August 9, 2016
Medway Planning and Economic Development Board Meeting
155 Village Street
Medway, MA 02053

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

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

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

ANR Plan for 403 and 405 R Village Street:
The Board is in receipt of the following: (**See Attached**)

- ANR Plan application received August 3, 2016
- ANR Plan dated July 26, 2016 prepared by Land Planning, Inc. of Bellingham, MA.
- Review letter dated August 4, 2016 from Gino Carlucci, PGC Associates.

Consultant Carlucci indicated that the plan is complete and he recommends endorsement.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to endorse the ANR plan for 403 and 405 R Village Street.

Site Plan Completion for Learning Tree Center - 157 Main Street:
The Board is in receipt of the following: (**See Attached**)

- August 3, 2016 email from Tom Gay summarizing his August 2, 2016 site visit.
- Site Plan decision - July 22, 2014
- Endorsed site plan - August 19, 2014
- May 26, 2016 email from Steve Hansen requesting a Certificate of Site Plan Completion
- June 22, 2016 As – Built Plan and project certification prepared by Sullivan Land Surveying Co, Natick MA
- July 21, 2016 DRAFT PEDB Certificate of Site Plan Completion.

Member Gay reviewed his findings from the site visit. This site improvements have been executed in conformance with what was intended. There are a few differences which are not substantial. He did observed that there was NOT a designated handicap parking spot. This will be checked by Jack Mee. The planting pattern is more significant than the plan shows.

On a motion made by Rich Di Iulio, the Board voted unanimously to affirm its prior approval of the Certificate of Site Plan Completion for 157 Main Street from July 26, 2016.

Review of PEDB Meeting Minutes:

July 12, 2016

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to accept the minutes from July 12, 2016 as amended.

July 26, 2016

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to accept the minutes from July 26, 2016 as amended.

Reports:

- The Affordable Housing Bylaw Advisory Committee held their first meeting on Monday August 8th. MAPC was present. The Committee set forth the future meeting schedule. On September 20th, there will be a roundtable discussion which will be by invitation only and targeted to developers, engineers, attorneys and realtors. Town staff and board members will not attend.
- The Board of Selectmen will be having a Ms4 Permit meeting Monday August 15, 2016. The PEDB will attend.
- There will be a joint meeting with the PEDB and the EDC on Tuesday, August 16, 2016.

Pine Ridge, Candlewood and Hartney Acres:

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

- Notes on history of Pine Ridge, Candlewood Drive and Island Drive dated August 3, 2016
- Email dated July 8, 2016 from Tom Holder with attachments
- Series of emails between Susy Affleck-Childs and Paul Yorkis dated July 14, 2016
- Andy Rodenhiser letter dated July 18, 2016 to Paul Yorkis
- Paul Yorkis response letter dated July 18, 2016 to Andy Rodenhiser
- Pine Ridge Definitive Plan Certificate of Action dated June 6, 2006.

Mr. Yorkis was present at the meeting. He provided a memo to the Board dated August 9, 2016. (**See Attached**) He explained that the public hearing scheduled with the Conservation Commission for July 28th did not happen since there was a problem with the advertising. This was not an error on his part. The new hearing date is Thursday, August 25, 2016. Currently, there is $78,000 plus accrued interest in the bonds for Pine Ridge, Candlewood Drive and Island Road. The scope of work is noted in an email dated July 8, 2016 by Tom Holder. The estimated amount of work is $74,137.50. Mr. Yorkis indicated that this will take care of the work described in the Pine Ridge Certificate of Action. Once the Order of Condition is issued, work will begin. All contractors are lined up. Mr. Yorkis indicated that Jimmy Smith from the Department of Public Service has been a great help. One issue brought up was the timing of the release of bond when the work is done.

Susy Affleck-Childs asked about the submittal of as built and street acceptance plans after construction is completed. There will need to be a run-down of the title to make sure Mr. Claffey owns the road and is in the positon to convey. This is standard practice.

Exelon Expansion – Construction Services Estimate from BETA Group:

The Board is in receipt of an estimate dated August 9, 2016 for $11,600.00. **(See Attached)**

On a motion made by Bob Tucker, and Matt Hayes, the Board voted to approve the estimate from Beta in the amount of $11,600.00. (Member Gay abstained from vote)

Construction Reports:

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

- Village Estates Subdivision – Construction Report #7 dated 8-1-2016.
- 2 Marc Road Site Plan/CommCan – Construction Report #1 dated 8-3-2016.

Steve Bouley from Tetra Tech conducted a site inspection of Village Estates on August 1, 2016. The contractor installed a RCP pipe for the infiltration trenches. The rest of the work will be complete within the month. The contractor will clean the sand material.

The Chairman would like to make residents aware that there is no work allowed on scenic roads without proper permits. He referred to a project on Fisher Street which involved tree removal. The concern is that the stone wall got rebuilt but the edge of the road was damaged. Consultant Carlucci communicated that some towns go beyond the state Scenic Road statute. The determination is now left to the Tree Warden.

More Reports:

2 Marc Road:

- There was a preconstruction meeting held to commence the project.

Medway Garden:

- Medway Gardens submitted a site plan modification. The Board will review at its August 23, 2016 meeting.

Sign Bylaw Task Force

- The Sign Bylaw Task Force continues to discuss whether the sign regulations should remain as a zoning bylaw or be converted to a general bylaw. The committee is also planning some public outreach in the fall 2016.

Timbercrest 40B development.

- The applicant will be submitting some conceptual changes since another parcel has been added to the site. The applicant may need to withdrawal and resubmit.

Discussion of Zoning Bylaw Amendments:

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

- Draft changes to registered marijuana dispensary to not have any hours of operation restrictions for cultivation and processing.

- Draft revisions to Use Table
- Draft revisions to Definitions.

Registered Marijuana Dispensaries:
This article would adjust the hours of operation to not have any restrictions on the cultivation and processing facilities. The existing limits on hours of operation for retail dispensaries would remain.

Table 1: Schedule of Uses:
Blue are items defined in bylaw but not in table.
Red terms are new items added but not yet defined.
Green are words recommended to be deleted.
Yellow words with minor changes or adjustments.

The following is recommended:

A. Agriculture/Conservation, Recreation Uses:

- Include definition for nursery
- Consultant Carlucci will provide information regarding agricultural exemption as relating to two and five acres of land
- Include definition for Recreational Facility, Private and Commercial – After discussion, recommended to leave as allowed by right.
- Sawmill has a new definition – Needs further discussion about where this type of building can be located. Recommended a specific lot area. Include something about wood products.
- Campground/Recreational Camp - Including this could have unintended consequences.

B. Public Service:

- Government Facility: include the word any "federal" building and take out "used by the general public"
- Define what government means (change from municipal)

C. Residential Uses:

- Added Assisted Living residence "facility".
- Multifamily dwelling and multifamily developments subject to "include Section 5.6.2E"
- Include definition of long term care facility
- Mobile home or trailer
- Long Term Care Facility, consider through special permit.
- Mobile Home Trailer – The Board does not want to include in the use table.
- Group Homes - These are Dover protected and exempt, includes this as part of the definitions. If it is a shelter, then the definition needs to be broadened.
- Personal recreational facilities should be by right but subject to site plan review.
- Recreational personal - Recommend to take this out of all sections.
- Garages and accessory buildings and structures – Recommend to take this out.
- Boathouse – Include definition.

D. Business Uses:

- Include the term multi-tenant development.
- Retail Store larger than 20,000 sq. ft.
- Include for florist and define.
- Include definition for outdoor retail sales.
- Include definition for hospitality and food services.
- Tourist home - Not sure if want to address.
- Bed and breakfast not sure what district this should be allowed in
- Include the term bar and tavern with definitions.
- The Board needs to determine where museums, movie theatre/cinemas and galleries can be located. C1 would make sense.
- Cultural and entertainment uses/studio needs to be defined.
- Studio needs to be defined better to include all types of craftsman (ex. glassblowing)
- Commercial Indoor Amusement Recreation - Look to expansion into the industrial areas but have some regulations about space distance for ex. paint ball, cross fit, rock climbing etc.

Susy noted there has been some discussion about establishing some limits on the number of auto supply stores in town. It was discussed that this type of business is economically driven. There was discussion about what type of community the Board would like Town of Medway to look like. The Board can help with the appearance of the projects through the design review process but the Board cannot determine who buys the buildings. The members are in support of requiring a special permit for retail store larger than 20,000 sq. feet.

The members will discuss the remainder of the table of uses chart at another meeting along with discussion on the dimensional regulations.

Adjourn:

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

The meeting was adjourned at 9:55 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Reviewed and edited by,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

August 9, 2016
Medway Planning & Economic Development Board Meeting

ANR Plan for 403 and 405R Village Street

- ANR Plan application received 8-3-2016
- ANR Plan dated 7-26-16 prepared by Land Planning, Inc. of Bellingham, MA
- Review letter dated 8-4-16 from Gino Carlucci

LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

167 Hartford Avenue, Bellingham, Massachusetts 02019

RECEIVED
AUG - 3 2016
PLANNING

July 26, 2016

Approval Not Required Plan
Village Street
Medway, MA

Proponent: Douglas & Melissa Sibley

Prepared by: Land Planning, Inc.

The submitted plan shows a division of Assessor Map 66 Parcel 049. The parcel is a non-buildable lot that is being divided to convey two parcels to an abutter. All resulting parcels are non-buildable (as stated on the plan). The resultant configuration of enlarges the property at 403 Village Street and yields the same total number of lots.

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

214 Worcester Street
Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111

P.O. Box 644
Holden, MA 01520
Tel: 508-829-3006
Fax: 508-839-9528

LAND SUBDIVISION – FORM A

RECEIVED
AUG - 3 2016
PLANNING

Application for Endorsement of Plan Believed Not to Require Subdivision Approval (ANR)

Planning & Economic Development Board - Town of Medway, MA

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Planning Board Subdivision Rules and Regulations. Please complete this entire Application.

Submit two (2) signed originals of this Application, one copy of the ANR Plan, and one Project Explanation to the Town Clerk who will date stamp both Applications.

Provide one original ANR Application date stamped by the Town Clerk, one Project Explanation, eight copies of the ANR Plan, an electronic version of the ANR plan and the appropriate ANR Filing Fee to the Medway Planning & Economic Development office.

The Applicant certifies that the information included in this Application is a true, complete and accurate representation of the facts regarding the property under consideration.

In submitting this application, the Applicant and Property Owner authorize the Planning & Economic Development Board and its agents to access the site during the plan review process.

The Town's Planning Consultant will review the Application, Project Explanation and ANR plan and provide a recommendation to the Planning & Economic Development Board. A copy of that letter will be provided to you.

You or your duly authorized agent is expected to attend the Board meeting when the ANR Plan will be considered to answer any questions and/or submit such additional information as the Board may request.
Your absence may result in a delay in its review.

_____, 20____

TO: *The Planning & Economic Development Board of the Town of Medway, MA*

The undersigned, wishing to record the accompanying plan of property in the Town of Medway and believing that the plan does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits this Application and ANR Plan to the Medway Planning and Economic Development Board and requests its determination and endorsement that the Board's approval under the Subdivision Control Law is not required.

ANR PLAN INFORMATION

Plan Title: Plan of Land

Prepared by: Land Planning, Inc.

P.E. or P.L.S registration #: 45274 Plan Date: July 26, 2016

PROPERTY INFORMATION

ANR Location Address: 403 Village Street

The land shown on the plan is shown on Medway Assessor's Map # 66 Parcel # 49

Total Acreage of Land to be Divided: 2.74

Subdivision Name (if applicable): _____

Medway Zoning District Classification: Agricultural-Residential II

Frontage Requirement: 150' Area Requirement: 22,500

Is the road on which this property has its frontage a designated ***Medway Scenic Road***? Yes

The owner's title to the land that is the subject matter of this application is derived under deed from: Paul + Vivian Hollander to John C. + Anne W. Codman dated July 1, 1983 and recorded in Norfolk County Registry of Deeds, Book 6198 Page 239 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

APPLICANT INFORMATION

Applicant's Name: Dougks + Melissa Sibley

Applicant's Signature: X [signature] [signature]

Address: 403 Village Street
Medway, MA

Telephone: 508-641-7277 Email: dougs1999@hotmail.com

The Applicant hereby appoints Land planning, Inc. to act as its Agent/ Official Representative for purposes of submitting this application for endorsement of this ANR Plan.

PROPERTY OWNER INFORMATION *(if different than applicant)*

Property Owner Name: John C. + Anne Codman

Owner's Signature: X John C. Codman Anne W. Codman

Address: 405 Village Street
Medway, MA

Telephone: _____ Email: _____

ENGINEER or SURVEYOR INFORMATION

Name: Land Planning, Inc.

Address: 167 Hartford Avenue
Bellingham, MA

Telephone: 508-966-4130 Email: bellingham@landplanninginc.com

ATTORNEY INFORMATION

Name: _____

Address: _____

_____

Telephone: _____ Email: _____

PROJECT EXPLANATION

Provide a cover letter with a detailed explanation of how you propose to divide the land, what land transaction will occur, and what land reconfiguration will result from the endorsement and recording of this ANR Plan.

APPROVAL NOT REQUIRED JUSTIFICATION

The Applicant believes that the Board's approval under the Subdivision Control Law is not required for the following reasons: *(Check all that apply.)*

_____ 1. The accompanying plan does not show a division of land.

_____ 2. Every lot shown on the plan has frontage as required by the Medway Zoning Bylaw. The frontage required by the Zoning Bylaw is located on _____ *(name of way(s)*, which is:

_____ a. A public way. Date of street acceptance: _____

_____ b. A way certified by the Town Clerk as being maintained and used as a public way. *(Attach Town Clerk's certification)*

_____ c. A way shown on a definitive subdivision plan entitled _____ _____ that was previously endorsed by the Planning and Economic Development Board on _____ and recorded at the Norfolk County Registry of Deeds on _____

Provide detailed recording information: _____ _____

_____ d. A private way in existence on the ground before 1952 when the Subdivision Control Law was adopted in the Town of Medway, which has, in the opinion of the Planning & Economic Development Board, adequate width, suitable grades, and adequate construction to provide vehicular access to the lot(s) for their intended purpose of _____ and to permit the installation of municipal services to serve the lot(s) and any buildings thereon.

X 3. The division of land shown on the accompanying plan is not a *"subdivision"* for the following reasons: _____

This is a division of a non-buildable parcel into non-buildable lots to be conveyed to abutter

ANR PLAN FILING FEE

$250 plus $100/lot or parcel for a plan involving three (3) or more lots/parcels, not to exceed a maximum of $750.

Please prepare two checks, one for $95 and one for the balance. Each check should be made payable to: Town of Medway.

Fee approved 11-2-06

APPLICATION CHECKLIST – All items must be submitted

- ✓ 2 signed original ANR applications (FORM A)
- ✓ 8 prints of ANR plan – 1 for Town Clerk and 7 for Planning
- ✓ Electronic version of ANR plan for Planning
- ✓ Project Explanation – 1 for Town Clerk and 1 for Planning
- ____ Application/Filing Fee (2 checks)

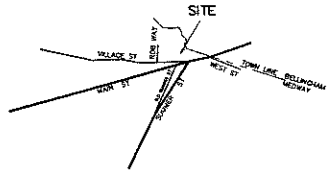
****

Date Form A, ANR Plan, and Project Explanation Received by Planning & Economic Development Board: 8-3-2016.

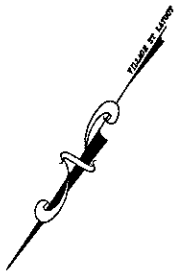
ANR Application/Filing Fee Paid: Amount: _____ *Check #* _____

Check # _____

FOR REGISTRY OF DEEDS USE ONLY



LOCUS PLAN
(NOT TO SCALE)



COMBINED LOT 'B', PARCEL '1', PARCEL '3'
TOTAL AREA: 70,900±
LOT SHAPE FACTOR: 18.6

N/F
TOWN OF MEDWAY

N/F
DAVID A. & WILMA J. NEWTON

N/F
BRIAN C. & JENNIFER GERARD

N/F
DAVID & JENNIFER KAGAN

N/F
JOHN C. & ANNE W. CODMAN

N/F
RYAN T. MCDONOUGH

DH FND
4.95' FROM CORNER

L=243.88'
L=458.14 R=5776.90
L=214.26'

EDGE OF WETLAND
(WETLAND PROTECTION DISTRICT)

PROPOSED LOT LINE

PARCEL '1'
47,099± sq. ft.
1.08± acres
NOT A BUILDABLE LOT

PARCEL '2'
72,300± sq. ft.
1.6± acres
NOT A BUILDABLE LOT

LIMIT OF FLOOD ZONE A
(FLOOD PLAIN DISTRICT)

TOWN LINE
MEDWAY/BELLINGHAM
(CENTERLINE OF BROOK)

±230' ALONG CENTER OF BROOK

HOPPING BROOK

TOWN BOUND
DH FND

DH FND

S19°27'10"E
176.15'

S17°46'30"E
47.86'

S19°37'40"E
114.57'

S79°50'50"W
186.87'

LOT 'B'
23,727± sq. ft.
0.54± acres

DWELLING #403

GARAGE

SHED

BARN

SHED

SHED

N10°09'10"W
288.90'
396.87'

N10°09'10"W
86.00'

N10°09'10"W
L=23.55'
R=25.00'
71.67'

R=14.53'
L=27.39'
70.04'

N43°48'55"E
218.86'

N10°37'13"W
R=15'

N10°30'10"W
58.60'

DWELLING #405

SB/DH FND

DH FND
2.03' FROM CORNER

N61°50'50"E
150.00'
597.85'

19.92'
R=27.42'
L=34.46'

72.57'

VILLAGE STREET
(COUNTY LAYOUT-50' WIDE)
"SCENIC ROAD"

PARCEL '3'
74± sq. ft.
NOT A BUILDABLE LOT

MAIN STREET
(COUNTY LAYOUT-60' WIDE)

ZONING DATA
ZONE: AGRICULTURAL-RESIDENTIAL II
MINIMUM REQUIREMENTS (RES)
AREA: 22,500 S.F.
FRONTAGE: 150'
FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 15'

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S RECORDS.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PROPERTY DATA:

OWNER:
PARCEL '1', PARCEL '2', PARCEL '3'
JOHN C. CODMAN AND ANNE W. CODMAN
405 VILLAGE STREET
MEDWAY, MA

MAP 66 PARCEL 049
DEED BOOK 6198 PAGE 239

OWNER:
LOT 'B'
DOUGLAS AND MELISSA SIBLEY
403 VILLAGE STREET
MEDWAY, MA

MAP 66 PARCEL 048
DEED BOOK 28328 PAGE 175

THIS PLAN SHOWS A DIVISION OF MAP 66 PARCEL 049

PARCEL '1' AND PARCEL '3' ARE TO BE CONVEYED TO DOUGLAS SIBLEY AND MELISSA SIBLEY (OWNER OF LOT 'B')

PROPERTY IS NOT SUBJECT TO CHAPTER 61A OR 61B

Plan of Land
Located at
403 Village Street
Medway, MA
Prepared for
Douglas & Melissa Sibley
403 Village Street
Medway, MA

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH THE MEDWAY ZONING BY-LAW

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
MEDWAY PLANNING BOARD

DATE

I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

DATE:
WILLIAM D. HALSING P.L.S. #45274
FOR LAND PLANNING, INC.

REVISIONS

No.	Date	Design	Checked
1			
2			
3			
4			
5			
6			

Field By:	PE/BH	6/16
Designed By:	WDH	7/16
Drawn By:	WDH	7/16
Checked By:	WDH	7/16

Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

bellingham@landplanninginc.com

Date July 16, 2016	Sheet No. 1
Job No. B2293	

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

MEMO TO: Medway Planning Board

FROM: Gino D. Carlucci, Jr.

DATE: August 4, 2016

RE: Sibley/Codman ANR at 403 and 405R Main Street

I have reviewed the ANR plan submitted for endorsement by Doug and Melissa Sibley of Medway. The current owners of the property are John and Anne Codman of Medway. The plan was prepared by Land Planning, Inc. of Bellingham, and is dated July 26, 2016. The plan proposes to divide a parcel of 119,473 square feet into three parcels of 47,099 square feet (Parcel 1), 72,300 square feet (Parcel 2) and 74 square feet (Parcel 3).

Parcels 1 and 3 are to be conveyed from the Codmans to the Sibleys.

The plan meets the substantive and technical requirements for ANR endorsement. I recommend that the plan be endorsed.

August 9, 2016
Medway Planning & Economic Development Board Meeting

Learning Tree Center – 157 Main Street Project Completion

- 8-3-16 email from Tom Gay summarizing his 8-2-16 site visit
- Site Plan Decision – July 22, 2014
- Endorsed site plan August 19, 2014
- May 26, 2016 email from Steve Hansen requesting a Certificate of Site Plan Completion
- June 22, 2016 As-Built Plan and project certification prepared by Sullivan Land Surveying Co, Natick, MA
- July 21, 2016 DRAFT – PEDB Certificate of Site Plan Completion

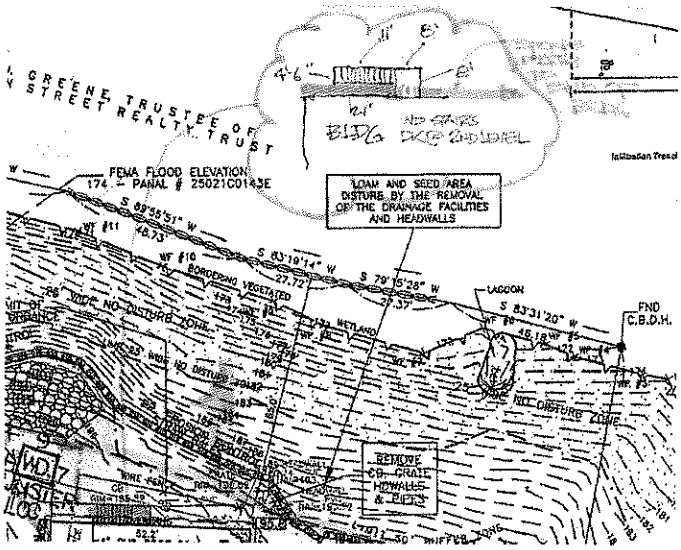
Susan Affleck-Childs

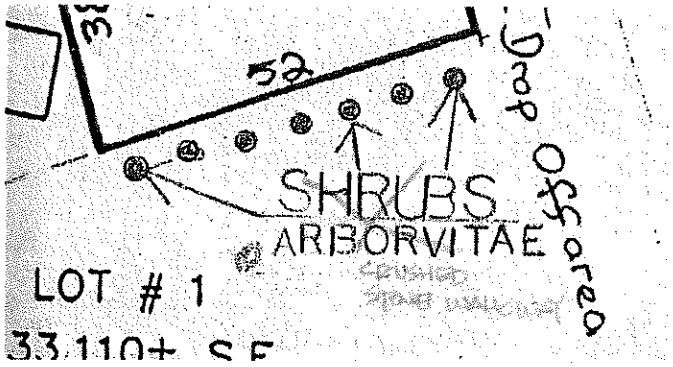
From: Gay, Thomas <thomas.gay@fmglobal.com>
Sent: Wednesday, August 03, 2016 12:35 PM
To: Susan Affleck-Childs
Subject: RE: Learning Tree Center Site Plan - 157 Main Street

HI Susy,

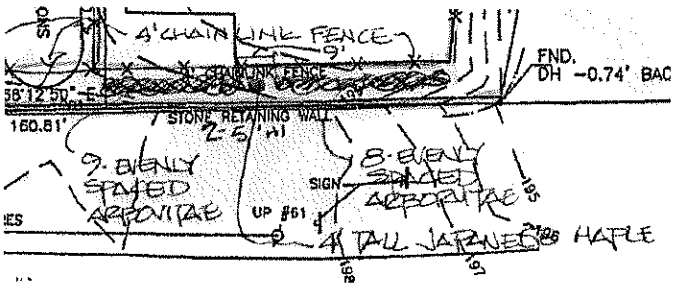
I visited the Learning Tree site for the purpose of reviewing the plan with what is on the ground, Tuesday, August 2nd, at 4:30pm. What I found was that the basic plan has been executed with just a few subtle differences... while I do not believe those differences to be significant, following below is highlighted documentation.

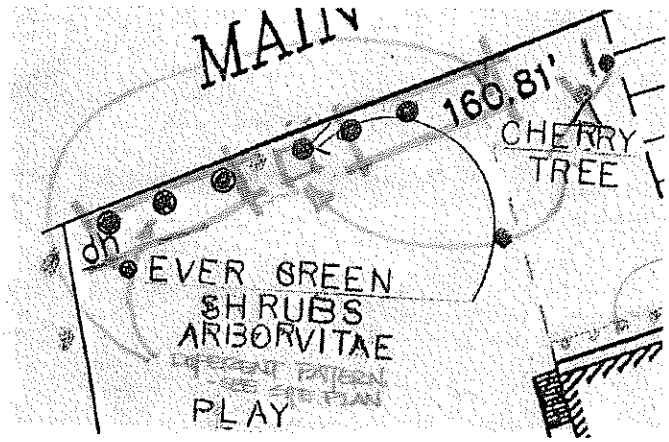
At the rear of the building the stairway to the outside stairway to the second floor is slightly different in position and layout than shown on the site plan (I'm assuming that was something cleared through normal building inspection) and the row of arborvitaes shown on the hand-drawn landscape plan has been replaced by a gravel path. The absence of plantings is not a big deal in my opinion because of the total shade from bordering woodland/slope and no visibility to abutters.



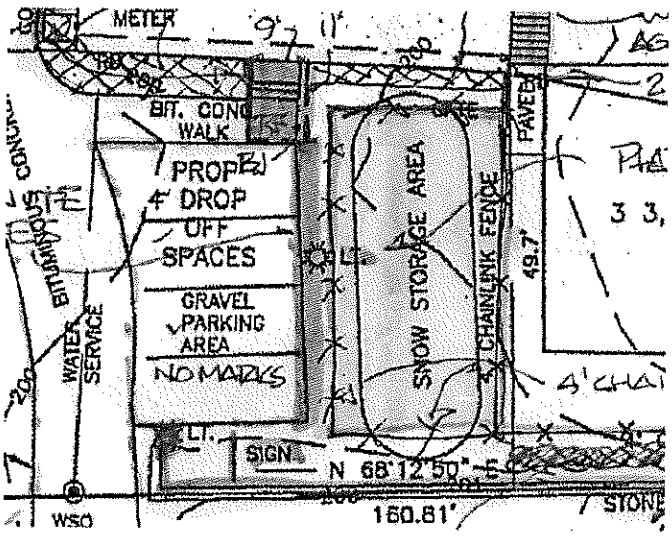


At the front of the property along the play-yard fence the planting is slightly different than specified by the landscape plan. It does approximate what was intended and will provide intended screening once the plants mature.

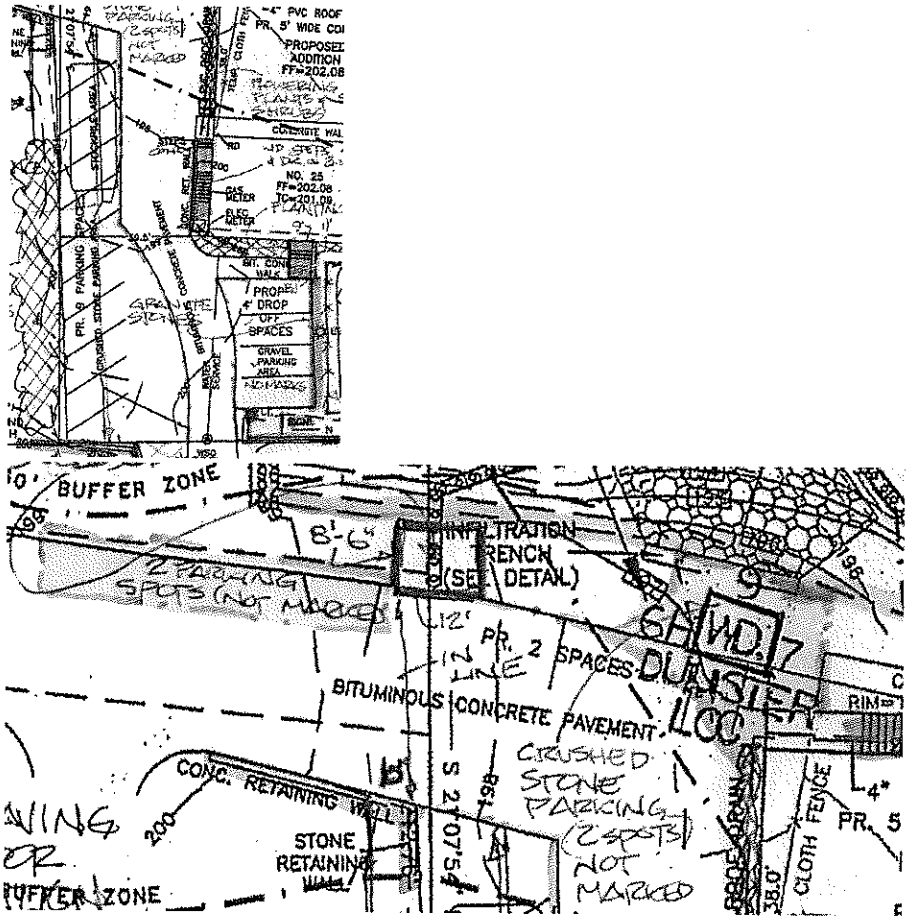




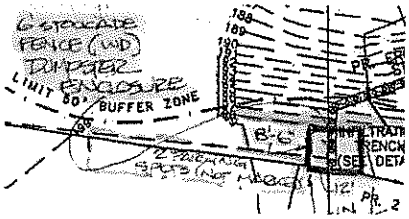
The "snow storage area" shown on the plan at the front of the property is actually a fenced in play yard. Owner indicated that the fence existed before the project. The play yard would not be used in the bad weather when snow would be an issue so even though snow could not be "plowed" into that area it could be scooped. Don't know the particulars of that strategy but do know the fence and play yard was not shown on the site plan.



While pavement and gravel parking and driving areas are essentially properly shown, the following two things should be noted... all pavement is in poor condition (was not replaced as part of the project) and there are no "striped" parking spots because they are all on gravel. The number of spots indicated are provided as evidenced by cars occupying them as well as two additional spots at the back of the building and the 2 remaining spots moved east to accommodate dumpster location.



Lastly, the dumpster enclosure changed location and configuration from the site and design plan. It has been moved away from the building, has been assembled using standard 6ft cedar stockade fence and is slightly larger than originally indicated.



As stated earlier… the "modifications" are not drastic, everything is in keeping with the intent of the original documents and I found nothing that made me nervous. Not sure if we have to insist on corrections before endorsing… would be happy to just have these notes kept on file.

T.A. Gay
MP&EDB Clerk.

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Wednesday, August 03, 2016 9:46 AM
To: Gay, Thomas <thomas.gay@fmglobal.com>
Subject: Learning Tree Center Site Plan - 157 Main Street

Hi Tom,

Were you able to visit the site yesterday to do the inspection? How do things look??

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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

RECEIVED
JUL 30 2014
TOWN CLERK

TOWN OF MEDWAY

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

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

July 22, 2014

SITE PLAN DECISION
Learning Tree Center – 157 Main Street
APPROVED with Waivers and Conditions

Decision Date: July 22, 2014

Name/Address of Applicant: Stephen P. Hansen
24 Point Street
Natick, MA 01760

Name/Address of Property Owner: 157 Main Street Realty LLC
157 Main Street
Medway, MA 02053

Engineer: Sullivan Surveying Company
209 West Central Street
Natick MA 01760

Site Plan: 157 Main Street Site Plan, dated April 24, 2014

Location: 157 Main Street

Assessors' Reference: Map 48 Parcel 98

Zoning District: Agricultural Residential II

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

I. PROJECT DESCRIPTION - The applicant/property owner proposes to construct a two story, 52' x 40' addition (4,160 sq. ft.) to the back/south of the existing 1,352 sq. ft. child care facility. The addition will provide classroom space on the upper level and an indoor play area on the lower level. Planned site improvements include stormwater drainage, exterior lighting, landscaping, and measures to ensure protection of adjacent wetland resources. The site is .76 acres in size. The parcel has rights to use a 20 foot wide right of way on the adjacent property at 155 Main Street to Evergreen Street. The proposed use is a child care facility which is an exempt use under the Massachusetts Zoning Act so it is allowed in any zoning district in the community. However, it is subject to *"reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements."*

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public hearing and review process, the Medway Planning and Economic Development Board, on July 22, 2014, on a motion made by Robert Tucker and seconded by Matthew Hayes, ***voted by roll call to APPROVE with WAIVERS and CONDITIONS*** as specified herein, the site plan application of Stephen Hansen of Natick, MA for an addition and site improvements at the Learning Tree Center at 157 Main Street. The vote was five in favor and zero opposed.

Planning & Economic Development Board Member	***Vote***
Thomas Gay	AYE
Matthew Hayes	AYE
Andy Rodenhiser	AYE
Karyl Spiller-Walsh	AYE
Robert Tucker	AYE

IIII. PROCEDURAL HISTORY

A. May 21, 2014 - Site plan application and associated materials filed with the Medway Planning & Economic Development Board and the Medway Town Clerk

B. June 5, 2014 – Public hearing notice posted with Town Clerk and posted at the Town of Medway web site

C. June 9, 2014 – Site plan information distributed to Town boards, committees and departments for review and comment.

D. May 7, 2014 - Public hearing notice mailed to abutters by certified sent mail.

E. June 9 and 17, 2014 - Public hearing notice advertised in *Milford Daily News.*

F. June 24, 2014 – Public hearing commenced. The public hearing was continued to July 8 and July 22, 2014 when the hearing was closed.

IV. INDEX OF SITE PLAN DOCUMENTS

A. The site plan application for the Learning Tree Center at 157 Main Street included the following plans, studies and information that were provided to the Planning and Economic Development Board at the time the application was filed:

1. Site Plan of Land in Medway, MA, dated April 24, 2014 prepared by Sullivan Surveying Company, LLC of Natick MA.
2. Landscape Inventory & Plan prepared by Steve Hansen
3. Stormwater Management Report dated May 22, 2014 prepared by Creative Land and Water Engineering, LLC of Framingham, MA
4. Lighting Layout Plan dated May 2, 2014 prepared by RAB Lighting
5. Mortgage Inspection Plot Plan in Medway, MA dated May 28, 2013 prepared by P.N. Associates, Inc.

B. During the course of the review, the Applicant and its representatives submitted revised plans and a variety of other materials to the Planning and Economic Development Board as follows:

1. Updated Site Plan of Land in Medway, MA, revised May 21, 2014 prepared by Sullivan Surveying Company, LLC of Natick, MA
2. Letter dated May 27, 2014 from Medway Inspector of Buildings John Emidy confirming that the scope of proposed work at 157 Main Street constitutes a *major site plan* pursuant to the Medway Zoning Bylaw.
3. Quitclaim Deed conveying 157 Main Street from Michael and Jeannie Buxbaum to 157 Main Street Realty LLC, dated June 17, 2013, recorded at Norfolk County Registry of Deeds June 17, 2013 in Book 31442, Page 467.
4. *Requests for Waivers from the Site Plan Rules and Regulations,* dated June 23, 2014 prepared by applicant Stephen Hansen.
5. Checklist for Stormwater Report/Mass DEP prepared by Desheng Wang, P.E. dated July 1, 2014
6. Building Addition drawings dated June 13, 2014, prepared by D & B Construction
7. Revised Landscape Inventory and Plan prepared by Stephen Hansen.
8. Updated Lighting Layout Plan dated June 26, 2014 prepared by RAB Lighting
9. Updated Lighting Layout Plan dated July 10, 2014 prepared by RAB Lighting

C. During the course of the review, a variety of other materials were submitted to the Planning and Economic Development Board or entered into the record by the Board:

1. Review Letter with recommendations dated June 23, 2014 from Medway Design Review Committee
2. Memorandum dated July 7, 2014 from Medway Police Sergeant/Safety Office Jeffrey Watson
3. Email communication dated June 9, 2014 from Medway DPS Director Thomas Holder
4. Email communication dated June 11, 2014 from Fire Chief Jeff Lynch.

5. Order of Conditions dated June 12, 2014 from the Medway Conservation Commission for 157 Main Street
6. Photo of non-enclosed dumpster at the back of the property.

V. ***TESTIMONY*** - In addition to the site plan application materials as submitted and provided during the course of our review, the Planning and Economic Development Board received written or verbal testimony from:

- Brian Marchetti, P.E., of Tetra Tech, Inc., the Town's Consulting Engineer – Site plan review letter dated June 18, 2014 and commentary throughout the public hearing process.
- Gino Carlucci, PGC Associates, the Town's Consulting Planner – Site plan review letters dated June 19, 2014 and commentary throughout the public hearing process.
- Email communication dated June 18, 2014 from Paul and Kathleen Yorkis, owners of adjacent property at 159 Main Street.
- Letter dated June 2014 from Christine Riccio, Medway
- Letter dated June 23, 2014 from Kara Gulla, Medway
- Kristy Smith, 7 Iarussi Way, Medway – Verbal testimony (June 24, 2014)
- Stephen Hansen and Lauren Nigro (owner of Learning Tree Center) – Verbal comments provided at public hearings on June 24, July 8 and July 22, 2014.

VI. ***FINDINGS*** – The Planning and Economic Development Board must determine whether the proposed project constitutes a suitable development based on conformance with the purposes of Site Plan Review as specified in the *Zoning Bylaw* and with the various site development standards and criteria set forth in the *Site Plan Rules and Regulations*. The preceding *Special and General Conditions* included in this Decision shall assure that the Planning Board's approval of this site plan is consistent with the *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered.

The Planning and Economic Development Board, at its meeting on July 22, 2014, on a motion made by Robert Tucker and seconded by Matthew Hayes, voted by roll call to approve the following ***FINDINGS*** regarding the site plan application for The Learning Tree Center at 157 Main Street. The motion was approved by a vote of five in favor and zero against.

A. ***ZONING BYLAW – Section V. C - Site Plan Review & Approval***

(1) Are the buildings, uses and site amenities properly located on the development site in relation to the terrain and scale of other buildings in the vicinity and adjacent neighborhoods?

The project is an addition to the rear of the existing building. It is properly located since it needs to be attached to the existing building and the location to

the rear meets all setback requirements. The addition does not interfere with existing site features such as driveways, parking and play areas.

(2) Are the construction and renovation of buildings and the installation of site amenities thoughtfully designed to reflect or be compatible with Medway's New England architectural style as further detailed in the *Design Guidelines*?

The design of the addition has been reviewed by the Design Review Committee (DRC) in light of the Medway Design Guidelines, and the changes recommended by the DRC have been incorporated into the revised building and site design. Some of the changes include adding dormers, a cupola, and shutters and changing roof pitches.

(3) Are adjacent and neighboring properties protected from nuisance and harmful effects caused by noise, fumes, and the glare of headlights and other light sources generated by uses on the development site?

As shown in the lighting plan dated July 10, 2014, there will be no spillage of light beyond the property boundaries. No fumes (other than from automobiles) will be generated on site. The existing driveways will be used for access and egress so no new headlight glare problem is created. Also, abutting uses on either side are commercial.

(4) Are significant natural features on a development *site (i.e. hills, water bodies, wetlands, trees, tree groves, wooded areas, rock outcrops, native plants, wildlife habitats, and other areas of aesthetic and ecological interest)* preserved with as minimal site disturbance as possible?

As the site is already developed, disturbance of natural features is minimal. There are wetlands to the rear of the property. These will not be disturbed, and an Order of Conditions has been obtained from the Conservation Commission ensuring that any impacts are minimal.

(5) Are off-street loading facilities and methods for unloading vehicles, goods, products materials and equipment incidental to the normal operation of the establishment(s) on the development site conveniently and safely provided while the visual intrusion thereof is appropriately screened from public view?

As a child care facility, it is the loading and unloading of children that constitute the primary cause of concern. The facility has dedicated parking spaces for loading and unloading of children. Also, the parking spaces as well as the egress and ingress plan have been reviewed by the Town's Consulting Engineer and Safety Officer, and the Safety Officer has recommended that traffic enter the site from Evergreen Street and exit onto Main Street (with right turn only allowed onto Main Street). These measures will minimize safety concerns.

(6) Are facilities for the storage, handling and disposal of sewage, refuse and other solid wastes resulting from the normal operations of the establishment(s) on the development site provided and adequately screened from public view?

The facility is served by Town sewer so it is handled adequately. As conditioned (See Condition #4A), a dumpster will be located on the site and adequately screened.

(7) Are pedestrian ways, access driveways, loading and parking facilities properly designed for the convenience and safety of customers, employees and the general public?

The plan has been reviewed by Town's Public Safety Officer as well as the Town's Consulting Engineer and Consulting Planner. The access driveways, loading and parking facilities have been found to be adequately designed.

(8) Is convenient and safe access for fire-fighting and emergency rescue vehicles provided to and within the development site in relation to adjacent streets?

The site provides access from two streets. The plan has been reviewed and approved by the Town's Fire Chief and Safety Officer.

(9) Are satisfactory methods for drainage of surface water to and from the development site provided?

The drainage plan has been reviewed by the Town's Consulting Engineer and has been found to meet applicable stormwater management standards, and is adequate for the site.

(10) Are public ways and private drives properly designed to be constructed to serve the intended use and provide an adequate level of service in relation to the traffic to be generated by the development site?

The public ways and private drives serving the site are already in existence and have been used for this use for several years. While the intensity of the use will be increased, the ways and drives have been reviewed by the Town's Consulting Engineer, DPS Director, Fire Chief and Police Chief, including the impact of the redeveloped Route 109. The Safety Officer has recommended a one-way traffic pattern through the site with ingress from Evergreen Street and egress onto Main Street via right-turn only. The one-way pattern will accommodate the increased use of the site.

(11) Have the effects and impacts of the proposed use of land or structures on vehicular and pedestrian traffic, municipal services and utilities, roadways, parking, drainage, environmental quality, water resources, signage, lighting, and community economics, character, values, amenities and appearance been identified and evaluated?

Main Street (Route 109) and Evergreen Street are adequate for the proposed use. Municipal services are adequate to serve the proposed facility, which already exists but is being expanded. The quantity of on-site parking is adequate for the proposed use. Drainage is in compliance with Massachusetts Department of Environmental Protection Stormwater Management Guidelines for a redevelopment project. The site was designed to minimize impacts on environmental quality and water resources and the project has been issued an Order of Conditions from the Conservation Commission. No additional signage is proposed, but would be subject to review and compliance with the sign provisions of the Zoning Bylaw. Lighting is in compliance with the lighting provisions of the Zoning Bylaw as indicated in the lighting plan dated July 10, 2014. The building and site design has been approved by the Design Review Committee which has provided a positive Letter of Recommendation. The facility will not have a detrimental impact on community economics and may have a positive impact by expanding the child care service it provides. The amenities and appearance of the site will improve with the addition. As an existing use, this development expanding the use will not detract from the character and values of the area.

(12) Have site design modifications been proposed and evaluated to lessen the negative and harmful impacts?

The site plan has been reviewed by Town officials and the Town's Consulting Engineers and Consulting Planner. Modifications were suggested and the applicant has responded positively to those comments with a revised plan. The revised plan has been reviewed and the applicant has addressed each of the comments received.

(13) Have reasonable conditions, limits, safeguards and mitigation measures been established?

Specific reasonable conditions have been included in Sections VIII and IX of this Site Plan Decision.

(14) Is the applicant providing sidewalks along the entire frontage of the subject property along existing Town ways (Main Street)

The applicant is not providing a sidewalk along the frontage of the property. However, sidewalks will be installed as part of the Route 109 redevelopment project so the installation of a sidewalk now that does not connect to anything would serve no useful purpose and would be a waste of resources.

B. *ZONING BYLAW – SECTION V. USE REGULATIONS. Sub-Section P. Exempt Uses. 1. Child Care Facility*

(15) The structure and lot containing the child care facility shall meet the dimensional requirements (lot area; lot width; building height; front, side and rear yard setbacks; and lot coverage) for the zoning district in which the facility is to be

located unless the structure is a legally pre-existing, non-conforming building or structure.

The lot, existing structure and proposed addition meet the dimensional requirements of the Zoning Bylaw for the Agricultural Residential II zoning district.

(16) Open Space – A fenced outdoor play area set back a minimum of fifteen (15) feet from any abutting land shall be provided.

A fenced play area suitably buffered from the abutting property already exists on the site. The abutting property owner of 159 Main Street has submitted a letter of no objection to this project.

(17) Parking

- One off-street parking space with a minimum dimension of 8 x 18 feet shall be provided for every paid and unpaid employee, not resident on the premises so that there is no on-street parking for employees.
  This requirement is met and there is no on-street parking proposed.

- No space shall be considered available for parking which reduces the effective width of a driveway providing access to the site/building.
  No spaces are considered available for parking that reduces the effective width of the driveway.

- No parking area shall be located nearer than 15 feet of the property line of an adjoining residential lot
  Parking spaces along the easterly side of the lot are less than 15 from the adjoining lot; however, the lot is not used for residential purposes and there is a line of mature shrubs on the abutting property that provides considerable screening.

- The 15 buffer area of an off-street parking area shall be substantially screened from abutting properties through the installation of suitable landscaping and/or fencing materials.
  As noted above, the off-street parking area does not abut a residential lot so this requirement is not applicable.

- So as to not interfere with traffic patterns and flow, there shall be provided a separate on-site drop off and pick up parking area capable of accommodating at least the number of vehicles equal to 1/3 the licenses capacity of the child care facility. Such area shall be exclusive of drive aisles.
  There is a separate on-site pick up and drop off area. The number of spaces provided is less than required to accommodate 1/3 of the projected license capacity of the expanded facility. However, Sub-Section P of SECTION V. of the Zoning Bylaw provides the Board with the discretion

to vary these requirements and the Board finds that the number of parking spaces provided for pick up and drop off is adequate considering the irregular timing for pick up and drop off.

- There shall be a separate entrance and exit areas for vehicles to access the parking and drop off/pick up areas.
  The site plan, as conditioned (See Condition VIII. C), provides for a one-way traffic pattern through the site with an entrance from Evergreen Street and an exit on Main Street (right turn only).

(18) Adequate provisions for on-site retention and treatment of stormwater shall be provided.

The drainage system for the site has been reviewed and approved as adequate under the Massachusetts Stormwater Management rules for redevelopment projects.

(19) Lighting used to illuminate a parking area shall meet the provisions of SECTION V. USE REGULATIONS, Sub-Section B. Area Standards, 3. B).

As shown on the revised lighting plan dated July 10, 2014, the project meets the lighting standards of Section V. USE REGULATIONS, Sub-Section B. Area Standards, 3. B.

C. SITE PLAN RULES AND REGULATIONS – The Planning and Economic Development Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in the *Rules and Regulations,* unless specifically waived. In making its decision, the Planning and Economic Development Board shall determine the following:

(20) Has internal circulation, queuing and egress been designed such that traffic safety is protected, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is minimized?

As conditioned (See Condition VIII. C.), internal circulation will be in the form of a one-way traffic flow pattern with ingress from Evergreen Street and egress to Main Street as recommended by the Safety Officer. No backing onto a public way is needed.

(21) Does the site plan show designs that minimize any departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places?

The design of the addition has been reviewed and approved by the Design Review Committee and is not a departure from the character, materials and scale of buildings in the vicinity.

(22) Is reasonable use made of building location, grading and vegetation to reduce the visible intrusion of structures, parking areas, outside storage or other outdoor service areas *(e.g. waste removal)* from public views or from (nearby) premises residentially used and zoned.

The addition is located directly behind the existing building so the visual intrusion is minimal. The outdoor facilities are mostly already existing to the rear of the building so the visual intrusion is minimal.

(23) Is adequate access to each structure for fire and service equipment provided?

The Fire Chief has reviewed and approved the site design.

(24) Will the design and construction minimize, to the extent reasonably possible, the following environmental impacts?

a) the volume of cut and fill;
b) the number of trees to be removed with particular care taken with mature trees and root systems;
c) the visual prominence of man-made elements not necessary for safety;
d) the removal of existing stone walls;
e) the visibility of building sites from existing streets;
f) the impacts on waterways and environmental resource areas;
g) soil pollution and erosion;
h) noise.

As a redevelopment project, the environmental impacts of the project are minimal. The most significant potential impacts have been addressed in the form of an Order of Conditions from the Conservation Commission. The stormwater management system has also been reviewed and approved by the Town's Consulting Engineer. Vary little visual impact will result since the addition is to the rear of the existing building and the outdoor elements already exist.

(25) Is pedestrian and vehicular safety both on the site and egressing from it maximized?

The plan has been reviewed by Town's Public Safety Officer as well as the Town's Consulting Engineer and Consulting Planner. The access driveways, loading and parking facilities have been found to be adequately designed, and will use a one-way pattern entering from Evergreen Street and exiting on Main Street. As conditioned, internal site traffic directional signage shall be added to the plan further enhancing safety.

(26) Does the design and will the construction incorporate, to the maximum extent possible, the visual prominence of natural and historic features of the site?

The design incorporates the existing natural and man-made visual features by locating the addition to the rear of the existing building and retaining most of the outdoor features as they are.

(27) Does the lighting of structures and parking area avoid glare on adjoining properties and minimize light pollution within the town?

As shown on the revised lighting plan dated July 10, 2014, the project meets the lighting standards of Section V. USE REGULATIONS, Sub-Section B. Area Standards, 3. B., and there will be no glare on adjoining properties.

(28) Is the proposed limit of work area reasonable and does it protect sensitive environmental and/or cultural resources? The site plan as designed should not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.

The Order of Conditions issued by the Conservation Commission ensures that the environmental resources of the site are protected. No cultural resources are impacted.

D. OTHER FINDINGS

(29) *Due to the significant increase in capacity, the applicant agrees to manage the drop-off and pickup times for the children in order to minimize traffic backups that may impact Route 109. The one-way pattern will address this issue by ensuring that any queuing does not occur on Route 109.*

(30) *Estimated new maximum capacity increase from 36 children to 80.*

(31) *The existing building at 157 Main Street was constructed in 1983 as a child care facility and has been used exclusively for this purpose since then.*

(32) *The deed for the subject property includes the right of the owner of the property to use the right-of-way on the adjacent property at 155 Main Street to connect to Evergreen Street.*

VII. ***WAIVERS*** – At its July 22, 2014 meeting, the Planning and Economic Development Board, on a motion made by Robert Tucker and seconded by Matthew Hayes, voted by roll call to approve granting waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002 EXEPT for a waiver from Section 204-5 A. Site Plan Contents Cover Sheet* which the Board did not approve. The Planning and Economic Development Board's action and reasons for granting or denying each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section. The motion was approved by a vote of five in favor and zero against.

SUBMITTAL REQUIREMENTS/PLAN CONTENTS

1. *204-3 A. 7)* – A written *Development Impact Statement* shall be prepared. It shall describe the potential and anticipated impacts of the proposed development, identify all positive and adverse impacts, and propose an acceptable program to

prevent or mitigate adverse impacts. The Development Impact Statement shall address traffic, environmental, community and parking impacts.

The project is an expansion of an existing use on a site that is already developed. Increasing the building by 2080 square feet will have a minimal impact on the community so this requirement is waived.

2. *204-5 A. Site Plan Contents Cover Sheet* – The Cover Sheet shall include the project name, name and address of owner, name and address of applicant, name and address of engineering and other professional firms responsible for the plan, current date, list of revision dates, project street address, project Assessor's Map and parcel number, zoning district classification, list of requested waivers from the Site Plan Rules and Regulations, Planning Board signature block and a list of drawings/contents

   The information provided by the applicant includes most or all of the required information so it is not unreasonable to prepare a specific cover sheet with the required information. Therefore this waiver is hereby denied.

3. *204-5 B. Site Plan Contents Context Sheet – Items 1 – 6.*

   The applicant provided sufficient information about the context of the development. Therefore, due to the scale of the project, the requirement for a Context Sheet is waived.

4. *204-5 C. Site Plan Contents Existing Condition Sheet(s) – Items 1 - 5*

   The applicant provided sufficient information about existing conditions on the site such that the Board was able to fully understand what existing on site and how that was going to change. Therefore, due to the scale of the project, the requirement for an Existing Conditions Sheet is waived.

5. *204-5 D. 7) – Site Plan Contents Landscape Architectural Plan* - A *Landscape Architectural Plan* shall be prepared by a Landscape Architect licensed in the Commonwealth of Massachusetts. This *Plan* shall be prepared as an overlay of the existing conditions sheets and shall incorporate, whenever possible, the significant features of the existing site and topography, particularly existing trees with a diameter of one (1) foot or greater at four (4) feet above grade. The *Landscape Architectural Plan* shall indicate the areas slated for excavation; any woodlands, trees or other existing features or structures to be retained; all new plantings by common and Latin name including their proposed locations and sizes at the time of installation. Plan graphics for tree canopies shall reflect, as closely as possible, the actual canopy dimension of proposed tree plantings at the time of installation with a "lesser" intensity graphic used to represent potential canopy at maturity.

   Very few trees are being disturbed by the addition which will be constructed in the current back yard of the existing building. Due to the scale of the project, a Landscape Architectural Plan prepared by a Landscape Architect would be of

little use. The applicant did provide information about the existing and proposed vegetation on the site. Therefore, this requirement is waived.

6. *204-5 D. 12) – Site Plan Contents Signage Plan* - The plan shall include the design, location, materials, dimensions and lighting for a) the proposed development and all building identification both freestanding and attached; and b) standards for tenant signs.

   The applicant has stated that there would be no change in signage for this project. Therefore, there is no need for a signage plan and this requirement is waived.

7. *204-5 D. 14) – Site Plan Contents Horizontal Sight Distances* – Horizontal Sight distances shall be shown on the public ways at all entrances in both directions.

   The driveway that exits onto Route 109 has existed for many years and is not being changed. The sight distance at the driveway is clearly adequate based on a site visit so there is no need to document this with a traffic engineer. This requirement is waived.

8. *204-5 D. 16) Site Plan Contents – Fire Equipment* – Locations of proposed fire hydrants, fire alarm boxes, fire lanes and access for equipment shall be provided to the satisfaction of the Fire Department.

   No additional fire equipment is proposed and the Fire Department has approved the project so this requirement is waived.

9. *205-6 A. Parking* – Parking lots should be located to the side or rear of the lot. Placement of parking areas should not be near a high volume of traffic where it can obstruct traffic flow. Parking should be hidden to the maximum extent possible and located near the side and rear of the site. Parking should not create a hazard to abutters, vehicles or pedestrians. Where or when parking does exist near the street, plantings or appropriate fences, i.e. picket or post and rail, should be incorporated into the design to screen parking areas and reduce their visual impact.

   Some of the parking for this site is to the side but some is also in front of the site. However, this is an existing condition that is not being changed by this project. A stone wall across the front of site provides some screening of the parking. Due to the existing condition and the scale of the project, this requirement is waived.

VIII. SPECIFIC CONDITIONS – This approval is subject to the following *Specific Conditions:*

A. ***Plan Revisions*** - Prior to endorsement, the site plan set for The Learning Tree Center shall be further revised as follows and submitted to the Planning and Economic Development Board for review and approval.

1. A Cover Sheet shall be provided to include all items specified in the *Site Plan Rules and Regulations* except that the signature box shall be for the Planning and Economic Development Board.

2. A detail showing an enclosure for the dumpster located behind the building shall be included in the final plan. The enclosure design shall be to the satisfaction of the Planning and Economic Development Board

3. The landscaping plan shall be further revised to specify the landscape plantings to be installed in the area behind the new addition and in the area on Main Street located between the playground fencing and the stone wall. The landscape plantings shall provide 4 season, evergreen screening and shall be non-invasive species.

4. The site plan shall be revised to show the following:
   a. A location for dumpster
   b. Location of on-site traffic directional signs

5. The cover sheet, site plan, landscaping plan, lighting plan, and building elevation plans shall be combined into one plan set with all sheets being the same size.

B. *Parking*

1. Customers and employees shall not park in the right-of-way access driveway from Evergreen Street. Contingent upon approval of the owners of 155 Main Street, *No Parking* signs and one way inbound traffic signs for the Learning Tree Center shall be installed in the right of way area on their property.

2. Handicap parking spaces shall be specifically designated and shall be in compliance with current ADA and Mass Architectural Access Board requirements.

3. The parking area closest to the main entry for Learning Tree Center Drop off parking area shall be clearly designated.

C. *Traffic Access/Egress*

1. The right of way off of Evergreen Street across the back of 155 Main Street shall be used for vehicular access to The Learning Tree Center.

2. Egress from the site shall be by right turn (eastbound) only onto Main Street

D. *Signage* – Any changes in the free-standing signage for The Learning Tree Center and any proposal for additional signage shall be reviewed and approved by the Medway Design Review Committee before the Town issues any sign permit.

VIII. *GENERAL CONDITIONS OF APPROVAL*

A. ***Plan Endorsement*** - Within thirty (30) days after the Planning and Economic Development Board has filed its *Decision* with the Town Clerk, the Applicant shall submit a final site plan modification reflecting all Conditions and required

revisions, if any, to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. The Applicant shall provide one set of the revised site plan in its final form to the Planning and Economic Development Board for signature/endorsement. All plan sheets shall be bound together in a complete set.

B. ***Fees*** - Prior to site plan endorsement by the Planning and Economic Development Board, the Applicant shall pay:

1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and
2. any construction inspection fee required by the Planning and Economic Development Board; and
3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes and business licenses.

The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.

C. ***During Construction***

1. The applicant shall take all measures necessary to ensue that no excessive dust leaves the premises during construction.

2. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that loose gravel/dirt does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway within twenty-four (24) hours of its occurrence.

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

4. *Construction Time* - Construction work at the site and in the building shall commence no earlier than 7 a.m. and shall cease no later than 7 p.m. No construction shall take place on Sundays or legal holidays.

5. *Construction Traffic/Parking* – All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways.

D. ***Other Town Permits*** - The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.

E. ***Construction Inspection***

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

2. The applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the approved plan. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within 5 days of inspection.

3. In the event the applicant seeks an occupancy permit from the Town of Medway before all site plan work is satisfactorily completed (see VIII. General Conditions of Approval G. 2 herein), the Applicant shall establish a construction inspection account with the Medway Planning and Economic Development Board. The Applicant shall pay a construction inspection fee to the Town of Medway in an amount to be determined by the Planning and Economic Development Board. The funds may be used at the Planning and Economic Development Board's discretion to retain professional outside consultants to:
   - inspect the site
   - identify what site plan work remains to be completed
   - prepare a bond estimate
   - conduct other reasonable inspections until the site work is completed and determined to be satisfactory
   - review as-built plans, and advise the Board as it prepares to issue a *Certificate of Site Plan Completion* (see VIII. General Condition G. 3 herein).

   Depending on the scope of professional outside consultant assistance that the Planning and Economic Development Board may need, the Applicant shall be required to provide supplemental payments to the project's construction inspection account, upon invoice. Any funds remaining in the applicant's construction inspection account after the *Certificate of Site Plan Completion* is issued shall be returned to the applicant.

F. ***Plan Modification***

1. This Site Plan Approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the site plan that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Planning and Economic Development Board for review as site plan modifications pursuant to SECTION V. C. 10 of the *Medway Zoning Bylaw*.

2. Any work that deviates from an approved site plan shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan modification pursuant to SECTION V. C. 10 of the *Medway Zoning*

Bylaw and such approval is provided in writing by the Planning and Economic Development Board.

3. Whenever additional reviews by the Planning and Economic Development Board, its staff or consultants are necessary due to proposed site plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Planning and Economic Development Board may reduce the scope of the required review and waive part of the filing and review fees.

G. ***Plan Compliance***

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

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

3. The Conditions of Approval are enforceable under Section. V. C. 12 of the *Medway Zoning Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

H. ***Project Completion/Performance Security***

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

2. No occupancy permit shall be granted until the Planning and Economic Development Board has provided a written communication to the Inspector of Buildings to verify that the project, as constructed, conforms to the approved site plan and any conditions including construction of any required on and off-site improvements, have been satisfactorily completed OR that suitable security/performance guarantee has been provided to the Town of Medway, to the Planning and Economic Development Board's satisfaction, to cover the costs of all remaining work.

3. Prior to issuance of a final occupancy permit, the Applicant shall secure a ***Certificate of Site Plan Completion*** from the Planning and Economic Development Board and provide the ***Certificate*** to the Inspector of

Buildings. The ***Certificate*** serves as the Planning and Economic Development Board's confirmation that the completed work conforms to the approved site plan and any conditions and modifications thereto, including the construction of any required on and off-site improvements. The ***Certificate*** also serves to release any security/performance guarantee that has been provided to the Town of Medway. To secure a ***Certificate*** of Site Plan Completion, the applicant shall:

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

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

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

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

X. APPEAL – Appeals if any, from this Decision shall be made to the court within twenty (20) days of the date the Decision is filed with the Town Clerk.

After the appeal period has expired, the applicant must obtain a certified notice from the Town Clerk that no appeals have been made and provide such certification to the Planning and Economic Development Board before plan endorsement.

###

Medway Planning and Economic Development Board
SITE PLAN DECISION
Learning Tree Center Site Plan – 157 Main Street

Approved by the Medway Planning & Economic Development Board:

AYE:

NAY:

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

7-29-2014
Date

THE LEARNING TREE DAYCARE CENTER SITE PLAN
157 MAIN STREET MEDWAY, MA. 02053
OWNER: Stephen P. Hansen
24 Point Street
Natick, MA. 01760
APPLICANT: same
ENGINEERING CO.: Sullivan Surveying Company, LLC
209 West Central Street
Natick, MA. 01760
Tele: 508 655 0082

DESIGN: DB Construction
Millis, Ma.

July 22, 2014

Engineering rev. 5/21/2014
5/30/2014

Design rev. 5/30/2014
6/13/2014

Lighting Plan: 5/2/2014
7/10/2014

157 Main Street
Map: 48 Lot: 98
Zoning: AR-11

Approved Waivers from the Medway Site Rules and Regulations:
204-3A.7 Development Impact Statement
204-5B Site Plan Contents – Context Sheet
204-5C Site Plan Contents – Existing Conditions Sheet
204-5 D.7 Site Plan Contents – Landscaping Architectural Plan
204-5 D.12 Site Plan Contents – Signage Plan
204-5 D.14 Site Plan Contents – Horizontal Sight Distances
204 -5 D.16 Site Plan Contents – Fire Equipment
205 – 6 A Parking

Planning Board:

Andy Rodenhiser
Thomas Gay
Matthew Hayes
Karyl Spiller-Walsh
Robert Tucker

Decision Date: July 08, 2014
Plan Endorsement Date: August 19, 2014

TABLE OF CONTENTS:

1: Cover sheet
2: Site plan by Sullivan Surveying
3: Landscaping Plan
4: Lighting Information (3 sheets)
5: Building Elevations (2 sheets)
6: Building Renderings
7: Dumpster Location
8: Dumpster Design

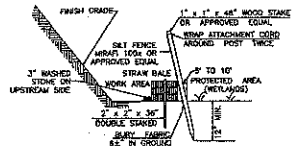
ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORDS FROM VARIOUS UTILITY COMPANIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE MADE IN THE FIELD.

WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACT 1963, MASS.

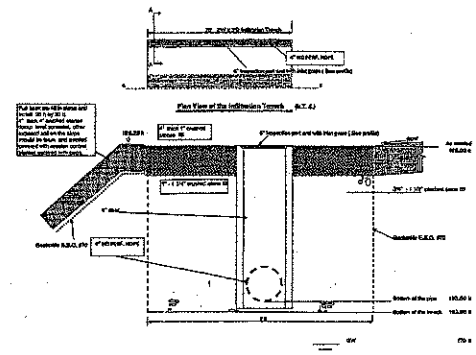
PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR OR PROPERTY OWNER, ARE TO CONTACT DIG-SAFE AT (888) 344-7233 TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENTS MUST BE CONTACTED.

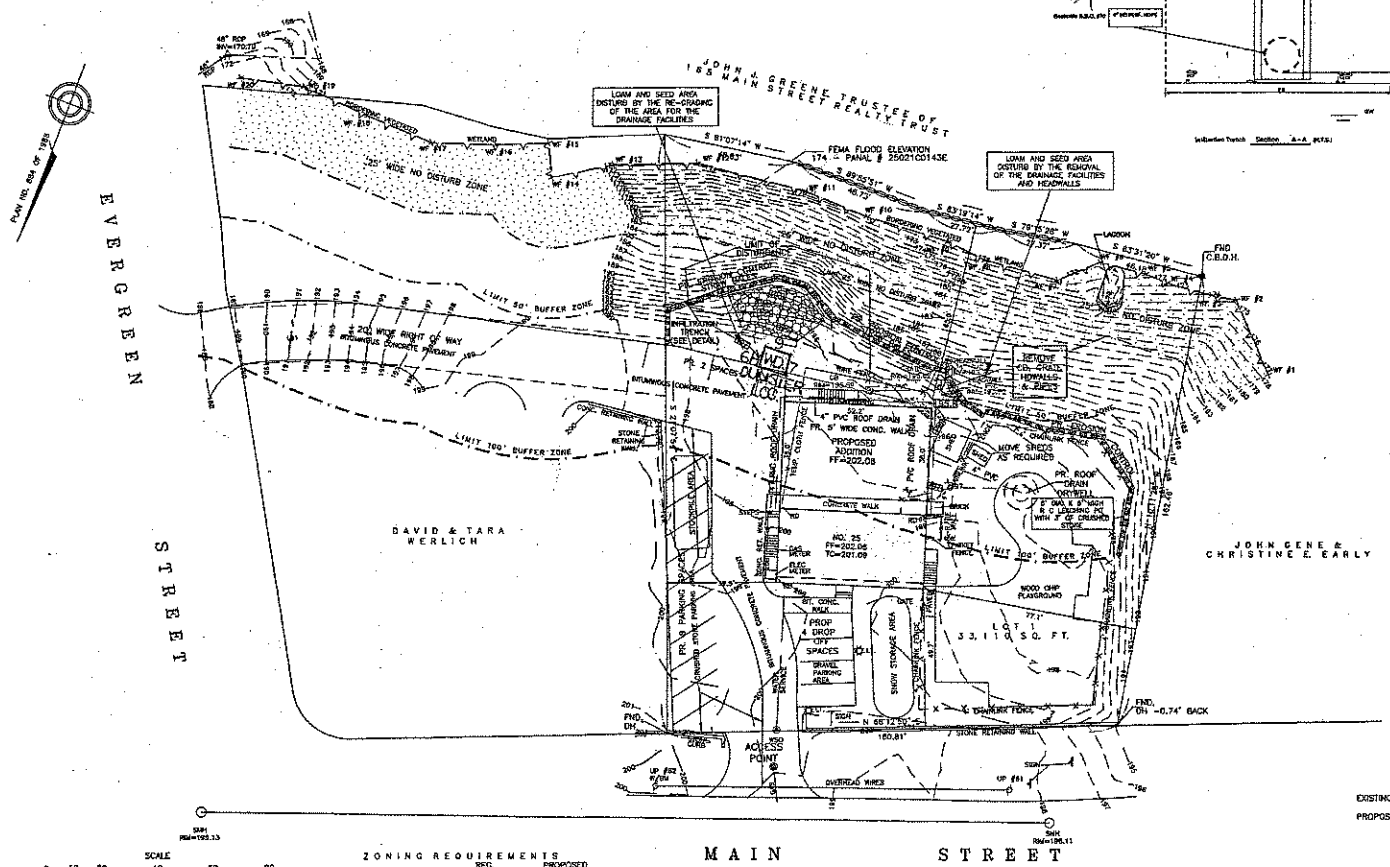
THESE PLANS ARE TO BE USED FOR OBTAINING APPROVAL BY THE VARIOUS TOWN BOARDS ONLY AND ARE NOT TO BE CONSIDERED CONSTRUCTION PLANS.



EROSION CONTROL DETAIL
(NOT TO SCALE)

Infiltration Trench Schematic Plan





NOTE:
1. CLEANUP TRASH AND DEBRIS ON SLOPE AND REMOVE FROM SITE.
2. REMOVE STOCKPILED SOILS FROM SITE.

SCALE
FEET 0 10 20 40 60 80
METERS 0 5 10 15 20

ZONING REQUIREMENTS

	REQ.	PROPOSED
MIN. LOT AREA	22,500 S.F.	33,110 S.F.
MIN. FRONTAGE	150 FT.	150.81 FT.
MIN. FRONT SETBACK	35 FT.	46.7 FT.
MIN. SIDEYARD SETBACK	15 FT.	38.5 FT.
MIN. REARYARD SETBACK	15 FT.	85.0 FT

IMPERVIOUS / PERVIOUS

	IMPERVIOUS	PERVIOUS
EXISTING	7,341 SQ. FT.	25,769 SQ. FT.
PROPOSED	7,228 SQ. FT.	25,882 SQ. FT.

NOTE:
BNW DELINEATED BY CREATIVE LAND AND WATER ENGINEERING, LLC SOUTHBOROUGH, MA ON APRIL 7, 2014.

BM - SET SPIKE IN UTILITY POLE #62 OPPOSITE LEFT FRONT LOT CORNER ELEV.=201.27 - NAVD88

P:\HANSON-MAIN-STREET-MEDWAY\DWG-PLANS\STD-SITE-PLAN

SULLIVAN SURVEYING COMPANY, LLC
209 WEST CENTRAL ST.
NATICK, MASS. 01760
PHONE : 508-655-0082
FAX : 508-655-0083

SITE PLAN OF LAND IN MEDWAY, MASS.

OWNER / APPLICANT :
157 MAIN STREET REALTY, LLC
157 MAIN STREET
MEDWAY, MA. 02053

DEED REFERENCE :
BOOK 31443, PAGE 467
NORFOLK COUNTY REGISTRY OF DEEDS

ASSESSORS MAP REFERENCE :
MAP 48 PARCEL 98

ZONING CLASSIFICATION : AR-II, AUOD

NOTE : THIS DOCUMENT HAS BEEN PREPARED BY SULLIVAN SURVEYING COMPANY, LLC WHICH HOLDS A COPYRIGHT THEREIN.

COPYING OF ANY SUBSTANTIAL PORTION OF A COPYRIGHTED WORK, WITHOUT THE PERMISSION OF THE COPYRIGHT OWNER IS UNLAWFUL.

JOSEPH R. SULLIVAN
REG. PROF. LAND SURVEYOR

RICHARD W. MAINVILLE
REGISTERED PROFESSIONAL ENGINEER

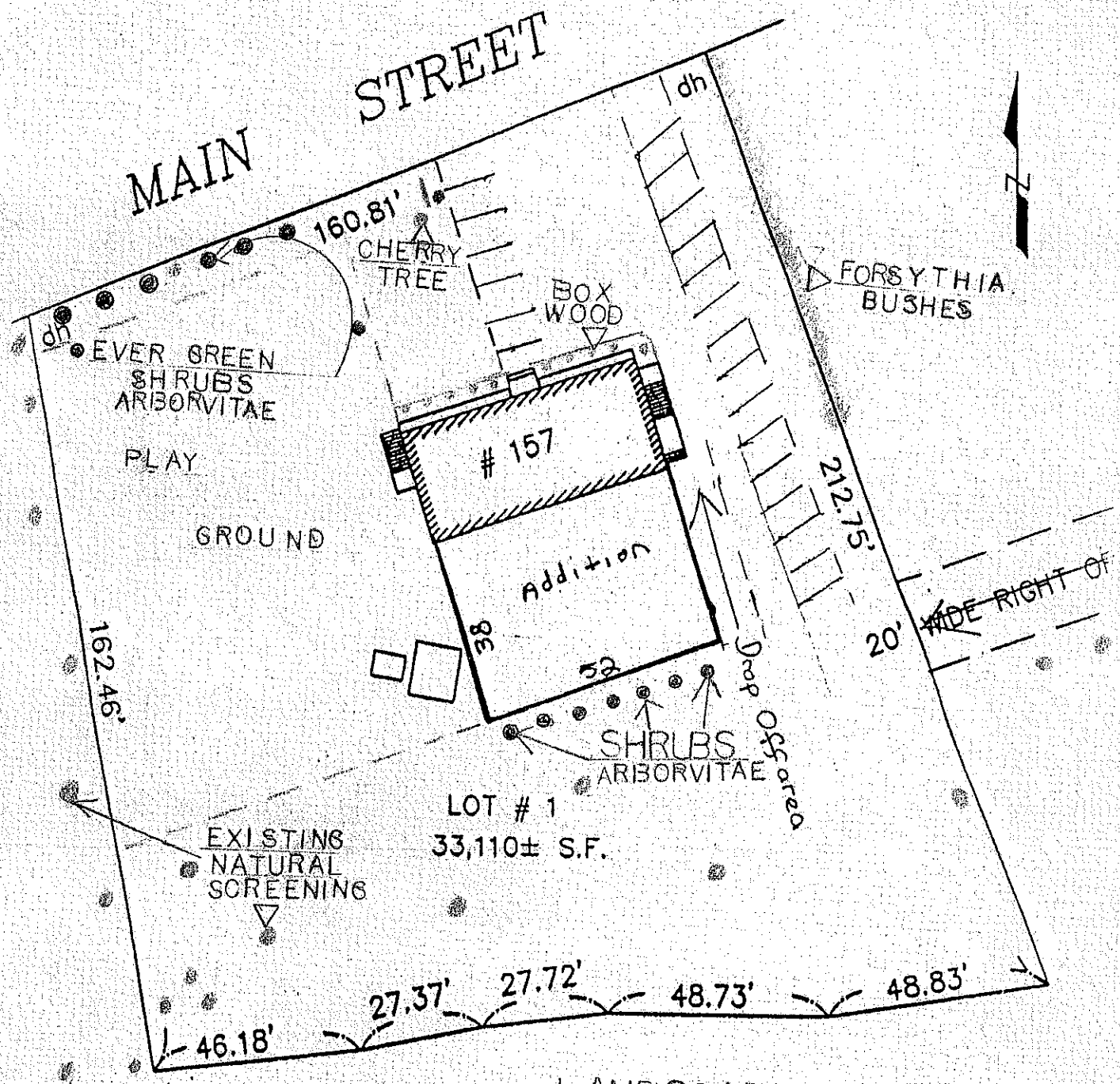
REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER REVIEW COMMENTS	5/21/14
2	REV. EROSION CONTROL DETAIL	5/30/14

SCALE : 1" = 20' DATE APRIL 24, 2014
DRAWN BY : R.M.M. CHECKED BY : J.R.S.

SHEET 1 OF 1

DRAWING NO. 37,060



LANDSCAPING PLAN

● EXISTING

● PROPOSED

58-569

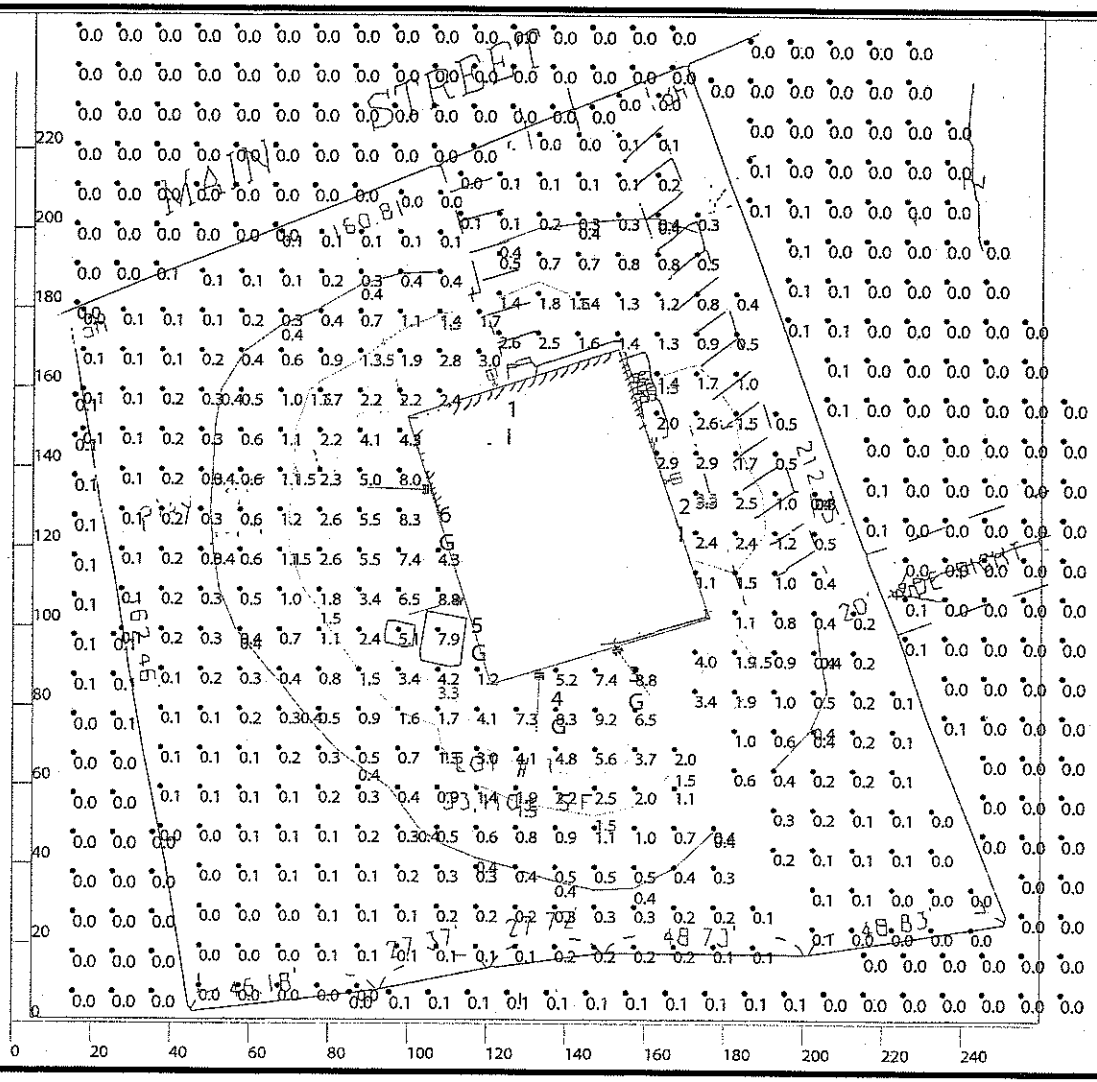
7-204

MADE TO: CHARLES RIVER BANK &
FIRST AMERICAN TITLE INS CO

THAT THE DWELLING SHOWN ON THIS PLAN IS LOCATED ON THE
ITELY AS SHOWN AND CONFORMED TO THE DIMENSIONAL
THE ZONING BY-LAWS OF THE TOWN/CITY OF MEDWAY
TRUCTED OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION
RAL LAWS CHAPTER 40A SEC. 7.

MORTGAGE INSPEC

PLOT PLAN



Scale: 1 inch= 30 Ft.

RAB LIGHTING

Tel: (888) 722-1000 Fax: (888) 722-1232
WWW.RABWEB.COM

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
157 Main Street
Medway, MA. 02053
Lighting Layout
Version A

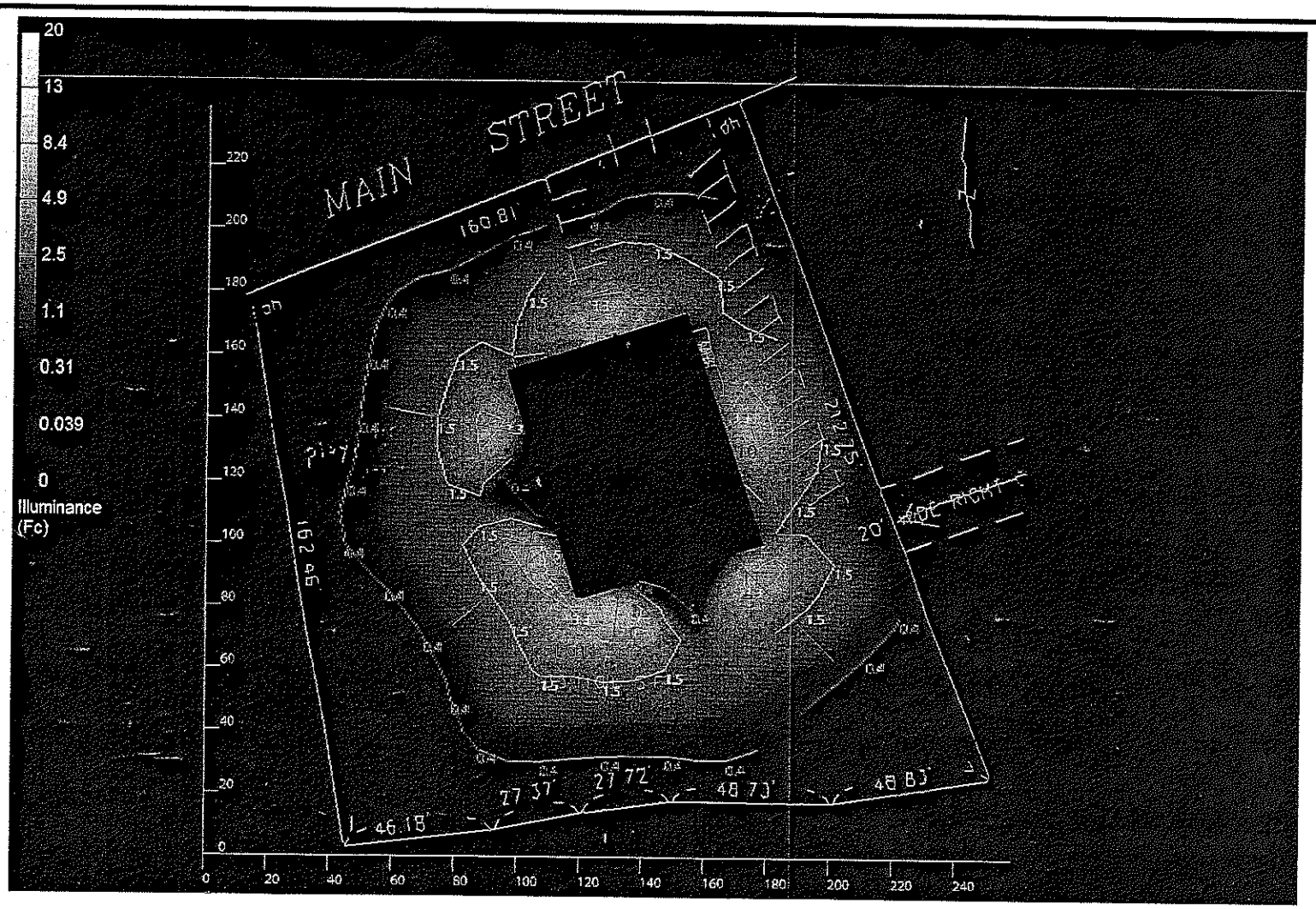
Scale: as noted

Date:7/10/2014

Drawn By: Nigel Mcgregor

Filename: \\RAB-STORAGE-1\Docs\Sales\Applications Engineering\Job Files\H\Holbrook Assoc\Hansen Electric\Framingham 10098S\157 Main Street Medway\AGI files\157 Main Street Lighting Layout.050214C.AGI

The information disclosed in this Lighting Analysis and Simulation is the exclusive PROPERTY OF RAB LIGHTING, INCORPORATED. The information is considered confidential and intended for the sole use of the person(s) or company this Lighting Analysis and Simulation has been prepared for. Any reproduction, distribution or use of the information considered herein for other than its intended purpose is strictly prohibited without the prior written consent of RAB Lighting, Inc.
The calculated results of the Lighting Analysis and Simulation represent an anticipated prediction of system performance. The calculated results shown herein are based on design parameters and information as provided by others and has not been field verified by RAB Lighting, Inc. Actual measured results may vary from the anticipated system performance. Design parameters such as surface reflectance, site, mounting height, applied depreciation factors, orientation, tilt or any other significant field conditions must be verified by others to insure conformance to the design intent of the Lighting Analysis and Simulation. RAB Lighting Inc. offers no warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated.
The Lighting Analysis and Simulation represents predicted system performance based upon supplied design parameters.
RAB Lighting Inc. neither warranties nor represents the appropriateness, completeness or suitability of the lighting design intent as compliant with any applicable regulatory code requirements.
This Lighting Analysis and Simulation is issued for informational purposes and is not intended for construction.



RAB LIGHTING

Tel: (888) 722-1000 Fax: (888) 722-1232
WWW.RABWEB.COM

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
157 Main Street
Medway, MA. 02053
Lighting Layout
Version A

Scale: as noted

Date:7/10/2014

Drawn By: Nigel Mcgregor

Filename: \\RAB-STORAGE-1\Docs\Sales\Applications Engineering\Job Files\H\Holbrook Assoc\Hansen Electric\Framingham 100985\157 Main Street Medway\AGI files\157 Main Street Lighting Layout 050214C.AGI

The information disclosed in this Lighting Analysis and Simulation is the exclusive PROPERTY OF RAB LIGHTING, INCORPORATED. The information is considered confidential and intended for the sole use of the person(s) or company this Lighting Analysis and Simulation has been prepared for. Any reproduction, distribution or use of the information contained herein for other than its intended purpose is strictly prohibited without the prior written consent of RAB Lighting, Inc.
The calculated results of the Lighting Analysis and Simulation represent an anticipated prediction of system performance. The calculated results shown herein are based on design parameters and information as provided by others and has not been field verified by RAB Lighting, Inc. Actual measured results may vary from the anticipated system performance. Design parameters such as surface reflectance, site, mounting height, applied depreciation factors, orientation, tilt or any other significant field conditions must be verified by others to insure conformance to the design intent of the Lighting Analysis and Simulation. RAB Lighting Inc. offers no warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated.
The Lighting Analysis and Simulation represents predicted system performance based upon supplied design parameters.
RAB Lighting Inc. neither warrantee nor represents the appropriateness, completeness or suitability of the lighting design intent as compliant with any applicable regulatory code requirements.
This Lighting Analysis and Simulation is issued for informational purposes and is not intended for construction.

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Main Street Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.	Readings Taken at 0'-0" AFG	10	10	Horizontal
CalcPts Parking	Illuminance	Fc	0.79	4.0	0.0	N.A.	N.A.	Readings Taken At 0'-0" AFG	10	10	Horizontal
CalcPts Perimeter Line	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.	Readings Taken At 0'-0" AFG	10	10	Horizontal
CalcPts Playground	Illuminance	Fc	1.26	9.2	0.0	N.A.	N.A.	Readings Taken At 0'-0" AFG	10	10	Horizontal

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	Tag
	4	FXLED78SF	SINGLE	7674	1.000	78W LED	78.7	78.7	314.8	FXLED78 - Splitfitter - Cool - I	G
	2	WPLED2T50	SINGLE	5329	1.000	Wallpack (TYPE II)	51.9	51.9	103.8	WPLED2T50 - Cool - ITL80292.IES	I

Luminaire Location Summary						
LumNo	Label	X	Y	MTG HT	Orient	Tilt
1	WPLED2T50	121.473	161.158	18	107.055	0
2	WPLED2T50	165.007	136.933	18	17.238	0
3	FXLED78SF	152.624	94.756	18	306.157	37.713
4	FXLED78SF	133.182	88.4	18	267.398	38.542
5	FXLED78SF	112.777	106.742	18	195.902	35.404
6	FXLED78SF	104.557	134.513	18	178.324	39.398
Total Quantity: 6						

C: FXLED78SF

WPLED2T50

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting, Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting, Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

RAB LIGHTING

Tel: (888) 722-1000 Fax: (888) 722-1232
WWW.RABWEB.COM

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
157 Main Street
Medway, MA. 02053
Lighting Layout
Version A

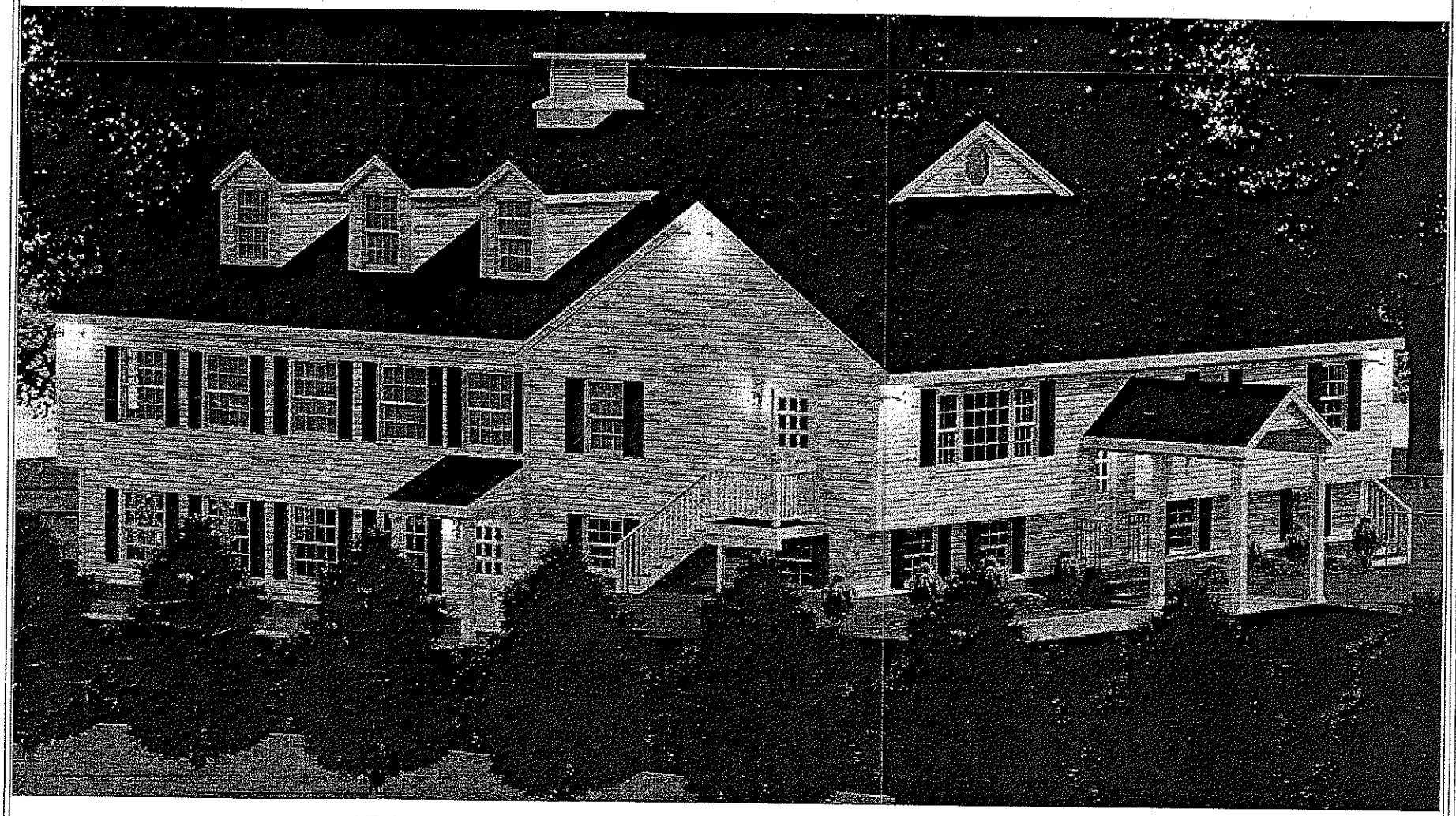
Scale: as noted

Date: 7/10/2014

Drawn By: Nigel Mcgregor

Filename: \\RAB-STORAGE-1\Docs\Sales\Applications Engineering\Job Files\H\Holbrook Assoc\Hansen Electric\Framingham 100985\157 Main Street Medway\AGI files\157 Main Street Lighting Layout 050214C.AGI

The information disclosed in this Lighting Analysis and Simulation is the exclusive PROPERTY OF RAB LIGHTING, INCORPORATED. The information is considered confidential and intended for the sole use of the person(s) or company this Lighting Analysis and Simulation has been prepared for. Any reproduction, distribution or use of the information contained herein for other than its intended purpose is strictly prohibited without the prior written consent of RAB Lighting, Inc.
The calculated results of the Lighting Analysis and Simulation represent an anticipated prediction of system performance. The calculated results shown herein are based on design parameters and information as provided by others and has not been field verified by RAB Lighting, Inc. Actual measured results may vary from the anticipated system performance. Design parameters such as surface reflectance, site, mounting height, applied depreciation factors, orientation, tilt or any other significant field conditions must be verified by others to insure conformance to the design intent of the Lighting Analysis and Simulation. RAB Lighting Inc. offers no warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated.
The Lighting Analysis and Simulation represents predicted system performance based upon supplied design parameters.
RAB Lighting Inc. neither warranties nor represents the appropriateness, completeness or suitability of the lighting design intent as compliant with any applicable regulatory code requirements.
This Lighting Analysis and Simulation is issued for informational purposes and is not issued as construction.



157 MAIN STREET MEDWAY RENOVATIONS

Table Of Contents

1- COVER SHEET
2- OVERHEAD VIEW
3- PERSPECTIVE VIEWS
4- PERSPECTIVE VIEWS
5- FRONT/REAR ELEVATIONS
6- EAST ELEVATION
7- WEST ELEVATION
8- FOUNDATION PLAN
9- LOWER/UPPER LEVEL FLOOR PLANS
10- SECOND FLOOR FRAMING PLAN
11- ROOF FRAMING PLAN
12- ROOF DORMER LAYOUT
13- SECTION DETAIL
14- SECTION DETAIL

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

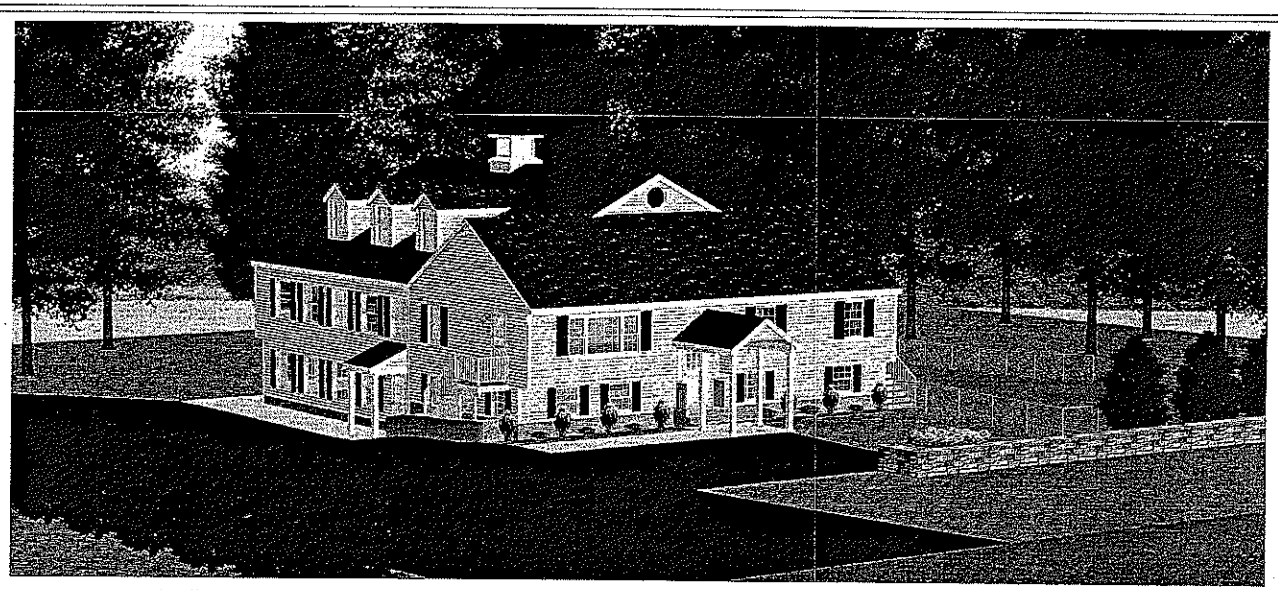
PROJECT DESCRIPTION:
157 MAIN STREET
MEDWAY, MA 02053

DRAWINGS PROVIDED BY:
Bob Fogarty
D&B Construction
BFog4522@Hotmail.com
508-509-6394

DATE: 6/13/2014

SCALE: NTS

SHEET: 1



PERSPECTIVE VIEWS
Scale: Not To Scale

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

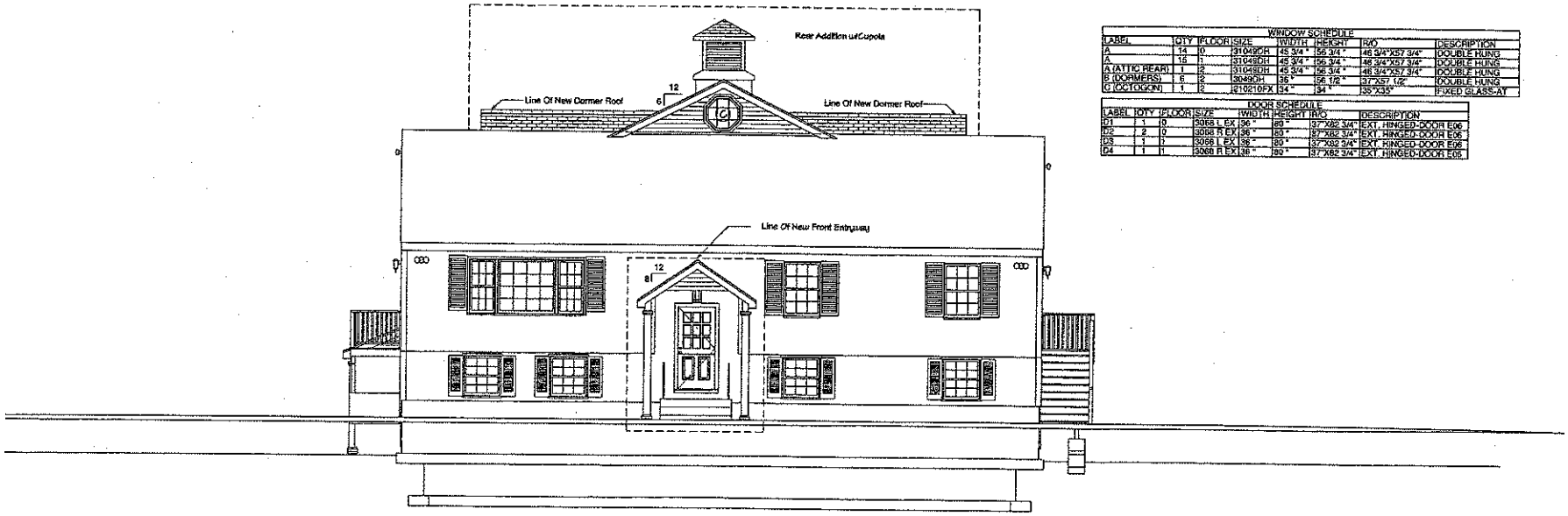
PROJECT DESCRIPTION:
157 MAIN STREET
MEDWAY, MA 02053

DRAWINGS PROVIDED BY:
Bob Fogarty
D&B Construction
BFogarty@gmail.com
508-504-4934

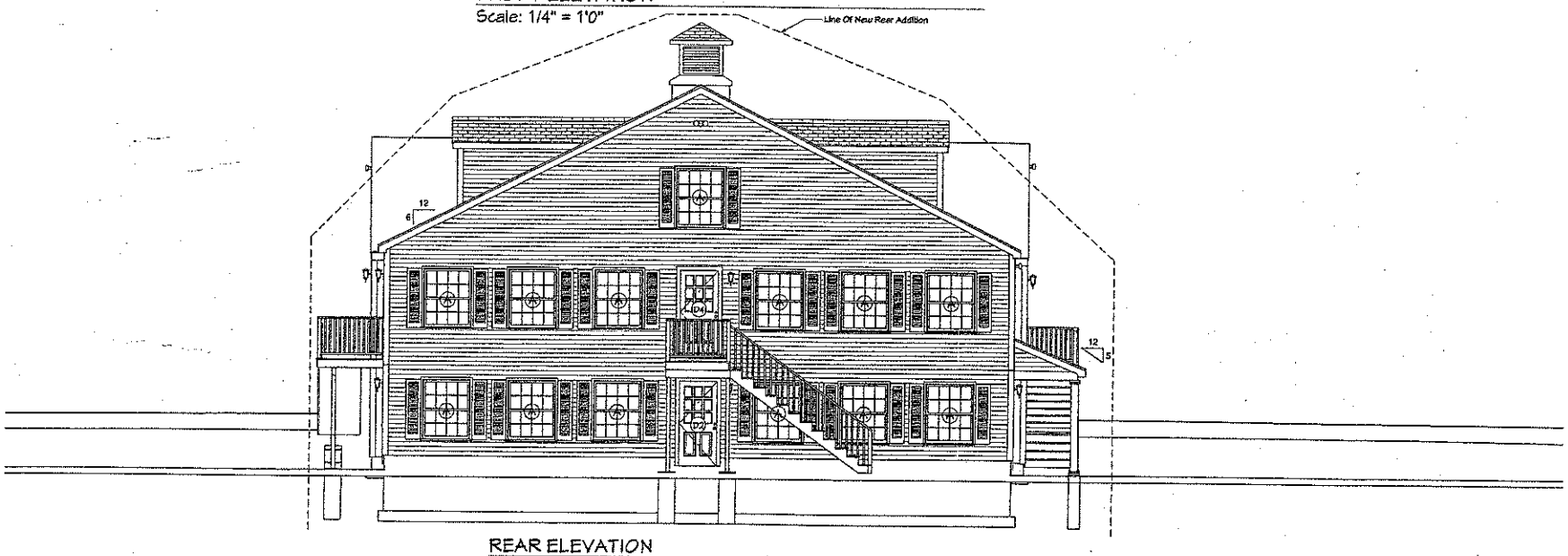
DATE:
6/13/2014

SCALE:

SHEET:
3



FRONT ELEVATION
Scale: 1/4" = 1'0"



REAR ELEVATION
Scale: 1/4" = 1'0"

WINDOW SCHEDULE

LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
A	14	0	3104SDH	45 3/4"	56 3/4"	46 3/4"X57 3/4"	DOUBLE HUNG
A	15	1	3104SDH	45 3/4"	56 3/4"	46 3/4"X57 3/4"	DOUBLE HUNG
A (ATTIC REAR)	1	2	3104SDH	45 3/4"	56 3/4"	46 3/4"X57 3/4"	DOUBLE HUNG
B (DORMERS)	6	2	3049DH	36"	56 1/8"	37"X57 1/8"	DOUBLE HUNG
C (OCTOGON)	1	2	2102TOPX	34"	34"	35"X35"	FIXED GLASS-AT

DOOR SCHEDULE

LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
D1	1	0	3068 L EX	36"	80"	37"X82 3/4"	EXT. HINGED-DOOR E06
D2	2	0	3068 R EX	36"	80"	37"X82 3/4"	EXT. HINGED-DOOR E06
D3	1	2	3068 L EX	36"	80"	37"X82 3/4"	EXT. HINGED-DOOR E06
D4	1	1	3068 R EX	36"	80"	37"X82 3/4"	EXT. HINGED-DOOR E06

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

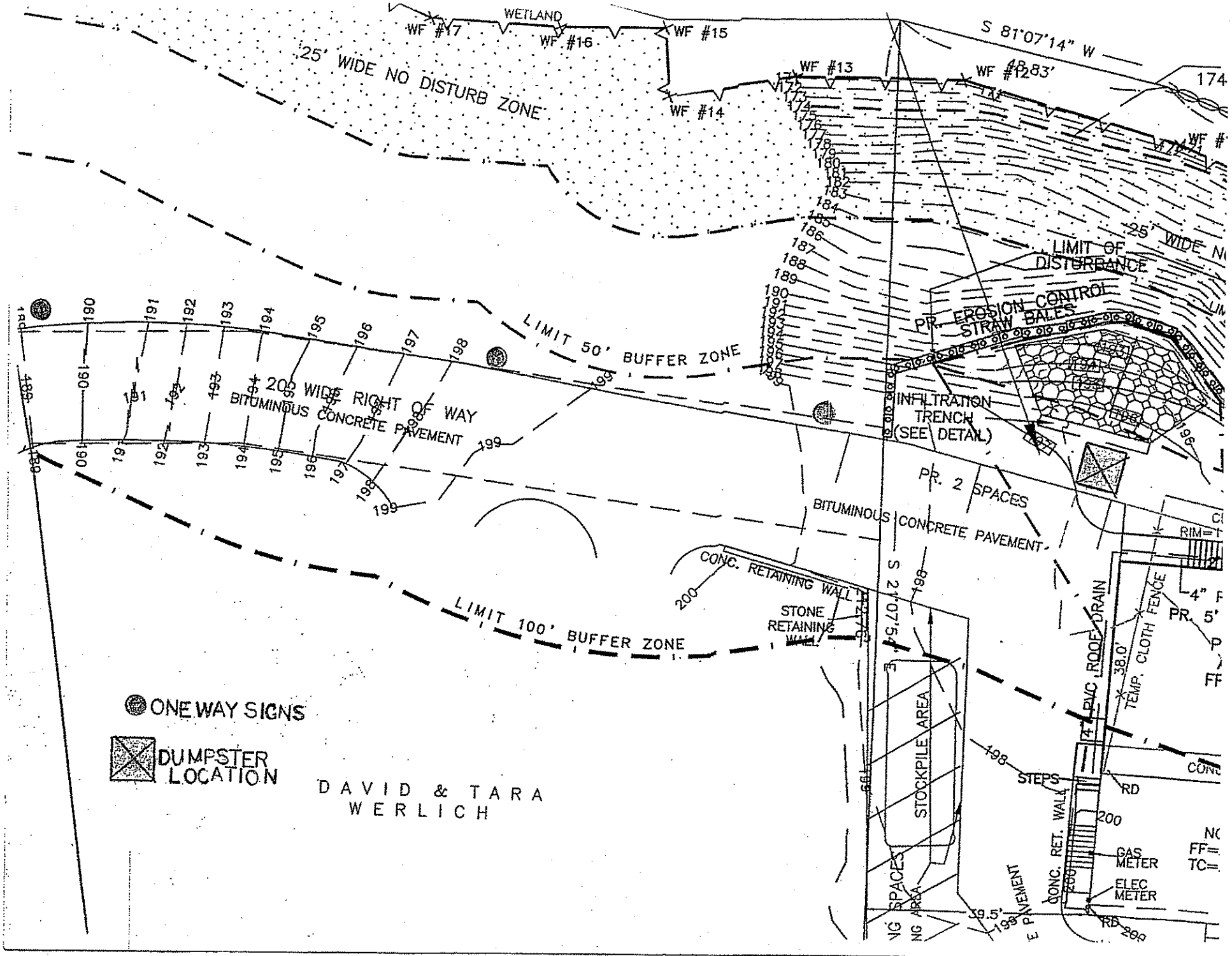
PROJECT DESCRIPTION:
131 MAIN STREET
MEDWAY, MA 02053

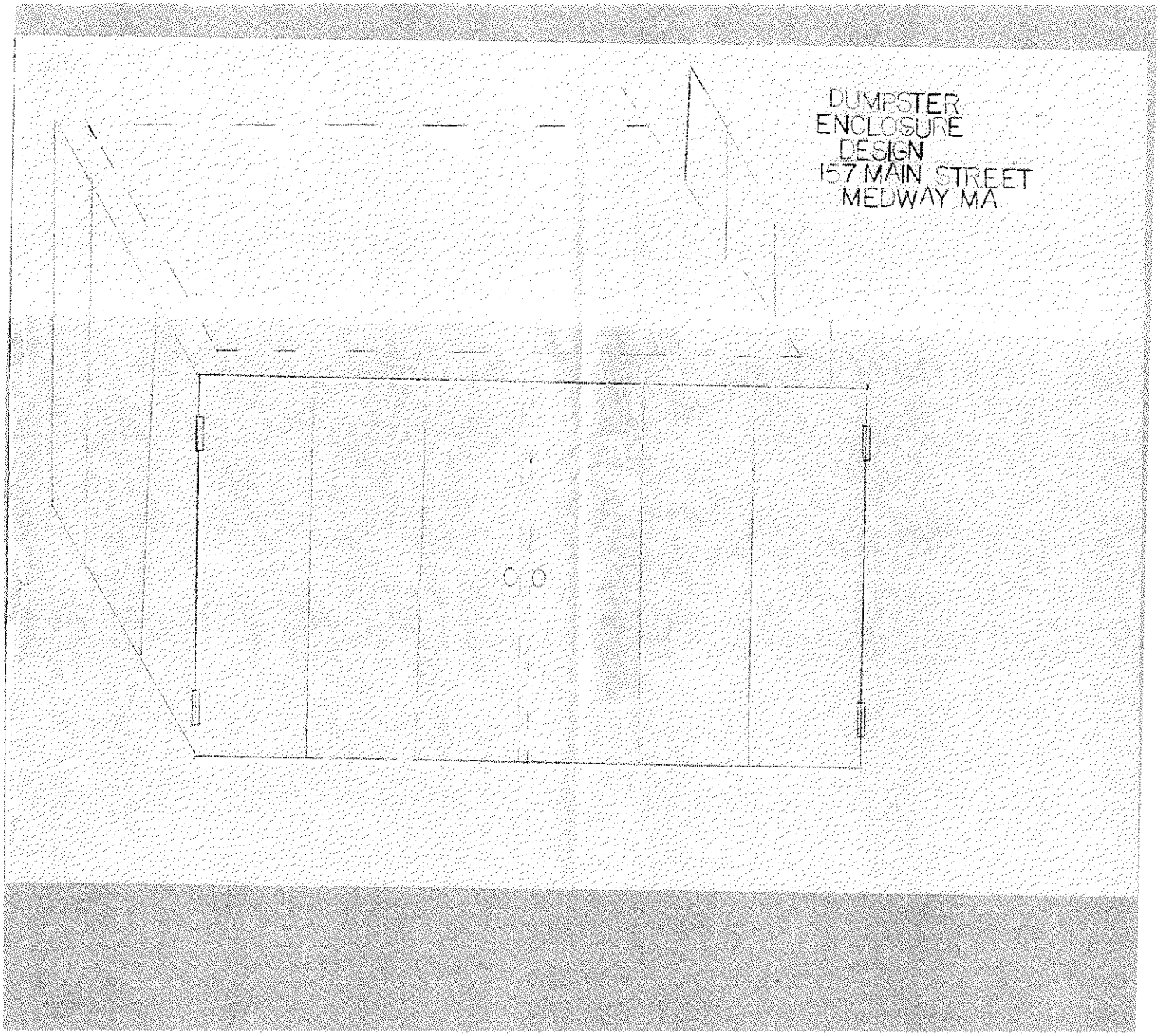
DRAWINGS PROVIDED BY:
Bob Fogarty
D&B Construction
BFogarty22@hotmail.com
508-509-6224

DATE:
6/13/2014

SCALE:

SHEET:
5

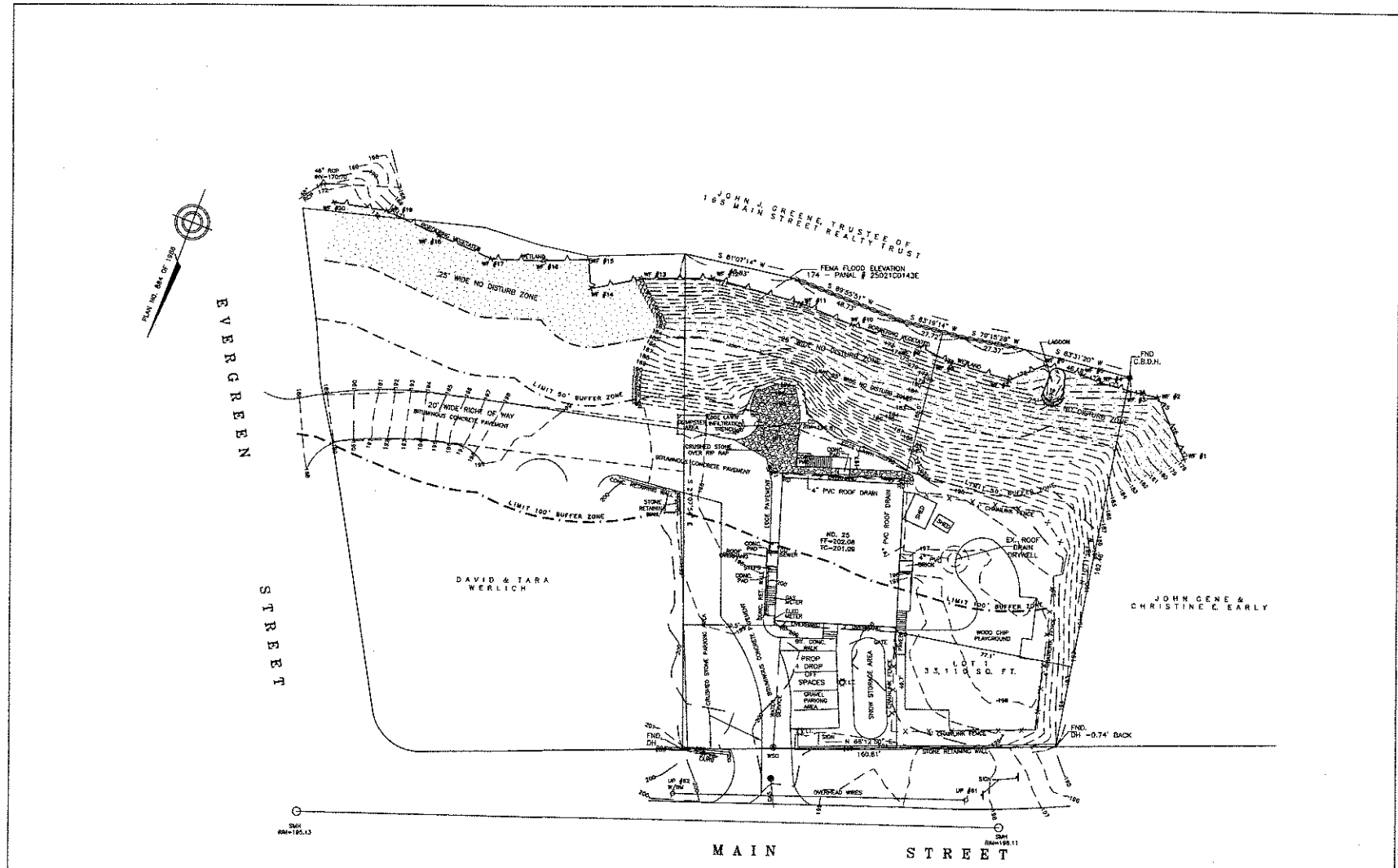

WETLAND
WF #17
WF #16
WF #15
WF #14
WF #13
WF #12
S 81°07'14" W
25' WIDE NO DISTURB ZONE
LIMIT OF DISTURBANCE
PR. EROSION CONTROL STRAW BALES
INFILTRATION TRENCH (SEE DETAIL)
LIMIT 50' BUFFER ZONE
± 20' WIDE RIGHT OF WAY
BITUMINOUS CONCRETE PAVEMENT
PR. 2 SPACES
BITUMINOUS CONCRETE PAVEMENT
CONC. RETAINING WALL
STONE RETAINING WALL
LIMIT 100' BUFFER ZONE
S 27°07'54" E
STOCKPILE AREA
PVC ROOF DRAIN
TEMP. CLOTH FENCE
STEPS
CONC. RET. WALL
GAS METER
ELEC METER
ONEWAY SIGNS
DUMPSTER LOCATION
DAVID & TARA WERLICH


DUMPSTER
ENCLOSURE
DESIGN
157 MAIN STREET
MEDWAY MA.

Susan Affleck-Childs

From:	Stephen Hansen <steve@mwappraisal.com>
Sent:	Thursday, May 26, 2016 9:39 AM
To:	Susan Affleck-Childs
Cc:	thelearningtreedaycare@verizon.net
Subject:	157 Main Street Medway

Hi Suzy, I am requesting a letter of compliance on 157 Main Street. The project is 100 percent complete. Jack Mee the building commissioner is waiting for this letter in order to close out the file. Thank you in advance for your assistance. Stephen Hansen



SCALE

FEET 0 10 20 40 60 80

METERS 0 5 10 15 20

ZONING REQUIREMENTS

	REQ.	PROPOSED
MIN. LOT AREA	22,500 S.F.	33,110 S.F.
MIN. FRONTAGE	150 FT.	160.81 FT.
MIN. FRONT SETBACK	35 FT.	49.7 FT.
MIN. SIDEYARD SETBACK	15 FT.	39.5 FT.
MIN. REARYARD SETBACK	15 FT.	65.0 FT

NOTE:
BVW DELINEATED BY CREATIVE LAND AND WATER ENGINEERING, LLC SOUTHBOROUGH, MA ON APRIL 7, 2014.

BM – SET SPIKE IN UTILITY POLE #62 OPPOSITE LEFT FRONT LOT CORNER ELEV.=201.27 – NAVD88

P:\MAINSON-MAIN-STREET-MEDWAY\AS-BUILT\AS-BUILT-TOPO-PLAN.DWG/SITE-PLAN

SULLIVAN SURVEYING COMPANY, LLC
209 WEST CENTRAL ST.
NATICK, MASS. 01760
PHONE : 508-655-0062
FAX : 508-655-0063

AS-BUILT PLAN OF LAND IN MEDWAY, MASS.

OWNER / APPLICANT :
157 MAIN STREET REALTY, LLC
157 MAIN STREET
MEDWAY, MA. 02053

DEED REFERENCE :
BOOK 31443, PAGE 467
NORFOLK COUNTY REGISTRY OF DEEDS

ASSESSORS MAP REFERENCE :
MAP 48 PARCEL 98

ZONING CLASSIFICATION : AR-II, AUOD

NOTE : THIS DOCUMENT HAS BEEN PREPARED BY SULLIVAN SURVEYING COMPANY, LLC WHICH HOLDS A COPYRIGHT THEREIN.

COPYING OF ANY SUBSTANTIAL PORTION OF A COPYRIGHTED WORK, WITHOUT THE PERMISSION OF THE COPYRIGHT OWNER IS UNLAWFUL.

COMMONWEALTH OF MASSACHUSETTS JOSEPH R. SULLIVAN No. 38494 REGISTERED PROFESSIONAL LAND SURVEYOR

JOSEPH R. SULLIVAN
REG. PROF. LAND SURVEYOR

I CERTIFY THAT THE CONSTRUCTION SUBSTANTIALLY CONFORMS WITH THE ORDER OF CONDITIONS AND THE APPROVED PLAN.

COMMONWEALTH OF MASSACHUSETTS RICHARD M. MAINVILLE CIVIL No. 38332 REGISTERED PROFESSIONAL ENGINEER

RICHARD M. MAINVILLE
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE

SCALE : 1" = 20' | DATE : JUNE 22, 2016
DRAWN BY : R.M.M. | CHECKED BY : J.R.S.

SHEET 1 OF 1

DRAWING NO. 37,060A

TOWN OF MEDWAY
Planning and Economic Development Board

DRAFT – July 21, 2016

Certificate of SITE PLAN Completion

The Medway Planning and Economic Development Board has received a request dated May 26, 2016 from Stephen Hansen, applicant and contractor for the Learning Tree Center site plan project at 157 Main Street, for the Medway Planning and Economic Development Board to issue a *Certificate of Completion* for the following site plan development:

Project Name: Learning Tree Center

Project Location: 157 Main Street, Medway, MA

Assessor's Map/Parcel Numbers: Map 48/Parcel 98

Title of Site Plan: *Site Plan of Land in Medway, MA*

Drawn by: Joseph R. Sullivan, PLS - #18846/Commonwealth of Massachusetts
Richard M. Mainville, PE - #28323/Commonwealth of Massachusetts

Date of Plan: April 24, 2014, last revised May 30, 2014 with building rendering dated June 13, 2014 by D & B Construction

Date of Site Plan Decision: July 22, 2014

Date of Site Plan Endorsement: August 19, 2014

Applicant's Name: Steven P. Hansen

Applicant's Address: 24 Point Street, Natick, MA

Property Owner: 157 Main Street Realty, LLC
157 Main Street
Medway, MA

Project Status

OK Inspection/CO - Inspector of Buildings: *A temporary CO was issued on April 9, 2015. Final CO has not yet been issued. NOTE – The Building Department's Annual Inspection Certificate is contingent upon the PEDB's Certificate of Site Plan Completion.*

OK CONCOM Certificate of Compliance - *Issued July 14, 2016*

OK As-Built Plan - *Dated 6-22-2016 by Sullivan Survey, LLC of Natick MA. Plan includes a certification of completion of site plan work.*

OK Treasurer's Certification of Taxes Paid: *Confirmed July 20, 2016.*

_____ _____

Susan E. Affleck-Childs Date

Planning and Economic Development Coordinator

Planning & Economic Development Board Certification

The above noted site plan project has been fully and satisfactorily completed in accordance with the requirements of the Planning Board's *Site Plan Rules and Regulations* applicable to this project, the application submitted for approval of this development, the Site Plan Decision and all conditions of approval, the endorsed Site Plan, all conditions subsequent to approval of the site plan due to any amendment, modification, or revision of the Site Plan or Decision, all of the provisions set forth in any performance guarantee and any amendments thereto and the following additional documents (if any) (hereinafter "approval instruments").

All existing methods for securing the construction of approved site plan work are hereby released. Specify details of security. ***NOT APPLICABLE***

Planning and Economic Development Board Members

_____ _____

Member Date

_____ _____

Member Date

_____ _____

Member Date

_____ _____

Member Date

_____ _____

Member Date

August 9, 2016
Medway Planning & Economic Development Board Meeting

PEDB Meeting Minutes

- Draft minutes of July 12, 2016 PEDB meeting
- Draft minutes of July 26, 2016 PEDB meeting

July 12, 2016
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

ALSO PRESENT:
Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

Medway Gardens – Status of Site Plan Implementation
The Board was in receipt of the following: **(See Attached)**

- Email from Susy Affleck-Childs to Joe Avellino dated 6-7-16.
- Tetra Tech inspection report dated 6-8-16.
- Medway Gardens Site Plan Decision dated 8-23-14.
- Medway Garden Site Plan dated 8-21-14.

Mr. Joe Avellino, owner of Medway Gardens, was present to update the Board on the status of the site plan implementation.

The Chairman informed Mr. Avellino that he is not in compliance with the site plan decision which was issued to Medway Gardens on July 2014. It is not apparent that any work has been done.

#1 Item Proposed Bituminous Pavement:
The pavement apron will be installed no later than November 1, 2016.

#2 Item Proposed Bituminous Pavement Parking Area:
The applicant indicated that the pavement parking to the south will be financially difficult. He would like to seek a waiver to not install this. He communicated that this area is being maintained and has a solid surface for handicap customers.

Consultant Carlucci noted that the plan shows three handicap parking spots and 15 regular parking spots. If there is a variation from this plan, a modification will be needed.

DRAFT

#3 Item proposed pavement markings and striping:
The applicant wants a modification from the markings. Mr. Avellino noted that the striping will not be done as the paving is gravel and it just doesn't work.

#4 Item Proposed Directional and Accessible Signs:
There was discussion about signs. It was noted that the temporary Medway Gardens banner sign needs to come down. Mr. Avellino responded that the Medway Garden sign will be removed, but noted that the Building Inspector has not asked him to take this sign down. Some of the other signs are seasonal and pertain to horticultural products. The applicant noted that he is exempt due to their agricultural use. The Board asked for clarity about the agricultural use in relation to commercial properties. Consultant Carlucci noted that there is a rule about the agricultural exemption applying to properties over 2 acres in size.

#5 Item Proposed Concrete Wheel Stops:
These will be installed no later than 8/31/16.

The applicant agreed to provide a new set of plans by September 1, 2016.

The Board is in agreement that the applicant will need to seek a plan modification. The modification deadline will be September 1, 2016 for the application to be submitted.

Construction Observation Estimate – 2 Marc Road/CommCan Site Plan

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

- Estimate dated 6/30/16 from Tetra Tech for construction inspection services.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the estimate in the amount of $14,509.00 as presented.

PEDB MEETING MINUTES:

June 28, 2016 (See Attached):
On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted unanimously to approve the minutes from June 28, 2016 as modified.

OTHER BUSINESS:

The Board will be working to prioritize warrant articles for the November 2016 town meeting. Some of the items on the priority list include: Village Residential, refining definitions, updating the Use Table and addressing a series of dimensional regulations including the C1 setbacks.

Rte. 109 Pre-Construction Meeting:

Member Gay updated the Board on his attendance at the recent Rt. 109 pre-construction meeting. The Board was made aware that the 109 Committee has asked Town staff to prepare a

DRAFT

positioning document to address the mismatches which will take place from the construction project, for example, the removal of 64 trees with replacement of only some of those trees. How does the Town respond to this different treatment of a situation for a municipal project vs. a private project? Tom reported that the side road/cross street work will take place in a couple of weeks. There are no official detour routes determined yet. There is a commitment by the contractor to keep the Main Street open during commuting hours.

NOTE - Member Gay excused himself from the meeting at 7:25 pm.

Exelon Public Hearing Continuation

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

- Public Hearing Continuation Notice dated 6-20-16.
- Letter from Eric Las of Beals and Thomas dated 6-17-16.
- Review comments on revised site plan from PGC Associates dated 7-1-16.
- Review comments on revised site plan from BETA Group dated 7-6-16.
- Draft decision dated 7-12-16.
- DRC Exelon Review letter dated July 12, 2016.
- 7-12-16 Beals and Thomas letter.

The Exelon public hearing continuation was opened at 7:30 pm. The focus of the hearing is to review the revised site plan along with discussion on the draft decision.

Present from the Exelon Team were:
Amy Kwesell, Rubin and Rudman
Eric Las, Beals and Thomas
Lisa Decker, Exelon Counsel
Tammy Sanford, Exelon Project Manager
Mark Rogers, Exelon Communication
Bob Tynan, Exelon Construction Manager

Consultant Andrew Ogilvie from Beta Group was also present. He indicated that the items regarding the fuel delivery and snow storage have been addressed. Mr. Ogilvie wants to make sure the snow melts back to road since there could be a risk of fuel dripping off idling trucks.

Member Di Iulio wants to make sure this does not head toward wetlands.

Consultant Las responded that the road will be pitched back enough that there is no risk to the wetlands.

Consultant Carlucci informed the Board that all of his issues have been addressed and resolved.

The letter from the Design Review Committee dated July 12, 2016 was presented to the Board. Chairman Rodenhiser attended the 7-11-16 DRC meeting and informed the Board that the DRC would still like to see a two tone color arrangement on the sound wall.

DRAFT

Attorney Kwesell informed the Board that the applicant was not made aware of the 7-11-16 DRC meeting and they would have attended if they were informed of it. The applicant has requested copies of the minutes. Their position is still that it does not make sense or is it practical to have a two tone sound wall. None of their other facilities have this type of wall. The only area of the wall that will be seen is that which can be viewed by those traveling from west to east on Route 126 or on West Street.

It was asked if a portion (20%) of the western face of the sound wall where there is a break could be two tone.

Bob Tynan explained that the staging and installation would have to be different if the wall is two tone. It will require more man hours for installation.

The Board expressed its appreciation for the work of the Design Review Committee but decided to not require a two tone sound wall.

The security fencing is black vinyl and noted on Sheet 3.1. It was suggested to put a note on the detail sheet 9.5

The comments about the stone walls were reviewed. A note is to be added to require saving fieldstones for reuse. There will be language about the preferred location for the recycled stones.

There is no resolution regarding the adjacent day care center.

A copy of the decision draft was provided to the applicant, Board members and consultant. The findings were not included and are being reviewed by Consultant Carlucci.

Attorney Amy Kwesell suggested that in the background section of the decision something be included about the Conservation Commission's procedure and recommendations. It was also suggested that something be included in the procedural history about the DRC and the fact that the applicant attended 7 meetings. Susy responded that typically we do not recap the DRC meetings but there can be some language included. Also, the inter-departmental meeting which the applicant attended should be listed.

The applicant expects to get letters from Fire Chief Lynch and Sergeant Watson by the end of the week which can be referenced in the decision. It was suggested to also get something from Tom Holder about the water supply interconnection and piping. The Host Community Agreement should also be noted in the decision. It was suggested to check with Town Counsel on the wording of this.

Waivers: The Waiver Requests on pages 9-11 of the draft decision were reviewed.

Scale of drawing:
On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted to approve the waiver to not require the scale of the drawing be one each = 40 ft.

Inventory of existing landscape:
On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted to approve the waiver to not require an inventory of existing landscape.

Curbing:
On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted to approve the waiver to allow bituminous concrete at the parking area instead of granite curbing.

Tree Replacement:
On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to waive the tree replacement requirement.

Bicycle Spaces:
The applicant indicated that there are no bicycles allowed on the facility at any time. This is for security reasons.

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to waive the bicycle spaces as indicated in the Zoning Bylaw.

Conditions - The Board reviewed the Conditions starting on page 11 of the decision.

Off Site Mitigation:
The language in this section needs to be further clarified. Amy Kwesell read a request letter from the June 17, 2016 meeting. There will be jersey barriers and making one of the ways one-way at the intersection of Beech Street and West Street. There will be signage in this area.

Construction Traffic Management:
The Traffic Management Plan will be provided and reviewed by the police department.

Fuel Deliveries:
The hours of deliveries need to be noted and confirmed. It was suggested fuel deliveries not be allowed from 7:00 am – 8:00 am and 5:00 pm – 6:00 pm. This will be consistent with the language in the Host Community Agreement.

Fencing:
There will be language added on sheet C3.1 about the fencing. This will be black vinyl chain link including barb wire on the top of fencing.

Snow Storage and Removal:
There was discussion about the language in the decision which referenced that snow needs to be removed within 24 hours. It was recommended to change this to 96 hours.

There will be language added in Conditions about dust control. It was noted that there are mitigation measures in the Host Community Agreement.

DRAFT

Construction Oversight:
The applicant understands that there will be inspection of the infrastructure and they will provide monthly reports. There will need to be a schedule created to allow for inspections by consultants.

Performance Security:
The applicant is aware that some form of performance security is required. The language of this security will need to be further clarified.

Public Hearing Continuation:
On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to continue the hearing for Exelon to July 26, 2016 at 7:45 pm.

Construction Reports:

The Board is in receipt of the following inspection reports from Tetra Tech: (**Attached**)

- Village Estates #4 – June 13, 2016
- Village Estates #5 – June 15, 2016
- Village Estates #6 – June 21, 2016
- Cumberland Farms Landscaping – Updated June 24, 2016

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

The meeting was adjourned at 10:38 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Transcribed from video

Reviewed and edited,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

DRAFT

July 26, 2016
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

Tri Valley Commons Site Plan (72 Main Street) - Completion Status Report:

The Board is in receipt of the following:

- Email communication dated May 5, 2016 from Susy Affleck-Childs to the Building Inspector Jack Mee.

Developer Rich Landry and new property owner Marianne Connaughton were present.

Mr. Landry indicated that the property has been sold to Marianne Connaughton but he is responsible for completing the work shown on the approved site plan. The remaining work will be completed in three weeks. This includes the wall, hydro-seeding and temporary fence. There will need to be an extension of time for the occupancy permit past early August. The final as-built plans will need to be reviewed by Tetra Tech. An irrigation system was installed but the Medway DPS will not allow them to connect since there is a mandatory water ban in effect. There is a company going to the site with a water truck to care for the landscaping. There was discussion about putting in a well if the water department will not allow him to connect to the Town's system. There may need to be a further conversation with the Department of Public Works.

Susy Affleck-Childs confirmed that the bond remains in place even with the change in ownership.

Tetra Tech will review and observe what is happening with the plants.

There is an outstanding invoice from the Board in the amount of $2,500.00 for construction services. Rich Landry will send a check out tomorrow.

DRAFT

Rich Landry will follow-up with the DPS and will check to see if the irrigation system was specifically called out on the site plan.

Extension:
On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to recommend an extension of the temporary certificate of occupancy for Tri Valley Commons for ninety days from August 5, 2016.

Direct Tire (72 Main Street) – Construction Change

Direct Tire owner Barry Steinberg was present. He would like to relocate the storage unit behind the building to provide an easier way to remove tire casings. The trucks picking up the casings are having difficulty maneuvering. He proposes to have both Advance Auto and Direct Tire share one regular trash dumpster. The intent is to move the tire casings storage container to the right dumpster enclosure. He will install new, taller fencing to hide the container completely. The enclosure will extend easterly as well to accommodate the container. He will pay the expense of the dumpsters. There will be a fence around the unit. It was suggested that a letter be sent to the Board with the construction change order.

The Board did communicate that Advance Auto does not have permission to store outside. The decision states what they can and cannot do. The pallets will be where casing containers are and they could be picked up twice a week.

The Board agrees to let him go with the plans for the relocation of the tire casing storage unit.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to allow Direct Tire to relocate the storage container for tire casings and modify the fence height to completely screen the container on all four sides. (The height of the fence will be provided.

PEDB Meeting Minutes:

June 21, 2016
On a motion made by Rich Di Iulio, and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from June 21, 2016.

157 Main Street – Learning Tree Center:

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

- Site Plan Decision – July 22, 2014
- Endorsed Site Plan August 19, 2014.
- May 26, 2016 email from Steve Hanson requesting a Certificate of Completion
- June 22, 2016 As-Built Plan and project certification prepared by Sullivan Land Surveying Co.
- July 21, 2016 Draft – PEDB Certificate of Site Plan Completion.

DRAFT

Developer Steve Hansen was present.

Susy Affleck-Childs reported that the site plan decision for this project did not require inspections by the Board's engineer.

Member Gay will do site visit within the next week and provide a report to the Board.

Site Plan Completion:
On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the site plan completion contingent upon no negative report from the inspection by member Gay.

NOTE – The Board signed the Certificate of Completion which will be held by Susy until she receives the report from Tom Gay.

2 Marc Rd – Site Plan Endorsement:

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

- Revised plan submittal letter from Dan Merrikin dated July 19, 2016.
- Revised site plan dated July 18, 2016.
- Review memo dated July 21, 2016 from Tetra Tech on revised site plan.
- Draft easement deed for 50' right of way easement on 9 Marc Road
- Easement plan dated July 21, 2016 for 9 Marc Road

The Board was made aware that the Conservation Commission issued an Order of Conditions on June 23, 2016. There was no appeal. The draft easement deed dated July 21, 2016 was forwarded to town counsel who has recommended a title run-down.

The Board of Selectmen will need to accept the easement which can be authorized at the November 2016 town meeting.

On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to endorse the site plan dated July 18, 2016 for 2 Marc Rd.

Construction Reports:

- The Board is in receipt of a construction report email dated 7-13-16 from Steve Bouley regarding the on-site meeting at Cumberland Farms. (**See Attached**)

Member Gay left the meeting at 7:51 pm.

Exelon Expansion Site Plan – Public Hearing Continuation

Andy Ogilvie of BETA Group joined the meeting.

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

- Letter dated July 13, 2016 from Eric Las of Beals and Thomas regarding traffic management.

DRAFT

- Mullin Rule Certification from Andy Rodenhiser for the May 3, 2016 hearing
- Revised draft decision dated July 22, 2016.
- Sign off note from the Fire Chief dated July 12, 2016.
- Sign off from Jeff Watson Police Department dated July 26, 2016.
- Review of noise abatement plans by Acentech dated July 26, 2016.

Amy Kewell clarified the reference points with the locations for where sound measurements were taken.

- R1 – 23 Summer Street, location
- R2 10 D Summer Street
- R3 5 Summer Street
- R4 3 West Street
- R533 West Street
- R6 55 Milford Street
- R7 Future residences

The following items in the decision were reviewed and discussed:

- Page 6: There needs to be the inclusion of the information provided at the July 26, 2016 meeting.
- Page 11: The section noted as Other Findings was suggested by Town Counsel.
- Page 15: Off-Site Mitigation will be deleted from this section.
- Page 16: Document Recording: The applicant notes that it is not required by statute to record a site plan and does not think this is necessary. The Board is fine with not having the applicant record the plan.
- Page 17: Construction traffic management is covered in the Host Community Agreement and it needs to be approved by the Chief of Police.
- Page 18: The timing for fuel deliveries will be changed to include "unless amended by the host agreement". Also change the word "will" to "shall".
- Page 20: The last bullet item #2 captures the safety protocols. It was recommended that the construction services estimate from the Town's engineering consultant include time to become sufficiently trained to meet the protocols.
- Minor Revisions: Public Hearing convened March 22, 2016 and was continued April 26, where there was no quorum present.
- There was a letter from Beals and Thomas presented about the utility pole dated July 13, 2016. This will be included in the record.

There was discussion about the language regarding the restrictions on construction activities as written on page 16. The noise bylaw was referenced and it was noted that there is no definition of "significant noise" in the decision or Host Community Agreement. The sound level report was submitted. Tammy Sanford noted that Mass DEP also has a noise policy which needs to be

DRAFT

adhered to. It was suggested that there needs to be a baseline established, but it is not enforceable if there is no definition of what constitutes "significant noise". The recommendation is to reference the construction management plan which shall include a definition of what constitutes significant noise levels between 6:00 and 8:00 am. This will be reviewed by the Town.

The Board discussed that unless the decision is voted tonight, there will need to be an extension of the action deadline past July 29, 2016. The applicant is not willing to grant an extension. They feel the corrections noted are not sufficient enough to warrant an extension. The Board would like to have a clean and corrected decision for review at its next meeting on August 9, 2016. After discussion, the applicant reiterated that it will not grant a deadline extension.

Findings:
On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted to approve the Findings (3 to 1). Bob Tucker abstained. Vote passes.

Decision:
On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to approve the Exelon decision with the amendments noted.

Close Hearing:
On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to close the public hearing for Exelon.

Pine Ridge – Project Completion

The Chairman communicated that he had a conversation with Paul Yorkis regarding Pine Ridge. The conversation included that the bond amount would not cover the amount of work needed to finish the project. The Chairman indicated his displeasure that the work was not completed. This was the end of conversation.

The Chairman indicated that Mr. Yorkis was provided an opportunity to come to the meeting tonight but a previous commitment made this impossible and he was not able to call in to discuss the matter.

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

- Notes on history of Pine Ridge, Candlewood Drive and Island Road dated July 22, 2016 prepared by Susy Affleck-Childs
- Email from DPS Director Tom Holder dated July 8, 2016 with attachments re: needed work to complete Candlewood Drive and Island Road.
- Series of emails between Susy Affleck-Childs and Paul Yorkis dated July 14, 2016
- Andy Rodenhiser letter dated July 18, 2016 to Paul Yorkis
- Paul Yorkis response letter dated July 18, 2016 to Andy Rodenhiser

The Board was provided with the history of the project along with the punch list items which need to be completed. The initial bond for Pine Ridge was put in place in March 2007 for $70,953.00. The scope of work did include money for the emergency access but did not include the landscaping along Pine Ridge Drive and did not include the required work on Candlewood

DRAFT

Drive. The bond was reduced in August 2011 to $40,000 and it did not include anything for the emergency access. The whole idea was that the work was supposed to be completed prior to the completion of Pine Ridge. There is no separate bond for Island Road. Candlewood Drive and Island Road these were two separate subdivisions.

The Board suggested waiting for communication from the applicant with a time schedule.

It was suggested to look at the actions taken by the applicant and then explore the best options of the Town. There was a recommendation to put a timeframe for completion on the various items. The applicant is the process of securing estimates for Candlewood Drive and the Island Road work. Also, the Conservation Commission will meet on Thursday regarding an Order of Conditions for the emergency access work.

It was indicated that there is no money in a Candlewood construction services account, but they have been invoiced. The as-built plans for this will eventually need to be reviewed by the Board's engineering consultant. This is at the applicant's expense. A Certificate of Completion cannot be issued until this is done.

The Board would like the various decisions sent to them so they can review prior to the next meeting.

The Board would like to extend an invitation to the developer (John Claffey) and his representative (Paul Yorkis) to the August 9, 2016 meeting so they can provide an action plan for completion.

OTHER BUSINESS:

- There will be a meeting with the Economic Development Committee on August 10th or 16th.

ADJOURN:

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

The meeting was adjourned at 9:54 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Reviewed and edited by,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

DRAFT

August 9, 2016
Medway Planning & Economic Development Board Meeting

Pine Ridge, Candlewood and Hartney Acres

The Board spoke with Paul Yorkis via speaker phone during its June 28th meeting. The Board further discussed this matter at its July 26th meeting which Mr. Yorkis could not attend. He is planning to attend the August 9th PEDB meeting.

Attached are a variety of documents for your review.

- Notes on history of Pine Ridge, Candlewood Drive and Island Road prepared by SAC dated 8-3-16
- Email dated 7-8-16 with attachments from DPS Director Tom Holder re: needed work for Candlewood Drive and Island Road. This was Tom's follow-up from a site visit on 6-30-16. I forwarded this to Paul Yorkis on 7-11-16.
- Series of emails between Susy Affleck-Childs and Paul Yorkis dated 7-14-16
- Andy Rodenhiser letter dated 7-18-16 to Paul Yorkis
- Paul Yorkis response letter dated 7-18-16 to Andy Rodenhiser
- *Pine Ridge definitive plan Certificate of Action dated 6-22-2006. NOTE – This is an additional item for you to review. It was not included in the board packet for the 7-26-16 PEDB meeting.*

Pine Ridge Condo Development

Developer – John Claffey

20 unit townhouse condo development located off Candlewood Drive which is off of Farm Street

14.43 acres of open space to be conveyed to the Medway Conservation Commission

OSRD Special Permit – Issued 12/20/2005

OSRD Certificate of Action – Issued 6/22/2006

OSRD Definitive Plan – Endorsed 9/26/2006

Initial subdivision bond (3/1/2007) was for $70,953. That amount did NOT include the landscaping along Pine Ridge Drive nor the required Candlewood Drive work nor the standard 20% contingency. It did include $9,500 for construction of the emergency access between Candlewood and Island Drive.

Bond reduction on 8/9/2011 to the minimum required $40,000. The bond estimate did not specifically call out any amount for completion of the emergency access between Candlewood and Island Drive even though that work had not been completed.

Pine Ridge Project Status – 4/22/16 Tetra Tech Punch list

1. Proposed line striping and stop line has not been painted.
2. As-Built plan of the development needs to be submitted to PEDB for review.
3. It is recommended the applicant clean the drainage system. Cleaning includes removing sediment and debris from catch basin structures, pipe and detention facilities.
4. Erosion control measures should be removed upon receiving Certificate of Compliance from Medway Conservation Commission.
5. The proposed 4'-wide walking path in the open space area requires re-clearing as navigating the path is difficult. The path is inconsistent and markers are not present to direct pedestrians through the area.

Developer John Claffey needs to convey to the Town (through the Conservation Commission) the Pine Ridge open space parcel and any associated easements to allow for public access along Candlewood Drive and Pine Ridge Drive to the open space parcel and the use of several parking spaces on property now owned by the condominium association.

Candlewood Drive Subdivision

Original Applicant – Ellen Rosenfeld

16 lot conventional subdivision located off of the west side of Farm Street. Subdivision also includes Parcel A (1.37 acre drainage parcel and connector land to Island Drive)

Subdivision Certificate of Action – Issued 3/22/1993

Subdivision Plan – Endorsed 9/14/11993. Recorded on 1/5/1994 in Plan Book 419, Plan 9A and 9B.

Ellen Rosenfeld sold the permitted subdivision to Vincent Manzelli/Marvin Development on 1/5/1994. Mr. Manzelli constructed the roadway and houses. Candlewood Drive was never accepted by the Town.

Vincent Manzelli/Marvin Development sold Candlewood Drive and Parcel A to John Claffey. Recorded on 1/24/2006 in Book 23335, Page 269. Mr. Claffey needed to own Candlewood Drive to provide access to the Pine Ridge development.

Remaining bond = $38,000. I expect this was established by Vincent Manzelli.

Island Road Subdivision

Original applicant – Ellen Rosenfeld

6 lots plus Island Road located off of the north side of Village Street.

Definitive Subdivision Plan was endorsed on 4/27/1993 and recorded on 5/7/1993 in Plan Book 413, Plan #260. Lot lines were revised via an ANR plan recorded on 8/30/1993 in Plan Book 416, Plan #574.

Ellen Rosenfeld sold house lots to Vincent Manzelli/Marvin Development on 9/14/1993. Recorded 9/24/1993 in Plan Book 10114, Page 184. It appears that Ellen Rosenfeld may have retained ownership of the roadway and reserved a 30' drainage and utility easement shown on the adjacent land. Island Road was never accepted by the Town.

Vincent Manzelli/Marvin Development sold Island Road to John Claffey. Recorded on 1/24/2006 in Book 23335, Page 269.

No bond.

Updated 8-3-2016 by sac

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Monday, July 11, 2016 3:54 PM
To: Paul Yorkis
Subject: FW: Candlewood Drive / Island Road
Attachments: Candlewood - Island Punchlist for Plans 7-7-16.pdf; Candlewood Plan (1).pdf; Candlewood Plan (2).pdf; Island Road Plan.pdf; 14-CANDLEWOOD-IMPROV CANDLEWOOD (1) - from PIne Ridge plan.pdf; Candlewood Plan (1).pdf

Hi Paul,

See email note below and attachments from Tom Holder from last Friday.

Best,

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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

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

From: Thomas Holder
Sent: Friday, July 08, 2016 10:15 AM
To: Susan Affleck-Childs
Subject: Candlewood Drive / Island Road

Hi Susy – On Thursday July 30th, representatives from DPS and the Candlewood Drive/Island Road/Pine Ridge Developer met on site to inspect the remaining improvement work necessary to satisfy the Town's street acceptance requirements. A detailed site walk on that morning yielded the attached information.

Please see attached:

1. Punchlist associated with (3) Site Plans
2. (3) Site Plans identifying locations to have improvement work performed.

3. 2006 Engineering Drawing of Candlewood Drive

All parties agreed that the performance of the work identified on the attached punchlist, work noted on the attached 2006 Plan, as well as work necessary to fulfill the Conservation Commission's Order of Conditions (not attached) would enable the subject areas to be considered for acceptance.

Please let me know if additional information is needed.

Thanks.
Tom

Thomas Holder | Director
Department of Public Services

Town of Medway
45B Holliston Street
Medway, MA 02053
508-533-3275

Candlewood Drive Street Acceptance Improvements

- Crack seal road surface throughout road limits.
- Drain frames & covers must be replaced with heavy duty. Cement brick collars need to be replaced to allow for new frames. (Drain numbers 1,2,3,5,6,7)
- Podge bricks of Catch Basin structures. (Catch Basin numbers 1,2,5,8,9*,12,13,16)
  *Cement outside of frame
- Fill & Patch Sinkhole
- Mill & overlay cross trenches. (Numbers 1-8)
- Podge lift holes (Catch Basin 16)
- Build Invert on Drain 2.
- Cement around pipes(Drain 8, Catch Basins 13,15)
  - Note: Cellar drains into Catch Basins 10,11,13 & Drain 11
  - Note: Surveyor to plot all utilities on plan, as built.

Island Road Street Acceptance Improvements

- Cement podge Catch Basin collar (Catch Basins 1,2, Drain 1)
- Cement pipe connections (Catch Basins 1,2, Drain 1)
- Podge entire structure (Catch Basin 3)
- Crack seal entire street and sidewalks.
- Replace sewer covers with standard heavy duty sewer frames and covers.(Sewers 2,3,4)
- Replace street sign & post.

RECEIVED
JUL - 8 2016
PLANNING

RECEIVED
JUL - 8 2016
PLANNING

Candlewood Drive

Candlewood Basins
- Basin 1
- Basin 2
- Basin 3
- Basin 4
- Basin 5
- Basin 6
- Basin 7
- Basin 8
- Basin 9
- Basin 10
- Basin 11
- Basin 12
- Basin 13
- Basin 14
- Basin 15
- Basin 16

Candlewood Sewer
- Sewer 1
- Sewer 2
- Sewer 3
- Sewer 5
- Sewer 4

Candlewood Misc.
- Sinkhole

RECEIVED
JUL - 8 2016
PLANNING

Candlewood Drive/Island Road

Island Basins
- Basin 1
- Basin 2
- Basin 3

Island Sewer
- Sewer 1
- Sewer 2
- Sewer 3
- Sewer 4

Island Misc.
- Street Sign

RECEIVED
JUL - 8 2016

Candlewood Drive

Candlewood Drains

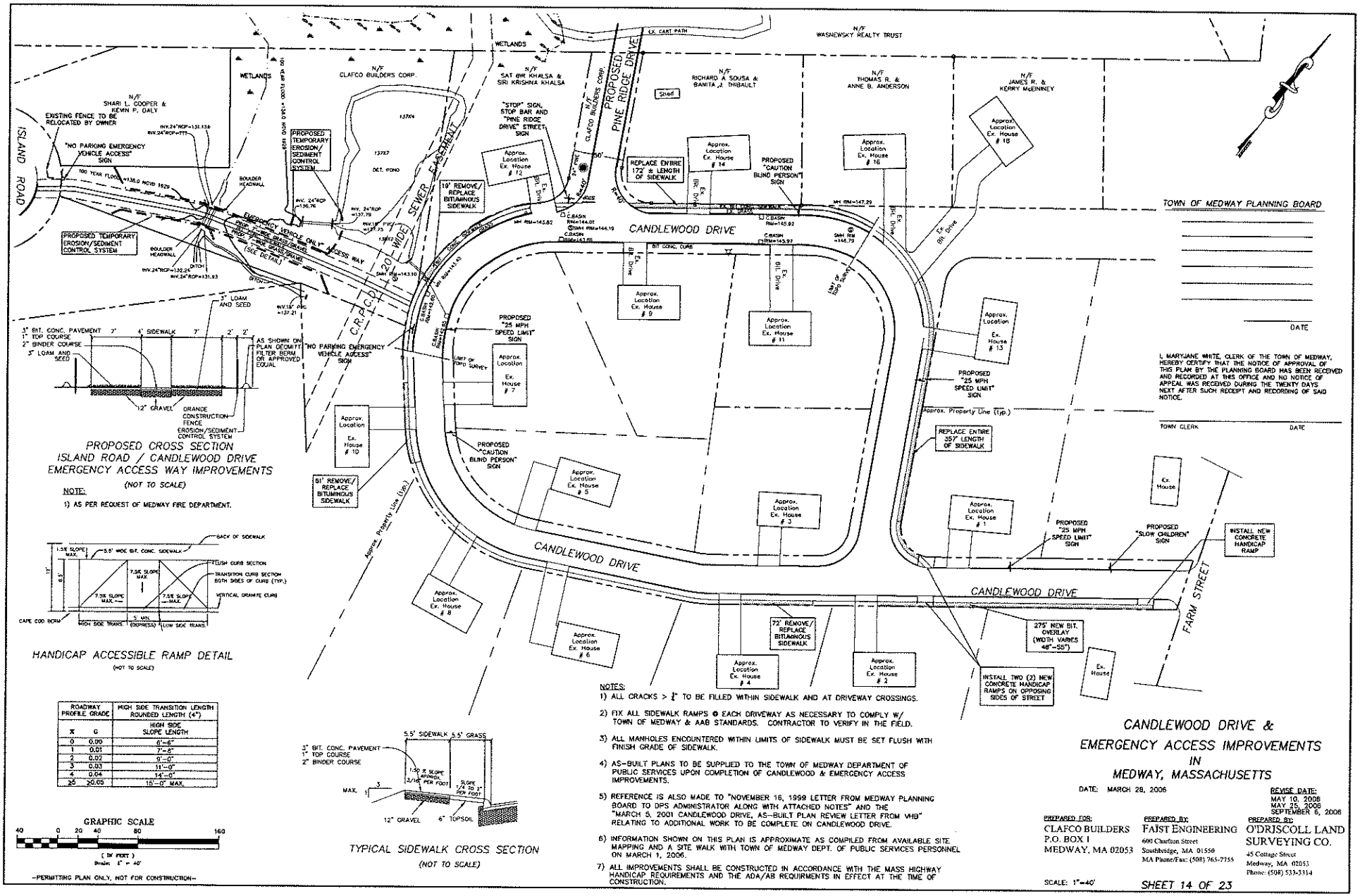
- Drain 1
- Drain 2
- Drain 3
- Drain 4
- Drain 5
- Drain 6
- Drain 7
- Drain 8
- Drain 9
- Drain 10
- Drain 11

Candlewood Trenches

- Trench 1
- Trench 2
- Trench 3
- Trench 4
- Trench 5
- Trench 6
- Trench 7
- Trench 8

Candlewood Sidewalk Patch

- Patch 1
- Patch 2
- Patch 3
- Patch 4
- Patch 5
- Patch 6



ROADWAY PROFILE GRADE		HIGH SIDE TRANSITION LENGTH ROUNDED LENGTH (4")
%	G	HIGH SIDE SLOPE LENGTH
0	0.00	6'-6"
1	0.01	7'-6"
2	0.02	9'-0"
3	0.03	11'-0"
4	0.04	14'-0"
25	20.05	15'-0" MAX.

NOTES:

1) ALL CRACKS > ¼" TO BE FILLED WITHIN SIDEWALK AND AT DRIVEWAY CROSSINGS.

2) FIX ALL SIDEWALK RAMPS @ EACH DRIVEWAY AS NECESSARY TO COMPLY W/ TOWN OF MEDWAY & AAB STANDARDS. CONTRACTOR TO VERIFY IN THE FIELD.

3) ALL MANHOLES ENCOUNTERED WITHIN LIMITS OF SIDEWALK MUST BE SET FLUSH WITH FINISH GRADE OF SIDEWALK.

4) AS-BUILT PLANS TO BE SUPPLIED TO THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC SERVICES UPON COMPLETION OF CANDLEWOOD & EMERGENCY ACCESS IMPROVEMENTS.

5) REFERENCE IS ALSO MADE TO "NOVEMBER 16, 1999 LETTER FROM MEDWAY PLANNING BOARD TO DPS ADMINISTRATOR ALONG WITH ATTACHED NOTES" AND THE "MARCH 5, 2001 CANDLEWOOD DRIVE, AS-BUILT PLAN REVIEW LETTER FROM VHB" RELATING TO ADDITIONAL WORK TO BE COMPLETE ON CANDLEWOOD DRIVE.

6) INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AS COMPILED FROM AVAILABLE SITE MAPPING AND A SITE WALK WITH TOWN OF MEDWAY DEPT. OF PUBLIC SERVICES PERSONNEL ON MARCH 1, 2006.

7) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASS HIGHWAY HANDICAP REQUIREMENTS AND THE ADA/AB REQUIRMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

CANDLEWOOD DRIVE & EMERGENCY ACCESS IMPROVEMENTS IN MEDWAY, MASSACHUSETTS

DATE: MARCH 28, 2006

REVISE DATE:
MAY 10, 2006
MAY 25, 2006
SEPTEMBER 6, 2006

PREPARED FOR:
CLAFCO BUILDERS
P.O. BOX 1
MEDWAY, MA 02053

PREPARED BY:
FAIST ENGINEERING
690 Charlton Street
Southbridge, MA 01550
MA Phone/Fax: (508) 765-7755

PREPARED BY:
O'DRISCOLL LAND SURVEYING CO.
45 Cottage Street
Medway, MA 02053
Phone: (508) 533-3314

SCALE: 1"=40'

SHEET 14 OF 23

Susan Affleck-Childs

From: PGYORKIS@aol.com
Sent: Thursday, July 14, 2016 10:11 AM
To: Susan Affleck-Childs
Cc: Stephanie Mercandetti
Subject: Re: FW: Candlewood Drive / Island Road

Susy,

I will not be there. I will be out of town. I received the information from you and am in the process of getting quotations. You can schedule a meeting without asking me if I can attend but all that does is create bad feelings.

Paul G. Yorkis

In a message dated 7/14/2016 10:06:19 A.M. Eastern Daylight Time, sachilds@townofmedway.org writes:

Good morning,

I am writing to let you know that we will include an item on the agenda for the July 26th PEDB meeting for a further update from you on schedule, etc. for completion of the Pine Ridge and Candlewood/Island work and Hartney Acres work. I am scheduling that appointment for 8:30 pm. Please plan to attend.

Thank you.

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

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Monday, July 18, 2016 11:30 AM
To: 'PGYORKIS@aol.com'
Cc: Stephanie Mercandetti; Andy Rodenhiser
Subject: RE: FW: Candlewood Drive / Island Road
Attachments: 7-18-16 AR letter to Paul Yorkis re PIne Ridge and Candlewood.pdf

Hi Paul,

Andy Rodenhiser asked me to forward to you the attached letter in response to our email communications last week about the July 26th PEDB meeting.

Best regards,

Susy Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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

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

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

July 28, 2016

Mr. Paul Yorkis
Patriot Real Estate
159 Main Street
Medway, MA 02053

RE: Completion of Pine Ridge and Candlewood subdivision

Dear Paul,

I am writing to follow-up on the email communication last week between Susy Affleck-Childs and you in which she informed you that the Planning and Economic Development Board will discuss the completion status of Pine Ridge and Candlewood subdivision at its upcoming meeting on July 26th.

Based on our conversation that took place in the parking lot behind the town offices after the Redevelopment Authority meeting on July 13th, I'm required to update the Planning and Economic Development Board about that discussion regarding the Candlewood work.

I will inform the PEDB of our conversation at our next meeting on July 26th and have asked Susy Affleck-Childs to create an agenda item for a more formalized discussion. I felt it important for Susy to communicate the date to you as early as possible. I'm sorry if that's not a good time for you. Perhaps John Claffey could attend in your absence. If no representative is able to attend then we would welcome a conference call. It's certainly not unprecedented. Perhaps you could provide a schedule for completion of all the outstanding items prior to that meeting. That's also not an unprecedented request!

The Board's urgency should not be a surprise to you. We first began communicating with you about project completion in August 2014. In October 2014, you indicated that the work would be completed by the end of April 2015. That did not occur. I remember last September having similar conversations with you regarding the scheduled completion and hearing from you that the window for the 2015 construction season was closing and that the work would get completed in the spring of 2016. Then this spring we learned that a Notice of Intent had not yet been filed with the Conservation Commission and that consequently, no work can commence until an Order of Conditions is issued. Now it's July and it's still not complete although we do understand the Conservation Commission will consider the Notice of Intent at its July 28th meeting.

I feel a particular sense of urgency associated with the nature of the issues you communicated as they relate to the Town's security (as bond holder) and the Town's potential exposure to expenses for legal and construction costs. The concerns that Board members are likely going to have pertain to the bond and the cost to complete the Candlewood work that was a specific condition of the approval for the Pine

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

Ridge development. The permitting for Pine Ridge goes back to 2005 and 2006. The Board and the residents of the adjacent Candlewood neighborhood have been very patient.

I would like to memorialize to you that the punch list of repairs and items requiring improvement or upgrade that are being required of you, on behalf of developer John Claffey, was prepared by the people you requested - Tom Holder, the Director of Medway's DPS and Jimmy Smith, the Highway Superintendent. When this was discussed with you via telephone at the June 28th PEDB meeting, you specifically insisted that the Board not send a representative of Tetra Tech, the Town's consulting engineer, to meet on-site with Mr. Holder and Mr. Smith to review the improvement items. You even refused to pay for it if we sent Tetra Tech to that meeting/site visit, predicating your assertion against Tetra Tech's involvement with the Candlewood work on a discussion with the Board that took place years earlier.

The Board honored your request to not include Tetra Tech. That may not be the case going forward. The Board may want its engineer to review the punch list - the items that are yet to be completed or even started. This cost will likely be associated with a required action predicated on the developer's failure to complete these items under the terms of the decision which allowed Pine Ridge to be developed.

The Board could also take action to rescind its approval or ask the zoning enforcement officer to investigate the violations of the conditions of the special permit. We will likely seek the advice of counsel and then decide.

The Board may feel it's not an urgent matter and decide to wait for a more convenient time for all, but that determination will be made at our next meeting on July 26th. If the Board is ok having the discussion without you there, then that's how it will be. This is not about your feelings.

The discussion may end up being an executive session anyway. I won't know until the Board is briefed and we are afforded an opportunity to discuss this.

The patience of the Board on all of these matters is evaporating as quickly as the construction season is.

Respectfully,

Andy Rodenhiser
Chairman

Susan Affleck-Childs

From: PGYORKIS@aol.com
Sent: Monday, July 18, 2016 12:56 PM
To: andy@rodenhiser.com
Cc: Susan Affleck-Childs; Stephanie Mercandetti; Thomas Holder
Subject: Candlewood/Island Road, Pine Ridge

July 18, 2018

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

Dear Mr. Rodenheiser:

I am in receipt of your letter dated July 28, 2016 received via email on July 18, 2016.

I met with Mr. Holder and Mr. Smith and Mr. Boczanowski on Thursday June 30. Mr. Holder indicated that he would have his summary list and plan hopefully to me by Tuesday July 5. On Friday July 8 I called Mr. Holder's office asking about the list and it was sent to me by Ms. Affleck-Childs on Monday July 11.

I am in the process of obtaining written quotations from contractors to do the work described in Mr. Holder's list.

When I have all of the estimates and after I have discussed the information with Mr. Claffey and Mr. Holder, I will be in a better position to provide both a schedule and information related to costs to you and the members of the P&EDB.

A representative from the P&EDB consulting engineer would have added nothing to the site visit.

A call to see if I was available to attend the meeting could have been made but was not.

Sincerely,

Paul G. Yorkis

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

TOWN OF MEDWAY
JUN 29 2006
TOWN CLERK

Andy Rodenhiser, Chairman
Cranston (Chan) Rogers, P.E., Vice-Chairman
Karyl Spiller-Walsh
John Schroeder
Robert Tucker
Eric Alexander, Associate Member

June 22, 2006

CERTIFICATE OF ACTION
VILLAGE at PINE RIDGE - OPEN SPACE DEFINITIVE SUBDIVISION PLAN
(Approved with Waivers and Conditions)

I. DESCRIPTION: The proposed *Village at Pine Ridge Open Space Definitive Subdivision Plan* shows a 20 unit townhouse condominium community clustered into five (5) buildings with four (4) dwelling units in each building. The site to be developed is an 18.34 acre parcel at 46 R Village Street, shown as Parcel 6A on Medway Assessors Map 1-4. Located in the ARII zoning district, the parcel is presently owned by Wasnewsky Realty Trust of Medway, MA. The proposed development includes the construction of a 596 linear foot private roadway off of Candlewood Drive to be known at Pine Ridge Way. The proposal includes construction of a stormwater drainage system to comply with Massachusetts DEP stormwater management requirements, extension of Town water and sewer, and conservation of 14.43 acres of open space with walking trails to be conveyed to the Town of Medway. As part of the project, the applicant will also improve Candlewood Drive and its related infrastructure including the stormwater drainage system to street acceptance standards and construct an emergency access between the end of Island Road and Candlewood Drive.

This subdivision plan was filed pursuant to an Open Space Residential Development (OSRD) Special Permit approved by the Planning Board on December 13, 2005.

II. APPLICANT: CLAFCO Builders Corporation/John Claffey
P.O. Box 1
Medway, MA 02053

III. PROCEDURAL SUMMARY: With respect to *The Village at Pine Ridge Open Space Definitive Subdivision Plan,* the Planning Board hereby certifies that:

1. On March 28, 2006, it received an application for approval of the *Village at Pine Ridge Open Space Definitive Subdivision Plan,* dated March 28, 2006, prepared by FAIST Engineering of Southbridge, MA and O'Driscoll Land Surveying Co of Medway, MA. This application was NOT preceded by a preliminary subdivision plan.

2. On April 3, 2006, it circulated the definitive subdivision plan to various Town boards and departments, including the Board of Health, for review and comment. The Board of Health did not provide any written comments.

Telephone: 508-533-3291 Fax: 508-533-3287
email: medwayplanningboard@townofmedway.org

3. On April 25, 2006, it commenced a public hearing on the plan. The public hearing was duly noticed on April 11 and April 17, 2006 in the *Milford Daily News*. Abutter notice was sent by certified mail on April 7, 2006. The public hearing was continued to May 23 and June 8, 2006 at which time it was closed. A site walk was conducted on May 6, 2006 in conjunction with the Medway Conservation Commission.

IV. PUBLIC HEARING SUMMARY: The public hearing and review of the Village at Pine Ridge Open Space Definitive Subdivision Plan was conducted over the course of four (4) Planning Board meetings during which substantive information was presented and evaluated. The plan was reviewed for compliance with the *Subdivision Rules and Regulations* dated April 26, 2005.

Specified below is a list of application materials, public comments, consultant and town review documents, and supplemental information filed by the Applicant. All information is on file with the Planning Board and is available for public review.

Village at Pine Ridge Definitive Plans/OSRD - FAIST Engineering & O'Driscoll Land Surveying
March 28, 2006
Revised – May 10, 2006
Revised – May 25, 2006

Stormwater Management Analysis - FAIST Engineering
March 28, 2006
Revised – May 10, 2006

Post-Development Drainage Areas Plan – FAIST Engineering
March 28, 2006
Revised – May 10, 2006

Rational Method Pipe Design Worksheet – FAIST Engineering
May 12, 2006
Revised – June 7, 2006

Waiver Requests
March 28, 2006 – Notes from Paul Yorkis, Patriot Real Estate
May 23, 2006 - Letter from Paul Yorkis, Patriot Real Estate

Town Engineering Consultant Review Letters – Paul Carter, P.E. VHB, Inc.
April 20, 2006 responding to initial application
May 18, 2006 responding to revised plans dated May 10, 2006
June 5, 2006 responding to revised plans dated 25, 2006

Town Planning Consultant Review Letters – Gino Carlucci, AICP, PGC Associates
April 21, 2006 responding to initial application

Medway Departmental/Board Review Comments
E-mail memo dated April 14, 2006 from Medway Fire Chief Wayne Vinton
Memo dated April 24, 2006 from Medway Fire Chief Wayne Vinton
Memo dated April 27, 2006 from Medway Design Review Committee
Memo dated June 19, 2006 from DPS Director David D'Amico

Supplemental Information Provided By Applicant

August 9, 2005 Traffic Impact Assessment prepared by Conley Associates.

April 25, 2006 letter from Paul Yorkis, Patriot Real Estate, responding to the 4-20-06 review comments of VHB, Inc.

April 25, 2006 letter from Paul Yorkis, Patriot Real Estate, responding to the 4-21-06 review comments of PGC Associates.

May 12, 2006 letter from David Faist, FAIST Engineering, responding to the 4/20/06 VHB review letter and 4/21/06 PGC Associates review letter.

May 25, 2006 letter from David Faist, FAIST Engineering, responding to the 5/18/06 VHB review letter.

Citizen/Resident Letters – None

Citizen/Resident Testimony

Richard Sousa, 14 Candlewood Drive	4/25/06 public hearing
Sat Bir Khalsa, 10 Candlewood Drive	4/25/06 public hearing
Nancy Newman, 9 Candlewood Drive	4/25/06 public hearing

Professional Review/Testimony

Gino Carlucci, AICP, PGC Associates, Inc.
Paul Carter, P.E., VHB, Inc.
David Faist, FAIST Engineering
Paul Yorkis, Patriot Real Estate
Lowell Robinson, Landscape Architect

V. ACTION ON REQUEST FOR WAIVERS OF SUBDIVISION RULES & REGULATIONS – The Applicant has requested waivers from the following sections of the *Subdivision Rules and Regulations*, dated April 26, 2005.

SECTION 5.7.19 *Proposed layout of street construction, storm drainage and storm drainage and stormwater management facilities, water supply, and sewage disposal system, including grades, and the proposed electric, telecommunications, natural gas, cable TV, and spare communications conduit.*

FINDINGS - The applicant requests a waiver from showing the underground utility services on the definitive subdivision plan. NSTAR serves as the lead utility in Medway. It prepares the initial design for underground utilities including electric, phone and cable service. Verizon and COMCAST follow the NSTAR design. NSTAR does not begin their design process until the definitive plan is endorsed. The Planning Board finds that sufficient information has been provided for the Board to generally understand how the underground utilities will be provided. The applicant will provide the Planning Board with a copy of the NSTAR utility plan once it is completed.

***SECTION 5.7.28 – Streetlights** – Proposed and existing streetlights shall be shown on the plan.*

***FINDINGS**:* The applicant requests a waiver from this section as no streetlights are proposed. Instead, each dwelling unit will have at least one post light. The Planning Board finds the installation of privately owned, operated and maintained post lights in the vicinity of each driveway at the roadway will provide sufficient lighting for local street traffic.

***SECTION 5.7.29 – Sidewalk Locations** – Proposed sidewalks shall be shown on the plan.*

FINDINGS – The applicant requests a waiver from this section; no sidewalks are proposed. The Planning Board finds that Pine Ridge Way will be constructed with a 24' wide paved area, which will provide adequate area for both pedestrian and vehicular movement. In addition, at the request of the direct abutters on Candlewood Drive on each side of Pine Ridge Way, the applicant will install substantial landscaping and a berm in the Pine Ridge Way right-of-way. Such landscaping precludes construction of a sidewalk in this area.

***SECTION 6.6.3** – The Board shall not grant a partial release from such security for partial completion of improvements until the following items, at a minimum, have been installed, inspected and approved by the Board or its agent: . . . . b) binder course . . .*

FINDINGS – The applicant requests a waiver from item b) of this regulation to allow the Planning Board to grant a partial release of the Covenant prior to installation of the base coat of paving (binder course) for Pine Ridge Way. This would permit the Planning Board to authorize the Inspector of Buildings to issue a building permit that will allow the applicant to install one (1) building foundation (for four units) during infrastructure construction. The applicant has agreed that the subsequent framing on this one foundation would NOT begin until the base coat of paving is installed. The value of the binder course shall be included in calculating the bond amount. The Planning Board finds that this variation is acceptable because public safety will not be jeopardized as no occupancy is involved.

SECTION 6.8.1 – 6.8.4 and 6.8.6 – 6.8.11 Street Acceptance

FINDINGS - The Applicant requests waivers from these regulations as they are not applicable to roads that will be permanent private ways. The Planning Board finds that because Pine Ridge Way is going to be a permanent private way, there is no need to require compliance with the various regulations regarding street acceptance.

***SECTION 7.7. 2 Stormwater Management Procedure** – p) Detention and retention basins and underground infiltration systems and any related drainage structures shall be located on separate parcels and shall not be included on individual house/building lots.*

FINDINGS – The applicant requests a waiver from this requirement because the proposed development is a condominium and is not being divided into separate lots. The Planning Board finds that since the entire developed portion of the property is remaining as a single parcel, this requirement is not relevant to the proposed development project.

SECTION 7.9.5 Grade *a) The minimum centerline grade for any street shall not be less than two percent (2%)*

FINDINGS – The applicants requests a waiver from this regulations because the existing grade and topography of Candlewood Drive, the street off which the proposed Pine Ridge Way is to be built, does not have a slope greater than one percent (1%). The Planning Board finds that complying with this requirement will necessitate greater disturbance to the topography and be counter to one of the goals of OSRD development.

SECTION 7.9.6. b) *The maximum length of a dead end street shall be six-hundred feet as measured along the centerline of such street (s) from the centerline of the intersecting through street into the dead end road.*

FINDINGS – The applicant requests a waiver from this regulation. The total length of the dead end street from Farm Street, along Candlewood Drive, to the beginning of Pine Ridge Way is approximately 1300 feet. This is an existing condition. The proposed Pine Ridge Way is an additional 550 feet, resulting in a total dead-end length of nearly 2000 feet. However, the planned construction of an emergency access from the end of Island Road reduces that distance to about 750 feet while also improving emergency access for existing residences on both Candlewood Drive and Island Road. Therefore, the Planning Board finds that the improved condition for two existing neighborhoods justifies the waiver.

SECTION 7.9.7 g) *Roadway shall be constructed for the full length of all streets within the subdivision . . . The minimum widths of the roadway pavement shall be twenty-six feet for a local street and eighteen feet for a permanent private way.*

FINDINGS - The applicant requests a waiver from this regulation in order to construct a twenty-four foot wide permanent private road. The Planning Board finds that the 24 foot wide width is adequate for Pine Ridge Way since it is a permanent private way and a dead end.

SECTION 7.10.2 ***Curbs and Berms*** – *Curbing shall be provided the full length of all streets along each side of the roadway. The following curb types are required for the various street categories: Permanent Private Way – Hot Mix Asphalt Cape Cod Berm; Local Street – Sloped Granite Curb (Type S-B).*

FINDINGS – The applicant requests a waiver from this regulation in order to construct hot mix asphalt Cape Cod berm on each side of the permanent private way. The Planning Board finds that the hot mix asphalt cape cod berm is adequate because Pine Ridge Way is a permanent private way that will not be maintained by the Town.

SECTION 7.13.2 *- Sidewalks shall extend the full length of the street and around the entire perimeter of the cul-de-sac, with pedestrian ramps at both ends of the cul-de-sac entry.*

FINDINGS - The applicant requests a waiver from this requirement. The Planning Board finds that Pine Ridge Way will have a 24' paved area, which will provide adequate area for pedestrian and vehicular movement. In addition, at the request of the direct abutters on Candlewood Drive on each side of Pine Ridge Way, the applicant will install substantial landscaping and a berm in the Pine Ridge Way right-of-way which precludes construction of a sidewalk in this area.

SECTION 7.19.2 Street Trees *- To enhance the aesthetic quality of the streetscape, deciduous street trees of nursery stock . . . shall be planted on each side of the street in a subdivision, except in those locations where the Board has approved certain trees to be retained which are healthy and are of adequate size and species. Street trees shall be located on private property at least six feet (6') from the roadway layout. At least three trees are to be located on each lot at approximately forty foot (40') intervals and shall be planted no more than twenty feet (20') from the right-of-way line . . .*

FINDINGS – The applicant requests a waiver from this regulation as a landscaping plan is included in the plan set pursuant to the OSRD Special Permit. The Planning Board finds that the landscape plan included on sheets 7 and 8 of 14 provides adequate new tree planting comparable to the requirement of Section 7.19.2.

SECTION 7.21 Streetlights

FINDINGS - The applicant requests a waiver from this section as no streetlights are proposed. Instead, each dwelling unit will have at least one post light. The Planning Board finds the installation of privately owned, operated and maintained post lights in the vicinity of each driveway at the roadway will provide sufficient lighting for local street traffic.

MITIGATION PLAN – As part of this project, the applicant shall carry out the following:

1. Contribute $1,000.00 to the Town of Medway Fire Department in lieu of installing a fire alarm box.

2. Improve Candlewood Drive, as specified in the punch list dated March 5, 2001, prepared by VHB, Inc. *(Exhibit A)* and as shown on Sheet 14 of 14 of the definitive subdivision plan.

3. Construct an emergency access between the end of Island Road and Candlewood Drive as shown on Sheet 14 of 14 of the definitive subdivision plan and as described in correspondence from Fire Chief Wayne Vinton dated 9/22/05 and 10/11/05 *(Exhibit B).*

4. Install landscaping on private property at 12 and 14 Candlewood Drive, in the right-of-way of Pine Ridge Way adjacent to 12 and 14 Candlewood Drive, and on the applicant's property adjacent to 12, 14 and 16 Candlewood Drive, as shown on Sheet 7 of 14 of the definitive subdivision plan.

Action on Waiver FINDINGS - At a duly called and properly posted meeting of the Medway Planning Board held on June 22, 2006, a motion was made by Chan Rogers and seconded by Karyl Spiller-Walsh to approve the above noted Waiver Findings. The motion was approved by a vote of 4 in favor and 0 opposed.

Action on Mitigation Plan - At a duly called and properly posted meeting of the Medway Planning Board held on June 22, 2006, a motion was made by Karyl Spiller-Walsh and seconded by Chan Rogers to approve the above noted Mitigation Plan. The motion was approved by a vote of 4 in favor and 0 opposed.

Action on Waiver Request – At a duly called and properly posted meeting of the Medway Planning Board held on June 22, 2006, a motion was made by Karyl Spiller-Walsh and seconded by Chan Rogers to grant the above noted Waivers from the *Subdivision Rules and Regulations*. The motion was approved by a vote of 4 in favor and 0 opposed.

VI. PROJECT EVALUATION CRITERIA –Before taking action on a Definitive Subdivision Plan, the Board shall evaluate the proposed subdivision according to the following criteria as specified in Section 5.16 of the *Subdivision Rules and Regulations*. At a duly called and properly posted meeting of the Medway Planning Board held on June 22, 2006, a motion was made by Karyl Spiller-Walsh and seconded by Chan Rogers to approve the Project Evaluation *Findings* noted below.

5.16.1 Completeness and technical accuracy of all submissions.

Findings – The Planning Board finds that the submissions were complete and technically accurate.

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

Findings - The proposed new roadway is of adequate width and has adequate sight distance on an existing dead end road with little traffic. The abutting property is the site of the Charles River Pollution Control District facility so there is no need for future extension. Construction of an emergency access between Island Road and Candlewood Drive improves safety for both existing residences on those streets and future residents of the Village at Pine Ridge. Therefore, the Planning Board finds that this criterion is met.

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

Findings – As an OSRD development, the project is limiting disturbance to the natural topography and preserving open space. Construction of an emergency access between Island Road and Candlewood Drive improves safety for both existing residences on those streets and future residents of the Village at Pine Ridge. Therefore, the Planning Board finds that this criterion is met.

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

Findings – As an OSRD, the proposed development does represent an alternative development style that limits damage to the environment and preserves open space.. The Planning Board finds that this criterion is satisfied.

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

Findings – The proposed new roadway is of adequate width and has adequate sight distance on an existing dead end road with little traffic. Construction of an emergency access between Island Road and Candlewood Drive improves safety for both existing residences on those streets and future residents of the Village at Pine Ridge. Therefore, the Planning Board finds that this criterion is met.

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

Findings – The Planning Board finds that this criterion is met since the proposed development complies with the requirements of the OSRD provisions of the Zoning Bylaw.

5.16.7 Consistency with the purposes of the Subdivision Control Law.

Findings - The proposed development will result in a new road that meets applicable safety and construction standards and a drainage system that also complies with applicable regulations and minimizes impacts. The Planning Board finds that the project is consistent with the purposes of the Subdivision Control Law.

VII. DECISION – At a duly called and properly posted meeting of the Medway Planning Board held on June 22, 2006, a motion was made by Chan Rogers and seconded by Karyl Spiller-Walsh to approve the ***Village at Pine Ridge Open Space Definitive Subdivision Plan***, prepared by FAIST Engineering and O'Driscoll Land Surveying, Inc., dated March 28, 2006, last revised May 25, 2006,subject to the *Specific and General Conditions* as specified herein and with *Waivers* from the following sections of the *Subdivision Rules and Regulations* dated April 26, 2005:

The motion was approved by a vote of 4 in favor *(Rogers, Rodenhiser, Schroeder and Spiller-Walsh)* and 0 opposed.

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

Specific Conditions

1. It is expressly understood that this development is authorized for Parcels B and C and the parcel between Parcel B and Candlewood Drive, all as shown on the definitive plan. Parcel B shall have no more than twenty (20) dwelling units. The parcel between Parcel B and Candlewood Drive shall be combined with Parcel B prior to plan endorsement. As a permanent condition of this plan, no further subdivision of Parcels B and C will be allowed. It is expected that Parcel C, the open space parcel, will be conveyed to the Town of Medway, subject to approval of the Board of Selectmen or Town Meeting. Otherwise, another entity acceptable to the Planning Board must agree to the land donation. If conveyed to another entity, a conservation restriction in compliance with the Open

Space Residential Development (OSRD) provisions of the Medway Zoning Bylaw and acceptable to the Planning Board is required.

2. The Applicant shall construct the roadway and all related infrastructure including the stormwater management system, and install all utilities as shown on the definitive subdivision plan, to the satisfaction of the Planning Board, within two (2) years of the date of endorsement of the plan.

3. Prior to endorsement, the cover sheet of the plan set shall be revised to include the following:
   a. The final plan revision date
   b. List of approved waivers
   c. Updated index

4. Prior to endorsement, the plan shall be revised to include the following:
   a. Any changes as specified in the June 5, 2006 letter from Paul Carter, VHB, Inc.
   b. Drawings of façade elevations
   c. Construction details/specifications for the new part of the trail.
   d. Post light locations and design specifications

5. Prior to endorsement, the plan shall be revised to incorporate all conditions as specified in this Certificate of Action. The Applicant shall provide such revised plan to the Planning Board and the Town's Consulting Engineer for review and approval. All conditions of this Certificate of Action must be addressed to the satisfaction of the Town's Consulting Engineer and the Planning Board before the Planning Board will endorse the definitive subdivision plan.

6. *Unit Deeds* – Prior to endorsement, the Applicant shall provide the Planning Board with copies of a sample deed to be used to convey or transfer each dwelling unit for review, comment, amendment and approval by Town Counsel. Each deed shall clearly state that the Village at Pine Ridge Condominium Trust shall own and be responsible for the maintenance and upkeep of Pine Ridge Way, a permanent private way, and the stormwater management system.

7. *Easement* – Prior to endorsement, the Applicant shall provide the Planning Board with a copy of the proposed easement to allow public use and passage on Candlewood Drive, Pine Ridge Way and the small parking area and trails on Parcel B.

8. *Open Space Deed* - Prior to endorsement, the Applicant shall provide the Planning Board with a copy of the proposed deed to convey Parcel C to the Town of Medway, or another suitable entity, for review, comment, amendment and approval by Town Counsel. If conveyed to a party other than the Town of Medway, the conveyance shall be subject to a conservation restriction to ensure that the land remains as open space and accessible to the public in perpetuity. The conservation restriction shall be in a form acceptable to the Planning Board and Town Counsel and shall comply with the Open Space Residential Development (OSRD) provisions of the Medway Zoning Bylaw.

9. *Document/Plan Recording* - Within thirty (30) days of recording the endorsed definitive subdivision plan and the *Subdivision Covenant* with the Norfolk County Registry of Deeds, the Applicant or his assign shall provide the Planning Board with a receipt from the Norfolk County Registry of Deeds indicating that all documents have been duly recorded, or supply another alternative verification that such recording has occurred.

10. *Maintenance Responsibility During Construction* - The Applicant shall provide for snow plowing, sanding and full maintenance of Pine Ridge Way and all related stormwater management infrastructure throughout the entire construction process.

11. *Fire Alarm* – In lieu of installing a fire alarm box, the applicant will contribute $1,000 to the Medway Fire Department by April 7, 2007.

12. *Foundation Construction* – The Planning Board authorizes the applicant to seek a building permit to enable him to install one (1) building foundation *(for 4 dwelling units)* prior to installation of the base coat of paving (binder course) on Pine Ridge Way. The estimated cost for the binder course shall be included in the bond amount, which the applicant shall be required to post before the Planning Board authorizes the release.

13. *Candlewood Drive Improvements* - As part of this approval, the applicant shall improve Candlewood Drive, as specified in the punch list dated March 5, 2001, prepared by VHB, Inc. *(Exhibit A)* and construct an emergency access between the end of Island Road and Candlewood Drive as described in correspondence from Fire Chief Wayne Vinton dated 9/22/05 and 10/11/05 *(Exhibit B).*

14. *Condominium Documents* - Prior to endorsement, the condominium documents shall be revised, to the satisfaction of the Planning Board and Town Counsel, to address the deficiencies specified in the June 14, 2006 letter from Town Counsel Richard D. Maciolek *(Exhibit C.)*

General Conditions

15. *Expiration of Appeal Period* - Prior to endorsement, the Planning Board must receive the statutory notification of the expiration of the twenty (20) day appeal period from the Town Clerk's office.

16. *Payment of Balance of Fees/Taxes* - Prior to endorsement, the Applicant shall pay the balance of any outstanding plan review services by any outside consultants retained by the Planning Board and any other outstanding expenses, obligations or fees due the Town of Medway pertaining to these properties. The Applicant shall also provide proof from the Medway Town Treasurer/ Collector that all real estate taxes are current for all property included in this subdivision.

17. *Establishment of Bond Account* - Prior to endorsement, the Applicant shall establish a statement savings account *(with the Town of Medway)* at an area financial institution with which the Applicant will place a cash bond. A minimum of $100 shall be deposited to the account at the time it is established. The Applicant shall provide the Medway Treasurer with a signed withdrawal slip for said account.

18. *Covenant* - Prior to endorsement, the Applicant shall sign a *Covenant,* on a form provided by the Planning Board, to be reviewed and approved by Town Counsel, to secure construction of the ways and all related infrastructure and installation of utilities and services as specified in the approved subdivision plan. Reference to the *Covenant* shall be noted on the cover sheet of the Definitive Subdivision Plan. The *Covenant* shall specify that the roadway and all relevant infrastructure including the stormwater management system shall be constructed and all utilities and services shall be installed to the satisfaction of the Planning Board within two (2) years of the date of plan endorsement.

19. *Bond* – At such time as the Applicant wishes to secure a building permit for any structure within the development, the security provided by the *Covenant* shall be replaced by a cash bond. Prior to the Planning Board's approval of the *Release of Covenant* for the first building permit, the Applicant shall deposit certified funds in the already established bank account with the Town of Medway in an amount equal to 100% of the amount that would be required for the Town of Medway to complete

construction improvements and infrastructure maintenance if the Applicant failed to do so. The bond amount shall be approved by the Planning Board based on an estimate provided by the Town's Consulting Engineer. Final bond release is contingent on submission of an as-built plan that documents compliance with the endorsed definitive plan.

20. *Order of Conditions* - Prior to endorsement, the Applicant shall provide the Planning Board with a copy of any and all *"Order of Conditions"* as issued by the appropriate agency, and recorded by the Applicant, pursuant to the Massachusetts Wetlands Protection Act. Any changes to the Definitive Plan that may be required under the *"Order of Conditions"* shall be presented to the Planning Board by the Applicant, for review and approval as a modification to the Definitive Plan. The Planning Board reserves the right to negotiate with the issuing authority any mutually acceptable modifications to the *"Order of Conditions"* that may be deemed appropriate by the Planning Board and the Town's Consulting Engineer. After the public hearing and acceptance of the modifications to the plan, the Planning Board shall take action on the modified plan, reporting said action to the Town Clerk. The statutory notification of the expiration of the twenty (20) day appeal period must be received from the Town Clerk's office before the Planning Board endorses the plan modification.

    Additionally, upon issuance of any *"Order of Conditions"* requiring further individual filings under the Massachusetts Wetlands Protection Act, the Applicant shall prepare an amended plan clearly identifying the lots requiring further action under the Wetlands Protection Act. The Applicant shall provide this plan for endorsement by the Planning Board and shall provide a receipt from the Registry of Deeds indicating that the endorsed amended plan has been duly recorded.

21. *Construction Observation* – Inspection of roadway and infrastructure construction by the Town's Consulting Engineer is required. Prior to plan endorsement, the Applicant shall pay a construction observation fee to the Town of Medway for such inspections. The amount shall be determined by the Planning Board based on an estimate provided by the Town's Consulting Engineer. A construction observation account shall be established with the Medway Planning Board prior to plan endorsement. The Applicant shall provide supplemental payments to the Town of Medway, for reasonable construction inspection services, upon invoice from the Planning Board, until the road construction and stormwater drainage system are completed, municipal services are installed, and the as-built plan has been reviewed and determined to be satisfactory for filing with the Town.

22. Within thirty (30) days of plan endorsement, the Applicant shall provide the Town with a set of the approved plan in 11" x 17" paper format. The Applicant shall also provide the approved plan in CAD format compatible with the Medway GIS and acceptable to the Medway Board of Assessors (ArcInfo shape file - .shp). The Applicant shall pay any reasonable associated costs, as may be determined by the Board of Selectmen, to update the Medway GIS/Assessor's maps relative to this subdivision.

23. *Proof of Taxes Paid* - Prior to the Planning Board's approval of the *Release of Covenant* for the first building lot, the Applicant shall provide proof from the Medway Town Treasurer/Collector that all real estate taxes and other fees due the Town of Medway are current to that date for all property included in this subdivision.

24. *As-Built Plans* - The Applicant agrees to prepare and provide as-built construction plans prepared in accordance with the approved subdivision plan and with the *Subdivision Rules and Regulations* in effect at the time the as-built plans are submitted, to the satisfaction of the Planning Board. The Applicant shall provide the final as-built plan in CAD format compatible with the Medway GIS

and acceptable to the Medway Board of Assessors (ArcInfo shape file - .shp). The Applicant shall pay any reasonable associated costs, as may be determined by the Board of Selectmen, to update the Medway GIS/Assessor's maps relative to this subdivision.

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

###

VILLAGE AT PINE RIDGE OPEN SPACE DEFINITIVE SUBDIVISION PLAN
CERTIFICATE OF PLANNING BOARD ACTION

Date of Action by the Medway Planning Board: June 22, 2006

AYE: ***NAY:***

Date Signed: June 22, 2006

Attest: Susan E. Affleck-Childs June 22, 2006
Susan E. Affleck-Childs, Planning Board Assistant Date
Notary Public

Date Filed with the Town Clerk:

TOWN OF MEDWAY
JUN 29 2006
TOWN CLERK

Copies To: John Claffey, CLAFCO Building Corporation
Paul Yorkis, Patriot Real Estate
Susan Bouchard, Disability Commission
David D'Amico, Public Services
Bill Fisher, Board of Health
Mark Flaherty, Water/Sewer Board
Britt Hall, Assessors
Suzanne Kennedy, Town Administrator
Richard Maciolek, Town Counsel
Marjorie Sanford, Acting Treasurer/Collector
Phil Smith, Tree Warden
Robert Speroni, Inspector of Buildings
Dave Travalini, Conservation Commission
Wayne Vinton, Fire Chief
Jeffrey Watson, Police Safety Officer
Maryjane White, Town Clerk
Gino Carlucci, PGC Associates
Paul Carter, VHB Engineering

Exhibit A

Transportation
Development
Environmental
Services

imagination | innovation | energy Creating results for our clients and benefits for our communities

March 5, 2001

Vanasse Hangen Brustlin, Inc.

Ref: 06764.12

Ms. Diane Borgatti
Chairman - Planning Board
Town of Medway
155 Village Street
Medway, MA 02053

Re: Candlewood Drive
As-Built Plan Review

Dear Ms. Borgatti,

VHB has reviewed the as-built plan for Candlewood Drive prepared by Engineering Surveying & Planning Associates dated January, 1999. The location of the telephone, electric and cable conduit is not shown on the plan and must be added for acceptance by the Board. Please resubmit a revised plan for acceptance by the Board.

The completion and acceptance of the as-built plan and the following items of work are required for street acceptance at the next town meeting.

Subdivision Inspection of completed work:

The applicant shall address the following items as soon as the weather conditions permit and in advance of the next town meeting.

The applicant will field locate the following three concrete bounds for inspection by VHB.
P.C. Sta 2+50 +/-, 25' Rt.
P.C. Sta 17+23 +/-, 25' Rt.
P.T. Sta 3+65 +/-, 25' Rt.

The applicant will repair the small depression in the roadway pavement (4" diameter, 1-1/2" deep) near the catch basin at Sta 2+80 +/- Rt. by sawcutting a square area to receive the patch, adequately compacting and replacing the subgrade material below and installing a 1 ½ inch thick bit. conc. patch.

The applicant will seal and backsand the bituminous concrete joints at Sta 11+05 +/- and Sta 17+40 +/-.

101 Walnut Street
Post Office Box 9151
Watertown, Massachusetts 02471-9151
617.924.1770 • FAX 617.924.2286

The applicant will completely sweep Candlewood drive.

The applicant will flush the entire drainage system (pipes, structures, detention basin and gutter inlets) to remove excess sediment material.

The applicant shall remove the excess sedimentation material in the detention basin to the proposed base elevation. Also, clean out the 18" diameter inlet pipe from the DMH @ Sta 9+62 +/- Lt. to the headwall.

The applicant will replace the lightweight frame and cover for the drain manhole @ Sta 3+15 +/- Lt. located in the private driveway. Also the applicant will install all of the steps from frame to invert as required and fill lift holes with mortar.

The applicant will install a 1 foot concrete riser section and adjust to grade with brick and mortar (6"±) for the drain manhole @ Sta 4+85 +/- Lt.

The applicant will replace the 2' riser section of the drain manhole @ Sta 6+20 +/- Lt. with a 1' riser section and adjust to the proper grade with brick and mortar.

The applicant will install a gas trap on the 3" diameter PVC drainpipe in the catch basin @ Sta 9+40 +/- Rt.

The applicant will realign the frame and cover for the manhole @ Sta 10+67 +/- Lt. to better align the frame with the structure opening.

The applicant will install a gas trap on the 4" diameter PVC drainpipe in the catch basin @ Sta 11+00 +/- Rt.

The applicant will realign the frame and cover for the sewer manhole @ Sta 14+40 +/-, Lt. to better align the frame over the structure opening.

The applicant will install a gas trap on the 4" diameter PVC drainpipe in the catch basin @ Sta 14+45 +/- Lt.

The bond will not be reduced until each of the above items have been addressed by the applicant and the roadway has been accepted by the Town of Medway.

Please call if you have any questions or require additional information.

Truly yours,

VANASSE HANGEN BRUSTLIN, INC.

Mark R. Louro, P.E.
Project Manager

Cc: V. Manzelli, Marvin Development Corp. (FAX)
L. Henry, DPS

Exhibit B-1

Town of Medway
Fire Department

Wayne M. Vinton, Chief
44 Milford Street
Medway, MA 02053

Tel: (508) 533-3213
Fax: (508) 533-3254

September 22, 2005

RECEIVED
SEP 23 2005
TOWN OF MEDWAY
PLANNING BOARD

Mr. Mathew Hayes
Chairman
Town of Medway Planning Board
155 Village Street
Medway, MA 02053

Dear Mr. Hayes:

Based upon our phone conversation regarding the walkway connecting Candlewood Road and Island Road, my discussion with Paul Yorkis regarding the same matter, and based upon my previous inspection of the site, the walkway area would be an acceptable Emergency Access with the following improvements:

1. Add seven (7') feet of 1.5" gravel to a depth of 12" on each side of the current walkway covered with three (3") inches of topsoil and grass seed.
2. Add one (1) "NO PARKING – EMERGENCY ACCESS" sign at the Island Road and Candlewood Drive access points.

Please feel free to contact me should you have any questions.

Sincerely,

Wayne M. Vinton
Chief

CC: Paul Yorkis

Exhibit B-2

Town of Medway
Fire Department

Wayne M. Vinton, Chief
44 Milford Street
Medway, MA 02053

Tel: (508) 533-3213
Fax: (508) 533-3254

10-11-05

Mr. Mathew Hayes
Chairman
Town of Medway Planning Board
155 Village Street
Medway, MA 02053

Dear Mr. Hayes,

On Thursday, October 6, 2005 I met with Jim Smith of the Town of Medway Highway Department and Paul Yorkis concerning the emergency access between Island Road and Candlewood Road.

Based upon the discussions with Mr. Smith and Mr. Yorkis I would like to take the opportunity to clarify the following:

1. The access points to the emergency access will be kept clear during the normal plowing that may occur as a result of snow storms. Plowing is done by the Town of Medway Highway Department or subcontractors to the Department.
2. The emergency access will be cleared of snow by the Town of Medway Highway Department when I contact them based upon the accumulation of snow.
3. The emergency access will not be salted or sanded.

I would like to take this opportunity to emphasize that the emergency access will only be used by the Town of Medway's Fire and Police Departments if Village Street or Farm Street is blocked and the only access to Island Road or Candlewood Road is through this emergency access.

Please feel free to contact me should you have any questions.

Sincerely,

Wayne M. Vinton

Wayne M. Vinton
Chief

Exhibit C

Kenney & Maciolek
ATTORNEYS AT LAW

RICHARD D. MACIOLEK
STEPHEN J. KENNEY
PAUL V. KENNEY

PETER J. KENNEY (1973-1980)

181 VILLAGE STREET
MEDWAY, MASSACHUSETTS 02053
TEL: (508) 533-6711
FAX: (508) 533-6904
EMAIL: kam@kenmaclaw.com

RECEIVED
JUN 15 2006
TOWN OF MEDWAY
PLANNING BOARD

June 14, 2006

Susy Afleck-Childs
Planning Board Assistant
Town of Medway

RE: Village at Pine Ridge Condominiums

Dear Susy:

I have reviewed your letter dated June 7, 2006 together with the various documents forwarded with it and take this opportunity to answer the questions that you raise in your letter.

It is my opinion that none of the documents referenced state, clearly or otherwise, that the Town will not own or maintain the road or drainage system. First, only 2.12 acres of land are being transferred into the Condominium Association. In addition to the 2.12 acres there is a 20' wide Access Easement being submitted pursuant to the Master Deed. According to the Special Permit, the development area will encompass 3.91 acres of land. Without specific reference to the plans, I am unable to determine which part or portion of the development area is not being transferred to the Condominium Association.

There are only two areas in the documents that make reference to the roadways and drainage system. In the Master Deed, Section 3, 5th paragraph, indicating that the premises are subject to the rights of others to use the road shown on that plan in common with others now or hereafter entitled to such use. It does not define who "the others" are nor does it limit the "hereafter" in any fashion.

The only other reference is contained in the Rules and Regulations, Paragraph C.c. indicates that the Trustees are responsible for the care and maintenance of all of the common areas which include the roadways and drainage systems. However, that does not indicate that the roadways and drainage systems will never be taken over by the Town and it certainly does not reference any

roadways or portions of the drainage system which are not included in the 2.12 acres that are being made subject to the condominium pursuant to G.L. c.183A.

In summary, it is my opinion that there is nothing in these documents that will clearly inform potential condominium owners that they and not the Town are ultimately responsible for ownership and maintenance of the roads and drainage systems.

Sincerely,

R.D. Maciolek
Town Counsel

RDM:lc

ENGINEERING SUCCESS **TOGETHER**

August 09, 2016

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

Attn.: Ms. Susy Affleck Childs

Re: Excelon Major Site Plan Review

Dear Ms. Affleck-Childs:

BETA Group is pleased to provide this proposal to amend our current contract for peer review services related to the proposed Excelon West Medway II Facility at 8 Summer Street. The amendment is to provide construction services related to the development of the approved site plan. The goal of the construction services is to ensure that the site construction is consistent with the approved site plan.

The construction services are proposed to include the following

Construction Administration

During the construction phase, BETA will provide the following services:

- Provide consultation and advice on construction matters to the Town including periodic visits to the Project site by the project manager and/or project engineer to observe the progress and quality of the executed work, and to determine if the work is being conducted in general accordance with the approved plans. The Engineer will not be responsible for and will not have control or charge of the construction methods or procedures, or the safety precautions and programs incident thereto. Progress reports will be prepared after each site visit.
- Attend preconstruction meeting
- Attend periodic progress meetings to discuss construction issues and progress (Say 4).
- Attend Planning Board meetings to update the Board regarding construction (Say 2).
- It is anticipated that site visits will be coordinated with the Town and Contractor at key milestone points:
    - Installation of subsurface utilities prior to backfilling trenches.
    - Completion of roadway subgrade
    - Completion of roadway sub-base
    - Roadway Paving

BETA GROUP, INC.
6 Blackstone Valley Place, Suite 101, Lincoln, RI 02865
P: 401.333.2382 | F: 401.333.9225 | W: www.BETA-Inc.com

- Grading of stormwater BMP's
- Installation of sound barrier walls
- Completion of landscaping
- Final site construction completion including all site features and site lighting..

A total of 10 site visits are estimated to be required to complete the construction review.

FEE

The proposed fee for construction administration is provided on a time and materials basis. The proposed fee **of $11,600** will not be exceeded without prior authorization from the Town.

If the Town requires additional services, including additional site visits or meetings beyond those outlined above BETA will provide an additional scope and fee prior to commencing the additional services. Additional time required will be billed on an hourly basis according to the attached rate schedule

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.

William P. McGrath, P.E.
Associate

August 9, 2016
Medway Planning & Economic Development Board Meeting

Construction Reports from Tetra Tech

- Village Estates Subdivision – Construction Report #7 dated 8-1-2016
- 2 Marc Road Site Plan/CommCan – Construction Report #1 dated 8-3-2016

Tetra Tech 100 Nickerson Road Marlborough, MA 01752		
Project Village Estates	**Date** 08-01-2016	**Report No.** 07
Location Village Street	**Project No.** 143-21583-15009	**Sheet** 1 of 2
Contractor Russel Santoro	**Weather** A.M. CLOUDY P.M.	**Temperature** A.M. 80° P.M.

FIELD OBSERVATIONS

On Monday, August 1, 2016 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations
   A. The contractor has installed RCP pipe throughout the project to tie proposed infiltrsation trenches together per the approved plan. The contractor stated that the pipe inverts were surveyed for the as-built condition by the site surveyor and that all elevations match the approved plans.
   B. The contractor plans to complete site work within the month of August. He stated he would like to pave the driveway apron entering the site soon. TT suggested the contractor contact Jim Smith with Medway DPS to link paving with the paving which is being completed on Village Street shortly.

CONTRACTOR'S FORCE AND EQUIPMENT

Sup't	1	Bulldozer		Asphalt Paver	
Foreman		Backhoe		Asphalt Reclaimer	
Laborers		Loader		Vib. Roller	
Drivers		Rubber Tire backhoe/Loader	1	Static Roller	
Oper. Engr.		Bobcat	1	Vib. Walk Comp.	
Carpenters		Hoeram		Compressor	
Masons		Excavator		Jack Hammer	
Iron Workers		Grader		Power Saw	
Electricians		Crane		Conc. Vib.	
Flag persons		Scraper		Rock Crusher	
Surveyors		Articulating Dump Truck		Chipper	
Driller		Conc. Truck		Screener	
Blast Crew		Pickup Truck		Drill Rig	
Sewer/Water Tester		Dump Truck 6 Whl		Boom Lift	
		Dump Truck 10 Whl		Water Truck	
		Dump Truck 14 Whl		Lull	
		Dump Truck 18 Whl		Gradall	

WORK DONE BY OTHERS

Dept. or Company	Description of Work

OFFICIAL VISITORS TO JOB

Police Details:

Time on site: 10:30 A.M. – 11:00 A.M.

CONTRACTOR'S Hours of Work:

RESIDENT REPRESENTATIVE FORCE

Name	Name

Resident Representative: Steven Bouley

Project	Date	Report No.
Village Estates	08-01-2016	07
Location	**Project No.**	Sheet 2 of
Village Street	143-21583-15009	2
Contractor	**Weather**	**Temperature**
Russel Santoro	A.M. CLOUDY P.M.	A.M. 80° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
   A. TT will continue to inspect the site as the contractor is prepared for inspection.

3. New Action Items
   A. N/A

4. Previous Open Action Items
   A. Contractor to clean material spilled over erosion control line and repair any erosion control as necessary to maintain the proposed plan.

5. Materials Delivered to Site Since Last Inspection:
   A. N/A

Tetra Tech 100 Nickerson Road Marlborough, MA 01752		
Project 2 Marc Road	Date 08-03-2016	Report No. 01
Location Marc Road	Project No. 143-21583-16009	Sheet 1 of 2
Contractor Rosenfeld	Weather A.M. SUNNY P.M.	Temperature A.M. 78° P.M.

FIELD OBSERVATIONS

On Wednesday, August 3, 2016 Frank Guthman from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations
   A. Upon arrival at the 2 Marc Road site, Rosenfeld workers were in the process of digging test pits where the proposed parking lot for the facility will be installed. Prior to inspection, Rosenfeld had already installed all erosion control except approximately 350 LF along the western property line. Titan Contracting was in the process of installing the drainage swale adjacent to UP#9 shown on the approved plan set. Rosenfeld will begin to install the proposed retaining wall that borders the perimeter of the site.

CONTRACTOR'S FORCE AND EQUIPMENT

Sup't	1	Bulldozer		Asphalt Paver	
Foreman		Backhoe		Asphalt Reclaimer	
Laborers	2	Loader	1	Vib. Roller	
Drivers		Rubber Tire Backhoe/Loader		Static Roller	
Oper. Engr.		Bobcat		Vib. Walk Comp.	
Carpenters		Hoeram		Compressor	
Masons		Excavator	2	Jack Hammer	
Iron Workers		Grader		Power Saw	
Electricians		Crane		Conc. Vib.	
Flag persons		Scraper		Rock Crusher	
Surveyors		Articulating Dump Truck		Chipper	
Driller		Conc. Truck		Screener	1
Blast Crew		Pickup Truck	2	Drill Rig	
Sewer/Water Tester		Dump Truck 6 Whl		Boom Lift	
Town Inspector		Dump Truck 10 Whl		Water Truck	
		Dump Truck 14 Whl		Lull	
		Dump Truck 18 Whl		Gradall	

WORK DONE BY OTHERS

Dept. or Company	Description of Work

OFFICIAL VISITORS TO JOB

Police Details:

Time on site: 9:00 A.M. – 12:00 P.M.

CONTRACTOR'S Hours of Work:

RESIDENT REPRESENTATIVE FORCE

Name	Name

Resident Representative: Frank Guthman

Project	Date	Report No.
2 Marc Road	08-03-2016	01
Location	Project No.	Sheet 2 of
Marc Road	143-21583-16009	2
Contractor	Weather	Temperature
Rosenfeld	A.M. SUNNY P.M.	A.M. 78° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
   A. Rosenfeld will be installing the proposed retaining wall around the perimeter of the site per the approved plan set.

3. New Action Items
   A. Install remainder of required erosion control along the most western property line.

4. Previous Open Action Items
   A. N/A

5. Materials Delivered to Site Since Last Inspection:
   A. N/A

August 9, 2016
Medway Planning & Economic Development Board Meeting

Zoning Bylaw Work for Fall Town Meeting

- Draft changes to Registered Marijuana Dispensary to not have any hours of operation restrictions for cultivation and processing.
- Draft revisions to Use Table
- Draft revisions to Definitions

Registered Marijuana Dispensaries
Draft – August 5, 2016

ARTICLE: To see if the Town of Medway will vote to amend the Zoning Bylaw, Section 8.9 Registered Marijuana Dispensary, E. General Requirements, 4. by deleting text noted in ~~strikethrough~~ and replacing that with new text noted in **bold** as follows:

4. The hours of operation of RMDs shall be set by the Planning and Economic Development Board, but in no event shall ~~any RMD be open and/or operating~~ **the retail sale or dispensing of medical marijuana and/or related products occur** between the hours of 8:00 PM and 8:00 AM.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

DISCUSSION WORKSHEET FOR CHANGES TO ZBL TABLE OF USES – August 5, 2016

TABLE 1: SCHEDULE OF USES										
	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
A. AGRICULTURE, CONSERVATION, RECREATION USES										
Agriculture, excluding piggeries and fur farms on less than 5 acres of land, and excluding livestock on less than 44,000 sq. ft. of land. *(Revised 11/16/15)*	Y	Y	N	N	N	N	N	N	N	N
Poultry on less than 1 acre. Minimum lot size for poultry is 5,000 sq. ft. subject to Board of Health regulations. *(Added 11/16/15)*	Y	Y	N	N	N	N	N	N	N	N
Greenhouse & Nursery	SP	SP	N	N	N	Y	Y	N	N	N
~~Nonprofit recreational use~~ **Recreational facility, private**	Y	Y	N	N	N	N	N	N	N	N
Recreational facility, commercial										
Sawmill – *Do we want/need this? Perhaps add to list of Prohibited Uses?*	SP	N	N	N	N	N	N	N	N	N
Campground										
Recreational camp										
Boathouse, ski ~~tow~~ area, golf course – *Perhaps separate these. Add boat house to list of accessory residential uses?*	SP	SP	N	N	N	N	N	N	N	N
Livery riding stable	*This was not filled in when we did the recodification in May 2015 - ????*									
Gravel, loam, sand, or stone removal, except that in the AR-I and AR-II districts, no special permit shall be required when removal of such materials is incidental to the construction or alteration of buildings for which a permit has been issued by the Board of Selectmen.	SP	SP	N	N	N	N	N	N	N	N
B. PUBLIC SERVICE										
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public utility	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
Governmental facility										

Terms already included in Use Table but not yet defined in ZBL – See attached definitions
Terms to be added to Use Table that are already defined in the ZBL
New terms to be added to the Use Table that are not yet defined in the ZBL – See attached definitions
~~Words recommended to be deleted from Use Table~~
Words recommended for minor changes or additions to Use Table

DISCUSSION WORKSHEET FOR CHANGES TO ZBL TABLE OF USES – August 5, 2016

TABLE 1: SCHEDULE OF USES										
	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
C. RESIDENTIAL ~~AND INSTITUTIONAL~~ USES										
Detached single-family dwelling	Y	Y	N	Y	Y	N	N	N	N	N
Two-family dwelling, provided that the exterior of the dwelling has the appearance of a single-family dwelling.	N	SP	N	N	N	N	N	N	N	N
Infill dwelling unit, subject to Section 8.1.	N	SP	N	N	N	N	N	N	N	N
Open space residential development, subject to Section 8.4	PB	PB	N	N	N	N	N	N	N	N
Assisted living residence **facility**	N	N	PB	N	N	N	N	N	N	N
Adult retirement community planned unit development, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N
Multifamily dwellings and multifamily developments subject to **Section 5.6.2 E and** Section 5.6.4 *(Added 11/16/15)*	N	PB	N	PB	PB	N	N	N	N	N
Multifamily units in combination with a commercial use that is permitted or allowed by special permit, subject to Section 5.4.1.	N	N	PB	N	N	N	N	N	N	N
Long-term care facility										
Mobile home or trailer										
Group home	I believe this is an exempt use under Dover Amendment meaning a group home can be located anywhere.									
Accessory Uses:										
Accessory family dwelling unit, **subject to Section 8.2**	SP	SP	N	SP	SP	N	N	N	N	N
Home-based business, subject to Section 8.3	Y	Y	N	Y	Y	N	N	N	N	N
Recreational facility, personal										
Family child care home and large family child care home	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**	**Y**
Garages and other accessory buildings and structures subject to Section 6.xx (TBD)										
Boathouse										

Terms already included in Use Table but not yet defined in ZBL – See attached definitions
Terms to be added to Use Table that are already defined in the ZBL
New terms to be added to the Use Table that are not yet defined in the ZBL – See attached definitions
~~Words recommended to be deleted from Use Table~~
Words recommended for minor changes or additions to Use Table

DISCUSSION WORKSHEET FOR CHANGES TO ZBL TABLE OF USES – August 5, 2016

TABLE 1: SCHEDULE OF USES										
	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
D. BUSINESS USES										
Retail Trade										
Retail bakery *(Added 11/16/15)*	N	N	Y	Y	Y	Y	Y	N	N	N
Retail store	N	N	Y	Y	Y	Y	Y	N	N	N
Shopping center/**multi-tenant development**	N	N	SP	N	N	SP	SP	N	N	N
Retail store larger than 20,000 sq. ft.										
~~Nursery and~~ **Florist**	N	N	N	N	N	Y	Y	N	N	N
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	Y	N	N	N	N	N	N	N
Sale and storage of building materials to be sold on the premises	N	N	N	N	N	N	Y	Y	N	N
Outdoor retail sales	N	N	N	N	N	N	Y	N	N	N
Hospitality and Food Services										
Restaurant providing food within a building, which may include outdoor seating on an adjoining patio	N	N	Y	Y	Y	Y	Y	N	N	N
Restaurant providing live entertainment within a building	N	N	SP	N	N	N	N	N	N	N
Bar/tavern										
Motel or hotel	N	N	SP	N	N	N	N	N	N	N
Tourist home										
Bed and breakfast										
Inn										
Cultural and Entertainment Uses										
Studio ~~for artists, photographers, interior decorators, other design-related uses~~	N	N	N	N	N	Y	N	N	N	N
Museum										
Movie theatre/cinema										
Theatre										
Gallery										
Commercial indoor amusement or recreation										

Terms already included in Use Table but not yet defined in ZBL – See attached definitions
Terms to be added to Use Table that are already defined in the ZBL
New terms to be added to the Use Table that are not yet defined in the ZBL – See attached definitions
~~Words recommended to be deleted from Use Table~~
Words recommended for minor changes or additions to Use Table

DISCUSSION WORKSHEET FOR CHANGES TO ZBL TABLE OF USES – August 5, 2016

TABLE 1: SCHEDULE OF USES										
	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
Professional Uses and Financial Services										
~~Bank or other f~~ **Financial institution**	N	N	Y	Y	Y	Y	Y	N	N	N
Professional or business office	N	N	Y	Y	Y	Y	Y	Y	Y	Y
Automated teller machine kiosk										
Services										
~~Barber shop, beauty shop, nail salon, and similar p~~ **Personal care service establishments**	N	N	Y	N	N	Y	Y	N	N	N
Consumer services such as but not limited to ~~health care~~, **fitness facility, optician, dry cleaner**, ~~laundry,~~ **laundromat, florist, shoe repair, photocopy/printing, retail** bakery, ~~photography studio~~, **tailor**, and other similar businesses and services	N	N	Y	N	N	N	N	N	N	N
Repair shop ~~for small equipment, bicycles, appliances, tools~~	N	N	Y	N	N	N	N	N	N	N
Educational/instructional facility, commercial										
~~Commercial indoor amusement or recreation, or similar place of assembly~~	N	N	SP	N	N	N	N	N	N	N
Funeral home~~, undertaker~~	N	N	Y	Y	Y	Y	Y	N	N	N
Veterinary hospital	SP	SP	N	N	N	N	N	N	N	N
Kennel	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Medical office or clinic										
Child care facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adult day care facility, subject to Section 8.5	PB	PB								
Automotive Uses										
Vehicle fuel station										
Vehicle fuel station with repair services										
Vehicle fuel station, **with** car wash	N	N	SP	N	N	N	N	N	N	N
Car wash	N	N	SP	N	N	N	SP	N	N	N
Vehicle fuel station with convenience store	N	N	PB	N	N	PB	N	N	N	N
Vehicle repair	N	N	SP	N	N	N	SP	Y	N	N

Terms already included in Use Table but not yet defined in ZBL – See attached definitions
Terms to be added to Use Table that are already defined in the ZBL
New terms to be added to the Use Table that are not yet defined in the ZBL – See attached definitions
~~Words recommended to be deleted from Use Table~~
Words recommended for minor changes or additions to Use Table

DISCUSSION WORKSHEET FOR CHANGES TO ZBL TABLE OF USES – August 5, 2016

TABLE 1: SCHEDULE OF USES										
	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
Other Business Uses; Unclassified										
Adult uses	N	N	N	N	N	N	N	Y	N	N
Accessory Uses										
Drive-through **facility**	N	N	SP	N	N	PB	SP	N	N	N
~~Outdoor dining accessory to a restaurant may be permitted by the Building Inspector~~	N	N	Y	N	N	N	N	N	N	N
Outdoor display										
E. INDUSTRIAL AND RELATED USES										
Warehouse and distribution facility	N	N	N	N	N	Y	N	N	N	N
Wholesale bakery *(Added 11/16/15)*	N	N	N	N	N	N	N	Y	Y	Y
Wholesale showroom or office, including warehouse	N	N	N	N	N	N	Y	Y	Y	Y
Manufacturing, processing, fabrication, packaging and assembly, and storage of goods manufactured on the premises	N	N	N	N	N	N	Y	Y	Y	Y
Contractor's yard	N	N	N	N	N	N	Y	Y	N	N
Research and development	N	N	N	N	N	N	Y	Y	Y	N
Brewery										
Research and development and/or manufacturing of renewable or alternative energy products	N	N	N	N	N	N	Y	Y	Y	Y
Electric power generation including but not limited to renewable or alternative energy generating facilities such as the construction and operation of large-scale ground-mounted solar photovoltaic installations with a rated name plate capacity of 250 kW (DC) or more	N	N	N	N	N	N	N	N	Y	N
Accessory Uses										
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises	N	N	N	N	N	N	Y	Y	Y	Y
Outdoor display										

Terms already included in Use Table but not yet defined in ZBL – See attached definitions
Terms to be added to Use Table that are already defined in the ZBL
New terms to be added to the Use Table that are not yet defined in the ZBL – See attached definitions
~~Words recommended to be deleted from Use Table~~
Words recommended for minor changes or additions to Use Table

DISCUSSION WORKSHEET FOR CHANGES TO ZBL TABLE OF USES – August 5, 2016

TABLE 1: SCHEDULE OF USES										
	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
F. INSTITITIONAL USES										
Religious facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Community center										
Educational facility, non-profit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lodge or club										

Add a new Section 5.5. to state that when both a special permit and site plan review are required, the special permit granting authority shall be the PB and not the ZBA.

Are there any other uses you may want to add to the prohibited use list in Section 5.2?

- Storage or reprocessing of waste products and salvage materials such as non-operable vehicles or appliances
- Paper or pulp mill
- Commercial or private sludge or disposal facility
- Salvage yard and all open air storage of salvage materials and debris
- Commercial or private dump, landfill, refuse incinerator, or other commercial or private solid waste disposal or processing facility
- Aviation field

Terms already included in Use Table but not yet defined in ZBL – See attached definitions
Terms to be added to Use Table that are already defined in the ZBL
New terms to be added to the Use Table that are not yet defined in the ZBL – See attached definitions
~~Words recommended to be deleted from Use Table~~
Words recommended for minor changes or additions to Use Table

DRAFT Proposed Definitions for WORDS ALREADY INCLUDED in the USE TABLE BUT NOT YET DEFINED IN THE ZONING BYLAW

A. AGRICULTURE/CONSERVATION/RECREATION

Boathouse - A building or shed, usually built partly over water, for sheltering a boat or boats

Golf Course – A tract of land laid out for playing the game of golf and improved with tees, greens, fairways and hazards and that may include a clubhouse and shelter

Gravel/loam/sand or stone removal – The removal from land of any form of soil including sod, loam, sand, gravel, clay, peat hardpan, rock, quarried stone or mineral products

Greenhouse – A building whose roof and sides are made largely of glass or other transparent or transluscent material and in which the temperature and humidity can be regulated for the cultivation of plants for subsequent sale or for personal enjoyment

Livery Riding Stable – A structure designed for the feeding, housing, and exercising of horses not owned by the owner of the premises and for which the owner of the premises receives compensation.

Nonprofit Recreational Use – See "**Recreational Facility**" below to use instead

Recreational Facility – A public or private establishment designed and equipped for the conduct of sports and leisure-time activities including but not limited to fields, courts, pools, tracks, golf course/driving range, and other similar uses and including a clubhouse and other customary accessory uses, and which may include indoor and outdoor facilities.

> *Recreational Facility, Commercial* – A recreational facility operated as a business and open to the general public for a fee.
>
> *Recreational Facility, Personal* – A recreational facility established as an accessory use located on the same lot as the principal residential use and designed to be used primarily by the occupants of the principal use and their guests
>
> *Recreational Facility, Private* – A recreational facility operated by a nonprofit organization and open only to bona fide members and guests of such organization

Sawmill – A place or building in which timber is sawed into planks, boards, etc., by machinery

> *NOTE – Do you want to allow this use anywhere!?!? Perhaps add sawmill to the list of Prohibited uses?*

Ski Tow – Suggest replacing "ski tow" with "ski area"

> *Ski Area* – An area developed for snow skiing with trails and which may include lifts, ski rentals and sales, instruction and eating facilities

B. PUBLIC SERVICE

Government Facility – Any building, structure, facility or complex used by the general public and operated by any state or county, or agency or instrumentality thereof such as but not limited to schools, libraries, police stations, fire stations, senior centers, office buildings, parks, playgrounds, fields, community centers, garages and other public works facilities, and other similar governmental uses.

Municipal Use – Any use or facility operated by the Town of Medway

C. RESIDENTIAL/INSTITUTIONAL USE

Infill dwelling unit – As specified in Section 8.1

Open space residential development – As specified in Section 8.4

D. BUSINESS USES

Retail Trade

Auto Body - An establishment in which bodies for vehicles, such as automobiles, trucks, or the like, are manufactured, repaired, etc.

Building Materials – Natural materials and man-made products which are used for construction purposes including but not limited to lumber, plumbing, heating, ventilating, air conditioning, insulation, roofing and electrical products.

Florist – An establishment which sells flowers and plants and accessory items thereto

Motor Vehicle – A self-propelled device used for the transportation of people or goods over land surfaces

Trailer - A non-motorized vehicle, often a long platform or box/container with two or more wheels, which is pulled behind a motorized vehicle and used to transport things.

Boat – A vessel of any size built for navigation on a river or other body of water

Farm Equipment – Equipment and implements that are used or intended for use in farming operations, including any combine, tractor, engine, motor or attachment including but not limited to a cultivator, tiller, harvester, reaper, hay conditioner, haymaker, thrasher thresher, but not including a motor vehicle.

Nursery – Land or greenhouses used to raise flowers, shrubs, and plants for sale

NOTE – Move this term to the AGRICULTURE section of the USE Table.

Soldering Shop – An establishment providing the fusing and application of various alloys to firmly join metal objects or surfaces together without heating the objects to the melting point.

DRAFT

Welding shop – An establishment providing the joining of metal pieces or parts by heating the surfaces to the point of melting using a blowtorch, electric arc or other means, and uniting them by hammering, compressing, or the like.

Cultural/Entertainment

Studios for artists, photographers, interior decorators

> **Change this to "Studio" –** A building, room or space where a craftsperson, artist, sculptor, photographer, musician or other artisan or designer works.

Gallery – A building, room or space for the display or sale of works of art

Professional Use and Financial Services

Financial Institution – Establishments such as banks, savings and loans, credit unions, for the receiving, lending, exchanging and safeguarding of money and which may include issuing loads and transacting other financial business.

Services

Barber Shop – *Recommend this be deleted from Use Table*

Beauty shop – *Recommend this be deleted from Use Table*

Nail Salon – *Recommend this be deleted from Use Table*

Commercial indoor amusement/recreation - A business establishment engaged in providing entertainment for a fee to the general public and including but not limited to such activities as dance halls, bowling alleys, billiard and pool establishments, and other similar uses.

Dry Cleaner – A business establishment where clothes, fabrics, textiles and other cloth items are cleaned with dry-cleaning chemical solvents instead of water.

Fitness Facility – An establishment providing exercise space, equipment and classes for the purposes of physical exercise and athletic recreation. Commonly referred to as a fitness club, health club, fitness center, and gym.

Funeral home/undertaker –

> *Note – Delete use of term "undertaker". Change this to just "Funeral Home" – A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected thereto before burial or cremation and which may include a crematorium.*

Laundry

> *NOTE – Recommend changing this to "Laundromat" – An establishment providing self-service washing, drying or dry-cleaning machines on the premises for rental use to the general public.*

DRAFT

Optician – A business establishment where eyeglasses and contact lenses are made and/or supplied to correct vision

Outdoor Dining - Tables and seating available for restaurant-style eating outdoors, usually on the sidewalk or an open area adjacent to its affiliated restaurant, often on a seasonal basis.

Personal Care Service establishment – A business establishment providing personal services to individuals including but not limited to a barber shop, beauty shop, hair salon, nail salon, cosmetology and spa services, and other similar services.

Photocopying/printing – A business establishment that offers photocopying, printing and ancillary services

Repair shop for small equipment, bicycles, tools and appliances

> *NOTE – Shorten this to "Repair Shop"* - A business establishment where broken machines, equipment, tools and appliances can be taken to be repaired.

Shoe repair – A business establishment where shoes, boots and other footwear can be taken to be repaired and which may offer shoe polishing and cleaning services and may sell footwear accessories.

Tailor – A business establishment where clothes and garments are made, mended or altered for individual customers

Veterinary Hospital – A building where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use.

E. INDUSTRIAL AND RELATED USES

Distribution Facility – A business engaged in the receipt, storage, and redistribution of goods, products, cargo and materials to retailers, to wholesalers, or directly to consumers.

Electric Power Generation – The process of generating electric power from other sources of primary energy such as electromechanical generators, heat engines fueled by chemical combustion, kinetic energy such as flowing water and wind, and other energy sources such as solar photovoltaic and geothermal power.

Indoor Storage – An area within a building for the placement and safe keeping of things not being used for easy access for future use.

Outdoor Display – The temporary (less than 24 hours) display of goods and products sold by the business establishment, located on the same premises but not including any parking, delivery or loading areas, fire lanes, maneuvering aisles, or sidewalks where less than 6 feet of sidewalk width remains for pedestrian access, and limited to the hours the business is open.

Outdoor Storage – An outside area for the storage or display of materials, goods or manufactured products produced or used by the principal use of the property, for more than a twenty-four hour period.

DRAFT

Warehouse – A building or area used primarily for the storage of raw materials and/or manufactured goods before their export or distribution for sale.

Wholesale Showroom - A room or space used for displaying a company's products, goods and merchandise not for direct sale to consumers

WORDS TO CONSIDER DEFINING, some of which should be added to the USE TABLE*

Auto Parts Store – An establishment selling various components which are used to build or repair automotive vehicles and keep them performing safely and efficiently. May also include associated supplies and tools for the maintenance and upkeep of motor vehicles and various automotive accessories.

***Bar/Tavern** – Premises used primarily for the sale or dispensing of liquor by the drink to the general public for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

***Brewery** - A building or establishment that uses equipment and/or processes for the brewing of beer or other malt liquors.

Buffer – Open spaces, landscaped area, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances.

***Campground -** An area, whether privately or publicly owned, used on a daily, nightly, weekly or longer basis with campsites for the temporary accommodation of five or more tents or recreational camping vehicles, for recreation or vacation purposes, free of charge or for compensation.

***Child Care Facility** – As defined in MGL, chapter 15D, section 1A.

***Community Center** – A building used for recreational, social, educational, and cultural activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

***Educational Facility, non-profit** – Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or skill, organized on a non-profit basis or operated on land owned or leased by the commonwealth or any of its agencies, subdivisions, or body politic, or by a religious sect or denomination, or by a nonprofit educational corporation.

***Educational/Instructional Facility, commercial** – Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or skill, organized on a commercial basis including but not limited to schools for dance, gymnastics, martial arts, vocational and technical training,

***Family Day Care Home** – As defined in MGL, chapter 15D, section 1A.

DRAFT

***Group Home** - Small, residential facility designed to serve and care for children or adults with chronic disabilities, of whom one or more are unrelated. These homes usually have six or fewer occupants and are staffed 24 hours a day by trained caregivers.

***Inn –** An establishment that provides temporary lodging, not to exceed 20 rooms, for transient guests and where a dining room serving meals may be operated on the premises, and wherein the owner or operator may or may not maintain a place of principal residence.

***Lodge or Club** – A facility operated by a private organization such as a fraternal, civic, alumni, social or sports club, or other similar organization, to which membership is limited or controlled.

***Nursery –** Land used to raise flowers, shrubs and plants for sale or transplanting. May include greenhouses.

***Recreational Camp –** The use of land operated continuously for a period of five days or more each year to provide seasonal, organized youth and/or family oriented programs including indoor and outdoor recreational and educational activities and which may include overnight sleeping accommodations and dining services.

***Religious Facility –** A structure, building or place used by a religious sect or denomination for worship, ceremonies, rituals, assembly, and education pertaining to a particular system of religious beliefs. This definition may include church, cathedral, convent, monastery, mosque, shrine, synagogue or temple and other places of religious worship, and a parish house and similar facilities whose purpose is substantially related to the religious purposes of such sect or denomination.

Wholesale - The business of selling things in large quantities to other businesses for resale rather than to individual customers.

WORDs to consider changing the definition for:

Retail ~~Sales~~ Store -

Manufacturing – The transformation of raw materials or substances, components or parts into new products by the use of machines, tools, and labor through a mechanical, chemical or other process. Also includes the blending of materials and the assembly of component parts **and the packaging of products for distribution, storage and sale.**

DRAFT

TERMS already defined in the ZBL but not presently included in the Use Table. PEDB needs to decide where to allow these uses or decide if you want to prohibit them

- Bed and Breakfast
- Tourist Home
- Medical Office/Clinic
- Long Term Care Facility
- Continuing Care Retirement Facility
- Mobile Home or Trailer
- Museum
- Movie Theatre/Cinema
- Theatre
- Automated Teller Machine Kiosk
- Medical office/clinic
- Vehicle Fuel Station

DRAFT