

**Tuesday December 11, 2018
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

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

The meeting was broadcast live and recorded by Medway Cable Access.

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm

There were no Citizen Comments.

The Chairman informed the public that the hearing for 2 Marc Road will not be occurring.

ANR Plan for 13 Ohlson Circle- Novus Homes, LLV:

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

- ANR Application dated 11-21-2018
- Gino Carlucci's plan review letter dated 12-6-18
- Revised ANR plan dated 12-6-2018 based on Consultant Carlucci's review letter.

The application was submitted by Novus Homes, LLC for endorsement. The plan shows the creation of a new parcel of 40,857 sq. ft. from a lot with an existing house on it of 84,970 sq. ft. The division leaves the house on a conforming lot of 44,113 sq. ft. It meets the requirement for ANR endorsement according to consultant Gino Carlucci.

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to endorse the ANR Plan for 13 Ohlson Circle with a revision date of December 6, 2018.

Member Gay excused himself from the meeting at 7:05pm.

BOND ESTIMATE EXELON:

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

- BETA Group bond estimate dated 11/20/18.
- Signed bond agreement with Exelon and Atlantic Specialty Insurance Company/Beacon One dated 12-4-18.

- Draft agreement with GEMMA and Bond Brothers (and Liberty Mutual Insurance) dated 12-10-18.

The Board at their meeting on November 27, 2018 approved a total bond amount of \$537,770.63 which was prepared by Beta Group. The bond estimate will be separated into two bond agreements- one with Exelon for \$157,929.38 for site landscaping and the second with GEMMA Power Systems/Bond Brothers for \$379,841.38 for site improvements. One agreement has been signed by Exelon and Atlantic Specialty Insurance. The GEMMA bond agreement is currently under review by the GEMMA sub-contractor and Liberty Mutual Insurance.

The Board does not want the occupancy permit issued before the bond is in place.

A motion was made by Matt Hayes and seconded by Andy Rodenhiser to approve bond with Atlantic Specialty Insurance for the Exelon expansion project in the amount of \$157,929.38. (The motion failed by a vote of 2 in favor and 2 opposed. Member Gay recused himself from voting.) NOTE - Members Tucker and Di Iulio not in favor since they would like both bonds presented together.

33 & 39 MAIN STREET 40B LIP Application:

The Board is in receipt of a LIP application for a “friendly” 40B from Strategic Land Ventures to construct 190 rental apartment development at 33 & 39 Main Street. A public hearing will be held on December 17, 2018 with the Board of Selectmen.

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

- Public Hearing Notice
- Aerial photograph
- Engineering Plans
- Fiscal Impact Report
- Traffic Study

The applicant has gone to various Boards and Committees to explain the project. There were good work sessions with the Design Review Committee and the Affordable Housing Trust. This will be a Local Initiative Program (LIP).

There is a need for rental units in town. There is a concern about the parking being too close to the property line. This could be addressed with specific buffering requirements. There is currently no buffer to the west or south. Of the three possible 40B developers who have approached the Town, this is the best of those options. If the Town receives other applications after safe harbor concludes the Town will have no choices. There is currently not any modern rental units in Medway. The community has not had any four story buildings. The location is good since it will not affect another neighborhood directly. The entrance works well. This is close to the commercial retail areas and is walkable. There could be some mitigation by the developer who has proposed a sidewalk connection on Main Street west to Medway Commons.

The Board is aware of the situation and is support of this development as the best option.

Mr. Bob Ferrari of the Affordable Housing Committee asked if this has been declared the best option and what are the criteria for which development project has the best impact on Medway and who makes this determination.

Ultimately it is the Zoning Board of Appeals who is the issuing authority for a 40B comprehensive permit. The Board of Selectmen determines whether a project will be considered under the LIP program for the Town to work with the developer to shape this project to address concerns of the community which a non-LIP 40B application has no obligation to do. It would be beneficial to send the DRC Design Review Guidelines to the applicant.

The Board would like a letter sent to the Board of Selectmen to support this project.

MILLSTONE BOND AGREEMENT:

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

- Draft Amendment #4 to Millstone Bond Agreement dated 11-28-18.
- TT bond reduction estimate dated 11-13-18.
- Construction Services invoice dated 11-28-18.
- Collection of emails between Susy Affleck-Childs and Millstone developer Steve Venincasa.

The Board voted at their November 27, 2018 meeting to reduce the bond from \$385,510 to \$238,435 to reflect the paving work. Mr. Venincasa sent an email dated December 11, 2018 that he does not want the Board to take any action at the meeting. He is in the process of providing the as-built of the trail. There is an upcoming meeting with the Engineer for Mr. Venincasa and Consultant Bouley. This meeting is to discuss the concerns relative to the stormwater. There are 14 Occupancy Permits left and it was suggested to ask the Building Inspector to not release these until the stormwater issues are addressed. It was recommended to use some of the consultant money to video the system to make sure it is working properly.

DPS BUILDING – Site Plan Review Fees

Bob Tucker abstained from discussion on this agenda item.

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

- PGC Associates Estimate dated December 4, 2018.
- Tetra Tech Estimate dated December 4, 2018

It was recommended that the meeting attendance portion of the Tetra Tech attendance should be split between Conservation Commission and Planning and Economic Development. It was noted that part of the TT estimate is for Conservation's review of the stormwater design, per the new Stormwater Bylaw.

On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted unanimously to accept the consultant estimates for PGC (\$700) and Tetra Tech (\$1680) as plan review fees for the DPS site plan. NOTE - Member Tucker did not vote.

CONSTRUCTION REPORTS:

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

- CTS - construction report #5 for (9 Trotter Drive) dated 11-21-18.
- CTS- construction report #6 for (9 Trotter Drive) dated 12-3-18.
- CTS-construction report #7 for (9 Trotter Drive) dated 12-4-18.
- Medway Green, Report #10 – 12/5/18.

2 Marc Road Special Permit for Cultivation and Processing of Marijuana for Adult Recreational Use:

On a motion made by Rich Di Iulio and seconded by Tom Gay, the Board voted unanimously to open the hearing for 2 Marc Road.

The Board is in receipt of an email dated December 11, 2018 from Ellen Rosenfeld seeking a continuation of the public hearing with no discussion to be held on 12-11-18. **(See Attached).**

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to continue the public hearing for 2 Marc Road to January 8, 2019 at 8:00 pm.

MEETING MINUTES:

November 27, 2018:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to approve the minutes from November 27, 2018 with noted revisions. (Member Gay and Tucker abstained)

OTHER BUSINESS:

Master Plan Ideas:

The Board is in receipt of a sheet regarding ideas for Medway Vision 2030 to update the Medway Master Plan. **(See Attached)** It was suggested to have a gathering of a small group to discuss strategies and ideas soon. There was a recommendation to include Consultant Carlucci on this list. There will be a brainstorming session. There will be an overall steering committee and then small task forces for each section comprised of the stakeholders in the specific topic area.

FUTURE MEETING:

- Tuesday, January 8, 2018.

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 9:25 pm.

Prepared by,

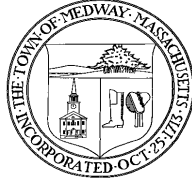
A handwritten signature in blue ink that reads "Amy Sutherland".

Amy Sutherland
Recording Secretary

Reviewed and edited by,

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

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



December 11, 2018
Medway Planning & Economic Development Board
Meeting

ANR Plan - 13 Ohlson Circle

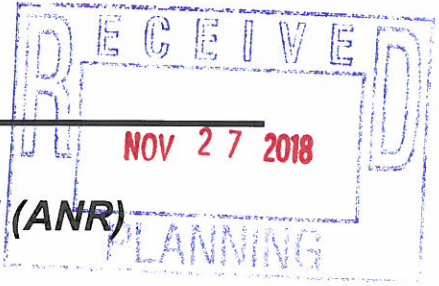
- ANR Application dated 11-21-2018
- Gino Carlucci's review letter dated 12-6-18
- REVISED ANR plan dated 12-6-2018 based on Gino's review letter

RECEIVED

NOV 28 2018

TOWN CLERK

LAND SUBDIVISION – FORM A



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

Planning 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 signed originals of this Application and one copy of the ANR Plan to the Town Clerk who will date stamp the Applications. Provide one (1) original ANR Application date stamped by the Town Clerk, one (1) Project Explanation, seven (7) copies of the ANR Plan, and the appropriate ANR Filing Fee to the Medway Planning Board.

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 authorizes the Planning Board and its agents to access the site during the plan review process.

The Town's Planning Consultant will review the Application and ANR plan. You or your duly authorized agent will be expected to attend the Planning Board meeting at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request in connection with this Application. Your absence may result in a delay in its review.

November 21, 2018

TO: The Planning 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 Planning Board and requests its determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

ANR PLAN INFORMATION

Title: Plan of Land at 13 Ohlson Circle in Medway, Massachusetts

Prepared by: Outback Engineering, Inc.

P.E. or P.L.S registration #: Paul J. Babineau, P.L.S. #45915

Plan Date: November 21, 2018

PROJECT EXPLANATION

Provide a cover letter or attach an additional sheet with a detailed explanation of what land transaction/reconfiguration will result from the endorsement and recording of this ANR Plan.

APPLICANT INFORMATION

Applicant's Name: Novus Homes, LLC, c/o Mounir M. Tayara (Resident Agent and Co-Manager)

Applicant's Signature: 

Applicant's Address: 135 Main Street, Suite 5, Medway MA 02053

Applicant's Telephone: 617-682-5649

PROPERTY OWNER INFORMATION (if not Applicant)

Property Owner Name: _____

Address: _____

The Owner hereby appoints _____ to act as its Agent for purposes of submitting and processing this Application for endorsement of an ANR Plan.

Date: _____

Owner's Signature

PROPERTY INFORMATION

ANR Location Address: 13 Ohlson Circle

The land shown on the plan is shown on Medway Assessor's Map # 14 Parcel # 20

Total Acreage of Land to be Divided: 84,970± S.F.

Subdivision Name (if applicable): _____

The owner's title to the land that is the subject matter of this application is derived under deed from: Henry L. Wickett, Sr. to Wickett Development Company, Inc. dated February 25, 2014 and recorded in Norfolk County Registry of Deeds, Book 32098 Page 474 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

Medway Zoning District Classification: AR-1

Frontage Requirement: 180 Ft. Area Requirement: 44,000 S.F.

APPROVAL NOT REQUIRED JUSTIFICATION

The Applicant believes that Planning Board 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:

- X a. A public way. Date of street acceptance: May 10, 1982
- b. A way certified by the Town Clerk as being maintained and used as a public way.
(Attach Town Clerk's certification)
- X c. A way shown on a definitive subdivision plan entitled Subdivision Plan of Land in Medway, Mass
Recorded as Pl. Bk. 232, No.666-C of 9 (1972) that was previously endorsed as an
approved plan by the Planning Board on July 20, 1972
subject to the following conditions _____
- d. A private way in existence on the ground before 1952 when the Subdivision Control
Law was adopted in the Town of Medway, having, in the opinion of the Planning
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.

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

ANR PLAN FILING FEE

\$250 for a plan involving two (2) or fewer lots or parcels

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

Check to be made payable to: Town of Medway

Fee approved 11-9-04

Date Form A and ANR Plan Received by Planning Board: 11-27-18

ANR Application/Filing Fee Paid: Amount: \$ 155 \$ 793
\$ 95 Check # 792

Date Form A and ANR Plan Received by Town Clerk

PGC ASSOCIATES, LLC.

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

MEMO TO: Medway Planning and Economic Development Board

FROM: Gino D. Carlucci, Jr.

DATE: December 6, 2018

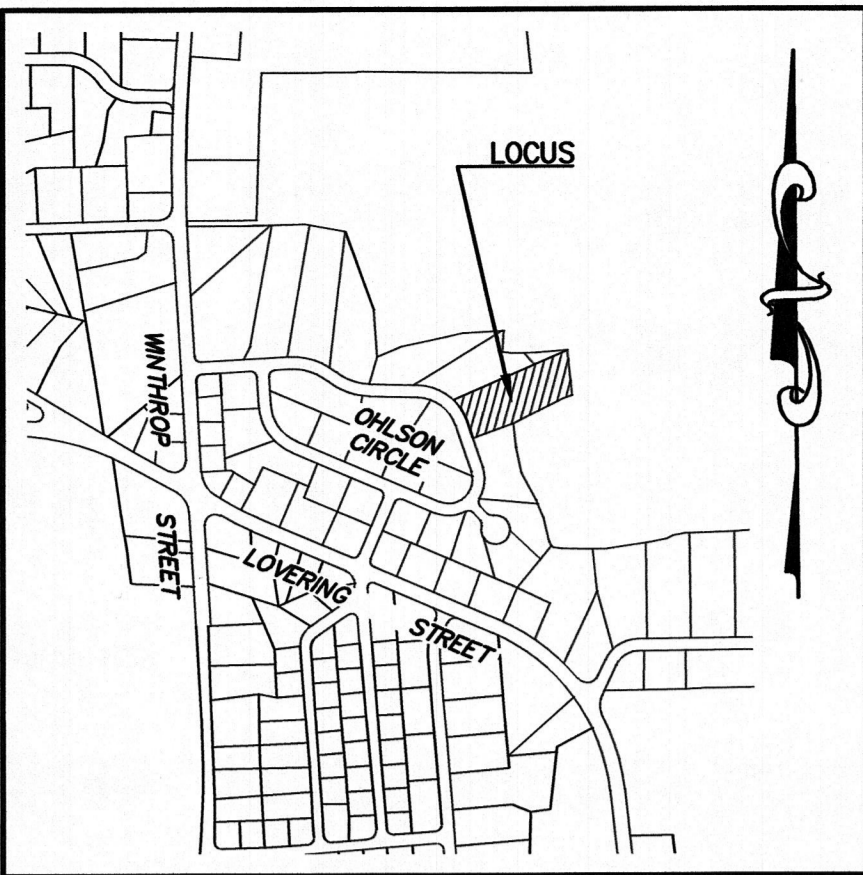
RE: 13 Ohlson Circle ANR

I have reviewed the ANR plan submitted for endorsement by Novus Homes, LLC of Medway. The plan was prepared by Outback Engineering, Inc. of Middleborough, and is dated November 21, 2018. The plan proposes to create a parcel of 40,857 square feet from a lot with an existing house on it of 84,970 square feet. The division leaves the house on a conforming lot of 44,113 square feet. The property is within the AR-I district.

I have comments as follows:

1. The plan meets the substantive and technical requirements for ANR endorsement.
2. Section 3.2.6 requires that abutters across the street be shown. This was not done.
3. Section 3.2.11 requires indication as to whether the property is classified as Chapter 61A or 61B. This was not done.

I recommend that the technical deficiencies be corrected and that the plan be endorsed by the Board.



LOCUS MAP
NOT TO SCALE

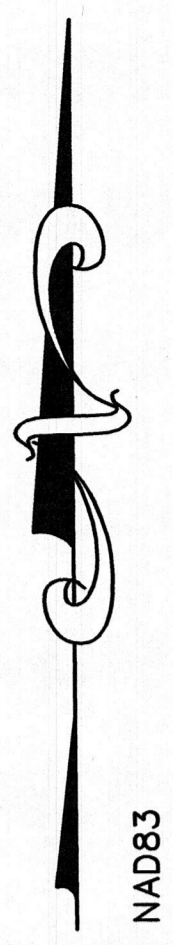
- ZONING DISTRICT: AR-1
- | | |
|--------------------------|-------------|
| MIN. LOT AREA | 44,000 S.F. |
| MIN. FRONT YARD SETBACK | 35 FT. |
| MIN. REAR YARD SETBACK | 15 FT. |
| MIN. SIDE YARD SETBACK | 15 FT. |
| MIN. REQUIRED FRONTAGE | 180 FT. |
| MAX. IMPERVIOUS COVERAGE | 35% |
| MAX. LOT COVERAGE | 25% |



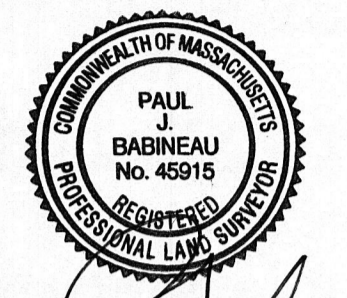
NOTE:
SUBJECT PROPERTY IS NOT CLASSIFIED
AS CHAPTER 61A OR 61B.

THE PURPOSE OF THIS PLAN IS TO CREATE A RESIDENTIAL
LOT AND A NON-BUILDABLE PARCEL FROM ASSESSORS
MAP 14, PARCEL 20

1659 GRANT "RIGHT OF WAY" DEPICTED ON PLAN
OF LAND DATED JUNE 8, 2012, PREPARED FOR
HENRY L. WICKETT, PREPARED BY SCHOFIELD
BROTHERS OF NEW ENGLAND, INC., RECORDED IN
NORFOLK REGISTRY OF DEEDS AS PLAN NO. 97
OF 2012, PLAN BOOK 615



FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.



12-6-19
DATE PROFESSIONAL LAND SURVEYOR

PLANNING BOARD'S ENDORSEMENT DOES
NOT CONSTITUTE A DETERMINATION OF
COMPLIANCE WITH MEDWAY ZONING
BY-LAWS.

PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE ENDORSED: _____

MEDWAY PLANNING BOARD

OWNER
NOVUS HOMES, LLC
DEED BOOK 32449, PAGE 424
PLAN BOOK 232, NO. 666-C OF 9 (1972)
LOT 214
ASSESSORS PARCEL ID 14-020

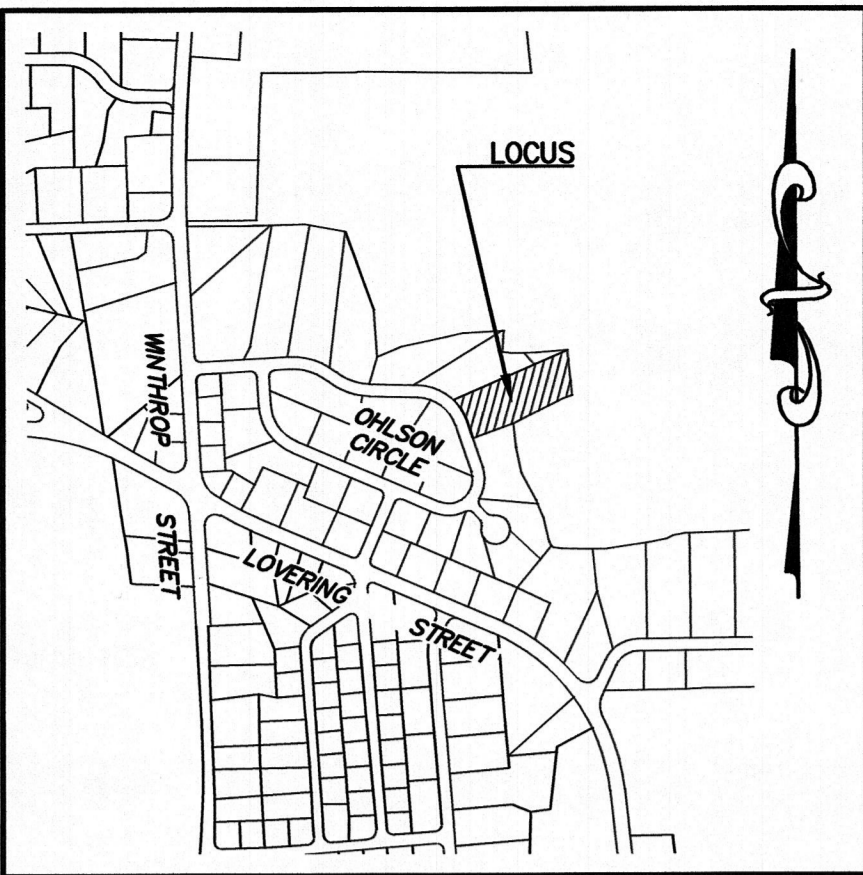
PLAN OF LAND
AT
13 OHLSON CIRCLE
IN
MEDWAY,
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: DECEMBER 6, 2018
DRAWN BY: TMS CHECKED BY: PJB
SCALE: 1"=30' SHEET 1 OF 1
0' 30' 60' 90'

OE-2765



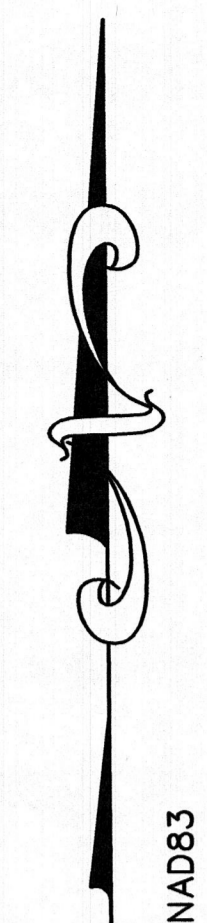
LOCUS MAP
NOT TO SCALE

ZONING DISTRICT: AR-1

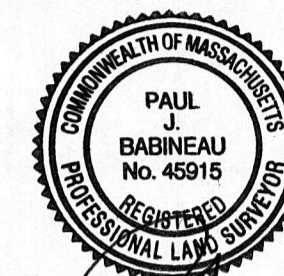
MIN. LOT AREA	44,000 S.F.
MIN. FRONT YARD SETBACK	35 FT.
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MIN. REQUIRED FRONTAGE	180 FT.
MAX. IMPERVIOUS COVERAGE	35%
MAX. LOT COVERAGE	25%

NOTE:
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MAP 14, PARCEL 20



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REGISTERS OF DEEDS.



12-6-19
DATE PROFESSIONAL LAND SURVEYOR

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BY-LAWS.

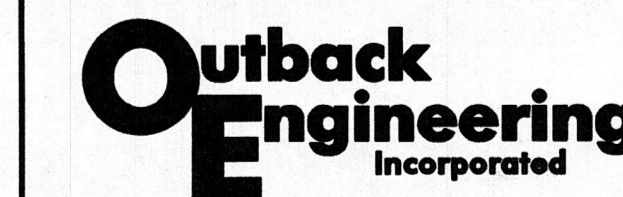
PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE ENDORSED:

MEDWAY PLANNING BOARD

OWNER
NOVUS HOMES, LLC
DEED BOOK 32449, PAGE 424
PLAN BOOK 232, NO. 666-C OF 9 (1972)
LOT 214
ASSESSORS PARCEL ID 14-020

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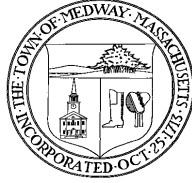
DATE: DECEMBER 6, 2018

DRAWN BY: TMS CHECKED BY: PJB

SCALE: 1"=30' SHEET 1 OF 1

0' 30' 60' 90'

OE-2765



December 11, 2018
Medway Planning & Economic Development Board
Meeting

Exelon Bond Agreements
UPDATED 12-11-18

- BETA Group bond estimate dated 11-20-18
- **Signed bond agreement with Exelon and Atlantic Specialty Insurance Company/Beacon One dated 12-4-18**
- **Draft agreement with GEMMA and Bond Brothers (and Liberty Mutual Insurance) dated 12-10-18**

At your 11-27-18 meeting, you approved a bond amount of \$537,770.63 prepared by BETA Group. This obligation is being shared by Exelon (\$157,929.38 for site landscaping) and GEMMA Power Systems/Bond Brothers (\$379,841.38 for other site improvements). So you need to enter into 2 performance security agreements.

The Exelon agreement has been signed by Exelon and Atlantic Specialty Insurance. You can sign it tonight.

The GEMMA bond agreement (see draft) is under review by GEMMA's sub-contractor (Bond Brothers) and probably Liberty Mutual Insurance. As of 12 noon on 12-11-18, I do not have a signed document.

Exelon Power
West Medway Facility
Civil Punch list as of 11/20/2018

Item	Total Quantity	Unit	Percent Complete	Quantity Remaining	massDOT Item	massDOT Median Price	Value
Infiltration Basin 01	1	LS	95%	5%	na	na	\$ 5,000.00
Infiltration Basin 02	1	LS	0%	100%	na	na	\$ 5,000.00
Excavation/Grading Restore Trailer site		CY		1500	120	\$ 15.00	\$ 22,500.00
Drainage	1	LS			See breakdown		\$ 10,000.00
Rain Garden Plantings	1	LS	0%	100%	See breakdown		\$ 15,194.50
Site Plantings	1	LS	0%	100%	See breakdown		\$ 111,149.00
Top Soil/Loam **	3800	CY		2333	751	\$ 43.50	\$ 101,485.50
Seeding **	34000	SY		21000	765	\$ 0.55	\$ 11,550.00
Pavement, surface course	650	TON	95%	35	455.23	\$ 96.00	\$ 3,360.00
Pavement Bituminous Berm	4150	LF	95%	200	470.2	\$ 6.00	\$ 1,200.00
Steel Beam Guard Rail	850	LF	90%	85	620.12	\$ 41.50	\$ 3,527.50
Chain Link Fence	3015	LF	15%	2550	645.12	\$ 45.00	\$ 114,750.00
Double Swing Gate	2	EA	0%	2	na	na	\$ 3,000.00
Cant. Slide Gate	1	EA	0%	1	na	na	\$ 10,000.00
Site Cleanup	1	LS	0%	100%	na	na	\$ 5,000.00
As-Built Drawings	1	LS	0%	100%	na	na	\$ 7,500.00
Sub Total*							\$ 430,216.50
25% Contingency							\$ 107,554.13
Total							\$ 537,770.63

- * Does not include building amenities such as pipe bollards, wheel stops, signage, sidewalks etc.
- ** Based on latest drone photograph.
- Town of Medway to coordinate Medway Water, Sewer, Conservation, Building Departments for additional requirements.
- All quantities are approximate.

Drainage

Structure	Description	Value	
AD-01	Replace broken riser	\$	500.00
FE-01	Replace/restore Rip Rap	\$	500.00
CB-16	Install frame and grate	\$	500.00
FE-03	Replace/restore Rip Rap	\$	500.00
DCB-03	Uncover for inspection		
DMH-03	Construct invert	\$	500.00
FE-02	Replace/restore Rip Rap	\$	500.00
DMH-05	Remove concrete from invert	\$	100.00
CB-07	Uncover for inspection		
DMH-06	Construct invert	\$	500.00
CB-08	Uncover for inspection		
DMH-07	Uncover for inspection		
CB-09	Uncover for inspection		
DCB-06	Uncover for inspection		
FE-06	Not constructed	\$	500.00
DMH-13	Not complete?	\$	500.00
FE-04	Not constructed	\$	500.00
WQ1	Remove asphalt from structure	\$	100.00
FE-05	Replace/restore Rip Rap	\$	500.00
		\$	5,700.00
	say	\$	10,000.00

Plant Schedule

Quantity	Key	massDOT Item	MassDOT Median Price	Wholesale Price	Wholesale Factor	Total
Trees						
15	AR	776.551	\$ 1,225.00	\$ 305.00		\$ 18,375.00
19	AS	776.84	na	\$ 235.00	3	\$ 13,395.00
12	AC	783.045	\$ 377.00	\$ 167.00		\$ 4,524.00
9	CF	780.155	na	\$ 242.00	3	\$ 6,534.00
7	QP	777.141	\$ 997.50	\$ 320.00		\$ 6,982.50
28	JV	772.337	na	\$ 170.00	3	\$ 14,280.00
18	PG	774.642	\$ 480.00	\$ 164.00		\$ 8,640.00
14	PS	773.436	\$ 300.00	\$ 134.00		\$ 4,200.00
13	PST	773.439	na	\$ 515.00	3	\$ 20,085.00
13	TP	772.336	\$ 350.00	\$ 137.00		\$ 4,550.00
Shrubs						
35	CA	790.719	\$ 55.00	\$ 34.50		\$ 1,925.00
45	IV	795.157	\$ 66.36	\$ 34.50		\$ 2,986.20
5	IVJ	795.153	\$ 68.86	\$ 59.00		\$ 344.30
32	LB	793.715	na	\$ 18.00	3	\$ 1,728.00
20	RM	787.081	\$ 130.00	\$ 72.00		\$ 2,600.00
						<u>\$ 111,149.00</u>
Rain Garden Plants						
30	AG	NA	na	\$ 7.50	3	\$ 675.00
40	AT	789.725	na	\$ 7.00	3	\$ 840.00
30	CL	794.731	\$ 33.70	\$ 8.50		\$ 1,011.00
30	CP	794.805	na	\$ 9.00	3	\$ 810.00
20	CA	790.719	\$ 55.00	\$ 34.50		\$ 1,100.00
35	IG	785.633	\$ 100.00	\$ 51.00		\$ 3,500.00
165	IV	NA	na	\$ 7.00	3	\$ 3,465.00
15	LB	793.715	na	\$ 18.00	3	\$ 810.00
30	OC	796.729	na	\$ 14.25	3	\$ 1,282.50
12	VD	NA	na	\$ 47.25	3	\$ 1,701.00
						<u>\$ 15,194.50</u>

Wholesale pricing from Sylvan Nursery, 1028 Horseneck Road, Westport, MA 02790, 2017 Wholesale Catalog

Massachusetts Department of Transportation - Highway Division

Construction Project Estimator

[Highway Home](#) [MassDOT Home](#) [Mass.Gov Home](#) [State Agencies](#) [State Online](#)
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Line Item Information

Item No:

120.

Item Description:

EARTH EXCAVATION

Measurement System:

English

Unit:

CY

Unit price statistics computed for Period:

11/2017 - 11/2018

Unit price quantity breakouts

Unit Price Statistics

Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
45.00 (CY)	2501.88 (CY)	All Districts	<u>21</u>	102	\$15.50	\$46.50	\$30.13	\$30.00
		1	<u>7</u>	38	\$15.00	\$45.00	\$28.32	\$30.00
		2	<u>2</u>	7	\$25.00	\$75.00	\$35.71	\$35.00
		3	<u>4</u>	21	\$16.50	\$49.50	\$30.76	\$30.00
		4	<u>7</u>	36	\$16.50	\$49.50	\$31.29	\$31.00
		6	<u>3</u>	8	\$26.25	\$78.75	\$45.25	\$44.50
2501.88 (CY)	4958.75 (CY)	All Districts	<u>8</u>	44	\$15.00	\$45.00	\$30.08	\$30.00
		1	<u>1</u>	5	\$11.00	\$33.00	\$22.00	\$22.00
		3	<u>1</u>	3	\$17.50	\$52.50	\$32.76	\$35.00
		4	<u>2</u>	8	\$12.50	\$37.50	\$25.58	\$24.50
		5	<u>3</u>	17	\$16.67	\$50.00	\$33.37	\$32.00
		6	<u>1</u>	9	\$17.00	\$51.00	\$31.17	\$34.00
4958.75 (CY)	7415.63 (CY)	All Districts	<u>4</u>	21	\$12.50	\$37.50	\$24.41	\$24.00
		1	<u>1</u>	9	\$12.25	\$36.75	\$24.33	\$24.00
		3	<u>1</u>	5	\$12.00	\$36.00	\$25.00	\$24.00
		4	<u>1</u>	6	\$22.50	\$67.50	\$46.08	\$47.50
		6	<u>1</u>	5	\$12.50	\$37.50	\$24.54	\$24.20

7415.63 (CY)	9872.50 (CY)	All	<u>3</u>	22	\$13.50	\$40.50	\$25.89	\$27.50
		Districts						
		2	<u>2</u>	14	\$13.50	\$40.50	\$25.54	\$28.50
		3	<u>1</u>	8	\$13.50	\$40.50	\$26.50	\$27.00
12329.38 (CY)	14786.25 (CY)	All	<u>3</u>	19	\$13.00	\$39.00	\$25.10	\$26.00
		Districts						
		2	<u>1</u>	6	\$11.75	\$35.25	\$22.37	\$23.50
		4	<u>1</u>	7	\$13.50	\$40.50	\$29.57	\$28.00
		5	<u>1</u>	7	\$14.25	\$42.75	\$25.10	\$28.00
17243.13 (CY)	19700.00 (CY)	All	<u>2</u>	18	\$11.50	\$34.50	\$22.47	\$23.50
		Districts						
		2	<u>1</u>	10	\$9.00	\$27.00	\$19.05	\$18.50
		3	<u>1</u>	8	\$13.50	\$40.50	\$26.75	\$27.00

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Weighted Bid Prices

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Item No:

455.23

Item Description:

SUPERPAVE SURFACE COURSE - 12.5 (SSC - 12.5)

Measurement System:

English

Unit:

TON

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts**

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
10.00 (TON)	7008.75 (TON)	All Districts	<u>50</u>	290	\$55.00	\$165.00	\$106.45	\$100.00
		1	<u>2</u>	8	\$100.00	\$300.00	\$181.88	\$200.00
		2	<u>6</u>	50	\$41.63	\$124.88	\$81.48	\$80.00
		3	<u>14</u>	92	\$50.00	\$150.00	\$101.31	\$96.00
		4	<u>8</u>	51	\$54.59	\$163.77	\$109.41	\$105.00
		5	<u>10</u>	49	\$57.50	\$172.50	\$119.92	\$115.00
		6	<u>10</u>	47	\$72.50	\$217.50	\$136.16	\$128.00
7008.75 (TON)	14007.50 (TON)	All Districts	<u>1</u>	2	\$55.00	\$165.00	\$110.00	\$110.00
		5	<u>1</u>	2	\$55.00	\$165.00	\$110.00	\$110.00
14007.50 (TON)	21006.25 (TON)	All Districts	<u>1</u>	4	\$48.75	\$146.25	\$99.08	\$97.50
		5	<u>1</u>	4	\$48.75	\$146.25	\$99.08	\$97.50
28005.00 (TON)	35003.75 (TON)	All Districts	<u>1</u>	2	\$45.00	\$135.00	\$90.00	\$90.00
		5	<u>1</u>	2	\$45.00	\$135.00	\$90.00	\$90.00
42002.50 (TON)	49001.25 (TON)	All Districts	<u>1</u>	3	\$38.75	\$116.25	\$75.33	\$77.50
		3	<u>1</u>	3	\$38.75	\$116.25	\$75.33	\$77.50
			<u>1</u>	5	\$45.50	\$136.50	\$93.23	\$91.00

49001.25 (TON)	56000.00 (TON)	All Districts						
		3	<u>1</u>	5	\$45.50	\$136.50	\$93.23	\$91.00
			455.23					

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Weighted Bid Prices

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Item No:

470.2

Item Description:

HOT MIX ASPHALT BERM, TYPE A - MODIFIED

Measurement System:

English

Unit:

FT

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts****Unit Price Statistics**

Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
20.00 (FT)	1530.00 (FT)	All Districts	<u>9</u>	44	\$9.25	\$27.75	\$17.82	\$16.00
		1	<u>1</u>	9	\$8.00	\$24.00	\$14.56	\$16.00
		2	<u>3</u>	22	\$9.00	\$27.00	\$18.00	\$17.00
		4	<u>2</u>	8	\$17.50	\$52.50	\$31.89	\$28.83
		5	<u>1</u>	3	\$1.25	\$3.75	\$2.23	\$2.20
		6	<u>1</u>	4	\$10.99	\$32.96	\$22.23	\$21.97
		All Districts	<u>2</u>	14	\$3.00	\$9.00	\$5.98	\$6.00
3040.00 (FT)	4550.00 (FT)	3	<u>2</u>	14	\$3.00	\$9.00	\$5.98	\$6.00
		All Districts	<u>2</u>	11	\$2.82	\$8.45	\$5.66	\$5.75
		3	<u>1</u>	6	\$2.82	\$8.45	\$5.61	\$5.63
		5	<u>1</u>	5	\$2.69	\$8.07	\$5.72	\$6.50
4550.00 (FT)	6060.00 (FT)	All Districts	<u>1</u>	11	\$2.03	\$6.08	\$4.23	\$4.05
		2	<u>1</u>	11	\$2.03	\$6.08	\$4.23	\$4.05

470.2

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Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)**620.12****Line Item Information**

Item No:

620.12

Item Description:

GUARDRAIL, TL-2 (SINGLE FACED)

Measurement System:

English

Unit:

FT

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts**

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
40.00 (FT)	191.25 (FT)	All Districts	<u>3</u>	16	\$20.00	\$60.00	\$42.48	\$40.00
		1	<u>1</u>	6	\$20.00	\$60.00	\$40.23	\$40.00
		4	<u>1</u>	8	\$19.44	\$58.32	\$40.03	\$38.88
		6	<u>1</u>	4	\$30.50	\$91.50	\$61.25	\$61.00
		All Districts	<u>3</u>	23	\$15.43	\$46.29	\$31.76	\$30.71
191.25 (FT)	342.50 (FT)	2	<u>2</u>	15	\$14.50	\$43.50	\$30.66	\$28.00
		5	<u>1</u>	7	\$16.00	\$48.00	\$32.39	\$32.00
		All Districts	<u>2</u>	11	\$17.75	\$53.25	\$34.91	\$35.00
342.50 (FT)	493.75 (FT)	3	<u>1</u>	7	\$18.00	\$54.00	\$35.57	\$36.00
		5	<u>1</u>	4	\$16.25	\$48.75	\$33.75	\$32.50
		All Districts	<u>1</u>	4	\$17.76	\$53.28	\$37.23	\$35.52
493.75 (FT)	645.00 (FT)	1	<u>1</u>	4	\$17.76	\$53.28	\$37.23	\$35.52
		All Districts	<u>1</u>	6	\$20.75	\$62.25	\$41.99	\$41.50
645.00 (FT)	796.25 (FT)	3	<u>1</u>	6	\$20.75	\$62.25	\$41.99	\$41.50
		All Districts	<u>1</u>	6	\$13.23	\$39.68	\$27.82	\$26.45
1098.75 (FT)	1250.00 (FT)	All Districts	<u>1</u>	6	\$13.23	\$39.68	\$27.82	\$26.45

3	<u>1</u>	6	\$13.23	\$39.68	\$27.82	\$26.45
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620.12

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645.172

Line Item Information

Item No:	645.172
Item Description:	72 INCH CHAIN LINK FENCE (PIPE TOP RAIL) VINYL COATED (LINE POST OPTION)
Measurement System:	English
Unit:	FT
Unit price statistics computed for Period:	11/2017 - 11/2018

Unit price quantity breakouts

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
150.00 (FT)	262.50 (FT)	All Districts	<u>1</u>	7	\$20.00	\$60.00	\$41.71	\$40.00
		1	<u>1</u>	7	\$20.00	\$60.00	\$41.71	\$40.00
262.50 (FT)	375.00 (FT)	All Districts	<u>1</u>	7	\$19.50	\$58.50	\$40.17	\$39.00
		3	<u>1</u>	7	\$19.50	\$58.50	\$40.17	\$39.00
937.50 (FT)	1050.00 (FT)	All Districts	<u>1</u>	8	\$22.50	\$67.50	\$48.75	\$45.00
		4	<u>1</u>	8	\$22.50	\$67.50	\$48.75	\$45.00

645.172

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Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)**751.****Line Item Information**

Item No:

Item Description:

Measurement System:

Unit:

Unit price statistics computed for Period:

751.**LOAM BORROW****English****CY****11/2017 - 11/2018****Unit price quantity breakouts****Unit Price Statistics**

Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
1.00 (CY)	384.63 (CY)	All Districts	<u>66</u>	290	\$28.50	\$85.50	\$56.90	\$55.00
		1	<u>11</u>	52	\$30.00	\$90.00	\$61.56	\$60.00
		2	<u>7</u>	40	\$30.00	\$90.00	\$59.97	\$55.50
		3	<u>9</u>	45	\$29.63	\$88.88	\$55.13	\$55.00
		4	<u>11</u>	60	\$27.50	\$82.50	\$53.65	\$55.00
		5	<u>18</u>	63	\$27.50	\$82.50	\$55.14	\$55.00
		6	<u>10</u>	30	\$29.50	\$88.50	\$58.34	\$59.00
384.63 (CY)	768.25 (CY)	All Districts	<u>14</u>	81	\$24.00	\$72.00	\$48.54	\$48.00
		1	<u>1</u>	2	\$27.50	\$82.50	\$50.00	\$50.00
		2	<u>3</u>	27	\$22.50	\$67.50	\$46.59	\$45.00
		3	<u>2</u>	13	\$22.50	\$67.50	\$44.72	\$45.00
		4	<u>2</u>	12	\$26.13	\$78.38	\$54.13	\$50.00
		5	<u>3</u>	12	\$22.50	\$67.50	\$48.43	\$45.00
		6	<u>3</u>	13	\$22.50	\$67.50	\$47.82	\$46.00
768.25 (CY)	1151.88 (CY)	All Districts	<u>8</u>	34	\$22.50	\$67.50	\$45.86	\$45.50
		2	<u>1</u>	4	\$26.75	\$80.25	\$53.75	\$53.50
		3	<u>4</u>	21	\$22.00	\$66.00	\$43.88	\$45.00

		5	<u>2</u>	8	\$23.25	\$69.75	\$46.25	\$46.50
1151.88 (CY)	1535.50 (CY)	All Districts	<u>7</u>	47	\$22.50	\$67.50	\$46.08	\$45.00
		2	<u>2</u>	15	\$22.00	\$66.00	\$43.77	\$44.00
		3	<u>4</u>	24	\$25.00	\$75.00	\$48.01	\$48.50
		5	<u>1</u>	8	\$22.38	\$67.13	\$44.63	\$44.75
1535.50 (CY)	1919.13 (CY)	All Districts	<u>2</u>	19	\$22.50	\$67.50	\$45.14	\$45.00
		1	<u>1</u>	7	\$22.50	\$67.50	\$49.14	\$45.00
		3	<u>1</u>	12	\$21.00	\$63.00	\$42.80	\$43.50
1919.13 (CY)	2302.75 (CY)	All Districts	<u>2</u>	10	\$21.00	\$63.00	\$43.67	\$41.65
		3	<u>1</u>	3	\$20.20	\$60.60	\$39.90	\$40.40
		4	<u>1</u>	8	\$22.50	\$67.50	\$48.00	\$45.00
2302.75 (CY)	2686.38 (CY)	All Districts	<u>1</u>	4	\$20.00	\$60.00	\$40.50	\$40.00
		3	<u>1</u>	4	\$20.00	\$60.00	\$40.50	\$40.00
2686.38 (CY)	3070.00 (CY)	All Districts	<u>1</u>	7	\$22.50	\$67.50	\$47.25	\$45.00
		6	<u>1</u>	7	\$22.50	\$67.50	\$47.25	\$45.00

751.

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Weighted Bid Prices

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Item No:

Item Description:

Measurement System:

Unit:

Unit price statistics computed for Period:

765.**SEEDING****English****SY****11/2017 - 11/2018****Unit price quantity breakouts****Unit Price Statistics**

Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
15.00 (SY)	4775.63 (SY)	All Districts	<u>71</u>	298	\$1.00	\$3.00	\$1.92	\$2.00
		1	<u>9</u>	44	\$1.00	\$3.00	\$1.92	\$2.00
		2	<u>9</u>	56	\$0.70	\$2.10	\$1.35	\$1.23
		3	<u>11</u>	32	\$1.05	\$3.14	\$2.07	\$2.00
		4	<u>12</u>	57	\$1.00	\$3.00	\$1.96	\$2.00
		5	<u>20</u>	67	\$1.25	\$3.75	\$2.35	\$2.20
		6	<u>10</u>	32	\$1.24	\$3.72	\$2.28	\$2.23
4775.63 (SY)	9536.25 (SY)	All Districts	<u>12</u>	57	\$0.82	\$2.45	\$1.58	\$1.90
		2	<u>1</u>	8	\$0.50	\$1.50	\$0.91	\$1.00
		3	<u>5</u>	18	\$0.64	\$1.91	\$1.15	\$1.00
		4	<u>1</u>	5	\$1.00	\$3.00	\$2.13	\$2.00
		5	<u>4</u>	20	\$1.00	\$3.00	\$1.78	\$2.00
		6	<u>1</u>	2	\$0.75	\$2.25	\$1.50	\$1.50
9536.25 (SY)	14296.88 (SY)	All Districts	<u>8</u>	43	\$0.50	\$1.50	\$0.90	\$0.95
		1	<u>1</u>	6	\$0.40	\$1.20	\$0.82	\$0.78
		2	<u>1</u>	8	\$0.50	\$1.50	\$0.90	\$0.98
		3	<u>5</u>	22	\$0.50	\$1.50	\$0.90	\$0.95

	4	<u>1</u>	7	\$0.50	\$1.50	\$0.96	\$1.00
14296.88 (SY) 19057.50 (SY)	All Districts	<u>2</u>	5	\$0.95	\$2.85	\$1.93	\$2.00
	3	<u>1</u>	3	\$0.83	\$2.48	\$1.77	\$2.00
	4	<u>1</u>	2	\$0.95	\$2.85	\$2.18	\$2.18
19057.50 (SY) 23818.13 (SY)	All Districts	<u>1</u>	6	\$0.62	\$1.85	\$1.26	\$1.23
	2	<u>1</u>	6	\$0.62	\$1.85	\$1.26	\$1.23
23818.13 (SY) 28578.75 (SY)	All Districts	<u>1</u>	5	\$0.95	\$2.85	\$1.78	\$2.00
	4	<u>1</u>	5	\$0.95	\$2.85	\$1.78	\$2.00
33339.38 (SY) 38100.00 (SY)	All Districts	<u>1</u>	3	\$0.28	\$0.83	\$0.55	\$0.55
	3	<u>1</u>	3	\$0.28	\$0.83	\$0.55	\$0.55

765.

Massachusetts Department of Transportation - Highway Division

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Weighted Bid Prices

[Criteria](#)**[Chart](#)**[Graph](#)[Book](#)**776.551****Line Item Information**Item No: **776.551**Item Description: **MAPLE - RED - 'OCTOBER GLORY' 3-3.5 INCH CALIPER**Measurement System: **English**Unit: **EA**Unit price statistics computed for Period: **11/2017 - 11/2018****Unit price quantity breakouts**

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
2.00 (EA)	2.13 (EA)	All Districts	<u>1</u>	7	\$600.00	\$1,800.00	\$1,160.57	\$1,200.00
		6	<u>1</u>	7	\$600.00	\$1,800.00	\$1,160.57	\$1,200.00
2.88 (EA)	3.00 (EA)	All Districts	<u>1</u>	6	\$612.50	\$1,837.50	\$1,286.50	\$1,225.00
		5	<u>1</u>	6	\$612.50	\$1,837.50	\$1,286.50	\$1,225.00

776.551

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783.045

Line Item Information

Item No:	783.045
Item Description:	SHAD TREE - DOWNY 6-8 FEET
Measurement System:	English
Unit:	EA
Unit price statistics computed for Period:	11/2017 - 11/2018

Unit price quantity breakouts

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
2.00 (EA)	3.75 (EA)	All Districts	1	7	\$200.00	\$600.00	\$390.13	\$400.00
		3	1	7	\$200.00	\$600.00	\$390.13	\$400.00
14.25 (EA)	16.00 (EA)	All Districts	1	7	\$200.50	\$601.50	\$415.29	\$377.00
		4	1	7	\$200.50	\$601.50	\$415.29	\$377.00

783.045

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Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)**777.141****Line Item Information**

Item No: **777.141**
 Item Description: **OAK - PIN 3-3.5 INCH CALIPER**
 Measurement System: **English**
 Unit: **EA**
 Unit price statistics computed for Period: **11/2017 - 11/2018**

Unit price quantity breakouts

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
5.00 (EA)	5.00 (EA)	All Districts	<u>1</u>	8	\$500.00	\$1,500.00	\$1,051.88	\$997.50
		2	<u>1</u>	8	\$500.00	\$1,500.00	\$1,051.88	\$997.50

777.141

Massachusetts Department of Transportation - Highway Division

Construction Project Estimator

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Weighted Bid Prices

[Criteria](#)**[Chart](#)**[Graph](#)[Book](#)**774.642****Line Item Information**

Item No:

774.642

Item Description:

SPRUCE - WHITE 7-8 FEET

Measurement System:

English

Unit:

EA

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts****Unit Price Statistics**

Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
3.00 (EA)	3.00 (EA)	All Districts	<u>1</u>	7	\$240.00	\$720.00	\$492.71	\$480.00
		6	<u>1</u>	7	\$240.00	\$720.00	\$492.71	\$480.00

774.642

Massachusetts Department of Transportation - Highway Division

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Weighted Bid Prices

[Criteria](#)**[Chart](#)**[Graph](#)[Book](#)**773.436****Line Item Information**

Item No:

773.436

Item Description:

PINE - WHITE 5-6 FEET

Measurement System:

English

Unit:

EA

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts****Unit Price Statistics**

Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
2.00 (EA)	4.13 (EA)	All Districts	<u>2</u>	13	\$157.50	\$472.50	\$329.16	\$310.00
		1	<u>1</u>	6	\$166.50	\$499.50	\$341.00	\$326.50
		3	<u>1</u>	7	\$144.07	\$432.21	\$319.02	\$288.14
4.13 (EA)	6.25 (EA)	All Districts	<u>1</u>	4	\$162.00	\$486.00	\$324.50	\$324.00
		4	<u>1</u>	4	\$162.00	\$486.00	\$324.50	\$324.00
14.75 (EA)	16.88 (EA)	All Districts	<u>1</u>	7	\$150.00	\$450.00	\$329.71	\$300.00
		6	<u>1</u>	7	\$150.00	\$450.00	\$329.71	\$300.00
16.88 (EA)	19.00 (EA)	All Districts	<u>1</u>	8	\$172.50	\$517.50	\$343.13	\$345.00
		4	<u>1</u>	8	\$172.50	\$517.50	\$343.13	\$345.00

773.436

Massachusetts Department of Transportation - Highway Division

Construction Project Estimator

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Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)**772.336****Line Item Information**

Item No:

772.336

Item Description:

CEDAR - RED 5-6 FEET

Measurement System:

English

Unit:

EA

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts****Unit Price Statistics**

Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
1.00 (EA)	2.63 (EA)	All Districts	<u>1</u>	7	\$175.00	\$525.00	\$365.18	\$350.00
		3	<u>1</u>	7	\$175.00	\$525.00	\$365.18	\$350.00
2.63 (EA)	4.25 (EA)	All Districts	<u>1</u>	3	\$166.98	\$500.94	\$313.57	\$333.96
		4	<u>1</u>	3	\$166.98	\$500.94	\$313.57	\$333.96
5.88 (EA)	7.50 (EA)	All Districts	<u>1</u>	7	\$200.00	\$600.00	\$427.42	\$400.00
		5	<u>1</u>	7	\$200.00	\$600.00	\$427.42	\$400.00
12.38 (EA)	14.00 (EA)	All Districts	<u>1</u>	5	\$175.00	\$525.00	\$388.28	\$350.00
		3	<u>1</u>	5	\$175.00	\$525.00	\$388.28	\$350.00

772.336

Massachusetts Department of Transportation - Highway Division

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Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)**790.719****Line Item Information**

Item No:

790.719

Item Description:

DOGWOOD - SILKY 2-3 FEET

Measurement System:

English

Unit:

EA

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts**

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
3.00 (EA)	3.63 (EA)	All Districts	<u>1</u>	10	\$30.00	\$90.00	\$59.50	\$57.50
		4	<u>1</u>	10	\$30.00	\$90.00	\$59.50	\$57.50
7.38 (EA)	8.00 (EA)	All Districts	<u>1</u>	7	\$27.50	\$82.50	\$55.14	\$55.00
		1	<u>1</u>	7	\$27.50	\$82.50	\$55.14	\$55.00

790.719

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Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)**795.157****Line Item Information**

Item No: **795.157**
 Item Description: **WINTERBERRY - FEMALE 24-30 INCH**
 Measurement System: **English**
 Unit: **EA**
 Unit price statistics computed for Period: **11/2017 - 11/2018**

Unit price quantity breakouts

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
10.00 (EA)	10.00 (EA)	All Districts	<u>1</u>	6	\$33.18	\$99.54	\$63.61	\$66.36
		6	<u>1</u>	6	\$33.18	\$99.54	\$63.61	\$66.36

795.157

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795.153

Line Item Information

Item No:	795.153
Item Description:	WINTERBERRY - MALE 24-30 INCH
Measurement System:	English
Unit:	EA
Unit price statistics computed for Period:	11/2017 - 11/2018

Unit price quantity breakouts

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
1.00 (EA)	1.00 (EA)	All Districts	<u>2</u>	10	\$34.43	\$103.29	\$68.47	\$68.86
		5	<u>1</u>	4	\$39.50	\$118.50	\$75.75	\$79.00
		6	<u>1</u>	6	\$33.18	\$99.54	\$63.61	\$66.36

795.153

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787.081

Line Item Information

Item No:	787.081
Item Description:	RHODO - ROSEBAY 24-30 INCH
Measurement System:	English
Unit:	EA
Unit price statistics computed for Period:	11/2017 - 11/2018

Unit price quantity breakouts

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
20.00 (EA)	20.00 (EA)	All Districts	1	8	\$65.00	\$195.00	\$130.75	\$130.00
		4	1	8	\$65.00	\$195.00	\$130.75	\$130.00

787.081

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Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)**794.731****Line Item Information**

Item No:

794.731

Item Description:

SUMMERSWEET SHRUB 18-24 INCH

Measurement System:

English

Unit:

EA

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts**

Min Quantity	Max Quantity	District	Unit Price Statistics					
			No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
31.00 (EA)	36.38 (EA)	All Districts	<u>1</u>	6	\$19.20	\$57.60	\$33.40	\$33.70
		6	<u>1</u>	6	\$19.20	\$57.60	\$33.40	\$33.70
47.13 (EA)	52.50 (EA)	All Districts	<u>1</u>	8	\$22.00	\$66.00	\$43.63	\$44.00
		4	<u>1</u>	8	\$22.00	\$66.00	\$43.63	\$44.00
68.63 (EA)	74.00 (EA)	All Districts	<u>1</u>	6	\$20.75	\$62.25	\$42.33	\$41.50
		5	<u>1</u>	6	\$20.75	\$62.25	\$42.33	\$41.50

794.731

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Weighted Bid Prices

[Criteria](#)**[Chart](#)**[Graph](#)[Book](#)**790.719****Line Item Information**

Item No:

790.719

Item Description:

DOGWOOD - SILKY 2-3 FEET

Measurement System:

English

Unit:

EA

Unit price statistics computed for Period:

11/2017 - 11/2018**Unit price quantity breakouts**

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
3.00 (EA)	3.63 (EA)	All Districts	<u>1</u>	10	\$30.00	\$90.00	\$59.50	\$57.50
		4	<u>1</u>	10	\$30.00	\$90.00	\$59.50	\$57.50
7.38 (EA)	8.00 (EA)	All Districts	<u>1</u>	7	\$27.50	\$82.50	\$55.14	\$55.00
		1	<u>1</u>	7	\$27.50	\$82.50	\$55.14	\$55.00

790.719

Massachusetts Department of Transportation - Highway Division

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785.633

Line Item Information

Item No:	785.633
Item Description:	INKBERRY 2-3 FEET
Measurement System:	English
Unit:	EA
Unit price statistics computed for Period:	11/2017 - 11/2018

Unit price quantity breakouts

		Unit Price Statistics						
Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
15.00 (EA)	20.00 (EA)	All Districts	<u>1</u>	5	\$63.64	\$190.91	\$119.71	\$125.00
		6	<u>1</u>	5	\$63.64	\$190.91	\$119.71	\$125.00
50.00 (EA)	55.00 (EA)	All Districts	<u>1</u>	7	\$50.00	\$150.00	\$105.29	\$100.00
		6	<u>1</u>	7	\$50.00	\$150.00	\$105.29	\$100.00

785.633

Performance Secured by Surety Agreement
Planning & Economic Development Board – Town of Medway, MA

This Surety Agreement is entered into this 5th day of December, 2018, among the Town of Medway, acting through its Planning and Economic Development Board, with an address of 155 Village Street, Medway, MA 02053 (hereinafter referred to as "the Board"); and EXELON WEST MEDWAY, LLC and EXELON WEST MEDWAY II, LLC, of 300 Exelon Way, Kennett Square, PA 19348 ("Owner"), and ATLANTIC SPECIALTY INSURANCE COMPANY a corporation duly organized and existing under the laws of the state of New York, licensed and registered to do business in the Commonwealth of Massachusetts, and with a usual place of business and address of 605 Highway 169 North, Suite 800, Plymouth, MN, 55441, ("Surety"), to secure completion of the installation of required landscaping as shown on the approved site plan described below.

WHEREAS, on July 26, 2016, after a duly noticed public hearing, the Board issued a major site plan approval decision and subsequently endorsed a major site plan, which is entitled West Medway II Facility, dated February 9, 2016, last revised June 17, 2016 prepared by Beals and Thomas, Inc., of Southborough, MA on August 23, 2016 (hereinafter referred to as "the Site Plan"); and

WHEREAS, the Owner has requested the issuance of an occupancy permit for the administration building on the premises; and

WHEREAS, the Board is required by the site plan approval decision to secure completion of the required landscaping (trees, shrubs, and rain garden) before an occupancy permit is issued; and

WHEREAS, the Owner has decided to secure the installation of the required site landscaping by means of a SURETY BOND in the penal sum of One Hundred Fifty Seven Thousand Nine Hundred Twenty Nine and 38/100 (\$157,929.38) Dollars.

NOW, THEREFORE, the parties agree as follows:

1. The Owner and Surety hereby bind and obligate themselves and their successors and assigns to the Town of Medway in the sum of \$157,929.38, and have secured this obligation by means of a SURETY BOND to be used to secure the performance by the Owner of required site landscaping contained in the site plan decision and the endorsed site plan and the bond estimate dated November 20, 2018 prepared by the Town's engineering consultant, BETA Group, Inc.
2. The Surety shall deliver a surety bond in a form acceptable to the Board to the Treasurer of the Town of Medway, at the time of the execution of this agreement, in the amount of \$157,929.38 for purpose of securing completion of the required landscaping.

3. The Owner shall complete the installation of the required landscaping by September 30, 2019.

4. Upon completion of all obligations as specified herein on or before the required completion date, or such later date as may be specified by vote of the Board with the concurrence of the Owner, the Board shall release the Owner and Surety from this surety agreement.

5. In the event the Owner should fail to complete the installation of the required landscaping as specified in the approved Site Plan and Decision and within the time herein specified, the Board may apply the bond held by the Treasurer of the Town of Medway, in whole or in part, for the benefit of the Town of Medway to the extent of the reasonable costs to the Town of Medway to complete the required landscaping as provided in this agreement. Any portion of the bond that is not applied as set forth above, shall be returned to the Surety upon completion of the required landscaping by the Town of Medway

6. The Board, at its discretion, may grant an extension of time and/or reduce the penal amount of the bond and notify the Owner, the Surety and the Treasurer of the Town of Medway of any authorized adjustment.

7. The Owner and Surety agree and understand that the Board will not release this surety bond in full until the required landscaping have been deemed by the Board to be constructed and installed in accordance with this agreement. This agreement does not expire until the Board releases the surety bond in full.

8. Failure to complete the required landscaping may result in the Board's rescission of approval of the Site Plan.

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

IN WITNESS WHEREOF we have hereunto set our hands and seals this 5th day of December, 2018.

**TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD**

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

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

proved to me through satisfactory evidence of identification, which was (personal
knowledge) (Massachusetts driver's license), to be the persons whose names are
signed on the preceding document, and acknowledged to me that it was signed
voluntarily for its stated purpose as members of the Medway Planning and
Economic Development Board.

Notary Public
My commission expires: _____

EXELON WEST MEDWAY, LLC and
EXELON WEST MEDWAY II, LLC

OWNERS

By: Todd Cutler

Title/Position: ASSISTANT SECRETARY

Organization: _____

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CHESTER, SS

On this 10 day of December, 2018, before me, the undersigned
notary public, personally appeared the above-named Todd Cutler,
proved to me through satisfactory evidence of identification, which was
AN ASSISTANT SECRETARY, to be the person whose name is
signed on the preceding document, and acknowledged to me that it was signed
voluntarily for its stated purpose as AN ASSISTANT SECRETARY
of EXELON WEST MEDWAY, LLC AND EXELON WEST MEDWAY II, LLC.

Shari L. Sprouse
Notary Public

My commission expires: August 19, 2022

Commonwealth of Pennsylvania - Notary Seal Shari L. Sprouse, Notary Public Delaware County My commission expires August 19, 2022 Commission number 1158420 Member, Pennsylvania Association of Notaries
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ATLANTIC SPECIALTY INSURANCE COMPANY
SURETY COMPANY

By:  _____


Title/Position: Elizabeth P. Cervini, Attorney-in-Fact

Organization: Rosenberg & Parker, Inc.

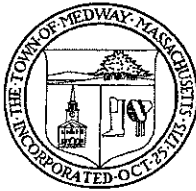
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CHESTER, SS

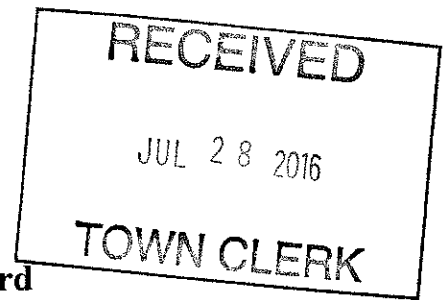
On this 5th day of December, 2018, before me, the undersigned notary public, personally appeared the above-named Elizabeth P. Cervini, proved to me through satisfactory evidence of identification, which was a Commonwealth of Pennsylvania Driver's License # 26 816 299 to be the person whose name is signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose as attorney in fact of ATLANTIC SPECIALTY INSURANCE COMPANY.

 _____
Jonathan F. Black, Notary Public
My commission expires: August 25, 2022

Commonwealth of Pennsylvania - Notary Seal JONATHAN F. BLACK, Notary Public Chester County My Commission Expires August 25, 2022 Commission Number 1257207
--



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



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

July 26, 2016

SITE PLAN DECISION
Exelon West Medway Expansion
34 West Street & 9 Summer Street, 65 Milford Street, 0 Milford Street,
61R Milford Street and 53R Milford Street

APPROVED with Waivers and Conditions

Decision Date: July 26, 2016

Name/Address of Applicant: Exelon West Medway LLC
Exelon West Medway II, LLC
300 Exelon Way
Kennett Square, PA 19348

Name/Address of Property Owner: Exelon West Medway LLC
Exelon West Medway II, LLC
300 Exelon Way
Kennett Square, PA 19348

Engineer: Beals and Thomas, Inc.
144 Turnpike Road
Southborough, MA 01722

Site Plan: *West Medway II Facility*, February 9, 2016, last revised June 17, 2016, prepared by Beals and Thomas, Inc.

Location: 34 West Street, 9 Summer Street, 65 Milford Street, 0 Milford Street, 61R Milford Street and 53R Milford Street

Assessors' Reference: 66-012, 66-013, 56-001, 56-002, 56-003 and 56-004

Zoning District: Agricultural-Residential II and Industrial II

I. PROJECT DESCRIPTION

Exelon West Medway, LLC and Exelon West Medway II, LLC (the “Applicant” or “Exelon”) has sought major site plan approval to construct a new fast-starting peak facility with associated infrastructure and site improvements at Exelon West Medway, LLC’s existing power generation facility (the “Project”) at 34 West Street, 9 Summer Street, 65 Milford Street, 0 Milford Street, 61R Milford Street and 53R Milford Street in Medway, MA, (Parcels 66-012, 66-013, 56-001, 56-002, 56-003 and 56-004) (the “Property”).

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For purposes of this Decision, the term “Applicant” shall also mean any assignees of and successors to the Applicant.

The Project includes the construction of two 100-megawatt (MW) turbines (200 MW total) and associated appurtenances including two 160-foot tall stacks; advanced emissions control equipment, natural gas compressors; a trailer mounted demineralizer system; aboveground storage tanks for ultra-low sulfur diesel oil (ULSD) (1 million gallons), service water (500,000 gallons), demineralized water (450,000 gallons) and a fully diked aqueous ammonia storage tank (12,000 gallons) including unloading areas; transformers and electrical interconnection facilities; a 236’ by 66’ administration and warehouse building; and a perimeter access road (the “Facility”). The Facility will be constructed on approximately 13 acres of the 94-acre Property to the south of the existing three-turbine 135 MW power plant at 9 Summer Street and 34 West Street owned by the Applicant. The installation of a new, approximately 3,000 linear foot gas pipeline, a 14-foot by 15-foot building to contain gas flow control and metering equipment, and a 12-foot by 16-foot building to contain gas monitoring and analysis equipment will be located on the abutting land owned by Eversource. The Facility will run on natural gas using ULSD as a limited source of back-up fuel. The Project will interconnect with the abutting Eversource switchyard by an approximately 1200 linear foot overhead circuit line. The resultant energy will be distributed to the Southeast Massachusetts/Rhode Island ISO area. The Facility will include a 55-foot high sound wall around the power block, a 25-foot high sound wall around the gas compressors and potentially a 20-foot high sound wall along the property line between the Property and 5 Summer Street. Primary site access/egress is to be provided by the existing curb cut on Summer Street and access to the Facility will be controlled via a motorized security gate. Emergency access is being provided via an existing curb cut off of West Street. In addition, the Project plans include the construction/installation of stormwater management facilities, extensive landscaping, lighting and parking areas.

II. BACKGROUND

On March 13, 2015, pursuant to G.L. c. 164, § 69J¼, Exelon filed with the Massachusetts Energy Facilities Siting Board (“Siting Board” or “EFSB”) a Petition to Construct and on March 19, 2015, pursuant to G.L. c. 40A, § 3, Exelon filed with the Department of Public Utilities (“Department” or “DPU”) a petition for certain exemptions from the Zoning Bylaw of the Town of Medway (“Zoning Bylaw”) (“Zoning Exemption Petition”). Specifically, Exelon requested exemptions from provisions of the Zoning Bylaw to allow for the construction of the Facility’s exhaust stacks, which are needed to meet state and federal air quality standards, and two sound walls, which are needed to meet state and local noise requirements. A decision on both the Petition to Construct and Zoning Exemption is expected from the EFSB in the near future.

On April 30, 2015, Exelon filed an Environmental Notification Form (“ENF”) with the office of the Massachusetts Environmental Policy Act (“MEPA”). Comments were submitted and on June 19, 2015, the Certificate of the Secretary of Energy and Environmental Affairs on the Environmental Notification Form was filed. On September 30, 2015, a Draft Environmental Impact Report (“DEIR”) was filed and comments were submitted. On November 13, 2015, a Certificate of the Secretary of Energy and Environmental Affairs on the Exelon’s DEIR was filed. Finally, on February 1, 2016 a Final Environmental Impact Report (“FEIR”) was filed and a certificate was issued on March 18, 2016 by the Secretary of Energy and Environmental Affairs finding that all feasible measures have been taken to avoid or minimize impacts to the environment by the Project.

On August 24, 2015, Exelon filed air permit applications consisting of a Prevention of Significant Deterioration Permit Application and Major Comprehensive Plan Approval Application which are currently under review by the Massachusetts Department of Environmental Protection (“MassDEP”).

On April 25, 2016, Exelon filed a Notice of Intent (“NOI”) with the Medway Conservation Commission in accordance with both the Massachusetts Wetland Protection Act (M.G.L. c. 131, §40) and the Town of Medway Wetlands Protection Bylaw. Activities subject to the Commission’s jurisdiction are limited to alteration of bordering vegetated wetlands (“BVW”) (conversion of forested wetland to shrub wetland) and Riverfront Area (“RFA”) (2.7% of on-site RFA), trenching and backfilling 140 square feet of BVW to install a 10 linear section of gas pipeline, temporary alteration to isolated vegetated wetlands (“IVW”) and buffer zones during construction and minor filling of BVW for the electrical interconnection. To mitigate for the minor loss of BVW, Exelon proposed an on-site replication area with greater than a 1:1 ratio of replication. On July 14, 2016, the Medway Conservation Commission voted to issue an Order of Conditions for the Project.

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 26, 2016, on a motion made by Matthew Hayes and seconded by Richard Di Iulio, **voted to APPROVE** with **WAIVERS and CONDITIONS** as specified herein, a site plan for the construction of a dual-fuel, simple-cycle, quick-start peaking power plant capable of generating 200 megawatts along with associated site improvements, drainage, parking and landscaping on a 13 acre portion of the Property as shown on *West Medway II Facility*, February 9, 2016, last revised June 17, 2016 to be further revised as specified herein.

The vote was approved by a vote of four in favor and zero opposed.

NOTE – Member Thomas A. Gay recused himself from all hearings.

NOTE – Chairman Andy Rodenhiser was absent from the May 3, 2016 public hearing but provided a certification pursuant to General Laws chapter 39, §23D which was entered into the record during the July 26, 2016 public hearing.

Planning & Economic Development Board Member	Vote
Richard Di Iulio	Yes
Matthew Hayes	Yes
Andy Rodenhiser	Yes
Robert Tucker	Yes

IV. PROCEDURAL HISTORY

- A. April 7, 2015 – Applicant and development team met with Medway department heads and officials for an informal, pre-application discussion.
- B. February 9, 2016 – Site plan application and associated materials filed with the Medway Planning & Economic Development Board (“PEDB” or the “Board”) and the Medway Town Clerk
- C. February 17, 2016 – Site plan information distributed to Town boards, committees and departments for review and comment.
- D. February 24, 2016 – Public hearing notice filed with the Town Clerk and posted at the Town of Medway web site.
- E. February 24, 2016 – The Applicant, its engineers and attorney met with Medway’s Internal Development Review Team.
- F. February 26, 2016 - Public hearing notice mailed to abutters by certified sent mail
- G. March 7, 2016 – The Applicant and members of its development team met with the Design Review committee as referred by the Planning and Economic Development Board. Additional meetings were held with the Design Review Committee on April 4, 2016, May 25, 2016, June 6, 2016, and June 27, 2016.
- H. March 8 and March 14, 2016 - Public hearing notice advertised in *Milford Daily News*.
- I. March 22, 2016 - Public hearing was opened and continued to April 26 (no quorum present), May 3, May 10, May 24, June 14, June 28, July 12 and July 26, 2016 when a decision was rendered and the hearing was closed.
- J. May 3, 2016 - Board voted to approve the Applicant’s request to extend the action deadline to July 9, 2016.
- K. June 28, 2016 – Board voted to approve Applicant’s request to extend the action deadline to July 29, 2016.

All members voting on this decision were present at all sessions of the public hearing or have provided a certification pursuant to General Laws c. 39 section 23D. All matters of record were available for public review in the office of the Planning and Economic Development Board for all times relevant thereto.

V. INDEX OF SITE PLAN DOCUMENTS

- A. The site plan application for the proposed Exelon expansion project included the following plans, studies and information that were provided to the Planning and Economic Development Board at the time the application was filed in February 2016.
 - 1. Site Plan Application dated February 9, 2016 with Project Narrative and Development Impact Statement, property ownership documentation, and certified abutters’ lists from the Town of Medway and the Town of Bellingham.

2. *West Medway II Facility, 9 Summer Street (site plan)* dated February 9, 2016 prepared by Beals and Thomas of Southborough, MA
 3. *Stormwater Management Report for West Medway II, 9 Summer Street, Medway, MA* including an operations and maintenance plan, dated February 9, 2016 prepared by Beals and Thomas
 4. *Traffic Information Report* compiled by MDM Transportation Consultants, Inc. and Epsilon Associates
 5. *Requests for Waivers from the Medway Site Plan Rules and Regulations*, dated February 9, 2016 prepared by Beals and Thomas
 6. *Final Environmental Impact Report, West Medway II*, dated February 1, 2016, prepared by Epsilon Associates of Maynard, MA
 7. Permit Approvals Received to Date:
 - a) Certificate of the Secretary of Energy and Environmental Affairs on the Environmental Notification Form, dated June 19, 2015
 - b) Order of Resource Area Delineation, Medway Conservation Commission, dated September 10, 2015
 - c) Certificate of the Secretary of Energy and Environmental Affairs on the Draft Environmental Impact Report, dated November 13, 2015.
- B. During the course of the review, a variety of other materials were submitted to the Board by the Applicant and its representatives:
1. Letter dated April 25, 2016 from Theresa M. Feuersanger, Eversource Energy, with authorization for Exelon to operate in the Eversource easement area on the subject property and her signature on the site plan application.
 2. *Stormwater Management Report for West Medway II, 9 Summer Street, Medway, MA* including an operations and maintenance plan, prepared by Beals and Thomas, dated February 9, 2016 and UPDATED April 20, 2016
 3. Letter dated April 21, 2015 from Eric Las of Beals and Thomas re: submittal of revised site plan.
 4. *West Medway II Facility, 9 Summer Street (site plan)* dated February 9, 2016 prepared by Beals and Thomas of Southborough, MA, REVISED April 21, 2016
 5. *West Medway II Facility, 9 Summer Street (site plan)* dated February 9, 2016 prepared by Beals and Thomas of Southborough, MA, REVISED June 17, 2016
 6. *Water Supply & Demand Assessment in Relation to Exelon Power "West Medway II" project for Town of Medway, MA*, dated October 5, 2015 prepared by Kleinfelder of Cambridge, MA
 7. Letter dated May 23, 2016 from Eric Las of Beals and Thomas in response to the May 18, 2016 memorandum from the Design Review Committee to the Planning and Economic Development Board
 8. Email dated June 6, 2016 from Eric Las of Beals and Thomas with photo renderings showing several color schemes for the Exelon buildings, noise wall and tanks.
 9. Letter dated June 17, 2016 from Eric Las of Beals and Thomas in response to PGC Associates March 17, 2016 review letter and BETA Group's May 8, 2016 review letter.

10. Email dated June 20, 2016 from Eric Las of Beals and Thomas providing documents from OHI Engineering, Inc. of Mansfield, MA pertaining to a Utility – Related Abatement Measure (URAM) on the Exelon property – Letter and URAM Plan dated June 17, 2016
 11. Letter dated June 14, 2016 from Amy Kwesell of Rubin and Rudman
 12. Letter dated June 28, 2016 from Amy Kwesell of Rubin and Rudman in response to the DRC review memo dated June 28, 2016.
 13. Supplemental Requests for Waivers of the *Medway Site Plan Rules and Regulations*, prepared by Beals and Thomas dated July 7, 2016
 14. Letter dated July 12, 2016 from Eric Las of Beals and Thomas in response to PGC Associates July 1, 2016 review letter and BETA Group's July 6, 2016 review letter of the revised Exelon site plan.
 15. Stormwater Management Report Addendum – Natural Gas Service Lateral Metering Facility, dated June 17, 2016
 16. Restoration and Vegetation Management Plan – Gas Pipeline Interconnection Crossing for Notice of Intent, dated June 2016, prepared by Beals and Thomas
 17. Riverfront Restoration and Vegetation Management Plan – Summer Street Access Drive for Notice of Intent, dated June 2016, prepared by Beals and Thomas
 18. Email dated July 13, 2016 from Eric Las of Beals and Thomas re: Traffic Management Plan.
- C. Review Letters provided by the Board's consultants
1. Gino Carlucci, PGC Associates - Site plan review letter dated March 17, 2016 re: February 9, 2016 site plan
 2. Gino Carlucci, PGC Associates – Site plan review letter dated July 1, 2016 re: REVISED site plan dated June 17, 2016
 3. Greg Lucas, BETA Group – Traffic study review letter dated April 20, 2016
 4. Andrew Ogilvie, BETA Group – Site plan review letter dated May 18, 2016 re: February 9, 2016 site plan
 5. Andrew Ogilvie, BETA Group – Site plan review letter dated July 6, 2016 re: REVISED site plan dated June 17, 2016
 6. Andrew Ogilvie, BETA Group – Email dated July 25, 2016 re: draft decision
 7. James Barnes, Acentech – Sound analysis review letter dated July 26, 2016
- D. Documentation provided by Town staff and boards
1. James Barnes, Acentech – Sound analysis review letter dated October 13, 2015 for the Medway Board of Selectmen
 2. Host Community Agreement dated October 22, 2015 between the Town of Medway and Exelon West Medway II, LLC
 3. DRC Review Letter dated June 27, 2016
 4. Updated DRC Review Letter dated July 12, 2016
 5. Letter dated June 8, 2016 from Marielle Stone, Massachusetts Department of Environmental Protection to the Medway Board of Health re: on-site wells for Exelon
 6. Medway Conservation Commission Order of Conditions dated July 14, 2016.
 7. Letter from Fire Chief Jeff Lynch dated July 12, 2016.
 8. Letter from Police Sergeant Jeff Watson dated July 25, 2016.

- VI. 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 heard and received verbal or written testimony from:

Professional/Consultants' Testimony during the Public Hearings:

Gino Carlucci, AICP, PGC Associates, Town of Medway Consulting Planner
Andrew Ogilvie, BETA Group, Town of Medway Engineering Consultant
Greg Lucas, Senior Traffic Engineer, BETA Group
James D. Barnes, Acentech, Town's noise consultant
Eric Las, PE, Beals and Thomas, engineer for the Applicant
Amy Kwesell, Rubin and Rudman, LLP, attorney for the Applicant
Tammy D. Sanford, Project Development Manager at Exelon Generation
Robert Tynan, Project Director at Exelon Generation
Robert O'Neal, Epsilon Associates, Inc., Applicant's noise consultant
Robert J. Michaud, MDM Transportation Consultants, Inc., Applicant's traffic engineer
Dr. Peter A. Valberg, Gradient, Applicant's consultant on electric and magnetic fields ("EMF")
James Borrebach, OHI Engineering, Inc., Applicant's Licensed Site Professional ("LSP")

Citizen and Abutter Testimony at Public Hearings:

Adam Houser, 14 Little Tree Road
Sue Rorke, 34 Ellis Street
Brian Adams, 2 Milford Street
William McDermotte, 39 Populatic Street
Douglas Sibley, 403 Village Street
Joseph Palladino, 8 Old Summer Street
Jay Srinivasan, 5 Fox Run Road
Charlie Myers, 9 Curtis Lane
Dave Blackwell, 2 Milford Street
Richard Blethen, 411 Village Street

Other Testimony at Public Hearings

Matt Buckley – Chairman, Town of Medway Design Review Committee
Jeff Lynch – Town of Medway Fire Chief
Thomas Holder - Director, Town of Medway Department of Public Services
Susan Affleck-Childs – Town of Medway Planning and Economic Development Coordinator
Jeff Watson - Safety Officer, Town of Medway Police Department
Michael Boynton - Town Administrator, Town of Medway
John Foresto, Chairman, Town of Medway Board of Selectmen

Written Communications from Abutters/Residents

Letter dated March 3, 2016 from attorney Barry Queen on behalf of owner of 33 West ST
Email communication dated March 23, 2016 from resident Adam Houser

- VII. FINDINGS** – The Planning and Economic Development Board must determine whether the proposed project constitutes a suitable development based on conformance with the various site development standards and criteria set forth in the *Site Plan Rules and Regulations*.

The Planning and Economic Development Board, at its meeting on July 26, 2016, on a motion made by Matthew Hayes and seconded by Richard Di Iulio, voted to approve the following **FINDINGS** regarding the site plan application for the Exelon expansion Project. The motion was approved by a vote of three in favor (Rodenhiser, Hayes and Di Iulio), none opposed and one abstention (Tucker).

Site Plan Rules and Regulations Findings – The Planning and Economic Development Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in the *Site Plan Rules and Regulations*, unless specifically waived. In making its decision, the Planning and Economic Development Board shall determine the following:

- (1) 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?

The internal circulation is adequate for employees and deliveries. There is no public access to the site. The Applicant has presented that in an unlikely and worst case scenario, the Facility will accept fuel deliveries 22 hours per day with no fuel deliveries during the roadway peak hours. Under this worst case operational scenario with both the existing and proposed facilities experiencing peak operating conditions, the Site would generate 8 truck trips per hour (4 entering and 4 exiting trips) and approximately 176 truck trips per day (approximately 88 entering and 88 exiting). This anticipates that six trucks per hour would be delivering fuel to both the existing station and the new Facility. The primary fuel truck staging area has been identified along the on-site roadway and the potential truck staging areas can accommodate 6 fuel oil delivery trucks in the primary staging area and up to an additional 13 trucks in the overflow staging area. Access to the site is via Route 126/Summer Street, a state highway. There will be no vehicles, including delivery trucks, backing up onto a public way. The on-site circulation, including fueling stations, have been reviewed by the Town's consulting engineer, the Police Safety Officer and the Fire Chief and no issues have been identified.

- (2) 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 Facility is an expansion of existing peak power generating facilities already on site. The size of the structures associated with the Facility are in scale with other industrial structures in the Industrial II zoning district. The design of the Facility went through several review sessions with the Design Review Committee and many of its recommendations were incorporated into the revised design of the landscaping and screening proposed for the water tanks, administration building, 55-foot sound wall, 20-foot sound wall and stacks. The landscaping has been designed specifically to screen the Facility. Building, sound wall and tank colors were chosen to blend into the natural features of the area to the extent feasible. Therefore, the Board finds this criterion is met.

- (3) 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.

This Project is an expansion of an existing power plant and is integrated with the existing facility by sharing an internal driveway off of Summer Street. The proposed location of the Facility on the property is, in large part, due to the site's existing wetland areas and utility easements. The photorealistic renderings demonstrate that the Project will be visible only from limited vantage points on public ways. The proposed landscaping has been designed to maintain a naturalistic appearance, with minimized tree clearing along property boundaries to screen the proposed Facility from the abutting properties to the maximum extent practicable. The Project plan also includes a landscaped berm and fencing is to provide a substantial buffer between the residentially zoned and used property to the southeast and south to reduce the visible impact of the Project. Parking areas are away from the street. The Board finds that the buildings, uses and site amenities are properly located to reduce visible intrusion. Therefore, the Board finds this criterion is met.

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

Access to the Facility and its equipment is provided by a 24-foot wide perimeter access road with sufficient width for fire and safety vehicle access. There is also a 12-foot wide gravel emergency access road connecting to West Street. The Fire Chief has reviewed and approved the plans. Therefore, the Board finds this criterion is met.

- (5) 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.

The project is an expansion of an existing developed site so environmental impacts are minimal. The volume of cuts and fills is minimized. Trees that will be removed will be replaced according to the landscape plan and the landscaping has been designed with native vegetation to reduce the visual prominence of man-made elements and buildings on the site. The existing stone wall will be dismantled and the stones preserved to be re-used on-site. The drainage plan complies with Massachusetts Stormwater Guidelines and has been reviewed by the Town's Consulting Engineer and Department of Public Services. An erosion control plan will minimize soil pollution and erosion during construction. The

Project is subject to noise requirements set by MassDEP. The Applicant has demonstrated that its noise modeling is accurate and conservative and that by implementing the maximum amount of mitigation measures possible, any noise impacts are minimized. The noise modeling has been reviewed by the Town's noise consultant. The Project meets the requirement of the MassDEP Noise Policy, DAQC 90-001 ("MassDEP Noise Policy) which limits a source to a 10 dBA increase over the ambient sound measured at the property line and at the nearest inhabited residence, as well as prohibiting a "pure tone" condition. Further, the Project meets the noise section of the Town of Medway Zoning Bylaw, Section 5(B)(2)(b). Therefore, the Board finds this criterion has been met.

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

The plan has been reviewed by Town Public Safety Officials as well as the Town's Consulting Engineers and Consulting Planner. The access driveways, loading and parking facilities have been found to be adequately designed. Walkways are provided within the site. Parking is provided adjacent to walkways across the front and rear of the administration building. There is no public access to the site. Therefore, the Board finds this criterion is met.

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

As an existing industrial developed site, there are no visually prominent natural features on the site. There is an existing fieldstone wall on the site and the Applicant has agreed to preserve the stones for future reuse on site. Therefore, the Boards finds this criterion is met.

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

The lighting plan complies with the Design Review Guidelines and consists of the minimum lighting necessary for safety and security. The lighting plan incorporates LED fixtures provided around all structures and access ways with no fixture over 20 feet in height. Additionally, all fixtures are Dark-Skies compliant and light spill will not exceed 0.01 foot-candles at neighboring residential property lines. There will be no off-site glare from the site and the lighting will comply with the lighting section of the Zoning Bylaw. Therefore, the Board finds this criterion is met.

- (9) 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 Project is subject to numerous state and federal environmental regulations and oversight. The limit of work is reasonable and as an expansion project, the site plan will not cause substantial damage to the environment. Reasonable

measures are included to minimize any impacts. Therefore, the Board finds this criterion is met.

Other Findings - The Applicant has entered into a Host Community Agreement (HCA) with the Town. The HCA provides for the following:

1. Pursuant to the HCA, paragraph 6(A)(1), the Applicant has agreed to pay to the Town each year of the Term of the HCA the sum of fifteen thousand dollars (\$15,000) for the purpose of providing fire, emergency management services, police and first responder training on responses to the Facility and adjoining parcels.
2. Pursuant to the HCA, paragraph 6(A)(2) and (3), as mitigation for the storage of fuel oil at the Property, the Applicant shall provide the Town the sum of six hundred and fifty thousand dollars (\$650,000) for the purchase, acquisition, and equipping of a foam and structural firefighting appliance vehicle as well as the training of personnel thereon. Additionally, the Applicant has paid the Town with funds up to \$100,000 to purchase a dry-chemical firefighting vehicle.
3. Pursuant to the HCA, paragraph 6(A)(4), the Applicant has paid the Town with fifty thousand dollars (\$50,000) to assist with emergency management and preparedness.
4. Pursuant to the HCA, paragraph 6(D), the Applicant has agree to a Property Value Security Fund which will provide security in the event that a party that is the owner of a residential property located within three hundred (300) feet of the boundaries of the Site prior to the date that the EFSB approves construction of the Project (an "Abutter") experiences a material reduction in the value of their home directly attributable to the Facility and can reasonably demonstrate such reduction pursuant to the provisions of the HCA, Exelon shall compensate such Abutter in the amount of the diminution in property value, up to a maximum of twenty-five thousand dollars (\$25,000) per property.
5. Pursuant to the HCA, paragraph 6(F), the Applicant has agreed to set up an Energy Conservation Awareness Fund whereby the Applicant shall contribute a sum of twenty thousand dollars (\$20,000) to the Town for each year of the Term of the HCA. Such funds may be utilized by the Medway Public Schools, the Medway Energy Committee, and the Town, for purposes related to energy conservation awareness, including, but not limited to, public awareness and education, energy efficiency expenses and programs, energy grants and support for Medway's activities as a "Green Community" approved by the Massachusetts Department of Energy Resources.

VIII. WAIVERS – At its July 12, 2016 meeting, the Planning and Economic Development Board, voted to approve waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002* and a waiver from the *Medway Zoning Bylaw* as specifically authorized in Section 7.1.1 I. 1. therein. The Planning and Economic Development Board's action and reasons for granting each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section.

SITE PLAN RULES AND REGULATIONS - SUBMITTAL REQUIREMENTS/ PLAN CONTENTS

1. **Section 204-4. B. Standards for Site Plan Preparation** – The site plan shall be drawn at a scale of 1" = 40' or such other scale that has been approved in advance by the Planning Board and that clearly and adequately represents the proposed improvements

EXPLANATION - The Applicant has requested a waiver from this requirement and instead has provided the site plan at a scale of 1" = 60'. The proposed facility is located on 13 acres of the 94 acre site. A scale of 1" = 60' will allow the entire development site to fit onto one plan sheet. This will facilitate review by the Board and its consultants and result in a more efficient and straight-forward review process. This scale will also make it easier for citizens and residents to review the site plan posted online.

BOARD ACTION – On a motion made by Robert Tucker and seconded by Matthew Hayes, the Board voted four in favor and none opposed to approve the waiver.

2. **Section 204-5 C. 3. Existing Landscape Inventory** - An *Existing Landscape Inventory* shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. This inventory shall include a "mapped" overview of existing landscape features and structures and a general inventory of major plant species including the specific identification of existing trees with a diameter of one foot or greater at four feet above grade.

EXPLANATION - The Applicant has requested a waiver from this requirement as a complete inventory of the site's existing landscape is not warranted. The Applicant has identified 21 evergreen and 87 deciduous trees with a 10 inch or greater diameter at breast height (DBH) that would be removed as a result of the Project. Given the 13 acre size of the proposed Project, the extent of proposed tree clearing is extremely limited. Accordingly, a full Existing Landscape Inventory will provide limited additional information to the Board.

The Applicant proposes a robust landscaping plan and has worked with the Design Review Committee to increase the number of proposed trees and shrubs in the landscaping plan from 265 to a total of 285, and increase the height of many plantings.

Further, the Town's peer review consultant, BETA Group Inc., indicated in a letter dated June 7, 2016 that they would take no exception to a waiver from this requirement

BOARD ACTION – On a motion made by Richard Di Iulio and seconded by Matthew Hayes, the Board voted four in favor and none opposed to approve the waiver.

SITE PLAN RULES AND REGULATIONS - DEVELOPMENT STANDARDS

3. **Section 205-6 (H) Curbing** – The perimeter of parking areas shall be bounded with vertical granite curb or similar edge treatment.

EXPLANATION – The Applicant has requested a waiver from this requirement and instead proposes to use bituminous concrete for the curbing. Bituminous concrete is appropriate for the proposed parking lot, as the Project is located on a private site within an industrial zone that will have gated access and is not open to the public. Furthermore, the proposed parking area will not be visible from a public way.

BOARD ACTION – On a motion made by Richard Di Iluio and seconded by Matthew Hayes, the Board voted four in favor and none opposed to approve the waiver.

4. **Section 205-9 F. Tree Replacement** – The total diameter of all trees over 10 inches in diameter removed from the site shall be replaced (on or off-site) on a 1:1 basis with trees that equal the total breast height diameter of the removed trees.

EXPLANATION - The Applicant has requested a waiver from this requirement and instead has provided a more limited but nonetheless robust landscape plan that will provide substantial screening of the proposed facility. The proposed landscaping plan includes the planting of 148 new trees and 137 shrubs. The proposed landscaping consists of native vegetation and has been designed to maintain a naturalistic appearance, with minimized tree clearing along property boundaries to screen the proposed Facility to the maximum extent practicable. To screen the proposed Facility as viewed from West Street, the proposed landscaping plan includes fourteen white pine trees in the 6-foot to 7-foot height range and thirteen larger white pine trees in the 10-foot to 12-foot range. Additionally, the area will be planted with other evergreen trees including spruce and cedar trees in the 6-foot to 7-foot height range, along with deciduous and flowering trees to provide a variety of species in an effort to create a more natural landscape. A total of approximately fifty additional trees are proposed in the area that will be used for temporary construction parking along West Street (and are subject to agreement by Eversource, which possesses an easement over this area). While this area is within the Eversource easement area, Exelon has agreed to consult with Eversource regarding this additional vegetative screening. As explained at the public hearing, further screening along West Street is limited due to the presence of overhead wires and associated wire zones related to the existing switchyard.

BOARD ACTION – On a motion made by Robert Tucker and seconded by Matthew Hayes, the Board voted four in favor and none opposed to approve the waiver.

ZONING BYLAW

5. **Section 7.1.1 I. 1. Bicycle Spaces** – The minimum required number of bicycle spaces shall be one per twenty motor vehicle spaces *unless waived during Site Plan Review*.

EXPLANATION – The Applicant has requested a waiver from this provision. Due to safety and security concerns, the Applicant does not allow bicycles on the Property.

BOARD ACTION – At its July 12, 2016 meeting, on a motion made by Matthew Hayes and seconded by Robert Tucker, the Board voted four in favor and none opposed to grant the waiver as authorized by the *Medway Zoning Bylaw*.

IX. SPECIFIC CONDITIONS - The *Specific Conditions* included in this Decision shall assure that the 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.

- A. **Plan Endorsement** – Unless this *Decision* is appealed, within sixty days after the Board has filed its *Decision* with the Town Clerk, the site plan set for West Medway Exelon II facility dated February 9, 2016, last revised June 17, 2016, prepared by Beals and Thomas shall be further revised to reflect all Conditions and required revisions, including those as follows, and shall be submitted to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. (*Said plan is hereinafter referred to as the Plan*). Upon approval, the Applicant shall provide the revised Plan set in its final form to the Board for its signature/endorsement. All Plan sheets shall be bound together in a complete set.
- B. **Cover Sheet Revisions** – Prior to plan endorsement, the cover sheet of the June 17, 2016 site plan set shall be revised as follows:
 - 1. The cover sheet shall prominently display a final plan revision date.
 - 2. All approved waivers shall be listed on the cover sheet of the plan presented for endorsement.
- C. **Other Plan Revisions** – Prior to plan endorsement, the following plan revisions shall be made to the June 17, 2016 Site Plan set.
 - 1. Revise the site plan notes to indicate that any barbed wire on top of the black chain link fencing shall also be black.
 - 2. The existing stone wall will be dismantled and the stones preserved to be re-used on-site. A new stone wall is to be shown on the Site Plan within the Eversource easement area south of the proposed interconnection area and southwest of the termination of the proposed berm and labeled "proposed stone wall, subject to approval and permission from Eversource." Additionally a stone wall is to be shown on the Site Plan in the vicinity of the Summer Street entrance outside of any wetland buffer zone and labeled "alternative or additional location for proposed stone wall."
- D. **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 that may be 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.

E. ***Restrictions on Construction Activities*** – During construction, all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of Town roads. The Applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.

1. ***Construction Time*** – In compliance with the Host Community Agreement, paragraph 12, the Applicant's activities related to construction of the Facility that generate significant noise levels shall be limited to the hours between 8:00 a.m. and 4:00 p.m. Monday through Friday and Saturday between 9:00 am and 3:00 pm, except as may otherwise be approved by the Town and with the exception of work that necessarily has a longer required continuous duration than normal construction hours allow, such as a concrete pour. No construction shall take place on Sundays or legal holidays without the advance approval of the Inspector of Buildings. Pursuant to the requirement in the Host Community Agreement (paragraph 12 A.) for the Applicant to prepare a Construction Management Plan, the Construction Management Plan shall also define "significant noise levels" and include provisions for what construction activity will be allowed to occur on site between 6:00 am and 8:00 am.
2. The Applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.
3. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve hours of its occurrence.
4. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis.
5. All erosion and siltation control measures shall be installed by the Applicant prior to the start of construction and observed by the Planning

and Economic Development Board's consulting engineer and maintained in good repair throughout the construction period.

6. *Noise* - Construction noise shall not exceed the noise standards as specified in the *Medway Zoning Bylaw*, SECTION V. USE REGULATIONS, Sub-Section B. Area Standards, paragraph 2. b).

F. ***Construction Traffic Management***

1. Pursuant to the Host Community Agreement, the Applicant shall develop a Traffic Management Plan with Medway Town officials including but not limited to the Medway Fire Chief, Medway Police Safety Officer, Medway Town Administrator and Town of Medway Consulting Engineer. The Traffic Management Plan shall include provisions for wayfinding signage and the on-site parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways. The Traffic Management Plan shall also provide for the Applicant to take temporary measures to address the potential safety hazard from the utility pole in the center of the intersection of West and Beech Streets. Such measures may include jersey barriers and/or pavement markings to protect the utility pole during the construction period. The Board and the Town's Consulting Engineer shall review the Traffic Management Plan and all utility pole protection measures which shall be approved by the appropriate Town officials.
2. All construction and operations-related heavy truck traffic shall only access the Facility via Hartford Avenue in Bellingham to Summer Street in Medway, unless otherwise identified in the Traffic Management Plan which shall be subject to the approval of the Town's Chief of Police.
3. Medway police details will be utilized as may be required or directed by the Town during construction and operation of the Facility to ensure the safety of the surrounding area at Summer Street.
4. During construction, any deviations from this Traffic Management Plan must be submitted for approval to the Medway Chief of Police for his approval, not to be unreasonably withheld.

G. ***Fuel Deliveries***

1. The Applicant shall not schedule fuel deliveries during morning (7:00 am to 8:00 am) and evening (5:00 pm to 6:00 pm) rush hours unless the Host Community Agreement is amended to allow otherwise.
2. Fuel trucks shall access the Facility only via Hartford Avenue in Bellingham to Summer Street in Medway.

H. ***Site Lighting***

1. Lighting shall not exceed the maximum allowed as specified in SECTION V. USE REGULATIONS of the Medway Zoning Bylaw, Sub-Section B. Area Standards, paragraph 7 Exterior Lighting.

2. The standing light poles shall be painted black and the wall mounted lights on the 55-foot sound wall shall be painted white consistent with the approved lighting plan, Sheets C7.1 and C7.2.
 3. The Applicant shall notify the Board upon completion of the site lighting installation. After said notification, the Board shall have one year to review illumination. During this review period, the Board reserves the right to require adjustment of the number and/or intensity of the exterior light fixtures if it determines that spill-over onto adjacent properties is occurring.
- I. **Fencing** – The fencing shall be black vinyl (or other coating) chain link (including the barbed wire on the top of the fencing) at the project entrance and along abutting residences and standard galvanized diamond mesh elsewhere, as shown on the approved plan, Sheet C3.1.
- J. **Exterior colors**
1. The 20-foot L-shaped sound wall located on the Property line of 5 Summer Street, the 55-foot sound wall surrounding the power block and the 25-foot sound wall surrounding the gas compressors shall be painted Luna (TCI, 9416-9503M).
 2. The water tanks shall be painted Federal Standard 10219 (R=146, G=121, B=103).
 3. The administration building walls shall be painted Federal Standard 10059 (R=94, G=80, B=76) and the roof of the administration building shall be off-white in color to provide a high albedo surface that will reduce summertime energy needs for building cooling systems.
 4. The two stacks shall be painted ASA-70 Grey.
- K. **Landscape Maintenance**
1. The site's landscaping shall be maintained in good condition throughout the life of the facility and to the same extent as shown on the endorsed Plan. Any shrubs, trees, bushes or other landscaping features shown on the Plan that die shall be replaced by the following spring.
 2. Within 60 days after one year after the occupancy permit is issued, the Town's Consulting Engineer or the Inspector of Buildings shall conduct an initial inspection of the landscaping to determine whether and which landscape items need replacement or removal and provide a report to the Board. At any time subsequent to this initial inspection, the Town's Consulting Engineer or the Inspector of Buildings may conduct further inspections of the landscaping to determine whether and which landscaping items need replacement or removal and provide a report to the Board. The Board may seek enforcement remedies with the Inspector of Buildings/Zoning Enforcement Officer to ensure that the comprehensive landscaping plan is maintained.

L. Snow Storage and Removal

1. On-site snow storage shall not encroach upon nor prohibit the use of any parking spaces required by the Zoning Bylaw.
2. Accumulated snow which exceeds the capacity of the designated snow storage areas on-site shall be removed from the premises within 96 hours after the conclusion of the storm event.

M. Construction Oversight

1. Construction Account
 - a) Inspection of stormwater infrastructure, roadway and utility construction, installation of site amenities including landscaping by the Town's engineering consultant and the review of legal documents pertaining by performance security by Town Counsel is required. Prior to plan endorsement, the Applicant shall establish a construction account with the Planning and Economic Development Board. The funds may be used at the Board's discretion to retain professional outside consultants to perform the items listed above as well as the following other tasks - inspect the site during construction/installation, 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*.
 - b) Prior to plan endorsement, the Applicant shall pay an advance toward the cost of these services to the Town of Medway. The advance amount shall be determined by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer.
 - c) Depending on the scope of professional outside consultant assistance that the Board may need, the Applicant shall provide supplemental payments to the project's construction inspection account, upon invoice from the Board.
 - d) 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.
2. Planning and Economic Development Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site for compliance with the endorsed site plan and the provisions of this Decision only after notice and clearance by Facility personnel and after complying with all Facility safety protocols.
3. The Department of Public Services will conduct inspections for any construction work occurring in the Town's right-of way in conjunction with the Town of Medway Street Opening/Roadway Access Permit.

4. The Applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the construction of the site work shown on 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 five days of inspection.

X. GENERAL CONDITIONS OF APPROVAL - The *General Conditions* included in this Decision shall assure that the 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.

A. **Other Permits** – This permit does not relieve the Applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The Applicant or its contractor or assigns shall obtain, pay and comply with all other required Town permits.

B. **Plan Modification**

1. This 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, commissions or departments shall be submitted to the Planning and Economic Development Board for review as site plan modifications.
2. If any state or federal permit or approval is in conflict with this Decision or requires changes to the approved plan herein, the Applicant is required to notify the Board to determine if a modification is needed to the endorsed Site Plan and/or the Decision.
3. If there is any conflict or discrepancy between this Decision and the Host Community Agreement dated October 13, 2015 (the "HCA") between the Town and the Applicant, the Applicant is required to notify the Board to determine if a modification is needed to the endorsed Site Plan and/or the Decision.
4. 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 3.5.2.A.3.c. and such approval is provided in writing by the Planning and Economic Development Board.
5. 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.

C. 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) may use all legal options available to it, including referring any violation to the Inspector of Buildings/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.
3. This Decision, including the Conditions of Approval, is enforceable under Section 3.1. F. of the *Medway Zoning Bylaw* and violations or non-compliance are subject to the appropriate fine or other penalty.

D. Performance Security

1. No occupancy permit shall be granted until the Planning and Economic Development Board has provided a written communication to the Inspector of Buildings/Zoning Enforcement Officer that the Project, as constructed, conforms completely and fully to the approved site plan and that 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 cost of all remaining site work.
2. If performance security is required pursuant to X. D. 1 herein, the Applicant shall propose a form of performance security which shall be of a source and in a form acceptable to the Planning and Economic Development Board, the Treasurer/ Collector and Town Counsel. The Board may require that the performance guarantee be accompanied by an agreement which shall define the obligations of the developer and the performance guarantee company including:
 - a) the date by which the developer shall complete construction
 - b) a statement that the agreement does not expire until released in full by the Planning and Economic Development Board
 - c) procedures for collection upon default.
3. The amount of the performance guarantee shall be equal to 100% of the amount that would be required for the Town of Medway to complete construction of the site work including installation of stormwater management facilities and utilities, landscaping, fencing and all site amenities as specified in the Site Plan that remain unfinished at the time the performance guarantee estimate is prepared if the developer failed to do so. This provision does not apply to the power generation equipment including but not limited to two simple-cycle GE LMS100 combustion turbine generators ("CTGs"), pollution control equipment including Selective Catalytic Reduction ("SCR") and CO oxidation catalyst in modules downstream of each CTG, two 160-foot tall stacks, the natural

gas compressors, aboveground storage tanks for ULSD, water, demineralized water and aqueous ammonia, transformers and generators.

4. The security amount shall be approved by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer based on the latest weighted average bid prices issued by the Mass Highway Department. The estimate shall reflect the cost for the Town to complete the site work as a public works project which may necessitate additional engineering, inspection, legal and administrative services, staff time and public bidding procedures. The estimate shall also include the cost to maintain the infrastructure in the event the developer fails to adequately perform such and the cost for the development of as-built plans. In determining the amount, the Board shall be guided by the following formula in setting the sum: estimate of the Town's Consulting Engineer of the cost to complete the work plus a twenty-five percent (25%) contingency.
5. Final release of performance security is contingent on project completion.

E. ***Project Completion***

1. Site plan approval shall lapse after one year of the grant thereof if construction has not commenced except for good cause. Approved site plans shall be completed by the Applicant within two years of the date of plan endorsement. The pendency of a required permit or approval for the Project or an appeal of any of the required permits or approvals for the Project will toll the aforementioned time periods. Upon receipt of a written request by the Applicant filed at least thirty 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. 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 buildings and site work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.
 - c) Be current with the Town of Medway for any taxes/fees associated with these parcels or other property owned by the Applicant in the Town of Medway.
- F. **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.
- G. **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 unless waivers were granted by the Board.


XI. APPEAL – Appeals if any, from this Decision shall be made to the court within twenty days of the date the Decision is filed with the Town Clerk as provided in General Laws chapter 40A, §17. 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.

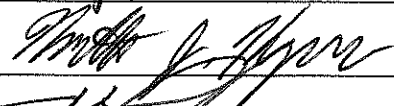
Medway Planning and Economic Development Board
SITE PLAN DECISION
Exelon West Medway II – 34 West Street and 9 Summer Street


Approved by the Medway Planning & Economic Development Board: July 26, 2016


AYE:

NAY:

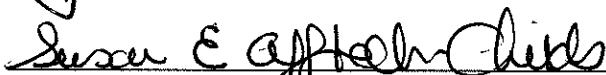








ATTEST:



Susan E. Affleck-Chids
Planning & Economic Development Coordinator

July 26, 2016
Date

COPIES TO: Michael Boynton, Town Administrator
Michelle Grenier, Interim Conservation Agent
Donna Greenwood, Assessor
Beth Hallal, Health Agent
Tom Holder, Department of Public Services
Jeff Lynch, Fire Chief
Jack Mee, Inspector of Buildings and Zoning Enforcement Officer
Stephanie Mercandetti, Director of Community and Economic Development
Joanne Russo, Treasurer/Collector
Jeff Watson, Police Safety Officer
Tammy Sanford, Exelon
Amy Kwesell, Rubin and Rudman
Eric Las, Beals and Thomas
Andrew Ogilvie, BETA Group
Gino Carlucci, PGC Associates

Exelon Power
West Medway Facility
Civil Punch list as of 11/20/2018

Item	Total Quantity	Unit	Percent Complete	Quantity Remaining	massDOT Item	massDOT Median Price	Value
Infiltration Basin 01	1	LS	95%	5%	na	na	\$ 5,000.00
Infiltration Basin 02	1	LS	0%	100%	na	na	\$ 5,000.00
Excavation/Grading Restore Trailer site		CY		1500	120	\$ 15.00	\$ 22,500.00
Drainage	1	LS			See breakdown		\$ 10,000.00
Rain Garden Plantings	1	LS	0%	100%	See breakdown		\$ 15,194.50
Site Plantings	1	LS	0%	100%	See breakdown		\$ 111,149.00
Top Soil/Loam **	3800	CY		2333	751	\$ 43.50	\$ 101,485.50
Seeding **	34000	SY		21000	765	\$ 0.55	\$ 11,550.00
Pavement, surface course	650	TON	95%	35	455.23	\$ 96.00	\$ 3,360.00
Pavement Bituminous Berm	4150	LF	95%	200	470.2	\$ 6.00	\$ 1,200.00
Steel Beam Guard Rail	850	LF	90%	85	620.12	\$ 41.50	\$ 3,527.50
Chain Link Fence	3015	LF	15%	2550	645.12	\$ 45.00	\$ 114,750.00
Double Swing Gate	2	EA	0%	2	na	na	\$ 3,000.00
Cant. Slide Gate	1	EA	0%	1	na	na	\$ 10,000.00
Site Cleanup	1	LS	0%	100%	na	na	\$ 5,000.00
As-Built Drawings	1	LS	0%	100%	na	na	\$ 7,500.00
Sub Total*							\$ 430,216.50
25% Contingency							\$ 107,554.13
Total							\$ 537,770.63

- * Does not include building amenities such as pipe bollards, wheel stops, signage, sidewalks etc.
- ** Based on latest drone photograph.
- Town of Medway to coordinate Medway Water, Sewer, Conservation, Building Departments for additional requirements.
- All quantities are approximate.

25%
 \$ 126,343.50
 + 31,585.88
 \$ 157,929.38

Plant Schedule

Quantity	Key	massDOT Item	MassDOT Median Price	Wholesale Price	Wholesale Factor	Total
Trees						
15	AR	776.551	\$ 1,225.00			\$ 18,375.00
19	AS	776.84	na	\$ 235.00	3	\$ 13,395.00
12	AC	783.045	\$ 377.00			\$ 4,524.00
9	CF	780.155	na	\$ 242.00	3	\$ 6,534.00
7	QP	777.141	\$ 997.50			\$ 6,982.50
28	JV	772.337	na	\$ 170.00	3	\$ 14,280.00
18	PG	774.642	\$ 480.00			\$ 8,640.00
14	PS	773.436	\$ 300.00			\$ 4,200.00
13	PST	773.439	na	\$ 515.00	3	\$ 20,085.00
13	TP	772.336	\$ 350.00			\$ 4,550.00
Shrubs						
35	CA	790.719	\$ 55.00			\$ 1,925.00
45	IV	795.157	\$ 66.36			\$ 2,986.20
5	IVJ	795.153	\$ 68.86			\$ 344.30
32	LB	793.715	na	\$ 18.00	3	\$ 1,728.00
20	RM	787.081	\$ 130.00			\$ 2,600.00
						<u>\$ 111,149.00</u>
Rain Garden Plants						
30	AG	NA	na	\$ 7.50	3	\$ 675.00
40	AT	789.725	na	\$ 7.00	3	\$ 840.00
30	CL	794.731	\$ 33.70			\$ 1,011.00
30	CP	794.805	na	\$ 9.00	3	\$ 810.00
20	CA	790.719	\$ 55.00			\$ 1,100.00
35	IG	785.633	\$ 100.00			\$ 3,500.00
165	IV	NA	na	\$ 7.00	3	\$ 3,465.00
15	LB	793.715	na	\$ 18.00	3	\$ 810.00
30	OC	796.729	na	\$ 14.25	3	\$ 1,282.50
12	VD	NA	na	\$ 47.25	3	\$ 1,701.00
						<u>\$ 15,194.50</u>

Wholesale pricing from Sylvan Nursery, 1028 Horseneck Road, Westport, MA 02790, 2017 Wholesale Catalog



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Harry C. Rosenberg, David C. Rosenberg, Matthew J. Rosenberg, David A. Johnson, Sherri L. Feeney, Julia R. Burnet, Joyce M. Houghton, Jonathan F. Black, Denise M. Bruno, Elizabeth P. Cervini, Stephanie S. Helmig**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **sixty million dollars (\$60,000,000)** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

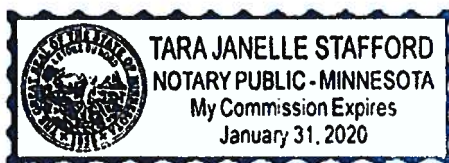
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-sixth day of October, 2017.

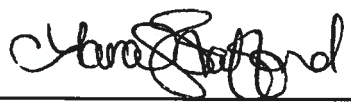
STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Paul J. Brehm, Senior Vice President

On this twenty-sixth day of October, 2017, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 5th day of December, 2018.




Christopher V. Jerry, Secretary

This Power of Attorney expires
October 1, 2019



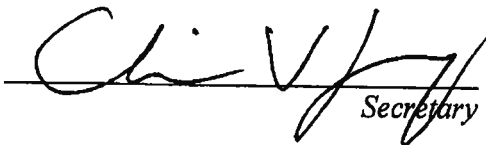
Atlantic Specialty Insurance Company
Period Ended 12/31/2017

Dollars displayed in thousands

Admitted Assets		Liabilities and Surplus	
Investments:		Liabilities	
Bonds	\$ 988,817	Loss Reserves	\$ 858,058
Preferred Stocks	-	Loss Adjustment Expense Reserves	175,047
Common Stocks	723,252	Total Loss & LAE Reserves	833,103
Mortgage Loans	-		
Real Estate	-	Unearned Premium Reserve	536,888
Contract Loans	-	Total Reinsurance Liabilities	32,722
Derivatives	-	Commissions, Other Expenses, and Taxes due	48,831
Cash, Cash Equivalents & Short Term Investments	148,999	Derivatives	-
Other Investments	51,777	Payable to Parent, Subs or Affiliates	43,581
Total Cash & Investments	1,912,648	All Other Liabilities	148,426
		Total Liabilities	1,641,550
Premiums and Considerations Due	223,311		
Reinsurance Recoverable	31,509	Capital and Surplus	
Receivable from Parent, Subsidiary or Affiliates	-	Common Capital Stock	9,000
All Other Admitted Assets	82,138	Preferred Capital Stock	-
Total Admitted Assets	2,259,603	Surplus Notes	-
		Unassigned Surplus	(42,494)
		Other Including Gross Contributed	851,547
		Capital & Surplus	618,053
		Total Liabilities and C&S	2,259,603

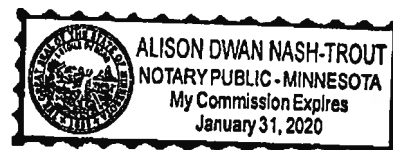
State of Minnesota
County of Hennepin

I, Christopher Jerry, Secretary of Atlantic Specialty Insurance Company do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said OneBeacon Insurance Company, on the 31st day of December, 2017, according to the best of my information, knowledge and belief.


Secretary

Subscribed and sworn to, before me, a Notary Public of the State of Minnesota on this 9th day of March, 2018.


Notary Public



Performance Secured by Surety Agreement
Planning & Economic Development Board – Town of Medway, MA

Bond No. _____

This Surety Agreement is entered into this ____ day of December, 2018, among the Town of Medway, acting through its Planning and Economic Development Board, with an address of 155 Village Street, Medway, MA 02053 (hereinafter referred to as "the Board"), and GEMMA POWER SYSTEMS, LLC of 769 Hebron Avenue, Glastonbury, CT 06033 ("Contractor"), and BOND BROTHERS, Inc. of 145 Spring Street, Everett, MA 02149 ("Sub-Contractor"), and _____ of _____ ("Surety"), to secure completion of the installation of required site improvements as shown on the approved site plan described below.

WHEREAS, on July 26, 2016, after a duly noticed public hearing, the Board issued a major site plan approval decision ("Decision") and subsequently endorsed a major site plan, which is entitled *West Medway II Facility*, dated February 9, 2016, last revised August 17, 2016 prepared by Beals and Thomas, Inc., of Southborough, MA on August 23, 2016 (hereinafter referred to as "the Site Plan"); and

WHEREAS, the Contractor has requested the issuance of an occupancy permit for the administration building on the premises at 9 Summer Street, Medway, MA; and

WHEREAS, the Board is required by the Decision to secure completion of the required site improvements before an occupancy permit is issued; and

WHEREAS, the value of the remaining required site improvements is \$379,841.25 as specified in the bond estimate dated November 20, 2018 prepared by the Town's engineering consultant, BETA Group, Inc. and as approved by the Board at its November 27, 2018 meeting.

NOW, THEREFORE, the parties agree as follows:

1. The Contractor, Sub-Contractor and Surety hereby bind and obligate themselves and their successors and assigns to the Town of Medway in the sum of \$379,841.25 and have secured this obligation by means of a SURETY BOND to be used to secure the performance by the Contractor and Sub-Contractor of the required site improvements contained in the site plan decision and the endorsed site plan and the bond estimate dated November 20, 2018 prepared by the Town's engineering consultant, BETA Group, Inc.
2. The Surety shall deliver a surety bond in a form acceptable to the Board to the Treasurer of the Town of Medway, at the time of the execution of this agreement, in the amount of \$ 379,841.25 for purpose of securing completion of the required site improvements.

3. The Sub-Contractor shall complete the installation of the required site improvements by June 30, 2019.
4. Upon completion of all obligations as specified herein on or before the required completion date, or such later date as may be specified by vote of the Board with the concurrence of the Contractor and Sub-Contractor, the Board shall release the Contractor and Sub-Contractor from this surety agreement.
5. In the event the Contractor and Sub-Contractor should fail to complete the installation of the required site improvements as specified in the approved Site Plan and Decision and within the time herein specified, the Board may apply the bond held by the Treasurer of the Town of Medway, in whole or in part, for the benefit of the Town of Medway to the extent of the reasonable costs to the Town of Medway to complete the required site improvements as provided in this agreement. Any portion of the bond that is not applied as set forth above, shall be returned to the Surety upon completion of the required site improvements by the Town of Medway
6. The Board, at its discretion, may grant an extension of time and/or reduce the penal amount of the bond and notify the Contractor and Sub-Contractor, the Surety and the Treasurer of the Town of Medway of any authorized adjustment.
7. The Contractor, Sub-Contractor and Surety agree and understand that the Board will not release this surety bond in full until the required site improvements have been deemed by the Board to be constructed and installed in accordance with this agreement. This agreement does not expire until the Board releases the surety bond in full.
8. Failure to complete the required landscaping may result in the Board's rescission of approval of the Site Plan.
9. If a court of competent jurisdiction determines that any provision of this agreement is unenforceable, such determination shall not affect the remaining provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ____ day of December, 2018.

TOWN OF MEDWAY – Planning and Economic Development Board

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

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

proved to me through satisfactory evidence of identification, which was (personal knowledge) (Massachusetts driver’s license), to be the persons whose names are signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose as members of the Medway Planning and Economic Development Board.

Notary Public
My commission expires: _____

CONTRACTOR - Gemma Power Systems, LLC

By: _____

Title/Position: _____

STATE OF CONNECTICUT

_____, SS

On this ____ day of _____, 2018, before me, the undersigned
notary public, personally appeared the above-named _____,
proved to me through satisfactory evidence of identification, which was
_____, to be the person whose name is
signed on the preceding document, and acknowledged to me that it was signed
voluntarily for its stated purpose as _____
of Gemma Power Systems, LLC.

Notary Public
My commission expires: _____

SUB-CONTRACTOR – Bond Brothers, Inc.

By: _____

Francis X. Hayes

Title/Position: Chief Operating Officer

COMMONWEALTH of MASSACHUSETTS

_____, SS

On this ____ day of _____, 2018, before me, the undersigned notary public, personally appeared the above-named _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose as Chief Operating Officer of Bond Brothers, Inc.

Notary Public

My commission expires: _____

SURETY COMPANY –

By: _____

Title/Position:

COMMONWEALTH OF MASSACHUSETTS

_____, SS

On this _____ day of _____, 2018, before me, the undersigned notary public, personally appeared the above-named _____ , proved to me through satisfactory evidence of identification, which was

_____ to be the person whose name is signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose as Attorney-in-Fact of Liberty Mutual Insurance Company.

Notary Public
My commission expires: _____

APPENDIX
(Site Plan Decision)

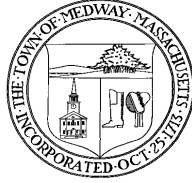
PUBLIC HEARING NOTICE
BOARD OF SELECTMEN

Notice is hereby given that the Board of Selectmen of the Town of Medway will conduct a Public Hearing on **Monday, December 17** at **7:15 P.M.** in **Sanford Hall** at the **Medway Town Hall, 155 Village Street, Medway, MA**, on an application from **SLV Medway I, LLC** with respect to property located at **33 and 39 Main Street**, Assessor Parcel Nos. 41-035 and 41-035-0001.

The request is for Board of Selectmen to approve the applicant to file an application with the state Department of Housing and Community Development under the **Local Initiative Program (LIP)** pursuant to General Laws chapter 40B, §§20-23, for a project eligibility letter to allow applicant to apply to the Medway Zoning Board of Appeals for a comprehensive permit to **construct 190 rental housing units, 25% of which will be affordable units.**

Copies of the LIP application are on file in the offices of the Board of Selectmen and Community and Economic Development, 155 Village Street, Medway, MA during normal office hours, Monday through Friday.

Board of Selectmen
Medway, MA
Milford Daily News: **December 7, 2018**



December 11, 2018
Medway Planning & Economic Development Board
Meeting

33 & 39 Main Street – Local Initiative
Program (LIP) “Friendly” 40B
Application

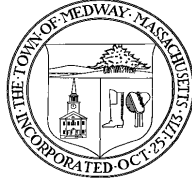
The Board of Selectmen has received an application from Strategic Land Ventures seeking BOS support for a 40B application to construct 190 rental apartment development at 33 and 39 Main Street. A compilation of all the documents submitted may be viewed at:

<https://www.townofmedway.org/community-and-economic-development/pages/33-and-39-main-street-development>

Selected documents are attached:

- Public Hearing notice
- Aerial photograph
- Engineering Plans
- Architectural Plans
- Fiscal Impact report
- Traffic Study

The BOS will hold a public hearing on Monday, December 17th. You may wish to provide comments to the BOS during the hearing.



December 11, 2018
Medway Planning & Economic Development Board
Meeting

Millstone Bond Agreement

- Draft Amendment #4 to Millstone Bond Agreement dated 11-28-18
- TT bond reduction estimate dated 11-13-18
- Construction Services invoice dated 11-28-18
- Collection of emails between Susy Affleck-Childs and Millstone developer Steve Venincasa

At your 11-27-18 meeting, you voted to reduce the Millstone bond from \$385,510 to \$238,435 to reflect the completed paving work. This agenda item addresses the corresponding required amendment to the Tri-Partite Agreement with Mr. Venincasa and Cornerstone Bank. The draft amendment is attached. It was provided to Steve and the Bank on 11-28-18. I have not yet received the signed amendment back from them.

Mr. Venincasa objects to the Board not reducing the bond amount even more to reflect the completed trail work and parking area. See the emails.

I have also invoiced Mr. Venincasa for additional construction inspection funds. That has not been paid.

Let's see if anything comes in later today, Monday or Tuesday.

AMENDMENT #4
Performance Secured by Lender's Agreement
Millstone Village

Planning & Economic Development Board – Town of Medway, MA

WHEREAS, on the 24th day of April, 2015, the Town of Medway, acting through its Planning & Economic Development Board, (hereinafter referred to as “the Board”) with an address of 155 Village Street, Medway, MA 02053, Millstone Builders, LLC (“Applicant”) with an address of 1 Golden Court, P.O. Box 1205, Westborough, MA 0158, and Cornerstone Bank, successor by merger of Southbridge Savings Bank (“Lender”) with an address of P.O. Box 370, Southbridge, MA 01550, entered into a Lender's Agreement to secure the construction of ways and installation of municipal services in accordance General Laws Chapter 41 Section 81U, and all other applicable provisions of the Subdivision Control Law and General Laws on the land shown on an approved Millstone Village Adult Retirement Community Planned Unit Development Plan dated October 15, 2013, last revised July 22, 2014, prepared by GLM Engineering of Holliston, MA showing the development of Parcels A and B at 129 Lovering Street, as recorded in the Norfolk County Registry of Deeds in Plan Book 632, pages 77 – 79 (hereinafter referred to as “the ARCPUD Plan”); and

WHEREAS, the Applicant, Board and Lender amended the Lender's Agreement on June 23, 2015; and

WHEREAS, the Applicant, Board and Lender further amended the Lender's Agreement on May 25, 2016; and

WHEREAS, the Applicant, Board and Lender further amended the Lender's Agreement on July 25, 2017; and

WHEREAS, the Applicant wishes to reduce the amount of performance security to reflect the work completed since July of 2017; and

WHEREAS, the Applicant and Board now need to modify the Lender's Agreement as follows in order to adjust the security to ensure completion of the construction of ways and installation of municipal services and various other site improvements and amenities by:

1. retaining the previously reduced Phase 1 performance security amount of \$26,906 as approved by the Board on July 11, 2017; and
2. reducing the Phase 2 performance security amount from \$225,305 to \$78,230 for the Phase 2 area in accordance with the bond estimate prepared by Tetra Tech Engineering dated November 13, 2018 (as attached) and approved by the Board on November 27, 2018; and
3. retaining the previously established performance security amount of \$133,299 for the development of trails and parking as approved by the Board on July 11, 2017;

for a combined total of \$238,435.

NOW, THEREFORE, the parties agree that the paragraph numbered 1 in the original Lender's Agreement shall be further modified to read as follows:

1. The Applicant and Lender hereby bind and obligate themselves, their executors, administrators, devisees, heirs, successors and assigns to the Board in the sum of \$238,435 and have secured this obligation by the Lender retaining said sum of money from said principal sum otherwise due the Applicant ("Retained Funds") to be used to secure the performance by the Applicant of all covenants, conditions, agreements, terms and provisions contained in the following: the Subdivision Control Law (G.L. c. 41 §§ 81K-81GG); the Board's Rules and Regulations for the Review and Approval of Land Subdivisions applicable to this development; the application submitted for approval of this development; the special permit and all conditions of approval; the recommendations of the Board of Health; the ANR Plan and the ARCPUD Plan; all conditions subsequent to approval of this development due to any amendment, modification or revision of the special permit, ANR Plan or the ARCPUD Plan; all of the provisions set forth in this Agreement and any amendments thereto; and the following additional documents: _____ (hereinafter the "Approval Documents")."

2. All other provisions of the original Lender's Agreement executed April 24, 2015 remain in effect.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ____ day of _____, 2018.

Medway Planning and Economic Development Board

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

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

proved to me through satisfactory evidence of identification, which was (personal knowledge) (Massachusetts driver's license), to be the persons whose names are signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose as members of the Medway Planning and Economic Development Board.

Notary Public
My commission expires: _____

Millstone Builders, LLC

By: _____

Title/Position: _____

Print name: _____

COMMONWEALTH OF MASSACHUSETTS

_____, SS

On this ____ day of _____, 2018, before me, the undersigned notary public, personally appeared the above-named _____, proved to me through satisfactory evidence of identification, which was (personal knowledge) (Massachusetts driver's license), to be the person whose name is signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose as _____ of Millstone Builders, LLC.

Notary Public

My commission expires: _____

Cornerstone Bank successor by merger of Southbridge Savings

By: _____

Title/Position: _____

Print name: _____

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this ____ day of _____, 2018, before me, the undersigned notary public, personally appeared the above-named _____, proved to me through satisfactory evidence of identification, which was (personal knowledge) (Massachusetts driver's license), to be the person whose name is signed on the preceding document, and acknowledged to me that it was signed voluntarily for its stated purpose as _____ of Cornerstone Savings Bank.

Notary Public

My commission expires: _____

**TETRA TECH**

Bond Estimate
Millstone Village (Phase I NEW²)
Medway, Massachusetts
November 13, 2018

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
HMA Top Course-Main Road	0	TON	\$110.00	\$0
HMA Top Course-Common Road	0	TON	\$110.00	\$0
HMA Top Course-Sidewalk	0	TON	\$110.00	\$0
HMA Binder Course-Sidewalk	0	TON	\$110.00	\$0
Gravel Borrow-Sidewalk	0	CY	\$40.00	\$0
Adjust Castings	0	EA	\$375.00	\$0
Vertical Granite Curb	0	FT	\$50.00	\$0
Cape Cod Berm	0	FT	\$6.00	\$0
Rehandled Topsoil	0	CY	\$30.00	\$0
Seed	0	SY	\$2.00	\$0
Sloped Granite Curb	0	FT	\$45.00	\$0
Line Striping (Binder)	0	LS	\$500.00	\$0
Line Striping (Top) ³	1	LS	\$4,000.00	\$4,000
Signage	0	EA	\$300.00	\$0
Landscaping ³	0	LS	\$20,000.00	\$0
Stormwater System Maintenance	1	LS	\$5,000.00	\$5,000
As-Built Plans	2,505	LF	\$5.00	\$12,525

Subtotal	\$21,525
25% Contingency	\$5,381
Total	<u>\$26,906</u>

Notes:

1. Unit prices are taken from the latest information provided on the MassDOT website and have been updated since our previous bond estimate submission. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 11/2017 - 11/2018. Quantities for Items shown in gray have changed since our previous bond estimate.
2. This bond estimate is based upon Phasing of the project as shown on updated Phasing Plan dated April 2, 2014.
3. This item has been updated to reflect current project Phasing as shown on updated Phasing Plan dated April 2, 2014.

**TETRA TECH**

Bond Estimate
Millstone Village (Phase II)
Medway, Massachusetts
November 13, 2018

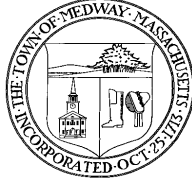
Marlborough Technology Park
100 Nickerson Road
Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Millstone Construction				
HMA Top Course-Main Road	35	TON	\$108.00	\$3,780
HMA Top Course-Common Road	0	TON	\$108.00	\$0
HMA Top Course-Sidewalk	0	TON	\$108.00	\$0
HMA Binder Course-Sidewalk	0	TON	\$108.00	\$0
Gravel Borrow-Sidewalk	0	CY	\$39.00	\$0
Adjust Castings	0	EA	\$380.00	\$0
Water Service Box Adjusted	1	EA	\$175.00	\$175
Vertical Granite Curb	0	FT	\$42.00	\$0
Point Vertical Granite Curb	1	LS	\$500.00	\$500
Cape Cod Berm	372	FT	\$12.00	\$4,464
Rehandled Topsoil	125	CY	\$20.00	\$2,500
Seed	735	SY	\$2.00	\$1,470
Line Striping (Top)	1	LS	\$2,000.00	\$2,000
Signage	1	EA	\$300.00	\$300
Landscaped Cul-De-Sac Island	0	LS	\$5,000.00	\$0
Landscaping ²	1	LS	\$10,000.00	\$10,000
Stormwater System Maintenance	1	LS	\$10,000.00	\$10,000
Paint Hydrants	1	LS	\$1,400.00	\$1,400
Cultec Recharger 4P Repair	1	LS	\$15,000.00	\$15,000.00
As-Built Plans	2,199	LF	\$5.00	\$10,995
Subtotal				\$62,584
25% Contingency				\$15,646
Total				\$78,230

Openspace Footpath/Parking Area				
Erosion & Sediment Controls	1	LS	\$5,000.00	\$5,000
Clearing & Grubbing ⁴	0.98	A	\$12,000.00	\$11,760
Openspace-Woodchip Trail	946	SY	\$11.50	\$10,879
Openspace-Gravel Parking Area	1	LS	\$18,000.00	\$18,000
Footbridge	122	LF	\$500.00	\$61,000
Subtotal				\$106,639
25% Contingency				\$26,660
Total				\$133,299

Notes:

- Unit prices are taken from the latest information provided on the MassDOT website and have been updated since our previous bond estimate submission. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 11/2017 - 11/2018. Quantities for Items shown in gray have changed since our previous bond estimate.
- This item has been updated to reflect current project Phasing as shown on updated Phasing Plan dated April 2, 2014.
- Openspace-Grass Trail is included in this item. Existing grass meadow shall be mowed to delineate the proposed walking trail.



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

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

INVOICE

November 28, 2018

Mr. Steve Venincasa
Elite Home Builders, LLC
P.O Box 1205
Westborough, MA 01581

RE: Millstone Village ARCPUD - Construction Account

For consulting services to be provided by Tetra Tech and KP Law for the Millstone Village ARCPUD development.

<i>Total</i>	\$ 4,000
<i>Amount Due & Payable:</i>	\$ 4,000
<i>Make check payable to:</i>	Town of Medway
<i>Mail or drop off to:</i>	Medway Planning and Economic Development office
	155 Village Street
	Medway, MA 0203

[illegible]

PHASE II begins											\$5,791.69
											\$5,791.69
11/3/2015	\$17,181.00	10038	Millstone Builders LLC	11/4/2015							\$22,972.69
					\$1,394.95	Tetra Tech	11/13/2015	50984215	thru 11/4/15	12/8/2015	\$21,577.74
					\$8,233.41	Tetra Tech	12/24/2015	51000376	thru 12/11/15	1/13/2016	\$13,344.33
					\$2,766.10	Tetra Tech	1/22/2016	51009682	thru 1/15/16	1/29/2015	\$10,578.23
					\$124.20	Tetra Tech	3/25/2016	51030550	thru 3/18/16	4/5/2016	\$10,454.03
					\$2,696.24	Tetra Tech	6/30/2016	51065838	thru 6/30/16	???	\$7,757.79
					\$2,183.92	Tetra Tech	10/28/2016	51110181	thru 10/14/16	11/4/2016	\$5,573.87
					\$424.36	Tetra Tech	12/23/2016	51130516	thru 12/16/15	1/3/2017	\$5,149.51
					\$326.04	Tetra Tech	1/27/2017	51141884	thru 1/13/17	2/6/2017	\$4,823.47
					\$489.06	Tetra Tech	2/24/2017	51151135	thru 2/10/17	3/3/2017	\$4,334.41
					\$258.75	Tetra Tech	4/28/2017	51173866	thru 4/21/17	5/8/2017	\$4,075.66
7/18/2017	\$6,930.00	2442	Millstone Builders LLC	7/18/2017							\$11,005.66
					\$5,952.97	Tetra Tech	7/28/2017	51203794	thru 7/7/17	to ml 7/28/17	\$5,052.69
					\$670.35	Tetra Tech	9/6/2017	51217652	thru 8/25/17	to ml 9/17/17	\$4,382.34
					\$210.00	Tetra Tech	10/27/2017	51243561	thru 10/20/17	to ml 11/16/17	\$4,172.34
					\$426.00	Tetra Tech	12/6/2017	51257636	thru 12/1/17	to ml 12/14/17	\$3,746.34
					\$540.00	KP Law	12/22/2017	114413	thru 11/2/17	to ll 2/22/18	\$3,206.34
					\$70.00	Tetra Tech	2/23/2018	51285519	thru 2/9/18	to ml 3/6/18	\$3,136.34
					\$350.00	Tetra Tech	3/29/2018	51296271	thru 3/23/18	to ml 4/4/18	\$2,786.34
					\$280.00	Tetra Tech	5/16/2018	51312589	thru 4/27/18	to ml 5/17/18	\$2,506.34
					\$328.75	Tetra Tech	6/22/2018	51324737	thru 6/1/18	to ml 7/12/18	\$2,177.59
					\$350.00	Tetra Tech	7/11/2018	51330888	thru 7/6/18	to ml 7/12/18	\$1,827.59
					\$560.00	Tetra Tech	8/11/2018	51343896	thru 8/3/18	to ml 8/20/18	\$1,267.59
					\$210.00	Tetra Tech	9/19/2018	51354964	thru 9/7/18	to actg. 9/20/18	\$1,057.59
10/19/2018	\$2,000.00	10299	Millstone Builders LLC	10/19/2018							\$3,057.59
					\$944.68	Tetra Tech	10/24/2018	51368987	thru 10/5/18	to ks 11/5/18	\$2,112.91
					\$2,970.18	Tetra Tech	11/21/2018	51380482	thru 11/9/18	HOLD	-\$857.27
	\$60,616.81				\$61,474.08						-\$857.27
	Total				Total						Balance
	Paid by				Cons. Obsrvtn.						
	Applicant				Fees						

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Wednesday, December 05, 2018 3:13 PM
To: 'Steven Venincasa'
Cc: brian-clarke@live.com; leo@elitebuildersllc.com
Subject: RE: Millstone Bond Reduction

Hi Steve,

Please see my previous emails to you dated 11/21 and 11/28. In both cases, I mentioned the concern that the trail may not have been “built” on the specified route on Millstone property as shown on the easement plan approved by the BOS.

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

From: Steven Venincasa [mailto:sv@casarealty-builders.com]
Sent: Wednesday, December 05, 2018 1:52 PM
To: Susan Affleck-Childs
Cc: brian-clarke@live.com; leo@elitebuildersllc.com
Subject: Re: Millstone Bond Reduction

I don't recall anyone notifying me that the trail may not be on our property.
I do know that a town representative and Brian from my firm walked the proposed trail before it was established.

Sent from my iPad

On Dec 5, 2018, at 7:47 AM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi Steve,

As I previously noted to you, there is a question whether a portion of the trail was mistakenly placed on non-Millstone property. Until that is resolved, the Board decided not to release any of the trail portion of the bond amount.

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

From: Steven Venincasa [mailto:sv@casarealty-builders.com]
Sent: Tuesday, December 04, 2018 5:14 PM
To: Susan Affleck-Childs

Cc: leo@elitebuildersllc.com; rtruax@glengineering.com; brian-clarke@live.com

Subject: Re: Millstone Bond Reduction

I do not understand why we are given no credit for the trail system because we have not supplied a as built. We all have all seen and walked on the trail installed?

Sent from my iPad

On Dec 4, 2018, at 4:12 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi,

I am writing to follow-up on my 11/28 email. See below and attachments.

The next meeting of the Planning and Economic Development Board is Tuesday, December 11th. The board will not meet again until January 8th. The Board's signature is needed on Amendment #4 to the Millstone Tri-Partite Agreement in order to allow the bond reduction to go forward.

When do you expect you will be able to send me Amendment #4 with your signature and that of Cornerstone Bank?

Steve, we also need payment on the 11-28-18 invoice for construction services funds.

Please let me know if you have any questions.

Thanks for your help.

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

From: Susan Affleck-Childs

Sent: Wednesday, November 28, 2018 5:11 PM

To: 'Steven Venincasa'

Cc: 'James Sandagato'; Andy Rodenhiser ; Barbara Saint Andre

Subject: Millstone Bond Reduction

Dear Steve,

At its 11-27-18 meeting, the Planning and Economic Development Board discussed your request for a bond reduction for Millstone and reviewed the bond reduction estimate dated November 13, 2018 as prepared by Tetra Tech. (See Attached.)

The Board voted to reduce the Millstone bond amount by \$147,075 from \$385,510 to \$238,435 to reflect the work completed on the roadway paving. The amount previously allocated to the trail work and open space parking area was retained. We need to be

certain that the recently completed trail work was installed completely on Millstone property. As previously indicated in my email to you dated 11/21/18, please submit as-built of the actual constructed trail route at your earliest convenience.

I have prepared and attached the document for Amendment #4 to the Millstone Tri Partite Agreement. Please sign and have it notarized and arrange for Southbridge Savings Bank's notarized signature as well. Please send or drop off the original to me. The Board's next meeting is December 11th; I would like to place the amendment on the agenda for that meeting.

The Board's bond reduction vote was contingent on receiving additional funds from you for the Millstone construction account. The recent invoice from Tetra Tech for services related to inspection, punch list, bond estimate and paving observation places the Millstone construction account into a negative balance. An invoice for \$4,000 and an updated project accounting spreadsheet are attached. Payment must be received before the Board will sign Amendment #4 to the Millstone Tri Partite Agreement.

Please don't hesitate to contact me with any questions.

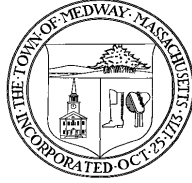
Best regards,

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

<11-28-18 Millstone Tri Party Amendment #4.pdf>

<TT Millstone Bond Estimates_2018-11-13.pdf>

<11-28-18 millstone CO invoice with attachment.pdf>



December 11, 2018
Medway Planning & Economic Development Board
Meeting

DPS Building – Site Plan Review Fee
Estimates

The Town plans to submit a site plan application to the PEDB and a notice of intent to the Conservation Commission on or around 12/19/18 for the new DPS building on Broad Street. I would like the PEDB to start the public hearing at its January 8, 2019 meeting. The Town is looking for a timely review process. An October 17, 2018 project schedule shows the bid process to begin in mid-February with bids due by March 30th and a Town meeting vote on funding in May 2019.

Pursuant to the new Stormwater Management/Land Disturbance Bylaw, the Conservation Commission will handle review of the stormwater component. Attached are two preliminary plan review price estimates from Tetra Tech and PGC Associates. Their price quotes are based on the preliminary plans presented to the PEDB at its November 13th meeting.

PGC ASSOCIATES, LLC

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

December 4, 2018

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

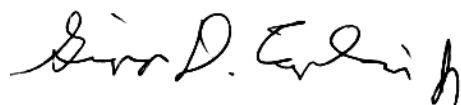
Dear Mr. Rodenhiser:

PGC Associates is pleased to present the following cost estimate to review and comment on the proposed site plan submitted by the Town of Medway for a new DPS facility. The proposal is to construct a 2-story building including associated parking, drainage, landscaping, etc. The plan was prepared by Helene-Karl Architects of Groton and the civil engineer is Symmes, Mann and McKee of Cambridge. The progress print is undated.

<u>Task</u>	<u>Hours</u>
Technical review and comment on initial submittal for compliance with zoning and site plan regulations	2.5
Attendance at Planning Board meetings/hearings	1.5
Review and comment on revised plans	1.0
Review and comment on draft Certificate of Action	2.0
Total	7.0
Cost Estimate (@\$100)	\$700.00

If there are any questions about this estimate, please call me.

Sincerely,



Gino D. Carlucci, Jr.



December 4, 2018

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

**Re: Medway DPS Facility
Site Plan Review
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

We are pleased to submit this Proposal to the Town of Medway (the Client) for professional engineering services associated with the proposed Medway DPS Facility Site Plan Review in Medway, Massachusetts (the Project). The objective of our services is to review the site plan package and provide comments as they relate to applicable Town of Medway Site Plan Rules and Regulations, Massachusetts Department of Environmental Protection Stormwater Management Standards (MA DEP Stormwater Standards), Town of Medway Stormwater Management and Land Disturbance Bylaw (Stormwater Bylaw) and sound engineering practice. We have excluded from our scope, the review of the application package as it relates to the Town of Medway Zoning By-Laws which will be conducted by a separate consultant.

Scope of Services

The following specifically describes the Scope of Services to be completed:

Task 1 Site Plan Review

- A. Review the proposed Plans against Town of Medway Site Plan Rules and Regulations and incorporate comments into review letter in Item B below. Stormwater will not be reviewed as part of this scope as Medway Conservation Commission will have jurisdiction over Stormwater review as part of the Stormwater Bylaw, see Task 2 for details;
 - Budget Assumption: 1 hour @ \$140/hr = \$140
4 hours @ \$95/hr = \$380
Total = \$520
- B. Prepare one (1) review letter summarizing findings for presentation to the Town of Medway Planning and Economic Development Board;
 - Budget Assumption: 1 hour @ \$140/hr = \$140
3 hours @ \$95/hr = \$285
Total = \$425
- C. Coordinate with applicant to address items in initial review letter and issue one (1) updated review letter upon receipt of modifications.
 - Budget Assumption: 1 hour @ \$140/hr = \$140
1 hour @ \$95/hr = \$95
Total = \$235

Task 2 Stormwater Review

- A. Review the Stormwater Report for compliance with the Town of Medway Stormwater Bylaw, latest MA DEP Stormwater Standards and good engineering practice and incorporate comments into review letter in Item B below;
- Budget Assumption: 4 hours @ \$140/hr = \$560
4 hours @ \$95/hr = \$380
Total = \$940
- B. Prepare one (1) review letter summarizing findings for presentation to the Town of Medway Conservation Commission;
- Budget Assumption: 3 hours @ \$140/hr = \$420
1 hour @ \$95/hr = \$95
Total = \$515
- C. Coordinate with applicant to address items in initial review letter and issue one (1) updated review letter upon receipt of modifications.
- Budget Assumption: 3 hours @ \$140/hr = \$420
1 hour @ \$95/hr = \$95
Total = \$515

Task 3 Meeting Attendance

- A. Participate in three (3) hearings/meetings with the Town of Medway Planning and Economic Development Board/Conservation Commission.
- Budget Assumption: 3 Meetings @ 2 hours per meeting = 6 Hours
6 hours @ \$140/hr = \$840
Total = \$840

Cost

Our cost for the above Scope of Services will be on a time and expenses basis in accordance with Tetra Tech's and existing Town of Medway contract rates. Direct expenses will be billed at a fixed fee of five (5) percent of labor costs. We suggest that you establish a budget identified below for these services, which will not be exceeded without your approval. Please be advised that this estimate is based on our current understanding of the Project needs and is for budget purposes only. The total cost of our services will depend greatly on the completeness and adequacy of the information provided.

The breakdown of this fee by task is as follows:

Task	Task Description	Fee
Task 1	Site Plan Review	\$1,180
Task 2	Stormwater Review	\$1,970
Task 3	Meeting Attendance	\$840
	Labor Subtotal	\$3,990
	Expenses (5%)	\$200
Total Fee		\$4,190

Schedule

We are prepared to begin work immediately upon receipt of this executed Proposal. We recognize that timely performance of these services is an important element of this Proposal and will put forth our best effort, consistent with accepted professional practice, to comply with the project's needs. We are not responsible for delays in performance caused by circumstances beyond our control or which could not have reasonably been anticipated or prevented.

General Terms and Conditions

This Proposal is subject to the existing Terms and Conditions signed by Tetra Tech and the Town of Medway. Should this proposal meet with your approval, please sign and return a copy to us for our files. Your signature provides full authorization for us to proceed. We look forward to working with you on this Project. Please contact us with any questions, or if you require additional information.

Very truly yours,



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



Sean P. Reardon, P.E.
Vice President

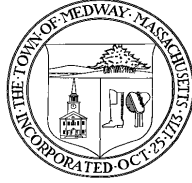
Date Approved by Medway Planning and Economic Development Board _____

Certified by:

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

Date

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December 11, 2018
Medway Planning & Economic Development Board
Meeting

Construction Reports

- CTS – 9 Trotter Drive, Report #5 – 11/21/18
- CTS – 9 Trotter Drive, Report #6 – 12/3/18
- CTS – 9 Trotter Drive, Report #7 – 12/4/18
- Medway Green, Report #10 – 12/5/18

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

FIELD REPORT

Project Converting Technical Services Facility	Date 11/21/2018	Report No. 5
Location 9 Trotter Drive, Medway, MA	Project No. 143-21583-18008	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather A.M. CLOUDY P.M.	Temperature A.M. 35°F P.M.

FIELD OBSERVATIONS

On Wednesday, November 21, 2018, Bradley M. Picard, E.I.T. from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. General site conditions: Wet ground surface that is relatively firm with some softer areas. Construction entrance from Trotter Dr. is stabilized with rock material. Silt fence barrier (SFB) is installed around the site perimeter and is in good condition. Filter socks are placed just inside the SFB and were observed on the E side of the property. A filter bag was observed in an existing catch basin on the northbound side of Trotter Dr.
- B. Contractor in the process of placing crushed stone for proposed Infiltration Area #1, portions of the excavation contain standing water particularly adjacent to Vortsentry #2 unit. Contractor was pumping standing water from the excavation and was placing concrete flow diffusers per the plan.

CONTRACTOR'S FORCE AND EQUIPMENT					WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver	Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		
Laborers	1	Loader		Vib. Roller		
Drivers		Rubber Tire Backhoe/Loader		Static Roller		
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator	1	Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flagpersons		Scraper		Tack Truck		
Surveyors		Conc. Mixer		Man Lift		
Roofers		Conc. Truck		Skidder	OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck				
		Pickup Truck	2			
		Tri-Axle Dump Truck				
		Trailer Dump Truck				
Police Details: N/A					RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.					Name	Time on-site
					Bradley Picard, E.I.T.	8:00 A.M. – 10:30 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Converting Technical Services Facility	Date 11/21/2018	Report No. 5
Location 9 Trotter Drive, Medway, MA	Project No. 143-21583-18008	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. Contractor plans to continue pumping standing water from the excavation, install the crushed stone bed and concrete flow diffusers for the remainder of the day. Due to the upcoming holiday, the Contractor anticipates leaving the site early.

3. New Action Items

- A. N/A

4. Previous Open Action Items

- A. N/A

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

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

FIELD REPORT

Project Converting Technical Services Facility	Date 12/3/2018	Report No. 6
Location 9 Trotter Drive, Medway, MA	Project No. 143-21583-18008	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather A.M. PARTLY CLOUDY P.M.	Temperature A.M. 40°F P.M.

FIELD OBSERVATIONS

On Wednesday, December 3, 2018, Bradley M. Picard, E.I.T. from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. General site conditions: Wet ground surface that is relatively firm with some softer areas. Construction entrance from Trotter Dr. is stabilized with rock material. Silt fence barrier (SFB) is installed around the site perimeter and is in good condition. Filter socks are placed just inside the SFB and were observed on the E side of the property. A filter bag was observed in an existing catch basin on the northbound side of Trotter Dr.
- B. Contractor has completed placement of concrete flow diffusers in Infiltration Area #1. 10" SDR pipe has been installed (with approval from Peter Bemis) from Vortsentry #2 unit into Infiltration Area #1 to maintain appropriate pipe pitch. 12" RCP has been installed from Infiltration Area #1 into the Vortsentry #1 unit in 8-foot increments. Pipe joints were installed using tylox regular lubricant and sealed at the joints with rubber gaskets. Brick and mortar were used to set the pipes into the Vortsentry units and concrete flow diffusers.
- C. Steele Construction on site upon arrival, continuing construction of proposed building.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Steele Construction, Inc.	Building Construction
Laborers	1	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck					
		Pickup Truck	3				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Bradley Picard, E.I.T.	7:30 A.M. – 9:45 A.M.

NOTE: Please use reverse side for remarks and sketches

Project Converting Technical Services Facility	Date 12/3/2018	Report No. 6
Location 9 Trotter Drive, Medway, MA	Project No. 143-21583-18008	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. Contractor plans to install filter fabric along the edges of the concrete flow diffusers per the plan tomorrow morning (12/4). TT will be on-site to inspect the installation prior to contractor backfilling Infiltration Area #1.

3. New Action Items

- A. TT noticed on-site with contractor that filter fabric was not proposed to be installed between the concrete flow diffusers and the clean crushed stone surrounding the sides of the flow diffusers. TT reached out to the design engineer to address this concern and to confirm if more filter fabric is necessary for the system to function properly. Filter fabric is to be placed around the perimeter of the flow diffusers, as well as enveloping the clean crushed stone on the sides and top of the infiltration system. This is to prevent stone from migrating into the interior of the chambers and prevent sediment from migrating into the stone.

4. Previous Open Action Items

- A. N/A

5. Materials Delivered to Site Since Last Inspection:

- A. 12" RCP, (8) 8-foot sections.

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

FIELD REPORT

Project Converting Technical Services Facility	Date 12/4/2018	Report No. 7
Location 9 Trotter Drive, Medway, MA	Project No. 143-21583-18008	Sheet 1 of 2
Contractor Barrows Contracting (Site Contractor)	Weather A.M. PARTLY CLOUDY P.M. PARTLY CLOUDY	Temperature A.M. 30°F P.M. 35°F

FIELD OBSERVATIONS

On Wednesday, December 4, 2018, Bradley M. Picard, E.I.T. from Tetra Tech (TT) visited the project location to inspect the current condition of the site and monitor construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. General site conditions: Wet ground surface that is relatively firm with some softer areas. Construction entrance from Trotter Dr. is stabilized with rock material. Silt fence barrier (SFB) is installed around the site perimeter and is in good condition. Filter socks are placed just inside the SFB and were observed on the E side of the property. A filter bag was observed in an existing catch basin on the northbound side of Trotter Dr.
- B. Contractor has completed placement of concrete flow diffusers in Infiltration Area #1. Overflow scupper adjacent to Vortsentry #2 has been installed per the plans, and pipes from Vortsentry units into the flow diffusers have been backfilled. Contractor has placed filter fabric along the perimeter of the concrete flow diffusers to reduce migration of the surrounding stone migrating into the chambers. Filter fabric has also been placed on the outside of the crushed stone surrounding the concrete flow diffusers and on the stone above the concrete flow diffusers to ensure the filter chambers and stone media remain free of fines. Upon departure from the site, the contractor was in the process of completing placement of filter fabric on the top stone layer and backfilling the infiltration area.
- C. Steele Construction on site upon arrival, continuing construction of proposed building.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer		Steele Construction, Inc.	Building Construction
Laborers	1	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Skid Steer		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
Roofers		Conc. Truck		Skidder		OFFICIAL VISITORS TO JOB	
Mechanical/HVAC		Conc. Pump Truck		Compact Track Loader	1		
		Pickup Truck	3				
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details: N/A						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.						Name	Time on-site
						Bradley Picard, E.I.T.	7:30 A.M. – 1:15 P.M.

NOTE: Please use reverse side for remarks and sketches

Project Converting Technical Services Facility	Date 12/4/2018	Report No. 7
Location 9 Trotter Drive, Medway, MA	Project No. 143-21583-18008	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. Contractor plans to begin excavation of Infiltration Area #2 after completion of building construction. TT will maintain communication with contractor and will inspect the site on an as-need basis.

3. New Action Items

- A. TT noticed on-site with contractor that filter fabric was not proposed to be installed between the concrete flow diffusers and the clean crushed stone surrounding the sides of the flow diffusers. TT reached out to the design engineer to address this concern and to confirm if more filter fabric is necessary for the system to function properly. Filter fabric is to be placed around the perimeter of the flow diffusers, as well as enveloping the clean crushed stone on the sides and top of the infiltration system. This is to prevent stone from migrating into the interior of the chambers and prevent sediment from migrating into the stone. **TT Update: See "Observations" section above for update on changes regarding filter fabric placement in Infiltration Area #1. In our opinion, this item has been addressed.**

4. Previous Open Action Items

- A. N/A

5. Materials Delivered to Site Since Last Inspection:

- A. (8) Truck-loads of gravel borrow.
- B. (1) Truck-load of clean, crushed stone.

Tetra Tech
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Marlborough, MA 01752

FIELD REPORT

Project Medway Greens	Date 12/05/2018	Report No. 10
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 1 of 2
Contractor Mark Heavner – Cortland Pine, LLC Sal Santucci - Santucci Construction Corp.	Weather A.M. SUNNY P.M.	Temperature A.M. 35° P.M.

FIELD OBSERVATIONS

On Wednesday, December 5, 2018 Steven M. Bouley, P.E. from Tetra Tech (TT) visited the project site to inspect the current condition of the site and check on construction progress. The following report outlines observations made during the site visit.

1. Observations

- A. The contractor has installed binder course throughout the proposed paved area of the site. TT was not notified of fine grading or compaction of subbase material nor the paving operation. TT has requested the contractor provide slips for gravel and paving quantities to help confirm if necessary amount of material was placed during each operation. If quantities are lower than expected, we will further recommend the contractor provide pavement cores to confirm if necessary amount of binder was installed. TT will update the PEDB as information becomes available.

CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver	
Foreman		Backhoe		Asphalt Reclaimer	
Laborers		Loader		Vib. Roller	
Drivers		Rubber Tire Backhoe/Loader		Static Roller	
Oper. Engr.		Skid Steer		Vib. Walk Comp.	
Carpenters		Hoeram		Compressor	
Masons		Excavator		Jack Hammer	
Iron Workers		Grader		Power Saw	
Electricians		Crane		Conc. Vib.	
Flagpersons		Scraper		Tack Truck	
Surveyors		Conc. Mixer			
		Conc. Truck			
		Pickup Truck			
		Tri-Axle Dump Truck			
		Trailer Dump Truck			
Police Details: N/A				RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 6:00 P.M.				Name	Time on-site
				Steven M. Bouley, P.E.	11:00 A.M. – 11:30 A.M.

Project Medway Greens	Date 12/05/2018	Report No. 10
Location Mechanic Street/Main Street, Medway, MA	Project No. 143-21583-17002	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. Contractor will contact TT as needed throughout the remaining portion of the construction.
3. New Action Items
 - A. Contractor to provide TT with gravel slips, paving slips and any compaction results gathered during subbase preparation of the site.
4. Previous Open Action Items
 - A. Contractor to replace accessible ramp to ensure it is installed per applicable regulations.
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

Master Plan Ideas – Medway Vision 2030

- Gather a group to discuss overall strategy & ideas – Barbara Saint Andre, Sarah Raposa (Medfield Town Planner & Medway resident), Jim Wieler, Andy Rodenhiser, Larry Ellsworth, Eric Arbene (SRPED Planner & Medway resident), Kasia Hart (MAPC), Glenn Trindade, Allison Potter, Julie Dennehy (Medway Business Council), Jess Strunkin (495 Partnership), Franklin Rossi, and Gino Carlucci. Meet in early January to discuss items below.
- Institute a broad public participation/community engagement process - Visioning sessions, open houses, community forums, opinion surveys, focus groups, neighborhood meetings, sessions with civic groups, sports groups, PTOs, use of community engagement software, separate web page for the project and for people to submit ideas. How to get kids and parents involved??
- Sections of a Master Plan
 - ❖ Review of progress since 2009 Master Plan
 - ❖ Explanation of community engagement and planning process and results
 - ❖ Needs assessment
 - ❖ Land use
 - ❖ Population/socio-economic characteristics. Demographic profile.
 - ❖ Transportation, Circulation and Transit
 - ❖ Housing
 - ❖ Economic Development
 - ❖ Open Space/Parks/Recreation (draw from OSRP update)
 - ❖ Arts/Culture/Historic Preservation
 - ❖ Public Health, Human and Senior Services
 - ❖ Education – How to incorporate MPS master planning efforts?
 - ❖ Natural Resources (water, waterways, wetlands, farmland, etc.)
 - ❖ Energy/Sustainability
 - ❖ Community Services, Facilities and Infrastructure (Capital Improvements)
 - ❖ Special Sections – CBD, Oak Grove??
 - ❖ Goals/Policies/Action Plan
 - ❖ Implementation Strategy and Regular Follow-up Process to Monitor Progress
- Funding
- Timetable
- RFP for consultant(s)
- How to organize the process?? Overall Steering Committee and/or a small Task Force for each section comprised of stakeholders in that particular topic area?
- Staff and clerical support
- Open Meeting Requirements
- Leadership