

**February 23, 2016
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053**

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

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Stephanie Mercandetti, Director of Planning and Economic Development
Gino Carlucci, PGC Associates
Colin Johannen, Tetra Tech

Vice Chairman Tucker opened the meeting at 7:00 pm.

Chairman Rodenhiser will be participating remotely. The remote participation form was approved by Vice Chairman Tucker and dated February 23, 2016. (**See Attached**).

There were no Citizen Comments.

Applegate Subdivision Bond Agreement and Release of Covenant:

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

- Tetra Tech bond estimate dated September 29, 2015.
- Lot Release document
- Tri Party Agreement document
- Collection of emails between Susy Affleck-Childs and Tetra Tech re: completion of the minimum required items for lot release.
- Email from Tetra Tech dated February 17, 2016.

Applegate developer Ralph Costello was present at the meeting. He has a copy of an executed Tri-Party Agreement. The bond estimate provided by Tetra Tech is for \$290,969. The Board is in receipt of an email from Tetra Tech indicating that all required items in the *Subdivision Rules and Regulations* have been completed for lot release. The silt fence issue has been addressed.

The Board was made aware that Susy Affleck-Childs had communicated with Medway Treasurer/Collector Joanne Russo and it is her opinion that the Board should release only 4 house lots and not all 12. The taxes on the twelve lots are not current but will be made current at closings when the taxes are paid directly to the Town. See **Attached** email dated February 23, 2016 from Treasurer/Collector Joanne Russo.

Mr. Costello indicated that there had been an agreement with former Treasurer/Collector Melanie Phillips about paying the taxes. He wants the Board to be aware that a lot of money has been spent to get this process complete. He needed to negotiate with bank regarding the \$290,000 for the Tri Party agreement and it was the understanding that all 12 lots will be released not the four. In regards to taxes, there are municipal liens on properties. He requests that all lots be released.

Susy responded that there is a written agreement with Mr. Costello and the Town and the agreement is not current since the \$6,000/month has not been consistently paid on a regular basis. It has not been 100% fulfilled. The policy is always that the taxes need to be up to date prior to lot release.

The Vice Chairman indicated that the policy is that the taxes be paid before lots are released.

The Board discussed that the risk is that we do not know what the taxes are on the other 8 lots. We could address the other 8 at the next meeting.

Mr. Costello does not see the risk of releasing all eight lots. A buyer will not take a title with back taxes owed.

It was suggested to sign the release of the four and put off signing the lot release on the other eight lots until their closings.

Roll Call Vote:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by roll call vote to sign the lot releases for lots 1B, 2B, 11B and 12B. The Board will sign the lot releases for the remaining 8 lots which will be held by Susy and provided as future lots are sold.

Roll Call Vote:

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

The Board signed the Tri Party Performance Security Agreement. The documents will be notarized and provided to Mr. Costello and his bank.

Eversource Site Plan Public Hearing

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the board voted by roll call vote to dispense of the reading of the public hearing notice for Eversource Site Plan.

Roll Call Vote:

Matt Hayes	aye
Bob Tucker	aye

Andy Rodenhiser **aye**
Rich Di Iulio **aye**
Tom Gay **aye**

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

- Public Hearing Notice
- Full Application Package
- Tetra Tech plan review letter dated February 18, 2016
- PGC Associates plan review letter dated February 18, 2016

Beals and Thomas Environmental Specialist Mary Kate Schneeweis was present on behalf of Eversource Energy. The Eversource Project Manager, Duane Boyce, was also present along with John Zicko, Director of Substation and Overhead Transmission Line Engineering, Eversource Energy and Jack Lopes, Community Relations Specialist, Eversource Energy.

It was explained that the project is for the construction of two pre-fabricated control buildings, each 30' by 64' for a total of 1,920 sq. ft. per building, which are accessory to the existing substations. The property is a 48.8 acre parcel. Eversource has a permanent easement to operate two electrical transmission lines/towers on this property. The property is located mostly in the Industrial II zoning district with a small portion in ARII.

The Board was in receipt of photographs of the side view of the Station 65 control building from eco-FICIENT. The single wall panel was also shown. It will have a galvalume roof cap. There was also a photo of HPS Tall wall pack lamp that would be affixed to the exterior of the building. The retaining wall will be Redi-Rock – limestone texture. The signed plan for the retaining wall was provided. (See Attached)

Ms. Schneeweis indicated that Beals and Thomas will prepare a comment letter in response to the review letters from the Board's consultants. She did address some of those comments.

- Erosion control will be staked straw waddles.
- Lighting is not anticipated to impact the abutting way
- Soil data/tests have been requested and this will be provided during construction and it will be proposed to be verified in the field and addressed at that point.
- PGC Associates suggested landscaping on West Street. The site has a lot of existing wires and it is difficult to screen. They are open to alternative planting locations.
- Submitted a waiver request from Section 204-3.A.7.a Traffic Impact. It will not generate new vehicular trips.

Selectmen Dennis Crowley asked Eversource if it is common practice for Eversource to begin construction without the proper permits in place. He does not agree with this practice.

Vice Chairman Tucker agreed with Mr. Crowley's statement and expressed that he has been less than impressed with Eversource and this is totally unacceptable and unprofessional.

A question was asked if the retaining wall was built without a permit. The Eversource representatives indicated that the wall was designed and stamped by a structural engineer. This is indicated on the plan provided.

Vice Chairman Tucker responded that the wall should be torn down and the construction manager or whoever holds the construction supervisor's license could be in jeopardy of losing their license because work has been completed without a building permit.

The control buildings will be almond color. A photo was provided. It is not anticipated that the existing control buildings will come down but will store equipment.

A question was asked if the applicant had gone yet to the Conservation Commission since there is a river across the street. Could one of these buildings be within 200 ft. of the riverfront? The applicant will get clarity on that matter.

Landscaping was next discussed. The applicant indicated that Eversource has regulations about landscaping that the height of trees can only be 6 ft. The Board agrees that there could be low scale plantings at the corner and behind the houses on the Eversource side of the property line. The Board recommends that Eversource have a landscape architect make a proposal that would comply with the recommendations provided from PGC Associates.

The applicant proposes that there may submit more requests for waivers based on the letters from the Board's consultants

Comments from Public

Resident, Adam Houser, 14 Little Tree Road:

Mr. Houser asked about the southern portion of the site and a spill which occurred years back. It was a transformer leak. This should be checked into.

Eversource Representative, John Zeeco recalls a portion of the site off to the upper left which had an AUL (Activity and Use Limitation).

There was a question whether the Design Review Committee needs to review the site plan. Susy Affleck-Childs responded that the DRC is not obligated to review. The Board concurs that there is no need for the DRC to review this project.

The public was made aware the Building Inspector has been working with Eversource.

Mary Kate Schneeweiss stated that Beals and Thomas will take all the recommendations and provide responses by the next hearing.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by roll call vote to continue the hearing to March 22, 2016 at 7:15 pm.

Roll Call Vote:

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

Salmon/Willows ARCPUD Public Hearing Continuation:

Vice Chairman Tucker opened the continued hearing on the Salmon Willows ARCPUD.

Applicant Jeff Robinson was present and informed the Board that there is no new information to present.

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

- Letter from abutter Tim Choate dated 2-9-16
- Email from abutter Tim Choate dated 2-9-16
- Email responses from Building Inspector Jack Mee and Fire Chief Jeff Lynch dated 2-16-16 to Mr. Choate's 2-9-16 email.
- Email from Shane Oates at Coneco dated 2-19-16 re status of next submittal which is not expected until 2-29-16.
- Letter from Jeremy Barstow, 4 Narragansett, dated February 22, 2016
- Draft ARCPUD special permit decision dated February 23, 2016

Applicant Robinson informed the Board that they had met with the Conservation Commission. They are in the process of submitting the final plans based on their recommendations. The Agent is drafting the Order of Conditions.

Vice Chairman Tucker opened up the meeting for comments.

Resident, Jeremy Barlow, 4 Narragansett St.:

Resident Barlow summarized the letter he presented to the Board with the following requests:

- Contractors need to make accommodations for abutters.
 - Secondary road not to be used as a construction entrance and to be used minimally after completion due to proximity of abutters.
 - Signage should be installed at the eastern roadway to keep employees and service people from using the secondary access.
 - Install a permanent road gate on the eastern secondary road.
 - The clubhouse/pavilion should have limitations on hours of operations, noise levels, etc.
 - Plantings on eastern boundary should be enhanced in nonlinear, staggered groupings.
- Crosswalks pedestrian access – crosswalk signs cross when someone pressed button

Jeff Robinson responded that street lights cannot be dimmed due to safety purposes. Vendors can use the main entrance but he does want residents and visitors to be able to use the eastern driveway. He indicated that he worked with the DRC and Conservation and needs to comply with what those groups require for landscaping.

Resident Tim Choate, 7 Iroquois St:

Mr. Choate expressed his concern regarding the height of the main building which is to be 71 feet tall. He references that under Table 13 the maximum height of any building is 60 ft. He stated that this type of building is visually damaging and out of context for the area. Included with his letter were photographs of buildings of comparable size. Mr. Choate also noted that since this is a special permit there are specific criteria which must be satisfied. There are six criteria and all must be met.

Member Gay stated that the applicant is not building a dormitory and the highest part of this building is more than 500 ft. away.

Vice Chairman Tucker asked if there was any additional information to present.

It was noted that the Conservation Commission will be drafting their Order of Conditions which will be referenced in the Board's special permit decision.

The Board reviewed the draft decision and the following recommendations were made:

- Page 2 - Change 50 independent living apartments to 56.
- Page 4 2C. - Change the word seniors to residents
- Page 5 2d. - Include the word pavilion.
- Page 6 d. - Reference the memo from Consultant Carlucci
- Page 8 10. - Reference the language in the bylaw in its entirety.
- Page 8 11. - Get the data from the Board of Assessors. The number of units should be 229 and not 219.
- Pedestrian improvements – Reference the 4 way stop sign and the recommendations listed in the letter from Jeremy Barstow.
- Neighborhood Relations - Establish email or contact for concerns.
- Restrictions - Set dust control requirements during construction
- Lighting - Set date to for Tetra Tech to evaluate
- Landscape Maintenance - Will be included in OOC from Conservation.
- Construction Oversight – We will need to get estimates from Tetra Tech

There was a question from Dan Hooper if there has been a final letter from DRC. Susy Affleck-Childs responded that there had not.

Public Hearing Continuation

On a motion made by Matt Hayes and seconded by Andy Rodenhiser, the Board voted by roll call vote to continue the hearing to March 8, 2016 at 7:30 pm.

Roll Call Vote:

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

Chairman Rodenhiser departed from remote participation in the meeting at 9:20 pm.

PEDB Meeting Minutes:

February 9, 2016:

On a motion made by Rich Di Iulio and seconded by Matt Hayes the Board voted unanimously to approve the minutes from February 9, 2016 with amendments.

Exelon Expansion Site Plan – Plan Review Fee Estimates

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

- Plan Review fee estimate from Tetra Tech, dated February 18, 2016
- Plan Review fee estimate from PGC Associates, dated February 116, 2016

The Board discussed adding an additional two meetings to the Tetra Tech estimate totaling \$1,900.00 along with additional meeting time for PGC Associates. The Tetra Tech estimate has been revised to \$19,720.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board approved the amended peer reviews in the amount of \$21,620.00 for Tetra Tech and PGC Associates.

The site plan application for Exelon will be sent electronically to the members.

The public hearing for Exelon is scheduled for Tuesday March 22, 2016.

Other Business:

Warrant Articles:

The Board's public hearing for the warrant articles will be held on Tuesday, March 29, 2016.

Planning and Economic Development Office:

The Planning and Economic Development office will be moving the week of March 7, 2016 up to the second floor to the space formerly occupied by the Department of Public Services. Planning will be housed with Community and Economic Development, Conservation, Energy and Housing.

Adjourn:

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

The meeting was adjourned at 9:43 pm.

Respectfully Submitted,



Amy Sutherland
Recording Secretary

Reviewed and edited by,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs". The signature is fluid and cursive, with the first name "Susan" being the most prominent.

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



Town of Medway

Remote Participation Request

I, Andy Rodenhiser (print name), hereby request to participate remotely at the meeting of the Planning & Economic Dev (Board) Committee/Commission to be held on _____ (date). I certify to the Chair that my absence is the result of one or more of the following factors which make my physical presence unreasonably difficult:

- ____ (1) Personal Illness or Disability ____ (2) A Family or Other Emergency
____ (3) Military Service ☒ (4) Geographic Distance (Employment / Board Business)

Explanation: I will be traveling for work.

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

Address _____

Phone Number 781-760-9908

Signature of Member Andy Rodenhiser

Date 2/17/16

Please sign and return to Chair

Request received by [Signature]

Vice Chair (please print)

Date 2/23/16

Method of Participation Speakerphone (e.g. speakerphone)

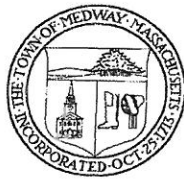
Request Approved 2-23-16 Request Denied* _____

Signature of Chair Robert K. Tucker

Date 2-23-16

Signed form to be appended to the meeting minutes.

*All Denied Requests are Final and Not Appealable.



February 23, 2016
Medway Planning & Economic Development Board
Meeting

APPLEGATE SUBDIVISION
Performance Security Agreement and
Lot Release

- Tetra Tech bond estimate – September 29, 2015
- Lot Release document
- Tri Party Agreement
- Collection of emails with Tetra Tech re: completion of required items to allow for lot release

Ralph Costello will bring the executed Tri-Party Agreement with him to the meeting Tuesday night. I have asked Medway Treasurer/Collector Joanne Russo to check on the status of taxes paid on the Applegate properties.

**TETRA TECH****Bond Estimate (including Berm)****Applegate Farm****Medway, Massachusetts**

January 23, 2015 (Revised September 29, 2015)

One Grant Street
Framingham, MA 01701
Tel 508.903.2000 Fax 508.903.2001

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
HMA Top Course-Roadway	442	TON	\$85.00	\$37,570
HMA Top Course-Sidewalk	72	TON	\$85.00	\$6,120
Excavation-Sidewalk (Off-Site) ²	378	CY	\$27.00	\$10,206
Gravel Borrow-Sidewalk (Off-Site) ²	300	CY	\$34.00	\$10,200
HMA Binder Course-Sidewalk(Off-Site) ²	77	TON	\$85.00	\$6,545
HMA Top Course-Sidewalk(Off-Site) ³	80	TON	\$85.00	\$6,800
Gas Main-Services	1	LS	\$5,000.00	\$5,000
Vertical Granite Curbing	275	FT	\$44.00	\$12,100
Cape Cod Berm	1,583	FT	\$6.00	\$9,498
Type 3 Bituminous Curb	1,280	FT	\$8.00	\$10,240
Adjust Castings	32	EA	\$325.00	\$10,400
Drainage (Off-Site)	1	LS	\$2,500.00	\$2,500
Sign-Mailbox Relocation (Off-Site)	1	LS	\$1,000.00	\$1,000
Bounds	34	EA	\$200.00	\$6,800
Rehandled Topsoil	238	CY	\$25.00	\$5,950
Seed	1,200	SY	\$2.00	\$2,400
Street Trees	84	EA	\$425.00	\$35,700
Drainage Basin Trees	26	EA	\$250.00	\$6,500
Tree Pruning ⁴	1	LS	\$12,300.00	\$12,300
Line Striping ⁵	1	LS	\$500.00	\$500
2 Year Snow Plowing	1,747	LF/YR	\$2.50	\$8,735
2 Year Road Maintenance	1,747	LF/YR	\$2.00	\$6,988
2 Year Drainage Maintenance	1,747	LF/YR	\$2.00	\$6,988
As-Built Plans	1,747	LF	\$5.00	\$8,735
Legal Services	1	LS	\$3,000.00	\$3,000
Subtotal				\$232,775
25% Contingency				\$58,194
Total				\$290,969

Notes:

- Unit prices are taken from the latest information provided on the Mass DOT website. They utilize the Mass DOT weighted bid prices (Combined - All Districts) for the time period 11/2013 - 11/2014.
- Unit pricing for this item is for excavation, gravel installation and binder course for the proposed off-site sidewalk located on Coffee Street from Ellis Street to Holliston Street.
- Unit pricing for this item is for top course paving for both off-site sidewalk sections.
- Unit pricing for this item is per the amount as listed in Condition 7 *Scenic Road Work Permit* of the Certificate of Action for the project.
- Unit pricing for this item is for final painting of stop bar and the word "STOP" once top course paving has been completed.

LAND SUBDIVISION - FORM I

Release of Restrictive Covenant

Planning & Economic Development Board – Town of Medway, MA

We, the undersigned members, being a majority of the Planning & Economic Development Board of the Town of Medway, Norfolk County, Massachusetts, hereby certify on this date that Lot 1B, Lot 2B, Lot 3B, Lot 4B, Lot 5B, Lot 6B, Lot 7B, Lot 8B, Lot 9B, Lot 10B, Lot 11B and Lot 12 B on a plan entitled "Amended Definitive Subdivision Plan 'Applegate Farm' Twelve Lot Single Family Residential Subdivision, Medway, MA, with a final revision date of 4/28/14, prepared by GLM Engineering Consultants, Inc. which is recorded with the Norfolk County Registry of Deeds in Plan Book 635, Pages 25-28, to which reference may be had for a more particular description, is hereby released from the terms, provisions and conditions as to sale and building thereon as set forth in a Covenant between the Medway Planning and Economic Development Board and Ralph Costello, Trustee of the Cedar Trail Trust, dated 10/15/14 and recorded with the Norfolk County Registry of Deeds in Book 635, Page 25.

Executed under seal this ____ day of February, 2016.

Signatures of a majority of the members of the Planning & Economic Development Board of the Town of Medway:

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, SS.

On this _____ day of _____, before me, the undersigned notary public, personally appeared _____

members of the Medway Planning and Economic Development Board, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License and personal knowledge to be the persons whose names are signed on the above document, and acknowledged to me that they signed it voluntarily and for its stated purpose.

Notary Public

My commission expires:

LAND SUBDIVISION – FORM O

Performance Secured by Lender's Agreement

Planning & Economic Development Board – Town of Medway, MA

This agreement is entered into this 10th day of FEBRUARY, 2016, between the Town of Medway, acting through its Planning & Economic Development Board, with an address of 155 Village Street, Medway, MA 02053 (hereinafter referred to as "the Board"), and RALPH M. COSTELLO, TRUSTEE OF CEDAR TRAIL TRUST ("Applicant"), and NEEDHAM BANK ("Lender") with an address of 1063 GREAT PLAIN AVENUE, NEEDHAM, MA 02492 to secure the construction of ways and installation of municipal services in the subdivision of land shown on an approved subdivision plan described below, in accordance with General Laws Chapter 41 Section 81U, and all other applicable provisions of the Subdivision Control Law and General Laws.

WHEREAS, on JANUARY 14, 2014, after a duly noticed public hearing, the Board approved a definitive subdivision plan showing 12 lots, which is entitled AMENDED DEFINITIVE SUBDIVISION 'APPLEGATE FARM' MEDWAY, MASSACHUSETTS prepared by GLM ENGINEERING CONSULTANTS, INC., dated FEB. 20, 2013 and recorded at the Norfolk County Registry of Deeds in Plan Book 636 Page 26 (hereinafter referred to as "the Subdivision Plan"); and

WHEREAS, the Subdivision Plan shows the division of a parcel of land located at ELLIS AND COFFEE STREETS and further described in a deed or deeds recorded in the Norfolk County Registry of Deeds in Book 22893 Page 600; or is registered in _____ as Document No. _____ and noted on Certificate of Title No. _____; and

WHEREAS, the Applicant has recorded a first mortgage with the Lender dated 9/14/2005 and recorded in the Norfolk County Registry of Deeds, Book 22894 Page 001 covering the land shown on the Subdivision Plan as security for the payment of a note in the principal sum of \$3,500,000; and

WHEREAS, the Board is required by G.L. c. 41 §81U to secure the construction of ways and installation of municipal services in the subdivision.

NOW, THEREFORE, the parties agree 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 \$ 290,969, 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 subdivision; the application submitted for approval of this subdivision; the Board's Certificate of Action and all conditions of approval of this subdivision as set forth in the Certificate of Approval; the recommendations of the Board of Health; the approved Subdivision Plan; all conditions subsequent to approval of this subdivision due to any amendment, modification or revision of the Subdivision Plan; all of the provisions set forth in this Agreement and any amendments thereto; and the following additional documents: _____ (hereinafter the "Approval Documents").

2. The Applicant shall complete the construction of ways and the installation of municipal services no later than 3 years from the date of the endorsement of the Subdivision Plan. The Subdivision Plan was endorsed on 10/22/2014 and therefore the required completion date is 10/22/2017.

3. 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 Applicant, the interest in such Retained Funds by the Lender shall be released, and the Lender may disburse such Retained Funds to the Applicant. In the event the Applicant should fail to complete the construction of ways and installation of municipal services as specified in the Approval Documents and within the time herein specified, the Lender shall make available to the Board any undisbursed Retained Funds in accordance with applicable laws, 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 construction of ways and installation of municipal services as specified in this agreement. Any unused portion of the Retained Funds together with accrued interest, will be released by the Board and may be disbursed by the Lender upon completion of the work by the Town of Medway.

4. The Lender hereby agrees that none of the Retained Funds retained as security as specified herein shall be disbursed to the Applicant without the prior written release of said funds by the Board.

5. The Board may rescind approval of the Subdivision Plan for breach of any provision of this Agreement or any amendments thereof. Such rescission shall be in accordance with G.L. c. 41 §81W.

6. The Board shall notify the Lender of any authorized reduction or release of the retained funds that secure this agreement in full or in part. Upon receipt of a written notice of reduction or release, the Lender may disburse the Retained Funds, or portion thereof, to the Applicant.

7. The Applicant agrees and understands that the Board will not release this agreement until the ways and municipal services have been deemed by the Board to be constructed and installed in accordance with this agreement, which shall include demonstration of adequate construction and installation for six

months prior to said release. This agreement does not expire until released in full by the Board.

8. Failure to complete construction of the ways and installation of the municipal services by the required completion date shall result in automatic rescission of approval of the Subdivision 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 _____, 2____.

PLANNING & ECONOMIC DEVELOPMENT BOARD – TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of _____, 2____, 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.

Notary Public

My commission expires: _____

APPLICANT

By: _____

Title/Position: _____

Organization: _____

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of _____, 2 _____, 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.

Notary Public
My commission expires: _____

LENDER

By: _____

Title/Position: _____

Organization: _____

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

On this _____ day of _____, 2 _____, 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.

Notary Public
My commission expires: _____

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Wednesday, February 17, 2016 2:06 PM
To: Susan Affleck-Childs; Ralph Costello
Cc: Rob Truax
Subject: RE: Applegate Issues
Attachments: IMG_6816.jpg; IMG_6817.jpg; IMG_6818.jpg

It appears all items in the regs have been completed for lot release.

However, I visited the site this morning. There is still a large soil stockpile upstream of the detention basin and adjacent to the double catch basins on that side of the roadway, see attached photos. There is also debris in the double catch basin grates further limiting flow into and through the silt sacks. If you do not wish to move the pile that remains then nearby stormwater infrastructure should be protected from potential erosion of the pile. I suggest adding a row of silt fence downstream of the pile to prevent any washout of it into the basin/nearby catch basins.

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Wednesday, February 17, 2016 11:07 AM
To: Ralph Costello <rmc@uniquenewhomes.com>
Cc: Bouley, Steven <Steven.Bouley@tetrattech.com>; Rob Truax <rtruax@glmengineering.com>
Subject: RE: Applegate Issues

That's great to hear! I await confirmation from Steve Bouley as well.

Cheers.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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

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

From: Ralph Costello [mailto:rmc@uniquenewhomes.com]
Sent: Wednesday, February 17, 2016 11:07 AM

To: 'Susan Affleck-Childs' <sachilds@townofmedway.org>
Cc: Bouley, Steven <Steven.Bouley@tetrattech.com>; Rob Truax <rtruax@glmengineering.com>;
rmc@uniquenewhomes.com
Subject: RE: Applegate Issues

Susy,

RE: Applegate

Yesterday, we removed the asphalt debris from the site and fixed the double catch basin as requested by Steven Bouley.

Also, the as built of the detention basin as required was submitted to Steve Bouley. He reviewed it and gave us confirmation of his acceptance in an email dated 9.21.2015.

Ralph

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Wednesday, February 17, 2016 8:08 AM
To: Ralph Costello
Cc: Steve Bouley
Subject: FW: Applegate Issues

Hi Ralph,

Where do things stand for Applegate in terms of my email below and the other email I sent you on Friday?

Has the debris been removed? Do you have as-built plan for the detention facility?

Please advise asap as I need to finalize the agenda for next Tuesday's meeting.

Thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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

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To: Susan Affleck-Childs
Cc: Bouley, Steven; Rob Truax
Subject: Re: Applegate Issues

Susy, all the required items on page 38 are completed!
Ralph

Sent from my iPhone

On Feb 17, 2016, at 10:18 AM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

I just need to know if the rest of the minimum required items on page 38 of the Subdivision Rules and Regs have been completed.

Please advise.

Susy Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]
Sent: Wednesday, February 17, 2016 9:32 AM
To: Ralph Costello; Susan Affleck-Childs
Cc: Rob Truax
Subject: RE: Applegate Issues

Hi Susy,

Please see attached as-built and email sent confirming the as-built. Please let me know if you need anything else, thanks.

Steve

From: Ralph Costello [<mailto:rmc@uniquenewhomes.com>]
Sent: Wednesday, February 17, 2016 10:04 AM

From: Susan Affleck-Childs
Sent: Friday, February 12, 2016 12:13 PM
To: Ralph Costello
Cc: Steve Bouley
Subject: Applegate Issues

Hi Ralph,

This is the email from January 16, 2016 from Tetra Tech to Eric re: the debris issues, etc.

I believe the PEDB will want to know that this has been completely taken care of before it will proceed to enter into a bond agreement with you.

You have indicated this will be handled on Monday, February 15th.

I am asking Steve Bouley to visit the site early next week to determine if the problems have been addressed.

Best,

Susy Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]
Sent: Tuesday, January 12, 2016 1:22 PM
To: ej@uniquenewhomes.com
Cc: Susan Affleck-Childs; Andy Rodenhiser (andy@rodenhiser.com)
Subject: Applegate Issues

Hi Eric,

I seem to have misplaced your cell number so I am writing you this message. Please see attached photo of the Applegate property. The board brought up issues a few months ago pertaining to this which you were contacted at that point to remedy. I drove through the other day and the piles still have not been moved away from the adjacent catch basins and detention basin and it still appears water is settling in the roadway at the double catch basins. Could you please clean the silt sacks and relocate the debris piles away from the detention basin?

Also, is there a schedule for expected completion of this subdivision?

Let me know, thanks.

Steve

Steven M. Bouley, E.I.T. | Project Engineer

Direct: 508.786.2382 | Main: 508.786.2200 | Fax: 508.786.2201 | Mobile: 401.692.1818
steven.bouley@tetratech.com

Tetra Tech, Inc. | Water, Environment and Infrastructure

Marlborough Technology Park | 100 Nickerson Road | Marlborough, MA 01752 www.tetratech.com

<image001.png> <image002.png> <image003.png> Please consider the environment before printing. [Read More.](#)

This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

Susan Affleck-Childs

From: Joanne Russo
Sent: Tuesday, February 23, 2016 5:57 PM
To: Ralph Costello; Susan Affleck-Childs
Subject: RE: Applegate Farms, Lot Sales-revised

Hello,

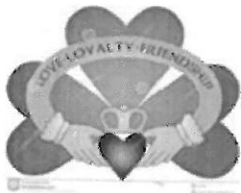
Please read below for the Revised payment for the Bond Agreement with the Planning Board.
I just became aware that the sale is for Lots only.
The payment plan you agreed upon is \$10k for each lot sold.

Amount Due will be \$95,000.00.

I am offering to attend the closing to collect the Funds (APPROX \$55k) made payable to The Town of Medway for the Real Estate taxes for the 4 Parcels being sold and an additional check for \$40k payable for the Town of Medway in accordance to the forbearance plan agreement.

Regards,

~Joanne~



Joanne M. Russo
Town Treasurer/Collector
*Town of Medway *Green Community*
1-508-533-3205

From: Ralph Costello [mailto:rmc@uniquenewhomes.com]
Sent: Tuesday, February 23, 2016 4:58 PM
To: Joanne Russo
Cc: rmc@uniquenewhomes.com
Subject: Applegate Farms, Lot Sales

Re: Lot Sales at Applegate Road

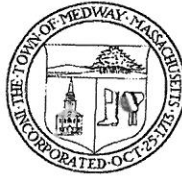
Joanne,

Attached please find a copy of the Purchase and Sale Agreement for 4 lots at Applegate Road In Medway. Your office has issued MLC s for each of the 4 lots. The closing is scheduled for next Monday, 2.29.16. The closing attorney will collect the taxes and forward them to the Town of Medway.

This agreement is sent to you in confidence to give confirmation of the pending closing on four of the lots which the town has issued Municipal Lien Certificates.

Thank you,

Ralph Costello
Unique Homes
508-726-1398 cell

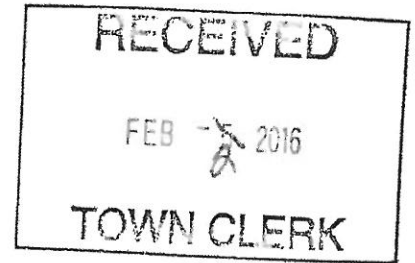
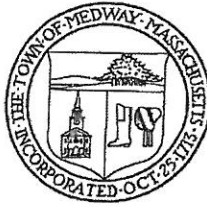


February 23, 2016
Medway Planning & Economic Development Board
Meeting

EVERSOURCE SITE PLAN – Public
Hearing

- Public Hearing Notice
- Full Application Package including project narrative, site plan application, waiver requests and site plan compiled by Beals and Thomas. This does NOT include the stormwater report.
- PGC Review Letter dated 2-18-16
- TT Review Letter dated 2-18-16

The PGC and TT review letters have been forwarded to Beals and Thomas. I expect they will prepare a response letter to review with you Tuesday evening.



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

February 2, 2016

NOTICE OF PUBLIC HEARING – February 23, 2016
Eversource Site Plan – 34 West Street

In accordance with the Medway Zoning Bylaw, Section 3. Administration, Sub-Section 3.5 Site Plan Review and the provisions of Chapter 40A, Massachusetts General Laws, notice is hereby given that ***the Medway Planning and Economic Development Board will conduct a Public Hearing on Tuesday, February 23, 2016 at 7:15 p.m. at Medway Town Hall, 155 Village Street, to consider the application of NSTAR Electric Company d/b/a Eversource Energy of Westwood, MA for approval of a site plan for the construction of two control buildings at existing Eversource electrical transmission stations 65 and 446 at 34 West Street.***

The proposed project entails the construction of two pre-fabricated control buildings, each 30' by 64' for a total of 1,920 sq. ft. per building, both of which are accessory to the existing substations. The structures will house equipment to protect the high voltage equipment located in the substation yards. Each new control building represents an upgrade to the existing control buildings presently on the property. The proposed buildings will be accessed via the existing facility site driveway from West Street. The construction of the building at station 65 requires construction of 150' linear feet of retaining wall that will vary in height from 2 to 6 feet topped by a 7' high fence.

The subject property is shown on Medway Assessors Maps as Parcel 66–012. The 48.8 acre parcel is owned by Sithe West Medway LLC. The parcel is bordered on the north by transmission easements, on the east by the existing West Medway generating station, and on the south and west by West Street and adjacent residential properties. Eversource has a permanent easement on a portion of this and adjacent properties to operate two electrical transmission substations and switchyard facilities which include transformers, switchgear, transmission lines/towers and other associated infrastructure. Most of the property is located within the Industrial II zoning district, with a small portion located within the Agricultural Residential II zoning district. None of the planned work will take place within the ARII district.

Eversource Site Plan Project
February 23, 2016 Public Hearing Notice

The application, site plan drawings and supporting documentation were filed with the Town of Medway on January 26, 2016. The site plan drawings were compiled by Beals and Thomas of Southborough, MA. The complete application, proposed site plan, and other application documents are on file with the Medway Town Clerk and the Planning and Economic Development office at the Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plans and application documents are also posted at the Planning and Economic Development web page at: http://www.townofmedway.org/Pages/MedwayMA_Bcomm/PlanEcon/ApplicationsDocs/recent

Interested persons or parties are invited to review the plans, attend the public hearing, and express their views at the designated time and place. Written comments are encouraged and may be forwarded to planningboard@townofmedway.org. Questions should be directed to the Planning and Economic Development office at 508-533-3291.

Andy Rodenhiser
Chairman

To be published in the *Milford Daily News*:

Tuesday, February 9, 2016

Monday, February 15, 2016

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

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

MAJOR SITE PLAN REVIEW APPLICATION

STATION 65 AND 446 CONTROL BUILDINGS

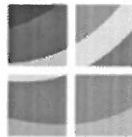
**34 West Street
Medway, Massachusetts**

Prepared for:

EVERSOURCE

**NSTAR Electric Company
d/b/a Eversource Energy
One NSTAR Way, NE 250
Westwood, MA 02090**

Prepared by:

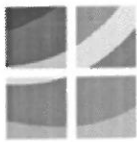


BEALS + THOMAS

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772-2104

*Submitted in Compliance with the Town of Medway
Massachusetts Zoning Bylaw and the Town of Medway
Planning Board Rules and Regulations*

January 26, 2016



BEALS + THOMAS

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772-2104

T 508.366.0560
F 508.366.4391
www.bealsandthomas.com
Regional Office: Plymouth, MA

January 26, 2016

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

Via: Hand Delivery

Reference: Major Site Plan Review Application
Station 65 and 446 Control Buildings
34 West Street
Medway, Massachusetts
B+T Project No. 1422.11

Dear Chairperson Rodenhiser and Members of the Board:

On behalf of the Applicant, NSTAR Electric Company d/b/a Eversource Energy (Eversource), Beals and Thomas, Inc. respectfully submits this Major Site Plan Review Application for the construction of two control buildings at 34 West Street in Medway, Massachusetts (the Project). This filing is submitted in accordance with Town of Medway Massachusetts Zoning Bylaw (the Bylaw) and the Town of Medway Planning Board Rules and Regulations (the Regulations).

Enclosed is one copy plus the original of the Major Site Plan submission package, ten (10) 11" by 17" copies of the Site Plan set and two (2) copies of the Stormwater Management Report. The following information is included for your review:

- Section 1.0: Site Plan Application Forms
- Section 2.0: Project Narrative
- Section 3.0: Parties of Interest
- Section 4.0: Stormwater Management Report (Under Separate Cover)
- Section 5.0: Proof of Ownership
- Section 6.0: Plans

A copy of all materials has also been provided for the Town Clerk. Pursuant to requirements of the Regulations, a list of abutters, abutters to abutters within 300 feet of the subject property and the Planning Boards of adjacent municipalities has been included. These abutters will be notified via Certified Mail upon receipt of the public hearing notice from the Planning Board (the Board), at least 14 days prior to the hearing. We also understand that the Board will place a public hearing notice in a newspaper of local circulation, for which the Applicant will be billed directly. Enclosed are two checks payable to the Town of Medway in the amount of \$1,710 and \$1,000 for the filing and review fees as required by the Bylaw and Regulations.

Mr. Andy Rodenhiser, Chair
Town of Medway Planning & Economic Development Board
January 26, 2016
Page 2

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this Major Site Plan Review Application and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



John P. Gelcich, AICP
Senior Planner



Mary Kate Schneeweis
Environmental Specialist

Enclosures

cc: Mr. Duane Boyce, Project Manager, Construction, Eversource Energy, 1 copy via U.S.
Mail and email: Duane.Boyce@eversource.com

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Section 1.0
Major Site Plan Application Forms

Application for Review and Approval of a Major Site Plan Project

Requests for Waiver from Rules and Regulations

Site Visit Authorization



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

Application for Major Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

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

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

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

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

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

January 26, 2016

APPLICANT INFORMATION

Applicant's Name: NSTAR Electric Company d/b/a Eversource Energy

Mailing Address: One NSTAR Way, NE 250
Westwood, MA 02090

Name of Primary Contact: Duane Boyce, Project Manager, Construction

Telephone:
Office: _____
Cell: _____

Email address: Duane.Boyce@eversource.com

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

MAJOR SITE PLAN INFORMATION

Development Name: Station 65 and 446 Control Buildings

Plan Title: As Noted

Plan Date: As Noted

Prepared by:
Name: As Noted
Firm: _____
Phone #: _____
Email: _____

PROPERTY INFORMATION

Location Address: 34 West Street

The land shown on the plan is shown on Medway Assessor's Map # 66 as Parcel # 012

Total Acreage of Land Area: ±48.8 acres

General Description of Property: The majority of the Property has been cleared, with vegetation
maintained along portions of West Street. The property contains two transmission and switchyard facilities

Medway Zoning District Classification: Industrial II and Agricultural Residential II

Current Use of Property: electric substation and support buildings/equipment

Length of Existing Frontage: 1583.34 feet On what street? West Street

Setbacks for Existing Structure (if applicable)

Front:	<u>Varies</u>
Back:	<u>Varies</u>
Side:	<u>Varies</u>
Side:	<u>Varies</u>

Scenic Road

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

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

Historic District

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

Yes - Rabbit Hill

Yes - Medway Village

Wetlands

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

Groundwater Protection

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

Flood Plain

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

Zoning Board of Appeals

Will this project require a variance or special permit?

Yes ☒ No

Explanation: The use is allowed by-right, but the scope of the Project requires Major Site Plan Review.

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: Station 65 and 446 Control Buildings

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

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

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

- ☒ New Construction - 2,500 or more sq. ft. of "gross floor area"
- ☐ New Construction - Construction of a new building or addition requiring 15 or more parking spaces
- ☐ Change in Use requiring the construction of 15 or more parking spaces
- ☐ Change in Parking Area - The construction, expansion, redesign or alteration of an existing parking area involving the addition of 15 or more new parking spaces
- ☐ Other - Any use or structure, or expansion thereof, exempt under MGL, c. 40A, s.3, but only if one or more of the above criteria is met.

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Sithe West Medway LLC c/o NSTAR Services Co.

Mailing Address: PO Box 270

Hartford, CT 06141-270

Primary Contact: Duane Boyce, Project Manager, Construction

Telephone:

Office: _____ Cell: _____

Email address: Duane.Boyce@eversource.com

The owner's title to the land that is the subject matter of this application is derived under deed from: Boston Edison Company to Sithe West Medway LLC dated May 21, 1998 and recorded in Norfolk County Registry of Deeds, Book 12521 Page 109 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Beals and Thomas, Inc.

Mailing Address: 144 Turnpike Road

Southborough, MA 01772

Primary Contact: Eric J. Las, PE

Telephone:

Office: (508) 366 - 0560 Cell: _____

Email address: elas@bealsandthomas.com

Registered P.E. License #: _____

SURVEYOR: Beals and Thomas, Inc.
Mailing Address: See above
Primary Contact: Robert J. Buckley
Telephone:
Office: Cell:
Email Address: rbuckley@bealsandthomas.com
Registered P.L.S. License #: 30326

ARCHITECT:
Mailing Address:
Primary Contact:
Telephone:
Office: Cell:
Email address:
Registered Architect License #:

LANDSCAPE ARCHITECT/DESIGNER:
Mailing Address:
Primary Contact:
Telephone:
Office: Cell:
Email address:
Registered Landscape Architect License #:

ATTORNEY:
Mailing Address:
Primary Contact:
Telephone:
Office: Cell:
Email address:

OFFICIAL REPRESENTATIVE INFORMATION

Name: Eric J. Las, PE
Address: 144 Turnpike Road
Southborough, MA 01772
Telephone: Office: (508) 366 - 0560 Cell: _____
Email address: elas@bealsandthomas.com

SIGNATURES

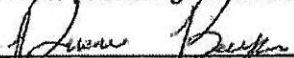
The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in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

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

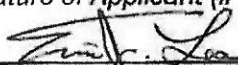
In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

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

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


Signature of Property Owner

1/22/16
Date

Signature of Applicant (if other than Property Owner)

Signature of Agent/Official Representative

Date
1/22/16
Date

MAJOR SITE PLAN FEES

Filing Fee

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

Advance on Plan Review Fee

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

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

MAJOR SITE PLAN APPLICATION CHECKLIST

- ☒ Major Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- ☒ Ten (10) full size copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations*
- ☒ One (1) ledger size (11" x 17") copy of the Site Plan
- ☒ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email.
- ☒ Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E
- ☒ One (1) copy of a *Project Description* as described in Section 204 - 3, 6) of the *Medway Site Plan Rules and Regulations*. This description should also include narrative on how the proposed project meets the requirements of the Medway Zoning Bylaw for parking (V. H) and exterior lighting (V. B. 6)
- ☒ One (1) copy of a *Development Impact Statement* as described in Section 204 - 3, 7) of the *Medway Site Plan Rules and Regulations*
- ☒ Request for Waivers from the *Medway Site Plan Rules and Regulations* - Form Q.
- ☒ Two (2) copies of the *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations*
- N/A Two (2) copies of a traffic study, depending on the size and scope of the proposed development project.
- N/A One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☒ Proof of present or pending ownership of all land within the proposed development.
- ☒ Major Site Plan Filing Fee – Payable to Town of Medway
- ☒ Advance of Plan Review Fee – Payable to Town of Medway

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	Station 65 and 446 Control Buildings
Property Location:	34 West Street
Type of Project/Permit:	Construction of Two Support Buildings/Major Site Plan Review
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-3.A.7.a Traffic Impact
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The above-referenced section requires an Applicant to prepare and submit a Traffic Impact Assessment if the property for which site plan review and approval is required has frontage on a public way.
What aspect of the Regulation do you propose be waived?	The requirement to prepare and submit a Traffic Impact Assessment
What do you propose instead?	To not prepare and submit a Traffic Impact Assessment
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The proposed Project is not anticipated to generate new vehicular trips as the Project is the construction of two support buildings which will serve to replace existing facilities on-site. The Project does not propose new parking spaces.
What is the estimated value/cost savings to the applicant if the waiver is granted?	Approximately \$5,000 to \$10,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The Applicant is of the opinion that the Traffic Impact Assessment will not provide additional and useful information relating to the Site. The approval this waiver request will allow for the quick and efficient construction of the proposed buildings, reducing potential impacts on the surrounding neighborhood.
What is the impact on the development if this waiver is denied?	The denial will have a negative impact on the construction schedule which will impact the ability of the substation to provide efficient energy production.
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	The Traffic Impact Assessment is not anticipated to reveal significant impacts from the proposed Project due to the small scope, and undertaking the Assessment will require review by the Town which will cost time and money.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	The time and salary associated with Town staff managing, coordinating, and potentially conducting the review of the Assessment.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation is proposed as no significant impacts are anticipated.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	January 26, 2016
Questions?? - Please contact the Medway PED office at 508-533-3291.	

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	Station 65 and 446 Control Buildings
Property Location:	34 West Street
Type of Project/Permit:	Construction of Two Support Buildings/Major Site Plan Review
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-4 Standards for Site Plan Preparation
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The above-referenced section details the size, scale, projection, and general contents applied to the Site Plan set.
What aspect of the Regulation do you propose be waived?	The required size and scale of the Site Plan set sheets.
What do you propose instead?	To provide certain sheets at a reduced scale and a 11"x17" size.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The Site Plan set was prepared as a combination of sheets by different engineering firms, and some sheets were solely provided as 11"x17"-sized sheets.
What is the estimated value/cost savings to the applicant if the waiver is granted?	The estimated cost saved by granting this waiver is the time and cost to prepare these sheets at the size required. This requirement would likely delay the submission and result in lost development time and cost.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The approval of this waiver would result in the same development as would be proposed with full-size plans, however, the delay in construction would likely result in lost development time and cost, which would negatively impact the Applicant.
What is the impact on the development if this waiver is denied?	The denial of this waiver would likely result in lost development cost and time, which would negatively impact the Applicant.
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	Granting this waiver will allow for timely construction, with minimal delays, resulting in further minimized impacts to the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	Granting of this waiver will likely not result in cost savings or cost avoidance to the Town.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation is proposed.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	January 26, 2016
Questions?? - Please contact the Medway PED office at 508-533-3291.	

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	Station 65 and 446 Control Buildings
Property Location:	34 West Street
Type of Project/Permit:	Construction of Two Support Buildings/Major Site Plan Review
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 205-2 Design Standards
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The above-referenced section outlines the design standards for new structures undergoing Site Plan Review. These standards generally apply to the exterior design of the building.
What aspect of the Regulation do you propose be waived?	Design standards believed to not be applicable to the function of the proposed building, specifically: Roof Shape, facade Line, Shape and Profile, Architectural details, ground floor facade requirements, architectural features at pedestrian level, variations in the roof lines, parapets, and traditional entry elements.
What do you propose instead?	To design the buildings for safety and function.
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The design and materials proposed for the buildings are such as to reduce electrical conductance, remain consistent with existing on-site buildings, and reduce fire hazard potential.
What is the estimated value/cost savings to the applicant if the waiver is granted?	More than \$100,000. This includes the cost to redesign the buildings and the construction costs associated with the newly redesigned buildings.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The proposed Project is located within an energized zone, and the design of the buildings is such as to minimize electrical conductance and fire hazards, as well as remain consistent with the design of the existing on-site structures.
What is the impact on the development if this waiver is denied?	The result of denial would likely be increased safety hazards on-site, increased development cost, and a likely prolonged construction period.
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	Granting this waiver will allow for an upgraded substation facility and construction of the control buildings in a way so as to reduce safety hazards.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	A safer work environment for substation workers would result in reduced emergency response costs for the Town. Using the design standards listed above may result in an unsafe work environment for substation employees.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation is proposed as no significant adverse impacts are anticipated.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	January 26, 2016
Questions?? - Please contact the Medway PED office at 508-533-3291.	

Mary Kate Schneeweis

From: Duane.Boyce@eversource.com
Sent: Monday, January 25, 2016 3:00 PM
To: Mary Kate Schneeweis
Cc: Eric Las; John Gelcich; Jeffrey Murphy
Subject: RE: Medway Work

The members of the Medway Planning Board are allowed to access the site at Station 65 & 446. To access the sites the members must be accompanied by an Eversource Energy employee. Please have them contact me at 339-987-7261 prior to the visit so that I may make the necessary arrangements.

Thanks,
Duane Boyce
Project Manager, Construction
Eversource Energy
One NSTAR Way
Westwood, MA 02090

Section 2.0
Project Narrative

2.0 PROJECT NARRATIVE

2.1 Introduction

This application for Major Site Plan Review is for the construction of two control buildings at the existing electrical transmission Stations 65 and 446 on a 94-acre Property owned by Sithe West Medway LLC and operated by Eversource. Eversource has a permanent easement on the Property. The Project entails the construction of two 1,920 square-foot control buildings (the Project) identified as Assessor's Map 66 Lot 012 (the Property). The proposed facility will be located adjacent to the existing substations. The majority of the Property is located within the Industrial II zoning district, with portions located within the Agricultural Residential II zoning district. It is anticipated that no work will take place within the AR II district.

2.2 Existing Conditions

Eversource holds an easement on a portion of the overall 94-acre Property on which it owns and operates two transmission and switchyard facilities. Assessor's Map 66 Lot 012, the parcel on which the proposed construction is located, is bordered to the north by transmission easements, on the east by the existing West Medway Generating Station, and on the south and west by West Street and adjacent properties, primarily residential in nature. Each transmission switchyard includes transformers, switchgear, transmission lines/towers and other associated infrastructure dispersed through the Eversource easement. The majority of Eversource-controlled land has been cleared.

The Property contains wetland resource areas including Bordering and Isolated Vegetated Wetlands.

2.3 Proposed Conditions

The proposed Project includes the construction of two control buildings, accessory to the existing substations. The pre-fabricated structures will house equipment which protects the high voltage equipment in the substation yards. Each new control building represents an upgrade to the existing control buildings on the Property, which must remain active while the upgrades occur.

The construction of the building located at Station 65 requires construction of a new retaining wall, which will be topped by a fence.

2.3.1 Uses

The proposed use is consistent with the existing use on the Property. The entirety of the proposed facility will be located within the Industrial II Zoning District. Under the Bylaw, *"Electric power generation including but not limited to renewable or alternative energy..."* is a use allowed by right in the Industrial II District. The proposed control buildings serve as an accessory use to the principal "electric power generation" use.

2.3.2 Proposed Construction

Each proposed pre-fabricated structure will arrive to the Site as two separate pieces (four pieces total). Each piece is 15 feet by 64 feet. The two pieces per building will be bolted together and placed on the foundation.

2.3.3 Project Intended to Serve

The proposed Project is a necessary improvement to the existing use, which provides electricity to the Southeast Massachusetts/Rhode Island (SEMA/RI) load zone in the ISO-New England electric grid.

2.3.4 Number of Employees

During construction, the proposed facility is anticipated to generate a negligible number of temporary construction jobs, if any. Operation of the Project is not anticipated to generate new permanent jobs.

2.3.5 Hours of Operation

The proposed control buildings will be operational 24 hours a day, seven days a week.

2.3.6 Anticipated Project Timetable

Construction of the proposed Project is scheduled to begin in March 2016 and last for approximately four (4) days. At completion, the proposed facility will be available for commercial operation.

2.3.7 Cost Estimate

The estimated total cost of construction for the two buildings is anticipated to be approximately \$1,400,000, including materials and labor.

2.3.8 Mitigation

The operation of the proposed facility is not anticipated to result in adverse impacts beyond those from the existing facility, if any. The Applicant intends to address construction-period impacts to the extent practicable using standard construction mitigation.

2.4 Site Plan Review Standards

2.4.1 General Design Principals

The proposed facility will be consistent with the current character of the Property and the Town of Medway. The Project is a continuance of the current use located on the Property and does not conflict with the zoning designation on the Site. The Project is consistent with the Medway Master Plan, adopted by the Planning and Economic Development Board in 2009, which encourages “...*development of commercial and industrial properties along the Bellingham line.*” The existing and proposed facilities are located along the Bellingham line.

Impacts to the natural environment of the Property have been avoided and minimized where feasible. Please refer to Section 2.4.10 and 2.5.2 for additional discussion of the natural environment.

There are no historical resources on or adjacent to the Property. The proposed facility is anticipated to have no negative impact any historical resources.

2.4.2 Design Standards

A waiver from these standards has been requested, as part of Section 2.6.

2.4.3 Traffic

The proposed facility will be accessed via the existing facility site driveway. No new curb cuts on public ways are proposed. The proposed Project is not anticipated to generate additional traffic impacts above existing levels.

2.4.4 Drainage and Stormwater Management

Refer to Section 3.0 Post-Development Conditions of the Stormwater Management Report included in Section 4.0 of this Application for information on existing and proposed hydrology, including pre-development and post-development drainage calculations prepared by a Registered Professional Engineer and compliance with applicable regulations.

2.4.5 Utilities

The proposed buildings are not anticipated to require utility connection other than the electricity required for operation. The proposed Project is not anticipated to require water and/or sewer connection.

2.4.6 Parking

The proposed Project does not propose new off- or on-street parking spaces. The proposed Project is not anticipated to generate a need for additional parking spaces and the operation of the two structures is not anticipated to require additional parking resources over what currently exists on-site.

During construction, the parking area for workers will be on the Property.

2.4.7 Snow Removal

Snow storage areas for the Project will be consistent with existing areas, and are not anticipated to affect visibility of entering vehicles, nor generate runoff to public ways. Requirements for snow removal and use of deicing chemicals at the proposed development are detailed in the Site Owner's Manual, contained within the Stormwater Management Report in Section 4.0.

2.4.8 Outdoor Lighting

Each proposed building is anticipated to have two access doors, with a light above each doorway. A total of four outdoor lights will be installed as part of the Project. These lights will be for safety and security purposes.

2.4.9 Trees and Landscaping

The proposed Project is not anticipated to require removal of existing vegetation on-site. Additional landscaping is not anticipated or proposed.

2.4.10 Environmental Considerations

The Medway Open Space and Recreation Plan (2010) did not identify the Property in its five-year action plan; it can therefore be concluded that the proposed facility is not anticipated to have an adverse impact on any existing or potential open space areas identified in the Plan.

All work is located outside of wetland buffer zones and within the existing substation footprint. It is therefore assumed that there will be no environmental impacts from the two control buildings.

2.4.11 Construction Standards

The Project will adhere to the construction standards outlined in Section 100-7 of the Rules and Regulations for the Review and Approval of Land Subdivisions, and will follow general engineering practices:

- Extensive cut and fill has been avoided
- Tree removal has been avoided
- The stormwater management system has been designed to provide treatment for stormwater runoff associated with the proposed impervious surfaces on site
- Construction-period noise impacts have been reduced to the extent feasible as outlined in Section 2.3.8

2.5 Development Impact Statement

2.5.1 Traffic Impact

The proposed Project contains frontage on a public way. Accordingly, a Traffic Impact Assessment is required under Section 204-3.A.7.a of the Regulations. The proposed Project is not anticipated to generate traffic impacts exceeding the existing level. As such, the Applicant has requested a waiver from the preparation of a Traffic Impact Assessment, pursuant to Section 204-3.A.7 of the Medway Planning Board Rules and Regulations. See Section 2.6.

2.5.2 Environmental Impact

The proposed Project does not propose an additional 30 or more parking space, a building footprint of 15,000 square feet or greater, or to disturb 30,000 square feet of land or greater; accordingly, an Environmental Impact Assessment is not required under Section 204-3.A.7.b of the Regulations.

2.5.3 Community Impact

Visual and Historic Character

The proposed Project is not anticipated to require removal of existing vegetation on-site. Additional landscaping is not anticipated or proposed.

There are no historical resources on or adjacent to the Property. The Project is anticipated to have no negative impact any historical resources.

Goals of Existing Community Plans

The proposed facility is consistent with the Medway Master Plan (2009) and the Medway Open Space and Recreation Plan (2010).

Medway Master Plan (2009)

The proposed facility is anticipated to help in achieving *Goal 2 of Land Use: Encourage commercial/industrial development*, of the 2009 Medway Master Plan. This goal references need for increased commercial/industrial zoning to encourage more of this type of development to raise tax revenue and ease the tax burden on residential properties. The proposed facility is not anticipated to result in an increased amount of land zoned as industrial; however, the proposed facility is anticipated to further utilize existing industrially-zoned land.

The proposed facility is also anticipated to help the Town achieve Goal 6 of Economic Development: Attract new (and retain existing) businesses and increase the industrial/manufacturing base. The proposed facility is anticipated to increase the industrial base by expanding an existing industrial facility on existing industrial land.

Medway Open Space and Recreation Plan (2010)

The Property is not an area of focus for any of the goals or action items in the Medway Open Space and Recreation Plan. The proposed facility is not anticipated to have a detrimental or adverse impact to the implementation of the Plan or in achieving any of the goals or action items outlined in the Plan. The proposed facility is therefore consistent with the Medway Open Space and Recreation Plan.

Quality of Life

The proposed Project will be located on a site which currently serves as a power transmission facility. The Project will allow the Applicant to improve electrical grid system reliability. The proposed Project is anticipated to generate negligible, if any, additional traffic and is not anticipated to provide new full-time jobs. Therefore, it can be reasonably concluded that this development is anticipated to have little to no adverse impact on the quality of life for residents of Medway.

2.5.4 Parking Impact

The Project does not propose 30 or more new parking spaces; accordingly, a Parking Impact Assessment is not required under Section 204-3.A.7.d of the Regulations.

2.6 Waivers

The Applicant requests waivers from the following requirements of the Planning Board Rules and Regulations:

- Section 204-3.A.7.a, which requires preparation of a Traffic Impact Assessment. Section 204-3.A.7 states: “At its discretion, the Planning Board, upon written request of the applicant, and based on the Board’s preliminary assessment of the scale and type of development proposed, may waive or modify the requirements for submission of any of the elements of the Development Impact Statement.”
- Section 204-4.A., which requires preparation of plans at a scale of one inch equals 40 feet and a sheet size of 24 by 36 inches.
- Section 205-2, which requires the design of the proposed structures to be designed pursuant to the design standards listed in the regulations.

PGC ASSOCIATES, INC.

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

February 18, 2016

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

Re: Eversource Site Plan Review

Dear Mr. Rodenhiser:

I have reviewed the proposed site plan submitted by NStar Electric Company dba Eversource Energy of Norwood for property at 34 West Street, Assessor's Map 66, Parcel 12. The plan was prepared by Beals and Thomas Inc. of Southborough and is dated January 25, 2016. The property is owned by Sithe West Medway, LLC, c/o NStar Services Co. of Hartford, CT.

The plan proposes to install 2 modular control buildings, each 1920 square feet, on the site, with drainage for roof runoff, minimal lighting and no additional parking, signage or landscaping. I have comments as follows:

Zoning

1. The property is located within the Industrial II district. This district specifically allows by right both public utilities and electrical power generation facilities. The proposed control buildings are accessory structures integral to the primary use of electric power generation.
2. The proposed development meets all dimensional requirements of the Industrial II district.
3. The only proposed new lighting is for a safety and security light to be mounted above each of the doors to the control structures (2 doors each for a total of 4 lights). However, no information is provided as to whether these lights are in compliance with the lighting requirements.
4. No additional parking is proposed, but the site is not open to the public and there will be no additional employees on site due to these structures. Occasional maintenance personnel can park within the fenced compound.
5. No signage is proposed. Any signage would need to conform to the sign requirements of the Zoning Bylaw.

Site Plan Rules and Regulations

6. Due to the limited nature of the proposed project, most of the site plan rules and regulations are not applicable. Waivers are requested for the requirements pertaining to conducting a traffic study, using a scale of 1" 40' and plan size of 24" x 36" and use of the Design Guidelines. Additional waivers should include at a minimum the requirements for an Existing Landscape Inventory, and Landscape Architectural Plan. All of these requests are appropriate for this project. The submittal does include a Development Impact Statement, and Community Impact Statement and does not trigger the need for a Traffic Impact or an Environmental Impact Statement.
7. A detailed and specific narrative statement is provided, which, combined with the plans, provides adequate information to determine that the proposal meets the criteria of Section 203-9 C.

General Comments

8. No information on erosion control is provided.
9. Documentation of compliance with the lighting standards should be provided.
10. A retaining wall is shown on the plan as "designed by others." Details of the design should be provided.
11. While the control structures are relatively minor additions to a large industrial site, and existing vegetation provides some buffering to nearby residential uses, additional landscape screening would be appropriate, especially along West Street in the vicinity of Beech Street.

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

Sincerely,

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

Gino D. Carlucci, Jr.



February 18, 2016

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

**Re: Major Site Plan Review
Station 65 and 446 Control Buildings
34 West Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above mentioned project. The project includes the construction of two control building and served as an accessory use to the principal "electric power generation" use. The stormwater design consist of an infiltration basin for station 65 and a subsurface infiltration system for station 446.

TT is in receipt of the following materials:

- A plan (Plans) set titled "NSTAR Electric, Station Design Change No: 15-031", dated November 30, 2015, prepared by James D. Curtis
- A plan (Plans) set titled "NSTAR Electric & Gas, Medway Substation 65, Waltham Massachusetts", dated September 3, 2015, prepared by Essex Structural Steel Co., Inc. (ESSC).
- A plan (Plans) set titled "NStar Electric & Gas, Medway Substation 446, Waltham Massachusetts", dated September 3, 2015, prepared by ESSC.
- A form (Application Forms) set titled "Application for Major Site Plan Approval", dated January 26, 2015, prepared NSTAR Electric Company d/b/a Eversource Energy (NSTAR)
- A description (Projection Description) titled "Project Narrative" prepared by Beals + Thomas (B+T)
- A form set titled "Medway Planning and Economic Development Board, Request for Waiver from Site Plan Rules and Regulations", dated January 26, 2016, prepared by B+T.
- A stormwater management report (Stormwater Report) titled "Stormwater Management Calculations" prepared by B+T.

The Plans, Drainage Report and accompanying materials were reviewed for conformance with the Town of Medway, Massachusetts Planning Board Regulations, the MA DEP Storm Water Management Standards (Revised January 2008) and good engineering practice. The following is a list of comments generated during the review of the design documents. Reference to the applicable regulation requirement is given in parentheses following the comments.

Conformance with Planning Board Rules and Regulations for Submission and Review of Site Plans (Chapter 200):

- 1) The applicant requested a waiver to eliminate a traffic impact assessment from the required elements of the Development Impact Statement. (Ch. 200 §204-3.A.7.a) The applicant states that no new vehicle trips will be generated as the proposed buildings are intended to replace existing

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

facilities and that no additional parking is proposed. TT is not opposed to granting this waiver request, however the applicant should provide additional information regarding the existing facilities to be replaced and also confirm in writing that there is no anticipated increase in the number of employees.

- 2) The applicant requested a waiver from the requirements for plan size listed in the Standards for Site Plan Preparation. (Ch. 200 §204-4.C) TT recommends approval of this waiver as the proposed information is adequately shown on the submitted 11x17 plan sheets.
- 3) The applicant requested a waiver from the Design Standards regarding the required architectural elements of the proposed buildings. (Ch. 200 §205-2) Due to the utility nature of the buildings and the stated safety concerns, TT does not oppose this waiver, but recommends that this waiver request be discussed with the Design Review Committee.
- 4) The applicant shall verify that all existing and proposed elevations refer to North America Vertical Datum of 1988 (NAVD1988). (Ch. 200 §204-4.D)
- 5) The applicant shall provide Board of Selectmen's endorsement signature block, name of project and sheet number. (Ch. 200 §204-4.F)
- 6) The applicant shall provide a cover sheet that includes the project name, name and address of owner, name and address of applicant, name and address of engineering and other professional firms responsible for the plan, current date, list of revision dates, project street address, project Assessor's Map and Parcel number, zoning district classification, list of requested waivers from the Rules and Regulation, Board of Selectmen's Signature Block, and list of drawings/contents. (Ch. 200 §204-5.A)
- 7) The applicant shall provide a Site Context Sheet containing the information listed in the Standards for Site Plan Preparation. (Ch. 200 §204-5.B.1-6)
- 8) The applicant shall provide buildings and structures, utilities and underground infrastructure. The Existing Conditions plan does not match Stormwater Management System: Station 65 and 446 existing features. (Ch. 200 §204-5.B.1)
- 9) The applicant shall provide location and dimension of proposed buildings and structures including setbacks from front, side and rear lot lines. (Ch. 200 §204-5.D.1)
- 10) The applicant shall provide erosion control measures to be specified including sedimentation barriers and stabilizing materials (Ch. 200 §204-5.D.5)
- 11) The applicant shall provide a Site Utility Plan showing utility connections (water, sewer, electric, communications, gas, etc...) to the proposed buildings. (Ch. 200 §204-5.D.6)
- 12) The applicant shall provide specification on proposed building style, materials, and colors from all elevations. (Ch. 200 §204-5.D.8)
- 13) The applicant shall provide a Color Rendering of the project. (Ch. 200 §204-5.D.9)
- 14) The applicant shall add a table to the site plans outlining the proposal's conformance with zoning requirements including lot area, continuous frontage, lot depth, lot width, front, side, and rear setbacks, building heights, lot coverages, gross floor area, maximum seating capacity, number of employees, and number of parking spaces including handicapped and employee spaces, and other items as appropriate for the zone and proposed uses. (Ch. 200 §204-5.D.15)

The following items were found to be not in conformance with the MA DEP Storm Water Management Standards, or requiring additional information as it relates to site drainage facilities:

- 15) The applicant utilized NRCS soil data to design and analyze the proposed stormwater infiltration systems for each building. However, test pits are recommended at the location of both bmp's to confirm soil type, infiltrative capacity and depth to seasonal high groundwater.

The following items were found to be not in conformance with the Town of Medway Water/Sewer Rules and Regulations:

- 16) The Applicant shall add note "Plumbers and drain layers of established reputation and experience will be licensed by the Board as Drain Layers authorized to perform work." (Article 111-2)

The following items were found to be not in conformance with good engineering practice or requiring additional information:

- 17) Project: S15101 and S-1591 cover sheets stated that the project is Waltham, Massachusetts and shall be changed to Medway, Massachusetts.

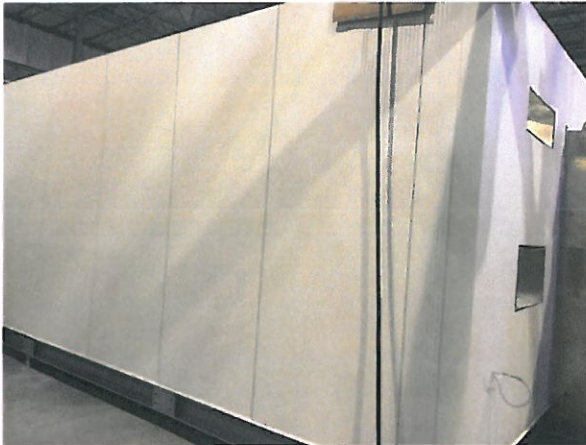
These comments are offered as guides for use during the Town's review. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,

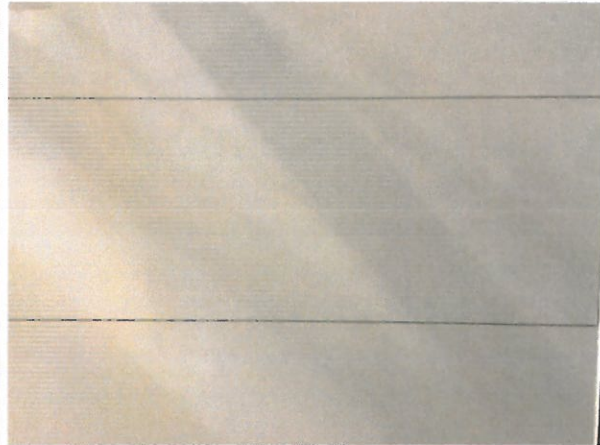


Colin T. Johannessen, PE
Project Manager

P:\21583\143-21583-16002 (EVERSOURCE MAJOR SITE PLAN REVIEW)\DOCS\REVIEWLTR_STATION 65 AND 446 CONTROL BUILDINGS-REVIEW COMMENT LETTER-2016-02-18.DOCX



Side view of Station 65 control building



Side view of Station 65 single wall panel



Individual wall panel



Side view of Station 65 control building



Galvalume roof cap



TECHNICAL INFORMATION

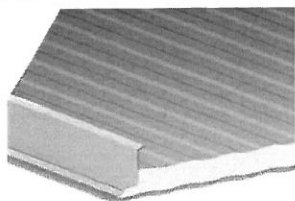
eco-FICIENT®

Insulated Metal *Panels*



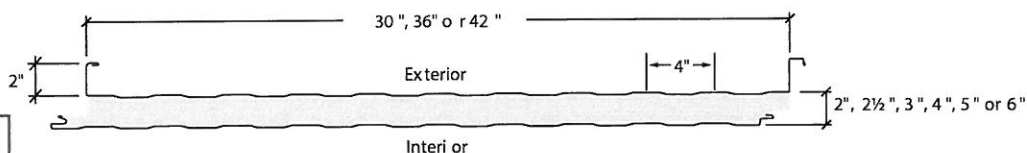
Product Information

ECO-FICIENT® INSULATED BATTENLOK®

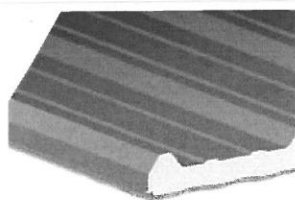


- ▲ Appearance
 - △ Exterior profile has a 2" high standing seam with an embossed Mesa pattern as standard and can be smooth on roof slopes less than 3:12
 - △ Interior skin has the stucco-embossed Mesa profile
 - △ Concealed clip attachment to structure
- ▲ Application
 - △ Roof

- ▲ Gauges
 - △ Exterior: 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Widths: 30", 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'

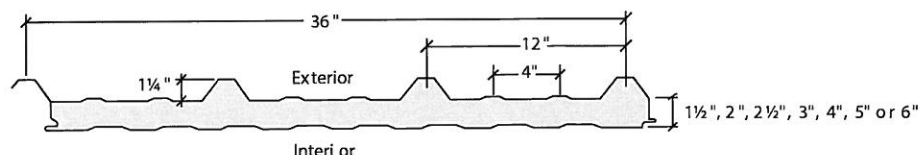


ECO-FICIENT® INSULATED R PANEL

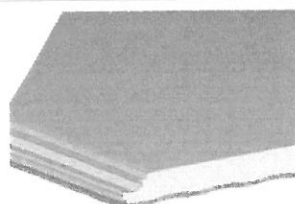


- ▲ Appearance
 - △ Exterior skin is smooth as a standard and can be embossed as an option
 - △ Interior skin has the stucco-embossed Mesa profile
 - △ 1 1/4" high major ribs at 12" on center
 - △ Through-fastened to structure
- ▲ Applications
 - △ Roof
 - △ Vertical Wall

- ▲ Gauges
 - △ Exterior: 26, 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 36"
- ▲ Thicknesses: 1 1/2", 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'

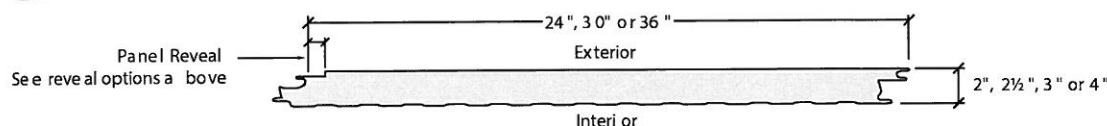


ECO-FICIENT® GRAND V

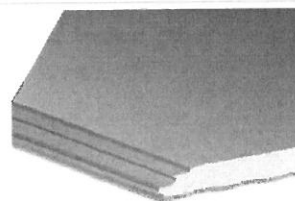


- ▲ Appearance
 - △ Flush appearance provides monolithic look
 - △ Stucco-embossed exterior and interior skins
 - △ Light Mesa profile on interior skin
- ▲ Application
 - △ Vertical Wall

- ▲ Gauges
 - △ Exterior: 22
 - △ Interior: 26, 24 and 22
- ▲ Widths: 24", 30" and 36"
- ▲ Thicknesses: 2", 2 1/2", 3" and 4"
- ▲ Length: Recommended maximum is 32'
- ▲ Reveals: 1/8" (standard), 1/4", 1/2", 3/4", 1", 1 1/2", 2", 2 1/2" and 3"

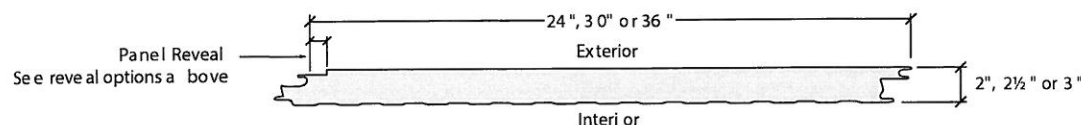


ECO-FICIENT® GRAND H



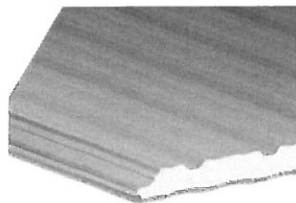
- ▲ Appearance
 - △ Flush appearance provides monolithic look
 - △ Stucco-embossed exterior and interior skins
 - △ Light Mesa profile on interior skin
- ▲ Application
 - △ Horizontal Wall

- ▲ Gauges
 - △ Exterior: 22
 - △ Interior: 26, 24 and 22
- ▲ Widths: 24", 30" and 36"
- ▲ Thicknesses: 2", 2 1/2" and 3"
- ▲ Length: Recommended maximum is 24'
- ▲ Reveals: 1/8" (standard), 1/4", 1/2", 3/4", 1", 1 1/2", 2", 2 1/2" and 3"

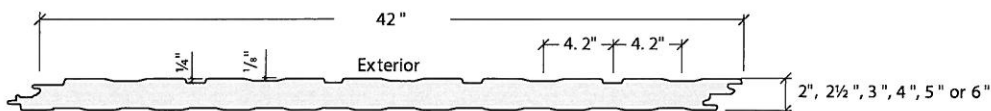


Corner panels and a comprehensive line of aluminum extrusions are also available to provide a complete wall system.

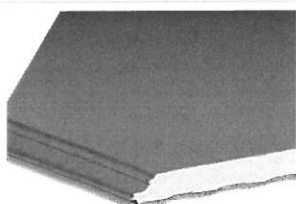
ECO-FICIENT® CLASSIC



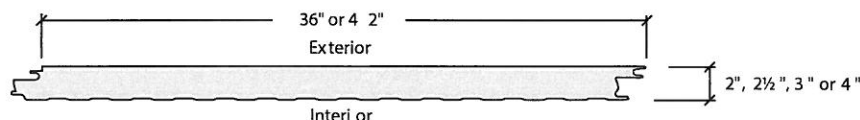
- ▲ Appearance
 - △ Contemporary styling ideal for custom-designed or conventional building construction
 - △ Exterior skin has 1/4" deep flutes at 8.4" on the center with minor ribs in between and a stucco-embossed finish
 - △ Interior skin has a stucco-embossed Mesa profile
- ▲ Application
 - △ Vertical Wall
- ▲ Gauges
 - △ Exterior: 26, 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 42"
- ▲ Thicknesses: 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'



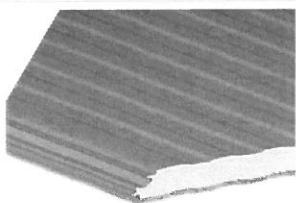
ECO-FICIENT® VINTAGE



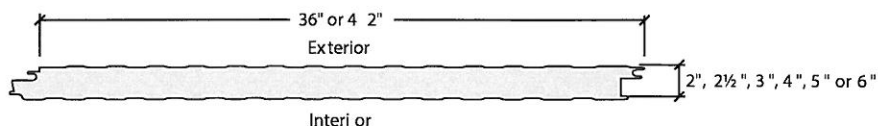
- ▲ Appearance
 - △ Exterior skin with Aztec-embossed pattern resembling old-world hand plaster
 - △ Interior skin has a stucco-embossed Mesa profile
- ▲ Application
 - △ Vertical Wall
- ▲ Gauges
 - △ Exterior: 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Widths: 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3" and 4"
- ▲ Length: Recommended maximum is 40'



ECO-FICIENT® ROYAL

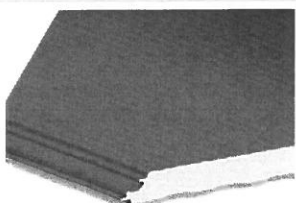


- ▲ Appearance
 - △ Stucco-embossed exterior and interior skins with Mesa profile
 - △ Panel designed for interior partition and exterior wall applications
- ▲ Application
 - △ Vertical Wall
- ▲ Gauges
 - △ Exterior: 26, 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Widths: 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'

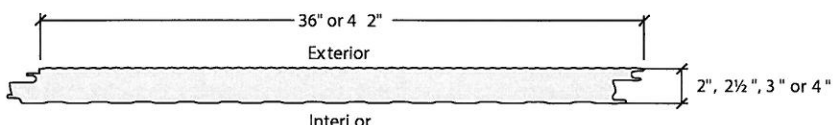


Wall Panels

ECO-FICIENT® SUMMIT



- ▲ Appearance
 - △ Contemporary styling ideal for custom-designed or conventional building construction
 - △ Exterior skin has a stucco-embossed finish and is profiled with minor striations, giving it a flat appearance and providing a linear look while blending with the panel side joints
 - △ Interior skin has a stucco-embossed Mesa profile
- ▲ Application
 - △ Vertical Wall
- ▲ Gauges
 - △ Exterior: 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Widths: 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3" and 4"
- ▲ Length: Recommended maximum is 40'





COLORCHART

eco-FICIENT®

Insulated Metal Panels

SIGNATURE® 300

Standard Stocked Colors

Wall Panel Color

POLAR WHITE
SR .70 SRI 85

ALMOND
SR .63 SRI 75

BROWNSTONE★
SR .47 SRI 54

REGAL GRAY
SR .55 SRI 64

SANDSTONE
SR .60 SRI 71

SIGNATURE® 300

Standard Non-Stocked Colors

Minimum quantities and/or extended lead times may be required. Please inquire.

SLATE GRAY★
SR .37 SRI 41

BRITE RED★
SR .49 SRI 56

HARBOR BLUE★
SR .28 SRI 27

PACIFIC BLUE★
SR .29 SRI 30

COLONIAL RED★
SR .34 SRI 36

SNOW WHITE★
SR .65 SRI 78

NATURAL PATINA★
SR .41 SRI 46

HUNTER GREEN★
SR .35 SRI 37

TUNDRA★
SR .46 SRI 52

SPRUCE★
SR .36 SRI 39

SMOKE GRAY
SR .50 SRI 57

TERRA COTTA
SR .38 SRI 41

CLASSIC GREEN★
SR .27 SRI 27

AEGEAN BLUE
SR .29 SRI 29

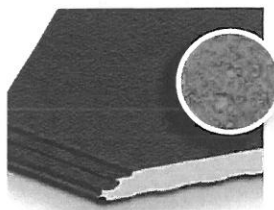
MEDIUM BRONZE★
SR .33 SRI 35

eco-FICIENT®

Product

Wall Panels

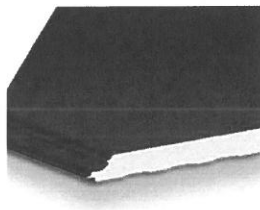
**SIGNATURE® 300, SIGNATURE® 200
AND APPLIED FINISHES**



ECO-FICIENT®

StoneWall Available in applied finishes only.

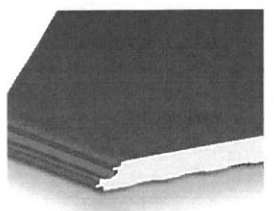
- ▲ Gauges
 - △ Exterior: 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3" and 4"
- ▲ Length: Recommended maximum is 24'
- ▲ Available in applied finishes only.



ECO-FICIENT®

Vintage

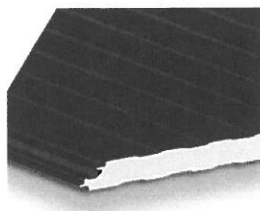
- ▲ Gauges
 - △ Exterior: 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3" and 4"
- ▲ Length: Recommended maximum is 40'



ECO-FICIENT®

Grand V

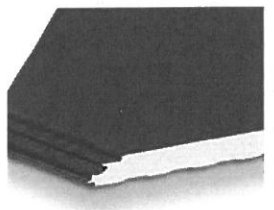
- ▲ Gauges
 - △ Exterior: 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 24", 30" and 36"
- ▲ Thicknesses: 2", 2 1/2", 3" and 4"
- ▲ Length: Recommended maximum is 32'
- ▲ Reveals: 1/8" (standard), 1/4", 1/2", 3/4", 1", 1 1/2", 2", 2 1/2" and 3"



ECO-FICIENT®

Royal

- ▲ Gauges
 - △ Exterior: 26, 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'

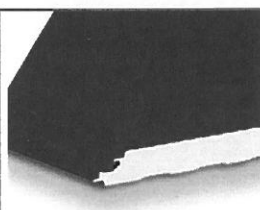


ECO-FICIENT®

Grand H

- ▲ Gauges
 - △ Exterior: 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 24", 30" and 36"
- ▲ Thicknesses: 2", 2 1/2" and 3"
- ▲ Length: Recommended maximum is 24'
- ▲ Reveals: 1/8" (standard), 1/4", 1/2", 3/4", 1", 1 1/2", 2", 2 1/2" and 3"

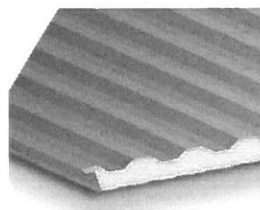
Wall Panel Model



ECO-FICIENT®

Summit

- ▲ Gauges
 - △ Exterior: 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3" and 4"
- ▲ Length: Recommended maximum is 40'



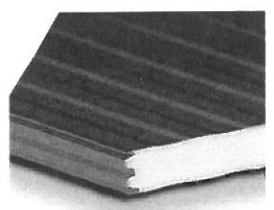
ECO-FICIENT®

Insulated 7.2 Panel

- ▲ Gauges
 - △ Exterior: 26, 24
 - △ Interiors: 26, 24
- ▲ Widths: 36"
- ▲ Thicknesses: 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 36'

Wall Panels

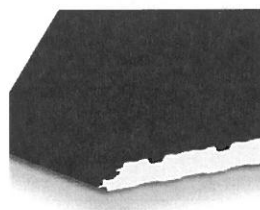
SIGNATURE® 300 & SIGNATURE® 200



ECO-FICIENT®

Insulated Fire Resistant Panel

- ▲ Gauges
 - △ Exterior: 26 and 24
 - △ Interiors: 26 and 24
- ▲ Widths: 42"
- ▲ Thicknesses: 4", 5", 6", 7" and 8"
- ▲ Length: Recommended maximum is 40'



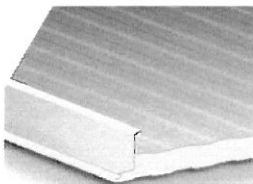
ECO-FICIENT®

Classic®

- ▲ Gauges
 - △ Exterior: 26, 24 and 22
 - △ Interior: 26, 24 and 22
- ▲ Width: 42"
- ▲ Thicknesses: 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'

Roof Panels

SIGNATURE® 300 & SIGNATURE® 200



eco-FICIENT®

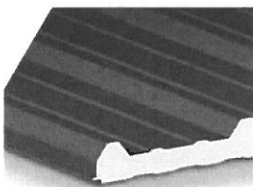
Insulated BattenLok®

- ▲ Gauges
 - ▲ Exterior: 24 and 22
 - ▲ Interiors: 26, 24 and 22
- ▲ Widths: 30", 36" and 42"
- ▲ Thicknesses: 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'

Roof & Wall Panels

SIGNATURE® 300 & SIGNATURE® 200
AND APPLIED FINISHES*

Roof Panel Model



eco-FICIENT®

Insulated R Panel

- ▲ Gauges:
 - ▲ Exterior: 26, 24 and 22
 - ▲ Interior: 26, 24 and 22
- ▲ Widths: 36"
- ▲ Thicknesses: 1 1/2", 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'
- ▲ Available for both roof & wall applications
- *Available in applied finishes in wall panels only.

Interior Panel

IGLOO WHITE



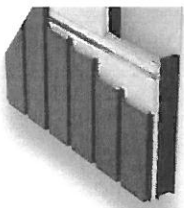
eco-FICIENT®

Interior Partition & Ceiling Panel

- ▲ Gauges: 26 (Both Surfaces)
- ▲ Width: 44 1/2"
- ▲ Thicknesses: 2", 2 1/2", 3", 4", 5" and 6"
- ▲ Length: Recommended maximum is 50'
- ▲ Standard Coating: Igloo White

Barrier Panel

HPCI WHITE



eco-FICIENT®

HPCI Barrier™ Panel

- ▲ Exterior & Interior Facings:
 - ▲ Minimum .016" thick HPCI Galvanized Steel
- ▲ Widths: 42"
- ▲ Thicknesses: 2", 3" and 4"
- ▲ Length: Recommended maximum is 24'
- ▲ Available in HPCI White only.



Houston, TX 877-713-6224
Adel, GA 888-446-6224
Atlanta, GA 877-512-6224

Atwater, CA 800-829-9324
Dallas, TX 800-653-6224
Indianapolis, IN 800-735-6224

Lubbock, TX 800-758-6224
Memphis, TN 800-206-6224
Oklahoma City, OK 800-597-6224

Omaha, NE 800-458-6224
Phoenix, AZ 888-533-6224
Richmond, VA 800-729-6224


Rome, NY 800-559-6224
Salt Lake City, UT 800-874-2404
San Antonio, TX 800-598-6224

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www.ecoficientseries.com




REDI-ROCK



The Limestone texture is available on any Redi-Rock® block. Whether you're building a retaining wall or a freestanding wall, or both—Limestone is a great option.


REDI-ROCK TEXTURE:

LIMESTONE



Legos. You probably loved them as a kid. We still love them, which is why we created these one-ton Redi-Rock blocks that lock together using a knob and groove system, just like stacking Lego blocks. Now, who wouldn't want a giant block wall on their project?

The design of Redi-Rock blocks goes beyond function, though. These blocks also look great.

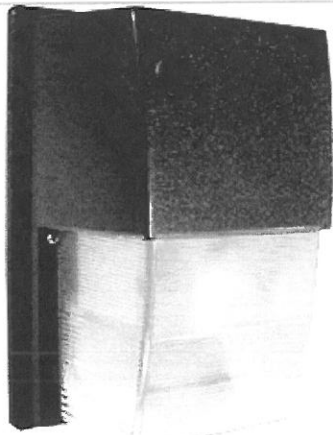


Redi-Rock Limestone blocks have a natural split limestone texture that beautifully mimics real quarried stone. These large-scale block faces are perfect for commercial and residential projects—or anything in between!

Limestone Block Specifications

- Quarried stone texture
- 5.75 square feet (0.5 square meters) of face
- Four unique faces to give walls a random aesthetic
- Approximately 23 square feet (2 square meters) of non-repeating texture available
- Wet-cast concrete gives a greater level of detail and durability

Regional colors and coordinating accessories are available. Contact your local Redi-Rock retailer or visit redi-rock.com to learn more about the Redi-Rock Limestone face today!



HPS "Tall" Wallpack. Vandal resistant polycarbonate housing. Heavy die-cast aluminum back plate with 1/2" bottom and back conduit knockout. Factory installed 120V photocell with bypass cap included. Glare shield included. Lamp supplied.

Color: Bronze

Weight: 6.2 lbs

Project:

Type:

Prepared By:

Date:

Lamp Info

Type: ED17
 Watts: 70W
 Shape/Size: N/A
 Base: N/A
 ANSI: N/A
 Hours: 24,000
 Lamp Lumens: 6,300
 Efficacy: 73 LPW

Ballast Info

Type: R-NPF 120V
 120V: 2.1/1.6A
 208V: N/A
 240V: N/A
 277V: N/A
 Input Watts: 86W
 Efficiency: 81%

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

Construction

Reflector:

Die formed aluminum for wide light distribution.
 Moveable Glare Shield for field adjustable light control
 slanted slightly downward for more light on the job.

Housing and Refractor:

Vandal resistant polycarbonate molded refractor. Die cast aluminum back plate.

Electrical

Ballast Housing:

Stamped steel painted white.

Other

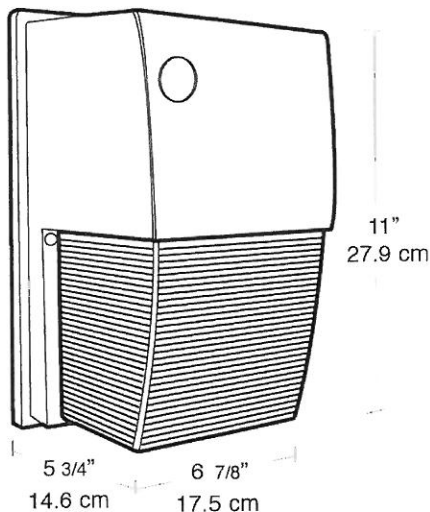
Back Plate:

Heavy die cast aluminum. 1/2" bottom conduit knockout. Knockouts for mounting to 3" or 4" junction boxes.

Patents:

The unique RAB Tallpack is protected by U.S. Patent D569,029; China Patent ZL200730149211.2; Taiwan Patent D124,864 and Canada Patent D121,993.

Dimensions



Features

Heavy, die cast aluminum back plate with box mounting template

Shades work great with tallpacks!

1/2" bottom conduit knockout

Packaging has product features, ballast and lamp specifications

Lighting layout photometrics and installation instructions are available



February 23, 2016
Medway Planning & Economic Development Board
Meeting

SALMON/WILLOWS ARPUD

- Letter from Tim Choate dated 2-9-16 (delivered at the 2-9-16 hearing)
- Email from Tim Choate dated 2-9-16 re: building height which was forwarded to the Building Inspector and Fire Chief and requested their responses
- Response from Building Inspector Jack Mee dated 2-16-16
- Response from Fire Chief Jeff Lynch dated 2-16-16
- Email from Shane Oates at Coneco dated 2-19-16 re: status of next submittal. Not expected until 2-29-16.

NOTE (Sunday - 2/20/16 @ 1 pm) – I apologize that I do not yet have a draft decision for you. I hope to work on it at home and hopefully will have some pieces for you to look at on Tuesday night. My apologies. This cold has really hit me hard.

- Letter from Jeremy Barstow
- Draft Decision

rec'd
2-9-16

To: Medway Boards and Committees

For better than a year Medway Boards and abutters and parties of interest have been involved in the proposed development of the Willows project. The affiliated volunteer boards have worked hard to address the concerned abutter's and parties of interest apprehensions. In addition, there has been appreciative assistance with questions and clarifications by Susan Affleck-Childs and Bridget Graziano.

With the exception of a handful of Village St. abutters, an overwhelming majority of the concerned abutters and parties of interest are part of the Charles River Park community. Residents/Taxpayers on the eastern edge of the proposed development will suffer the greatest effects of this project.

The initial concern was water run-off from the side streets and the potential impacts it would have on the abutters. With the assistance of the Towns' engineering firm, re-engineering and submittal were required by the Town in order to protect the abutters with run-off. The down side of those efforts has become a slash and burn process of clearing vegetation that acted as buffers.

This has now caused significant alarm to the abutters and parties of interest as the current plan further negatively effects the situation. There is so much concern about this process that former Planning Board members who wrote the ARCPUD By-Law attended a meeting to clearly state their concerns and set the record that the intention was to provide a buffer to accommodate the neighbors. Which clearly this development proposal does not do. If past members/authors come back out to vocalize their concerns over the existing plan; that in itself should raise a flag for concern.

In a meeting this summer there was significant discussion over the sheer height of the main building. Zoning ARI/II doesn't have a maximum height restriction. After the meeting an inquiry was made to Ms. Childs why there was no height restriction. The reason given was that being a zone for homes the assumption was it would only be single family or duplexes which usually aren't tall. Abutters and parties of interest were concerned over a 71 foot tall building being implanted into a residential neighborhood. That issued has pretty much lain dormant until recently when it was brought up again.

The Medway May 2015 By-Law Section 6 table 2 outlines dimensional regulations. Zones ARI and II, the area affected do not have a listed height maximum. Under that table I3 has the maximum height of any proposed building in Medway is 60 feet. That restriction is in the Rt. 495 Business Corridor. This proposed development is placing a 71 foot tall building; bigger than what would ever be allowed anywhere in Medway, in a residential neighborhood. No amount of shrubs or fencing will block that monstrosity.

Under the TOWN OF MEDWAY Planning Board Rules and Regulations Chapter 200—Submission and Review of Site Plans there are requirements for development standards under Article 5. In regards to Article V S. 205 I would like to affirm this article is being followed with plan review process. Bold is emphasized to assert issues of this development as how it is affects the abutters.

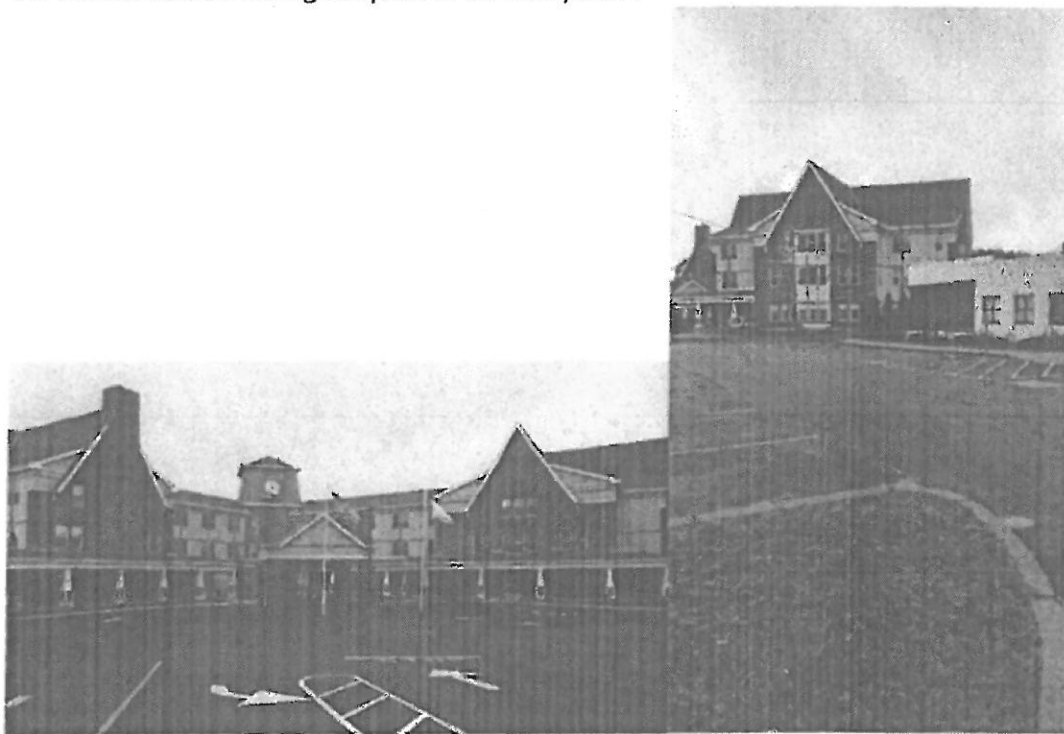
B. The natural environment of the site shall be preserved. Any adverse impact caused by the site shall be minimized including the visual impact on adjacent properties, the neighborhood and the town. The removal or alteration of any historic features, tree, and where possible, corridors connecting wildlife habitats shall be discouraged.

s. 205 – 2 Design Standards – The Planning Board strongly believes that the architectural and design elements which contribute to Medway's unique and rural New England character should be preserved and enhanced. All new structures should not detract from the scale and character that the Town is committed to preserving as reflected in the Medway Master Plan.

A. Height - The height of any proposed construction should be compatible with the character and scale of surrounding buildings and adjacent neighborhoods within zoning requirements. The proposed height is critical in the vicinity of historical and/or cultural landmarks.

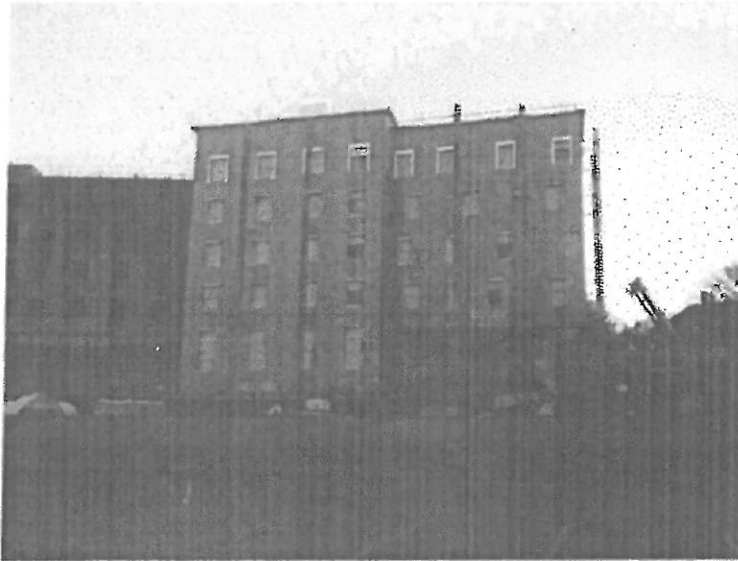
Looking at these Rules and Regulations it would seem apparent that a 71' tall building in a residential neighborhood has a visual impact on the abutters and is a violation of the scale of the abutting property. Furthermore, as it is plainly stated in these rules and regulations the height of the building is not compatible with the character and scale of surrounding buildings and adjacent neighborhoods.

It is easy to throw numbers of height around without comparison. Below is a set of pictures showing a recent construction of a senior living facility at 369 Pond St in Ashland. According to official records of the Town of Ashland the highest point of the facility is 42'.



Please note the size comparison with the one story commercial building.

In comparison, please note the size of the next structure. This is a building being constructed at a former lower level parking lot of Framingham State University. This 5 story building is comparable to the proposed building of the Willows.

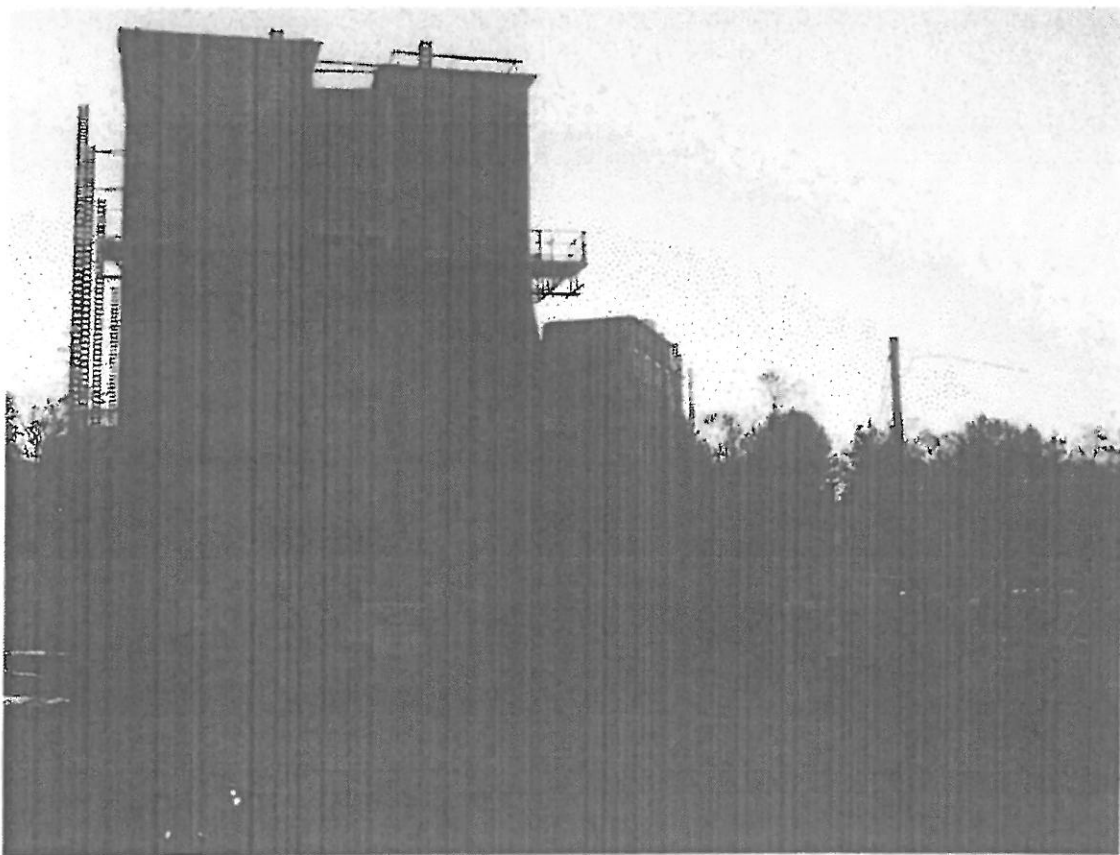


According to the site engineer of the project this building is between 70' and 75'.





According to the site engineer of the project this building is between 70' and 75'.



To permit a building of such magnitude in a residential neighborhood is an extreme dis-service to abutters and parties of interest and all Medway tax payers. The intent of the original ARCPUD By-Law was to provide a cooperative benefit to abutters, the parties of interest and the Town. The intent of the existing By-Laws and Rules and regulations is to protect intrusion of such anomalies into residential neighborhoods.

Furthermore to defend the concerns of the proposed development, Section 203 of the Planning board Rules/Reg state:

s. 203 – 9 Planning Board Action – Certificate of Recommendation C. Criteria – In making its recommendation, the Planning Board shall find whether the proposed development is in conformance with the standards and criteria set forth in these *Rules and Regulations*, unless specifically waived. In its recommendation, the Planning Board shall determine the following:

2) Departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places is minimized.

It has been asked many times over by abutters and parties of interest why such a development of such magnitude would be permitted in a residential neighborhood. From the beginning the abutters and parties of interest were willing to work with the developer. One such proposal to address the water run off concerns, disturbance of the buffer and protection from "adverse impact caused by the site" was the halting of construction on the eastern portion of the development. This would also protect the full viewing of the 71' tall building. From the beginning the developer told us it was all or nothing and it was not financially viable if he does not get 100% build out.

At the Planning Board meeting on January 26th a discussion of buildout was outlined. The development would take 18-24 months. All site work would be done first. When a question to the developer was asked what would happen to the project if projections were not met resulting in less build out, or if they lost financing, or if the project was halted due to the economy what would happen. At least a few times the developer stated the project would be viable and financially viable if they do not do 100% build out. When questioned about which one it was, the answer was they would still be viable. In his own words, if they don't build the eastern edge of the project the development would still be viable.

Attendance of Planning Board meetings by many abutters and parties of interest is a clear indication of the overall concern taxpayers/residents of Medway have with this project. The below mentioned documents from the Rules and Regulations and Bylaws to the Town of Medway further point out additional confirmations for denial of the plans submitted for the project.

s. 504-5 SPECIAL PERMIT STANDARDS AND CRITERIA - To approve an Adaptive Use Special Permit, the Planning Board must make the following findings pursuant to SECTION V. USE REGULATIONS, Sub-Section W., paragraph 7 of the Zoning By-Law as follows: **B.** The site is adequate for the proposed use in terms of size, configuration and uses of abutting properties; **F.** The impact on the neighborhood's visual character, including views and vistas, is positive;

3.4. SPECIAL PERMITS (By-Law)

C. Decision Criteria. Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. The determination shall include findings that all of the following criteria for granting a special permit are met:

2. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

4. The proposed use will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or visual or other nuisances.

With the proposed developments adverse effects of intrusion into the buffer, the alteration of a large commercial facility in a residential zoned neighborhood, the height of the building, the impact to the neighborhoods as well as the detrimental effects to the character of Medway and the abutting properties; there is apparent sufficient legal grounds as set forth by the Rules and Regulations and Town By-Laws to reject the proposal as submitted.

I truly am appreciative of all the work by the volunteer boards and committees, as well as Town of Medway employees who assisted in the process. I can only speak for myself but I'm sure my sentiments are agreed to in part or in whole by my fellow Medway residents. There is significant opposition to this development. I strongly urge the Planning Board to reject the plans as submitted for the Willows at Medway ARCPUD.

Respectfully submitted;

Timothy E. Choate
7 Iroquois St. Medway

At the Planning Board meeting of February 9, 2016 a packet was submitted by myself. Unfortunately the Planning Board did not receive it before the meeting due to the storm and did not have the notice and opportunity to review it.

My letter primarily focused on the height of the main building. As stated at this meeting there needs to be the due process of this procedure in which all interested parties are allowed to address their concerns. A statement was made of 12th hour responses to the plan which drew, for the lack of a better term, a spirited discussion. As abutters and parties of interest we are only maintaining our due process.

With that being said I had my hand raised to ask a question regarding this matter. However, the meeting was continued before I had opportunity to address an item.

As parties of interest we are working as best as we can to defend our rights as taxpayers and should be afforded opportunity to bring something up if we have a question or concern; even if it is at the 12th hour. Prior to the meeting I was doing more research which would have elicited a response at the meeting. I was advised to put it into writing as the session was closed.

As stated in the submitted plan, the Medway Bylaw height maximum of 60' is for the industrial area along the Rt 495 corridor. Because the ARCPUD is an overlay into AR I/II there are no height restrictions listed but plenty of conditions in the Rules and Regulations regarding scale and building height concerns.

With that being said the Willow proposal as submitted lists their building as being 71' tall. This will be the biggest building ever built in Medway. Being 71' tall there is no experience in Town's approval of the building as large as this because nothing of this magnitude has ever been proposed to my knowledge.

As I did further research I confirmed an item I had been dwelling on which I will need formal interpretation of from the Town's Building Inspector/Commissioner and Fire Chief. According to the submitted plans and statements made in the meeting, the height of the 5th floor window will be 55' with overall height of the building being 71'. I asked this on several occasions and asked the answer to be put on the record as such.

Most assuredly this building will have proper fire suppression systems as required by Ch. 148. MGL Ch, 148 S. 26 A, A ½ and B repeatedly mention buildings with 70' and height and more. The reasoning is that according to the Mass. Building Code a building 70' in height or greater is classified as a high rise occupancy.

The current Mass. Building Code is the 8th edition. A high rise is defined as a building being 70 feet or more above mean grade. This would require additional fire protection and suppression systems, included but not limited to fire pumps, standpipes and special elevator systems.

Being that on the record the developer confirmed this building is 71' tall and the submitted proposed plans are for a 71' tall building it would appear that this would trigger the classification of being a high rise occupancy under the terms of 780 CMR. Do the fire approval plans as well as the building plans reflect this?

I want to be clear and state this is by no means an insinuation as being skipped over. Because this process is so complicated, as stated in many Planning board meetings, it may have been an oversight as Medway has never had a building proposed of such magnitude.

If it is deemed to be a 71' tall building as listed by the proposed developer, it would appear it would need to be classified as a high rise and plans of the main building would need to be resubmitted to reflect such.

I look forward to hearing the interpretations from the Fire Chief and Building Inspector.

Respectfully submitted by,

Timothy E. Choate

7 Iroquois St

Susan Affleck-Childs

From: Jack Mee
Sent: Tuesday, February 16, 2016 8:35 AM
To: Susan Affleck-Childs; Jeff Lynch
Cc: Andy Rodenhiser
Subject: RE: Willows project - letter from Tim Choate re building height

I spoke to Tim Choate last week in regards to these concerns. I explained to him that this would be something that I would address during my Building Permit application review process. I believe that he fully understood this as the required process prior to the permit being issued.

I hope that this response was helpful.

Sincerely,
Jack Mee

-----Original Message-----

From: Susan Affleck-Childs
Sent: Tuesday, February 16, 2016 8:00 AM
To: Jack Mee; Jeff Lynch
Cc: Andy Rodenhiser
Subject: FW: Willows project - letter from Tim Choate re building height

Good morning,

See attached letter from Tim Choate in which he poses questions about the proposed height of the main building at the Salmon/Willows senior living community and the applicability of the building and fire codes.

I would appreciate your review of his letter and a response to me for the Planning and Economic Development Board so that Mr. Choate's letter and your responses could be entered into the record during next Tuesday's public hearing.

Thanks for your help!

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – A Massachusetts Green Community

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-----Original Message-----

From: Tim Choate [mailto:choatie.sudfd@verizon.net]

Sent: Tuesday, February 09, 2016 9:56 PM

To: Susan Affleck-Childs; Jeff Lynch; Jack Mee

Subject: Willows project

Tim Choate

"One person can make a difference, and everyone should try"
John F. Kennedy

Susan Affleck-Childs

From: Jeff Lynch
Sent: Tuesday, February 16, 2016 11:54 AM
To: Susan Affleck-Childs; Jack Mee
Cc: Andy Rodenhiser
Subject: RE: Willows project - letter from Tim Choate re building height

I spoke with Tim last week in Worcester at the Fire Chiefs Professional Development Seminar and told him I also will address it during the plans review process. I haven't read the letter in its entirety yet, but I haven't seen the final set of plans so I cannot really comment on speculation. Thanks. Jeff

-----Original Message-----

From: Susan Affleck-Childs
Sent: Tuesday, February 16, 2016 8:00 AM
To: Jack Mee; Jeff Lynch
Cc: Andy Rodenhiser
Subject: FW: Willows project - letter from Tim Choate re building height

Good morning,

See attached letter from Tim Choate in which he poses questions about the proposed height of the main building at the Salmon/Willows senior living community and the applicability of the building and fire codes.

I would appreciate your review of his letter and a response to me for the Planning and Economic Development Board so that Mr. Choate's letter and your responses could be entered into the record during next Tuesday's public hearing.

Thanks for your help!

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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Susan Affleck-Childs

From: Shane Oates <soates@coneco.com>
Sent: Friday, February 19, 2016 11:39 AM
To: Bouley, Steven; Jeff Robinson
Cc: Reardon, Sean; Johannen, Colin; 'dario@dariodesigns.com'; Susan Affleck-Childs; Bridget Graziano; 'DThompson@chacompanies.com'; 'Toohill, Michael (mtoohill@bscgroup.com)'
Subject: RE: The Willows Hearing

Hi Steve,

We are still finishing up with a few remaining comments from Bridget that the Landscape Architect is working on. My plan is to get her a "final" submittal by Monday and hopefully close the public hearing on Thursday with Conservation. There is very little left to present (in regards to revisions) this coming Thursday.

In my opinion, we answered all stormwater concerns with Conservation (last Thursday) but I'll let Bridget confirm that.

In the meantime we are still waiting on our lighting guy for revised photometrics which we expect to receive by Monday/Tuesday.

As long as we can wrap up everything with Conservation this coming Thursday we would then make one FINAL submission to the Con. Comm., PEDB and Tetra Tech. I will also be including a bullet list of revisions/changes that have occurred with Con. Comm. over the past weeks so that Tetra Tech and the PEDB could have an easier time with a final review.

I am hoping this final submission will be made shortly after next week's Con Comm. meeting. We are shooting for Monday, February 29th at the latest.

Best Regards,

Shane M. Oates
Senior Project Manager



4 First Street, Bridgewater, MA 02324
Phone: 508-697-3191 Ext. 110
Mobile: 508-245-2608
Email: soates@coneco.com
Web: coneco.com

From: Bouley, Steven [mailto:Steven.Bouley@tetrattech.com]
Sent: Friday, February 19, 2016 10:30 AM
To: Shane Oates; Jeff Robinson
Cc: Reardon, Sean; Johannen, Colin
Subject: The Willows Hearing

Hi Guys,

Are we expecting anything else regarding the stormwater at the PEDB hearing Tuesday night for your project? How did everything go at the Con Comm meeting last week? Neither Sean or I am able to make it Tuesday night so Colin (cc'd to this message) will be attending in our place for another project that night. Just wanted to know so I could fill him in on the latest developments. Let us know, thanks.

February 22, 2016

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

To the Chairman:

As one of the many abutters to this property, I would like to thank the board for all its efforts to follow the process as required and take into consideration all the various aspects of a project of this magnitude. I would also like to recognize the applicant's efforts to follow the process as well and for remaining open to the concerns of all those involved. This proposed project is something that could be a great addition to our town and a welcome home to new residents. That said, we do feel it is important to address all the concerns of those current residents who will be most impacted by this project - the neighbors along the easterly property line. To whatever extent possible I would ask that both the planning board and the applicant consider and execute the list of requests and/or suggestions I have listed below made by myself and other abutters.

1. Construction accommodations or adjustments:
 - a. Confirm zero-spill, hooded light fixtures etc., and lighting phasing that lessens markedly the lumens at 10pm (or earlier) to reduce light pollution and spill.
 - b. Secondary road (Riverside Run) not being used as a construction entrance throughout the project to eliminate the added disturbance to abutters. It is understood that some vehicles and machines may need to pass at times but it should be made clear to avoid this entrance as much as possible. The applicant has made it very clear this is to be a secondary road when this development is in full use to help reduce traffic disturbance and increase safety for abutters. This should also hold true during construction, and even more so where most construction vehicles are bigger and louder in nature. For many we are concerned about safety for our children as the road may be used before any attempt at fencing or buffering is in place.
2. Signage for the eastern road to keep employees and service people from using the secondary access road (Riverside Run). In the absence of a wooded or effectively landscaped buffer in most areas, it would be greatly appreciated to reinforce the idea proposed by the applicant to reduce the traffic on this secondary road to only those who live on that road. The intent is to reduce traffic as much as possible.
3. A permanent road gate to be installed on the eastern secondary road (Riverside Run) just north of the most northern cottage on this road. To accommodate the requests of the fire chief, this gate should not be a locked gate in the standard sense but instead be activated by sensors already installed on emergency vehicles and/or a gate that is activated by the sounds of an emergency vehicle siren. These gates are commonly used throughout the country and are in fact being required by legislation in many states for safe and quick access to communities and or private residences. The technology is proven, effective and affordable. The gate can also be opened as needed for road maintenance during inclement weather etc.
4. The Willows clubhouse is essentially a private function-sized facility that is allowed to serve alcohol, no different than a tavern. Please designate its hours of operations, noise levels, etc. in a way that would be suitable to the ARII neighborhood it is to be a part of. This is particularly relevant in this situation where the clubhouse is closer to some abutters properties than any other residence within The Willows.
5. Buffered Landscaping

- a. Plant in a nonlinear fashion to achieve the best buffering between Charles River Road (CRR) neighborhood and the Willows; staggered plant groupings.
 - b. Mix in large (16'H or larger) and modest sized evergreen trees suitable to the specific conditions. Groupings of Canadian Hemlock trees in more shaded conditions, Eastern Red Cedar and White Pines for sunnier locations. There should be many dozens of these evergreen trees planted along this quarter mile stretch - especially where woodlands are thin, little buffer space exists and where the massiveness of the main building will loom over the CRR neighborhood - to achieve at least some visual screening between the properties. What's currently proposed is woefully inadequate to create a visual buffer now or even in the foreseeable future, for both Willows residences and the CRR neighborhood alike.
 - c. Plant only in areas that are being disturbed or that lack existing evergreen woodland buffers, leaving as much existing woodland in its natural state as possible.
6. Crosswalks at Charles River Road and at the Willows main entrance on Village Street
- a. Pedestrian-activated traffic stopping system to manage traffic at crossings. With hundreds of new residents slated for this project - many with the ability to cross Village St.- and its setting on the most walked road in Medway, a safe crosswalk system will serve well both the complex and the surrounding neighborhoods.

I would like to thank the Planning and Economic Development board as well as the applicant for their attention to and consideration of these requests.

Sincerely,

Jeremy Barstow
4 Narragansett St.



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

DRAFT – February 23, 2016

ARCPUD SPECIAL PERMIT DECISION

Applicant:

Property Owner:

Location:

Assessor's Reference:

Zoning District

Engineer/Surveyor

Architect:

Landscape Architect:

Plan:

On _____, email memo from the Planning and Economic Development Board was sent to the Building Commissioner, Board of Health, Conservation Commission, Design Review Committee, Police Chief, Fire Chief, and Department of Public Services. The memo noted that the public hearing was scheduled to begin on _____ and requested plan review comments.

The Board convened the public hearing on _____. The public hearing was continued to _____ and _____ when the public hearing was closed. At the public hearing, comments were received from the general public, municipal boards and/or departments, and the Planning and Economic Development Board's consultants including Tetra Tech, the Town's Consulting Engineer; PGC Associates, the Town's Planning Consultant; the applicant, Coneco Engineering, Dario Designs, CHA Landscaping and _____ (traffic engineer). All persons in attendance were provided the opportunity to comment and present evidence. All members voting on this Special Permit were present at all sessions or provided a Mullins Rule certification when absent.

All matters of record were available for public review in the office of the Planning and Economic Development Board and the Town Clerk for all times relevant thereto.

EXHIBITS/PLANS/DOCUMENTS

The following exhibits were submitted for the Board's review and deliberations at the time of application.

Subsequent to the application package, the applicant submitted the following additional items.

PUBLIC HEARING TESTIMONY

Written Comments/Review Letters/Verbal Testimony from Town of Medway Departments, Boards, Committees and Consultants

Professional Commentary during the Public Hearings

Applicant (Jeff Robinson, Continuing Care Management, LLC) Commentary

Citizen/Abutter Commentary

meet their educational, recreational and social needs. In addition to dining, the facilities will include the following resident services: bank, spa, salon/barber shop, fitness center, indoor pool, general store, library, billiards lounge, workshop, creative arts studio, greenhouse, great room with bar.

- e. The project uses creative and innovative site planning to preserve Medway's limited land resources. By clustering the residential construction on the interior portion of the site, the remaining _____ sq. ft. (____ acres or ____% of the ____ +/- acre parcel) shall become permanent, protected open space. An additional _____ +/- sq. ft. of land within the developed portion of the site will be used for designated, but unprotected open space as well. Wetland resource areas are protected via an Order of Conditions issued by the Conservation Commission on _____. The development appropriately integrates various land uses and establishes an area of preserved open space, includes an efficient vehicular access and circulation system, and establishes a network of pedestrian pathways within the site. The design of buildings and site amenities suitably reflect the Medway Design Review Guidelines.
3. Subject to any conditions specified below, the Board finds that the Salmon/Willows ARCPUD complies with the ARCPUD Density and Dimensional Regulations (Section 8.5 E) as follows:
 - a. *The maximum number of permitted housing units in an ARCPUD shall be determined by multiplying the gross acreage of the ARCPUD site by a factor of three (3.0). Considering the entire 56.9 acre site, 171 units would be the maximum possible number of dwelling units allowed at 3 units per acre. The proposal is for 149 dwelling units calculated as follows per the housing unit equivalency formula specified in Section 8.5 E. 2:*

56 detached cottages	@ 1:1 = 56
15 independent living cottages attached to main building	@ 1:1 = 15
56 congregate apartments	@ 2:1 = 28
60 traditional assisted living apartments	@ 2:1 = 30
40 memory impaired assisted living apartments	@ 2:1 = <u>20</u>
Total	149
 - b. *Each tract of land proposed for an ARCPUD shall have a minimum of 250 linear feet of frontage on an existing public way. The proposed Salmon/Willows ARCPUD has _____ contiguous lots with a total of 314 linear feet of frontage on Village Street, a Medway public way.*
 - c. *Each building in the ARCPUD shall have a minimum front yard of no less than 20 feet and a side yard of not less than 10 feet, both measured from the edge of the paved way to the closest point of the structure. As shown on the _____ Plan, all Salmon/Willows ARCPUD buildings have a _____ front yard setback and a _____ side yard setback from the edge of the paved way to the closest point of the structure. Final house locations shall be shown on the as-built plans.*

provided therein unless modified or waived by the Planning and Economic Development Board.

- d. *Wetland resources as defined in Medway Wetlands Protection Bylaw shall comprise not more than 50 percent of the required ARCPUD open space unless waived by the Planning and Economic Development Board.*
 - e. *Drainage facilities shall not be located in the ARCPUD open space, but land within the open space may be utilized as natural courses for disposal of stormwater runoff. Other than minor berming and riprap at pipe outflows, no significant disruption of the open space land for drainage shall be permitted. There are no drainage facilities located within the designated open space area.*
- 6. The Board finds that the Salmon/Willows ARCPUD has complied with the required Pre-Application process outlined in Section 8.4 of the Zoning Bylaw.
 - 7. The Board finds that the Salmon/Willows ARCPUD has complied with the Four-Step design process outlined in Section 8.4 of the Zoning Bylaw.
 - 8. The Board finds that the proposed Salmon/Willows ARCPUD has complied with the ARCPUD application requirements as specified in the Board's ARCPUD Rules and Regulations (Section 303).
 - 9. The Board finds that the proposed Salmon/Willows ARCPUD meets the purposes, requirements and design standards of Section 8.5 of the Zoning Bylaw.

13. Subject to condition ____ specified herein, the Board finds that the applicant will comply with Section ____ of the Zoning Bylaw regarding parking.
14. Subject to condition ____ specified herein, the Board finds that the applicant will comply with Section ____ of the Zoning Bylaw regarding parking.
- 15.

DECISION

CONDITIONS/LIMITATIONS/SAFEGUARDS

Plan Revisions Needed before Endorsement

Age Restrictions

Affordable Housing Payment in Lieu of Construction – schedule of payments

Open Space – Public Access and Conservation Restriction. Require applicant to prepare an initial inventory for land management plan for the land subject to the conservation restriction

Recording of Plans/Documents

Drainage/Stormwater Management

Materials for Retaining Walls

Materials for Wetland Crossing Bridges

Scenic Road

Pedestrian Access Improvements on Village Street – crosswalks, signals and associated signage

Fire Department

Water Conservation – Use energy saving appliances/water use reduction devices throughout the development

WAIVERS

APPEAL - Appeals, if any, shall be pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws, as amended, and shall be filed within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

After the appeals period has expired, the applicant must obtain certified notice from the Town Clerk that no appeals have been made. Said notice must be filed at the Registry of Deeds with this special permit. A copy of said recording must be returned to the Town Clerk to complete the file.

DRAFT



February 23, 2016
Medway Planning & Economic Development Board
Meeting

EXELON SITE PLAN
Review Fee Estimates

- Plan Review fee estimate from Tetra Tech
- Plan Review fee estimate from PGC Associates



February 18, 2016

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

**Re: Excelon Major Site Plan Review
West Medway II Facility
West and Summer Streets
Medway, Massachusetts 02053**

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 Excelon West Medway II Facility Major Site Plan Review submittal in Medway, Massachusetts (the Project). The objective of our services is to review the proposed Site Plan submittal package and provide review comments as they relate to the Medway Planning Board's Rules and Regulations for the Submission and Review of Site Plans (Chapter 200), Department of Environmental Protection Stormwater Management Regulations, 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 Visit

- A. Perform ~~one~~ ^{Two} (2) site visits to review the site and its surroundings;
- Budget Assumption: 2 Visits (Site Development and Traffic)
8 hours @ \$105/hr = \$840
Total = \$840

Task 2 Design Review

- A. Review the Application for Major Site Plan Approval, and supporting documentation, prepared by Beals and Thomas, Inc. (BAT) and incorporate comments into review letter in item E below;
- Budget Assumption: 1 hour @ \$210/hr = \$210
3 hours @ \$105/hr = \$315
Total = \$525
- B. Review the proposed Site Plans prepared by BAT dated February 9, 2016
- Budget Assumption: 4 hours @ \$210/hr = \$840
16 hours @ \$105/hr = \$1,680
Total = \$2,520
- C. Review the Stormwater Report prepared by BAT dated February 9, 2016 for compliance with the latest Massachusetts Department of Environmental Protection Stormwater Management Standards and good engineering practice;
- Budget Assumption: 4 hours @ \$210/hr = \$840
8 hours @ \$105/hr = \$840
Total = \$1,680

- D. Review the Traffic Impact Study prepared by MDM Transportation Consultants, Inc. (from the September 30, 2015 DEIR) and the Site Plans for compliance with traffic standards and good engineering practice and provide comments for inclusion in the below letter in item E below. The review will include the following:
- Site Visit to observe traffic patterns and roadway characteristics
 - Review of traffic information including existing count data, study limits, time periods, traffic volume assumptions, operational analysis and modeling assumptions for the "construction" and for the "Build (operational)" conditions, traffic safety analysis and impacts/mitigation.
 - Review of on-site circulation and pedestrian safety
 - Coordination with applicant's traffic consultant
 - Budget Assumption: 32 hours @ \$135/hr = \$4,320
 36 hours @ \$105/hr = \$3,780
 Total = \$8,100
- E. Prepare a letter summarizing findings for presentation to the Town of Medway Planning and Economic Development Board;
- Budget Assumption: 2 hours @ \$210/hr = \$420
 6 hours @ \$105/hr = \$630
 Total = \$1,050
- F. Coordinate with applicant to address items in review letter and issue an updated letter upon receipt of modifications:
- Budget Assumption: 2 hours @ \$210/hr = \$420
 6 hours @ \$105/hr = \$630
 Total = \$1,050

Task 3 Meeting Attendance

- A. Participate in three (3) hearings/meetings with the Town of Medway Planning and Economic Development Board and two (2) meetings with applicant's traffic engineer.
- Budget Assumption: 5 Meetings
 6 hours @ \$210/hr = \$1,260
 6 hours @ \$135/hr = \$810
 Total = \$2,070.

+6 hours traffic eng.

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 three and a half (3.5) 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 Visit	\$840
Task 2	Design Review	\$14,925
Task 3	Meeting Attendance	\$2,070
	Labor Subtotal	\$17,835
	Expenses (3.5%)	\$625
Total Fee		\$18,460

+1260
19720

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,



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

M:\SITE\BOULEY\MEDWAY_PEDB_EXCELON SITE PLAN REVIEW_2016-02-18.DOCX

PGC ASSOCIATES, INC.

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

February 16, 2016

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 Exelon West Medway, LLC of Kennett Square, PA. The proposal is to add two gas-fired peak electricity generating units to its existing facility at West and Summer Streets, plus associated parking, drainage, landscaping, noise mitigation, etc. The plans were prepared by Beals and Thomas, Inc. of Southborough and architect Gemma Power Systems, LLC of Glastonbury, CT. The plans are dated February 9, 2016.

<u>Task</u>	<u>Hours</u>
Technical review and comment on initial submittal for compliance	4.0
With zoning and site plan regulations	
Attendance at Planning Board meetings/hearings	4.5
Review and comment on revised plans	2.0
Review and comment on draft Certificate of Action	4.0
Total	14.5
Cost Estimate (@\$95)	\$1377.50

20 hours

\$1900

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

Sincerely,

Gino D. Carlucci, Jr.

Gino D. Carlucci, Jr.