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
   c. WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
   d. DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
   e. LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
   f. LOCATION OF BEST MANAGEMENT PRACTICES (STRUCTURE), "BMP'S" THAT NEED TO BE MAINTAINED;
   g. LOCATION OF "BMP'S" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
   h. LOCATIONS WHERE ADDITIONAL "BMP'S" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION;
   i. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
   j. ALL REPORTS SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT ON A MONTHLY BASIS DURING CONSTRUCTION PERIOD.
   k. REPORTS AFTER CONSTRUCTION SHALL BE RETAINED FOR TEN YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE AND SUBMITTED TO THE CONSERVATION COMMISSION UPON REQUEST.

4. ILLICIT DISCHARGES: ALL ILLICIT DISCHARGES TO THE STORMWATER SYSTEM ARE PROHIBITED.
   IF AN ACCIDENTAL SPILL OCCURS (OIL AND/OR CHEMICAL SPILLS, RADIATION EMERGENCIES, AND BIOLOGICAL DISCHARGES) THE NATIONAL RESPONSE CENTER MUST BE CALLED AT 1-800-424-8802

NOTE:
UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

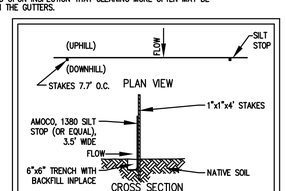
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

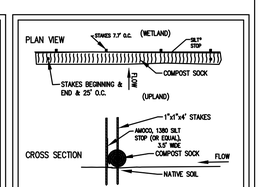
DIG SAFE CALL-811

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, JULY 10, 2018 FOR PLAN ENTITLED, '9 TROTTER DRIVE, A SITE PLAN IN MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.



EROSION CONTROL BARRIER "A"
NOT TO SCALE



EROSION CONTROL BARRIER "B"
NOT TO SCALE
DWG # DET0028

CONSTRUCTION PERIOD POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL PLAN:

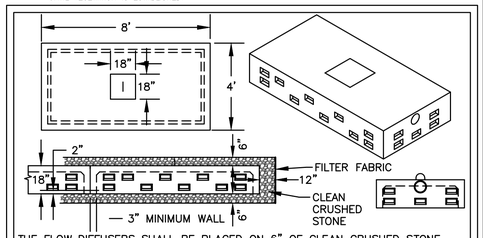
1. NAME OF PERSON AND ENTITY RESPONSIBLE FOR PLAN COMPLIANCE: _____.
2. PROJECT MANAGER OF 15 TROTTER DRIVE CONSTRUCTION IS THE CONTACT PERSON. CONTACT NUMBER IS _____.
3. CONSTRUCTION PERIOD POLLUTION PREVENTION MEASURES: AS DEFINED WITHIN.
4. EROSION AND SEDIMENTATION CONTROL PLAN DRAWINGS: REFER TO PLAN VEW FOR EROSION CONTROL MEASURE LOCATIONS.
5. DETAIL DRAWINGS AND SPECIFICATIONS FOR EROSION CONTROL: REFER TO INDIVIDUAL DETAILS FOR INSTALLATION OF EROSION CONTROL MEASURES.
6. VEGETATION PLANNING: THE PROPOSED CONSTRUCTION ACTIVITIES WILL BE PERFORMED WITHIN THE LIMITS OF WORK AREA (SILTATION BARRIER BEING THE LIMIT OF WORK). THE FINAL PROPOSED SURFACE WILL CONSIST OF PAVING AND GRASSED AREAS (REFER TO SEQUENCING BELOW).
7. SITE DEVELOPMENT PLAN: REFER TO PLAN VIEW & APPROVED SITE PLANS.
8. CONSTRUCTION SEQUENCING PLAN: THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED:
   a. EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
   b. ANTI-TRACKING STONE CONSTRUCTION ENTRANCE.
   c. CLEAR AND GRUB.
   d. STRIP AND STOCKPILE TOPSOIL. PROVIDE TEMPORARY SEEDING OF STOCKPILE, PLACE SILTATION BARRIER AROUND STOCKPILE AND PLACE TARPS OVER THE STOCKPILE IF NECESSARY.
   f. ROUGH GRADE PROPOSED SITE.
   g. EXCAVATE AND CONSTRUCT UTILITIES SYSTEMS. REMOVE UNUSABLE MATERIAL FROM SITE.
   h. INSTALL WATER PIPE, DRAINAGE, VORTSENTRY UNITS, AND OTHER UTILITIES.
   i. EROSION CONTROL MEASURES AT NEW DRAINAGE INLETS.
   j. PLACE BASE PAVING.
   k. CONSTRUCT BUILDING.
   l. FINAL GRADING.
   m. LOAM AND SEED ALL DISTURBED AREAS AND LANDSCAPE YARDS.
   n. FINAL TOP COURSE PAVING.
   o. REMOVE EROSION CONTROL PROVISIONS UPON STABILIZATION AND FINAL SITE INSPECTION BY APPROVING ATHORITY.
9. SEQUENCING OF EROSION AND SEDIMENTATION CONTROLS: EROSION CONTROL PROVISIONS IN PLACE AND INSPECTED PRIOR TO ANY AND ALL CONSTRUCTION.
10. OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS:THE CONTRACTOR/OPERATOR IS RESPONSIBLE FOR MAINTAINING A STABLE SITE. THE OPERATOR SHALL EMPLOY EROSION AND SEDIMENTATION CONTROLS TO PREVENT EROSION AND SEDIMENT RELEASES BEYOND THE SEDIMENT BARRIER. THE EROSION CONTROL MEASURES INDICATED ARE THE MINIMUM THAT SHOULD BE EMPLOYED. THE CONTRACTOR/OPERATOR SHALL EMPLOY ADDITIONAL CONTROLS AS THE ON-SITE CONSTRUCTION EXPERIENCE DICTATES.
11. INSPECTION SCHEDULE:
    a. INSPECTIONS SHALL TAKE PLACE AT LEAST ONCE EVERY 7 CALENDAR DAYS OR WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25" OF RAIN OR GREATER.
    b. INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE ENTIRE SITE IS TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR EXTREMELY DRY CONDITIONS.
    c. INSPECTIONS MUST BE CONDUCTED BY A PROPERLY AUTHORIZED QUALIFIED PERSONNEL.
    d. INSPECTIONS SHALL INCLUDE ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION ACTIVITIES. INSPECTIONS MUST LOOK FOR EVIDENCE OF POLLUTANTS OR POTENTIAL POLLUTANTS ENTERING THE STORM WATER SYSTEM. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED TO ENSURE PROPER OPERATION. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
12. MAINTENANCE SCHEDULE: REPORTS OF SUMMARIZING THE INSPECTIONS SHOULD BE KEPT AS PART OF THIS CONSTRUCTION PERIOD POLLUTION PREVENTION AND SOIL EROSION AND SEDIMENTATION CONTROL PLAN. AT A MINIMUM THE INSPECTION REPORTS SHALL INCLUDE:
    a. INSPECTION DATE;
    b. NAME, TITLE AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION;
    c. WEATHER CONDITIONS AT THE TIME OF INSPECTION AND SINCE THE PREVIOUS INSPECTION, INCLUDING A BEST ESTIMATE OF THE BEGINNING OF EACH STORM EVENT THAT OCCURRED, DURATION OF EACH STORM EVENT, APPROXIMATE AMOUNT OF RAINFALL FOR EACH STORM EVENT, AND WHETHER ANY DISCHARGES HAVE OCCURRED;
    d. DISCHARGES THAT OCCUR AT THE TIME OF INSPECTION;
    e. LOCATION OF DISCHARGES OR SEDIMENTATION FROM THE SITE;
    f. LOCATION OF "BMP'S" THAT NEED TO BE MAINTAINED;
    g. LOCATION OF "BMP'S" THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION;
    h. LOCATIONS WHERE ADDITIONAL "BMP'S" ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION; AND
    i. CORRECTIVE ACTION REQUIRED INCLUDING ANY CHANGES TO THIS PLAN.
    j. ALL REPORTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS SUPERINTENDENT ON A WHEN REQUESTED DURING THE CONSTRUCTION PERIOD, AND MAINTAINED FOR THREE YEARS AFTER FINAL CONSTRUCTION PROJECT CLOSEOUT IS COMPLETE.

CONSTRUCTION NOTES

1. EROSION CONTROL GRASS MIXTURE (SIDE SLOPE GREATER THAN 4 HORIZONTAL TO 1 VERTICAL) FOLLOWING COMPLETION OF GRADING. THE FOLLOWING SEED MIX SHALL BE APPLIED:
2. TYPE OF SEED — % BY WEIGHT

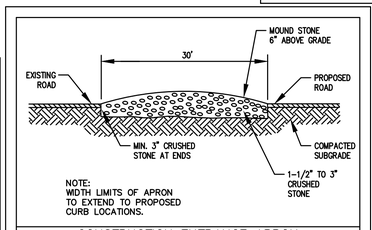
CREEPING RED FESCUE	30
TALL FESCUE	30
WHITE DUTCH CLOVER	30
RED TOP	10

   SEED AT THE RATE OF 2#/2,000 SF
   USE THE ABOVE MIX AT THE RATE OF 50#/ACRE AND WITH 1/2 BUSHEL/ACRE OF WINTER RYE
3. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED WITH A MINIMUM OF 6" OF TOP SOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED.



THE FLOW DIFFUSERS SHALL BE PLACED ON 6" OF CLEAN CRUSHED STONE AND THE ENTIRE INFILTRATION SYSTEM SHALL BE SURROUNDED BY 1-FOOT OF CLEAN CRUSHED STONE AND A 4 OZ. NON-WOVEN FILTER FABRIC..

FLOW DIFFUSER
NOT TO SCALE



NOTE:
WIDTH LIMITS OF APRON TO EXTEND TO PROPOSED CURB LOCATIONS.

CONSTRUCTION ENTRANCE APRON
NOT TO SCALE
DWG # DET0079

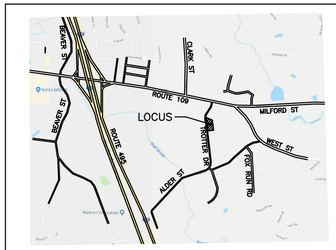
1. EROSION CONTROL MEASURES (SEE DETAILS) SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AS INDICATED.
2. MEASURES SHALL BE TAKEN TO LIMIT THE TRACKING OF MATERIAL FROM THE SITE ONTO RUSTIC ROAD AND SUMMER STREET.
3. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED MEASURES AS NECESSARY.
4. THROUGHOUT CONSTRUCTION, ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED AND MULCHED AS SOON AS PRACTICABLE IN ORDER TO AVOID OVERLAND TRANSPORT OF SEDIMENT.
5. EROSION CONTROL MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND PARTICULARLY AFTER SIGNIFICANT RAINFALL. DILAPIDATED HAYBALES AND SILT STOP SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER.
6. WITH SLOPES STABILIZED AND FINAL INSPECTION COMPLETE, THE EROSION CONTROL BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE.

SEDIMENTATION & EROSION CONTROL METHODS & PROCEDURES
DETAIL: E00002

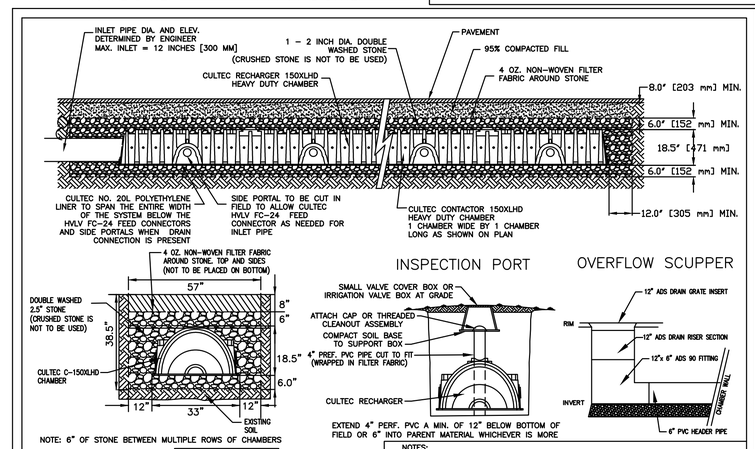
APPROVED BY:
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

_____
_____
_____
_____
_____
_____
_____
_____

APPROVAL DATE: _____ APPROVAL DATE: _____

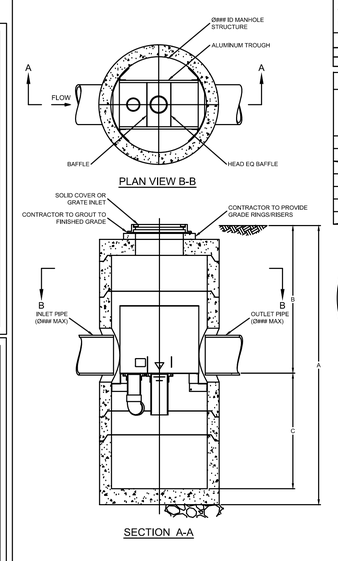


SCALE 1"=2,000'
LOCUS



NOTES:
1. THE SUBSURFACE INFILTRATION SYSTEM SHALL CONSIST OF THREE ROWS OF THREE CULTEC RECHARGER R-150XLHD UNIT SURROUNDED BY ONE FOOT OF DOUBLE WASH CLEAN STONE. (33.5' x 11.25')
2. THE INSPECTION PORTS SHALL BE EXTENDED TO GRADE AND HAVE A REMOVABLE COVER AT SURFACE GRADE.
3. SEE DETAIL FOR OVERFLOW SCUPPER

NOT TO SCALE
INFILTRATION TRENCH SYSTEM (CULTEC RECHARGER C150XLHD CHAMBERS)
DETAIL: D00043



VORTSENTRY HS DESIGN NOTES

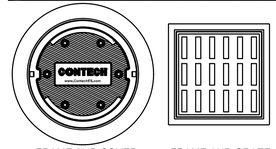
RATED TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADITIONAL INFORMATION.

THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

CONFIGURATION OPTION DESCRIPTION
GRATE INLET (NO INLET PIPE)
GRATE INLET WITH INLET PIPE

VORTSENTRY HS GENERAL INFORMATION

Model	Manhole Diameter (ID)		Total Treatment Flow Rate		Typical Total Distance Rim to Outside Bottom A		Typical Distance Rim to Invert B		Typical Depth Below Invert (inside) C		Approximate Minimum Distance Rim to Invert		Maximum Pipe Diameter (ID)	
	FT	mm	CFS	L/S	FT	m	FT	m	FT	mm	FT	mm	IN	mm
HS36	3	900	0.55	15.6	10.16	3.10	4.08	1.24	5.58	1702	3.00	0.91	18	450
HS48	4	1200	1.20	34.0	13.25	4.04	5.00	1.52	5.75	1753	3.00	0.91	24	600
HS60	5	1500	2.10	59.5	15.13	4.61	5.50	1.68	5.92	1804	3.00	0.91	30	750
HS72	6	1800	3.70	104.8	16.58	5.05	5.92	1.80	6.05	1844	3.00	0.91	36	900
HS84	7	2100	5.80	164.2	18.63	5.75	6.75	2.06	6.92	2109	3.50	1.07	42	1050
HS96	8	2400	8.10	229.4	20.87	6.36	6.60	2.00	7.54	2298	4.00	1.22	48	1200



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

FRAME AND GRATE
(24" SQUARE)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID		*
WATER QUALITY FLOW RATE (CFS)		*
PEAK FLOW RATE (CFS)		*
RETURN PERIOD OF PEAK FLOW (YRS)		*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING. ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.

INSTALLATION NOTES
1. ANY SUB-BASE/ BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513/645-7000 513/645-7993 FAX

VORTSENTRY HS
STANDARD DETAIL
DETAIL: D00040

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

DRWN BY: ZRB
CHK'D BY: PSB
APRVD BY: WML

REVISIONS:

REV #	DATE	DESCRIPTION
2	8/9/18	ADDRESS CONDITIONS OF APPROVAL
1	6/12/18	PEER REVIEW COMMENTS
0	3/26/18	SITE PLAN REVIEW

COMMONWEALTH OF MASSACHUSETTS
WALTER M. LEWINSKI
CIVIL
No. 32327
REGISTERED PROFESSIONAL ENGINEER

PREPARED BY:
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0225 fax:(800)832-5781

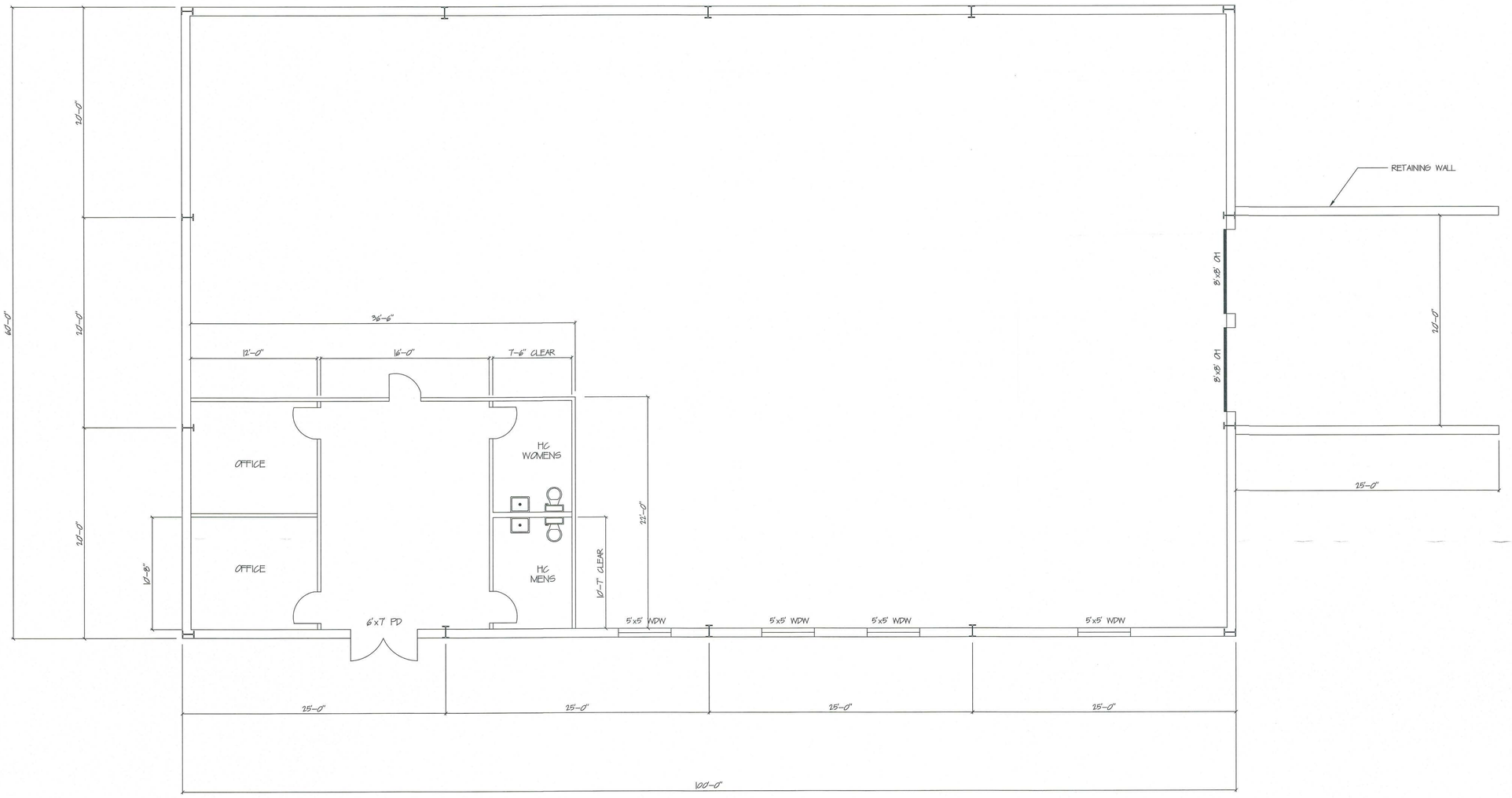
PROJECT:
SITE PLAN
9 TROTTER DRIVE
MEDWAY, MASSACHUSETTS 02053

TITLE:
STORMWATER POLLUTION PREVENTION PLAN
SITE PLAN

OWNER:
MARGUERITE K. MELE
203 MAIN STREET
MEDWAY, MASSACHUSETTS 02053

APPLICANT:
CTS PROPERTY MANAGEMENT
430 FRANKLIN VILLAGE DRIVE - SUITE 177
FRANKLIN, MASSACHUSETTS 02038

FILE NO.: 3583 STORMWATER POLLUTION PREVENTION PLAN
DATE: MARCH 26, 2018
DEFINITIVE PLAN NO.: 1 OF 1
1



FLOOR PLAN

General Notes

TED GREENLAW
183 COLUMBIA STREET
HANOVER, MA

No.	Revision/Issue	Date
1	COLORS DETAILS	8/9/18

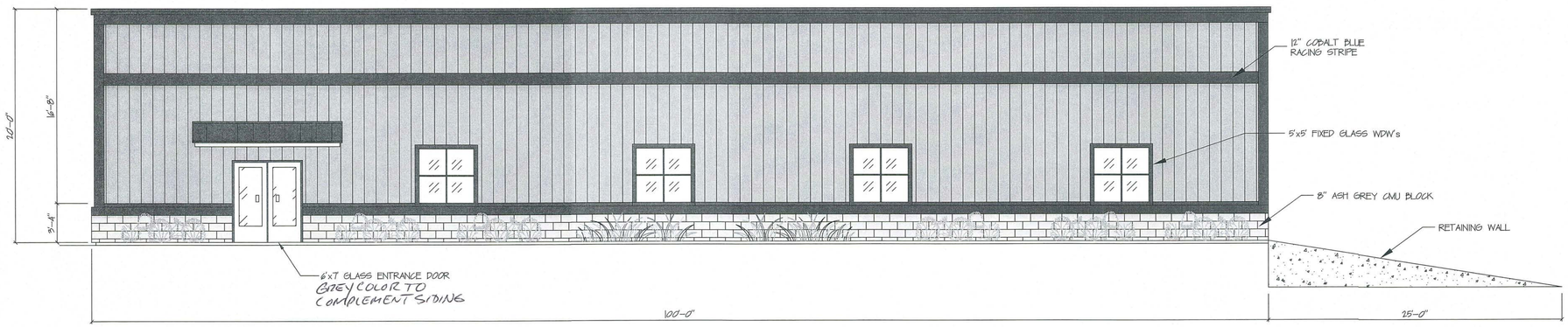
Firm Name and Address

PRIGGEN STEEL
133 FRANKLIN STREET
WRENTHAM, MA

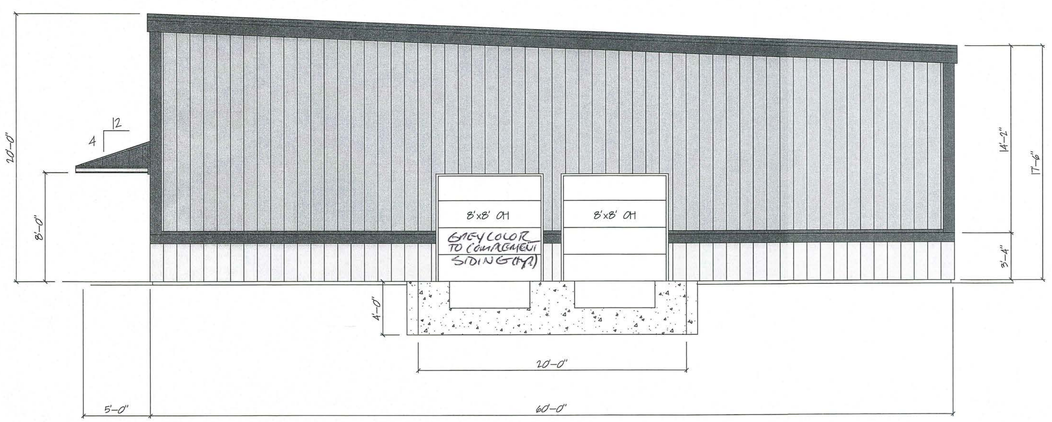
Project Name and Address

CTS
430 FRANKLIN VILLAGE DR
FRANKLIN, MA

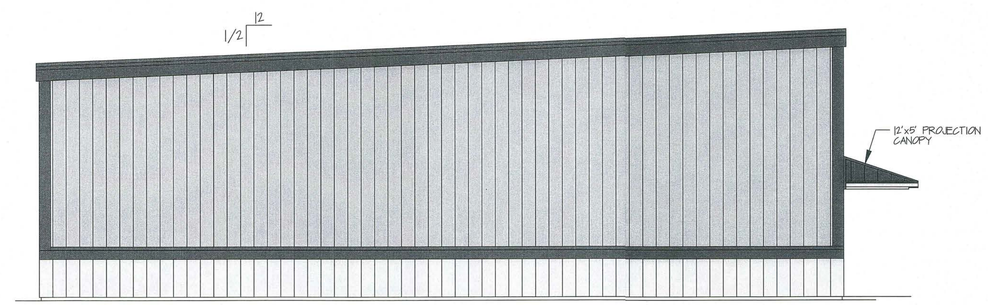
Project: FLOOR
Date: 4/16/18
Scale: 3/16" = 1'-0"
Sheet: S-1



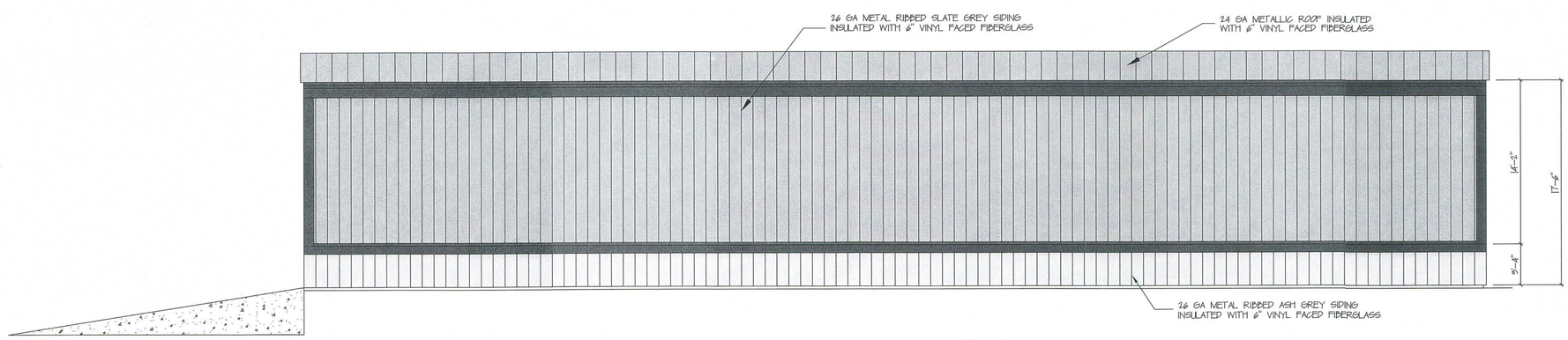
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

General Notes

TED GREENLAW
183 COLUMBIA STREET
HANOVER, MA

No.	Revision/Issue	Date
1	COLORS DETAILS	8/9/18

Firm Name and Address

PRIGGEN STEEL
133 FRANKLIN STREET
WRENTHAM, MA

Project Name and Address

CTS
430 FRANKLIN VILLAGE DR
FRANKLIN, MA

Project: ELEVATION
Date: 6/20/18
Scale: 3/16" = 1'-0"
Sheet: S-2

TOWN OF MEDWAY

Planning & Economic Development Board

155 Village Street
Medway, Massachusetts 02053

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

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

Date: August 7, 2018

Applicant's Name: CTS Property Management

Property Owner's Name: CTS Property Management
(property was formerly owned by Marguerite Mele)

Subject Property Address: 9 Trotter Drive

Map/Parcel Number(s): 54-004-004
(newly created parcel)

Project Name: Converting Technical Services Site Plan

Type of Permit: Major Site Plan

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

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

☐ By checking this box and with my signature below, I verify that the ***Town is owed taxes*** for the subject property(s) noted above. Briefly explain on the lines below. Please attach a report that indicates what taxes are owed and the respective amounts.

_____

_____

Laurie Walker
Signature

08/07/2018
Date

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

MEDWAY TOWN CLERK

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

MARYJANE WHITE, CMMC

CERTIFIED MASSACHUSETTS MUNICIPAL CLERK

JUSTICE OF THE PEACE

NOTARY PUBLIC

CERTIFICATE

I, Charlene Tingley, Asst. Town Clerk of the Town of Medway, hereby certify that the notice of the decision of the Medway Planning and Economic Development Board, has been received in the matter of

Converting Technical Services (CTS)
9 Trotter Drive, Medway

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

July 11, 2018

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

Dated at Medway, MA: ***August 8, 2018***

A true copy
ATTEST.....
Asst. Town Clerk

August 14, 2018
Medway Planning & Economic Development Board Meeting

Milway Auto Site Plan Review Fee Refund

- 8-13-18 email request from business owner Phil Anza for PEDB to refund unexpended balance of plan review fee
- Project accounting spreadsheet for Milway plan review funds

I recommend the Board vote to authorize a plan review refund in the amount of $376.25 payable to Alder ST Realty LLC.

Susan Affleck-Childs

From: Phil Anza <oldmananza@yahoo.com>
Sent: Monday, August 13, 2018 2:40 PM
To: Susan Affleck-Childs
Subject: Outstanding balance

Hi Susan
When you have a minute could you check my balance on my planning board account and send me a refund to 50 Alder St Medway Thanks Phil Sent from my iPhone

SITE PLAN REVIEW ACCOUNTING													
PROJECT NAME: Milway Auto													
PROJECT ADDRESS: 50 Alder Street													
APPLICANT: Phil Anza, Alder ST Realty LLC													
DATE: August 13, 2018													
REVENUES						**EXPENSES**							**BALANCE**
											Date		
				Date Check							***Submitted***		
Date Check				***Turned Over to***		***Consultant***	***Consultant***	***Invoice***	***Invoice***	***Service***	***to Town***		
Received	***Amount***	***Check #***	***Payment Source***	***Treasurer***		***Review Fee***	***Name***	***Date***	***Number***	***Dates***	***Accountant***		***Balance***
2/8/2018	$3,795.00	132	Alder ST Realty LLC	2/22/2018									$ 3,795.00
						$ 308.75	PGC	3/6/2018	MPB18-B3	Jan - Feb 2018	to ml 3/6/18		$ 3,486.25
						$ 1,330.00	Tetra Tech	2/23/2018	41285674	thru 2/9/18	to ml 3/6/18		$ 2,156.25
						$ 770.00	Tetra Tech	3/29/2018	51296279	thru 3/23/18	to ml 4/4/18		$ 1,386.25
						$ 590.00	Tetra Tech	5/16/2018	51312578	thru 4/27/18	to ml 5/17/18		$ 796.25
						$ 280.00	Tetra Tech	6/22/2018	51324752	thru 6/1/18	to ml 7/12/18		$ 516.25
						$ 140.00	Tetra Tech	7/11/2018	51339889	thru 7/6/18	to ml 7/20/18		$ 376.25
	$3,795.00					$ 3,418.75							$ 376.25
	Total					***Total***							***Balance***
	Paid by					***Consultants'***							
	Applicant					***Review Fees***							