

Tuesday, August 25, 2020
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

REMOTE AND LIVE MEETING

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

Pursuant to Governor Baker’s Orders imposing strict limitations on the number of people that may gather inside in one place, attendance by members of the public will be limited due to the size of the meeting space. All persons attending this meeting are required to wear a face covering, unless prevented by a medical or disabling condition. Meeting access via ZOOM is also provided and members of the public are encouraged to use ZOOM for the opportunity for public participation; information for participating via ZOOM is included at the end of the Agenda. Members of the public may watch the meeting on Medway Cable Access: channel 11 on Comcast Cable, or channel 35 on Verizon Cable; or on Medway Cable’s Facebook page @medwaycable.

ALSO PRESENT IN LIVE MEETING:

- Susy Affleck-Childs, Planning and Economic Development Coordinator

PRESENT VIA ZOOM MEETING:

- Amy Sutherland Recording Secretary (Zoom Participation)
- Gino Carlucci, PGC Associates (Zoom Participation)
- Steve Bouley, Tetra Tech (Zoom Participation)

The Chairman opened the meeting at 7:00 pm. He read a statement about the meeting being held both LIVE and remote via ZOOM.

CITIZEN COMMENTS:

Resident, Jason Reposa, 1 Shady Lan, was present to inform the Board that he is pursuing a recreational product cannabis manufacturing license at 23 Jayar Road. Mr. Reposa is looking to sign a lease for 2,000 sq. ft. of space in this property. He will be purchasing cannabis oil (odorless) from marijuana cultivators and adding distilled water to produce tinctures. This process uses specific equipment. There is very little noise from these machines. The chiller may be used but an ice water bath will mostly be used to cool down the product. The location of this business is in the Town’s ground water protection district. A special permit may be needed. He will be using the facility also as a hemp business until the application is filed for the cannabis license from the Cannabis Control Commission. He would like to expedite this process as soon as possible. He is going before the Board of Selectmen for a host community agreement (September 8th).

SALMON FIELD CHANGE – VILLAGE STREET:

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

- Emails from Jeff Robinson dated 8-13-20
- Coneco drawing dated 8-18-20
- Email from Sergeant Jeff Watson dated 8-14-20
- Email from Steve Bouley dated 8-19-20

Representative Jeff Robinson was present during the ZOOM call. There were two field change in front of the Board. One was related to the adjustment of curbing from Waterside Run exiting onto Village Street. The second field change pertains to the locations of cross walks across Village Street. Mr. Robinson explained that the Newman family (245 Village Street) had expressed concern about their driveway and Waterside Run abutting each other. The engineers adjusted the design of the radius of the curbing so there is a defined space between the driveway and Waterside Run. The current binder will be removed and will be replaced with landscaping. The proposed change was shown on Share Screen. Consultant Bouley is fine with what is being presented.

Resident, Mrs. Newman 245 Village Street:

Mrs. Newman thanked the Board and developer for addressing their concern. She wanted to confirm that the curb will come across the noted area and that there will be grass installed. The applicant indicated that there will be a rounding of the curb and grass.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by Roll Call vote to approve the Waterside Run/245 Village Street field change as presented.

Roll Call Vote:

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

The second field change is for the crosswalk across Village Street. The proposed redesign was shown via Screen Share. The crosswalk location was moved behind the telephone pole and is now not encroaching on the abutting property. This change was reviewed by Sergeant Watson, DPW Director Dave D'Amico and Engineering Consultant Steve Bouley. All were fine with what was recommended by the applicant. Consultant Bouley did indicate that the crosswalk warning symbol signs appear to be backward. This needs to be fixed. The applicant will change these. Consultant Bouley will check.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by Roll Call vote to approve the field change for the crosswalk as presented for Salmon.

Roll Call Vote:

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

HARMONY VILLAGE MULTI-FAMILY PUBLIC HEARING:

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

- Harmony Village Public Hearing Notice
- Project Narrative
- Multifamily Housing Application
- Special Permit Application
- Land Disturbance Application
- Harmony Estates Site Plan – June 9, 2020
- Duplex Design
- Triplex Design
- Waiver Requests
- Development Impact Report
- Sewer Flows
- Letter from Goddard Consulting re: Wetlands
- Email from Bridget Graziano re: Wetlands
- Email from DRC – August 19, 2020
- Tetra Tech Review Letter – August 7, 2020
- PGC Review Letter – August 14, 2020
- Letter August 21, 2020 Carmel and Daniel Bergeron, 214 Main Street
- Email from DPW Director Dave Damico – August 24, 2020
- Letter from Drew Garvin of Meridian Associates dated August 25, 2020
- Email dated August 25, 2020 from Krystyna McQueeney, 222 Main Street

The Chairman opened the hearing and read the procedural rules for running the public hearing.

On a motion made by Tom Gay and seconded by Matt Hayes, the Board voted by Roll Call vote to waive the reading of the public hearing notice.

Roll Call Vote:

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

Project engineer Drew Garvin of Meridian Associates and applicant Gary Feldman were present to explain the proposed project. This is a proposal to develop a 7-unit residential condominium at 218 Main Street located in the Agricultural Residential II Zoning District. This is a 1.22-acre property. This application proposes five units in the rear of the property (one triplex and one duplex) behind the two existing dwellings which are to be rehabilitated. The development will include renovations of two existing single-family building for a total of seven residential units. The existing driveway will be widened into a roadway and extended to serve all units. There are two car garages proposed for the five new units and additional parking is proposed to serve the existing dwellings.

There will be 26 off-street parking spaces. Access will be from a single curb cut at Main Street.

The stormwater management facilities will be constructed to manage stormwater on-site and include subsurface infiltration system for roof runoff and a detention basin at the southwest corner of the property. There are no wetlands on this site. The applicant did attend meetings with the Design Review Committee. The DRC prepared a letter with recommendations.

Mr. Garvin summarized the proposed requests for waivers from the Site Plan Rules and Regulations:

- Sidewalk and Pedestrian Circulation (TT #10/17, PGC #17)
- Vertical granite curb (TT #11/15, PGC #18)
- Proposed driveway is within 15 ft. of the northeast corner of the abutting property at 222 Main Street (TT #12)
- Proposed driveway (roadway) is 22 ft. wide (24 ft. required) (TT#16, PGC #19)
- Electric Vehicle Charging Stations required (PGC #20)

Regarding the sidewalk and pedestrian circulation, the applicant communicated that for a project of this size and “village” style, the driveway would serve as an appropriate access within the site and leading to Main Street. The applicant also believes that the proposed driveway is within 15 ft. of the northeast corner of the abutting property at 222 Main Street. The applicant notes that a 24-foot-wide driveway would be inconsistent with the character of this project and neighborhood. There is only 18-foot-wide drive aisle needed for a fire truck. There are 26 parking spaces and the applicant does not believe that charging stations are appropriate for this type of development. There is no longer needed a waiver for the provision of architectural designs for the existing houses since these will be provided. All the electrical will be underground.

Questions from the Board Members:

Member Tucker wanted to know when Main Street will be paved by the Town. It was indicated that the sidewalk and curbing has been completed and the paver has been lined up to complete this task. Since there is fresh pavement, is the applicant allowed to dig up the street? It was recommended that there be communication with DPW Director Dave D’Amico about the water and sewer connections.

Member Hayes wanted to know about the plans for lighting. The applicant indicated that there is proposed lighting along the driveway beginning in front of 220 Main Street. This lighting will be at the end of the driveway. There are three light posts proposed along with a light at the mailboxes. Member Tucker stated that a full photometric plan is needed.

Member Di Iulio wanted to know if the plans have been submitted to the Fire Chief. The applicant responded the plans have been presented to the Fire Chief and this was discussed during the pre-application departmental meeting. The Fire Chief was ok with the 22 ft. The applicant will get a formal letter from the street.

Consultant Recommendations:

Tetra Tech:

Consultant Bouley noted that the following items need to be addressed:

- Sight distances have not been provided
- Proposed well for irrigation (applicant is not proposing one)

- The proposed cultic systems do not appear to be designed with the inspection ports which are critical to proper inspection and maintenance procedures for the system.
- The existing and proposed study areas do not match in the Hydrocad analysis.
- The proposed stormwater infrastructure is not capturing all impervious cover at the site.
- Need a photometric plan
- Require a 15 ft. landscape buffer.
- Will basements have foundation drains?
- Talk with Barry Smith in DPW about water service.

PGC Associates:

The following recommendations were noted:

- The existing pre-existing non-conforming houses do not meet setback requirements.
- The 5 new units does not trigger the Affordable Housing requirement.
- Requires a historic properties determination.
- Needs a photometric plan for lighting
- Needs a signage plan.
- Requires an existing landscape inventory.
- Needs calculation for impervious surface.
- Requirement for maintenance plan to insure the viability of installed landscaping.
- Energy efficiency needs to be addressed.

The recommendations from the Design Review Committee included adding a landscape buffer along the northeastern portion of the site where the proposed duplex abuts the adjacent Ritchie property. There should be a fence or vegetation buffer. Another suggestion was to eliminate the existing extra walkways at the front right section of the property that connects the existing houses to the Main Street sidewalk. It is also recommended that a porch roof or overhang be added at the rear of each of the new units similar to what is shown over the garage doors.

The Board would like to see the following:

- Detail of the group mailbox, with a mini shed.
- Stone walls will remain – provide clarity or detail. There was a recommendation to remove the wall further east. The DRC recommended remove all to the right. It was recommended to have the Chairman of the DRC provide further clarification.
- The applicant will continue the stone wall and will provide clarity on plan and detail.
- Percentage of coverage on the lot needs to be determined.

Abutter Questions:

Resident, Cathy Sutton, 216 Main Street:

Ms. Sutton wanted clarification on the charging station and asked whether these units hum at night.

Residents, Carmel Bergeron, 214 Main Street:

The Board is in receipt of a letter from Mrs. Bergeron. She also communicated in the meeting the following concerns:

- She spoke to 12 neighbors in the vicinity and no one wants this development due to the noise, density, and traffic.

- She is also concerned about any trees which are coming down.
- Concern about ledge and that the antique foundation of the neighboring homes could be damaged if blasting is needed.
- The plan has provided no place to walk safely as there are no sidewalks.
- The units are larger than the individual houses around them.

Resident Ms. Hallman, 212 Main Street:

- She agrees with previous comments.
- She would like the Board to consider the historic character of neighborhood.
- She purchased her home in this area due to the character and she does not think this development fits in.
- She is opposed to this project.

Resident, Krystyna McQueeney, 222 Main Street:

- This has too many buildings for the site.
- Lights in the area are too many.
- Concern about water in her basement as a result of this development.
- Concern about blasting

Resident, Terri Tiernan, 210 Main Street:

Ms. Tiernan provided a message in ZOOM chat.

- Not in favor. In agreement with previous comments.
- If asking for all these waivers, the scope of project may be too large.
- This is residential area, and this would take away from the flavor of the neighborhood.

Resident Jovante and Myriam Santos: 224 Main Street:

Mr. and Mrs. Santos participated via ZOOM.

- Respect views of others
- Welcome the project.
- This project will revitalize the area.
- The current area is an eyesore.

Resident, Cathy Sutton, 216 Main Street:

- Concern is that her house was built in 1900's with a stone foundation and has lived there 38 years ago and chose this area due to the historic district.
- Her house resides on the property line and the duplex will be on the side of her house and there is a direct line of sight into her bedroom.
- Concerned about noise.
- The construction will ruin her stone foundation.
- She has animals in her home which have been abused and she is afraid the noise will stress them out.
- The increased traffic in this area will impact her getting in and out of her driveway.
- Property values will decrease.
- Objects strongly to this project.
- Counsel has been retained to represent the neighbors against this project.

The DPW provided a correspondence about trash and solid waste. Home owners will bring their trash cans out to Main Street. Also, each unit will have a separate water meter and the utility accounts will be separate.

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call vote to continue the hearing for Harmony Village to September 22, 2020 at 8:00 pm.

Roll Call Vote:

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

APPLEGATE SUBDIVISION PERFORMANCE SECURITY:

The Chairman recused himself and Vice Chairman ran the proceedings.

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

- 8-20-20 SAC memo to PEDB
- First Amendment to the Tri-Partite Agreement with Needham Bank (12-14-2018)
- 8-20-2020 Email from John Shea of Needham Bank

The Board was made aware that the PEDB is ready to secure the bond funds from Needham Bank. The Board entered into an amended Tri-Partite agreement with Ralph Costello, the developer of Applegate Farm subdivision, and Needham Bank. The agreement is regarding the remaining subdivision surety funds for the subdivision. The amount is \$265,617.00.

The Town will begin the process for street acceptance for the November Town meeting. The Town will take over constructing any required improvements to the extent of funds available. This has been discussed with the Board of Selectmen. As-built and street acceptance plans will need to be prepared. A price quote is being sought from GLM Engineering to prepare these as they were the original project engineer. There is already a deed to convey the road and easements.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Planning and Economic Development Board voted by Roll Call Vote to accept all of the remaining available funds held by Needham Bank as surety for the completion of the ways and installation of municipal services in the Applegate Farm Subdivision, pursuant to Section 10 of the First Amendment to Tri-Partite Agreement to Secure Construction of Ways and installation of Municipal Services for Applegate Farm Subdivision, dated December 14, 2018.

Roll Call Vote:

Bob Tucker	aye
Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	abstain due to recusal
Tom Gay	aye

Chairman Rodenhiser rejoined the meeting.

PEDB MEETING MINUTES:

August 11, 2020:

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted by Roll Call to approve the PEDB meeting minutes August 11, 2020.

Roll Call Vote:

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye
Tom Gay	abstained as he was not present

CONSTRUCTION REPORTS - TETRA TECH:

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

- Salmon Report #45 August 4, 2020 (Sidewalk and guardrail installation)
- Salmon Report #46 August 11, 2020 (grass is growing to east)

WILLIAMSBURG PROJECT COMPLETION:

The Board is in receipt of the draft Certificate of Completion **(See Attached.)** The Board received an email communication from a resident of Williamsburg with concerns about the maintenance of the site and the condition of the light posts and construction fencing. The Board has received a sign off from the condominium association management company and they have indicated that they are satisfied with what has been done. Susy reached out to the management company to ask about when the light fixtures will be replaced. The management company indicated that there is no plan to fix them soon since there is no budget for this at the moment. The Board discussed that for future projects there needs to be added language to decisions about the responsibilities of the developer and condo association. The Board suggested having an “Action After” report when there is a project completion.

On a motion made by Matt Hayes, seconded by Bob Tucker, the Board voted by roll call to Issue the Certificate of Completion for Williamsburg Way.

Roll Call Vote:

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

MEDWAY GREEN PROJECT COMPLETION:

The Board is in receipt of the draft Certificate of Completion **(See Attached.)**

On a motion made by Matt Hayes, seconded by Bob Tucker, the Board voted by roll call to Issue the Certificate of Completion for Medway Green.

Roll Call Vote:

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

MEDWAY PLACE SITE PLAN PUBLIC HEARING:

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

- 8-12-20 Public Hearing Continuation Notice
- 8-29-20 Email from Attorney Gareth Orsmond requesting a continuation of the public hearing.

On a motion made by Matthew Hayes, and seconded by Bob Tucker, the Board voted by Roll Call vote to continue the hearing for Medway Place Site Plan on September 8 at 7:15 pm.

Roll Call Vote:

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

ZBA PETITIONS:

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

- 15 Meryl Street – Accessory Family Dwelling Unit
- 8 Barber Street – Accessory Family Dwelling Unit

The date of the hearings before the ZBA is September 2, 2020. These applications are for Accessory Family Dwelling Unit special permits. The Board looked at the Barber Street application and questioned if there is enough space for this addition. The members felt that the plans for these units appear rather large. There is a provision where the Zoning Board can allow the AFDU to be larger than 800 sq. ft. These applications are not exceeding the maximum lot coverage. The addition should be compatible with the size and scale. There is sufficient parking. There is a concern that these applications when approved will be morphed into two family homes over time. The Board recommends to be silent with the ZBA on both applications.

ZONING BYLAW AMENDMENTS - FALL TOWN MEETING:

The Board was advised that the goal is to submit the articles which were going to be considered at the spring town meeting but were withdrawn due to COVID. **(See Attached)** The changes to the environmental regulations need to be finalized. There were housekeeping edits to the special permit portion of the central business district which Ted Brovitz will review. Susy Affleck-Childs asked if the Board might want to consider setting some limits on the size of industrial buildings. There was a suggestion to reach out to MAPC for work with the towns of Holliston, Franklin, Milford, and Bellingham to look at the roads and facilities which are in these areas and how traffic will be impacted over the years. The Town of Medway was made aware that there will be an 850,000 sq. ft. facility in the Town of Holliston.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by roll call vote to submit the Zoning Bylaw amendments for town meeting as presented.

Roll Call Vote:

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

The Board would like Susy to put together some language about industrial buildings being a maximum of 100,000 sq. ft. and anything larger would need to go through the special permit process.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by roll call vote to have Susy draft language for industrial buildings which are 100,000 sq. ft. and anything larger needing to be authorized by special permit.

Roll Call Vote:

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

OTHER BUSINESS:

- Consultant Carlucci informed the Board that he will need to scale back his activities with the Town of Medway as he is assuming more duties with his job in Sherborn. Susy and Barbara will talk about the next steps on how the Board can proceed without Consultant Carlucci's assistance for project reviews.

CENTRAL BUSINESS DISTRICT:

The Board will discuss zoning ideas for the Central Business District at their meeting on September 8, 2020 at 6:30 pm.

FUTURE MEETING:

- Tuesday, September 8, 2020

ADJOURN:

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted by Roll Call vote to adjourn the meeting.

Roll Call Vote:

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

The meeting was adjourned at 9:47 pm.

Prepared by,
Amy Sutherland
Recording Secretary

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



August 25, 2020

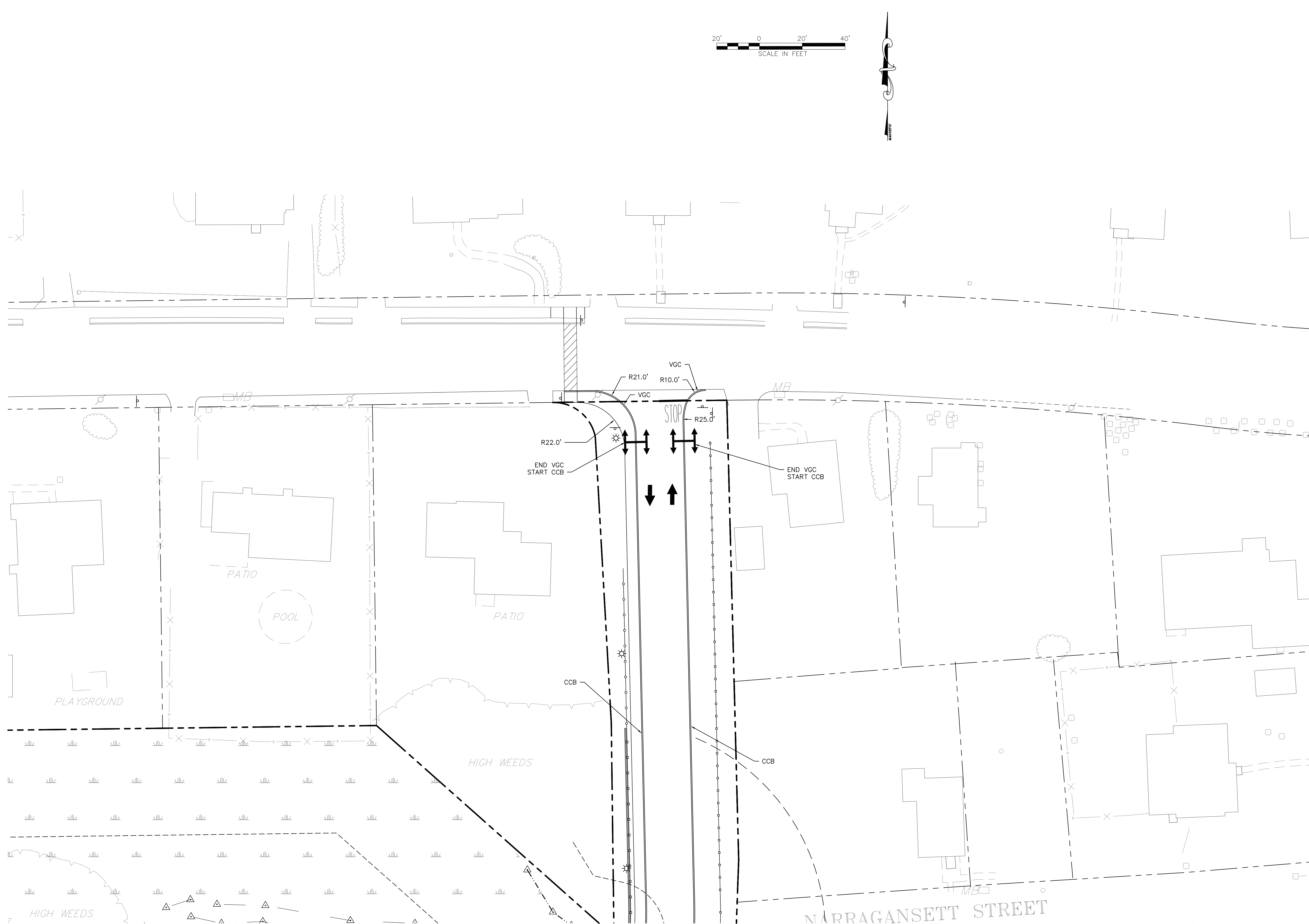
**Medway Planning & Economic Development Board
Meeting**

**Salmon Field Change – Revisions to Exit
at Waterside Run and Village Street**

- Coneco drawing dated 8-18-20
- 8-18-20 email from Steve Bouley

This is a follow-up from the discussion during the last PEDB meeting. Salmon has proposed a field change to design the roadway exit from Waterside Run turning right (eastbound) onto Village Street.

I will forward the Coneco drawing to abutter David Neuman at 245 Village Street.



REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:	CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET WESTBOROUGH, MASSACHUSETTS 01581	DRAWING:	WATERSIDE RUN ENTRANCE MODIFICATION
PROJECT:	SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R AND 263 VILLAGE STREET MEDWAY, MASSACHUSETTS 02053	CONSTRUCTION DOCUMENTS	
PLAN SET:			

<div>CON E C O</div> <div>Engineers & Scientists</div> <div>4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996 WEBSITE: www.conecco.com</div>	
DATE	8/18/2020
DESIGNED: DJD	CHECKED: JEN
DRAFTED: DJD	IN CHARGE: JEN
SCALE:	1"=20'
PROJECT NO.	8548.0
SHEET NO.	1

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Tuesday, August 18, 2020 9:26 AM
To: Susan Affleck-Childs
Subject: RE: 8548: The Willows - Waterside Run Curb modification



The only comment I have is they should add curb type. Radius should be VGC as provided in the approved Plans.

Steven M. Bouley, P.E. | Senior Project Engineer | Tetra Tech
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | steven.bouley@tetrattech.com

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Monday, August 17, 2020 5:34 PM
To: Bouley, Steven <Steven.Bouley@tetrattech.com>
Subject: FW: 8548: The Willows - Waterside Run Curb modification

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

So, what do you think?

Is there a need for some notes to describe what is to be done!?!

Susy

From: Jeff Robinson [mailto:jrobinson@salmonhealth.com]
Sent: Monday, August 17, 2020 2:18 PM
To: Bouley, Steven <steven.bouley@tetrattech.com>
Cc: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: FW: 8548: The Willows - Waterside Run Curb modification

Steve, please advise if this works.

Jeff

Jeffrey S. Robinson
Managing Partner
Continuing Care Management, LLC
One Lyman Street
Westborough, MA 01581
508 898-3416
Cell 508 254-2745
Fax 508 366-1930

jrobinson@salmonhealth.com

From: Jonathan E. Novak <JNovak@coneco.com>
Sent: Monday, August 17, 2020 2:02 PM
To: Jeff Robinson <jrobinson@salmonhealth.com>
Subject: 8548: The Willows - Waterside Run Curb modification

Good Afternoon Jeff

Attached is the modified curbing for Waterside Run. It maintains the curb setup from the previous plans and just extends it to the property line. Please let me know if you have any questions.

Jon

Jonathan E. Novak
Project Manager



4 First Street • Bridgewater, MA 02324
Office: 508-697-3191 Ext. 145
Mobile: 508-562-2570
jnovak@coneco.com
www.Coneco.com

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August 25, 2020

**Medway Planning & Economic Development Board
Meeting**

**Salmon Field Change – Village Street
Crosswalks**

- Emails from Jeff Robinson dated 8-13-20
- Coneco drawing dated 8-18-20
- Email from Sergeant Jeff Watson dated 8-14-20
- Email from Steve Bouley dated 8-19-20

Salmon has requested a field change pertaining to the location of the crosswalks across Village Street and the solar Crosswalk Ahead signs. This has been reviewed by Tetra Tech, Sergeant Jeff Watson and Dave D'Amico. All are OK.

Susan Affleck-Childs

From: Jeff Robinson <jrobinson@salmonhealth.com>
Sent: Thursday, August 13, 2020 3:59 PM
To: Susan Affleck-Childs
Subject: RE: The Willows - Village Street / Waterside Run Crosswalk

August 13, 2020

Town of Medway
Planning Board
Attn.: Susan Affleck-Childs, Planning and Economic Development Director
155 Village Street
Medway, Massachusetts 02053

RE: Waterside Run Cross Walk on Village Street

Dear Susy,

The existing field condition has a telephone pole located near the entrance of Waterside Run/Village Street creating a condition why by the proposed sidewalk/cross walk location does fit between the Waterside Run curb and the telephone pole. Also, if the crosswalk were to extend across the street as proposed it would run directly into the homeowners driveway across the street from Waterside Run. We propose running the sidewalk around the telephone pole on the backside of the telephone pole and then crossing Village Street on the Western side of the telephone pole. All sidewalk will be on The Willows Property or Village Street right of way, none on abutters property. David Damico and Sgt. Jeff Watson have reviewed and signed off on this new approach.

Please call me with any questions, 508 254-2745.

Jeff Robinson
Continuing care Management LLC

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, August 13, 2020 3:40 PM
To: Jeff Robinson <jrobinson@salmonhealth.com>
Subject: RE: The Willows - Village Street / Waterside Run Crosswalk

Jeff,

Please prepare and send me a brief written narrative explaining the existing field condition, what is problematic and why it needs to be changed, what you want to do instead, and why that is a better approach.

Thank you.

Susy

From: Jeff Robinson <jrobinson@salmonhealth.com>
Sent: Thursday, August 13, 2020 2:00 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: FW: The Willows - Village Street / Waterside Run Crosswalk

Susy, Dave Damico as well as Sgt Jeff Watson have approved, this was sent to Steve, please add for a field change, waiting on the Newman drawing.

Jeff

Jeffrey S. Robinson
Managing Partner
Continuing Care Management, LLC
One Lyman Street
Westborough, MA 01581
508 898-3416
Cell 508 254-2745
Fax 508 366-1930
jrobinson@salmonhealth.com

From: Jonathan E. Novak <JNovak@coneco.com>
Sent: Wednesday, August 12, 2020 3:47 PM
To: ddamico@townofmedway.org
Cc: Jeff Robinson <jrobinson@salmonhealth.com>
Subject: The Willows - Village Street / Waterside Run Crosswalk

Good Afternoon Dave

As discussed in our phone call I've attached the sketch of the sidewalk with additional dimensioning and clarified property lines in lieu of staking/locating anything in the field. To summarize:

- The landing be on property owned by The Willows or on the Right of Way for Village Street.
- The landing will be a minimum of 5'
- The sidewalk will have a minimum of 4' of clearance near the utility pole in question.
- The sidewalk will be either located on the Willows or on the Right of Way for Village Street.
- None of the proposed modifications will be located on abutting properties.

Please let me know if you have any other questions.

Best Regards
Jon

Jonathan E. Novak
Project Manager



4 First Street • Bridgewater, MA 02324
Office: 508-697-3191 Ext. 145
Mobile: 508-562-2570
jnovak@coneco.com
www.Coneco.com

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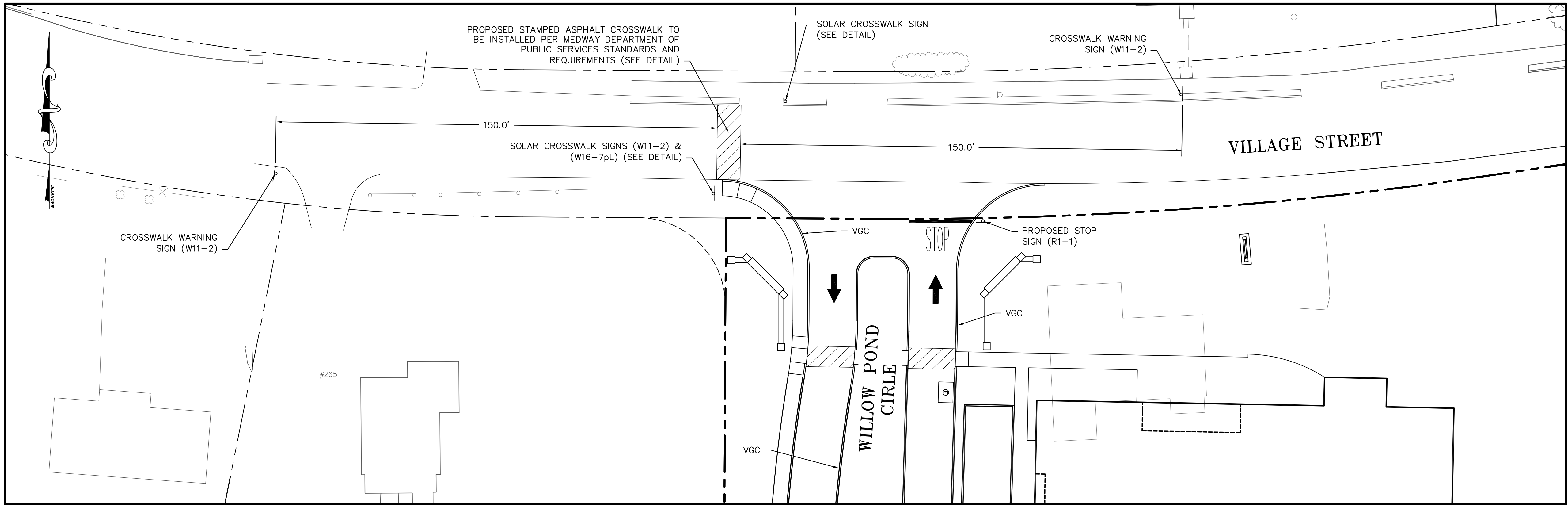
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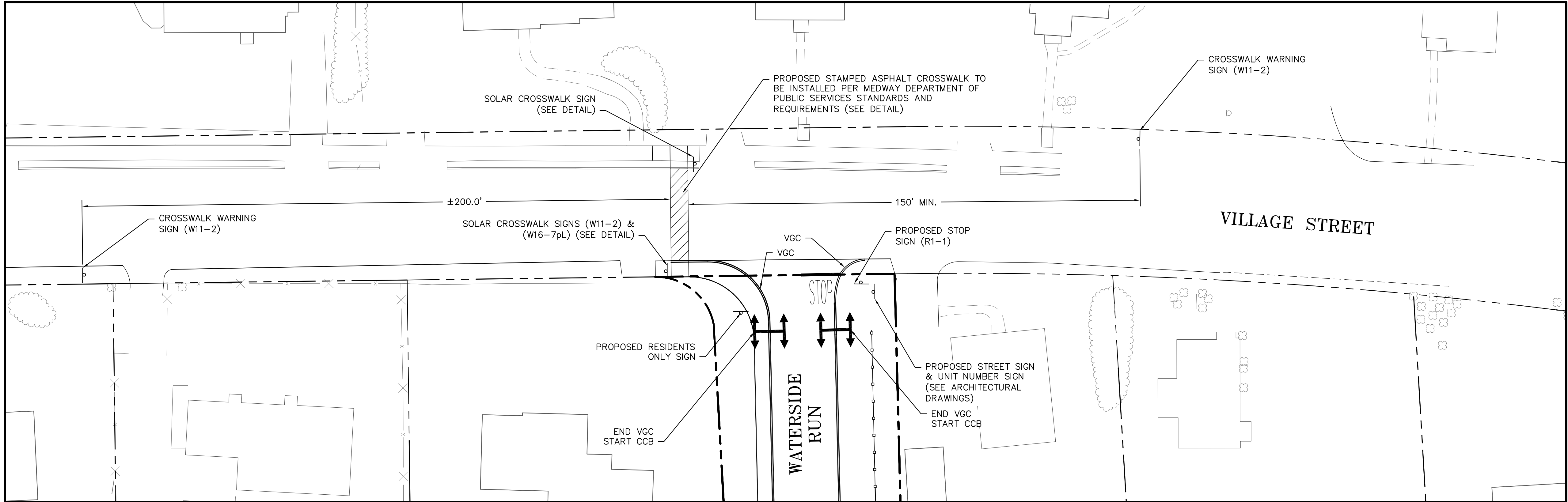
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PEDESTRIAN ACCESS IMPROVEMENT
VILLAGE STREET AND WILLOW POND CIRCLE
SCALE: 1"=20'



PEDESTRIAN ACCESS IMPROVEMENT
VILLAGE STREET AND WATERSIDE RUN
SCALE: 1"=20'

REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	04/29/19	CONSTRUCTION MODIFICATIONS	MSD/EN
2	08/09/19	CONSTRUCTION MODIFICATIONS	MSD/EN
3	08/18/20	PER MEDWAY POLICE DEPARTMENT	DJD/EN

PROJECT:	PREPARED FOR:	DRAWING:
SALMON HEALTH AND RETIREMENT COMMUNITY 259, 261, 261R AND 263 VILLAGE STREET MEDWAY, MASSACHUSETTS 02053	CONTINUING CARE MANAGEMENT, LLC 1 LYMAN STREET WESTBOROUGH, MASSACHUSETTS 01581	PEDESTRIAN ACCESS IMPROVEMENTS

CONECO
Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
WEBSITE: www.coneco.com

DATE	
6/18/2018	

DESIGNED:	CHECKED:
JEN	TLD

DRAFTED:	IN CHARGE:
WAS	SMO

SCALE:
1"=40'

PROJECT NO.
8548.0

SHEET NO.
C64

Susan Affleck-Childs

From: Jeff Robinson <jrobinson@salmonhealth.com>
Sent: Thursday, August 13, 2020 2:08 PM
To: Susan Affleck-Childs
Subject: FW: Willows - Crosswalk Sketch

This email string has both Damico and Watson approvals.

Jeffrey S. Robinson
Managing Partner
Continuing Care Management, LLC
One Lyman Street
Westborough, MA 01581
508 898-3416
Cell 508 254-2745
Fax 508 366-1930
jrobinson@salmonhealth.com

From: David Damico <ddamico@townofmedway.org>
Sent: Thursday, August 13, 2020 12:22 PM
To: Jeff Robinson <jrobinson@salmonhealth.com>
Subject: RE: Willows - Crosswalk Sketch

I already forwarded this to Tetra Tech (Steve Bouley) and told him I was fine with it, so yes, it can go to the PB as well. I think Sgt. Watson was going to confirm sign locations if he hasn't already. That's pretty minor stuff though.

Thanks,

Dave
Medway DPW Director
Town of Medway
45B Holliston Street
Medway, MA 02053
508-533-3275
Check us out on-line at www.townofmedway.org

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From: Jeff Robinson <jrobinson@salmonhealth.com>
Sent: Thursday, August 13, 2020 10:40 AM
To: David Damico <ddamico@townofmedway.org>
Subject: FW: Willows - Crosswalk Sketch

David, FYI, are we good to send this to the planning board for a field change?

Jeffrey S. Robinson
Managing Partner
Continuing Care Management, LLC
One Lyman Street
Westborough, MA 01581
508 898-3416
Cell 508 254-2745
Fax 508 366-1930
jrobinson@salmonhealth.com

From: Zachary Tarolli <ztarolli@willowsatmedway.com>
Sent: Thursday, August 13, 2020 10:31 AM
To: Jeff Robinson <jrobinson@salmonhealth.com>
Cc: Tom Geer <tgeer@willowsatmedway.com>; Jon Pinto <jpinto@willowsatmedway.com>
Subject: FW: Willows - Crosswalk Sketch

FYI

From: Sgt. Jeffrey Watson <JWatson@medwaypolice.com>
Sent: Thursday, August 13, 2020 9:54 AM
To: Zachary Tarolli <ztarolli@willowsatmedway.com>
Subject: RE: Willows - Crosswalk Sketch

Zack,

Thank you for meeting with me yesterday to discuss moving the sidewalk to accommodate the proper width. . I just wanted to confirm that I am satisfied as a safety aspect to move the sidewalk behind the telephone pole located at 247 Village Street.

If you have any other questions please let me know.

You can email me or reach me on my cell 508-328-1781

Respectfully,

Jeffrey W. Watson
Sergeant
Medway Police Department
315 Village St.
Medway Ma 02053
508-533-3212

From: Zachary Tarolli [<mailto:ztarolli@willowsatmedway.com>]

Sent: Wednesday, August 12, 2020 8:17 AM

To: Sgt. Jeffrey Watson <JWatson@medwaypolice.com>; 'David Damico' <ddamico@townofmedway.org>; Tom Geer <tgeer@willowsatmedway.com>

Cc: 'Jeff Robinson' <jrobinson@salmonhealth.com>; 'Peter Pelletier' <ppelletier@townofmedway.org>;

'Steven.Bouley@tetrattech.com' <Steven.Bouley@tetrattech.com>

Subject: RE: Willows - Crosswalk Sketch

Sergeant Watson,

Give me a call when you are by and I can meet with you onsite. My phone number is 774-217-0724.

Thank you,
Zack

SALMON Health and Retirement is proud to offer The Willows Premier Retirement Communities, Whitney Place Assisted Living Residences, SALMON Adult Day Health, Beaumont Rehabilitation and Skilled Nursing Centers, SALMON Centers for Early Education and home care through SALMON VNA, Private Care Options and Hospice. The Salmon family's well-respected senior living and healthcare choices are the culmination of over 60 years of tradition and innovation. Visit www.SalmonHealth.com.

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Susan Affleck-Childs

From: Jeff Robinson <jrobinson@salmonhealth.com>
Sent: Friday, August 14, 2020 8:25 AM
To: Susan Affleck-Childs
Subject: FW: Willows - Crosswalk Sketch

Fyi

Jeffrey S. Robinson
Managing Partner
Continuing Care Management, LLC
One Lyman Street
Westborough, MA 01581
508 898-3416
Cell 508 254-2745
Fax 508 366-1930
jrobinson@salmonhealth.com

From: Jeff Robinson
Sent: Friday, August 14, 2020 8:22 AM
To: 'Sgt. Jeffrey Watson' <JWatson@medwaypolice.com>
Subject: RE: Willows - Crosswalk Sketch

Great.

Jeffrey S. Robinson
Managing Partner
Continuing Care Management, LLC
One Lyman Street
Westborough, MA 01581
508 898-3416
Cell 508 254-2745
Fax 508 366-1930
jrobinson@salmonhealth.com

From: Sgt. Jeffrey Watson <JWatson@medwaypolice.com>
Sent: Friday, August 14, 2020 8:22 AM
To: Jeff Robinson <jrobinson@salmonhealth.com>
Subject: RE: Willows - Crosswalk Sketch

Good morning,

The location should be 150 feet prior to the crosswalk per MUTCD standard. I will do a site visit today to check those locations. If I need them moved a little I will let you know.

Respectfully

Sgt. Watson

From: Jeff Robinson [<mailto:jrobinson@salmonhealth.com>]

Sent: Thursday, August 13, 2020 1:58 PM

To: Sgt. Jeffrey Watson <JWatson@medwaypolice.com>

Subject: FW: Willows - Crosswalk Sketch

Sgt Watson, please confirm sign location.

Thank you

Jeff

Jeffrey S. Robinson
Managing Partner
Continuing Care Management, LLC
One Lyman Street
Westborough, MA 01581
508 898-3416
Cell 508 254-2745
Fax 508 366-1930
jrobinson@salmonhealth.com

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Dave
Medway DPW Director
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508-533-3275
Check us out on-line at www.townofmedway.org

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Sent: Thursday, August 13, 2020 9:54 AM
To: Zachary Tarolli <ztarolli@willowsatmedway.com>
Subject: RE: Willows - Crosswalk Sketch

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If you have any other questions please let me know.

You can email me or reach me on my cell 508-328-1781

Respectfully,

Jeffrey W. Watson
Sergeant

Medway Police Department
315 Village St.
Medway Ma 02053
508-533-3212

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Sent: Wednesday, August 12, 2020 8:17 AM
To: Sgt. Jeffrey Watson <JWatson@medwaypolice.com>; 'David Damico' <ddamico@townofmedway.org>; Tom Geer <tgeer@willowsatmedway.com>
Cc: 'Jeff Robinson' <jrobinson@salmonhealth.com>; 'Peter Pelletier' <ppelletier@townofmedway.org>; 'Steven.Bouley@tetrattech.com' <Steven.Bouley@tetrattech.com>
Subject: RE: Willows - Crosswalk Sketch

Sergeant Watson,

Give me a call when you are by and I can meet with you onsite. My phone number is 774-217-0724.

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Zack

From: Sgt. Jeffrey Watson <JWatson@medwaypolice.com>
Sent: Wednesday, August 12, 2020 8:00 AM
To: David Damico <ddamico@townofmedway.org>; Tom Geer <tgeer@willowsatmedway.com>
Cc: Jeff Robinson <jrobinson@salmonhealth.com>; Zachary Tarolli <ztarolli@willowsatmedway.com>; Peter Pelletier <ppelletier@townofmedway.org>; Steven.Bouley@tetrattech.com
Subject: RE: Willows - Crosswalk Sketch

Gentleman,
I have been on my days off. I will take a look at the plans this morning and get back to you.

Jeffrey W. Watson
Sergeant
Medway Police Department
315 Village St.
Medway Ma 02053
508-533-3212

From: David Damico [<mailto:ddamico@townofmedway.org>]
Sent: Tuesday, August 11, 2020 11:59 AM
To: Tom Geer <tgeer@willowsatmedway.com>
Cc: Jeff Robinson <jrobinson@salmonhealth.com>; Zachary Tarolli <ztarolli@willowsatmedway.com>; Peter Pelletier <ppelletier@townofmedway.org>; Steven.Bouley@tetrattech.com; Sgt. Jeffrey Watson <JWatson@medwaypolice.com>
Subject: RE: Willows - Crosswalk Sketch

Tom,

I took a look at the area for the proposed crosswalk. I thought you would have some property line stakes down to get a better idea of where the sidewalk on Village would fall. It looks like you are proposing a curb at edge of pavement. That leaves a tight squeeze at the telephone pole. It should be more than 36" from what I could tell, but you need to verify that.

I know you're trying to link up the sidewalks, but placing the crosswalk on the other side of the drive (east side) may have some advantages because you have more space on that side. It would mean adding a crosswalk across the drive to the east side, but there is already a lot going on on that side so the extra construction might not be that bad.

If Sgt. Watson has a preferred approach, his vote counts a lot more than mine. You definitely have to give us a better idea of front and back of sidewalk so we can see how it fits around the telephone pole.

Thanks,

Dave
Medway DPW Director
Town of Medway
45B Holliston Street
Medway, MA 02053
508-533-3275
Check us out on-line at www.townofmedway.org

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From: Tom Geer <tgeer@willowsatmedway.com>
Sent: Monday, August 10, 2020 1:05 PM
To: David Damico <ddamico@townofmedway.org>
Cc: Jeff Robinson <jrobinson@salmonhealth.com>; Zachary Tarolli <ztarolli@willowsatmedway.com>
Subject: Willows - Crosswalk Sketch

Dave,

Attached is the proposed crosswalk sketch we discussed from the project's site engineer. In the field you will see the asphalt sidewalks heading to the secondary roadway. Staked out is the curved sidewalk, 4' wide behind the telephone pole. Then marked in red on either side of Village St is the approx. location this sketch shows the crosswalk.

Please take a look and let us know of any thoughts.

Thanks, Tom



Tom Geer
Superintendent
800 South Main Street
Mansfield, MA 02048
c. 508.509.4682

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Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Wednesday, August 19, 2020 3:20 PM
To: Susan Affleck-Childs
Subject: RE: Salmon - Field change for street crossing signal and crosswalk

Hi Susy,

Jeff reviewed with Dave and Sgt. Watson, I have no issues with the proposal.



Steve

Steven M. Bouley, P.E. | Senior Project Engineer | Tetra Tech
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | steven.bouley@tetrattech.com

While we are operating remotely in response to COVID-19, Tetra Tech teams remain fully connected and hard at work servicing our clients and ongoing projects. We would also like to wish health and wellness to you and your family.

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, August 19, 2020 8:59 AM
To: Bouley, Steven <Steven.Bouley@tetrattech.com>
Subject: Salmon - Field change for street crossing signal and crosswalk

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

Hi Steve,

Would you take a look at this proposed field change for Salmon? I believe Dave D'Amico already contacted you about it.

This will be on agenda for next week's pedb mtg and I know the Board will want to know if you have reviewed.

Please let me know if OK.

Thanks.

Susy

From: Jonathan E. Novak [mailto:JNovak@coneco.com]
Sent: Tuesday, August 18, 2020 9:32 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Jeff Robinson <jrobinson@salmonhealth.com>; Zachary Tarolli <ztarolli@willowsatmedway.com>
Subject: 8548: Waterside Run

Good Morning Susy

Attached is an updated PDF showing the relocated sign and curbing. Please let me know if you need anything else.

Best Regards
Jon

Jonathan E. Novak
Project Manager



4 First Street • Bridgewater, MA 02324
Office: 508-697-3191 Ext. 145
Mobile: 508-562-2570
jnovak@coneco.com
www.Coneco.com

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August 25, 2020

**Medway Planning & Economic Development Board
Meeting**

**Harmony Village Multi-Family Public
Hearing**

- Harmony Village Public Hearing Notice
- Project Narrative
- Multifamily Housing Application
- Special Permit Application
- Land Disturbance Application
- Harmony Estates Site Plan – June 9, 2020
- Duplex Design
- Triplex Design
- Waiver Requests
- Development Impact Report
- Sewer Flows
- Letter from Goddard Consulting re: wetlands
- Email from Bridget Graziano re: wetlands
- Email from DRC – Aug. 19, 2020
- Tetra Tech Review Letter – Aug. 7, 2020
- PGC Review Letter – Aug. 14, 2020

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Thomas Gay, Clerk
Matthew Hayes, P.E.,
Member
Richard Di Iulio, Member
Jessica Chabot, Associate
Member

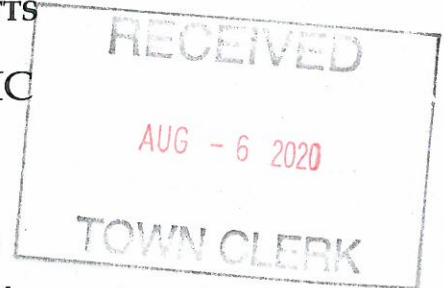


Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS PLANNING AND ECONOMIC DEVELOPMENT BOARD

August 7, 2020

NOTICE of PUBLIC HEARING *Harmony Village Multi-Family Housing Development* 218 Main Street



Pursuant to the *Medway Zoning Bylaw*, SECTION 5.6.4 Multifamily Housing and SECTION 3.5 Site Plan Review and *Medway General Bylaws*, Article XXVII Stormwater Management and Land Disturbance, and the provisions of Massachusetts General Laws, Chapter 40A, and the Board's *Site Plan Rules and Regulations*, notice is given that the **Planning and Economic Development Board will conduct a Public Hearing on Tuesday, August 25, 2020 at 7:15 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street, Medway, MA**, and via ZOOM at: <https://us02web.zoom.us/j/84932163809> to consider the applications of Harmony Estates LLC of Milford, MA for approval of a Multi-Family Housing Special Permit, a site plan entitled *Site Plan Review Submittal – Harmony Estates 218-220 Main Street*, dated June 9, 2020 prepared by Meridian Associates, Inc. of Westborough, MA, and a Land Disturbance Permit. The Sanford Hall meeting room is accessible via elevator to persons with physical disabilities.

With COVID-19 limitations on the number of people who may gather indoors in one place and the associated physical distancing requirements, the Sanford Hall meeting space can accommodate a limited number of people for live attendance at this public hearing. All in-person attendees are required to wear face coverings unless they are prevented from doing so by a medical or disabling condition. The Board encourages online public participation in the hearing via ZOOM meeting attendance at: <https://us02web.zoom.us/j/84932163809>. The ZOOM meeting may also be accessed via telephone at: 312-626-6799, meeting ID 84932163809#. Members of the public may also watch the meeting on Medway Cable Access - channel 11 on Comcast Cable, channel 35 on Verizon Cable, or on Medway Cable's Facebook page @medwaycable.

The applicant proposes to develop a 7-unit residential condominium at 218 Main Street located in the Agricultural Residential II zoning district. The 1.22-acre property (*Medway Assessors Map 57, Parcel 44*) is owned by Elliot Edwards and Linda Resner of Medway, MA. The site is bounded on the north by properties owned by Parlee/Hodges and Terranova, on the east by properties owned by Sutton/Ritchie and Bergeron, on the west by property owned by Force, and on the south by properties owned by Santos, Leonard and Main Street.

The proposed development will include renovation of two existing single-family houses and construction of a new three-family building and a new two-family building for a total of seven residential units; 26 off-street parking spaces will be provided. Access will be from a single curb cut from Main Street. Stormwater management facilities will be constructed to manage stormwater on-site and include a sub-surface infiltration system for roof runoff and a detention basin at the southwest corner of the property. Landscaping, site lighting, buffering, and a common outdoor area are planned. Connections will be made to the existing Town sewer and water services in Main Street. Enclosed is an excerpt from the proposed site development plan for your review.

The applications and site plan are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. Face coverings are required to visit Town Hall. Project information is also posted at the Planning and Economic Development web page at <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

Interested persons or parties are invited to review the plan, participate in the public hearing and express their views. Written comments are encouraged and may be forwarded to planningboard@townofmedway.org. All comments will be entered into the record during the public hearing. Please direct any questions regarding this application to the Medway Planning and Economic Development office at 508-533-3291.

Andy Rodenhiser
Chairman



June 11, 2020

Medway Planning & Economic Development Board
Attn: Susan Affleck-Childs, Coordinator
155 Village Street
Medway, Massachusetts 02053

Re: **Harmony Estates**
218-220 Main Street, Medway, Massachusetts
Multifamily Housing Special Permit, Major Site Plan Approval & Land Disturbance Applications
MAI Project No. 8521

Dear Chairman Rodenhiser and Members of the Board:

On behalf of the Applicant, Harmony Estates LLC, Meridian Associates, Inc. (MAI) is pleased to submit these applications, plans, and related documents for the project above. This submittal is the result of meetings with the Planning & Economic Development Board (PEDB) Coordinator, Economic Development Committee Director, Building Commissioner, Design Review Committee, and an Interdepartmental Meeting with the appropriate town agencies present. A summary of the items included as part of this submittal is as follows:

1. Multifamily Housing Special Permit Application & fees (previously submitted)
2. Application for Major Site Plan Approval & fees (previously submitted)
3. Land Disturbance Permit Application (previously submitted)
4. Project Description & Development Impact Statement
5. Certified Abutters List
6. Site Development Plan set (10 full size sets, 8 sheets each set & 2 - 11"x17" sets)
7. Stormwater Report (2 copies)
8. Stormwater Operation & Maintenance Plan (10 copies)
9. Architectural Plans for the Triplex and Duplex (10 sets, 11"x17")

We look forward to discussing this project at the first hearing available (virtual or otherwise). Please contact our office if any additional information is required before then.

Sincerely,
MERIDIAN ASSOCIATES, INC.

Drew Garvin, EIT
Senior Project Engineer

Copy: Gary Feldman
8521_MHSP_SPR Cover



Project Description

This 1.22 acre site in west Medway is located in the AR-II zoning district and Multifamily Housing Overlay District. It is comprised of two existing dwellings, a pool, and a shed in the rear of the property. Under the Multifamily Housing regulations, the project is proposing five additional units (one triplex and one duplex) in the rear of the property, behind the existing dwellings which are to be rehabilitated. The existing driveway will be widened and extended to serve all units. Two car garages are proposed for the five new units and additional parking is proposed to serve the existing dwellings. Each unit will have individual yard space as well as a common area in the northeast corner of the property. All units will be served by the appropriate utilities (water, sewer, electric, etc.), with house #218 needing to abandon its septic system and tie into town sewer (house #220 already on town sewer). Stormwater will be captured, treated and recharged using chamber infiltration systems (drywells) for roof runoff and utilizing the existing depression area in the south west corner of the property as a detention basin. There are three light posts proposed and a “gang” mailbox system as requested in preliminary discussions with town agencies.

Development Impact

The development will be consistent with the goals of the Multifamily Housing regulations. Specifically, although the existing dwellings are not “historically significant”, the homes are antique colonials and in somewhat disrepair. The project will include a full rehabilitation of these homes, and the proposed units have an architectural design to match this style. The improvements will improve the aesthetics while be consistent with the neighborhood.

Traffic Impact

The addition of five units to the site will add approximately 6 vehicle trips per weekday, or 30 trips per weekday (per ITE Trip Generation Manual for Residential Condominium/Townhouse). This will have a negligible impact. While the site does propose 26 parking spaces, in reality only 2 spaces will be used per unit, and the cars for the proposed units will be housed in their garage. There will be six spaces proposed for the existing dwellings, which will allow for two cars and the occasional guest.

Environmental Impact

There are no wetland resource areas on or adjacent to the site. The project will utilize the existing driveway and depressed area for access and drainage to minimize construction impacts. The proposed units will be situated in the rear of the property and the stormwater runoff from all new and existing impervious areas will be captured, treated and recharged back into the groundwater per the DEP Stormwater Management regulations. A Stormwater Management Operations & Maintenance has also been provided to minimize and control erosion during and after construction. All units will have minimal noise / odor / emission impacts consistent with the residential neighborhood.

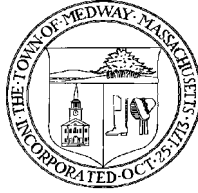


Neighborhood Impact

The architectural style of the proposed units were designed to match the existing dwellings historical character, and were improved to meet the Design Review Committee's requests. The existing dwellings are in need of a face lift and will be fully rehabilitated, and they will be the main units seen from Main Street. The proposed units are nestled in the rear yard and will maintain a wooded buffer around them. Other than #216 Main St., all abutting houses will be a minimum of 125 feet away from the proposed units. This development is consistent with the neighborhood, will be an improvement to the property, and create a desirable community within itself. The demand on municipal services for five new units will be minimal.

Parking Impact

The project is only proposing 26 spaces (less than 30), including 4 spaces per each proposed unit (two garage & two driveway). Therefore, there is no need for a parking assessment.



**Planning & Economic Development Board
Town of Medway, MA**

MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to Section 5.6.4 of the *Medway Zoning Bylaw*. The provisions of Section 8.6 Affordable Housing may also apply.

The Town's Planning and Engineering Consultants will review the Application and the proposed Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence at hearings may result in a delay in the Board's review of the special permit application.

_____, June 4, 2020

APPLICANT INFORMATION

Applicant's Name: Harmony Estates LLC

Mailing Address: 5 Exchange Street, Suite 4
Milford, MA 01757

Name of Primary Contact: Gary Feldman & Marcelo Alves

Telephone: Office: _____ Cell: Gary 508-400-9008
Marcelo 508-377-2395

Email address: superj90@verizon.net

☒ Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

PROJECT INFORMATION

Development Name: Harmony Estates

Project Address: 218-220 Main Street

Plan Title: Site Plan Review Submittal - Harmony Estates - 218-220 Main Street

Plan Date: June 9, 2020

Plan prepared by:
Name: Mark Beaudry, P.E.

Firm: Meridian Associates, Inc.

X Renovation of Existing Structure(s)
How many buildings? 2
Building Dimensions See plans 1,214 SF (218),
Gross Square Footage of Existing Structure 961 SF (220)
How many residential units presently exist? 2
How many additional residential units are proposed? 5
How many affordable units? 0

 Construction of an addition to an Existing Structure
Addition Dimensions _____
Gross Square Footage of Addition _____
How many new residential units are proposed? _____
How many affordable units? _____

 X Construction of a New Building(s)
How many buildings? 2 (triplex & duplex)
Dimensions of New Building(s) See plans 1,685 SF/unit,
Gross Square Footage of New Building(s) 8,425 SF total
How many new residential units are proposed? 5
How many affordable units? 0

 Demolition of any structures on the site? If yes, please explain. _____
Partial demolition of a small wing on house #218, removal of shed and pool.

How many new parking spaces are proposed? 26

The land shown on the plan is shown on Medway Assessor's Map # 57 as Parcel # 44

General Description of Property: _____
Existing lot containing two existing dwellings accessed by one driveway.
There is also a pool and shed in the rear of the property.

Agricultural Residential II (AR-II)
Medway Zoning District Classification: Multifamily Housing Overlay District (MHOD)

Setbacks for Existing Structure (if applicable)

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? _____
No - legal lot with frontage and area.

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? Yes - two existing dwellings on one lot. House #220 front setback is 23.9' (235' required). House #218 side setback 9.1' (15' required).

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

____ Yes X No If yes, please name street: _____

Historic District

Is any portion of this property located within a Medway National Register Historic District?

____ Yes - Rabbit Hill ____ Yes - Medway Village

Wetlands

Is any portion of the property within a Wetland Resource Area? ____ Yes X No

Groundwater Protection

Is any portion of the property within a Groundwater Protection District? ____ Yes X No

Flood Plain

Is any portion of the property within a Designated Flood Plain? ____ Yes X No

Access to Town Water and Sewer

Is Town water and sewer available in the street on which the proposed project has its frontage? X Yes ____ No

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Elliot Edwards & Linda Resner

Mailing Address: 218 Main Street
Medway, MA 02053

Primary Contact: Linda Resner

Telephone:
Office: _____ Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: _____ to _____ dated Jan. 26, 2001 and recorded in Norfolk County Registry of Deeds, Book 14714 Page 086 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Meridian Associates, Inc.

Mailing Address: 69 Milk St, Suite 208
Westborough, MA 01581

Primary Contact: Mark Beaudry

Telephone:
Office: 508-871-7030 Cell: 978-804-9036

Email address: mbeaudry@meridianassoc.com

Registered P.E. License #: 38189

SURVEYOR: Meridian Associates, Inc. (see Engineer)
Mailing Address: _____

Primary Contact: Kevin Danahy
Telephone: _____
Office: _____ Cell: _____
Email Address: _____
Registered P.L.S. License #: 39683

ARCHITECT: Pacific Visions
Mailing Address: 38 Thompson Ave.
Bristol, RI 02809
Primary Contact: Vincent Pacifico
Telephone: _____
Office: _____ Cell: 774-633-1272
Email address: vincentpacifico@pacific-visions.com
Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: Meridian Associates, Inc. (see Engineer)
Mailing Address: _____

Primary Contact: _____
Telephone: _____
Office: _____ Cell: _____
Email address: _____
Registered Landscape Architect License #: _____

ATTORNEY: _____
Mailing Address: _____

Primary Contact: _____
Telephone: _____
Office: _____ Cell: _____
Email address: _____

OFFICIAL REPRESENTATIVE INFORMATION (if applicable)

Name: Mark Beaudry & Drew Garvin Paul Yorkis
Meridian Associates, Inc. Patriot Realty
Address: 69 Milk St, Suite 208
Westborough, MA 01581 cell 508-509-7860
Telephone: Mark 978-804-9036
Office: 508-871-7030 Cell: Drew 978-394-2376
Email address: mbeaudry@meridianassoc.com

SIGNATURES

The undersigned, being the Applicant for approval of a Multifamily Housing Special Permit herewith submits this application and Plan to the Medway Planning and Economic Development Board for review and approval.

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

(If applicable, I hereby authorize see names above to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

I have reviewed Section 5.6.4 Multifamily Housing and Section 8.6 Affordable Housing of the *Medway Zoning Bylaw* and understand and agree to the requirements and responsibilities specified therein.

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee and Open Space Committee to access the site during the plan review process.

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

Signature of Property Owner

Date

Signature of Applicant (if other than Property Owner)

Date

Signature of Agent/Official Representative

Date

MULTIFAMILY HOUSING SPECIAL PERMIT FEES

Filing Fee - \$500

Plus \$25 per proposed dwelling unit up to a maximum of 40 units

Advance on Plan Review Fee

Up to 8 units = \$500

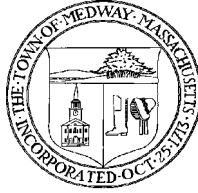
9 – 40 units = \$1,000

Please submit 2 separate checks each made payable to: Town of Medway

MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION CHECKLIST

To be Completed by Applicant

- ☒ Multifamily Housing Special Permit Application (2 signed originals) – one for Town Clerk and one for Planning and Economic Development Board
- ☐ Two (2) copies of a *Project Description* – one for Town Clerk and one for Planning and Economic Development Board. This description should provide a complete and thorough explanation of what is proposed and must address how the proposed project meets the requirements of Section 5.6.4 Multifamily Housing of the *Medway Zoning Bylaw* including the provision of affordable dwelling units, open space and parking.
- ☐ Ten (10) full size copies of a Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for Town Clerk and nine for Planning and Economic Development Board
- ☐ One (1) ledger size (11" x 17") copy of the Site Plan
- ☐ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email the plan and documents to: planningboard@townofmedway.org.
- ☒ Certified Abutters List and mailing labels from the Medway Assessor's office for all property located within 300 feet of the subject property
- ☐ Request(s) for waivers from the *Site Plan Rules and Regulations*. Check with the Planning and Economic Development office for the proper form.
- ☐ Depending on the size and scope of the project, two (2) copies of a *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations* or/ two (2) copies of a stormwater drainage analysis report. Check with Planning and Economic Development office.
- ☐ Depending on the size and scope of the project, two (2) copies of a traffic study or analysis. Check with Planning and Economic Development office.
- ☐ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☐ Proof of present or pending ownership of all land within the development site.
- ☒ Multifamily Housing Special Permit Filing Fee – Payable to Town of Medway
- ☒ Advance of Plan Review Fee – Payable to Town of Medway



Planning & Economic Development Board - Town of Medway, MA
SITE PLAN REVIEW

Application for Major Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway Zoning Bylaw* and
The Board's *Rules and Regulations for the Submission and Review of Site Plans*

The Town's Planning and Engineering Consultants will review the Application and the proposed
Site Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

You and/or your duly authorized Agent/Official Representative are expected to attend the
Board meetings at which your Application will be considered to answer any questions and/or
submit such additional information as the Board may request.

Your absence at hearings may result in a delay in the Board's review of the site plan.

_____, June 4, 2020

APPLICANT INFORMATION

Applicant's Name: Harmony Estates LLC

Mailing Address: 5 Exchange Street, Suite 4
Milford, MA 01757

Name of Primary Contact: Gary Feldman & Marcelo Alves

Telephone:

Office: Gary 508-400-9008

Cell: Marcelo 508-377-2395

Email address: Gary: superj90@verizon.net

☒ Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

MAJOR SITE PLAN INFORMATION

Development Name: Harmony Estates

Plan Title: Site Plan Review Submittal - Harmony Estates - 218-220 Main Street

Plan Date: June 9, 2020

Prepared by:

Name: Mark Beaudry, P.E.

Firm: Meridian Associates, Inc.

Phone #: 508-871-7030

Email: mbeaudry@meridianassoc.com

PROPERTY INFORMATION

Location Address: 218-220 Main Street

The land shown on the plan is shown on Medway Assessor's Map # 57 as Parcel # 44

Total Acreage of Land Area: 1.22 acres (52,993 SF)

General Description of Property: _____

Existing lot containing two existing dwellings accessed by one driveway.

There is also a pool and shed in the rear of the property.

Medway Zoning District Classification: Agricultural Residential II (AR-II)
Multifamily Housing Overlay District (MHOD)

Current Use of Property: Residential - two existing dwellings.

Length of Existing Frontage: 190.08' On what street? Main St.

Setbacks for Existing Structure (if applicable)

Front: 23.9'

Back: 152'

Side: 86.7'

Side: 9.1'

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

 Yes X No If yes, please name street: _____

Historic District

Is any portion of this property located within a Medway National Register Historic District?

 Yes - Rabbit Hill

 Yes - Medway Village

Wetlands

Is any portion of the property within a Wetland Resource Area? Yes X No

Groundwater Protection

Is any portion of the property within a Groundwater Protection District? Yes X No

Flood Plain

Is any portion of the property within a Designated Flood Plain? Yes X No

Zoning Board of Appeals

Will this project require a variance or special permit?

 X Yes No

Explanation: Multifamily Housing Special Permit application

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: Harmony Estates

A Major Site Plan is any commercial, industrial, institutional, multi-family, or municipal project which involves:

- a. New construction; or
- b. Alteration, reconstruction, or renovation work that will result in a change in the outside appearance of an existing building or premises, visible from a public or private street or way; or
- c. A change of use of a building or buildings or premises:

AND which includes one or more the following: (Please check all that apply.)

- ☒ New Construction - 2,500 or more sq. ft. of "gross floor area"
- ☐ New Construction - Construction of a new building or addition requiring 15 or more parking spaces
- ☐ Change in Use requiring the construction of 15 or more parking spaces
- ☐ Change in Parking Area - The construction, expansion, redesign or alteration of an existing parking area involving the addition of 15 or more new parking spaces
- ☐ 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.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Elliot Edwards & Linda Resner

Mailing Address: 218 Main Street
Medway, MA 02053

Primary Contact: Linda Resner

Telephone:
Office: _____ Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: _____ to _____ dated Jan. 26, 2001 and recorded in Norfolk County Registry of Deeds, Book 14714 Page 086 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Meridian Associates, Inc.

Mailing Address: 69 Milk St, Suite 208
Westborough, MA 01581

Primary Contact: Mark Beaudry

Telephone:
Office: 508-871-7030 Cell: 978-804-9036

Email address: mbeaudry@meridianassoc.com

Registered P.E. License #: 38189

SURVEYOR: Meridian Associates, Inc. (see Engineer)

Mailing Address: _____

Primary Contact: Kevin Danahy

Telephone:
Office: _____ Cell: _____

Email Address: _____

Registered P.L.S. License #: 39683

ARCHITECT: Pacific Visions

Mailing Address: 38 Thompson Ave.
Bristol, RI 02809

Primary Contact: Vincent Pacifico

Telephone:
Office: _____
Cell: 774-633-1272

Email address: _____

Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: Meridian Associates, Inc. (see Engineer)

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____
Cell: _____

Email address: _____

Registered Landscape Architect License #: _____

ATTORNEY: _____

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____ Cell: _____

Email address: _____

OFFICIAL REPRESENTATIVE INFORMATION

Name: Mark Beaudry & Drew Garvin Paul Yorkis
Address: Meridian Associates, Inc. Patriot Realty
69 Milk St, Suite 208
Westborough, MA 01581 cell 508-509-7860
Telephone: Mark 978-804-9036
Office: 508-871-7030 Cell: Drew 978-394-2376
Email address: mbeaudry@meridianassoc.com

SIGNATURES

The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize _____ see names above _____ to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

Signature of Property Owner

Date

Signature of Applicant (if other than Property Owner)

Date

Signature of Agent/Official Representative

Date

MAJOR SITE PLAN FEES

Filing Fee

*For projects up to 4,999 sq. ft./gross floor area = \$ 750 plus \$.25/sq. ft.
For projects of 5,000 – 9,999 sq. ft./gross floor area = \$1,000 plus \$.25/sq. ft.
For projects of 10,000 – 14,999 sq. ft./gross floor area = \$1,500 plus \$.25/sq. ft.
For projects of 15,000 sq. ft. or more/gross floor area = \$1,500 plus \$.25/sq. ft.*

Advance on Plan Review Fee

*For projects up to 4,999 sq. ft./gross floor area = \$1,000 deposit
For projects of 5,000 – 9,999 sq. ft./gross floor area = \$1,500 deposit
For projects of 10,000 – 14,999 sq. ft./gross floor area = \$2,000 deposit
For projects of 15,000 sq. ft. or more/gross floor area = \$2,500 deposit*

Submit 2 separate checks each made payable to: Town of Medway

MAJOR SITE PLAN **APPLICATION CHECKLIST**

- ☒ Major Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)

- ☐ Ten (10) full size copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations*

- ☐ One (1) ledger size (11" x 17") copy of the Site Plan

- ☐ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email.

- ☒ Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E

- ☐ One (1) copy of a *Project Description* as described in Section 204 - 3, 6) of the *Medway Site Plan Rules and Regulations*. This description should also include narrative on how the proposed project meets the requirements of the Medway Zoning Bylaw for parking (V. H) and exterior lighting (V. B. 6)

- ☐ One (1) copy of a *Development Impact Statement* as described in Section 204 - 3, 7) of the *Medway Site Plan Rules and Regulations*

- ☐ Request for Waivers from the *Medway Site Plan Rules and Regulations* - Form Q.

- ☐ Two (2) copies of the *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations*

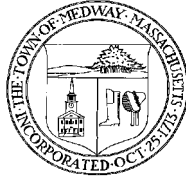
- ☐ Two (2) copies of a traffic study, depending on the size and scope of the proposed development project.

- ☐ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments

- ☐ Proof of present or pending ownership of all land within the proposed development.

- ☒ Major Site Plan Filing Fee – Payable to Town of Medway

- ☒ Advance of Plan Review Fee – Payable to Town of Medway



Town of Medway, MA
Community and Economic Development Department
LAND DISTURBANCE PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway General Bylaws –*
ARTICLE XXVI - Stormwater Management and Land Disturbance

Depending on the scope and location of the planned land disturbance and what other permits are required, this application shall be acted upon by the Medway Conservation Commission, the Medway Planning and Economic Development Board, or the Department's Administrative Team.

The Town's Engineering Consultant may be asked to review the Application and associated plans and provide a review letter. A copy of any review letter will be provided to you.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board or Commission meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board or Commission may request.

Your absence at the hearings may result in a delay in review and action.

_____, June 4, 2020

SITE INFORMATION

Location Address: 218-220 Main Street

The land shown on the plan is shown on Medway Assessor's Map # 57 as Parcel(s) # 44

Total Acreage of Land Area: 1.22 acres (52,993 SF)

Description of Property and Existing Conditions (or provide and reference an existing conditions plan) Existing lot containing two existing dwellings accessed by one driveway.
There is also a pool and shed in the rear of the property.

Medway Zoning District Classification: Agricultural Residential II (AR-II)
Multifamily Housing Overlay District (MHOD)

Current Use of Property: Residential - two existing dwellings.

Other Permits Granted: Multifamily Housing Special Permit & Major Site Plan Approval
(filed concurrently, not yet granted)

APPLICANT INFORMATION

Applicant's Name: Harmony Estates LLC

Mailing Address: 5 Exchange Street, Suite 4
Milford, MA 01757

Name of Primary Contact: Gary Feldman & Marcelo Alves

Telephone: Office: _____ Cell: Gary 508-400-9008
Marcelo 508-377-2395

Email address: Gary: superj90@verizon.net

☒ Please check here if the Applicant is the equitable owner (*purchaser on a purchase and sales agreement.*)

PROPOSED DEVELOPMENT PROJECT INFORMATION

Provide a brief description of the proposed project that will result in a land disturbance. Attach an additional sheet if needed: _____

Add 5 new units, remodel the existing two dwellings, and widen and extend the access driveway as part of a Multifamily Housing application.

Type of Project:

- ☐ Single Family Dwelling ☐ Subdivision: # of lots: _____
☐ Two Family Dwelling
☒ Multi Family Development (# of units 5)+ 2 existing
☐ New Commercial or Industrial Site Plan
☐ Commercial or Industrial Expansion Site Plan
☐ Redevelopment Site Plan
☐ Re-grading or Land Disturbance
☐ Other

Estimated Size of Area to be Disturbed (ft²): 40,000 SF

Total Area of Impervious Surface (building footprint(s), pavement, parking, roofs, decks, patios, etc.)

Existing: 7,304 SF Proposed: 22,364 SF

Site Presently Includes the following Stormwater Management features and practices:

- ☐ Stormwater basin
☐ Sub-surface detention or infiltration
☐ Roof Drains
☐ Perimeter Drains discharging to: _____
☐ Other: _____
☐ Previously approved stormwater connection to the municipal storm drainage system.
(Provide documentation of such approval from Town of Medway)
☐ Illicit stormwater connection (Please describe): _____

Have you or will you apply for any of the following other permits for this project?

Planning and Economic Development Board	Conservation Commission	Zoning Board of Appeals
<input type="checkbox"/> Subdivision	<input type="checkbox"/> RDA (Request for Determination of Applicability)	<input type="checkbox"/> Special Permit
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Notice of Intent/Order of Conditions	<input type="checkbox"/> Comprehensive Permit
<input checked="" type="checkbox"/> Special Permit		<input type="checkbox"/> Variance

EROSION AND SEDIMENT CONTROL PLAN INFORMATION

Development Name: Harmony Estates

Plan Title: Site Plan Review Submittal - Harmony Estates - 218-220 Main Street

Plan Date: June 9, 2020

Prepared by:

Name: Mark Beaudry, P.E.
Firm: Meridian Associates, Inc.

Phone #: 508-871-7030

Email: mbeaudry@meridianassoc.com

PROPERTY OWNER INFORMATION (if not applicant)Property Owner's Name: Elliot Edwards & Linda ResnerMailing Address: 218 Main Street
Medway, MA 02053Primary Contact: Linda Resner

Telephone: Office: _____ Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: _____ to _____ dated Jan. 26, 2001 and recorded in Norfolk County Registry of Deeds, Book 14714 Page 086 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT & OFFICIAL REPRESENTATIVE INFORMATION**ENGINEER:** Meridian Associates, Inc.Mailing Address: 69 Milk St, Suite 208
Westborough, MA 01581Primary Contact: Mark BeaudryTelephone: Office: 508-871-7030 Cell: 978-804-9036Email address: mbeaudry@meridianassoc.comRegistered P.E. License #: 38189**SURVEYOR:** Meridian Associates, Inc. (see Engineer)

Mailing Address: _____

Primary Contact: Kevin Danahy

Telephone: Office: _____ Cell: _____

Email Address: _____

Registered P.L.S. License #: 39683**OFFICIAL REPRESENTATIVE:** _____ Meridian & Paul Yorkis
Patriot Realty

Mailing Address: _____

Telephone: Office: _____ Cell: 508-509-7860

Email address: _____

SIGNATURES

The undersigned, being the Applicant for approval of a Land Disturbance Permit, herewith submits this application to the Medway Community and Economic Development Department. I certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize see Eng. & Official Rep. to serve as my Agent/Official Representative to represent my interests before the Medway Community and Economic Development Department with respect to this application.)

In submitting this application, I authorize Town staff, its consultants and agents, and members of the Conservation Commission and Planning and Economic Development Board to enter the subject property to access the site during the plan review, permitting and enforcement process.

I understand that pursuant to MGL 53G, the Department, Board and Commission may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that Town staff, its consultants and agents, and members of the Commission and Board may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

_____ <i>Signature of Property Owner</i>	_____ <i>Date</i>
_____ <i>Signature of Applicant (if other than Property Owner)</i>	_____ <i>Date</i>
_____ <i>Signature of Agent/Official Representative</i>	_____ <i>Date</i>

LAND DISTURBANCE PERMIT Application Checklist

- ☒ Land Disturbance Permit Application (2 signed originals – one for Town Clerk and one for Community and Economic Development office)
- ☐ Three (3) copies of the Erosion and Sediment Control Plan and associated documents prepared as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.7.
- ☐ Three (3) copies of the Post-Construction Stormwater Management Plan including the Long Term Operation and Maintenance Plan and other associated documents as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.8.
- ☐ Request for Waivers from the provisions of Medway General Bylaws, ARTICLE XXVI.
- ☐ Electronic Version of the application, plans, and all associated application documents. Provide a flash drive or email.

SITE DEVELOPMENT PLANS

HARMONY ESTATES MULTYFAMILY HOUSING DEVELOPMENT

218-220 MAIN STREET
(MAP 57, PARCEL 44)
MEDWAY, MASSACHUSETTS 02053

ZONING DISTRICT: AR-II
MULTIFAMILY HOUSING OVERLAY DISTRICT

JUNE 9, 2020

OWNER

Linda Resner & Elliot Edwards
218 Main Street
Medway, MA 02053

APPLICANT

HARMONY ESTATES, LLC
5 EXCHANGE STREET
MILFORD, MASSACHUSETTS 01757

CIVIL ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE

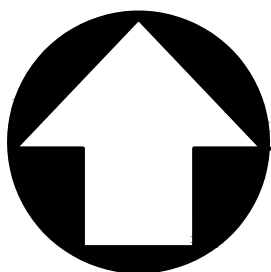


ARCHITECTURE

PACIFIC-VISIONS STUDIO LLC
38 Thompson Ave.
Bristol, RI
T - 774.633.1272



NORTH



LOCUS MAP
SCALE: 1" = 250'

DRAWING INDEX:

- C-1 COVER SHEET/LOCUS MAP
- C-2 EXISTING CONDITIONS PLAN
- C-3 LAYOUT AND MATERIALS PLAN
- C-4 GRADING, DRAINAGE & UTILITIES PLAN
- C-5 LANDSCAPE PLAN
- C-6 EROSION & SEDIMENT CONTROL PLAN
- C-7 SITE DETAILS
- C-8 SITE DETAILS

DATE:	JULY 18, 2019
SCALE:	1"=20'
SHEET No.	C-2
PROJECT No.	8521



FALES STREET

NOW OR FORMERLY
VICTOR W. JR. & ANN V. TERRANOVA
DEED BOOK 22289 PAGE 198
8 FALES STREET

NOW OR FORMERLY
JOHN WILLIAM PARLEE
& JAIME L. HODGES
DEED BOOK 32840 PAGE 4
5 FALES STREET

X-CUT FOUND
INTERSECTION
STONE WALL

LIMIT OF WORK
(TYP)

15' SIDE/REAR
SETBACK (TYP)

SNOW STORAGE
AREA

COMMON AREA
W/ GAZEBO

NOW OR FORMERLY
CATHY F. SUTTON & WILLIAM A. RITCHIE
DEED BOOK 8417 PAGE 2
216 MAIN STREET

PRIVACY FENCE
BETWEEN UNITS
(TYP)

EXPOSED
ROCK
OUTCROP

PROPOSED
SINGLE FAMILY
UNIT (TYP)

EXISTING SHED
TO BE REMOVED

INV = 234.0

AREA = 52,993 ± S.F.
(1.22 ± ACRES)

UNIT 2

INV = 234.0

SHED

UNIT 1

INV = 234.0

PROP. LIGHTPOST
(TYP)

BB

R=10'

SNOW STORAGE
AREA

TP #3

DRILL HOLE
(POSITION HELD)

DRILL HOLE
(HELD)

DRILL HOLE
(POSITION HELD)

NOW OR FORMERLY
RICHARD E. & HELEN M. FORGE
DEED BOOK 30978 PAGE 576
230 MAIN STREET

NOW OR FORMERLY
JENNIFER F. & JASON M. ROMAN
DEED BOOK 33718 PAGE 185
228 MAIN STREET

NOW OR FORMERLY
JOYONTE ALLEN SANTOS
& MYRIAM SANTOS
DEED BOOK 35427 PAGE 407
224 MAIN STREET

NOW OR FORMERLY
ROBERT E. & MARIAN L. LEONARD
DEED BOOK 3554 PAGE 451
222 MAIN STREET

LIMIT OF WORK
(TYP)

EXISTING POND AND LINER
MATERIAL TO BE REMOVED

MAIN
MADE
POND

TP #1

TP #2

TP #3

TP #4

TP #5

TP #6

TP #7

TP #8

TP #9

TP #10

TP #11

TP #12

TP #13

TP #14

TP #15

TP #16

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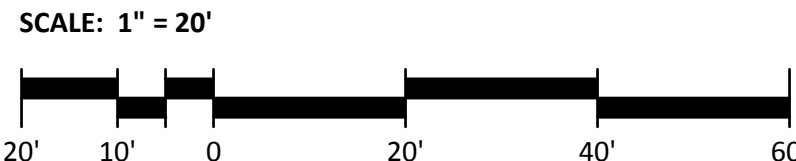
TP #275

TP #276

TP #277

TP #278

TP #279



PROPERTY LINE	_____	
DRAIN LINE	_____	D
GAS LINE	_____	G
ELECTRIC LINE	_____	E
WATER LINE	_____	W
SEWER LINE	_____	S
LIMIT OF WORK	_____	
PROPOSED CONTOUR	_____	230
GABION WALL		
PROPOSED SPOT ELEVATION		239.6
CATCHBASIN		
DRAIN MANHOLE		DMH
SEWER MANHOLE		SMH
LIGHT POST		
INVERT ELEVATION	_____	INV
RIM	_____	RIM
TYPICAL	_____	TYP.
VERIFY IN FIELD	_____	VIF
EXISTING	_____	EXIST.

UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND RIPPING OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.

STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM WEATHERING AND RIP-FRAG FROM ORGANIC MATERIAL. ROUNDED STONES OR BOUNDLERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.

STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.

FRAMES AND COVERS FOR DRAINAGE STRUCTURES AND SANITARY SEWER STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM CLEAR OPENING AND SHALL BE LEBARON TYPE LK110 OR APPROVED EQUAL.

DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS. SANITARY SEWER STRUCTURE COVERS SHALL HAVE THE WORD "SEWER" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.

SINGLE CATCH BASIN FRAMES AND GRATES SHALL BE LEBARON TYPE LF 248-2 OR AS REQUIRED BY TOWN OF MEDWAY DPW.

DOUBLE CATCH BASIN FRAMES SHALL BE LABARON ONE-PIECE LV2448-1 FRAMES OR APPROVED EQUAL. FOR DOUBLE CATCH BASIN GRATES, USE TWO LEBARON TYPE LF 248-2 OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY MEDWAY DPW.

FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.

ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INTERIOR WALLED CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.

FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.

ROOF DRAIN PIPING CAN BE ADJUSTED / ALTERED FROM LAYOUT SHOWN TO TIE INTO THEIR RESPECTIVE CHAMBER SYSTEMS AS NEEDED. SEE DETAIL SHEET FOR UNIT TO SYSTEM REFERENCE (EXAMPLE: DW-2 IS FOR UNIT 5 ROOF)

[illegible]

Grading, Drainage & Utilities Plan

Multifamily Development

MEDWAY, MA 02053

Prepared for:

Harmony Estates LLC



69 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | 508.871.7030
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | 978.299.0447
www.MeridianAssoc.com

Date:

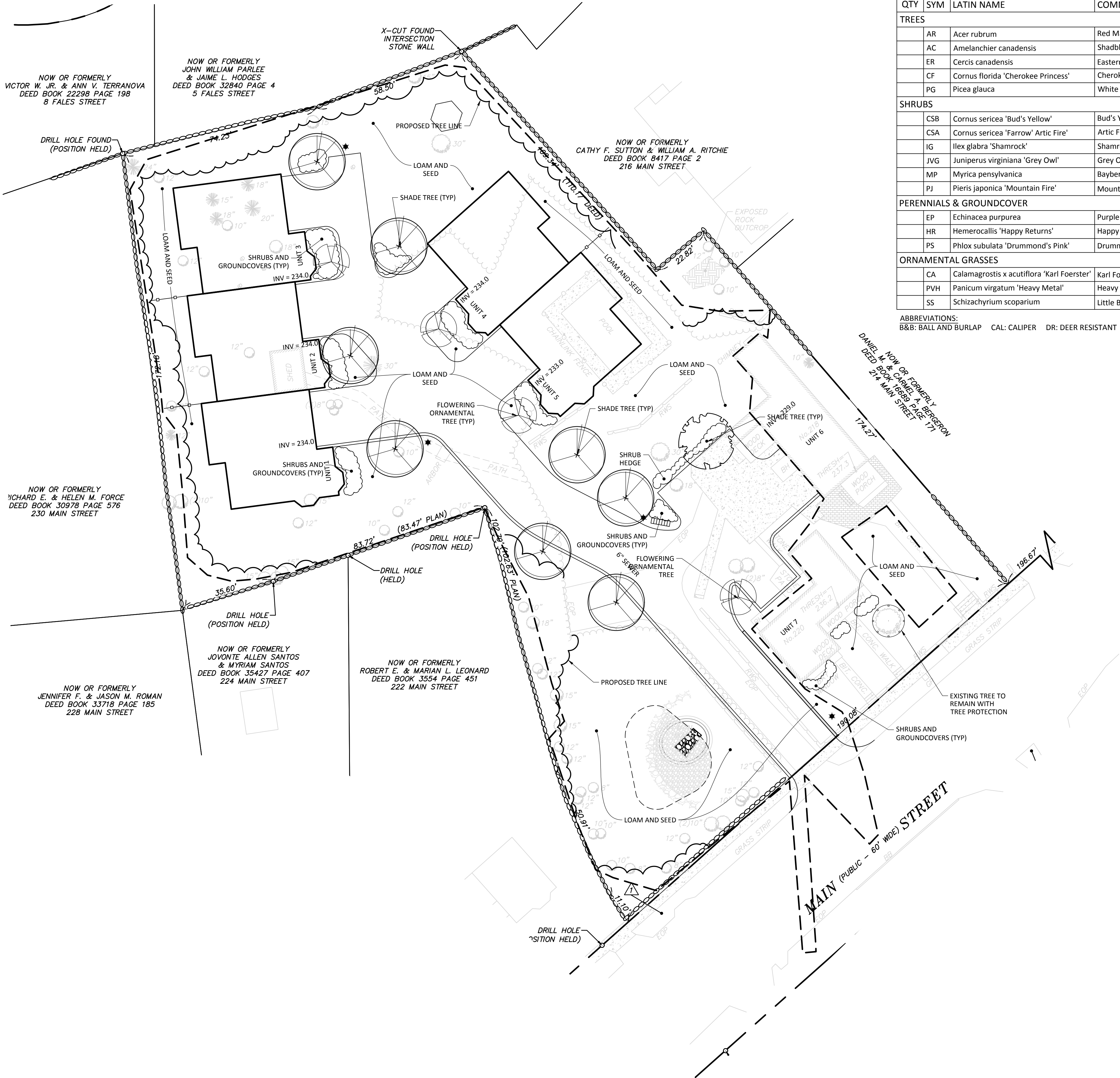
June 9, 2020

Scale:

$$1'' = 20'$$

Project No.
8521

Sheet No.
C-4
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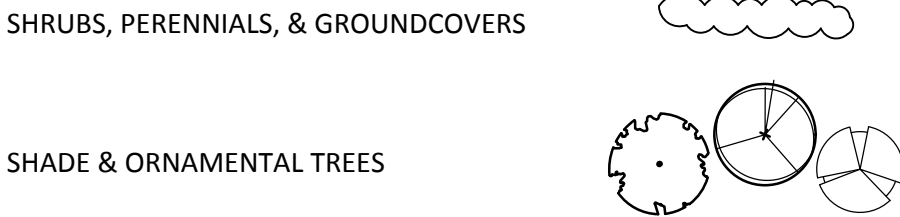


PLANT SCHEDULE

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR		Acer rubrum	Red Maple	3"-3.5" Cal. B&B	DR DT N Red Fall Color March-April
AC		Amelanchier canadensis	Shadblow Serviceberry	6'-8' Ht. B&B	N ST White Birds Showy Edible Fruit Fall Color April-May
ER		Cercis canadensis	Eastern Redbud	8'-10' Ht. Clump B&B	DR N Pink Butterflies Showy Fall Color April
CF		Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	3"-3.5" Cal. B&B	DR N White Birds/Butterflies April-May
PG		Picea glauca	White Spruce	7'-8' Ht. B&B	DR N Birds/Small Mammals Evergreen Winter Interest
SHRUBS					
CSB		Cornus sericea 'Bud's Yellow'	Bud's Yellow Redosier Dogwood	24"-30" Ht. #3 Pot 48" OC	DR N ST Yellow/White Birds/Butterflies Fall/Winter Interest May-June
CSA		Cornus sericea 'Farrow' Artic Fire'	Artic Fire Redosier Dogwood	24"-30" Ht. #3 Pot 36" OC	DT N ST White Birds/Butterflies Fall/Winter Interest May-June
IG		Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht. B&B 36" OC	DR DT N ST Greenish-White Birds Evergreen May-June
JVG		Juniperus virginiana 'Grey Owl'	Grey Owl Eastern Red Cedar	18"-24" Ht. #3 Pot 36" OC	DR DT N Birds Showy Fruit Evergreen Winter Interest
MP		Myrica pensylvanica	Bayberry	36"-48" Ht. B&B 48" OC	DT N ST Birds Yellowish-green Winter Interest May
PJ		Pieris japonica 'Mountain Fire'	Mountain Fire Andromeda	24"-30" Ht. #3 Pot 48" OC	DR DT White Evergreen Winter Interest Heavy Shade April
PERENNIALS & GROUNDCOVER					
EP		Echinacea purpurea	Purple Coneflower	#1 Pot 18" OC	DR DT N ST Purple Birds/Butterflies June-August
HR		Heemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Pot 12" OC	DR DT ST Yellow Butterflies Fragrant June-October
PS		Phlox subulata 'Drummond's Pink'	Drummond's Pink Phlox	#1 Pot 12" OC	DR DT N Pink Birds/Butterflies April-June
ORNAMENTAL GRASSES					
CA		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot 18" OC	DR N ST Pinkish-Purple Birds Fall Color Winter Interest May-February
PVH		Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	#3 Pot 24" OC	DR DT N ST Pink-Tinged Winter Interest July-February
SS		Schizachyrium scoparium	Little Bluestem	#2 Pot 18" OC	DR DT N ST Bronze Winter Interest August-February

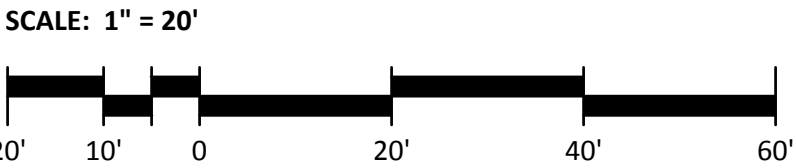
ABBREVIATIONS:
B&B: BALL AND BURLAP CAL: CALIPER DR: DEER RESISTANT DT: DROUGHT TOLERANT N: NATIVE OC: ON CENTER ST: SALT TOLERANT

PROPOSED LEGEND



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AmericanHort 2014 AND AS AMENDED.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE TREES, SHRUBS, AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES: SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUNDCOVERS, PLANTING MIXES, MULCH AND PLANTING ACCESSORIES, WARRANTY, WATERING AND MAINTENANCE DURING CONSTRUCTION AND WARRANTY PERIODS.
- BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- ALL SHADE TREES ALONG SIDEWALKS SHALL HAVE A MINIMUM SIX (6) FOOT BRANCHING HEIGHT.
- PLANT MATERIALS DEPICTED IN ROWS SHALL CONTAIN MATCHING PLANT SPECIMENS SPACED EQUALLY ALONG INDICATED AREA.
- ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE PROVIDED TO CONTRACTOR BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION AND SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED. NO IRRIGATION SYSTEM IS PROPOSED.
- LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED ON PLAN. LOAM WITH TOPSOIL SPREAD TO A MINIMUM DEPTH OF (6) SIX INCHES.
- SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).
- PERENNIALS, BULBS AND ANNUALS ARE TO BE PLANTED IN A WELL PREPARED BED WHICH SHALL INCLUDE PEAT AND SLOW RELEASE FERTILIZER. BEDS SHALL BE SKIMMED WITH ONE AND ONE-HALF (1-1/2) INCH TO TWO (2) INCH MULCH (INCLUDING GROUNDCOVERS).



REVISIONS

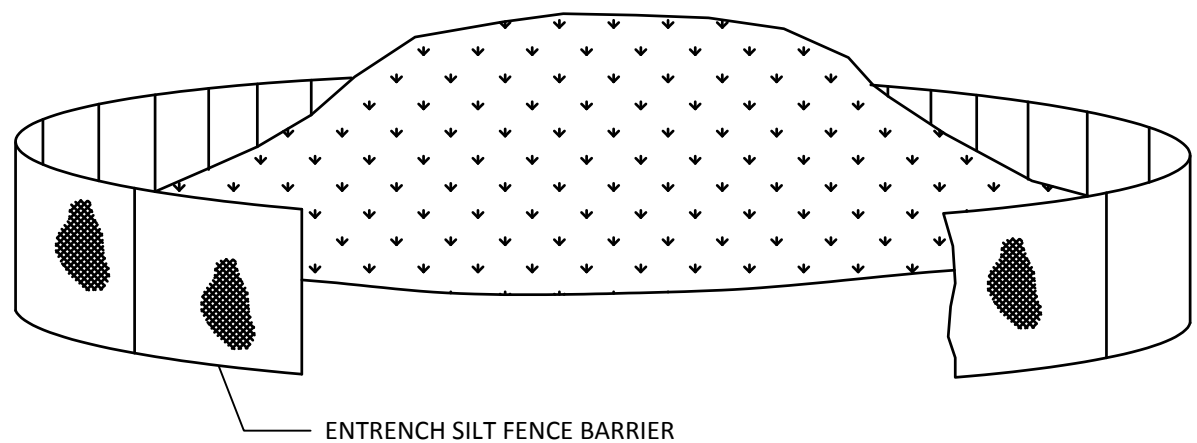
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LANDSCAPE PLAN
Multifamily Development
218-220 MAIN STREET
MEDWAY, MA 02053
Prepared For:
Harmony Estates LLC



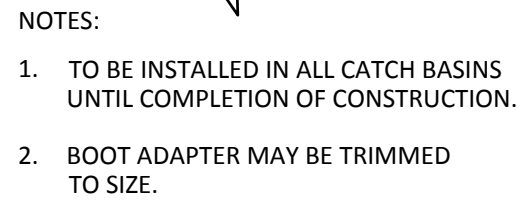
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June 9, 2020
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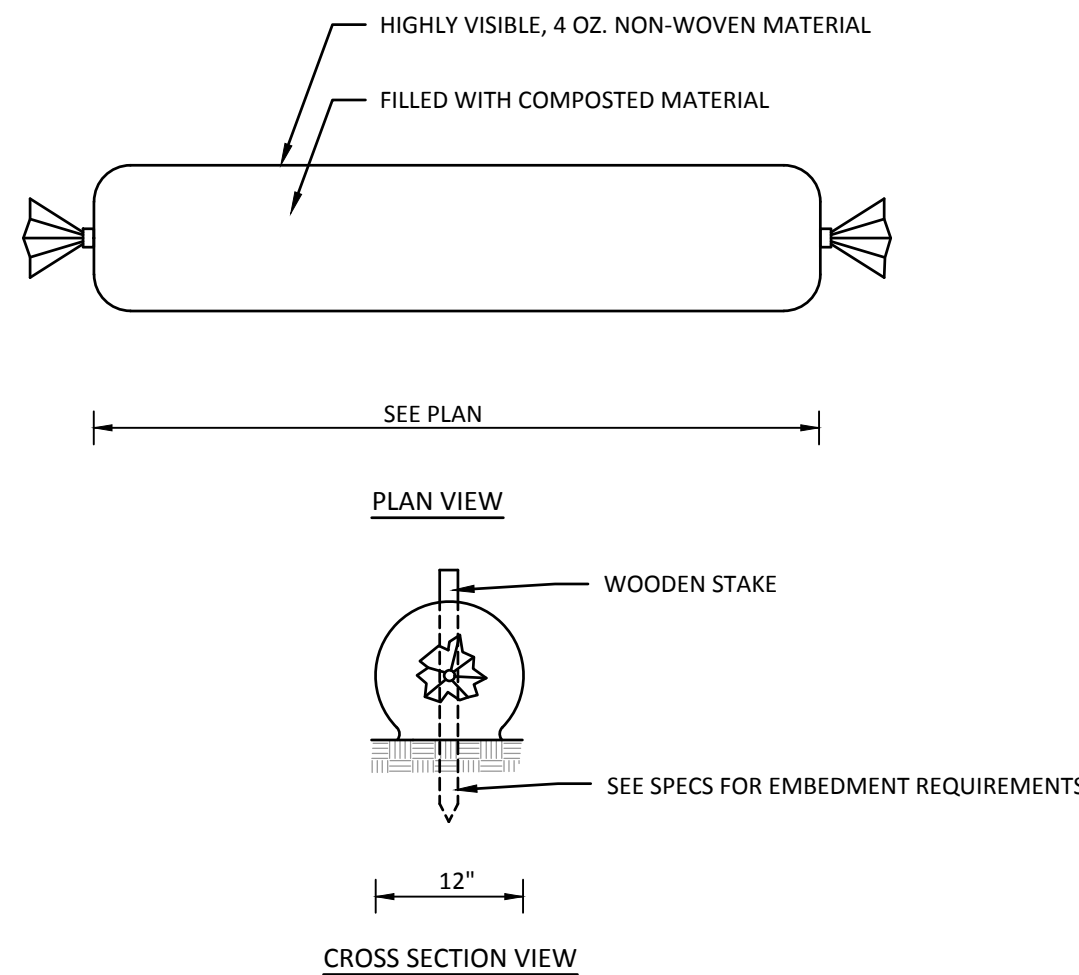
NOTES:

LOCATE STOCKPILE IN A DRY AND STABLE AREA OUTSIDE OF 100' WETLAND BUFFER ZONE.

STABILIZE STOCKPILE WITH ANNUAL RYEGRASS, MULCH OR EROSION CONTROL BLANKETS.



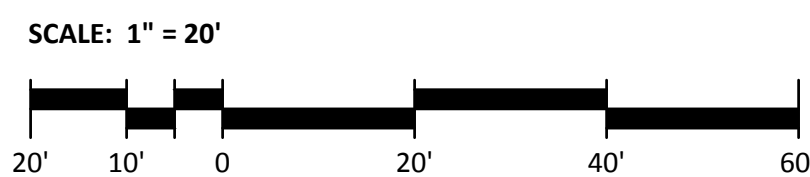
FILTER BAG
(NOT TO SCALE)



COMPOST FILTER SOCK - SEDIMENT CONTROL
(NOT TO SCALE)

NOTE:

THE FILTER SOCK SHALL BE STAKED ON ENDS AND THROUGH THE CENTER AT 10 FT INTERVALS. PROVIDE UPSLOPE RETURNS AT ENDS.



BITUMINOUS CONCRETE CURB
LIMIT OF WORK
LIGHT FIXTURE
SILT FENCE/HAYBALE LINE
SILT SOCK

THE CONTRACTOR SHALL IMPLEMENT THE SWPPP FOR THE PROJECT INCLUDING INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN INCLUDING EROSION CONTROL BARRIERS, ANTI-TRACKING PADS AND OTHER EROSION AND SEDIMENTATION CONTROLS, STORMWATER MANAGEMENT CONTROLS, SOLID WASTE CONTROLS AND SPILL PREVENTION CONTROLS.

THE LOCATION OF EROSION CONTROL BARRIERS AND SEDIMENTATION AND POLLUTION CONTROL SYSTEMS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE. AT THE SITE, WHEN NO SEDIMENTATION CONTROL SYSTEMS ARE SHOWN, THE CONTRACTOR SHALL PROVIDE SUCH SYSTEMS AS NECESSARY TO PREVENT EROSION, SILTATION OR POLLUTION OF ADJACENT PROPERTY, WETLANDS OR BUFFER ZONES. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADJUSTIONS TO THESE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE, THE OWNER SHALL DESIGNATE AN EROSION CONTROL INSPECTOR TO SERVE DURING THE CONSTRUCTION PROCESS WITH RESPONSIBILITIES IN ACCORDANCE WITH THE SWPPP.

ALL SLOPES WITH SURFACE GRADES EQUAL TO OR STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING.

REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.

TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL STABILIZATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.

SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AS DETAILED ON THE DRAWINGS OR AS REQUIRED TO PREVENT SEDIMENTATION.

HAYBALE CHECK DAMS ARE TO BE PROVIDED ON TWO HUNDRED (200) FOOT SPACING WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.

HAYBALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SILTATION CONTROLS. THE CONTRACTOR SHALL NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR HIS REPRESENTATIVE.

AT THE START OF SOIL DISTURBANCE, THERE SHALL BE AN ADEQUATE RESERVE OF SILT FENCE AND HAY BALES IN GOOD CONDITION, AND SUFFICIENT STAKES FOR STAKING THESE BALES.

DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASONS

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED BY THAT DATE.

LOAMING AND SEEDING OR MULCHING OF NON-PAVEMENT AREAS SHALL TAKE PLACE AS SOON AS PRACTICABLE.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK AND STABILIZED TO PREVENT EROSION. STABILIZED CONSTRUCTION ACCESS PADS SHALL BE INSTALLED AT THE CONSTRUCTION DRIVEWAY ONTO THE PUBLIC WAY TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.

EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED ON THE PLANS AND AS REQUESTED BY THE OWNER OR HIS REPRESENTATIVE TO ADDRESS FIELD CONDITIONS.

ALL POINTS OF CONSTRUCTION EGRESS AND INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

DEWATERING ACTIVITIES SHALL BE CONDUCTED SUCH THAT ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA (MINIMUM 125 FEET FROM ANY WETLAND RESOURCE AREA) AND DISCHARGED INTO HAY BALE CORRALS OR SEDIMENTATION BAGS.

EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND AFTER EACH STORM EVENT OF 0.5 INCH OR GREATER DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION BARRIERS ARE INTACT.

SANITARY WASTES GENERATED DURING CONSTRUCTION WILL BE DISPOSED OFFSITE BY AN APPROVED LICENSED WASTE HAULER.

CONSTRUCTION SITE WASTE MATERIALS WILL BE PROPERLY STORED ON SITE AND DISPOSED OFFSITE AT A LOCATION IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

[illegible]

Erosion & Sediment Control Plan

Multifamily Development

218-220 MAIN STREET
MEDWAY, MA 02053

Prepared For:

Harmony Estates LLC



69 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | 508.871.7030
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | 978.299.0447
www.MeridianAssoc.com

Date:

June 9, 2020

Scale:

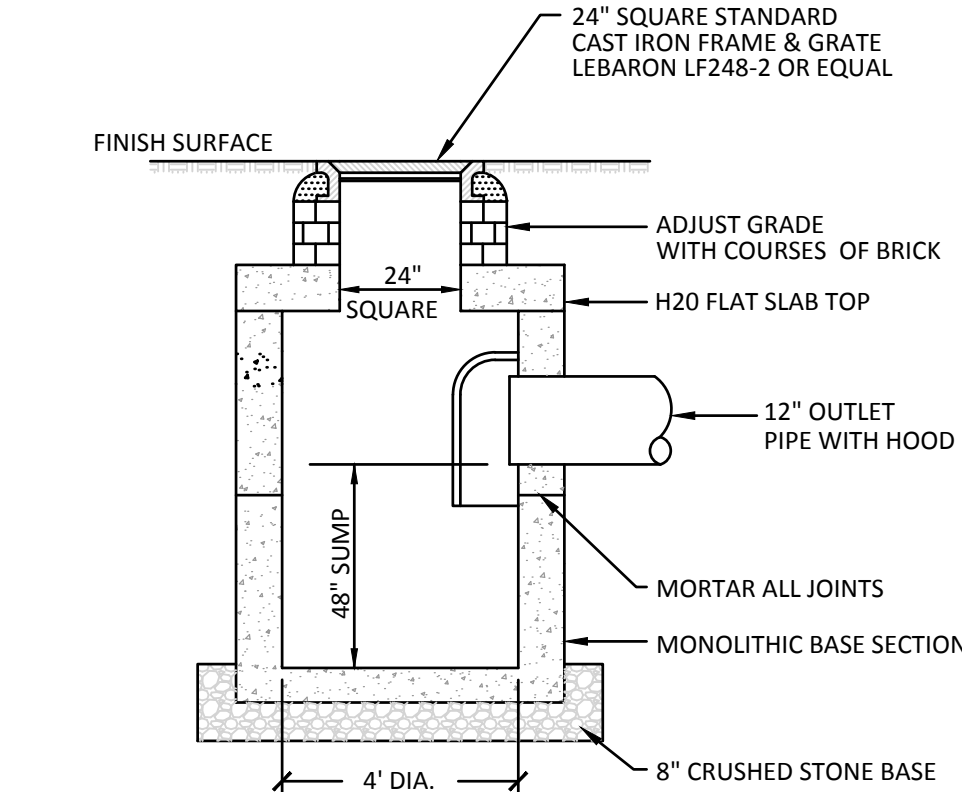
 $1'' = 20'$

Project No.

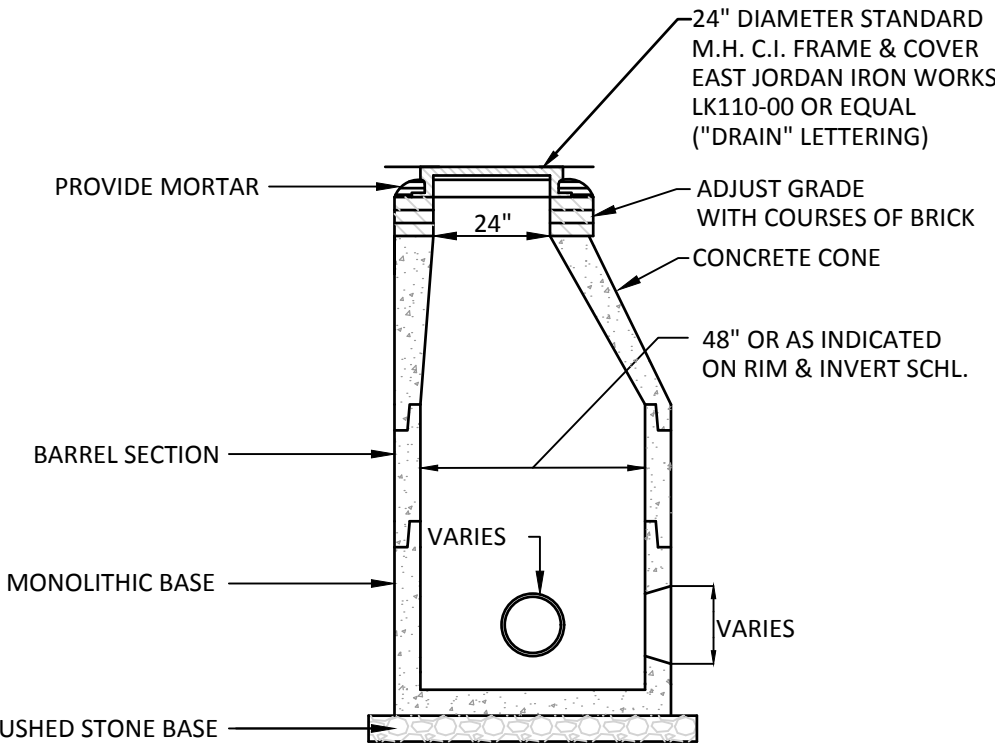
8521

Sheet No.
C-6
OF

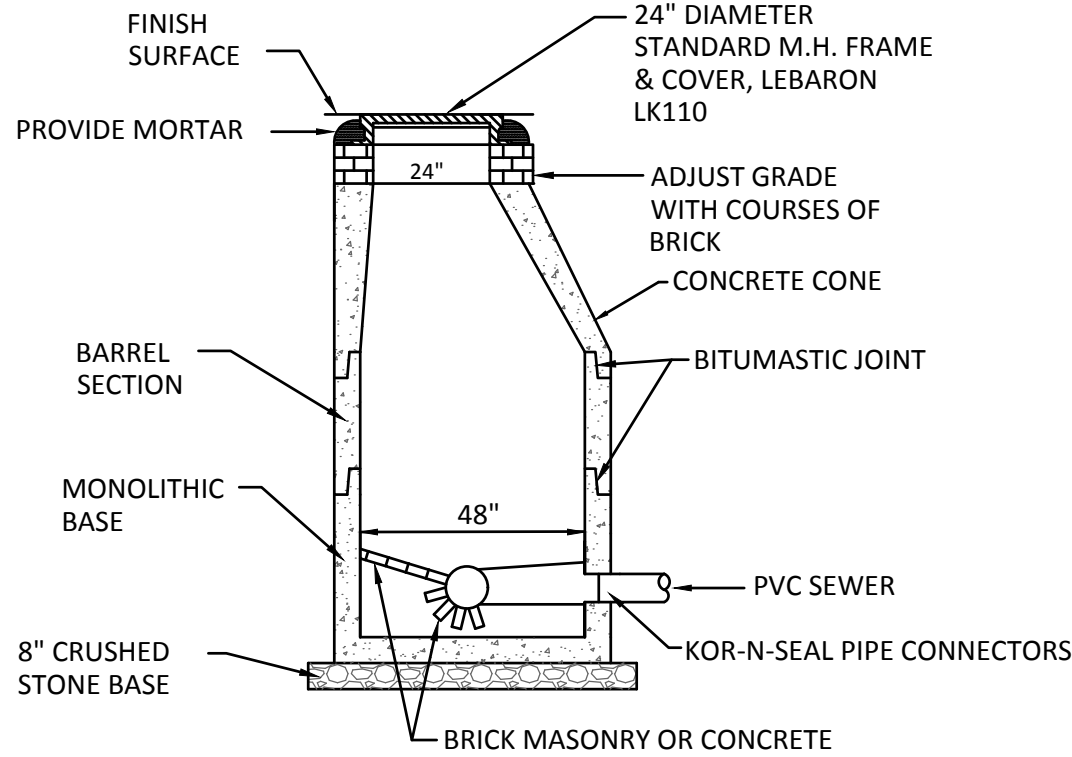
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PRECAST CONCRETE CATCH BASIN W/ TRAP
(NOT TO SCALE)

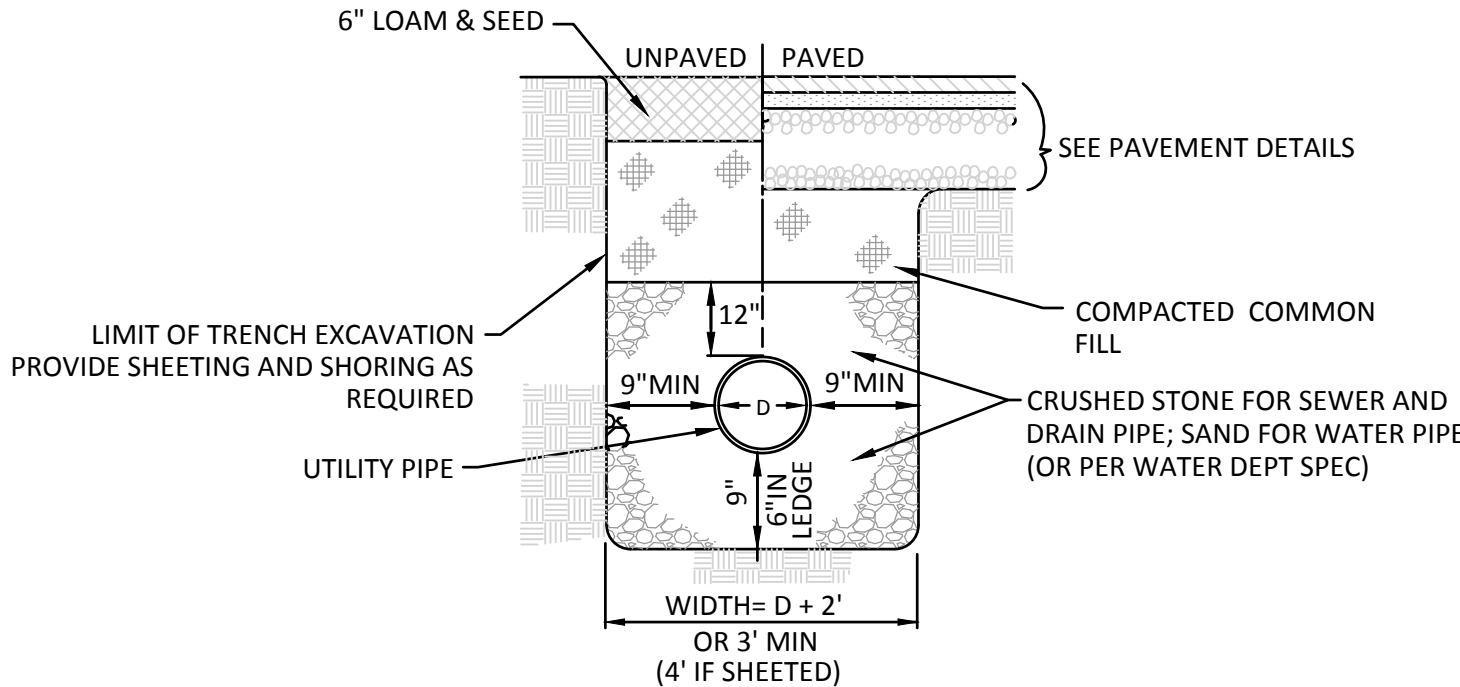


PRECAST CONCRETE DRAIN MANHOLE
(NOT TO SCALE)

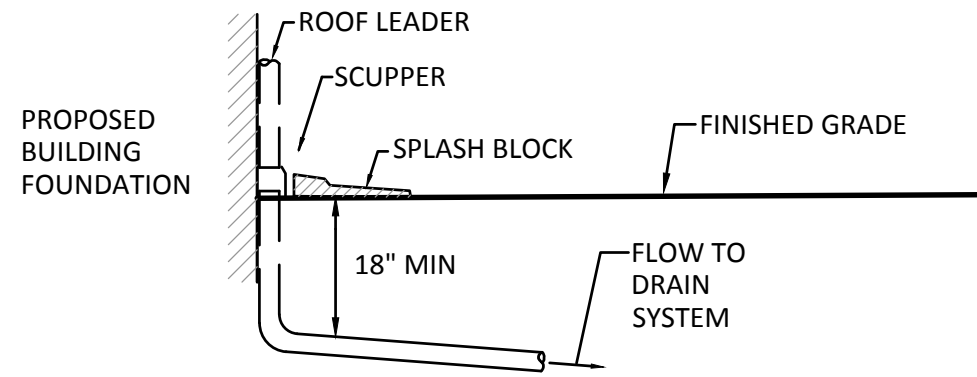


SEWER MANHOLE DETAIL (SMH)
(NOT TO SCALE)

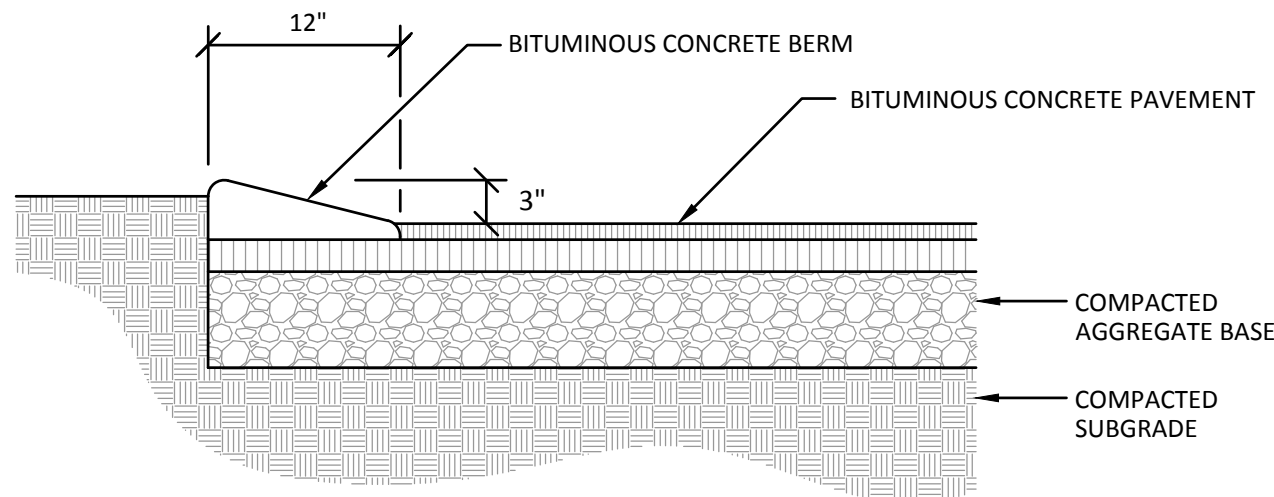
TRENCH WIDTH (W)		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



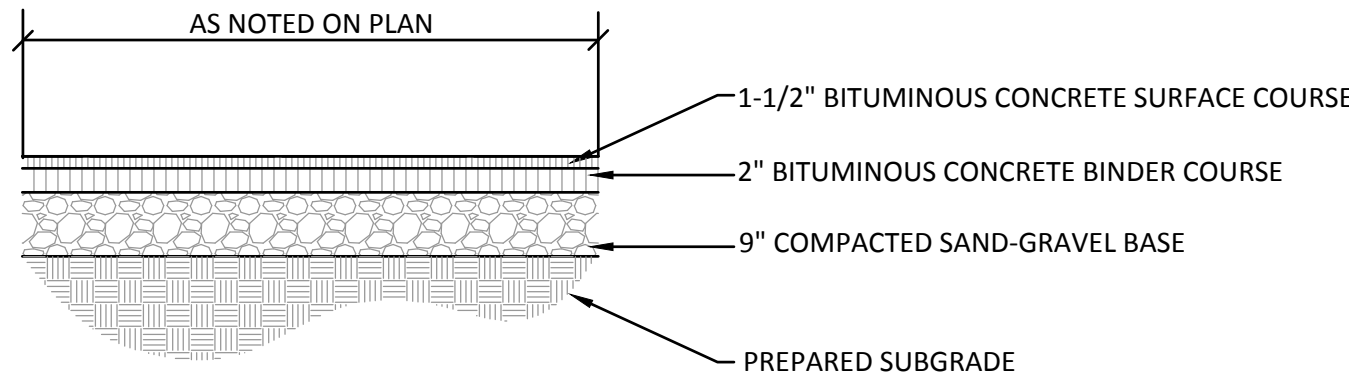
TYPICAL TRENCH SECTION
(NOT TO SCALE)



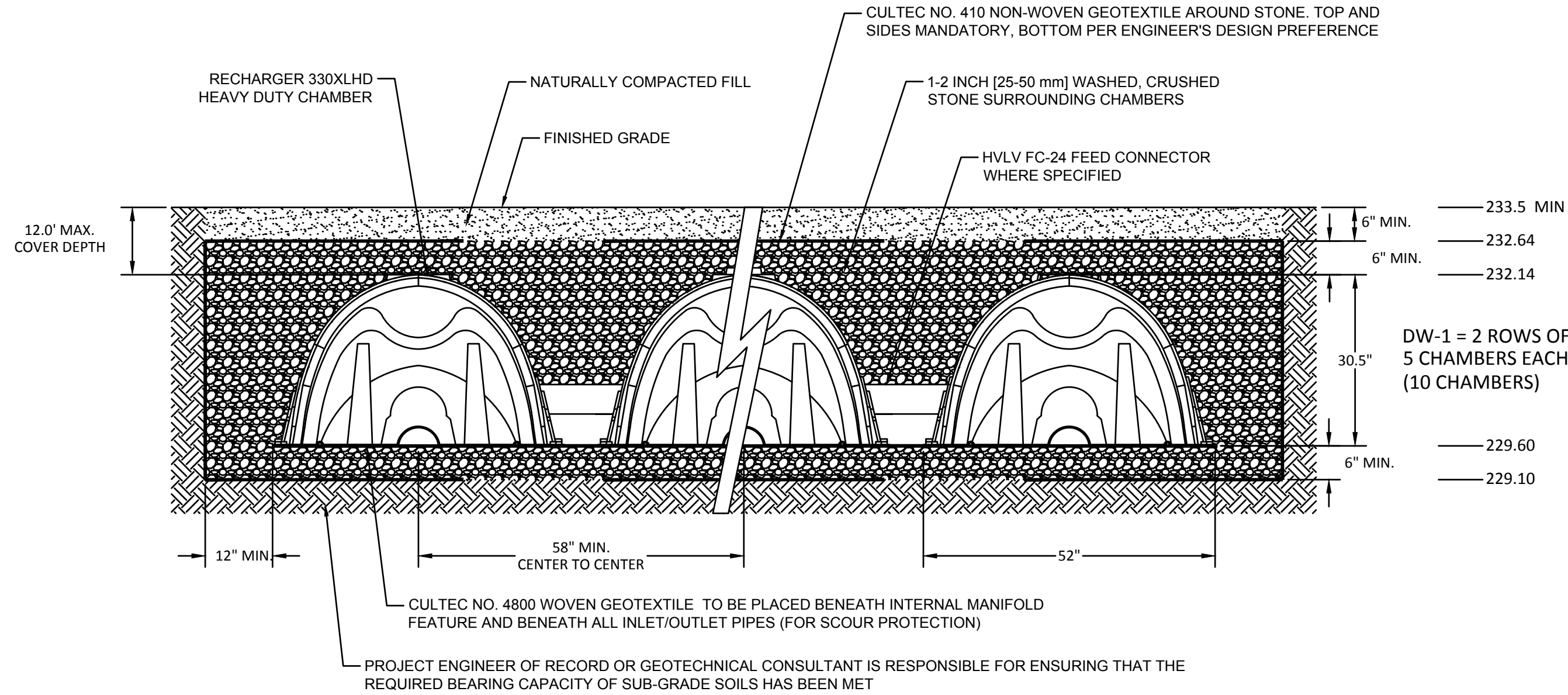
ROOF DOWNSPOUT CONNECTION
(NOT TO SCALE)



BITUMINOUS CONCRETE BERM
NOT TO SCALE

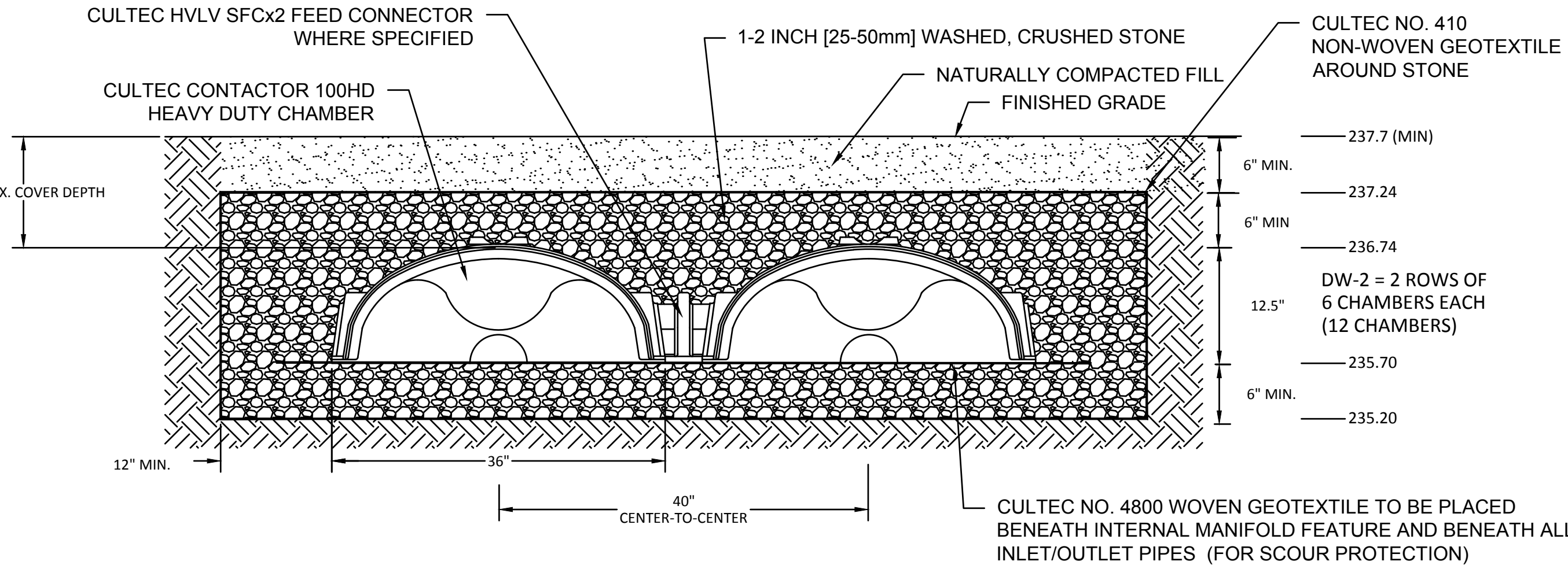


BITUMINOUS CONCRETE PAVEMENT SECTION
(NOT TO SCALE)



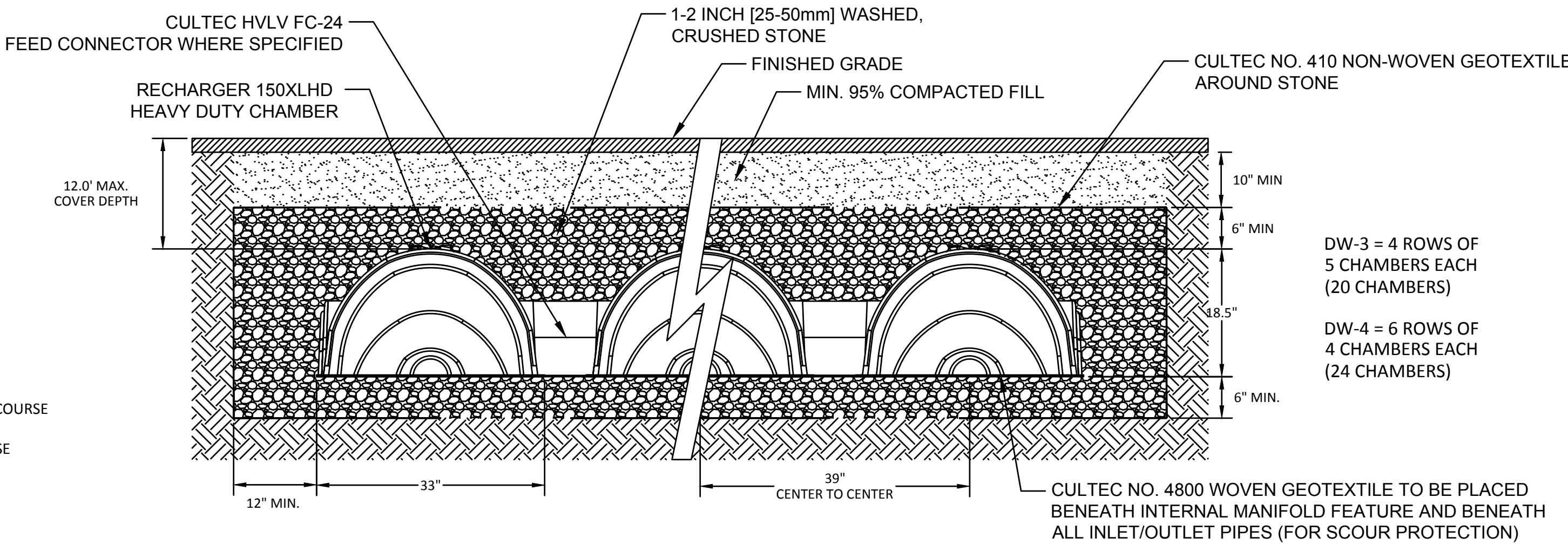
CULTEC RECHARGER 330XLHD INFILTRATION CHAMBERS (DW-1)
(NOT TO SCALE)

NOTE:
DW-1 IS TO CAPTURE ROOF RUNOFF
FROM EXISTING HOUSES 218 & 220
(UNITS 6 & 7).



CULTEC 100HD INFILTRATION CHAMBERS (DW-2)
(NOT TO SCALE)

NOTE:
DW-2 IS TO CAPTURE ROOF RUNOFF FROM UNIT 5.



CULTEC 150XLHD INFILTRATION CHAMBERS (DW-3, DW-4)
(NOT TO SCALE)

DW-3 AND DW-4 ELEVATION SCHEDULE					
SYSTEM	BOTTOM OF STONE	BOTTOM OF CHAMBER	TOP OF CHAMBER	TOP OF STONE	MIN. GROUND SURFACE
DW-3	235.5	236.0	237.54	238.04	239.0
DW-4	236.5	237.0	238.5	239.0	240.0

NOTE:
DW-3 IS TO CAPTURE ROOF RUNOFF FROM UNITS 1 & 2.
DW-4 IS TO CAPTURE ROOF RUNOFF FROM UNITS 3 & 4

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.



SITE DETAILS
Multifamily Development
218-220 MAIN STREET
MEDWAY, MA 02053
Prepared For:
Harmony Estates LLC



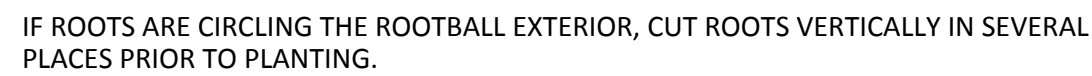
Date:
June 9, 2020

Scale:
N.T.S

Project No.
8521

Sheet No.
C-7

7 OF 8



Sheet No.
C-8
8 OF 8

Medway Multifamily Development (Duplex) 218-220 Main Street

DESIGN INTENT
NOT FOR CONSTRUCTION
12 MARCH 2020



PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN
38 Thompson Ave.
Bristol, RI
774.633.1272
Pacific-Visions.com



CIVIL ENGINEER
Drew Garvin
69 Milk Street, Suite 208
Westborough, MA 01581
(508) 871-7030 x34

Medway Multifamily Development (Duplex)
218-220 Main Street
218-220 Main Street
Medway, MA 02053

DESIGN INTENT
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12 MARCH 2020

COVER



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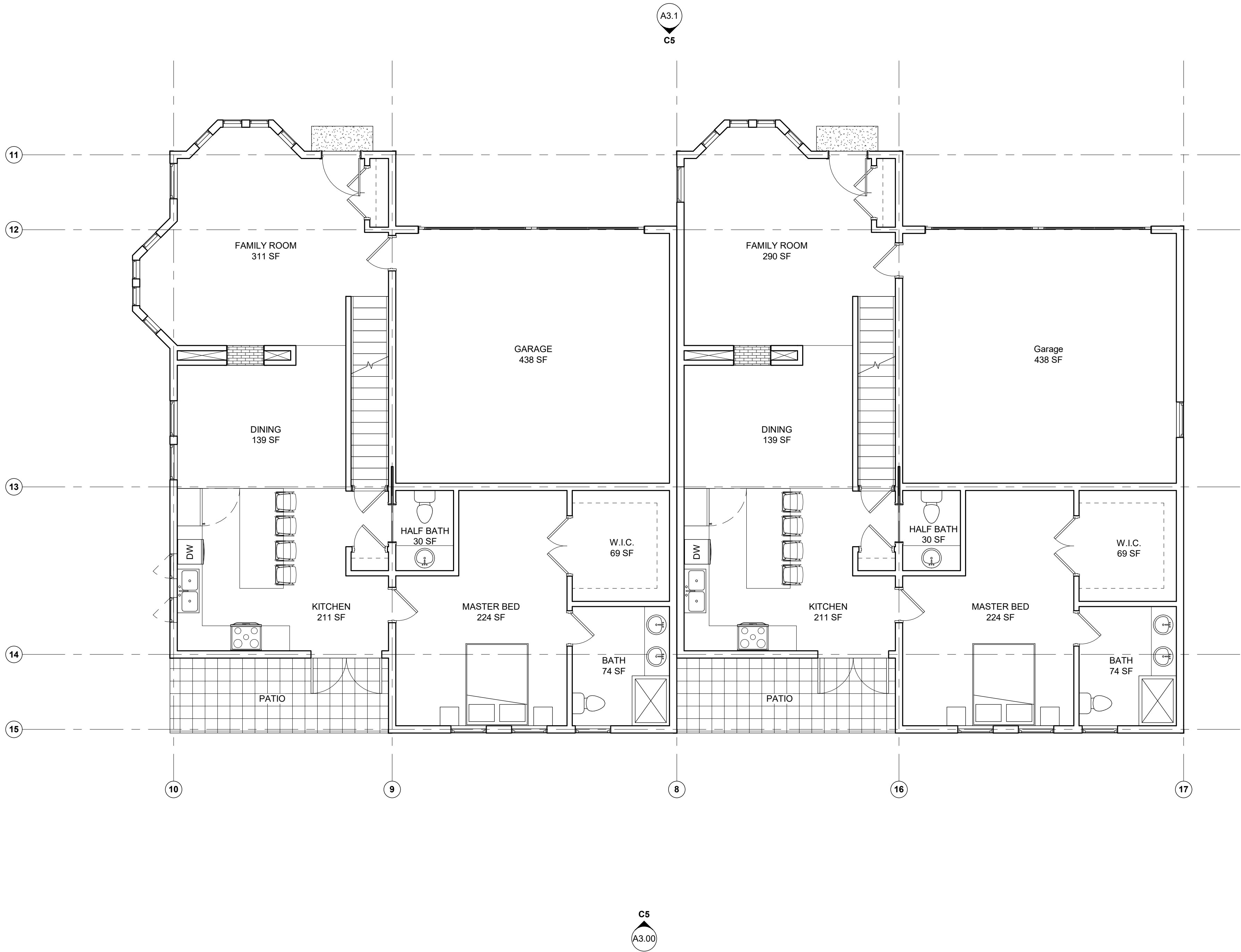
Medway Multifamily Development (Duplex)
218-220 Main Street

218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
12 MARCH 2020

FIRST FLOOR PLAN

A1.1



1 LEVEL 1 FIRST FLOOR PLAN
A1.1 Scale: 3/16" = 1'-0"



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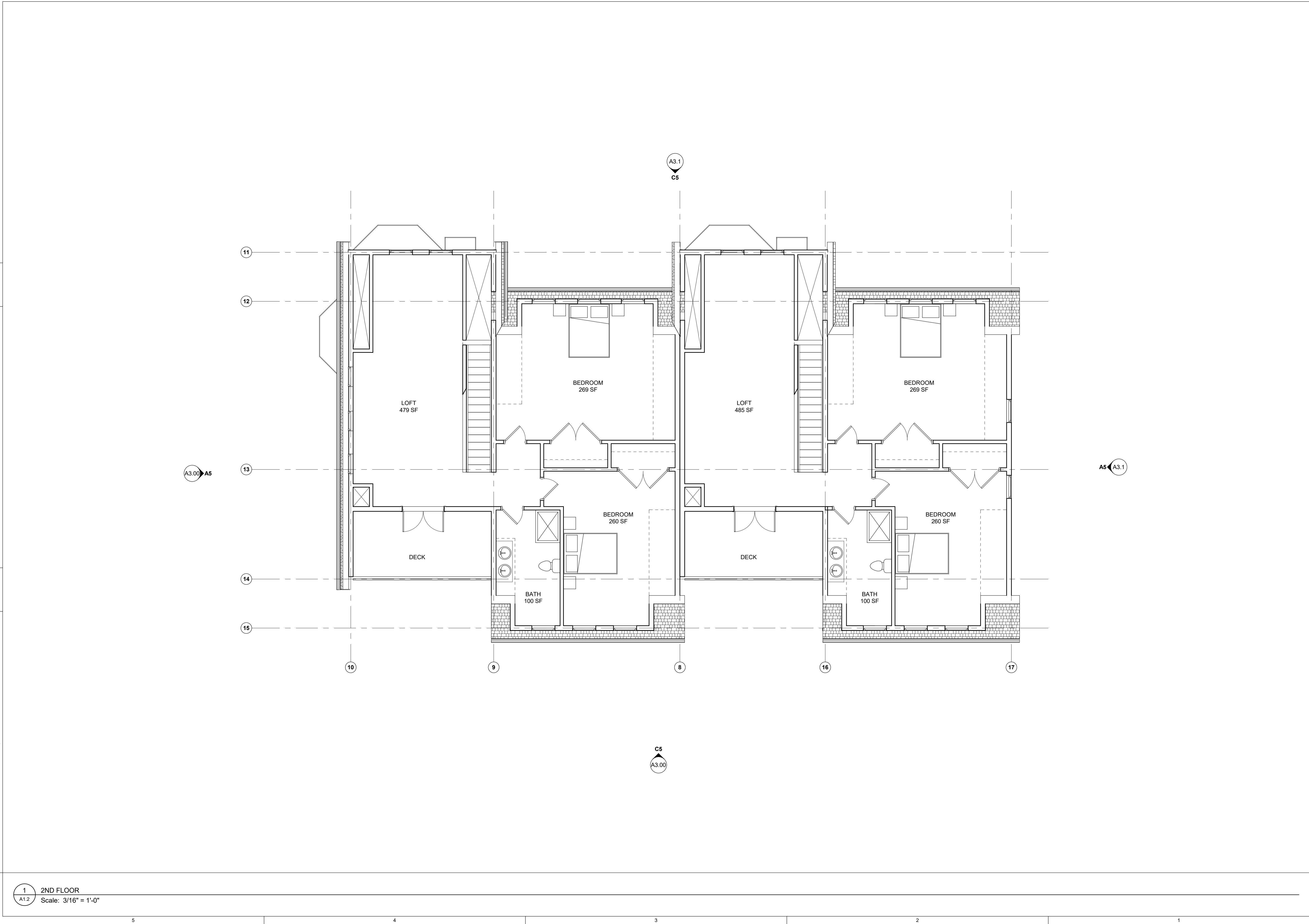
Medway Multifamily Development (Duplex)
218-220 Main Street

218-220 Main Street
Medway, MA 02053

DESIGN INTENT
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12 MARCH 2020

SECOND FLOOR PLAN

A1.2





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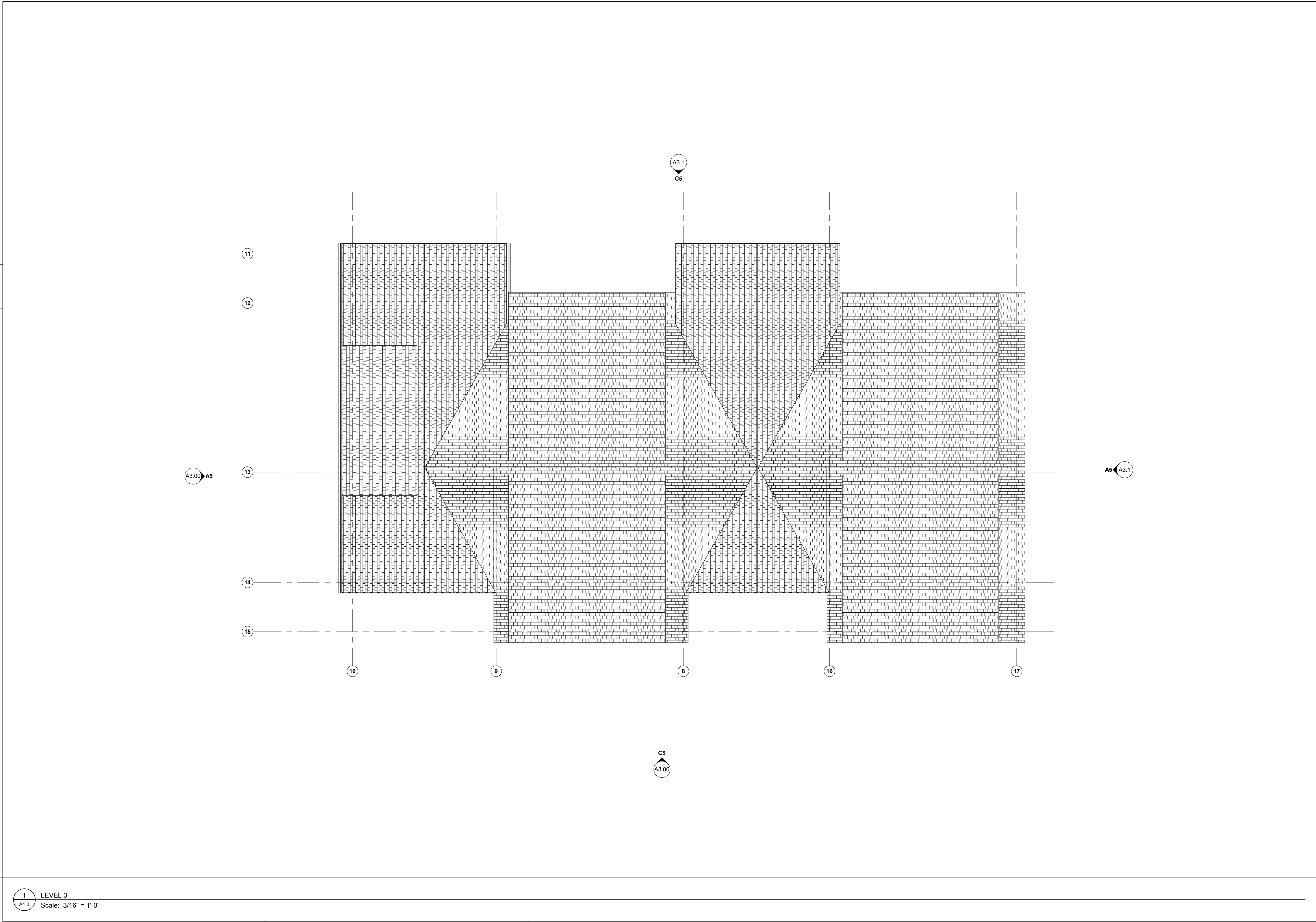
Medway Multifamily Development (Duplex)
218-220 Main Street

218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
12 MARCH 2020

ROOF PLAN

A1.3



1 LEVEL 3
A1.3 Scale: 3/16" = 1'-0"



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218-220 Main Street
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12 MARCH 2020

EXTERIOR ELEVATIONS

A3.00



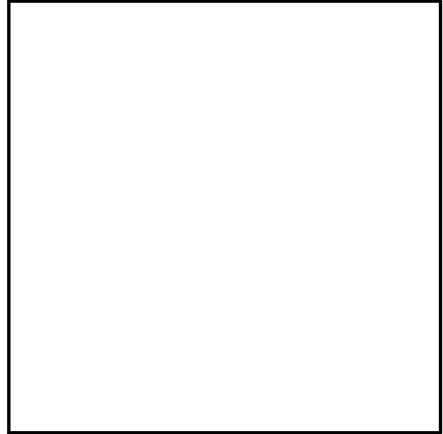


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Medway Multifamily Development (Duplex)

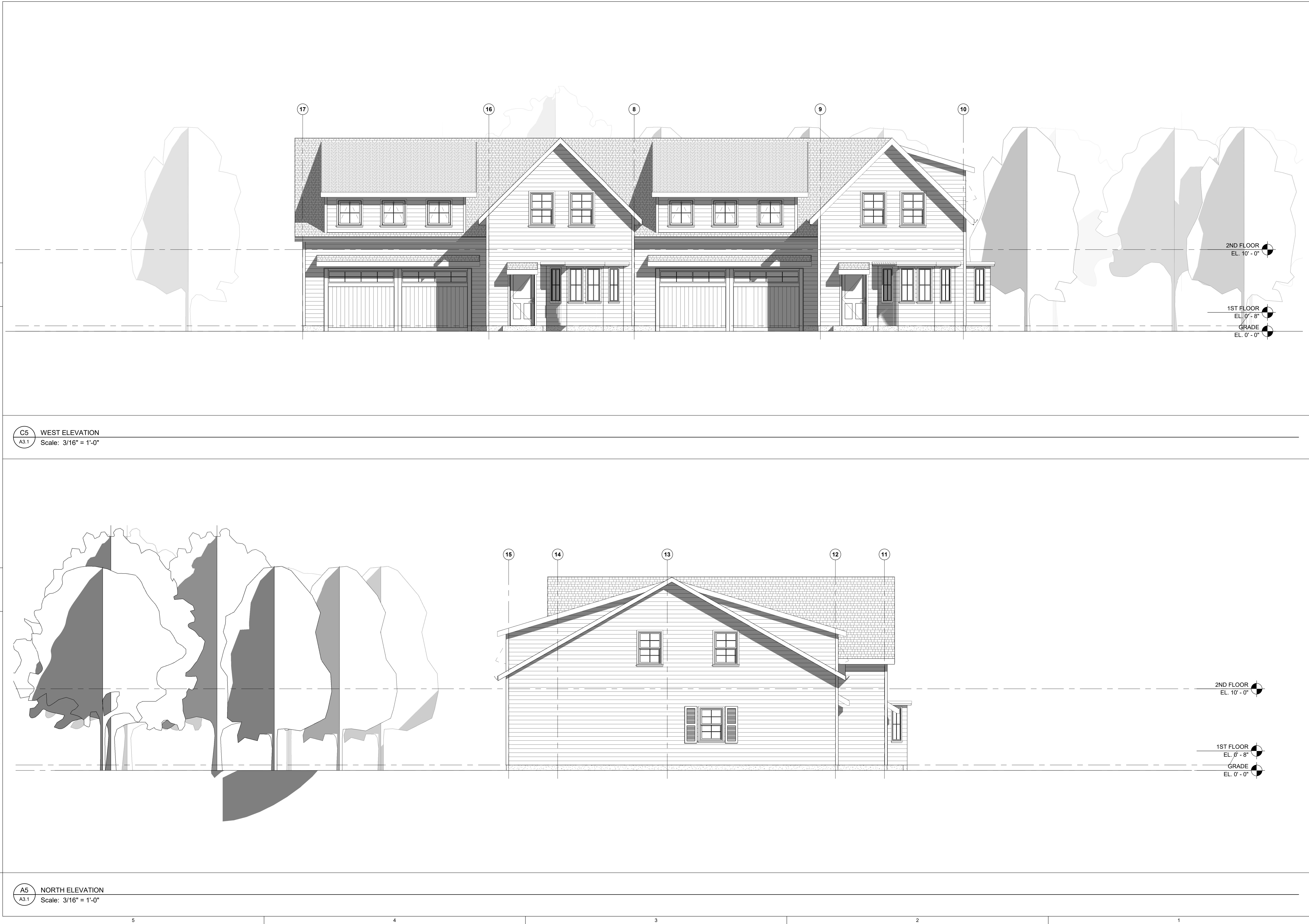
218-220 Main Street

218-220 Main Street
Medway, MA 02053



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12 MARCH 2020

EXTERIOR ELEVATIONS





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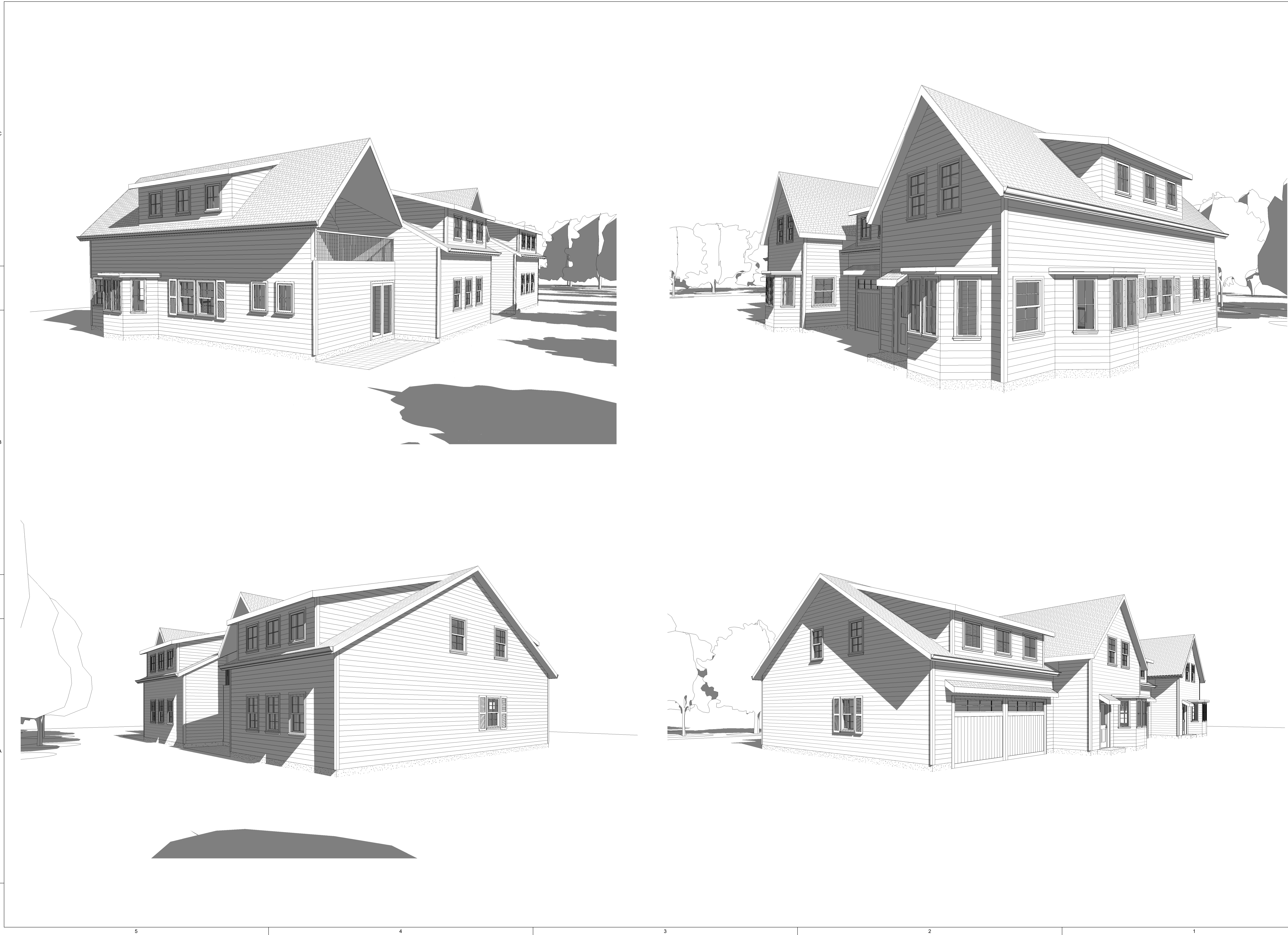
Medway Multifamily Development (Duplex)
218-220 Main Street

218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
12 MARCH 2020

3D VIEWS

A4.0



Medway Multifamily Development (Triplex) 218-220 Main Street

DESIGN INTENT
NOT FOR CONSTRUCTION
11 MAY 2020



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CIVIL ENGINEER
Drew Garvin
69 Milk Street, Suite 208
Westborough, MA 01581
(508) 871-7030 x34

Medway Multifamily Development (Triplex)
218-220 Main Street
218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
11 MAY 2020

COVER



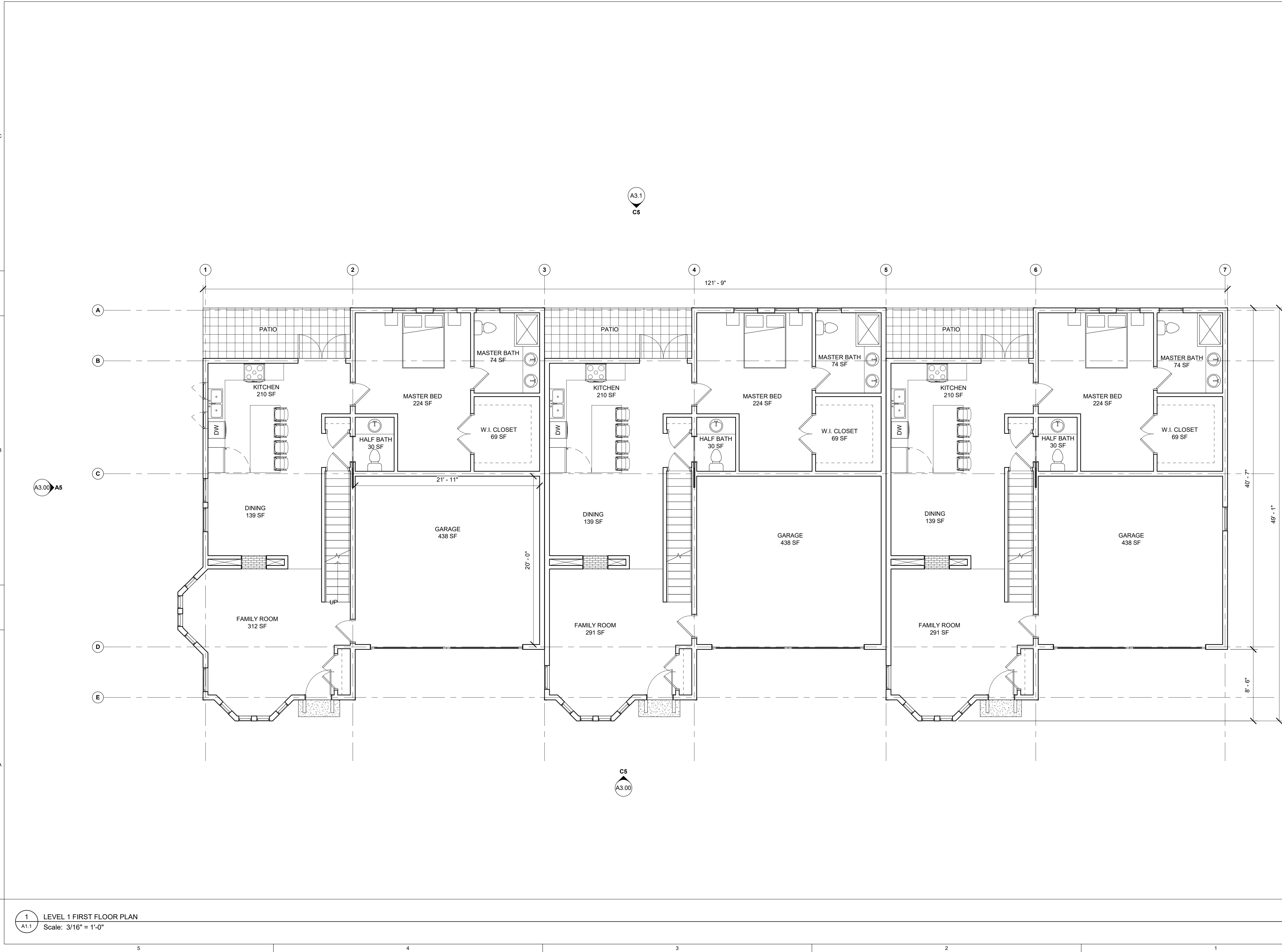
PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN
38 Thompson Ave.
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Medway Multifamily Development (Triplex)
218-220 Main Street
218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
11 MAY 2020

FIRST FLOOR PLAN

A1.1



1 LEVEL 1 FIRST FLOOR PLAN
A1.1 Scale: 3/16" = 1'-0"



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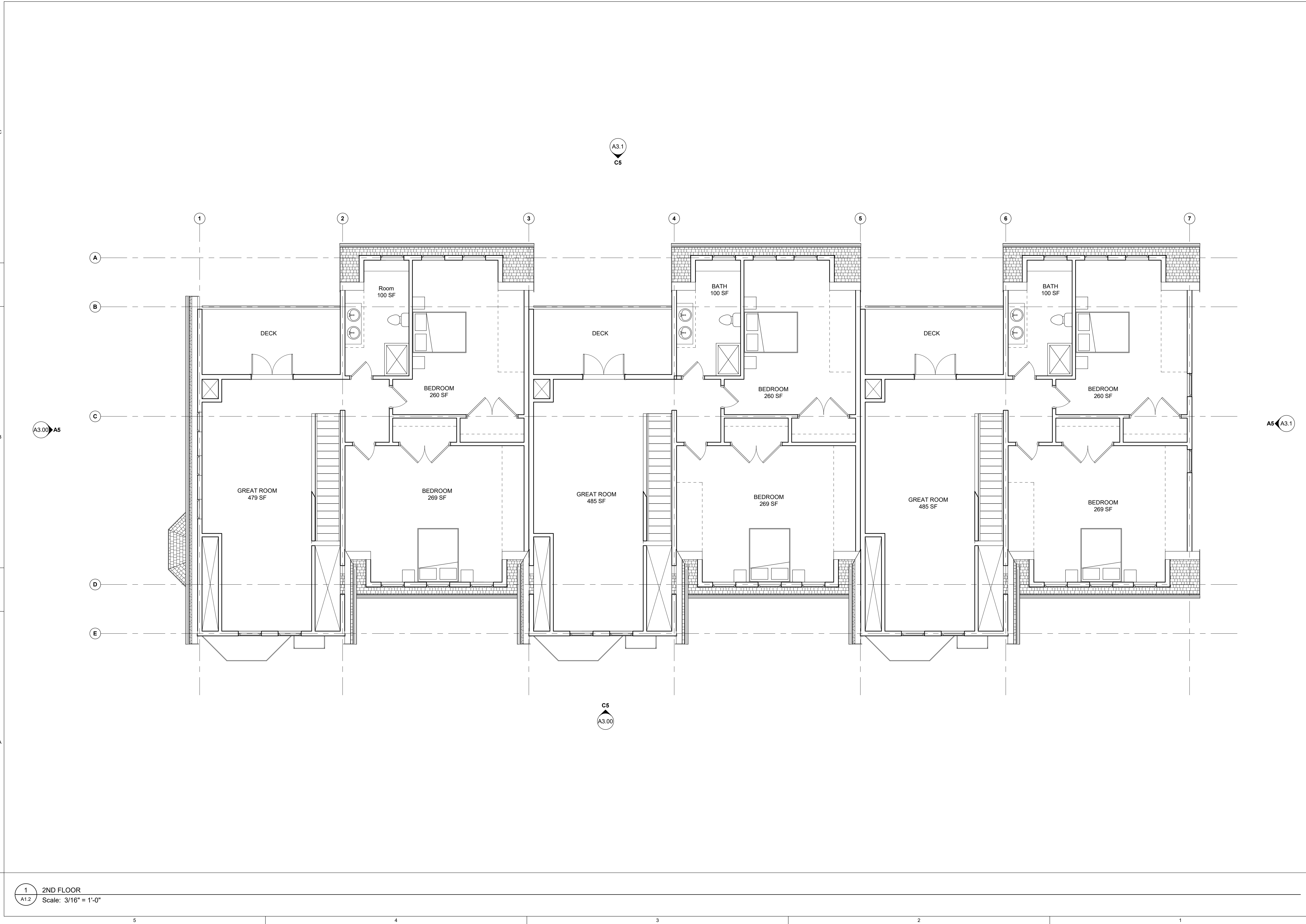
Pacific-Visions.com

Medway Multifamily Development (Triplex)
218-220 Main Street
218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
11 MAY 2020

SECOND FLOOR PLAN

A1.2





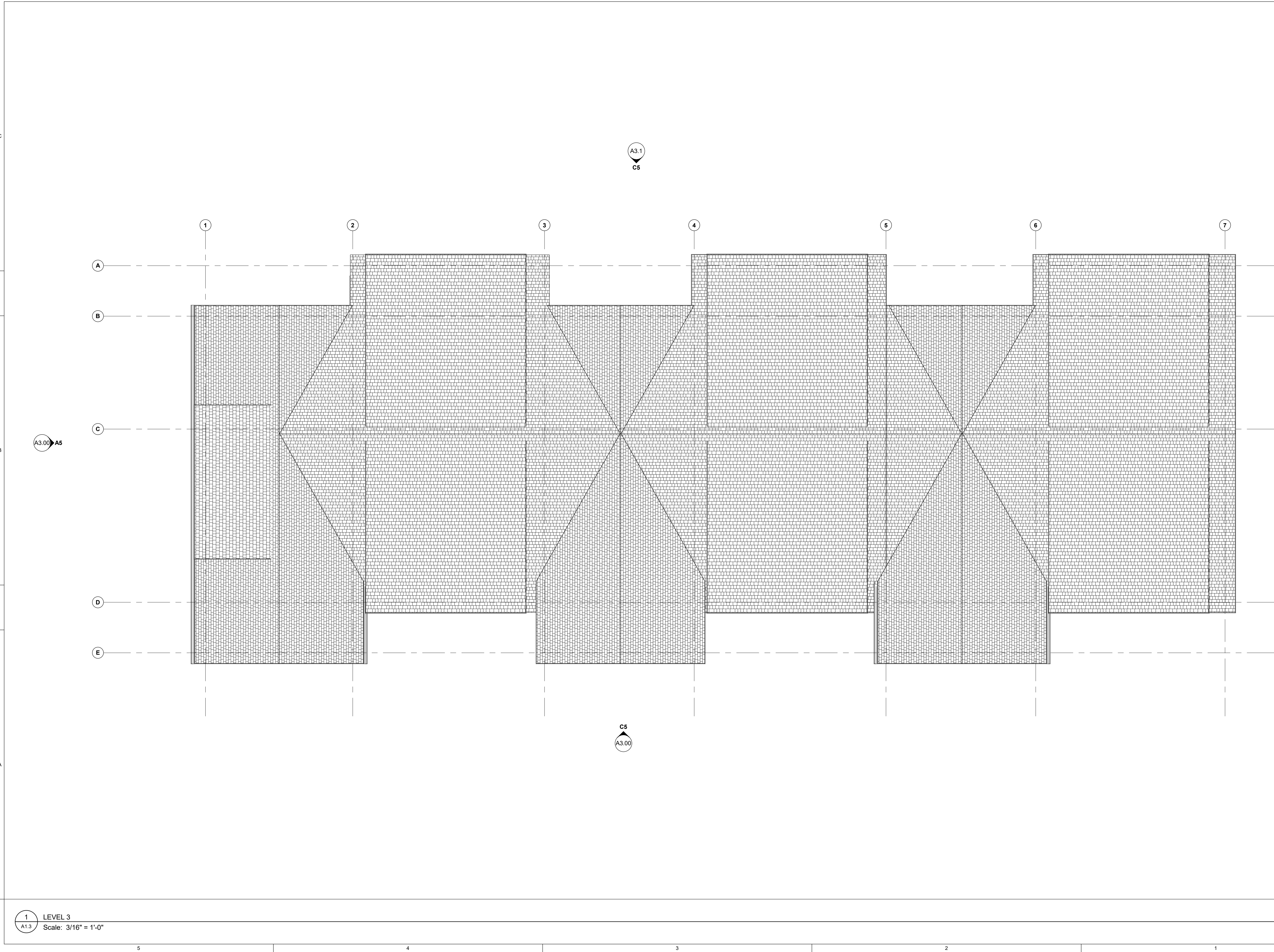
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Medway Multifamily Development (Triplex)
218-220 Main Street
218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
11 MAY 2020

ROOF PLAN

A1.3

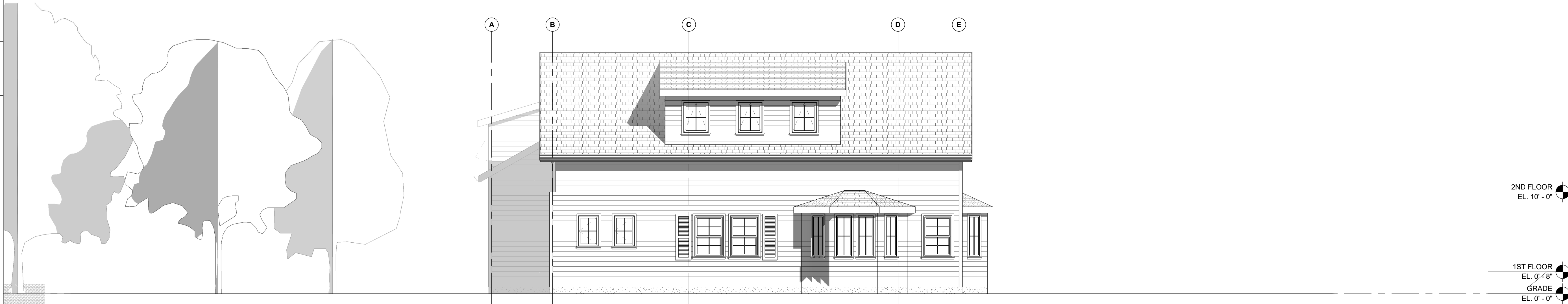




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C5 EAST ELEVATION
A3.00 Scale: 3/16" = 1'-0"



A5 SOUTH ELEVATION
A3.00 Scale: 3/16" = 1'-0"

Medway Multifamily Development (Triplex)
218-220 Main Street

218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
11 MAY 2020

EXTERIOR ELEVATIONS

A3.00



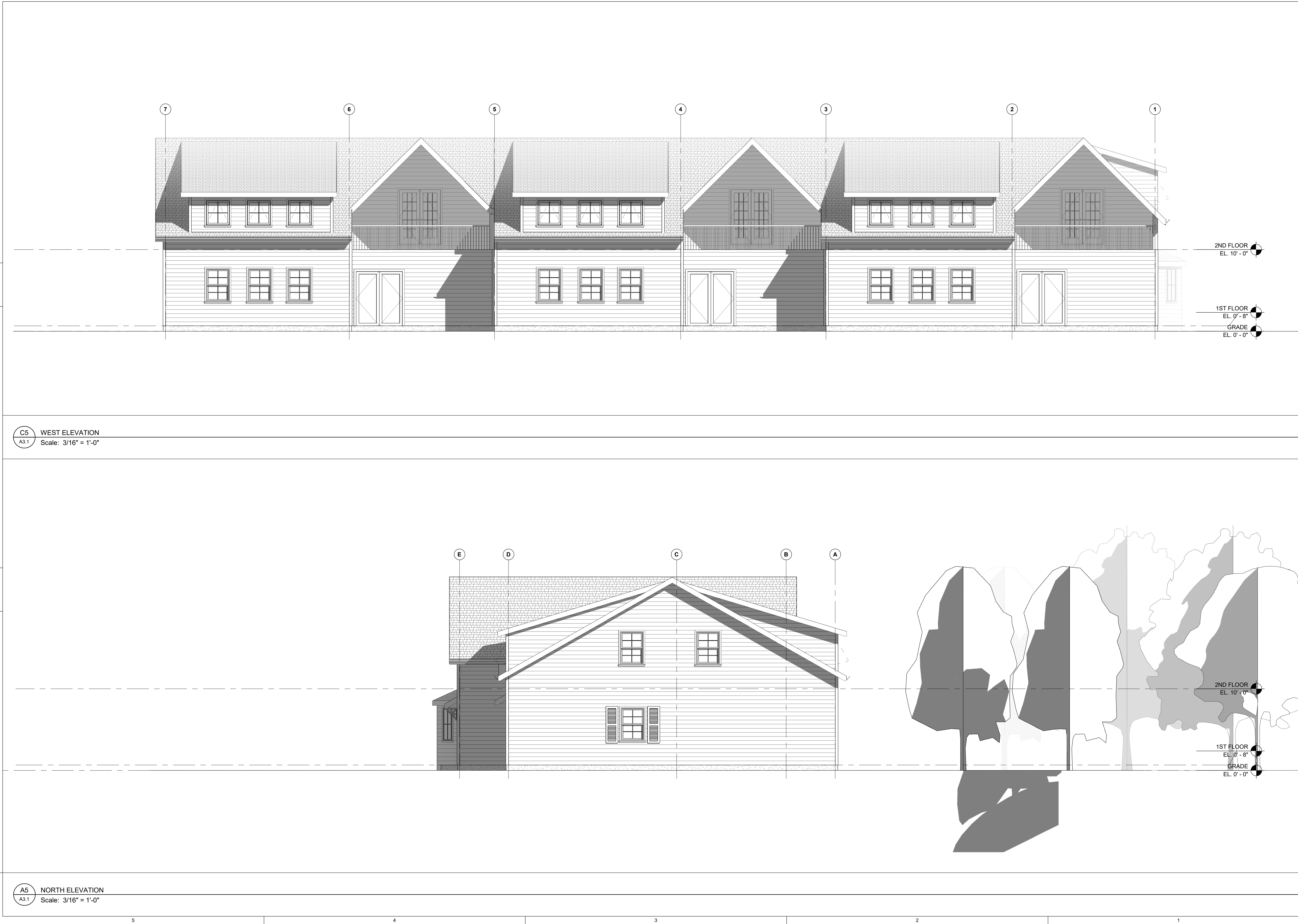
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Medway Multifamily Development (Triplex)
218-220 Main Street
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11 MAY 2020

EXTERIOR ELEVATIONS

A3.1



C5 WEST ELEVATION
A3.1 Scale: 3/16" = 1'-0"

A5 NORTH ELEVATION
A3.1 Scale: 3/16" = 1'-0"



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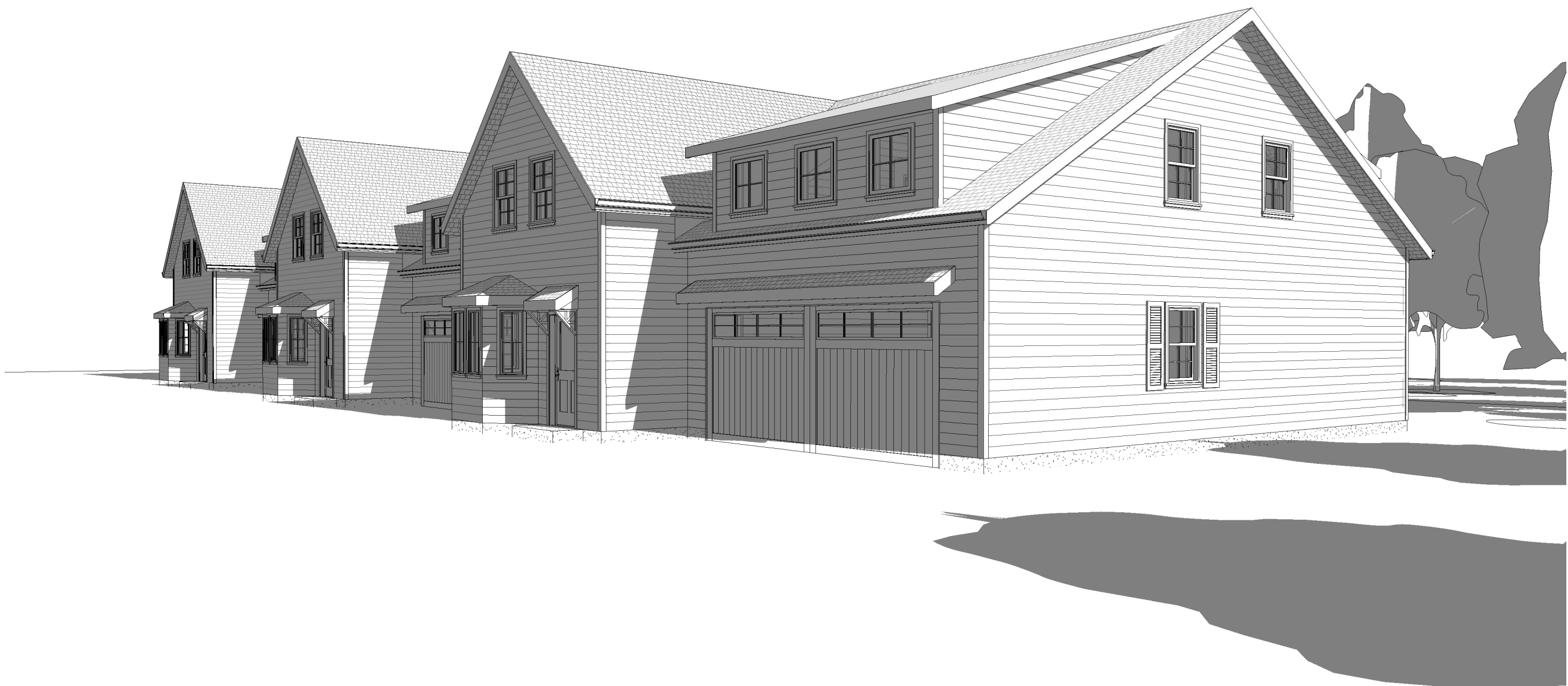
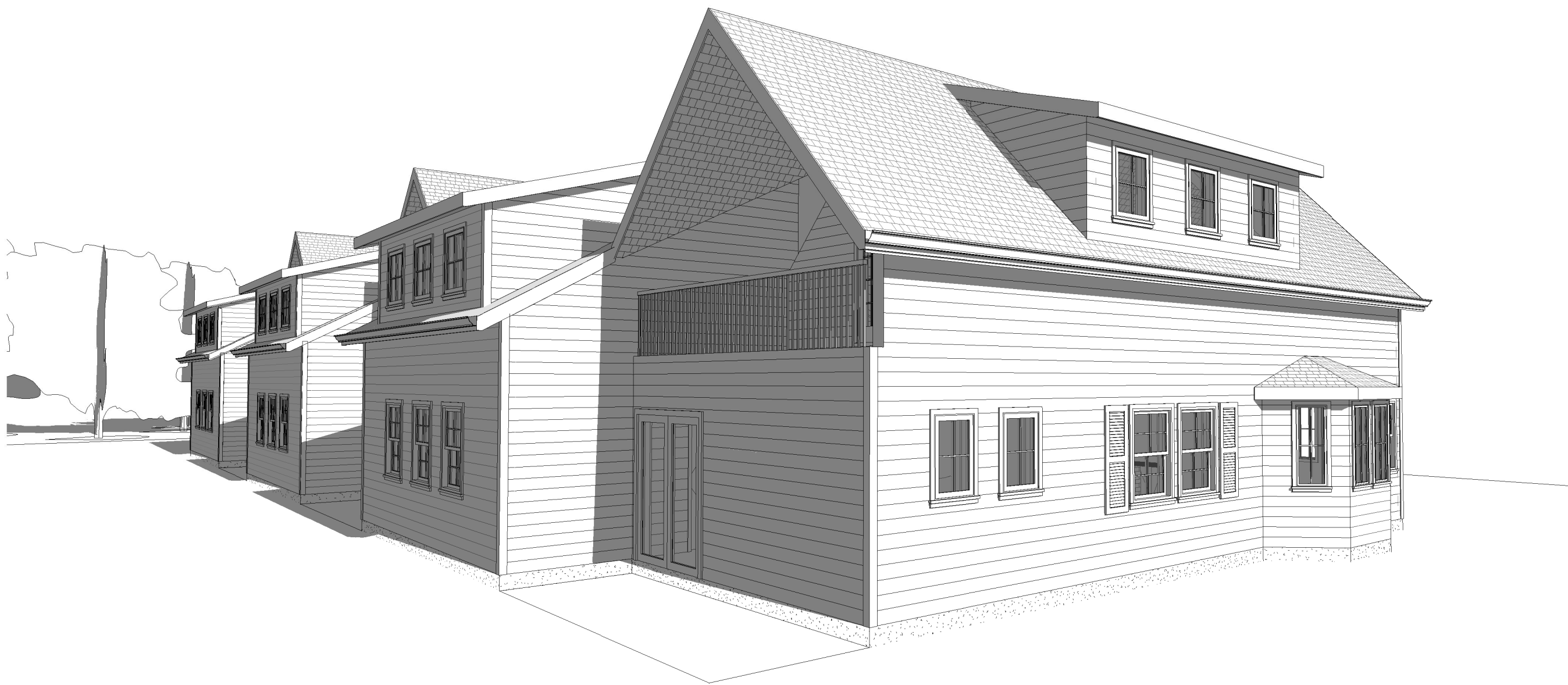
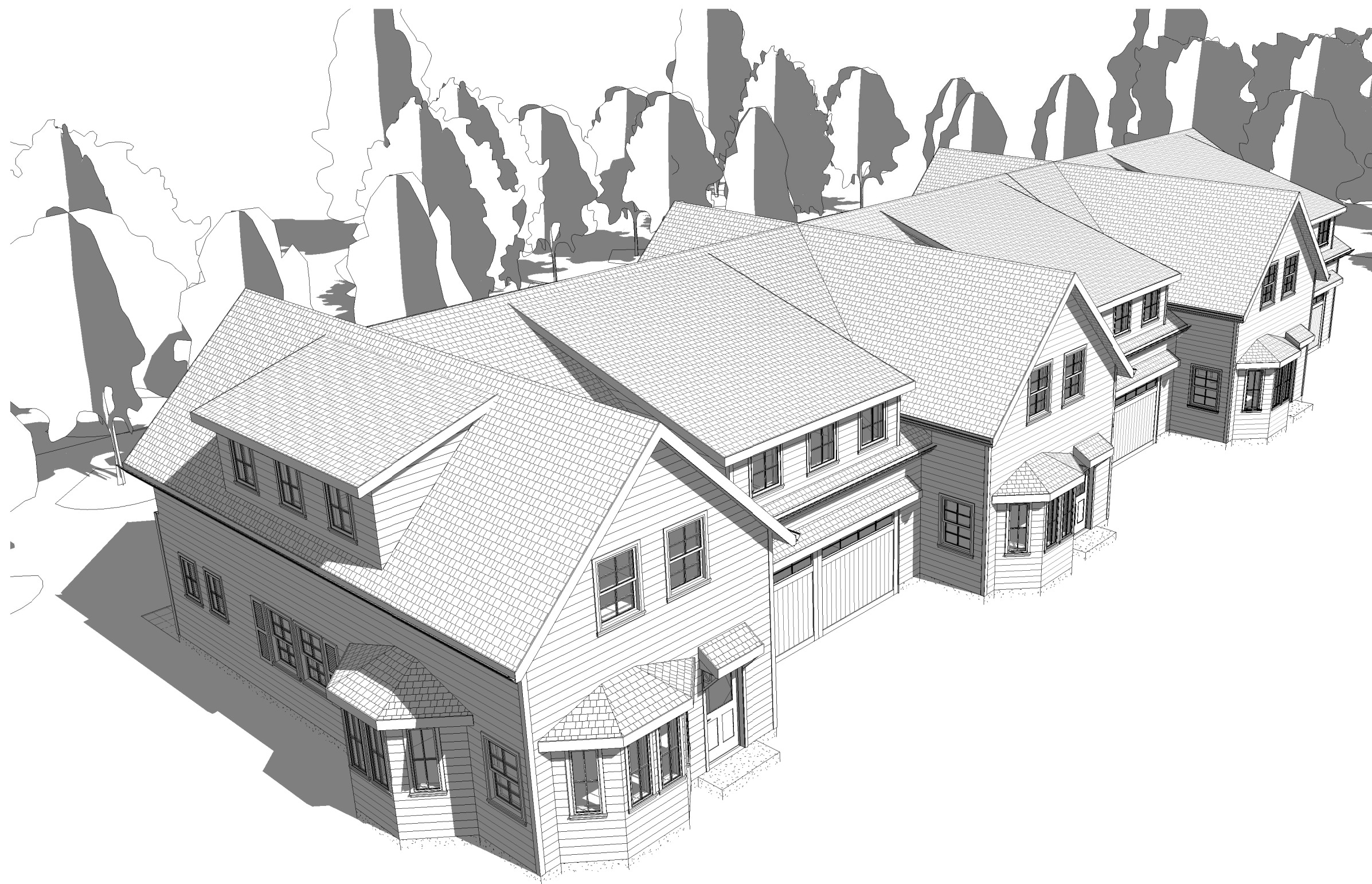
Medway Multifamily Development (Triplex)
218-220 Main Street

218-220 Main Street
Medway, MA 02053

DESIGN INTENT
NOT FOR CONSTRUCTION
11 MAY 2020

3D VIEWS

A4.0



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

Project Name:	Harmony Village
Property Location:	218-220 Main Street
Type of Project/Permit:	Multifamily Housing Special Permit Application
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Sec. 204-5 D. (9 & 11)
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Site Plan Contents - Building Elevations & Floor Plans
What aspect of the Regulation do you propose be waived?	Elevations & Floor Plans for existing houses (2 total)
What do you propose instead?	Pictures
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Unnecesary cost to produce elevations for houses that exist. They will be remodeled with siding and/or paint.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$4,000-5,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Savings can go towards better improvements to existing houses.
What is the impact on the development if this waiver is denied?	Houses will be improved/remodeled regardless.
What are the design alternatives to granting this waiver?	Houses will be improved/remodeled regardless.
Why is granting this waiver in the Town's best interest?	To avoid imposing unnecessary costs on development.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Provide pictures of existing houses and samples of proposed exterior materials and colors.
What is the estimated value of the proposed mitigation measures?	\$100-200
Other Information?	Not sure waiver is necessary. Providing as requested by PEDB Coordinator.
Waiver Request Prepared By:	Drew Garvin - Meridian Associates, Inc.
Date:	6/29/2020
Questions?? - Please contact the Medway PED office at 508-533-3291.	

LAND SUBDIVISION - FORM F

Development Impact Report (DIR) PLANNING BOARD – Town of Medway, MA

OVERVIEW

The DIR is intended to serve as a guide to the applicant in formulating their development proposal, as well as a guide to the Planning Board in evaluating the proposed Subdivision Plan in the context of existing conditions and the Town's planning efforts. The DIR should be prepared as early in the design process as possible, even if certain aspects are unknown at that time.

The DIR seeks to raise the broad range of issues generally association with a subdivision development plan in a form and in language that is understandable to the layperson. The DIR shall identify and assess development impacts that could possibly be avoided or mitigated if recognized early in the development process. Other portions of the DIR request information that will help the Town plan ahead to provide adequate services in the future.

The DIR shall be filed with an application for approval of a Preliminary and a Definitive Subdivision Plan. It shall clearly and methodically assess the relationship of the proposed development to the natural, physical, and social environment of the surrounding area. In preparing the DIR, a systematic interdisciplinary approach shall be utilized to include professionals in the natural and social sciences and environmental design arts.

June 19, 2020

Date

1. Name of Proposed Subdivision: Harmony Village (Multifamily Housing application)
2. Location: 218-220 Main Street
3. Name of Applicant (s): Harmony Village LLC
4. Brief Description of the Proposed Project: _____
The existing lot contains two existing dwellings (#218 and #220) accessed by one driveway with a pool and shed in the rear of the property.

The project proposes to add 5 new units in the rear of the property, remodel the existing two dwellings, and widen and extend the access driveway as part of a Multifamily Housing application.

5. Name of Individual Preparing this DIR _____ Meridian Associates Inc.
69 Milk St, Suite 208 Drew Garvin
Address: Westborough, MA 01581 Phone: cell 978-394-2376

Professional Credentials: EIT, Senior Project Engineer

SITE DESCRIPTION

6. Total Site Acreage: 1.22 acres

<i>Approximate Acreage</i>	<i>At Present</i>	<i>After Completion</i>
Meadow/brushland (<i>non-agricultural</i>)(SW basin)	0.13	0.13
Forested (woods)	0.572	0.135
Agricultural (<i>includes orchards, croplands, pasture</i>)	0.0	0.0
Wetlands	0.0	0.0
Water Surface Area (coy pond)	0.004	0.0
Flood Plain	0.0	0.0
Unvegetated (<i>rock, earth or fill</i>) (exposed rock)	0.003	0.003
Roads, buildings and other impervious surfaces	0.167	0.513
Other (<i>indicate type</i>) (lawn)	0.344	0.439
TOTAL	1.22	1.22

7. Present permitted and actual land use by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	
Commercial	
Residential	100%
Forest	
Agricultural	
Other (specify)	

8. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *NOTE – Be sure to include overlay zoning districts.*

<i>Zoning District</i>	<i>Percentage</i>
AR-II	100%
Multifamily Housing Overlay District	100%

9. Predominant soil type(s) on the site: Charlton-Hollis, Canton (HSG B)
(also see soil description from testing in Stormwater Report)

Soil Drainage

(Use the U.S. Soil Conservation Service's definition)

<i>Soil Type</i>	<i>% of Site</i>
Well drained	50%
Moderately well drained	50%
Poorly drained	

On site testing showed well draining soils
below the moderately well drained soil layer
(see description in Stormwater Report).

18. Are there wetlands, lakes, pond, streams or rivers within or contiguous to the site? ☐ Yes ☒ No

If yes, please specify: _____

19. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ Yes ☒ No

If yes, please specify: _____

20. Has the site ever been used for the disposal of hazardous waste? Has a 21E study been conducted for the site? ☐ Yes ☒ No

If yes, please specify: _____

21. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ☐ Yes ☒ No

If yes, please specify: _____

22. Does the project location contain any buildings or sites of historic or archaeological significance? (Consult with the Medway Historical Commission) ☐ Yes ☒ No

If yes, please describe: _____

23. Is the project contiguous to or does it contain a building located in a national register historic district? ☐ Yes ☒ No

If yes, please describe: _____

CIRCULATION

24. What is the expected average weekday traffic and peak hour volumes to be generated by the proposed subdivision?

Average weekday traffic	30 trips (6 per new unit)
Average peak hour volumes – morning	5 trips (1 per new unit)
Average peak hour volumes - evening	5 trips (1 per new unit)

25. Existing street(s) providing access to the proposed subdivision:

Please specify: Main Street

26. Existing intersection(s) within 1000 feet of any access to the proposed development. Please specify intersection names: _____

Main Street / Country Lane

27. Location of existing sidewalks within 1000 feet of the proposed site: _____

Along north side of Main Street.

28. Location of proposed sidewalks and their connection to existing sidewalks:
None

29. Are there parcels of undeveloped land adjacent to the proposed site:

 Yes X No

Will access to these undeveloped parcels be provided from the proposed subdivision?

 Yes N/A No

If yes, please describe: _____

If no, please explain why: Not applicable. The proposed Multifamily Housing development will have driveway access to all units.

UTILITIES AND MUNICIPAL SERVICES

30. What is the total number of dwelling units proposed? 7 (2 existing, 5 proposed)

31. What is the total number of bedrooms in the proposed subdivision? 21*

* 3 bedroom house (#220)

32. Stormwater Management already served by town sewer.

A. Describe the nature, location and surface water body receiving current surface water of the site: _____

There is an existing depression in the southwest corner of the property that receives the majority of the current surface water.

- B. Describe the how the proposed stormwater management system will operate and how the existing stormwater patterns will be altered: _____

The existing depression will be reshaped to meet the required volume and Stormwater standards to handle the access driveway runoff. Roof runoff for existing and new units will be captured and treated in separate underground chamber systems. The general flow patterns for the site will remain consistent.

- C. Will a NPDS Permit be required? _____ Yes _____ X No

33. Please estimate the response time of the Fire Department to this site:
(Please consult with the Fire Department): Under 5 minutes

34. Schools

- A. Projected number of new school age children: 5

- B. Distance to nearest elementary school: Under 5 minutes

MEASURES TO MITIGATE IMPACTS - Please attach a brief description of the measures that haven been taken during subdivision design and will be taken during subdivision construction for each of the following:

- 35. Maximize stormwater infiltration and groundwater recharge
- 36. Prevent surface and groundwater contamination
- 37. Reduce detrimental impacts to water quality
- 38. Maintain slope stability and prevent erosion
- 39. Conserve energy
- 40. Preserve wetlands
- 41. Preserve wildlife habitats, outstanding ecological or botanical features
- 42. Protect scenic views
- 43. Retain natural landscape features
- 44. Design street layouts to facilitate southern orientation of houses
- 45. Use curvilinear street patterns
- 46. Promote pedestrian and bicycle access and safety
- 47. Reduce the number of mature trees to be removed
- 48. Provide green belt/buffer areas
- 49. Preserve historically important structures and features on the site
- 50. Retain natural valley flood storage areas
- 51. Minimize the extent of waterways altered or relocated
- 52. Reduce the volume of cut and fill
- 53. Minimize the visual prominence of man-made elements even if necessary for safety or orientation
- 54. Minimize municipal maintenance frequency and costs
- 55. Reduce building site frontages or driveway egresses onto primary or secondary streets

In describing each of the above, please use layman's terms where possible while still being accurate and comprehensive. Where appropriate, please use graphic illustrations. Identify data sources, reference materials and methodology used to determine all conclusions.



May 12, 2020

Susan Affleck-Childs - Coordinator
Medway Planning & Economic Development Board (PEDB)
155 Village Street
Medway, Massachusetts 02053

Re: **218-220 Main St, Medway, Massachusetts**
Multifamily Development – Sewer flow calculations
MAI Project No. 8521

Dear Susan:

On behalf of the Applicant, Harmony Estates LLC, Meridian Associates, Inc. (MAI) would like to provide a calculation for the proposed sewer flow as requested during our interdepartmental meeting last Thursday (5/7/20) in regard to the email from the Charles River Pollution Control District (CRPCD).

This proposed project is on an existing residential lot containing two dwellings. One dwelling is served by a septic system (#218) and the other is already tied into town sewer (#220). The Multifamily Housing project proposes to tie in the existing dwelling (#218, three bedrooms) and construct five additional three bedroom units, for a total of 18 proposed bedrooms to be connected to and served by town sewer (while continuing to have the three bedrooms of #220 connected to and served by town sewer). Using standard MassDEP wastewater design flows for a bedroom (110 gallons per day (GPD)), this would yield an additional 1,980 GPD to the town system (in addition to the 330 GPD existing flow from #220).

We have been working with the town since mid 2019 to properly prepare and file this application and were not notified that this would be an issue until now. The applicant is proposing to install “low flow” devices for the project to help mitigate these new flows as we prepare the final application to PEDB. Please let us know if town sewer capacity will affect this application from moving forward as currently proposed.

Sincerely,

MERIDIAN ASSOCIATES, INC.

Drew Garvin, EIT
Senior Project Engineer

Mark E. Beaudry, PE
Vice President

Copy: Gary Feldman
8521LT01 Sewer Flows

Feb 4, 2020

Meridian Assoc.
69 Milk Street
Westboro, MA 01581

Re: 218-220 Main Street, Medway

Dear Meridian Assoc:

On Feb 4th, 2020, the site was inspected for potential wetland resources at the above referenced site. The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and regulations 310 CMR 10.00 et al and the local wetland bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

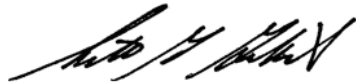
Prior to the site visit the MassGIS data base, data layers were researched which showed no mapped wetlands and no hydrological connections (no intermittent or perennial streams) on or near the site.

The site consists of two single family homes, driveway, pavement, pool, and landscaped areas. A small man-made fishpond was observed in maintained lawn near Main Street. This small hand-dug depression is rock lined and lined with black plastic and would not qualify as a state, local or federal wetland resource area since it was man-made, has a non-permeable layer, no indicators of natural hydrology, no wetland indicator species and is located within an upland area.

Vegetation along the front of the houses is landscape shrubbery consisting of: honeysuckle, lilac, rhododendrons, perennials and maintained lawn (all upland species). Towards the rear of the site vegetation is dominant in vinca, white pine, oak, sugar maple and honeysuckle (all upland species). Soils consist of 8 inches of 10YR2/2 loam over 10YR5/4 sandy loam.

In conclusion, no wetland resource areas (state, federal or local) were observed on site. In addition, according to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife, and no mapped vernal pools are located on or near the site.

Very truly yours,



Scott Goddard,
Principal & PWS

Susan Affleck-Childs

From: Bridget Graziano
Sent: Monday, May 18, 2020 12:06 PM
To: Susan Affleck-Childs
Subject: Re: 218 Main - Existing Conditions

All set! No wetlands found.

Sent from my iPhone. Please excuse typos.

On May 18, 2020, at 8:48 AM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

fyi

Susy

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

<218 Main St REC plan- Existing Conditions.pdf>



Town of Medway
DESIGN REVIEW COMMITTEE

155 Village Street
Medway MA 02053
508-533-3291

drc@townofmedway.org

August 19, 2020

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Comments -Harmony Village - Site plan review
218-220 Main Street

Dear Members of the Medway Planning and Economic Development Board

The Medway Design Review Committee [DRC] is pleased to provide a comment letter for the proposed multi-family residential development at 218-220 Main Street. The DRC met with representatives of this project during two prior informal pre-application meetings on February 3rd and March 30th, 2020 and formally on August 3rd, 2020 to review site development plans, dated June 9th, 2020.

The DRC is satisfied that the current building designs, landscaping and amenities align with the Medway *Design Review Guidelines*. The building styles are cohesive with one another and appropriate in form to the surrounding neighborhood. The DRC provided recommendations on landscaping and architecture that are detailed below. The DRC recommendations are as follows:

- A landscape buffer should be established along the Northeastern portion of the site where the duplex building abuts the adjacent Ritchie property. This area of the site includes a fieldstone wall, that should be maintained. The DRC recommends a combination of fence and vegetative buffer. The fence should be of a natural tone.
- The DRC and applicant agreed that the stonewall should not be covered by any continuous section of fencing. The DRC recommended using alternating sections of fence and vegetation to achieve this effect. The DRC suggested reaching out to the abutter to determine if plantings are welcome on their property to allow greater distribution of this buffer.
- The DRC recommends elimination of the existing extra walkways at the front right section of the property that connect to the sidewalk on Main Street. These paths can be planted and the stonewall can be closed.
- The DRC recommends that the corner and fascia boards should be increased in width on each of the proposed buildings, to more closely reflect those on the existing structures.

- The DRC recommends that a porch roof or overhang be added at the rear of each of the new units over the sliding door to the patio. A similar roof is found on the front of each unit over the garage doors. This detail will create a more complete architectural appearance.

The DRC has not reviewed materials and colors for the new buildings nor the appearance and changes to the existing structures on the site and would request that the applicant provide that information for the DRC's review and further comment.

The DRC is pleased with the overall design of the proposed buildings and site. The DRC remains available to review any of these changes and will gladly provide feedback in the most effective manner that will assist these proceedings.

Sincerely,

A handwritten signature in black ink, reading "Matthew J. Buckley". The signature is written in a cursive style with a large, stylized "M" and "B".

Matthew Buckley
Chairman



August 7, 2020

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

**Re: Harmony Village
Site Plan and Multifamily Special Permit Review
218-220 Main Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 218-220 Main Street in Medway, MA. The Project includes rehabilitation of two existing dwellings at the site and five additional residential units (one triplex and one duplex) in the rear of the property along with additional parking, stormwater infrastructure and appurtenant utilities to serve the proposed development.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Site Development Plans, Harmony Estates, Multifamily Housing Development", dated June 9, 2020, prepared by Meridian Associates, Inc. (MAI).
- A stormwater report (Report) titled "Stormwater Management Report, Park Place Way, 218-220 Main Street, Medway, Massachusetts", dated June 10, 2020, prepared by MAI.
- An Application for Major Site Plan Approval, dated June 4, 2020, prepared by MAI.
- A Land Disturbance Permit Application, dated June 4, 2020, prepared by MAI.
- A Multifamily Housing Special Permit Application, dated, June 4, 2020, prepared by MAI.
- Waiver Request forms, dated February 18, 2020, prepared by MAI.
- A Project Narrative, dated June 11, 2020, prepared by MAI.
- A Certified Abutters List.
- A letter summarizing sewer flow calculations, dated May 12, 2020, prepared by MAI.
- A wetland letter summarizing inspections performed for potential wetland resources, dated February 14, 2020, prepared by Goddard Consulting, LLC (GCL).
- A letter containing additional information as requested by the Town of Medway PEDB, dated June 29, 2020, prepared by MAI.

The Plans and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations) last amended October 8, 2019, Massachusetts Department of Environmental Protection's (MA DEP) Stormwater Standards (Standards) and appurtenant Stormwater Handbook (Handbook) last amended February 2008, Town of Medway Article 26 – Stormwater and Land Disturbance Bylaw (Stormwater Bylaw) and good engineering practice. Review of the project for zoning related matters is being conducted by a separate consultant and is excluded from this review.

SITE PLAN REVIEW

1. The Applicant shall provide earthwork volume calculations to confirm extent of import/export for the project. (Ch. 200 §204-3.I and J)
2. A list of waivers and signature block for Board endorsement has not been included on the Cover Sheet of the Plans. (Ch. 200 §204-5.A)
3. Site Context Sheet showing streets within two thousand feet of the perimeter of the site not provided. (Ch. 200 §204-5.B.1)
4. The Applicant has provided lot lines with dimensions. However, property line bearings have not been provided and should be shown. (Ch. 200 §204-5.B.3)
5. Elevations, renderings, floor plans for the proposed dwellings have not been provided. The Applicant has requested a waiver from this Regulation. (Ch. 200 §204-5.D.9-11)
6. Sight distances have not been provided on the Plans. (Ch. 200 §204-5.D.16)
7. Confirm with Medway Fire Department if hydrants are required and if the proposed emergency access is sufficient for the size and scope of this Project. A fire truck turning template is included on Sheet C-3 (Ch. 200 §204-5.D.18)
8. It does not appear the Applicant has considered the use of Low Impact Development (LID) techniques in the design of the Project. (Ch. 200 §207-5.B)
9. The Applicant has not provided earthwork calculations on the Plans to determine extent of earth fill/removal for the Project. (Ch. 200 §207-8)
10. Sidewalks have not been provided throughout the development. (Ch. 200 §207-9)
11. The Applicant is proposing bituminous berm at the entrance radii, the Regulations require vertical granite curbing or other material as approved by the PEDB. (Ch. 200 §207-11.A.4)
12. The proposed driveway is located within 15 feet of the northeast lot corner of the abutting property at 222 Main Street. Proposed driveways shall be setback from all property boundaries a minimum of 15 feet. (Ch. 200 §207-11.A.13)
13. The proposed driveway entrance is approximately 4% which does not meet the 2% maximum required slope for the first 25 feet of the driveway. (Ch. 200 §207-11.A.14)
14. Stormwater downgradient from DCB-01 will discharge to Main Street and is prohibited. (Ch. 200 §207-11.A.15)
15. The Applicant is proposing bituminous berm throughout the development. Vertical granite curb is required by the Regulations. (Ch. 200 §207-11.B.2)
16. Proposed drive aisles are 22 feet wide which does not meet the minimum 24-foot width required by the Regulations. (Ch. 200 §207-11.B.3)
17. The Applicant has not proposed any sidewalks or ways for pedestrians to circulate about the site other than using the proposed drive aisles. (Ch. 200 §207-11.B.5)
18. The Applicant shall confirm the emergency access and turnaround area provided on the Plans meets the requirements of the Medway Fire Department. (Ch. 200 §207-11.B.8)

19. The proposed Cultec Systems do not appear to be designed with inspection ports which are critical to proper inspection and maintenance procedures for the systems. (Ch. 200 §207-14.D)
20. It does not appear a well has been proposed at the site. It must be noted that the public water supply system shall not be used to irrigate the site. (Ch. 200 §207-15.A)
21. The Applicant shall confirm method for solid waste removal for the development. (Ch. 200 §207-17)
22. The Applicant has not supplied a photometric plan for the proposed lighting at the site. Lighting details shall also be provided and shall meet the requirements of Section 7.1.2 of the Medway Zoning Bylaw. (Ch. 200 §207-18.A)
23. The proposed Landscape Plan does not provide adequate landscaped buffer as required by the Regulations. Buffers shall be a minimum 15 feet around the entire site. (Ch. 200 §207-19.B.2)
24. The proposed Landscape Plan does not address landscaping around the proposed at-grade basin. (Ch. 200 §207-19.E)
25. It appears three 30-inch trees (two hardwood) will be removed as part of the development and will require necessary replacement. However, the Regulations are unclear as to the scope of the proposed replacement. (Ch. 200 §207-19.H)
26. It does not appear adequate snow storage areas are proposed at the site. The applicant shall provide accommodations in the site Operation and Maintenance Plan for off-site removal of snow to ensure the site remains in a safe condition during snow emergencies. (Ch. 200 §207-21)

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

27. It appears portions of abutting properties may run-on to the property (from GIS contour data) and be directed to the proposed at-grade infiltration basin. All areas of run-on shall be included in the analysis to ensure basins are properly sized to accommodate their actual catchments and are accurately modeled in the analysis for pre- and post-development rates of runoff. (Standard 2)
28. The existing and proposed study areas do not match in the HydroCAD analysis. These areas should match to ensure pre- vs. post-development runoff rates are properly analyzed. (Standard 2)
29. Test pits have not been provided for DW-1 and DW-4 subsurface drywells. This information is required to determine soil texture/type and groundwater elevation below the systems. We recommend the test pits be conducted during the review process to ensure feasibility of the proposed design. (Standard 3)
30. The bottom of the at-grade infiltration basin is located within the Ap soil layer (uppermost soil horizon) as documented in Test Pit #1 log information. We anticipate the Ap horizon layer (Sandy Loam, Hydrologic Soil Group (HSG) B Soil) along with the Bw horizon layer (Sandy Loam, HSG B Soil) will be stripped down to the C horizon layer (Loamy Sand, HSG A Soil) during site preparation. As a result, the basin area will have to be filled to achieve final grades which should be detailed in the Plans. A basin cross-section should also be included in the standard details. (Standard 3)
31. The exfiltration rate (Rawl's rate) used in the HydroCAD analysis for the at-grade infiltration basin is 1.02 inches per hour (in/hr). This is consistent with an HSG B soil type which coincides with the Bw layer mentioned in Comment 30 that we anticipate will be stripped during site preparation. We believe the basin will be installed over the C horizon layer which is an HSG A "Loamy Sand" soil type with associated 2.41

in/hr Rawl's rate. Exfiltration rates greater than 2.4 in/hr require additional pretreatment prior to discharge to the Infiltration Best Management Practice (BMP) which may be applicable in this situation. The proposed design includes the necessary pre-treatment BMP's (Deep Sump Hooded Catch Basin and Sediment Forebay) but it is unclear if the proposed forebay is considered in the overall surface area for exfiltration in the basin model. The forebay shall not exfiltrate if being used for pre-treatment in rapidly infiltration soils. The Applicant shall confirm proposed construction process for the basin and pre-treatment BMP's. (Standard 3)

32. Proposed stormwater infrastructure is not capturing all impervious cover at the site and therefore a Capture Area Adjustment is required to adjust required recharge volume for the Project. (Standard 3)
33. The Total Suspended Solids (TSS) removal spreadsheet is incorrectly calculated. Catch basins receive 25% TSS removal rate and the combination of a sediment forebay and infiltration basin receive 80% TSS removal rate. The sediment forebay may only be separated when calculating 44% pretreatment prior to discharge to an infiltration BMP. However, this does not materially affect the calculations but should be revised for the record. Additionally, a separate calculation sheet shall be provided to show 44% TSS removal rate prior to discharge to an infiltration BMP. (Standard 4)
34. The Applicant did not provide a Long-Term Pollution Prevention Plan. (Standard 4)
35. Information included in the Stormwater Report and Land Disturbance Permit Application is inconsistent on whether the site will require a United States Environmental Protection Agency (US EPA) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activities (CGP). The "Report Summary" section in the Stormwater Report states one is not required but the description of the ten stormwater standards at the end of the document state the site will disturb approximately 1.05 acres which would require the permit. Additionally, the Land Disturbance Permit Application states approximately 40,000 square feet (sf) of the site will be disturbed which would not require the permit. The Applicant shall confirm expected disturbance limit and coordinate information on all documents. (Standard 8)
36. The Applicant did not provide a Long-Term Operation and Maintenance (O&M) Plan. (Standard 9)
37. The Applicant did not provide an Illicit Discharge Compliance Statement. (Standard 10)
38. The southern edge of DW-3 and the northwest corner of DW-4 are located within 10 feet of the property line. Infiltration BMP's shall not be located within 10 feet of property boundaries. (Vol. 1, Ch. 1, Pg. 8, Table RR)
39. The proposed at-grade infiltration basin has no traditional emergency outlet, monitoring well or drawdown device included in the design as required in the Handbook. It appears proposed DCB-01 is designed as the emergency outlet which will surcharge in larger events and discharge overflow to Main Street. We do not recommend this approach as it will not allow runoff to be captured during the discharge which effectively lowers the basin freeboard. Additionally, the inverts included in the device routing in the model do not match information on the plan. DCB-01 rim elevation is 230.8 on the plan but 229.8 in the outlet description in the model. We are uncertain if Device 2 is required since discharge will not begin until the basin reaches the rim elevation of DCB-01 (Primary Orifice) which will fully submerge the 12" culvert. The Primary Orifice is also incorrect as it is a double catch basin which is a 24" x 48" grate. The 231.00 contour data shall also be included in the basin geometry for consistency between the plan and the model. (Vol. 2, Ch. 2, Pg. 91)
40. The top of the proposed at-grade infiltration basin berm is approximately 2 feet in width which poses risk of embankment failure when basin is in brimful condition. (Vol. 2, Ch. 2, Pg. 91)

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

41. The areas around the existing dwellings are proposed for loam and seed and landscaping. We would consider this a disturbance and should be included within the limit of work and disturbance area calculations for the site. (§26.5.1)
42. We anticipate the at-grade infiltration basin will be one of the first items at the site to be constructed which will require extensive protection to limit sedimentation during construction. Additionally, this area and all other erosion controls shall be designed to mitigate a 100-year event as required and proof of such shall be provided. (§26.7.2.c)
43. Earthwork volumes shall be shown on the Erosion and Sediment Control Plan (ESCP). (§26.7.3.e)
44. Area within the limit of work shall be shown on the ESCP. (§26.7.3.i)
45. Construction phasing narrative shall be provided on the ESCP. (§26.7.3.j)
46. We anticipate run-on from adjacent properties will flow into the site and measures shall be installed to prevent stormwater from entering disturbed areas to the maximum extent practicable. (§26.7.3.k)
47. A description of construction and waste materials expected on-site as well as their storage and maintenance shall be included in a Plan. We recommend the Applicant add a section to the stormwater report related to the Land Disturbance Permit and a narrative describing compliance with its specific requirements. (§26.7.3.o)
48. The Applicant shall provide calculations that the proposed plan removes 50% of Total Phosphorus from the development. (§26.8.3.c.2.b)
49. The Applicant did not provide a Long-Term O&M Plan. (§26.8.5)

GENERAL COMMENTS

50. The Applicant shall confirm with the Medway Building Department if the proposed 2" water service is sufficient to serve the proposed dwellings.
51. It is unclear if the dwellings will have basements. If so, we anticipate the need for foundation drains which should be shown on the Plans and properly managed.
52. The Applicant should add a name for the at-grade infiltration basin for ease of review and consistency with the analysis.
53. A swale is proposed behind Unit 4 which should be detailed in the grading.

These comments are offered as guides for use during the Town's review and additional comments may be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve them of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, PE
Senior Project Engineer



Bradley M. Picard, EIT
Civil Engineer

PGC ASSOCIATES, LLC

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

August 14, 2020

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

RE: HARMONY ESTATES MULTIFAMILY SPECIAL PERMIT/SITE PLAN

Dear Mr. Rodenhiser:

I have reviewed the proposed multifamily housing special permit and site plan, for 7 units on Main Street. The applicant is Harmony Estates LLC of Milford, and the owners are Eliot Edwards and Linda Resner of Medway. The proposal is to renovate 2 existing houses on the site and to construct a triplex and a duplex (for a total of 7 units) on 1.22 acres with including associated parking, drainage, landscaping, etc. The plan was prepared by Meridian Associates, Inc. of Westborough. The plan is dated is dated June 9, 2020.

The property is located at 218-220 Main Street in the AR-II, and Multifamily Overlay zoning districts. I have comments as follows:

ZONING

Multifamily Housing (Section 5.6.4)

1. The site is within the Multifamily Housing Overlay District (Section 5.6.4) and thus eligible for a project.
2. The site has more than 50 feet of frontage on Main Street, which has sufficient capacity to handle the additional traffic flow from 7 units. At 52,993 square feet, it also meets the minimum area requirement of 30,000 square feet
3. The existing pre-existing, nonconforming houses do not meet setback requirements. The new buildings do meet them. They are set back 17 feet where 15 is required.
4. The total building heights are not shown specifically but the elevations show the second floor beginning at 10 feet so they are clearly under the maximum height limit of 40 feet. The zoning table on the plans indicate a maximum height of 30 feet.

5. The maximum density for multifamily projects is 8 units per whole acre. With 1.22 acres, the site is eligible for 8 units. At 7, the project is under the maximum.
6. The plans indicate that the development complies with comply with lot (building) coverage (.28% vs. 30% allowed), but does not have a calculation for impervious surface, for which the maximum allowed is 40%). Parking is proposed at an average of 3.7 per unit (based on 2 garage spaces and 2 driveway spaces for the new buildings and 6 spaces for the 2 existing houses) vs. 1.5 required). The minimum open space or yard area is shown as 33% vs. the minimum required of 15%. The open space includes the detention basin. It is unclear if that is eligible. However, it appears that the minimum would be met even without including it.
7. At 5 new units, the project does not trigger the Affordable Housing requirement.
8. Section 5.6.4 E. 7 requires historic properties determined to be a “historically significant building” by the Medway Historical Commission shall not be demolished unless certain criteria are met. The project proposes to renovate the 2 existing houses on the site.

Other

9. No photometric plan for lighting has been provided to document that the project complies with the Section 7.1.2 (Outdoor Lighting) of the Bylaw. A lighting plan is listed on the cover sheet but not included in the plan set.
10. No signage is shown on the plans. Any project development or other signs must be shown on the plan.

SITE PLAN REGULATIONS

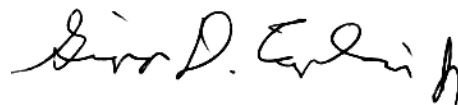
(Note: Site plan issues that have been addressed above are not repeated in this section).

11. Section 204-5 B.1 requires a Site Context sheet indicating features within 2000 feet of the perimeter of the site. This was not provided and no waiver was requested.
12. Section 204-5 C (3) requires an Existing Landscape Inventory. This was not provided and no waiver was requested.
13. Section 204-5 (8) (a) requires that the Landscape Plan be prepared by a Registered Professional Landscape Architect. This was not done and a waiver is being requested.
14. Section 204-5 (8) (d) requires that a maintenance plan to ensure viability and longevity of the landscape installation. This was not provided.
15. Section 204-5 D (16) requires horizontal sight distances at entrances to be shown.
16. Section 207-4 encourages energy efficiency and sustainability, including orienting buildings along an east-west axis to take advantage of solar gains, and minimizing east and west facing windows. This was not done. The shape of the lot is not conducive to east-west orientation. However, other measures could be adopted to maximize sustainability.

17. Section 207-9 requires pedestrian and bicycle amenities. No such amenities are shown on the plan.
18. Section 207-11 A (4) requires site entrances to be vertical granite curbing or “other approved material.” The plan shows bituminous berm.
19. Section 207-11 B (3) requires internal drive aisles to be 24 feet wide. The plan shows 22-foot wide aisles. Similarly, the aisle in the parking lot serving the 2 existing houses is 22 feet wide versus the standard of 24 feet.
20. Section 207-12 I requires multifamily sites with more than 15 parking spaces to provide electric charging stations. With 26 spaces, 2 charging stations are required.
21. Section 207-19 E requires substantial screening of stormwater detention basins. The Landscape Plan indicates only lawn around the basin, which is in a prime site visible from Main Street.
22. Section 207-19 G requires that trees of 15 inches or more be preserved and 207-19 H requires that those 24 inches or more be replaced with new trees on site. New trees are proposed but without a Landscape Inventory it is not clear if any trees have been preserved or whether an adequate number of replacement trees have been provided.

If there are any questions about these comments, please call or email me.

Sincerely,

A handwritten signature in black ink, appearing to read "Gino D. Carlucci, Jr.", with a stylized flourish at the end.

Gino D. Carlucci, Jr.

August 21, 2020

Dear Medway Planning and Economic Development Board,

As an abutter to 218-220 Main Street, we are writing to acknowledge the receipt of information regarding the proposed development of Harmony Village condominiums. We have read all of the documents in the proposal and wish to express our concerns.

Our concerns are trifold and focus on issues with scale, noise and traffic.

- 1) Scale - We are concerned by the size, density and proximity of the proposed project.
 - a) The size of this project with five new units at nearly 1700 square feet each on an acre of land is out of place in our residential neighborhood. There are no similar developments nearby.
 - b) The proposal is not a cul-de-sac as all 7 units will be accessing the property from one driveway not a side street.
 - c) Building 5 new units in the backyard of 218-220 Main Street places the units very close to the abutter at 216 Main St and those on Fales St thus significantly changing what are now quiet, private and wooded properties.
 - d) The proposal of 5 new units requires most of the mature trees on the property to be cut down thus changing the amount of shade currently provided to all neighbors.
 - e) We know first hand the amount of stone that is in the land here on Main Street. We are concerned about the amount of blasting that will need to be done to create the new foundations and how it will affect the neighboring antique homes with stacked stone foundations.
- 2) Noise - We are concerned about noise during and after construction.
 - a) Despite the large quantity of trees in this older part of town, there is already a lot of noise with the Main Street traffic sounds bouncing off existing buildings. The 'canyon effect' of sound in this area will only be worse with less trees and more buildings at 218-220 Main Street.
 - b) Coupled with having neighbors are the sounds that go along with homeownership. Snowblowing, lawn mowing, vehicles and parties, for example. The increased number of neighbors has the potential to arouse discord and a lack of harmony in our currently quite peaceful slice of Medway.

- 3) Traffic - We are concerned about the increased traffic due to the proposed project.
- a) 218-220 Main Street is only 8 houses from the traffic light at Milford Street and eastbound traffic can back up all the way past it and as far as Country Lane during the morning commute.
 - b) Adding 5 new households each with potentially 2 or more drivers will increase traffic on this part of Main Street significantly.

Based on these concerns, it is our request that the Medway Planning and Economic Development Board reject the Harmony Village project at 218-220 Main Street.

Sincerely,
Carmel and Daniel Bergeron
214 Main Street
carmelber@verizon.net

Susan Affleck-Childs

From: David Damico
Sent: Monday, August 24, 2020 8:35 AM
To: Susan Affleck-Childs
Cc: Paul Yorkis; Peter Pelletier
Subject: Harmony Village

Susy,

I've been talking to Paul Yorkis about Harmony Village on Main Street. This development is small enough that he would like to use the Town solid waste services. Each unit would have a recycling cart and use yellow bags. I would have a few requirements to allow this:

- Residents would have to bring their waste curbside to Main Street as the Town would not go on private property for the pick-up.
- If the development is to use Town water & sewer (which is proposed), each unit must have its own water meter and shut-off that is accessible in common space.
- With that, each unit will have its own utility account.

I have no problem with the development being set up this way if they want Town utility services.

Thanks,

Dave
Medway DPW Director
Town of Medway
45B Holliston Street
Medway, MA 02053
508-533-3275
Check us out on-line at www.townofmedway.org

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August 25, 2020

Medway Planning & Economic Development Board
Attn: Susan Affleck-Childs, Coordinator
155 Village Street
Medway, Massachusetts 02053

Re: **Harmony Estates**
218-220 Main Street, Medway, Massachusetts
Proposed Waiver Requests
MAI Project No. 8521

Dear Chairman Rodenhiser and Members of the Board:

On behalf of the Applicant, Harmony Village LLC, Meridian Associates, Inc. (MAI) is pleased to submit this list of potential waiver requests for discussion during our hearing for the project above. These topics have been raised by peer reviews for the Planning & Economic Development Board (PEDB) by their consultants (Tetra Tech and PGC Associates, LLC).

A summary of the items included for discussion are as follows (with item references to peer review letters as applicable):

1. Sidewalks and pedestrian circulation (TT #10/17, PGC #17)
We believe for a project of this size and “village” style the driveway would serve as an appropriate access within the site and leading to Main St.
2. Vertical granite curb (TT #11/15, PGC #18)
Vertical granite curbing does not seem appropriate for this design and project scale and would be inconsistent with its character. We have noted that the sidewalk and curb cuts along this portion of Main St. have been improved using bituminous berm throughout.
3. Proposed driveway is within 15 feet of the northeast corner of the abutting property at 222 Main St. (TT #12).
We believe this condition will have minimal affect to the abutting property as it is over 120 feet away from the house (and 75 feet away from the rear yard).
4. Proposed driveway is 22 feet wide (24 feet required) (TT #16, PGC #19)
A 24 foot wide driveway would be inconsistent with the character of this project and neighborhood. Only an 18 foot wide drive aisle is needed for fire truck access. Section 207-11.A.(3) calls for an unobstructed paved width at driveway entrances and exits of at least 20 feet. This would be preferred if amenable to the PEDB.



5. Charging stations required (PGC #20).

Although there are 26 parking spaces proposed, many of these spaces are located within driveways outside of the garage (for the new units). If we assume two drivers/cars per unit, it would be 14 (7 total units x 2) vehicles, just under the 15 space requirement. Again, electric charging stations do not seem appropriate for this site.

It is our belief that the intent of these regulations are directed more towards larger industrial, commercial, and multifamily projects and inconsistent with the character and "village" style design and feel the applicant is trying to achieve and the PEDB and abutters would like for this neighborhood.

We look forward to discussing this project and these topics at the hearing tonight.
Please contact our office if any additional information is required before then.

Sincerely,
MERIDIAN ASSOCIATES, INC.

Drew Garvin, EIT
Senior Project Engineer

Copy: Gary Feldman
8521_218-220 Main St Waiver List

Susan Affleck-Childs

From: Krystyna McQueeney <tygrysek_80@yahoo.com>
Sent: Tuesday, August 25, 2020 5:40 PM
To: Planning Board
Subject: Re: Harmony Village - concerned resident.

Hello Medway Planning and Economic Development Board,

I am the abutter to 218-220 Main street located at 222 main street.

I have received the letter in the mail with the information about the proposed Harmony Village condominium development.

I would like to voice my concerns with this project and request that my voice and concered be heard and decision be made for the benefit of the existing residence and our neighborhood.

1. I moved to Medway after living in a condominium setting for 10y. The reason I moved to Medway and my house located at 222 Main Street is the peace and quite. I am unable to see how placing 3 large buildings in a such a small area will not change the dynamic of the area and the neighborhood. I have 1st hand experience what it really means to be surrounded by many neighbors in close proximity and all the headaches that come with it. (noise, arguments, parking issues and so much more)

2. I am very concern what will happen to the traffic on main street that is already very congested at times especially in the rush hour. As it is it backs up from the traffic light all the way pass my house. I don't even want to imagine how bad it will get once almost 10 cars are added to the mix from the proposed 5 households.

3. I am also very concerned about all the noise related to the construction and beyond. My understanding is that blasting will be required to clear space for the foundation due to all the rocks in the ground. I have a very old house with a field stone stack foundation and not poured cement. I am very worried to of the potential damage to my house. What recourse do I have in case this worst case scenario happens?

Based on my legitimate concerns I request that this project be rejected in its current form.

Thank You.
Krystyna McQueeney
222 main street



August 25, 2020

**Medway Planning & Economic Development Board
Meeting**

**Applegate Subdivision Performance
Security**

- 8-20-20 SAC memo to PEDB
- First Amendment to the Tri-Partite Agreement with Needham Bank (12-14-2018)
- 8-20-2020 Email from John Shea of Needham Bank

Susan E. Affleck-Childs

Planning and Economic
Development Coordinator



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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
PLANNING AND ECONOMIC
DEVELOPMENT OFFICE

MEMORANDUM

August 20, 2020

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Applegate Subdivision Performance Security

In December 2018, the PEDB entered into an amended tri-partite agreement with Ralph Costello, the developer of Applegate Farm Subdivision, and Needham Bank regarding the remaining subdivision surety funds for the subdivision (\$265,617).

There has been further discussion, and it now seems that the best solution is for the PEDB to simply accept the remaining funds; then we can submit an article for the fall Town Meeting warrant to accept Applegate Road, and the Town will take over any required improvements and maintenance to the extent of the funds available.

The following motion has been recommended by Barbara Saint Andre and Town Counsel Carolyn Murray.

I move that the Planning and Economic Development Board accept all of the remaining Available Funds held by Needham Bank as surety for the completion of the ways and installation of municipal services in the Applegate Farm Subdivision, pursuant to Section 10 of the First Amendment to Tri-Partite Agreement to Secure Construction of Ways and Installation of Municipal Services for Applegate Farm Subdivision, dated December 14, 2018.

Susan Affleck-Childs

From: John T. Shea <jshea@NeedhamBank.com>
Sent: Thursday, August 20, 2020 3:06 PM
To: Susan Affleck-Childs
Cc: Ralph Costello; Barbara Saint Andre; David Damico; Brian F. Plunkett, Esq.
Subject: RE: Medway - Applegate Subdivision Performance Security

Susy,
Yes, \$265,617 is the amount still due the town under the agreement. Please send along the confirmatory vote once recorded and we will process the payment for the full amount in exchange for receipt of the original agreement.
Thanks,

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

Needham Bank | 214 Garden Street, Needham, MA 02492

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, August 20, 2020 2:33 PM
To: John T. Shea <jshea@NeedhamBank.com>
Cc: Ralph Costello <rmc@uniquenewhomes.com>; Barbara Saint Andre <bsaintandre@townofmedway.org>; David Damico <ddamico@townofmedway.org>
Subject: Medway - Applegate Subdivision Performance Security

External Message - *Think Before You Click*

Hi John,

Hope you are well.

The Planning and Economic Development Board will be voting next Tuesday, August 25th, to proceed with a request to Needham Bank to distribute the remaining performance security funds remaining in the Applegate Tri-Partite Agreement. Based on our previous communications, I understand that amount to be \$265,617.

Would you send me a note to confirm or clarify that amount?

Thanks for your help.

Best regards,

Susy Affleck-Childs

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

Medway, MA 02053
508-533-3291
sachilds@townofmedway.org

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

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

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

**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 December 14th, 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) ("Available Funds") to insure the completion by the Developer of the construction of ways and installation of municipal services;

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;

WHEREAS, the Bank has agreed to arrange for and fund the completion of the required construction of ways and the installation of municipal services in the Subdivision by a third party general contractor selected by the Bank (the "Contractor") provided that such funding shall be limited to the extent of the Available Funds;

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 scope of work to complete the construction of ways and installation of municipal services in the Subdivision as prioritized by the Board is attached hereto as Exhibit A ("Scope of Work"). The Bank shall retain the Contractor to perform the Scope of Work provided that the payments by the Bank to the Contractor for the Scope of Work shall be limited to the extent of the Available Funds. The Bank shall ensure that the work listed in the Scope of Work shall be completed in the order of priority and shall not be modified, unless the Parties agree to such modification in writing.

2. The Bank shall use reasonable efforts to complete as much of the Scope of Work as possible to the extent of the Available Funds and to avoid waste of the Available Funds. The Bank shall direct its selected Contractor(s) to perform the work items listed on the Scope of Work in the order of priority as established by the Board in Exhibit A. Prior to the commencement of work, the Bank shall submit to the Board a copy of the cost estimate(s) for the Scope of Work (or items within the Scope of Work) from the Contractor(s) to whom the Bank intends to select to perform the work. Thereafter, the Bank shall submit on a monthly basis copies of all invoices with an itemization of the work performed pursuant to said invoices.

3. The work undertaken by the Contractor shall be inspected by the Board's engineering consultant, Tetra Tech. The Bank shall fund the services of Tetra Tech in the amount of \$10,194.00 (the "Tetra Tech Costs") pursuant to G.L c. 44, §53G, and such funds shall be received by the Board no later than two weeks after the commencement of work by the Bank's selected Contractor(s). The Tetra Tech Costs, once paid for by the Bank, shall reduce the amount of Available Funds.

4. A consulting engineer, registered in the Commonwealth of Massachusetts (the "Consulting Engineer"), shall be retained and paid for by the Bank (the "Consulting Engineer's Costs") to certify as to the completion of the Scope of Work which shall be subject to approval by the Board in consultation with Tetra Tech. Any payment by the Bank of the Consulting Engineer's Costs shall reduce the amount of Available Funds.

5. 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, the Tetra Tech Payment, the Consulting Engineer's Costs or any other costs which may arise in connection with the Scope of Work (provided that such costs have been approved by the Board in writing which writing may be in email format from an authorized member of the Board). The Bank shall provide copies of paid invoices to the Board on at least a monthly basis.

6. The Bank shall assume responsibility for the on-going maintenance and upkeep of the Subdivision's roadway and infrastructure, including the stormwater management facilities, in accordance with the Subdivision's Operation and Maintenance Plan until such time as the roads are accepted as Town ways by Town Meeting provided that at no time shall Bank's responsibility for such maintenance and upkeep and expenditure of funds exceed the Available Funds.

7. The Bank shall provide the Town with street acceptance plans in accordance with the Medway Subdivision Rules and Regulations.

8. Upon substantial completion of the Scope of Work as certified by the Consulting Engineer and upon confirmation by Tetra Tech, 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.

9. Upon the execution of this First Amendment, Developer will provide the necessary Quitclaim Deed to convey the street and drainage parcel, known as Parcel A as shown on the Subdivision Plan, also identified as Assessors Map 32, Parcel 016 and known as 0 Applegate Road to the Town of Medway, in the form attached hereto as Exhibit B. Developer also shall deposit an amount of \$1,000.00 with the Board's legal counsel to be held in escrow for payment of currently owed and anticipated property taxes relative to the drainage parcel and the recording fee to record said Quitclaim Deed with the Norfolk Registry of Deeds and following acceptance of said parcels by Town Meeting, the Town shall record said Quitclaim Deed with said Registry and return to the Bank any of said escrow amount in excess of the amount required to pay said taxes and recording fee which would otherwise be due to the Developer.

10. Upon the earlier of the acceptance of the road by Town Meeting or the advance of all remaining Available Funds by the Bank to the Town and receipt of which shall be acknowledged by the Town, the Bank and the Developer shall be deemed relieved and released from any further obligations under the Tripartite Agreement as amended, subject only to their respective compliance with paragraphs 7 and 9 herein.

11. The time for the completion of the construction of ways and installation of municipal services under the Tri-Partite Agreement shall be extended to one year from the date of this Agreement.

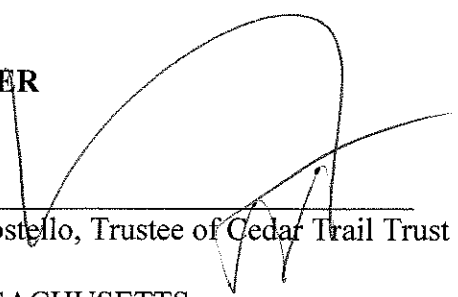
12. Ralph M. Costello, Trustee of the Cedar Trail Trust u/d/t October 15, 1992, and recorded with the Norfolk Registry of Deeds in Book 9591, Page 536 (the "Trust") hereby certifies as follows: (a) that he is the sole Trustee of the Trust; (b) that the Trust is in full force and effect as of the date 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.

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

[Signature Pages Follow]

DEVELOPER

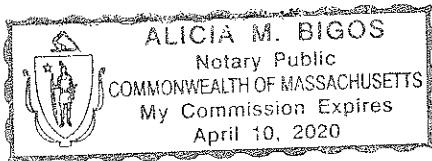


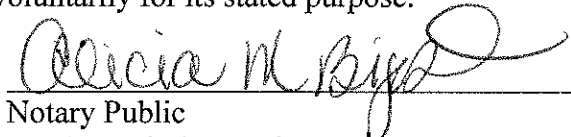
Ralph M. Costello, Trustee of Cedar Trail Trust

COMMONWEALTH OF MASSACHUSETTS

Suffolk
NORFOLK, SS

On this 14 day of December, 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: _____
Stephanie Maiona
Its: Executive Vice President

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of December, 2018, before me, the undersigned notary public, personally appeared Stephanie Maiona, Executive Vice 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:

DEVELOPER

Ralph M. Costello, Trustee of Cedar Trail Trust

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of December, 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: Stephanie Maiona
Stephanie Maiona
Its: Executive Vice President

COMMONWEALTH OF MASSACHUSETTS

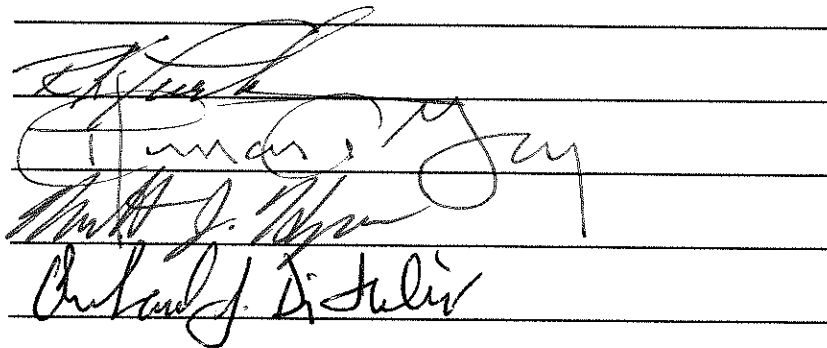
NORFOLK, SS

On this 13th day of December, 2018, before me, the undersigned notary public, personally appeared Stephanie Maiona, Executive Vice 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.

Norma Jean Collins
Notary Public Norma Jean Collins
My Commission expires: 8/8/2025

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 29th day of Jan, 2019, before me, the undersigned notary public, personally appeared the following Members of the Town of Medway Planning & Economic Development Board Robert Jucker Thomas Gay
Matthew Hayes Richard Delucio

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.

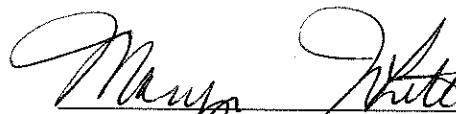

Notary Public
My Commission expires: Aug 19 2020

EXHIBIT A – SCOPE OF WORK

Medway Planning and Economic Development Priorities for Completion of Applegate Subdivision Work

TOP PRIORITY - Subdivision Infrastructure Work

Engineering - Tetra Tech Inspection Services
Crack Filling (1500 linear feet)
HMA Top Course - Roadway (442 tons)
HMA Top Course - Sidewalk (72 tons)
Repair Damaged Sidewalk Binder
Vertical Granite Curbing (275 feet)
Cape Cod Berm (500 feet)
Adjust 32 Castings
Catch Basin Hoods (12)
Rehandled Topsoil (683 cubic yards)
Seed (2050 square yards)
Street Trees (84)
Drainage Basin Landscaping (36 shrubs)
Extend Stone Walls per Scenic Road Work Permit (152 linear feet)
Line Striping
Repair Electrical Box
Ongoing Maintenance of Drainage System (1747 linear feet)
Snowplowing (1747 linear feet)
Clean drainage system one final time before street acceptance
Install bounds (34)
Prepare as-built and street acceptance plans

NEXT PRIORITY - Off-Site Mitigation - Coffee Street Sidewalk (from Ellis to Holliston)

Erosion Controls
Sawcutting (900 ft.)
Tree Removal (2)
Excavation (180 cubic yards)
Gravel Borrow (140 cubic yards)
HC Ramp
Drainage
HMA Binder Course (68 tons)
Type 3 Bituminous Curb (575 feet)
HMA Top Course (45 tons)
Sign/Mailbox Relocation
Rehandled Topsoil (20 cubic yards)
Seed (70 square yards)

EXHIBIT A – SCOPE OF WORK

LOWEST PRIORITY - Other Work

Removal of Erosion Controls (subdivision and sidewalk)

Legal Services for subdivision and Coffee Street sidewalk

Roadway Maintenance (1747 linear feet)

Sidewalk As-Built Plan

Tree pruning per Scenic Road Work Permit

NOTES

Recent Tetra Tech inspection services estimate is \$5,194 higher than the bond estimate amount

Does not include the 25% contingency

Approved 9-11-18

EXHIBIT B – QUITCLAIM DEED

QUITCLAIM DEED

RALPH M. COSTELLO, AS TRUSTEE OF CEDAR TRAIL TRUST, established under Declaration of Trust dated October 15, 1992, and recorded with the Norfolk County Registry of Deed (the "Registry") in Book 9591, Page 536 ("Grantor") for consideration paid and in full consideration of One Dollar (\$1.00), hereby grants with quitclaim covenants, to the **TOWN OF MEDWAY**, by and through its Board of Selectmen, a Massachusetts municipal corporation, with a mailing address at Town Hall, 155 Village Street, Medway, Massachusetts 02053 ("Grantee"), the following parcels of land in Medway, Massachusetts shown and described as follows:

The fee in that parcel of land off Ellis Street and Coffee Street, shown as "Applegate Road" and "Applegate Rd.", containing 1.99 acres, more or less, on a plan entitled "Amended Definitive Subdivision 'Applegate Farm' Medway, Massachusetts", dated February 20, 2013, prepared by GLM Engineering Consultants, Inc., recorded in Plan Book 635, Page 26 (the "Plan").

The fee in a parcel of land off of Applegate Road, shown as "Parcel A", containing 1.11 acres, more or less, on said Plan.

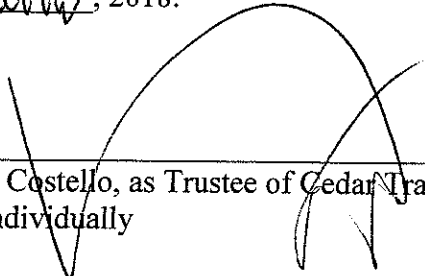
Said premises are further conveyed subject to, and with the benefit of, as the case may be, any and all matters of record title.

For Grantor's title, see deed of Edward Fontanella dated September 14, 2005 and recorded with the Registry in Book 22893, Page 600.

Ralph M. Costello, as Trustee of Cedar Trail Trust, established under Declaration of Trust dated October 15, 1992 and recorded with the Norfolk County Registry of Deeds in Book 9591, Page 536 (the "Trust"), certifies that (i) Ralph M. Costello is the sole trustee of the Trust, (ii) the Trust is in full force and effect and has not been amended or modified, except as provided above, and has not been revoked and remains in full force and effect as of the date hereof, and (iii) Ralph M. Costello has the full power and authority and has been directed by all of the beneficiaries of the Trust to grant the foregoing parcel of land to Grantee on the terms set forth herein, and in connection therewith to execute and deliver on behalf of the Trust, any and all documents with respect to said Quitclaim Deed.

[signature page follows]

Executed under seal this 14 day of December, 2018.

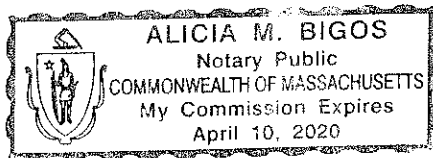


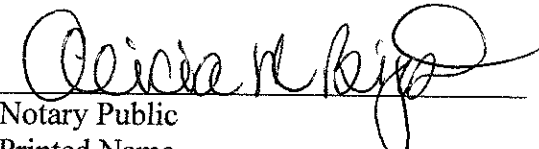
Ralph M. Costello, as Trustee of Cedar Trail Trust
and not individually

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

On this 14 day of December, 2018, before me, the undersigned notary public personally appeared Ralph Costello, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of Cedar Trail Trust.





Notary Public
Printed Name _____
My commission expires: _____
Official Seal

ACCEPTANCE OF DEED

Acceptance of the foregoing deed by the Town of Medway Board of Selectmen is acknowledged as of this _____ day of _____, pursuant to authority granted by vote under _____ of the _____.

In witness wherefore, we, the duly elected and qualified Selectmen of the Town of Medway have hereunto set our hands this _____ day of _____, _____.

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this _____ day of _____, _____, before me, the undersigned notary public, personally appeared _____ the members of the Board of Selectmen for the Town of Medway 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 as members of the Town of Medway Board of Selectmen for its stated purpose.

Notary Public
My commission expires _____



August 25, 2020, 2020
Medway Planning & Economic Development Board
Meeting

PEDB Meeting Minutes

- Draft minutes of the August 11, 2020 PEDB meeting

Tuesday, August 11, 2020
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Members	Andy Rodenhiser	Bob Tucker	Tom Gay	Matt Hayes	Rich Di Iulio	Jessica Chabot
Attendance	X	X	Absent with Notice	X	X (via Zoom)	X

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, limited attendance of members of the public will be permitted at this meeting. Meeting access via ZOOM is provided for the opportunity for public participation. The ZOOM meeting may be accessed online via: <https://us02web.zoom.us/j/83204439056>. Members of the public who wish to watch the meeting may do so, on Medway Cable Access: channel 11 on Comcast Cable, or channel 35 on Verizon Cable; or on Medway Cable’s Facebook page @medwaycable.

ALSO PRESENT IN LIVE MEETING:

- Susy Affleck-Childs, Planning and Economic Development Coordinator

PRESENT VIA ZOOM

- Amy Sutherland, Recording Secretary
- Gino Carlucci, Planning Consultant, PGC Associates
- Steve Bouley, Engineering Consultant, Tetra Tech

The Chairman opened the meeting at 7:00 pm. He read a statement about the meeting behind held both LIVE and remote via ZOOM.

Citizen Comments about Salmon Senior Living Community:

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

- Email with photos from David Neiman of 245 Village Street
- Excerpt from the Salmon ARCPUD plan showing the area of concern at the corner of Waterside Run and Village Street
- Street photo of 245 Village Street from Google Earth

Resident, Mr. David Newman, 245 Village Street:

Mr. Neuman was present via ZOOM. He is the owner of 245 Village Street. When he purchased the property several years ago, he was not aware of the street plans for the Salmon development. He is hoping that the developer will address their safety concerns with the curbing in the area since a large portion of the left side of his driveway was removed to connect to Waterside Run. The resident would like painted lines and possibly bollards in this location to prevent from someone taking a right hand turn onto his property. Mr. Newman has

communicated his concern to the Salmon representatives. The configuration of the distance was displayed via on Share Screen.

Salmon representative Jeff Robinson was present via ZOOM. Mr. Robinson explained that this area was discussed with the previous owner of 245 Village Street and there was not issue at that time. The Town did review the plan and approved the plan design at that time.

Member Tucker wanted to know why the curb is set so far back. It should be consistent with the street line. It was suggested that the arc of the curbing could start at the property line. Consultant Bouley will follow up with Coneco. The developer will address having the flare at the end and made consistent with the existing street line. The grading should also be looked at. There should also be granite curbing at the entrance. There will be fencing on both sides and the fencing is a PVC material. It slopes downward to not block sight lines for exiting traffic from Waterside Run. The fence will be installed behind the curb. This can be handled as a field change. Mr. Robinson is amenable to this change and will direct his engineering firm to provide a drawing.

Mr. Neuman would like to be provided a copy of the discussed field change. Member Tucker would like to see this revision. This will be put on the agenda for the next PEDB meeting as a field change.

MEDWAY MILL SITE PLAN PUBLIC HEARING:

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

- Medway Mill Site Plan – Updated Public Hearing Notice 07-23-20
- Site Plan Permit Application 02-18-2020
- Project Narrative 02-18-20
- Site Plan Set- Medway Mill 02-14-2020
- Revised Site Plan – Medway Mill 05-13-2020
- Color rendered photos -02-21-2020
- Waiver Requests – 02-18-20
- PGC Review Comment on Medway Mill revised site plan 08-04-2020
- TT Letter #2 Medway Mill – PEDB Rev. 07-09-2020
- G & H response to PGC Review Letter 06-18-2020
- G & H response to TT review letter 06-18-2020
- Janine Clifford comments 02-14-2020
- Janine Clifford email and plan notes 05-18-2020
- 1995 ZBA Special Permit decision

The Chairman opened the hearing for Medway Mill Site Plan.

The Applicant John Green and project engineer Amanda Cavaliere of Guerriere and Halnon were present at the meeting.

On a motion made by Rich Di Iulio, and seconded by Matthew Hayes, the Board voted by Roll Call vote to waive the reading of the public hearing notice.

Roll Call Vote:

Bob Tucker	aye
Matthew Hayes	aye
Rich Di Iulio	aye
Andy Rodenhiser	aye

Ms. Cavaliere provided a Share Screen of the subdivision plan for those at home to view. The application is for a major site plan. The initial submittal was in February 2020 which was provided to the consultants for review. In March-June 2020, the applicant responded to comments received from Tetra Tech and PGC. There was a second submittal to the Planning Board and Conservation Commission in June 2020. NOTE – The hearing had been delayed due to the COVID -19 State of Emergency.

The Medway Mills Complex is located off Main Street. The parcel consists of approximately seven acres of land that straddles Chicken Brook. The zoning on this site is Agricultural Residential II, Multi-Family Overlay District, Mill Conversion Subdistrict, and Adaptive Use Overlay District. This site was developed in the 1800's and was utilized as a mill for various trades. Currently, it is operating as mixed commercial with office space. This site consists of 45 local businesses. The site is accessible off Main Street to the north and Lincoln Street to the west, which is a scenic road. The site has 83 parking spaces to accommodate the current businesses.

Ms. Cavaliere explained that the applicant has also filed a Notice of Intent with the Conservation Commission. The Chairman explained that anything regarding Conservation Commission issues needs to be addressed by them. The Conservation Commission is handling the stormwater aspects of this project. The project objectives are to improve site safety, increase parking, protect and re-establish bordering resource areas, and incorporate stormwater management standards for the new proposed parking. The existing conditions were reviewed. The proposed improvements include expanding the bridge to make it wider. This is being addressed by Conservation. The new parking will have a detention basin to catch the stormwater. The back of property will be reestablished with a buffer from Chicken Brook. There is no grade change proposed to reestablish the buffer. The power will need to go underground.

Member Di Iulio communicated that in February 2020 he sent a photo to Conservation Agent about discharge he saw going into Chicken Brook. Ms. Cavaliere confirmed that this is being addressed with the Conservation Commission and is an outstanding issue. The new fire access will be labeled but is not for parking. This area will be reestablished and narrowed only for Fire Truck Access. There was a comment that the dumpster area may not be adequate enough.

The applicant is requesting the following waivers:

- Section 204.3.F - Written Development Impact Statement
- Section 204-5. B - Site Context Sheet
- Section 204-5. D.8.a. - Plan prepared by Landscape Architect
- Section 207.9.7 - ADA Requirement for sidewalks and pedestrian ways.
- Section 207-17. D. - Use of Shared Compactors
- Section 207-12. G.3.B - Parking Spaces location
- Section 207-19. B.2 - Perimeter Landscaping

- Section 207-19.H - Tree Replacement

Guerriere and Halnon representatives Michael Hassett and Dale McKinnon were present via ZOOM to answer questions.

There was a question about the lighting. The applicant informed all that a lighting plan was submitted. This has followed the required photometric plan.

The Board next discussed the request for sidewalks to be constructed to ADA standards. The applicant explained that the ADA waiver request is for the parking area from the northwest side of Chicken Brook where there are pervious pavers. There is no handicapped parking in the proposed new upper parking area as that is the farthest away from the building. The # of handicap spaces is determined by square footage. The spaces are required to be near the building. The Board would like the applicant to justify the spaces and verify the quantity. The applicant indicated that they will need a waiver for the sidewalk near the new parking area to be ADA compliant based on the new laws. There were concerns about the slope and pervious pavers. It was suggested that Susy Affleck-Childs reach out to the Town's ADA Compliance Officer for guidance. The Board has never provided a wavier for the ADA requirements.

Resident Ms. Jannine Clifford, Lincoln Street:

Ms. Clifford communicated that she does not believe that ADA is regulated by the site plan. She communicated that the building official is obligated to follow state code regarding ADA. It makes the most sense to have the ADA spots closer to the building. She asked if there would be pedestrian access point from Lincoln Street to Main Street.

The Chairman tabled the discussion until there is direction from the ADA officer. The Board may not be able to waive what is required.

The next waiver request discussed was the site context sheet. 204-5(B). The applicant wants a waiver from the requirement to show property owners within 300 ft. on the site context sheet. It is a densely populated area. It is a burden with the size of this property. The applicant will resubmit with the justification of why the waiver is needed.

The applicant communicated that the bridge design will be presented at a later date once the issues with the Conservation commission is resolved.

Resident Clifford had a question about the waiver request to allow parking to be within 15 ft. of the back property line. The plantings are shown right on the property lines.

The applicant noted that there is a proposed 6 ft. white PVC fence to be located on the project side of the plantings. Member Di Iulio wanted to know who will be maintaining the trees near the proposed fence. The applicant responded that there will be 18 proposed trees on the fence line and will be maintained by the applicant. The abutter would like the fence on her side. Could the fencing and planting be changed out so the landscaping is on the project side.

Consultant Bouley communicated that the applicant is trying to limit the disturbance in the riverfront area (Chicken Brook) but is also trying to meet the requirements of the PEDB. There are other options being explored to meet all the requirements. One of the options was to move

the stormwater structures under the parking lot instead of having a surface stormwater basin. This is being discussed with the Conservation Commission. The next item discussed was the basin. There is an emergency overflow basin. This was designed to minimize flow for storms greater than 100-year storm. Consultant Bouley communicated that there is a better solution instead of doing something under the pavement.

A question was asked if the Board has set a precedent in the past with allowing relief from the back setback for parking. setback. The Board did not recollect allowing relief from setback requirements.

The owner communicated that they are dealing with an existing non-conforming situation and are trying to do their best to improve the situation and to make the site safer. This site has tough conditions due to the river being here. This site is difficult. The applicant communicated that he will not be pursuing a 12-unit residential building on the site in the future as had been previously envisioned.

The parking was discussed. There was a recommendation to have one lane of parking and a dead end drive aisle. There is a total of 134 parking spots required for the property but with this project, the site will have 144 spots. The width of the drive aisle is 24 ft. It was suggested to get rid of drive aisle in the middle. There could be a more efficient design for parking than what is shown.

Resident, Ms. Clifford, 42 Lincoln Street:

Ms. Clifford is concerned that her driveway is off of the access road (driveway) into the property from Lincoln Street. It has been there for many, many years. Her concern is that the entrance is being at a blind spot and there is a safety concern. It was suggested to have one way in from Lincoln Street and then one way out to Main Street.

The applicant responded that the abutter is using his driveway to access her property which is fine but her car is pulled into this area. If she was concerned, she would not park where she is currently parking. She is backing into his roadway to come down the driveway.

The Board would like the applicant to go to the Design Review Committee. Susy will arrange that.

The applicant communicated that the remaining items include:

- Waivers pending PEDB decision
- Order of Conditions from Conservation Commission pending resolution of remaining comments from Commission
- Address comments from public

Ms. Cavaliere asked for copies of any abutter comments. Susy Affleck-Childs will follow-up with her and email the comments previously provided by Ms. Clifford.

On a motion made by Matt Hayes, and seconded by Bob Tucker, the Board voted by Roll Call vote to continue the hearing to September 22, 2020 at 7:15 pm.

Roll Call Vote:

Bob Tucker aye
Matthew Hayes aye
Rich Di Iulio aye
Andy Rodenhiser aye

WILLIAMSBURG PROJECT COMPLETION:

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

- Request dated July 28, 2020 from developer Paul Yorkis for bond release
- As-Built Plan dated December 19, 2019
- Email dated April 20, 2020 from Rick Tweedy, management company for the Williamsburg Condo Association.
- Documentation from Truax Corporation regarding cleaning of catch basins and stormceptor on July 22, 2020
- Open Space – Map Deed conveying Open Space Parcel B-1 signed by Paul Yorkis June 23, 2020.
- Email from July 27, 2020 from Maryann DiRinto regarding status of Certificate of Compliance from Mass DEP for its Order of Conditions
- Email dated July 28, 2020 from Steve Bouley re: site visit
- April 15, 2020 SAC email to Walpole Bank re: bond reduction to \$41,375.00

Mr. Yorkis was present via ZOOM. He is requesting a release of the performance security for Williamsburg. He indicated that all the items have been addressed. A question was asked about several light poles which are not working. Mr. Yorkis indicated that this is not his responsibility but the responsibility of the management company for the condominium association.

On a motion made by Matthew Hayes, and seconded by Bob Tucker, the Board voted by Roll Call vote to release the bond for \$41,375.00 Williamsburg Way.

Roll Call Vote:

Bob Tucker aye
Matthew Hayes aye
Rich Di Iulio aye
Andy Rodenhiser aye

MEDWAY PLACE SITE PLAN PUBLIC HEARING:

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

- Public hearing continuation notice to August 11, 2020
- Request from Attorney Gareth Orsmond to continue the public hearing

On a motion made by Matthew Hayes, and seconded by Bob Tucker, the Board voted by Roll Call vote to continue the hearing for Medway Place Site Plan on August 25, 2020 at 9:00 pm.

Roll Call Vote:

Bob Tucker **aye**
Matthew Hayes **aye**
Rich Di Iulio **aye**
Andy Rodenhiser **aye**

MEDWAY GREEN PROJECT COMPLETION:

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

- Request of Project Completion and Performance Security Release dated July 7, 2020.
- Certification of Compliance Letter, Dan Merrikin, P.E. dated July 27, 2020
- As-Built Plan dated June 3, 2020 by Colonial Engineering
- Project Completion Checklist dated July 7, 2020 with Mark Heavner notes
- Photos documenting bench installation
- Sewer installation as-builts
- Photos documenting shutter installation
- Drainage maintenance and inspection report from Mark Heavner, July 2020
- Tri Party Agreement signed August 27, 2019 (\$47,250)
- Tetra Tech sign off
- Tax Certification dated August 7, 2020 from Treasurer/Collector office.

Mark Heavner was present via ZOOM. The Board was informed that the applicant has requested a project completion and return of the performance security. The punch list items have been completed. There was certification of the As Built Plan. All of the taxes have been paid. It was verified that the applicant does not owe any construction observation funds.

On a motion made by Matthew Hayes, and seconded by Rich Di Iulio, the Board voted by Roll Call vote to recommend the release of the bond in the amount of \$47, 250.00 for Medway Green.

Roll Call Vote:

Bob Tucker **aye**
Matthew Hayes **aye**
Rich Di Iulio **aye**
Andy Rodenhiser **aye**

Choate Trail Subdivision Plan Endorsement:

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

- Revised Definitive Subdivision Plan dated November 8, 2019 last revised July 23, 2020.
- Tetra Tech sign off dated August 7, 2020
- Certificate of No Appeal dated August 5, 2020
- Taxes paid certification dated July 27, 2020 from Treasurer/Collector's office.
- Subdivision Covenant
- Choate Trail Subdivision decision dated May 18, 2020.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by Roll Call to sign the plan endorsement for Choate Trail Subdivision Plan.

Roll Call Vote:

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye

NOTE – The Board also signed the Subdivision Covenant.

EVERGREEN VILLAGE SITE PLAN ENDORSEMENT:

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

- Revised Definitive Subdivision Plan dated September 5, 2019 and last revised April 6, 2020.
- Tetra Tech sign off dated April 23, 2020 on revised plan
- Certificate of No Appeal dated July 22, 2020 from Town Clerk
- Subdivision Covenant signed August 6, 2020 by Maria Varrichione
- Paid Taxes Certification from Medway Collector's office dated August 7, 2020
- Evergreen Village Decision dated April 7, 2020.

It was verified that the applicant does not owe any plan review funds and has paid the construction observation fee \$14,096 in full. It is recommended that the Board vote to endorse the Evergreen site plan contingent on not releasing the endorsed plan to the applicant until the applicant provides verification of the land conveyance.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by Roll Call to sign the plan endorsement for Evergreen Village Site Plan.

Roll Call Vote:

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye

NOTE – The Board also signed the Subdivision Covenant.

PEDB MEETING MINUTES:

July 28, 2020:

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted by Roll Call to approve the minutes as revised from the July 28, 2020 meeting.

Roll Call Vote:

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye

CONSTRUCTION REPORTS:

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

- There has been work at the Willows. The swales and mats are down. The guard rails have been secured. There has been a watering truck on site.
- There was a site inspection at Medway Green. There was an issue with the swale. This is being addressed.
- The basin at William Wallace has been cleaned out near the entrance. The silt fence needed to be fixed.

OTHER BUSINESS:

- The hearing for 218 Main Street will be held on August 25, 2020 in Sanford Hall.

FUTURE MEETING:

- Tuesday, August 25, 2020

The Board discussed how to handle future meetings. Members agreed to hold combined LIVE/ZOOM meetings when there is an active project in public hearing. Otherwise, meetings can be handled via ZOOM.

ADJOURN:

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call vote to adjourn the meeting.

Roll Call Vote:

Bob Tucker	aye
Andy Rodenhiser	aye
Matt Hayes	aye
Rich Di Iulio	aye

The meeting was adjourned at 9:40 pm.

Prepared by,
Amy Sutherland
Recording Secretary

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



August 25, 2020, 2020
Medway Planning & Economic Development Board
Meeting

Construction Reports – Tetra Tech

- Salmon Report #45 – August 4, 2020
- Salmon Report #46 – August 11, 2020

FIELD REPORT

Project Salmon Health and Retirement Community (The Willows)	Date 8/4/2020	Report No. 45
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 1 of 2
Contractor Rubicon Builders (General Contractor) Marois Brothers, Inc. (Site Contractor)	Weather A.M. CLOUDY P.M.	Temperature A.M. 80°F P.M.

FIELD OBSERVATIONS

On Tuesday, August 4, 2020, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and observe construction progress. The report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: The western portion of the site along Willow Pond Circle is firm. Stockpiled construction materials, crushed stone, and soil are present throughout the main open portion of the site but appear to be properly protected from erosion. Water truck on-site to reduce dust migration and is consistently traveling around the site upon inspection. SFB throughout the site appears to be in good condition, catch basins within and adjacent to Waterside Run have silt sacks installed. Erosion control blankets along the east side of Waterside Run are beginning to establish vegetation. Rip rap around DCBs, silt fence protecting rip rap, and compost filter tube check dams remain in place and are in good condition.
- B. Contractor has completed cape cod berm installation along Waterside Run. Driveway aprons along Waterside Run are also complete and are flush to existing binder course grades. Upon inspection, contractor is placing loam on the back side of cape cod berms at locations where sidewalk is not proposed to match current elevations along the sides of the roadway. Fine grading of sidewalk is expected to be performed later this week.
- C. Guardrail posts have been installed on the west side of Waterside Run near the Village Street entrance. Contractor to install timber rails upon completion of post installation.
- D. Eversource on-site to pull wiring through electrical infrastructure currently in place.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	2	Backhoe		Asphalt Reclaimer			
Laborers	5+	Loader	1	Vib. Roller	1		
Drivers	5+	Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	3	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	5+	Water Truck	1		
		Tri-Axle Dump Truck	5+	Crane Truck			
		Trailer Dump Truck		Lull			
		Art. Dump Truck	1	BOMAG Remote Comp.			
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 3:30 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	9:30 A.M. – 10:30 A.M.

Project Salmon Health and Retirement Community	Date 8/4/2020	Report No. 45
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. SCHEDULE

- A. Contractor to begin placing gravel for sidewalk along Waterside Run, two-inch hot mix asphalt finish to follow fine grading.
- B. Contractor to install timber rails for guardrails on Waterside Run.
- C. Contractor to begin construction of bridge at the Willow Pond Circle Wetland Crossing.
- D. TT will maintain communication with contractor and will inspect the site as construction progresses.

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

FIELD REPORT

Project Salmon Health and Retirement Community (The Willows)	Date 8/11/2020	Report No. 46
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 1 of 2
Contractor Rubicon Builders (General Contractor) Marois Brothers, Inc. (Site Contractor)	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 95°F

FIELD OBSERVATIONS

On Tuesday, August 11, 2020, Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location to inspect the current condition of the site and observe construction progress. The report outlines observations made during the site visit.

1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: The western portion of the site along Willow Pond Circle is firm. Stockpiled construction materials, crushed stone, and soil are present throughout the main open portion of the site but appear to be properly protected from erosion. Water truck on-site to reduce dust migration and is consistently traveling around the site upon inspection. Street sweeper also on site to assist in collecting tracked material from paved surfaces on-site. SFB throughout the site appears to be in good condition, catch basins within and adjacent to Waterside Run have silt sacks installed. Erosion control blankets along the east side of Waterside Run continue to establish vegetation. Rip rap around DCBs, silt fence protecting rip rap, and compost filter tube check dams along Waterside Run remain in place and are in good condition.
- B. Contractor has completed sidewalk construction along Waterside Run, asphalt placement took place Saturday (8/9). TT not present during sidewalk construction. From discussions with site superintendent, contractor placed gravel base to 2 inches below the top of the cape cod berm (minimum 6-inch depth) to allow for the sidewalk to be flush to the berm. Contractor has left a lip at both sides of each driveway apron on Waterside Run to allow for top course asphalt placement to match sidewalk elevations. Contractor informed TT 87 tons of asphalt was placed for sidewalk at 2-inch depth which appears to be consistent with quantities estimated from the plans.
- C. Timber rail installation has begun on Waterside Run. Contractor has installed rails from approximate STA 14+60 to approximate STA 9+60, and from approximate STA 1+75 to approximate STA 3+50.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	2	Backhoe		Asphalt Reclaimer			
Laborers	5+	Loader	1	Vib. Roller	1		
Drivers	5+	Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	3	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
		Conc. Pump Truck		Compact Track Loader			
		Pickup Truck	5+	Water Truck	1		
		Tri-Axle Dump Truck	5+	Crane Truck			
		Trailer Dump Truck		Lull			
		Art. Dump Truck	1	BOMAG Remote Comp.			
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 3:30 P.M.						Name	Time on-site
						Bradley M. Picard, EIT	12:00 P.M. – 1:00 P.M.

Project Salmon Health and Retirement Community	Date 8/11/2020	Report No. 46
Location Village Street, Medway, MA	Project No. 143-21583-15011	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

- D. Contractor plans to schedule CCTV inspections of the drainage piping within Waterside Run to observe the current condition of the system. Contractor to provide schedule of inspections when confirmed.

2. SCHEDULE

- A. Contractor to continue installation of timber rails on Waterside Run.
- B. Contractor to perform CCTV inspections of drainage infrastructure within Waterside Run.
- C. Contractor to begin construction of bridge at the Willow Pond Circle Wetland Crossing.
- D. TT will maintain communication with contractor and will inspect the site as construction progresses.

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



August 25, 2020

**Medway Planning & Economic Development Board
Meeting**

Williamsburg Project Completion

See attached draft Certificate of Completion. Most of the items referenced were provided to you in your packet for the August 11th PEDB meeting when you voted to release the performance security. I have not included those documents again.

Is there any other information you would like referenced on the Certificate of Completion?



TOWN OF MEDWAY
Planning and Economic Development Board

Certificate of Completion
Williamsburg Open Space Residential Development (OSRD)

August 24, 2020

Project Location: Originally was 66A, 70, 70R and 72W West Street; site now known as Williamsburg Way

Assessor's Map/Parcel Numbers: Map 2, Parcels 7B, 6-1-B, 6-1-2, and 6-1-3

Title of Plan: Williamsburg Way OSRD Definitive Plan

Date of Plan: October 15, 2009, last revised January 28, 2010

Drawn by: Faist Engineering, Southbridge, MA and O'Driscoll Land Surveying, Medway, MA

Date of Special Permit Decision: March 10, 2009

Recording Information: Book 27111, Pages 95 – 116 (October 2, 2009)

Modification to Special Permit: June 25, 2013

Recording Information: Book 31754, Starting at Page 92 (September 17, 2013)

Date of Definitive Plan Certificate of Action: January 19, 2010

Recording Information:

Modification to Certificate of Action: June 25, 2013

Recording Information: Book 31754, Page 102 (September 17, 2013)

Date of Plan Endorsement: February 23, 2010

Recording Information: Plan Book 598, Page 68 (March 10, 2010)

Plan Modification: Dated February 2, 2013, Sheet 2 of 17

Endorsed: July 23, 2013

Recording Information: Plan Book 625, Page 56 (September 17, 2013)

Permittee's Name: Broad Acres Management Trust (Greg Whelan)

Permittee's Address: 1352 West ST
Millis, MA 02054

Developer: Williamsburg Condominium Corporation (Paul Yorkis)

Developer's Address: 159 Main Street, Medway, MA 02053

Date of As-Built Plan: January 22, 2020

Drawn by: McClure Engineering and O'Driscoll Land Surveying

Lender: Walpole Co-Operative Bank

Performance Security: Original Amount \$242,206 (August 2010)
(Tri-Partite Agreement) Reduced to: \$200,269 (September 2010)
Reduced to: \$133,169 (November 2010)
Reduced to: \$41,375 (April 2020)
Released in full: August 11, 2020

Affordable Housing: 2 units (7 and 12 Williamsburg Way)
AH Regulatory Agreement recorded in Book 31483, starting at Page 242
(June 26, 2013)

Project Status

- ☒ Payment in Lieu of Sidewalk construction (\$3,347)
- ☒ Engineer's Certification of Completion & Compliance for site plan work and/or stormwater management facilities: David Faist, P.E., CMG Engineering Services (August 11, 2020)
- ☒ Town Consulting Engineer's Project Completion Sign-off: Steve Bouley (July 28, 2020)
- ☐ Acceptance of required public off-site improvements by BOS and/or DPW
- ☐ Acceptance of required private off-site improvements by PEDB:
- ☐ CONCOM Certificate of Compliance, if applicable:
NOTE – Order of Conditions was issued by the MA Department of Environmental Protection. MA DEP has not yet issued its Certificate of Compliance.
- ☒ As-Built Plan reviewed and accepted by Town's Consulting Engineer: Steve Bouley (February 19, 2020)
- ☐ Treasurer's Certification of Taxes Paid: All 18 units have been conveyed
- ☐ Construction Funds Owed: NONE
- ☒ Board Votes to Release Performance Security: August 11, 2020
- ☒ PEDB vote of project completion: _____



August 25, 2020, 2020
Medway Planning & Economic Development Board
Meeting

Medway Place Site Plan Public Hearing

- 8-12-20 Public Hearing Continuation Notice
- 8-29-20 email from Attorney Gareth Orsmond requesting a continuation of the public hearing

Board Members

Andy Rodenhiser, Chair
Robert Tucker, Vice Chair
Thomas Gay, Clerk
Matthew Hayes, P.E.,
Member
Richard Di Iulio, Member
Jessica Chabot, Associate
Member

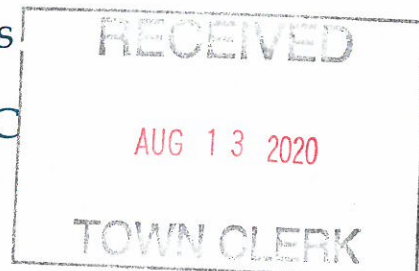


Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD



MEMORANDUM

August 12, 2020

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

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

RE: **Public Hearing Continuation for Medway Place Shopping Plaza Site Plan**
98, 108 and 114 Main Street Main Street
Continuation Date – Tuesday, August 25, 2020 at 9:00 p.m.

At its August 11, 2020 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Medway Realty LLC of Boston, MA for approval of a site plan for proposed site improvements at the Medway Place shopping plaza to Tuesday, August 25, 2020 at 9:00 p.m. The continuation was approved at the request of the applicant.

This continuation is also made pursuant to Chapter 53 of the Acts of 2020, enacted April 3, 2020, which grants authority to Massachusetts planning boards to reschedule public hearings to a date not more than 45 days after termination of the COVID-19 state of emergency. At the present time, there is no conclusion date for the Covid-19 emergency in Massachusetts.

Proposed are a series of changes in the layout of and landscaping for the 446 space Medway Place parking lot as a result of the recently completed Route 109 improvement project. The proposed parking lot work will align the plaza's parking space layout with the Mass DOT constructed boulevard style main entrance. Also proposed are new stormwater management controls to treat stormwater collected from the parking lot before it is discharged to the Town's municipal storm drain system.

The site plan and landscaping revisions are shown on *Medway Place Site Plan and Landscape Plan* dated October 16, 2019 by Howard Stein Hudson of Boston, MA. The *Drainage Improvement Plan for 98, 108 and 114 Main Street* is dated September 7, 2019 and was prepared by Grady Consulting, LLC of Kingston, MA. The documents are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall. The information is also posted at the Planning and Economic Development Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/medway-plaza-site-plan> ***Please review the plan and forward your comments to me by August 19th.*** Please don't hesitate to contact me if you have any questions.

Susan Affleck-Childs

From: Gareth Orsmond <gorsmond@PierceAtwood.com>
Sent: Wednesday, August 19, 2020 12:24 PM
To: Susan Affleck-Childs
Subject: RE: Medway Place Public Hearing

Thanks.

I just heard that the lack of rain delayed resolution of some of stormwater issues because it prevented wet testing – of all things!

Please let the board know that I would like to get moving on site plan review again but we need to make sure stormwater is resolved first.

Gareth Orsmond

PIERCE ATWOOD LLP

PH 617.488.8181

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, August 19, 2020 12:22 PM
To: Gareth Orsmond <gorsmond@PierceAtwood.com>
Subject: RE: Medway Place Public Hearing

This message originated outside your organization

Hi Gareth,

A-OK. Will continue the hearing to September 8th. Will communicate with you again the week before and see how things are going with the stormwater issues.

Take care.

Susy

From: Gareth Orsmond [<mailto:gorsmond@PierceAtwood.com>]
Sent: Wednesday, August 19, 2020 12:03 PM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: RE: Medway Place Public Hearing

Hi Susan. Please continue. I've reached out to see what the status of stormwater is – I've not heard anything. But after that's all set, we still want to go back to the last version of the site plan produced for the board, review notes from the last meeting, and consider additional changes.
Thx.

Gareth Orsmond

PIERCE ATWOOD LLP

PH 617.488.8181

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, August 19, 2020 11:58 AM
To: Gareth Orsmond <gorsmond@PierceAtwood.com>
Subject: Medway Place Public Hearing

*****This message originated outside your organization*****

Hi Gareth,

I am finalizing the agenda for the 8-25-20 PEDB meeting.

Does Medway Place want to “attend” for its public hearing or do you want to continue it? The next date would be Tuesday, September 8th.

Please advise.

Thanks.

Susy

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



August 25, 2020
Medway Planning & Economic Development Board
Meeting

ZBA Petitions

15 Meryl Street – Accessory Family Dwelling Unit

- Applicant is Michael & Colleen Morin
- Lot size is 12,548 sq. ft.
- Existing 1 story house has 1,012 sq. ft. and was built in 1961
- Proposed AFDU is 792 sq. ft.

8 Barber Street – Accessory Family Dwelling Unit

- Applicant is William Brilmayer
- Lot size is 10,229 sq. ft.
- Existing house is 2 stories, has 1,952 sq. ft. and was built in 1880 or so
- Proposed AFDU is 936 sq. ft.

Applications and house photos are attached. The ZBA will hear these petitions on September 2, 2020.

I have also provided the relevant section of the ZBL for your reference.

GENERAL APPLICATION FORM



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): Michael and Colleen Morin	Application Request(s):
Property Owner(s): Michael and Colleen Morin	Appeal <input type="checkbox"/>
Site Address(es): 15 Meryl Street	Special Permit <input checked="" type="checkbox"/>
	Variance <input type="checkbox"/>
	Determination/Finding <input type="checkbox"/>
	Extension <input type="checkbox"/>
	Modification <input type="checkbox"/>
Parcel ID(s): 32-092	Comprehensive Permit <input type="checkbox"/>
Zoning District(s): AR-2	
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title:	

TOWN CLERK STAMP

TO BE COMPLETED BY STAFF:

Check No.:
Date of Complete Submittal:
Comments:

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.

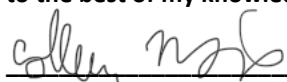
Applicant/Petitioner(s): Michael and Colleen Morin	Phone: 5083979626
	Email: c.hinson18@gmail.com
Address: 15 Meryl Street, Medway, MA 02053	
Attorney/Engineer/Representative(s): James Rissling, Architect	Phone: (617) 680-4595
	Email: jim@lrdesignsinc.com
Address: 64 Allston Street #3, Cambridge, MA 02139	
Owner(s): Michael and Colleen Morin	Phone: 5083979626
	Email: c.hinson18@gmail.com
Mailing Address: 15 Meryl Street, Medway, MA 02053	

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

Michelle and Garry Hinson

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.



Signature of Applicant/Petitioner or Representative

8/4/2020

Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

APPLICATION INFORMATION

		YES	NO
Applicable Section(s) of the Zoning Bylaw:	Requesting Waivers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sec.s 5.5.C.3 & 8.2	Does the proposed use conform to the current Zoning Bylaw?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Present Use of Property: Residential; single-family	Has the applicant applied for and/or been refused a building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the property or are the buildings/ structures pre-existing nonconforming?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Use of Property: Residential; single-family with Accessory Family Dwelling Unit	Is the proposal subject to approval by the BOH or BOS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is the proposal subject to approval by the Conservation Commission?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Lot was created:	Is the property located in the Floodplain District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Date Building was erected: c.1961	Is the property located in the Groundwater Protection District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Describe Application Request: THE PROJECT IS THE ADDITION OF AN ACCESSORY FAMILY DWELLING UNIT. IT IS A ONE STORY 792 SQUARE FOOT ADDITION ON A CRAWLSPACE FOUNDATION. THE UNIT AREA INCLUDES A LIVING ROOM, KITCHEN, ONE BEDROOM, BATH AND SUNROOM. THE UNIT WILL BE ACCESSED, EITHER FROM THE EXISTING COVERED PATIO OR A DOOR ON THE EST SIDE OF THE ADDITION. EXTERIOR FINISHES WILL MATCH THE EXISTING HOUSE AND PARKING WILL BE PROVIDED IN THE EXISTING DRIVEWAY.			

GENERAL APPLICATION FORM

FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		Residential	Residential
B. Dwelling Units	1	1	1+
C. Lot Size	22,500	12,548	12,548
D. Lot Frontage	150'	100.38'	100.38'
E. Front Setback	35'	29.25'	29.25'
F. Side Setback	15'	25.5'	25.5'
G. Side Setback	15'	35.2'	17.25'
H. Rear Setback	15'	56.2'	28.8'
I. Lot Coverage	30%	12%	19%
J. Height	35'	17.5'	17.5'
K. Parking Spaces	2	2	3
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 4 paper copies to the Community & Economic Development Department.

SPECIAL PERMIT FORM
Accessory Family Dwelling Unit (AFDU)



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. A GENERAL SPECIAL PERMIT APPLICATION IS REQUIRED IN ADDITION TO THIS FORM FOR AFDU'S.

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. An accessory family dwelling unit shall be located within:

- a. a detached single-family dwelling (principal dwelling unit); or
- b. an addition to a detached single-family dwelling principal dwelling unit); or
- c. a separate structure on the same premises as a detached single-family dwelling (principal dwelling unit).

The accessory family dwelling unit will be located in an addition to the detached single family home at 15 Meryl Street.

2. There shall be no more than one accessory family dwelling unit associated with a detached single-family dwelling (principal dwelling unit).

Only one unit is proposed in additon to the principle dwelling unit.

3. No accessory family dwelling unit shall have more than one bedroom, unless a second bedroom is authorized by the Board of Appeals pursuant to 8.2.C. 8.

Only one bedroom is proposed within the accessory family dwelling unit.

4. An accessory family dwelling unit shall not exceed 800 sq. ft. of gross floor area unless:

- a. there is an existing detached accessory structure larger than 800 sq. ft. located on the same lot as a detached single-family dwelling (principal dwelling unit) and the Board of Appeals determines its use as an accessory family dwelling unit is in character with the neighborhood; or
- b. authorized by the Board of Appeals pursuant to 8.2.C.8.

The proposed addition is 792 gross square feet in area, including the enclosed porch.

5. There shall be at least one designated off-street parking space for the accessory family dwelling unit in addition to parking for the occupants of the detached single-family (principal dwelling unit).

The off-street parking space shall be located in a garage or in the driveway, and shall have vehicular access to the driveway. The location, quantity and adequacy of parking for the accessory

family dwelling unit shall be reviewed by the Board of Appeals to ensure its location and appearance are in keeping with the residential character of the neighborhood.
Parking will be accommodated in the existing expanded driveway.

6. Occupancy of the single-family dwelling (principal dwelling unit) and accessory family dwelling unit shall be restricted as follows:

- a. The owners of the property shall reside in one of the units as their primary residence, except for bona fide temporary absences due to employment, hospitalization, medical care, vacation, military service, or other comparable absences which would not negate the primary residency standard. For purposes of this Section, "owners" shall mean one or more individuals who hold legal or beneficial title to the premises.
- b. The accessory dwelling unit and the detached single-family dwelling (principal dwelling unit) shall be occupied by any one or more of the following:
 - i. the owner(s) of the property;
 - ii. the owner's family by blood, marriage, adoption, foster care or guardianship;
 - iii. an unrelated caregiver for an occupant of the detached single-family dwelling or the accessory family dwelling unit, who is an elder, a person with a disability, handicap or chronic disease/medical condition, or a child.

The unit will be occupied by the homeowner's parents.

7. An accessory family dwelling unit shall be designed so as to preserve the appearance of the single-family dwelling (principal dwelling unit) and be compatible with the residential character of the neighborhood. Any new separate outside entrance serving an accessory family dwelling unit shall be located on the side or in the rear of the building.

The addition will match the existing house in form and materials. Access to the unit will be from the side yard and backyard.

In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility or a chronic medical condition, the Board of Appeals may allow reasonable deviations from the Basic Requirements where necessary to install features in the accessory family dwelling unit to facilitate the care of, and access and mobility for, disabled and handicapped individuals and persons with limited mobility or a chronic medical condition. This may include, but is not limited to, authorizing a second bedroom in the accessory family dwelling unit.

If you are seeking relief under this provision, please specify the relief sought and the reasons supporting your request.

No relief is being sought.



Signature of Applicant/Petitioner or Representative

8/4/2020

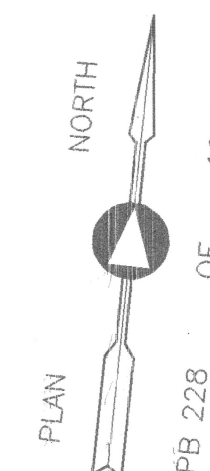
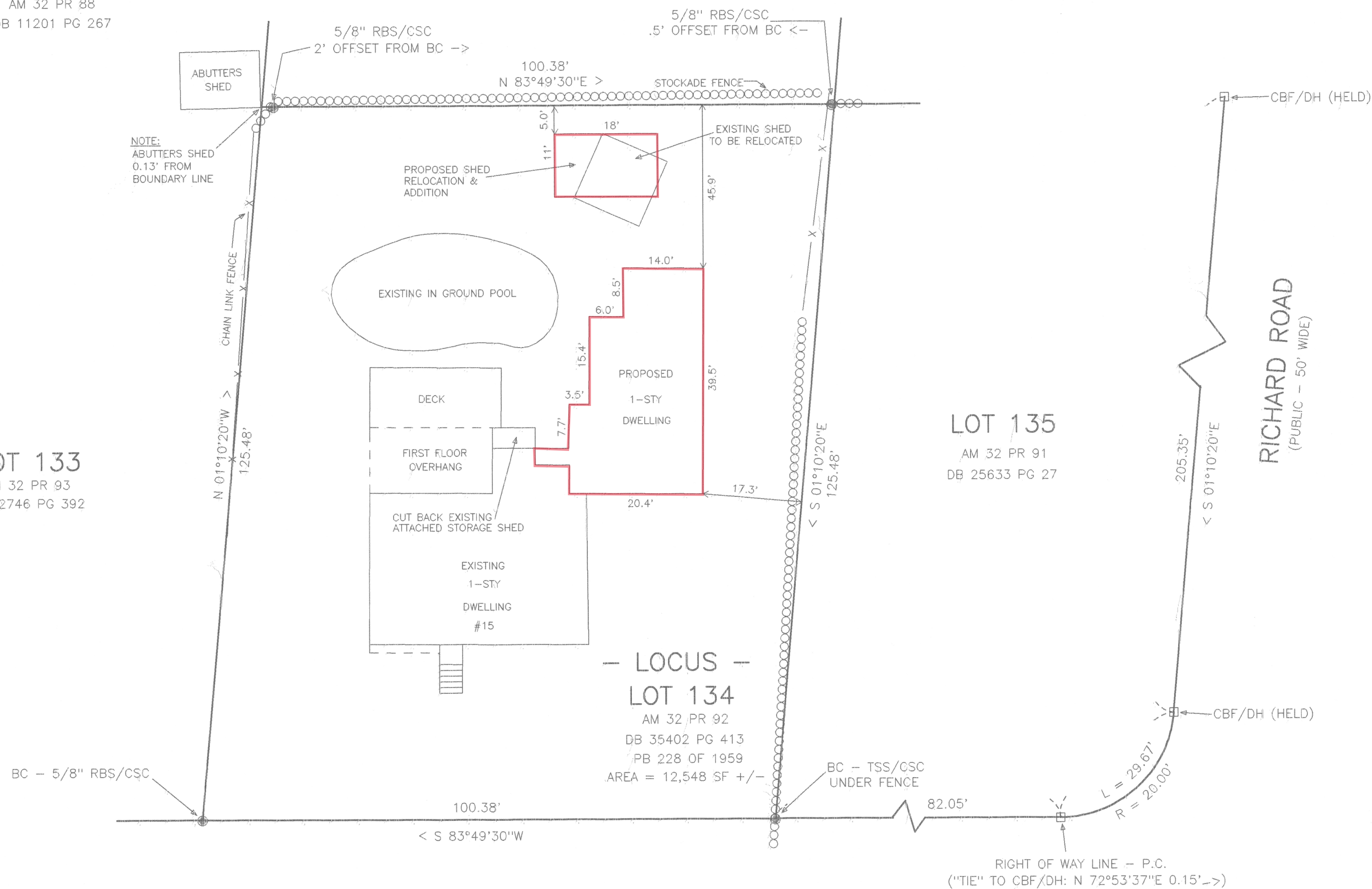
Date

LOT 138
AM 32 PR 88
DB 11201 PG 267

LOT 137
AM 32 PR 89
DB 5060 PG 146

LOT 136
AM 32 PR 90
DB 18355 PG 572

LOT 133
AM 32 PR 93
DB 32746 PG 392



15 0 15 30
SCALE: 1" = 15'

— LEGEND —

AM DENOTES: ASSESSOR MAP
BC DENOTES: BOUNDARY CORNER
CBF DENOTES: CONCRETE BOUND FOUND
CSC DENOTES: CABCO SURVEY CAP
DB DENOTES: DEED BOOK
DH DENOTES: DRILL HOLE
PB DENOTES: PLAN BOOK
P.C. DENOTES: POINT OF CURVATURE
PG DENOTES: PAGE
PL DENOTES: PLAN
PR DENOTES: ASSESSOR PARCEL
RBS DENOTES: A REBAR SET THIS SURVEY
STY DENOTES: STORY
TSS DENOTES: TIMBER SPIKE SET


MERYL STREET
(PUBLIC — 50' WIDE)

CERTIFICATION:
I hereby certify that this report represents a boundary survey conducted by me in accordance with the deeds, plans, and found field evidence referenced herein.

JULY 27, 2020
REVISED AUGUST 11, 2020

C. A. Budnick, PLS
Mass. Reg. # 33178



Project: BOUNDARY SURVEY REPORT / PROPOSED ADDITION PLOT PLAN 15 MERYL STREET MEDWAY, MA		
Prepared For: MICHAEL & COLLEEN MORIN		
 LAND AND ENVIRONMENTAL CONSULTING SERVICES P.O. BOX 14 CLINTON, MA 01510 TEL. 800-675-1591 FAX. 978-365-7419		
Scale: 1" = 15'	Date: 7/27/2020	By: MM
P.D. No.: 1055208130	File No.: NOR177.20	Sheet 1 of 1

ZONING = AGRICULTURAL / RESIDENTIAL 2 (AR-2)

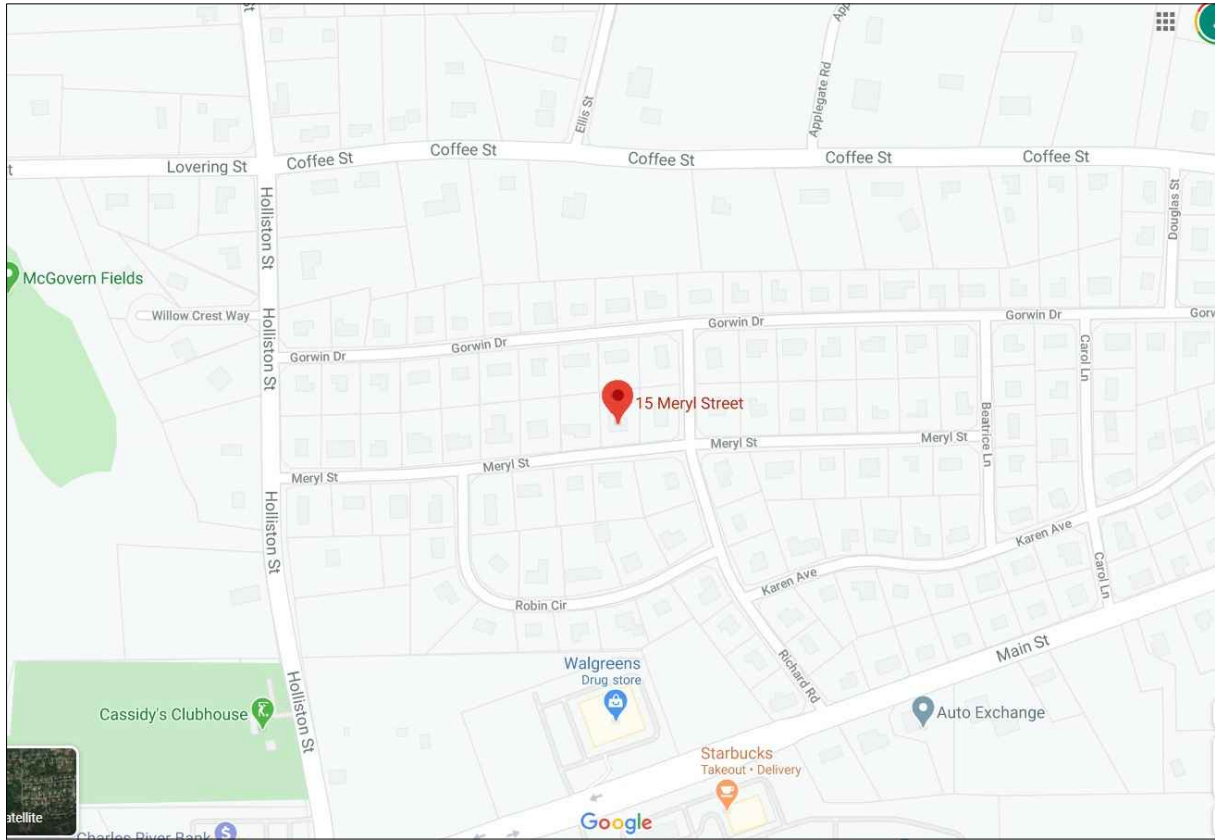
FRONT YARD = 35'
SIDE YARD = 15'
REAR YARD = 15'



15 MERYL STREET - VIEW FROM STREET



15 MERYL STREET - REAR



PROJECT LOCATION:
15 MERYL STREET
MEDWAY, MA
ZONING DISTRICT AR-2

PROJECT DESCRIPTION:
THE PROJECT IS THE ADDITION OF AN ACCESSORY FAMILY DWELLING UNIT. IT IS A ONE STORY 792 SQUARE FOOT ADDITION ON A CRAWLSPACE FOUNDATION. THE UNIT AREA INCLUDES A LIVING ROOM, KITCHEN, ONE BEDROOM, BATH AND SUNROOM. THE UNIT WILL BE ACCESSED, EITHER FROM THE EXISTING COVERED PATIO OR A DOOR ON THE EST SIDE OF THE ADDITION. EXTERIOR FINISHES WILL MATCH THE EXISTING HOUSE AND PARKING WILL BE PROVIDED IN THE EXISTING DRIVEWAY.



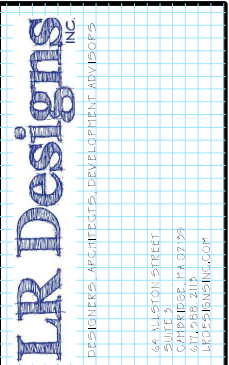
LIST OF DRAWINGS

	SCHEMATIC DESIGN	PERMIT
ISSUED	JULY 6, 2020	JULY 27, 2020
COVER		●
SURVEY		●
Z0.1 ZONING INFORMATION		●
EX1.1 EXISTING CONDITIONS: PLANS	○	●
EX2.1 EXISTING CONDITIONS: ELEVATIONS		●
EX2.2 EXISTING CONDITIONS: ELEVATIONS		●
A1.1 PROPOSED ADDITION: PLANS	○	●
A1.2 PROPOSED ADDITION: PLANS		●
A2.1 PROPOSED ADDITON: ELEVATIONS		●
A2.2 PROPOSED ADDITION: ELEVATIONS		●
S1.1 PROPOSED ADDITION: FOUNDATION PLAN & TYPICAL WALL SECTION		●

STRUCTURAL NOTES: LOADS, PER 780 CMR (MEDWAY):
LIVE LOADS 30lb.s/SF (BEDROOMS)
40lb.s/SF (OTHER ROOMS)
GROUND SNOW LOAD 40lb.s/SF (33lbs. FLAT ROOFS)
WIND LOAD 129MPH

BUILDING ENVELOPE REQUIREMENTS OPAQUE ELEMENTS: 780 CMR (2015 IECC)

Building Envelope- Climate Zone 5 Group R	R402.1.2
Roofs	
Insulation entirely above deck	R-30ci
Attic and other	R-49
Walls, Above Grade	
Wood framed & other	R-13 + R-7.5ci or R-20+R-3.8ci
Walls, Below Grade	
Walls	R-7.5ci
Floors	
Joist/Framing	R-30
Slab-on-grade Floors	
Unheated slabs	R-10 for 24 in. below
Heated slabs	R-15 for 36 in. below
Opaque Doors	
Swinging	U-0.37
Non-swinging	R-4.75

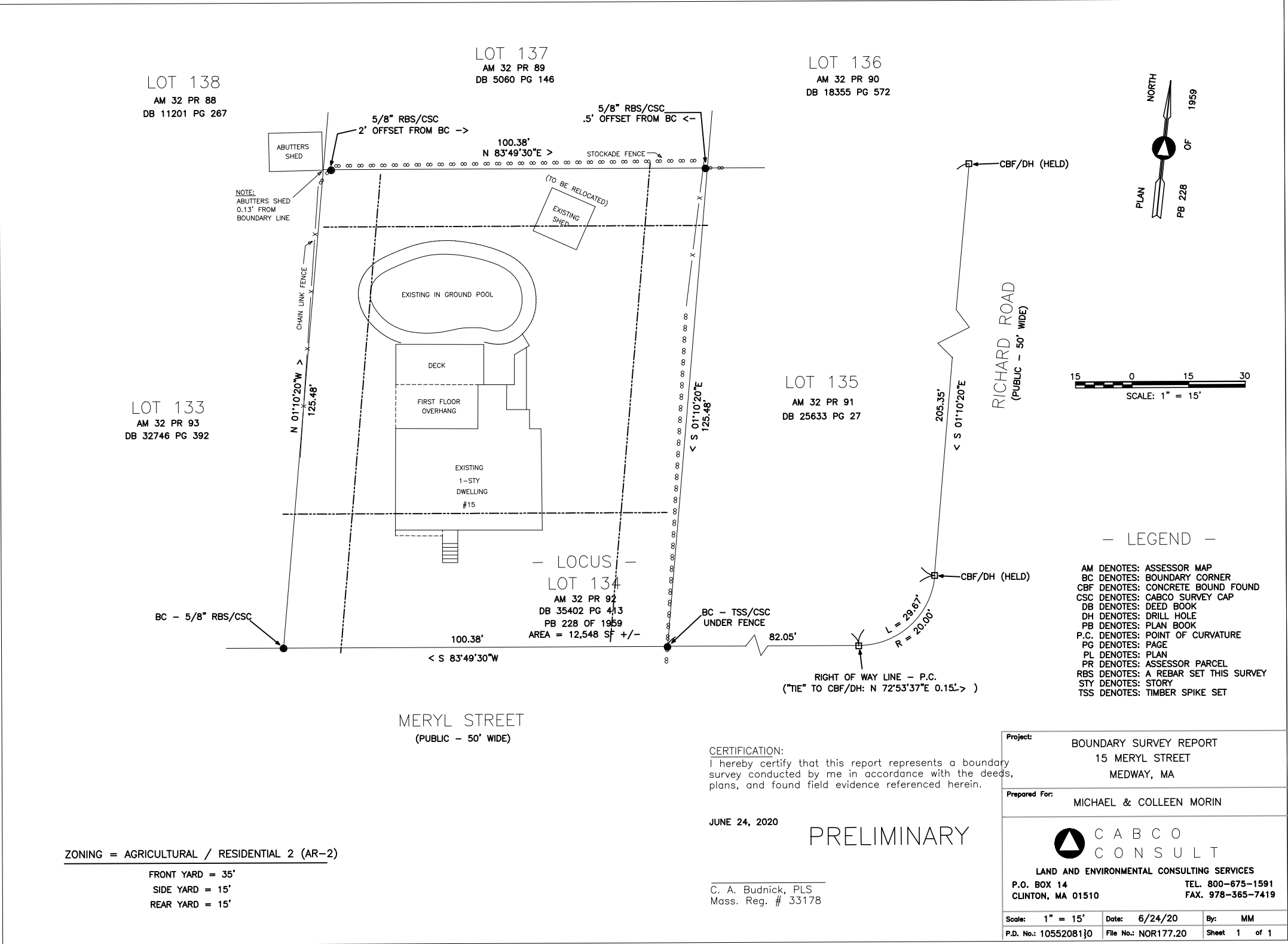


Project Title:
15 Meryl Street
Medway, MA

Drawing Title:
COVER

Revisions:		
#	Description	date
1	drive/kitchen	7/7/20

Project # 20022
Scale: AS NOTED
Date: JULY 6, 2020
Drawing # A1.1



SURVEY INCLUDED FOR REFERENCE;
REDUCED FROM ORIGINAL SCALE

A

B

C

D

1

2

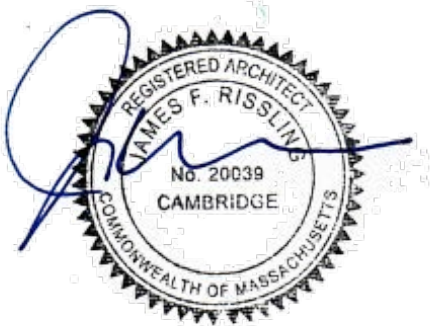
3

4

5

ZONING DATA PER §6.1 - SCHEDULE OF DIMENSIONAL AND DENSITY REGULATIONS - RESIDENTIAL DISTRICTS

	ZONING DISTRICT AR-2	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MIN. LOT AREA (SQ. FT.)	22,500	12,548	NO CHANGE	EXISTING NON-CONFORMING
B	MIN. LOT FRONTAGE (FT.)	150'	100.38'	NO CHANGE	EXISTING NON-CONFORMING
C	MINIMUM SETBACKS (FT.)				
	FRONT	35'	29.3'	NO CHANGE	EXISTING NON-CONFORMING
	SIDE	15'	25'-6"	NO CHANGE	CONFORMS
	SIDE	15'	35'-2 3/8"	17.25'	CONFORMS
	REAR	15'	56.2'	28.8'	CONFORMS
D	MAX. BUILDING HEIGHT (FT.)	35'	17.5'	NO CHANGE	CONFORMS
E	MAX. LOT COVERAGE (SQ. FT.)	30%	12%	19%	CONFORMS
F	MAX. IMPERVIOUS COVERAGE %)	40%	35%	40%	CONFORMS
G	MIN. OPEN SPACE (%)	NA			



LR Designs
INC.

DESIGNERS, ARCHITECTS, DEVELOPMENT ADVISORS

64 ALBION STREET
CAMBRIDGE, MA 02139
617.264.2115
LDESIGN@GMAIL.COM

Project Title:

15 Meryl Street
Medway, MA

Drawing Title:

ZONING INFORMATION

Revisions:		
#	Description	date
1	drive/kitchen	7/7/20

Project #

20022

Scale:

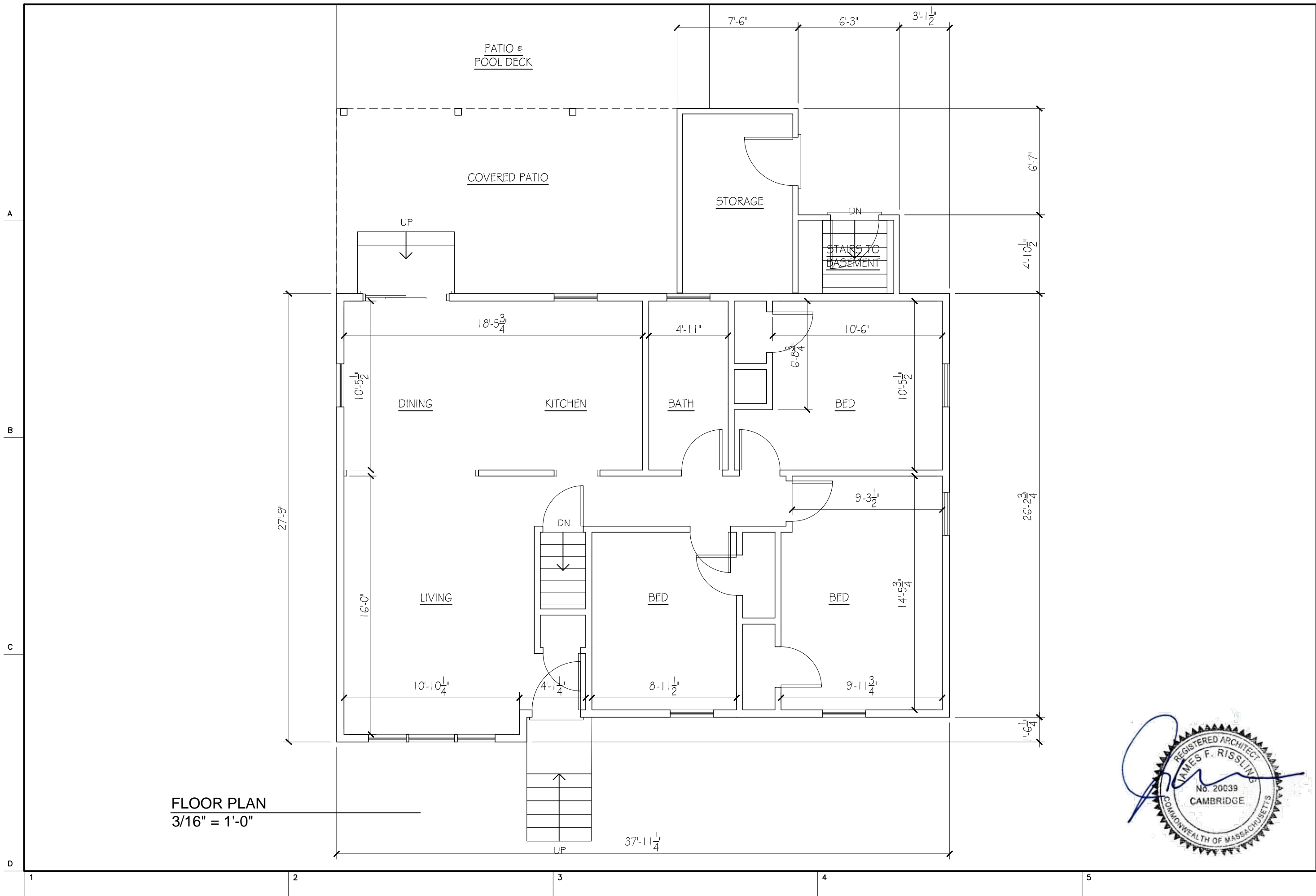
AS NOTED

Date:

JULY 6, 2020

Drawing #

Z0.1



A

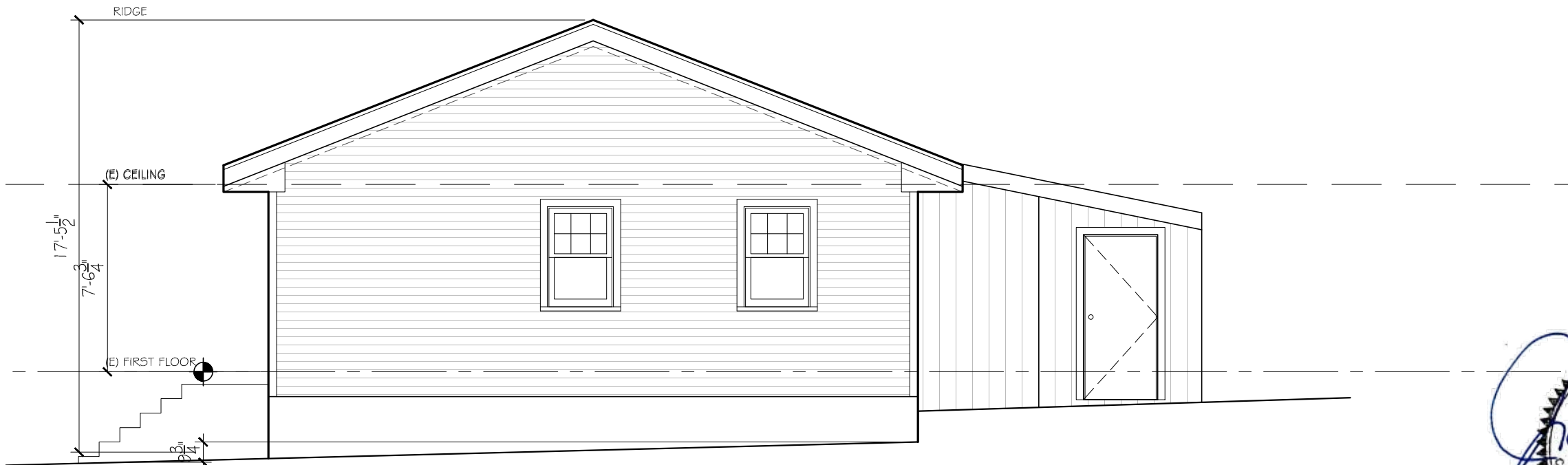
B

C

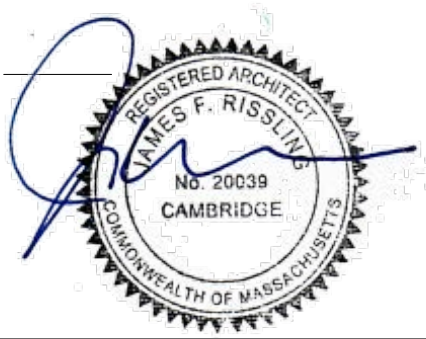
D



FRONT ELEVATION
3/16" = 1'-0"



RIGHT ELEVATION
3/16" = 1'-0"



Project Title:
**15 Meryl Street
Medway, MA**

Drawing Title:
**EXISTING CONDITIONS:
ELEVATIONS**

Revisions:		
#	Description	date
1	drive/kitchen	7/7/20

Project #
20022

Scale:

Date:
JULY 6, 2020

Drawing #
EX2.1



Project Title:
**15 Meryl Street
Medway, MA**

Drawing Title:
**EXISTING CONDITIONS:
ELEVATIONS**

Revisions:		
#	Description	date
1	drive/kitchen	7/7/20

Project #
20022

Scale:

Date:
JULY 6, 2020

Drawing #
EX2.1



LOT 138
AM 32 PR 88
DB 11201 PG 267

AM 32 PR 88
DB 5060 PG 146

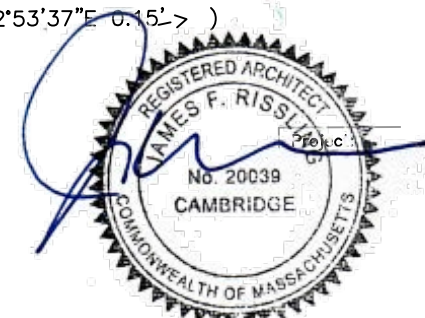
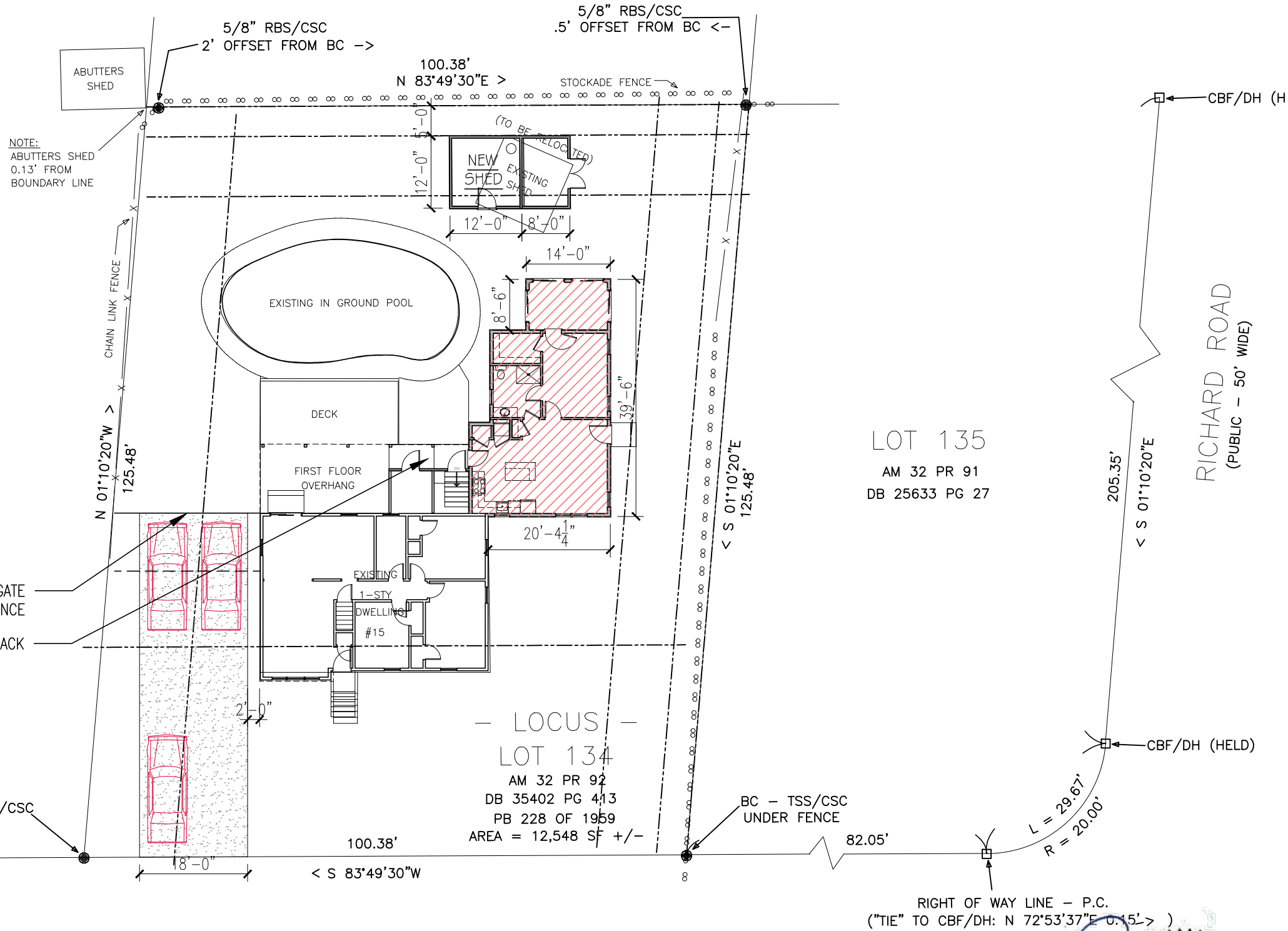
AM 32 PR 90
DB 18355 PG 572

LOT 133
AM 32 PR 93
DB 32746 PG 392

LOT 135
AM 32 PR 91
DB 25633 PG 27

LOCUS
LOT 134
AM 32 PR 92
DB 35402 PG 413
PB 228 OF 1959
AREA = 12,548 SF +/-

DIAGRAMMATIC SITE PLAN
1" = 20'

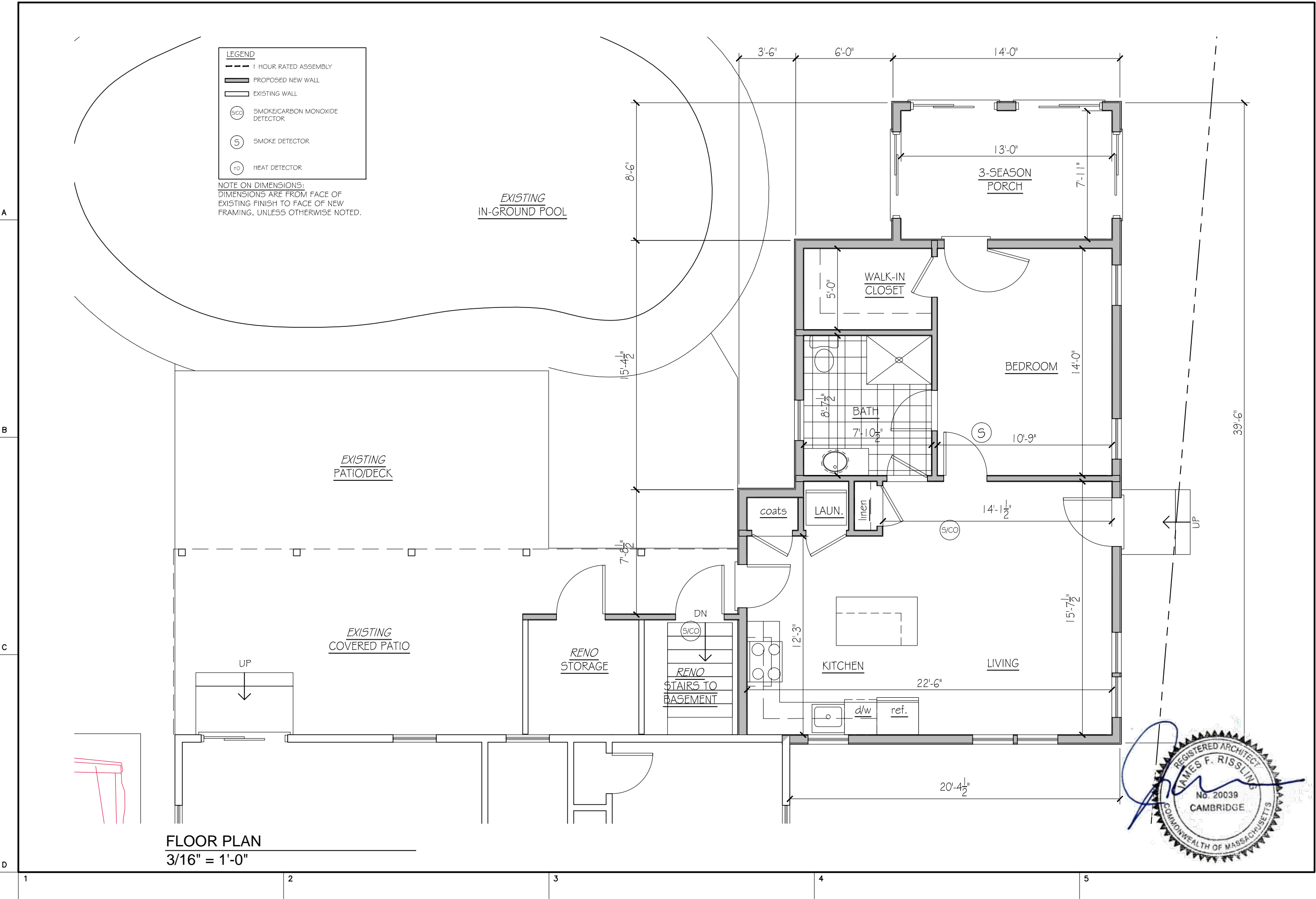


Project Title:
15 Meryl Street
Medway, MA

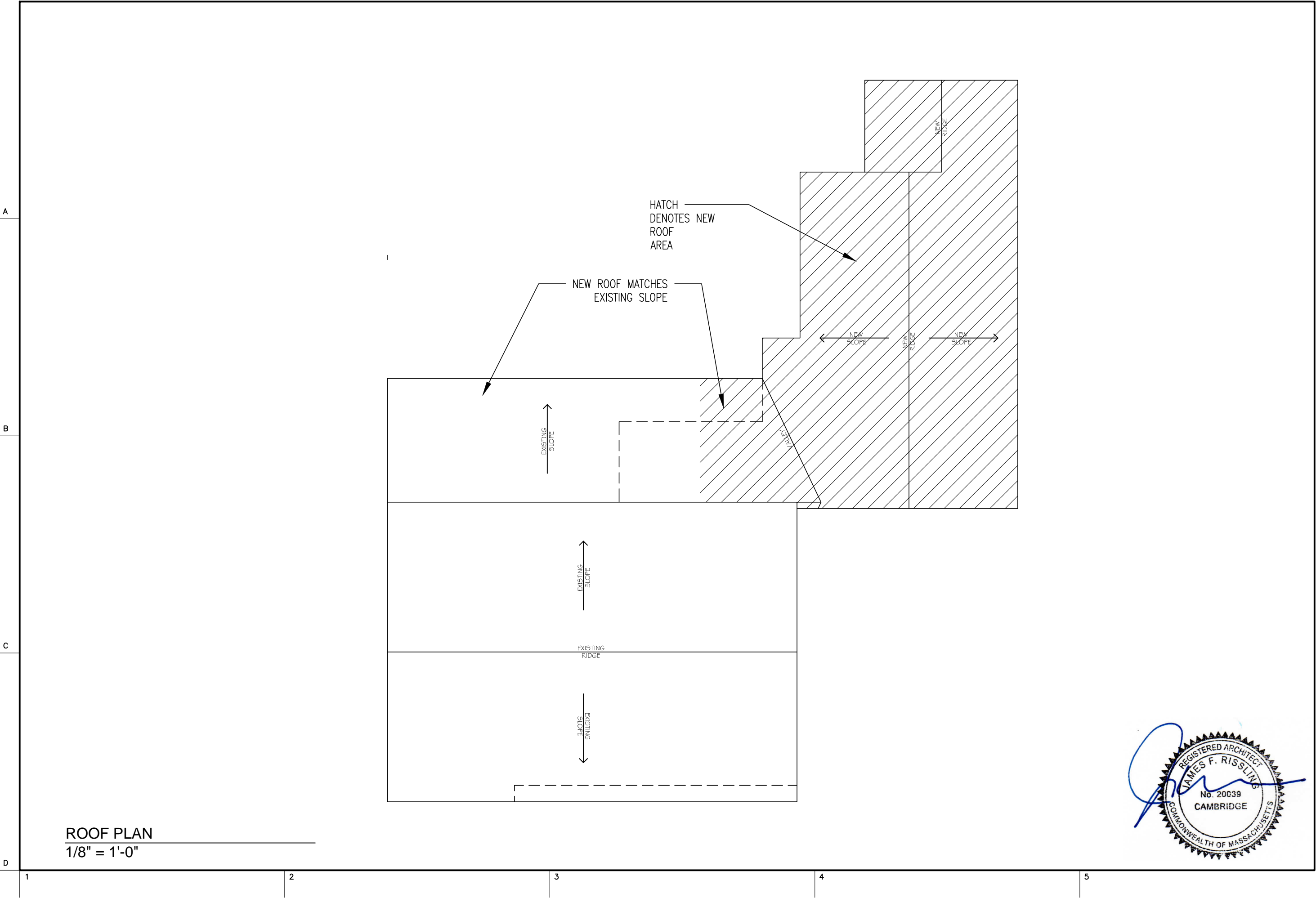
Drawing Title:
DIAGRAMMATIC SITE PLAN

Revisions:		
#	Description	date
1	drive/kitchen	7/7/20

Project # 20022
Scale:
Date: JULY 6, 2020
Drawing # A0.1



Revisions:		
#	Description	date
1	drive/kitchen	7/7/20



Project Title:
**15 Meryl Street
Medway, MA**

Drawing Title:
**PROPOSED ADDITION:
PLANS**

Revisions:		
#	Description	date
1	drive/kitchen	7/7/20

Project #
20022

Scale:

Date:
JULY 6, 2020

Drawing #
A1.2





Project Title:
**15 Meryl Street
Medway, MA**

Drawing Title:
**PROPOSED ADDITION:
ELEVATIONS**

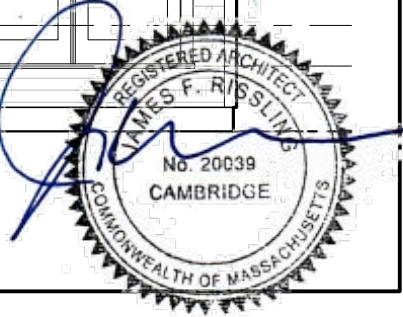
Revisions:		
#	Description	date
1	drive/kitchen	7/7/20

Project #
20022

Scale:

Date:
JULY 6, 2020

Drawing #
A2.1





Project Title:
**15 Meryl Street
Medway, MA**

Drawing Title:
**PROPOSED ADDITION:
ELEVATIONS**

Revisions:		
#	Description	date
1	drive/kitchen	7/7/20

Project #
20022

Scale:

Date:
JULY 6, 2020

Drawing #
A2.2





15 Meryl Street



ZONING BOARD OF APPEALS

155 Village Street
Medway MA 02053

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): William Brilmayer	Application Request(s):
Property Owner(s): William Brilmayer Kirstie Baker	Appeal <input type="checkbox"/>
Site Address(es): 7 Barber St. Medway MA 02053	Special Permit <input checked="" type="checkbox"/>
Parcel ID(s): 60-222	Variance <input type="checkbox"/>
Zoning District(s): VR	Determination/Finding <input type="checkbox"/>
	Extension <input type="checkbox"/>
	Modification <input type="checkbox"/>
	Comprehensive Permit <input type="checkbox"/>
Registry of Deeds Book & Page No. and Date or Land Court Certificate No. and Date of Current Title: Book 26230 Page 236	

TO BE COMPLETED BY STAFF:

Check No.:

Date of Complete Submittal:

Comments:

RECEIVED

AUG 10 2020

Page | 1

TOWN CLERK

[Signature]

8/10/2020

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): William Brilmayer		Phone: 773-573-8114
		Email: wbrilmayer@gmail.com
Address: 7 barber St. Medway MA 02053		
Attorney/Engineer/Representative(s):		Phone:
		Email:
Address:		
Owner(s): William Brilmayer Kirstie Baker		Phone: 773-573-8114
		Email: wbrilmayer@gmail.com
Mailing Address: 7 Barber St. Medway MA 02053		

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

N/A

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

N/A

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.

William Brilmayer

Signature of Applicant/Petitioner or Representative

8/05/2020

Date

Signature Property Owner (if different than Applicant/Petitioner)

Date

		YES	NO
Applicable Section(s) of the Zoning Bylaw: 8.2 accessory family dwelling unit		Requesting Waivers? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		Does the proposed use conform to the current Zoning Bylaw? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Present Use of Property: Single family residential dwelling		Has the applicant applied for and/or been refused a building permit? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		Is the property or are the buildings/structures pre-existing nonconforming? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Proposed Use of Property: Same with accessory family dwelling		Is the proposal subject to approval by the BOH or BOS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		Is the proposal subject to approval by the Conservation Commission? <input type="checkbox"/> YES <input type="checkbox"/> NO	
Date Lot was created:		Is the property located in the Floodplain District? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Date Building was erected:		Is the property located in the Groundwater Protection District? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
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? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Describe Application Request: Accessory Family dwelling unit			

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		Single Family	A.F.D.U
B. Dwelling Units	1	1	2
C. Lot Size	22,500	10,229	10,229
D. Lot Frontage	180	150	150
E. Front Setback	25	25	25
F. Side Setback	10	2.06	10.00
G. Side Setback	10	10	43.04
H. Rear Setback	10	50	43.45
I. Lot Coverage	30	22.49	24.38
J. Height	35	30	30
K. Parking Spaces	Exempt under 3.5	4	4
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 4 paper copies to the Community & Economic Development Department.



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. A GENERAL SPECIAL PERMIT APPLICATION IS REQUIRED IN ADDITION TO THIS FORM FOR AFDU'S.

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. An accessory family dwelling unit shall be located within:

- a. a detached single-family dwelling (principal dwelling unit); or
- b. an addition to a detached single-family dwelling principal dwelling unit); or
- c. a separate structure on the same premises as a detached single-family dwelling (principal dwelling unit).

N/A

2. There shall be no more than one accessory family dwelling unit associated with a detached single-family dwelling (principal dwelling unit).

N/A

3. No accessory family dwelling unit shall have more than one bedroom, unless a second bedroom is authorized by the Board of Appeals pursuant to 8.2.C. 8.

Requester authorization by the Board of Appeals for a second Bedroom to accommodate my Mother and Father. ~~also~~

4. An accessory family dwelling unit shall not exceed 800 sq. ft. of gross floor area unless:

- a. there is an existing detached accessory structure larger than 800 sq. ft. located on the same lot as a detached single-family dwelling (principal dwelling unit) and the Board of Appeals determines its use as an accessory family dwelling unit is in character with the neighborhood; or
- b. authorized by the Board of Appeals pursuant to 8.2.C.8.

There is a detached accessory structure larger than 800 sq ft that will be displaced

5. There shall be at least one designated off-street parking space for the accessory family dwelling unit in addition to parking for the occupants of the detached single-family (principal dwelling unit).

The off-street parking space shall be located in a garage or in the driveway, and shall have vehicular access to the driveway. The location, quantity and adequacy of parking for the accessory

[Signature]

family dwelling unit shall be reviewed by the Board of Appeals to ensure its location and appearance are in keeping with the residential character of the neighborhood.

There is adequate parking

6. Occupancy of the single-family dwelling (principal dwelling unit) and accessory family dwelling unit shall be restricted as follows:

a. The owners of the property shall reside in one of the units as their primary residence, except for bona fide temporary absences due to employment, hospitalization, medical care, vacation, military service, or other comparable absences which would not negate the primary residency standard. For purposes of this Section, "owners" shall mean one or more individuals who hold legal or beneficial title to the premises.

b. The accessory dwelling unit and the detached single-family dwelling (principal dwelling unit) shall be occupied by any one or more of the following:

- i. the owner(s) of the property;
- ii. the owner's family by blood, marriage, adoption, foster care or guardianship;
- iii. an unrelated caregiver for an occupant of the detached single-family dwelling or the accessory family dwelling unit, who is an elder, a person with a disability, handicap or chronic disease/medical condition, or a child.

This is my primary residence and the addition is for My Mother and Father.

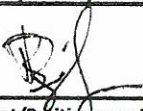
7. An accessory family dwelling unit shall be designed so as to preserve the appearance of the single-family dwelling (principal dwelling unit) and be compatible with the residential character of the neighborhood. Any new separate outside entrance serving an accessory family dwelling unit shall be located on the side or in the rear of the building.

The entrance for the addition is on the side

In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility or a chronic medical condition, the Board of Appeals may allow reasonable deviations from the Basic Requirements where necessary to install features in the accessory family dwelling unit to facilitate the care of, and access and mobility for, disabled and handicapped individuals and persons with limited mobility or a chronic medical condition. This may include, but is not limited to, authorizing a second bedroom in the accessory family dwelling unit.

If you are seeking relief under this provision, please specify the relief sought and the reasons supporting your request.

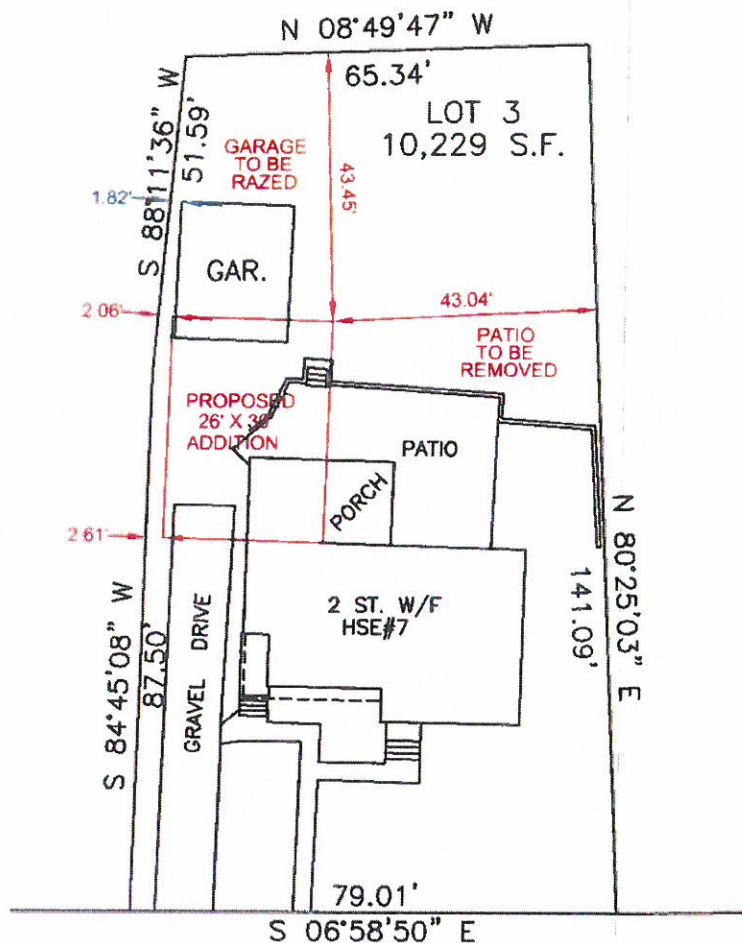
Requesting second Bedroom ~~to separate~~ for My Father's CPAP machine and sleep cycles

Will: 

8/05/2017

Signature of Applicant/Petitioner or Representative

Date

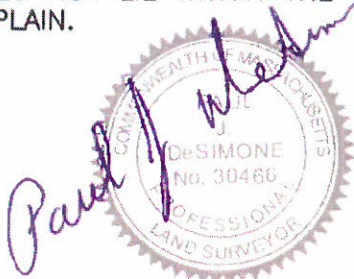


ZONE VR
AREA 22,500 S.F.
FRONTAGE 150'
SETBACK 20'
SIDEYARD 10'
REARYARD 10'
LOT COVERAGE
STRUCTURE 30%
STRUC. & IMPER. 40%
NOT WITHIN THE G.P.D.

EXISTING LOT COVERAGE
STRUCTURES 18.94%
STRUC. & IMPER. 27.31%

PROPOSED LOT COVERAGE
STRUCTURES 22.49%
STRUC. & IMPER. 24.38%

I CERTIFY THAT THE PROPOSED
ADDITION SHOWN ON THIS PLAN
IS NO CLOSER TO THE PROPERTY
LINE THAN THE EXISTING STRUCTURE
AND DOES NOT LIE WITHIN THE
FLOOD PLAIN.



BARBER STREET

PROPOSED ADDITION
PLAN OF LAND

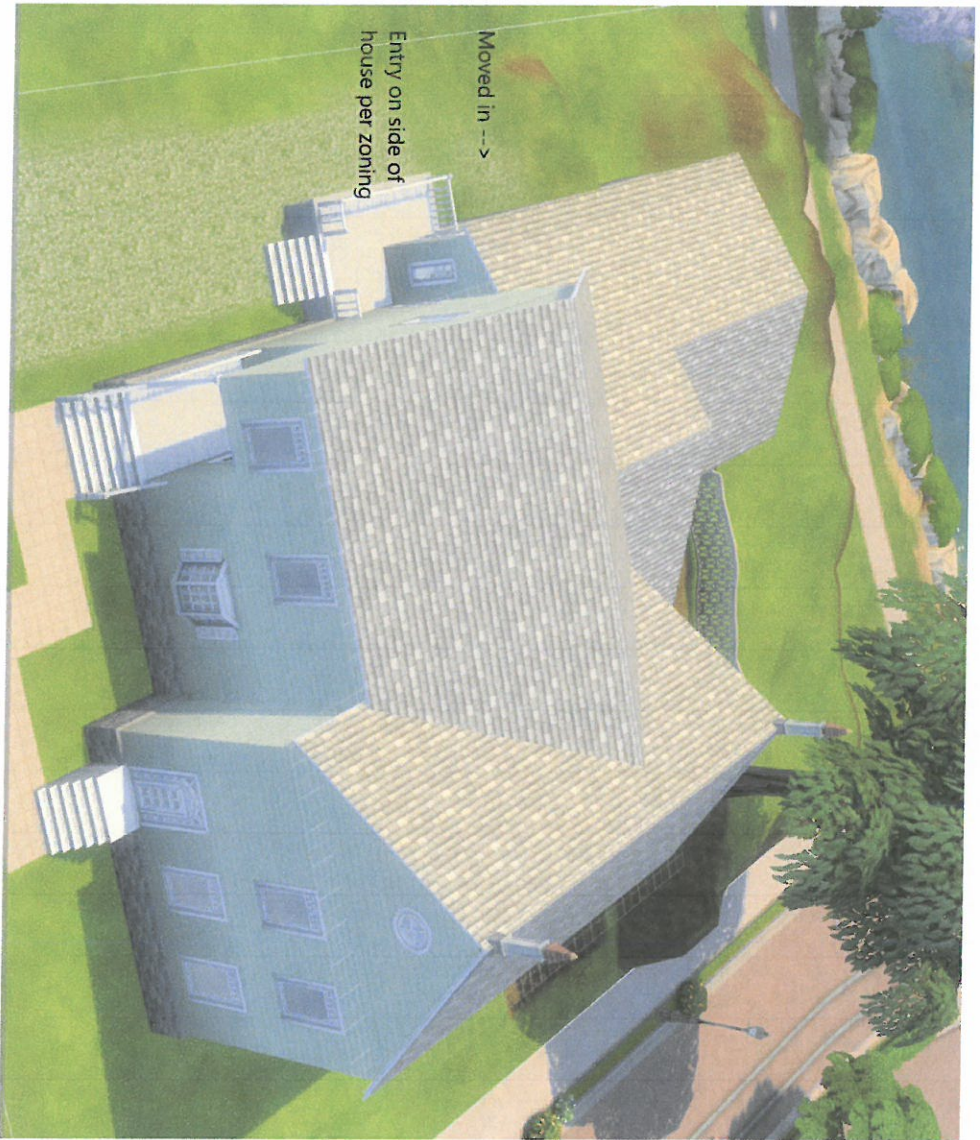
IN

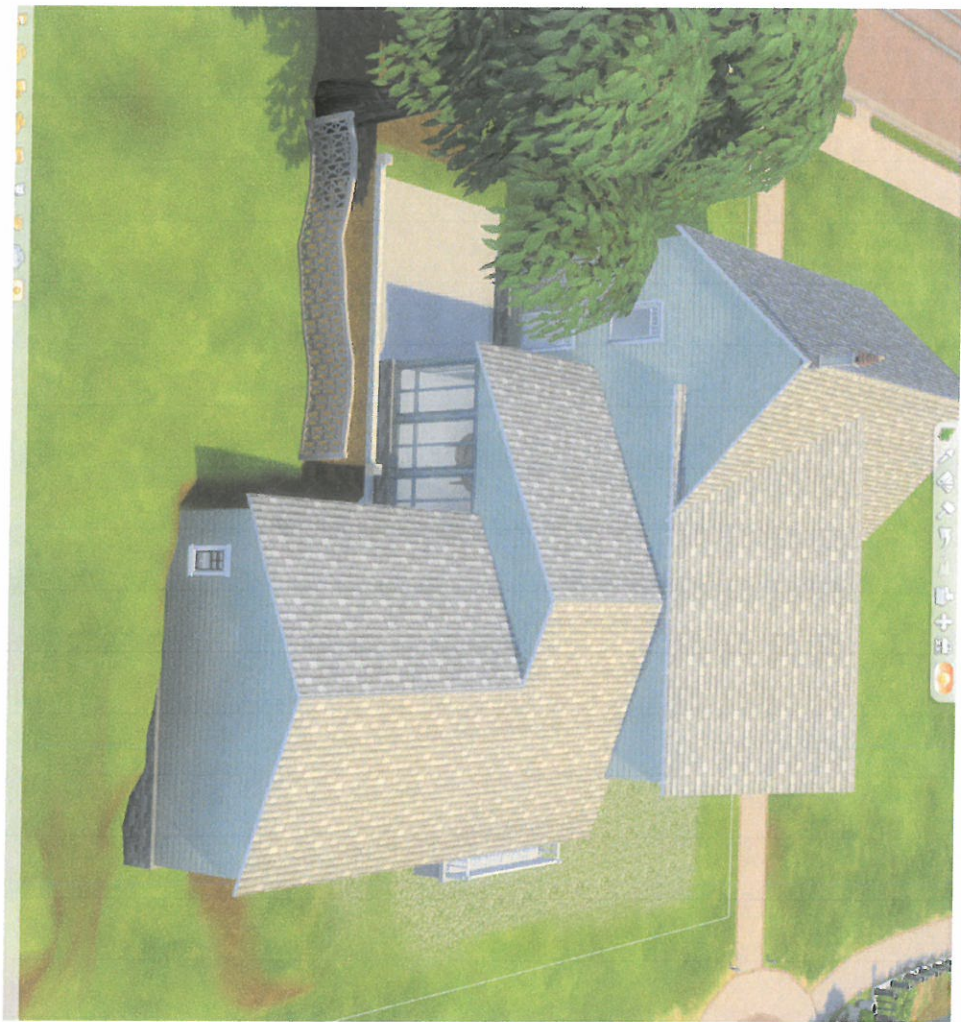
MEDWAY, MA.

SCALE: 1"=30' JUNE 4, 2020

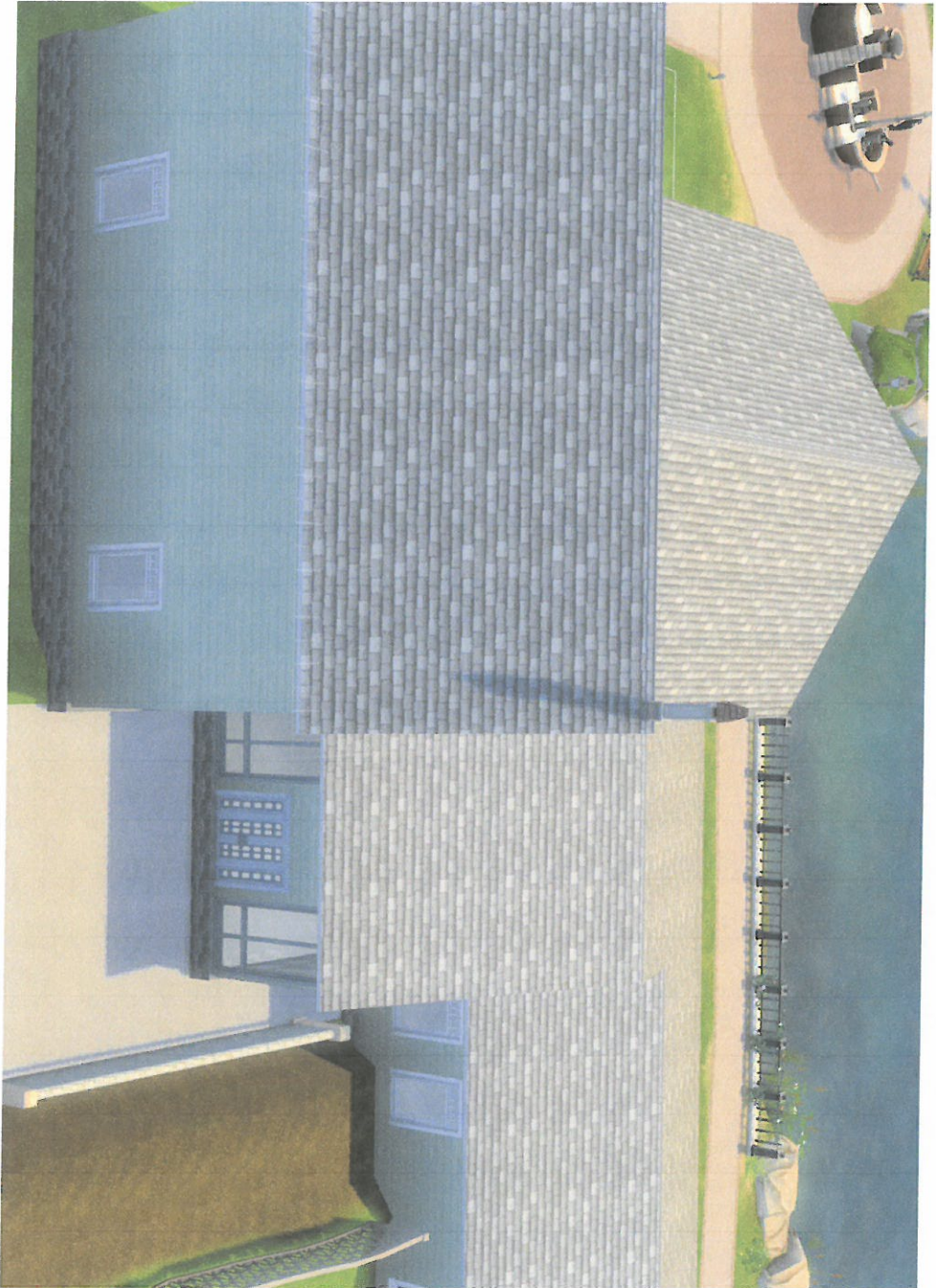
OWNER: William Brilmayer
& Kirstie Baker
7 Barber Street
Medway, Ma. 02053

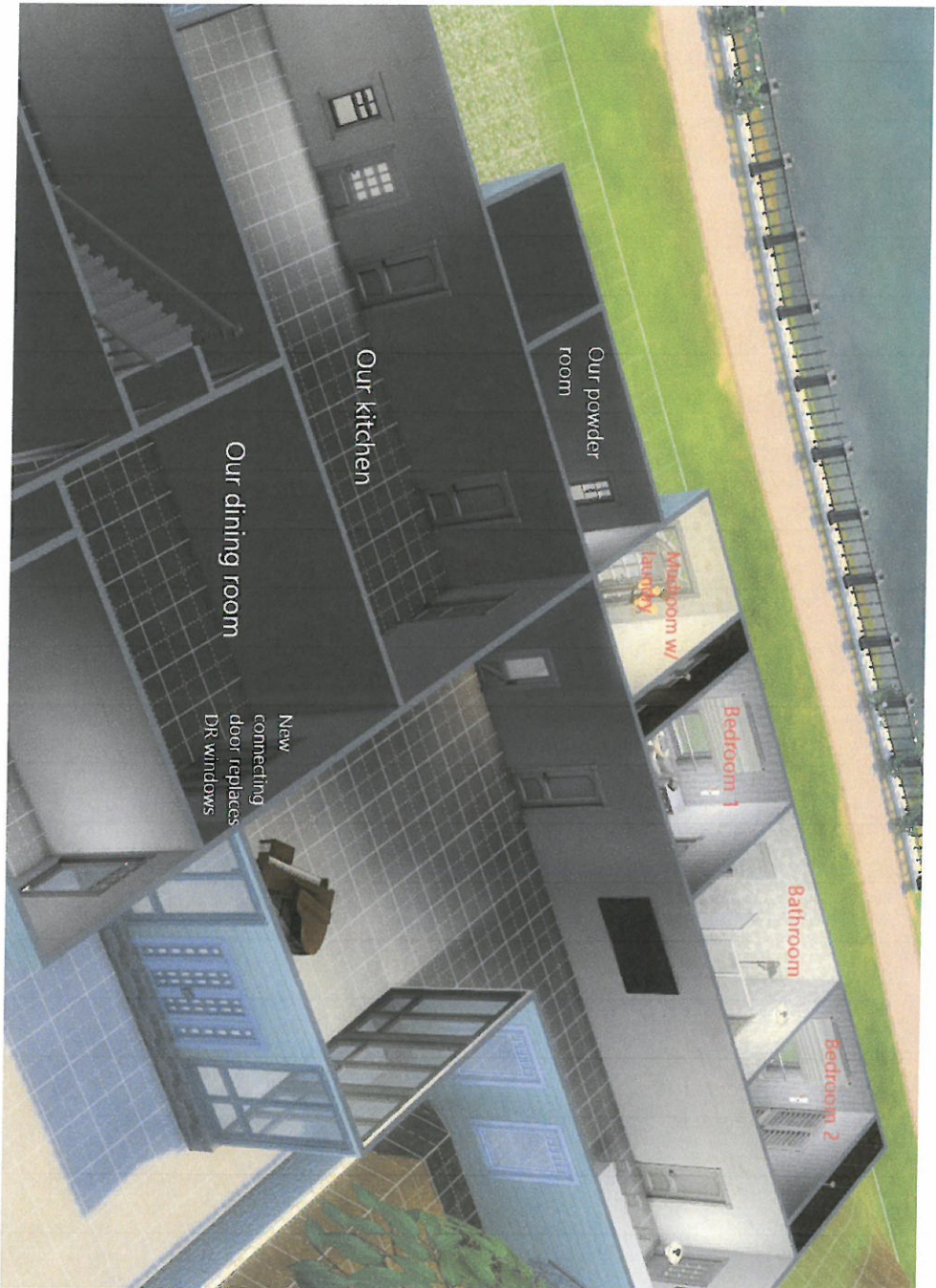
COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644

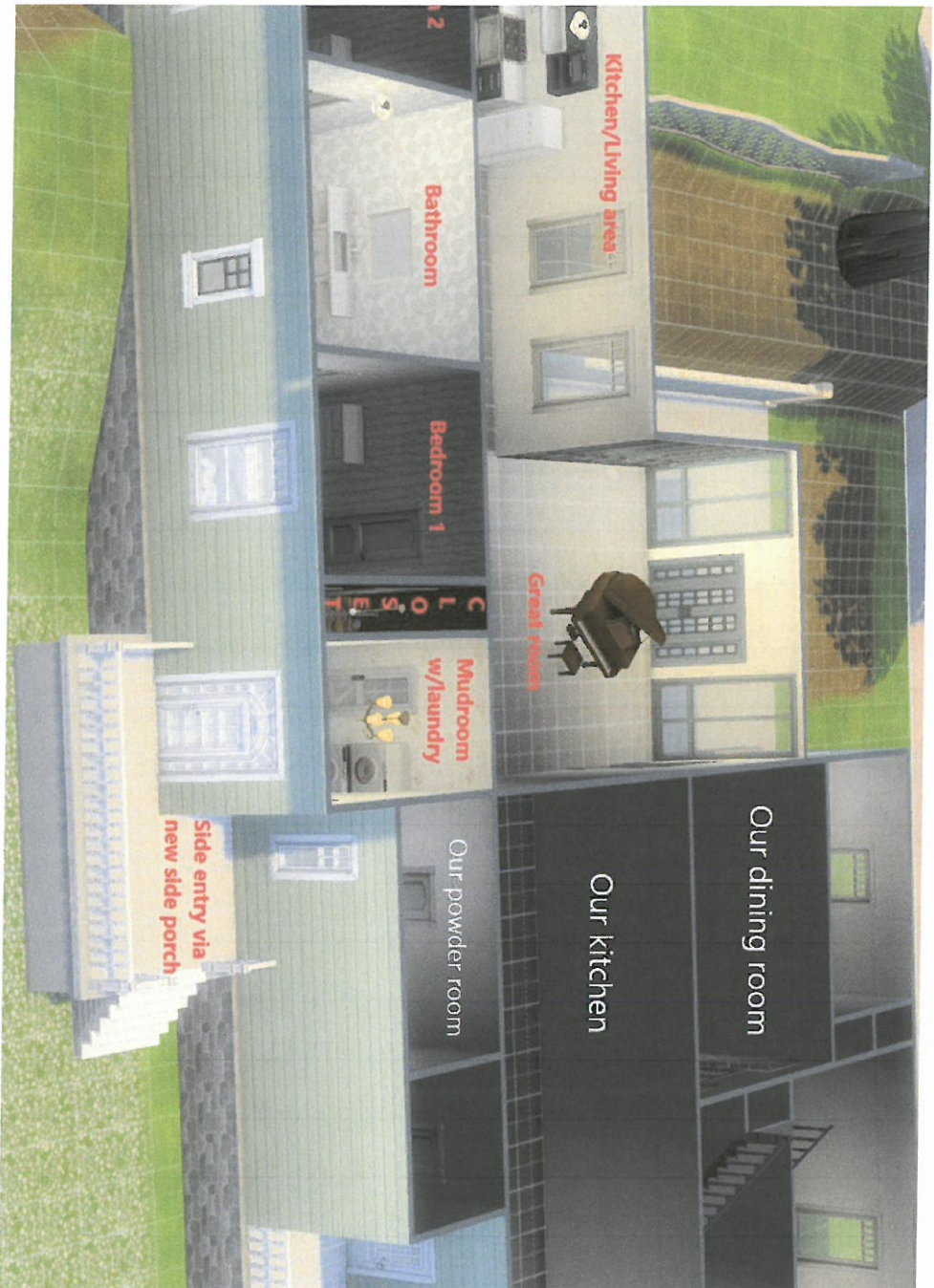














7 Barber Street

8.2 ACCESSORY FAMILY DWELLING UNIT

A. **Purposes.** The purposes of this sub-section are to:

1. establish an option for the creation of Accessory Family Dwelling units to provide suitable housing for a family member and/or a caregiver for a family member who is an occupant of the premises;
2. provide opportunities to support residents who wish to age in place; and
3. maintain the residential character of neighborhoods.

B. **Applicability.** The Board of Appeals may grant a special permit for an accessory family dwelling unit in accordance with this Section 8.2 and TABLE 1: Schedule of Uses.

C. **Basic Requirements.**

1. An accessory family dwelling unit shall be located within:
 - a. a detached single-family dwelling (principal dwelling unit); or
 - b. an addition to a detached single-family dwelling (principal dwelling unit); or
 - c. a separate structure on the same premises as a detached single-family dwelling (principal dwelling unit).
2. There shall be no more than one accessory family dwelling unit associated with a detached single-family dwelling (principal dwelling unit).
3. No accessory family dwelling unit shall have more than one bedroom, unless a second bedroom is authorized by the Board of Appeals pursuant to 8.2.C. 8. herein.
4. An accessory family dwelling unit shall not exceed 800 sq. ft. of gross floor area unless:
 - a. there is an existing detached accessory structure larger than 800 sq. ft. located on the same lot as a detached single-family dwelling (principal dwelling unit) and the Board of Appeals determines its use as an accessory family dwelling unit is in character with the neighborhood; or
 - b. authorized by the Board of Appeals pursuant to 8.2.C.8. herein.
5. There shall be at least one designated off-street parking space for the accessory family dwelling unit in addition to parking for the occupants of the detached single-family (principal dwelling unit). The off-street parking space shall be located in a garage or in the driveway, and shall have vehicular access to the driveway. The location, quantity and adequacy of parking for the accessory family dwelling unit shall be reviewed by the Board of Appeals to ensure its location and appearance are in keeping with the residential character of the neighborhood.
6. Occupancy of the single-family dwelling (principal dwelling unit) and accessory family dwelling unit shall be restricted as follows:

- a. The owners of the property shall reside in one of the units as their primary residence, except for bona fide temporary absences due to employment, hospitalization, medical care, vacation, military service, or other comparable absences which would not negate the primary residency standard. For purposes of this Section, “owners” shall mean one or more individuals who hold legal or beneficial title to the premises.
- b. The accessory dwelling unit and the detached single-family dwelling (principal dwelling unit) shall be occupied by any one or more of the following:
 - i. the owner(s) of the property
 - ii. the owner’s family by blood, marriage, adoption, foster care or guardianship
 - iii. an unrelated caregiver for an occupant of the detached single-family dwelling or the accessory family dwelling unit, who is an elder, a person with a disability, handicap or chronic disease/medical condition, or a child.

Prior to the Town’s issuance of a certificate of occupancy for the accessory family dwelling unit, the property owner shall submit to the Building Commissioner a notarized statement of the property owner’s relationship to the occupant of the dwelling unit not occupied by the property owner.

7. An accessory family dwelling unit shall be designed so as to preserve the appearance of the single-family dwelling (principal dwelling unit) and be compatible with the residential character of the neighborhood. Any new separate outside entrance serving an accessory family dwelling unit shall be located on the side or in the rear of the building.
8. In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility or a chronic medical condition, the Board of Appeals may allow reasonable deviations from the Basic Requirements where necessary to install features in the accessory family dwelling unit to facilitate the care of, and access and mobility for, disabled and handicapped individuals and persons with limited mobility or a chronic medical condition. This may include, but is not limited to, authorizing a second bedroom in the accessory family dwelling unit.

D. Decision.

1. The Board of Appeals, in making its decision, shall make findings that all of the special permit criteria specified in Section 3.4 C. herein are met.
2. **Conditions, Limitations and Safeguards:** Special permits shall be subject to the conditions, limitations, and safeguards set forth in Section 3.4.D. herein subject to such exceptions as the Board of Appeals may deem appropriate. Every special permit shall include the following conditions:
 - a. Recording. The special permit shall be recorded with the Registry of Deeds prior to issuance of an occupancy permit for the accessory family dwelling unit.
 - b. Transfer of Ownership. If the new owner(s) desires to continue to exercise the special permit, they must, within thirty (30) days of the conveyance, submit a notarized letter to the Building Commissioner stating that they will occupy one of the dwelling units on the premises as their primary residence, except for bona fide temporary absences, and that the accessory family dwelling unit is to be occupied by one of parties specified in C. 6. b. herein.

- c. **Bi-Annual Certification.** The owner of the property shall provide a bi-annual certification to the Building Commissioner verifying that the unit not occupied by the owner is occupied by one of the parties specified in C. 6. b. herein or that the space is being used for another lawfully allowed use pursuant to this Bylaw.

(Section 8.2 was replaced in its entirety 5-9-16)



August 25, 2020

**Medway Planning & Economic Development Board
Meeting**

**Discussion - Zoning Bylaw Amendments
for Fall Town Meeting (11-12-20)**

See attached items the PEDB submitted for the annual town meeting this past spring which you agreed to withdraw from consideration with the intention of resubmitting for the fall town meeting.

NOTE - We still need to finalize the environmental regulations.

NOTE – Although we are undertaking a substantive review of the CBD zoning provisions, we have asked consultant Ted Brovitz to review the current mixed use zoning in the CBD and provide some limited amendments for action at the fall town meeting.

NEW IDEA - Might you consider adding a limitation on the size of any single industrial building, or provide for a maximum size “by right” and larger buildings by special permit? Presently there are no limitations on industrial building size. The largest industrial building in Medway is the Spencer Technologies building (formerly Cybex) at 10 Trotter Drive which has 119,421 sq. ft. of finished area.

ADAPTIVE USE OVERLAY DISTRICT

Proposed Amendments

February 14, 2020

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 5.6.2 Adaptive Use Overlay District, specifically Section 5.6.2.D.2. a. through h., and Section 5.6.2.D.3. c, as follows (new text in **bold**, deleted text in ~~strike~~through):

1. Uses Allowed As of Right: All uses permitted in the underlying zoning district shall be permitted within the Adaptive Use Overlay District unless prohibited under sub-section D.3 hereof.
2. Uses Allowed by Special Permit: In approving an Adaptive Use Special Permit, the Planning and Economic Development Board may provide for the following uses or combination of uses and no others. The Adaptive Use special permit shall identify the uses that are specifically allowed, and may impose any conditions, safeguards and limitations deemed necessary by the Planning and Economic Development Board.
 - a. **Professional or business offices** ~~for business or professional uses.~~
 - b. ~~Studios for artists, photographers, interior decorators, and similar design related uses.~~
 - c. Retail sales for handcrafted merchandise, original arts and crafts or copies thereof, antiques, second-hand goods, gifts, clothing, accessories, and decorative home furnishings. *(Amended 11-16-15)*
 - d. Food services including, but not limited to bakeries, cafes, coffee shops, delicatessens, frozen dessert shops, pastry shops, sandwich shops and other specialty food items, not to exceed 3,000 sq. ft. *(Amended 11-16-15)*
 - e. ~~Repair shops for small electronic equipment, appliances or tools.~~
 - f. Personal care services **establishments** ~~such as barber shops, beauty parlors and nail salons.~~
 - g. Florists
 - h. **Service establishments** ~~Individual consumer services including but not limited to opticians, personal fitness, tailor, shoe repair, music lessons and travel agency.~~ *(Added 11-1-15)*
 - i. Museum *(Added 11-19-18)*
 - j. The alteration of, addition to, and/or conversion of an existing building to one or two residential dwelling units and one or more business uses listed in items a-i above, provided that the appearance of the building is characteristic of a single-family dwelling.
3. Prohibited Uses: The following uses are prohibited in the Adaptive Use Overlay District:

- a. Motor vehicle sales, repair, or sales of parts
- b. Manufacturing
- c. Drive-through **facilities** ~~windows of any kind~~
- d. Exterior storage of equipment or materials

And to amend Section 5.6.2.C, Applicability, as follows (new text in **bold**, deleted text in ~~strike through~~):

C. Applicability. The Planning and Economic Development Board may grant an Adaptive Use Special Permit for any property with at least 50 feet of frontage on a ~~Town-way~~ **street** in the Adaptive Use Overlay District, provided that each lot in the development includes at least one building constructed prior to June 28, 2004.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

ZONING HOUSEKEEPING Article

Proposed Amendments

February 14, 2020

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 4.2.A, Zoning Map, as follows (new text in **bold**, deleted text in ~~striketrough~~):

A. Except for the Flood Plain District and Groundwater Protection District, the boundaries of these districts are defined and bounded on the map entitled, "Town of Medway Zoning Map," dated December 4, 2014 **27, 2019**, as may be amended and revised, ~~with a list of the names of the members of the Planning and Economic Development Board~~ and filed with the Town Clerk, which map, ~~together with all explanatory matter thereon~~, is hereby incorporated in and made a part of this Zoning Bylaw.

And amend the Zoning Bylaw, Section 8.9 Registered Medical Marijuana Facilities, specifically Section 8.9.J.5.b.i. as follows (deleted text in ~~striketrough~~):

5. Procedures.

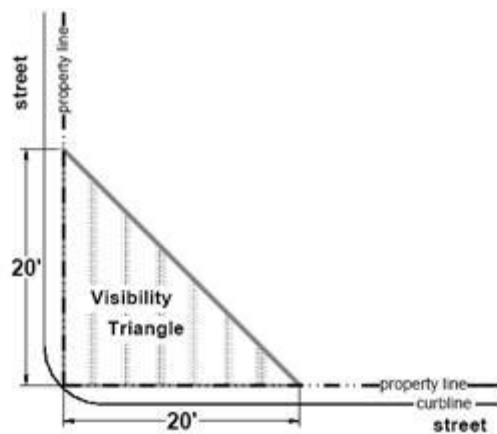
- a. The special permit application and public hearing procedure for a RMMF shall be in accordance with Section 3.4 and G.L. c. 40A, § 9.
- b. Mandatory Findings. The Planning and Economic Development Board shall not grant a special permit for a RMMF unless it finds that:
 - i. The RMMF is designed to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

And amend Section 8.9 Registered Medical Marijuana Facilities to change the words "Massachusetts Department of Public Health" to "Massachusetts Cannabis Control Commission" wherever it appears in Section 8.9.

And amend the Zoning Bylaw, Section 6.1, TABLE 2, Dimensional and Density Regulations, to require a minimum lot frontage of 50 feet in the Central Business, Village Commercial, and Neighborhood Commercial zoning districts.

And amend the Zoning Bylaw, Section 6.2.F, Setbacks, by adding new Section 6.2.F.4 and 6.2.F.5 as follows (new text in **bold**):

4. **On a corner lot, no fence, wall, sign, landscaping or plantings shall be located within the clear sight triangle so as to obstruct visibility at the intersection for motorists. The clear sight triangle is that area formed by the intersecting street right of way lines and a straight line joining said street lines at a point twenty feet distant from the point of intersection of street lines.**



5. **No structure or swimming pool shall be constructed within the front setback, and no boat, trailer, or unregistered vehicle shall be stored within the front setback, of any lot.**

And amend the Zoning Bylaw, SECTION 9 Oak Grove Park Districts, Table 9.4.C.1.A, by correcting the reference in Section 4.3 in the column under “Cottage” to read “See Section 9.5.B.25 for Pocket Neighborhood Development Standards”.

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

ACCESSORY USES AND INCIDENTAL ACCESSORY OBJECTS

Proposed Amendments

February 14, 2020

ARTICLE : To see if the Town of Medway will vote to amend the Zoning Bylaw, SECTION 2 DEFINITIONS by inserting the following definition in alphabetical order: (new text in **bold**, deleted text in ~~strikethrough~~)

Incidental Accessory Object – A visible, functional or ornamental object or a man-made site feature that is subordinate to a principal building/structure or use and is located on the same lot as the principal building/structure or use or on an adjoining lot under the same ownership and in the same zoning district.

And to amend Paragraph H. in Section 6.3 Accessory Building and Structures as follows:

H. Incidental Accessory Objects.

1. The setback requirements specified in Table 2 **DIMENSIONAL AND DENSITY REGULATIONS** shall not apply to public bus stop shelters.
2. The standard setback requirements specified in Table 2 **DIMENSIONAL AND DENSITY REGULATIONS** shall apply to the following Incidental Accessory Objects:
 - a. Animal hutch or pen exceeding one hundred and twenty square feet in gross floor area and taller than ten feet in height
 - b. Athletic or sports court
 - c. Bathhouse or cabana
 - d. Gazebo or pavilion exceeding one hundred and twenty square feet in gross floor area and taller than ten feet in height.
 - e. Ground mounted solar photovoltaic panel
 - f. Hot tub
 - g. Membrane structure exceeding one hundred and twenty square feet in gross floor area and taller than ten feet in height
 - h. Patio or free-standing deck
 - i. Outdoor fireplace or fire pit
 - j. Outdoor kitchen, bar or dining area
 - k. Outdoor play gym or structure or playhouse
 - l. Man-made pond or water feature
 - m. Shed exceeding one hundred and twenty square feet in gross floor area and taller than ten feet in height
 - n. Swimming pool
 - o. Trash dumpster/enclosure
 - p. Wind turbine

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

MULTI-FAMILY HOUSING

Proposed Amendments

February 14, 2020

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 5.6.4 Multi-Family Housing, D. Density Regulations, as follows (new text in **bold**):

D. Density Regulations:

1. For lots of one acre or more:
 - a. The density of a Multi-Family Building or a Multi-Family Development without an Apartment Building shall not exceed 8 dwelling units per whole acre. For example, the maximum density of a 1.8 acre lot shall not exceed 8 dwelling units.
 - b. The density of an Apartment Building or a Multi-Family Development which includes an Apartment Building shall not exceed 12 dwelling units per whole acre.
2. For lots under one acre, the density of a Multi-Family Building and a Multi-Family Development shall not exceed its relative portion of an acre. For example, the maximum density of a 0.5 acre lot shall not exceed 4 dwelling units. *(Amended 11-19-18 and 11-18-19)*
3. **An Applicant is not entitled to the maximum possible number of dwelling units described herein. The number of dwelling units for a Multi-Family Development and/or Multi-Family Building shall be determined by the Planning and Economic Development Board in accordance with the criteria specified in Paragraph I. Decision herein.**

Or to act in any manner relating thereto:

PLANNING AND ECONOMIC DEVELOPMENT BOARD

USE TABLE

Proposed Amendments

February 14, 2020

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 5.4, Table 1, Schedule of Uses, as follows (new text in **bold**, deleted text in ~~strickthrough~~):

1. By adding a new Section G. Marijuana Related Uses, and moving the following marijuana related uses now found in Section D. Business Uses, and Section E. Industrial and Related Uses to the new **Section G. Marijuana Related Uses**, without any changes to the uses that are allowed, prohibited, or require a special permit:

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN

G. MARIJUANA RELATED USES

Recreational Marijuana Establishment <i>(Added 3-19-18 and amended 5-21-18)</i>	N	N	N	N	N	N	N	PB	N	PB	N	N	N
Recreational Marijuana Retailer <i>(Added 3-19-18 and amended 5-21-18)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N
Recreational Marijuana Social Consumption Establishment <i>(Added 5-21-18)</i>	N	N	N	N	N	N	N	N	N	N	N	N	N
Registered Medical Marijuana Facility (Retail) <i>(Added 5-21-18)</i>	N	N	N	N	N	N	PB	N	N	N	N	N	N
Registered Medical Marijuana Facility (Non-retail) <i>(Added 5-21-18)</i>	N	N	N	N	N	N	N	PB	N	PB	N	N	N

2. And further to amend said Table 1 by deleting the use category “Motel or hotel” and inserting two new use categories, “motel” and “hotel”, and provide for whether such uses are allowed, prohibited, or require a special permit:

Motel or hotel	N	N	N	SP	N	N	N	N	N	N	Y			
Motel	N	N	N	SP	N	N	N	N	N	Y	PB	PB	N	
Hotel	N	N	N	SP	N	N	N	N	N	Y	Y	Y	N	

3. And further to amend said Table 1 related to “Drive-through facility” to provide for whether such uses are allowed, prohibited, or require a special permit in the Oak Grove Zoning districts:

Drive-through facility	N	N	N	N	N	PB	PB	N	N	N	PB	PB	N
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4. And further to amend said Table 1 to prohibit indoor sales in the Central Business District:

Indoor sales of motor vehicles, trailers, boats, farm equipment, with accessory repair services and storage, but excluding auto body, welding, or soldering shop	N	N	N	≠ N	N	N	N	N	N	N	N	PB	N
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Or act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD



SPECIAL PERMITS IN THE CENTRAL BUSINESS DISTRICT

Proposed Amendments

February 14, 2020

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 5.4.1 Special Permits in the Central Business District (new text in **bold**, deleted text in ~~strike through~~) as follows:

5.4.1 Special Permits in the Central Business District

~~In the Central Business district, the following provisions shall apply to uses allowed by special permit and are also available for applicants for uses permitted by right in order to propose a flexible site design.~~

A. Purposes

- 1. To further the goals of the Medway Master Plan**
- 2. To encourage mixed-use development in the Central Business District with a balanced and vibrant mix of compatible business uses and multi-family residential development.**
- 3. To encourage revitalization and economic investment in the Central Business District in a manner which represents the qualities of a traditional New England town center.**

B. Applicability

- 1. A Mixed-Use Development may be allowed in the Central Business District by special permit from the Planning and Economic Development Board to include a combination of uses allowed by right and uses allowed by special permit as specified in Table 1 – Schedule of Uses.**
- 2. The provisions of this Section are available by special permit from the Planning and Economic Development Board for uses permitted by right in order to achieve a flexible site design.**
- 3. All development projects considered under this Section are subject to site plan review pursuant to Section 3.5 herein and the Medway Design Review Guidelines.**

C. Definitions:

Mixed-Use Development: See definition in SECTION 2 DEFINITIONS

Multi-Family Building: See definition in SECTION 2 DEFINITIONS

A. D. Dimensional Requirements.

- 1. Minimum lot size: 10,000 square feet**
- 2. Minimum continuous frontage: 50 feet**

3. Minimum front-yard setback: **Principale** buildings shall be set back a minimum of 10 feet from the front lot line. Architectural features such as bay windows, porches, balconies, porticos, canopies, etc. shall not be subject to the 10-foot minimum setback.
4. Minimum side-yard and rear-yard setback: For lot lines abutting a residential zoning district, 25 feet of which the first 10 feet nearest each lot line shall not be used for the parking or storage of vehicles and shall be suitably landscaped. There is no side-yard or rear-yard setback for properties abutting other properties within the Central Business district.
5. Maximum building height: 60 feet

B. E. Residential Uses in a Mixed-Use Development.

1. Except for assisted living residence facilities, a building comprised of multi-family dwelling units only shall not be permitted.
2. In a two-story building, no more than 50 percent of the gross floor area shall be comprised of multi-family dwelling units. In a three-story building, no more than 67 percent of the gross floor area shall be comprised of multi-family dwelling units. **In a four-story building, no more than 75 percent of the gross floor area shall be comprised of multi-family dwelling units.**
3. Multi-family dwelling units may not be located on the ground floor of a mixed-use building or development unless:
 - a. The building with the multi-family dwelling units is set behind another building which has business uses on the ground floor and a front façade that faces a public way or primary access drive; or
 - b. The residential portion of the ground floor is set behind the business uses within the same building which has a front façade that faces a public way or primary access drive.
4. No more than 10 percent of the total number of a mixed-use development's residential dwelling units shall have more than two bedrooms.
5. **The provisions of Section 8.6 Affordable Housing shall apply to Mixed-Use Developments.**

C. F. A minimum of 15 percent of the site shall function as landscaped or public space. The landscaped or public space shall be architecturally integral to the site or, as appropriate and practical, to abutting sites. No space that is used for vehicular parking or circulation, or loading shall be included as landscaped and/or public space.

D-G. Special Permit Review Criteria.

1. Special permits granted under this Section 5.4.1 are not subject to the special permit criteria under Section 3.4.

2. Before granting a special permit for a ~~special permit~~ **mixed-use development** or flexible site design of a permitted use in the Central Business district, the ~~special permit granting authority~~ **Planning and Economic Development Board** shall find that all of the following criteria are met:

- a. The proposed uses **and site design** represent the qualities of a traditional New England town center;
- b. The proposed site design is environmentally sound and is readily accessible to and useable by pedestrians;
- c. The proposed site design reflects and advances the goals and objectives of the Medway Master Plan as updated;
- d. Adequate pedestrian and (where applicable) vehicular linkages are provided within the site and connecting to abutting properties;
- e. Streets, driveways, sidewalks, landscaped areas and public services are laid out in a safe manner;
- f. Any detrimental impacts of the use on abutting properties and/or residential neighborhoods have been adequately mitigated; and
- g. The site design incorporates the site's existing topography and protects natural features to the maximum extent possible.

E. H. Design Requirements – The Planning and Economic Development Board shall adopt Central Business District Special Permit rules and regulations to administer this Section 5.4.1 including submission requirements and procedures and Central Business District design guidelines. Such guidelines may include any or all of the following:

1. Façade design for buildings visible from public ways
2. Vehicular or pedestrian connections to abutting commercial or residential areas;
3. Provision of pedestrian amenities; and
4. Sustainability, i.e., efficient resource use throughout a building's life cycle from siting to design, construction, operation, maintenance, renovation and deconstruction.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD