

**January 10, 2017  
Medway Planning and Economic Development Board  
155 Village Street  
Medway, MA 02053**

<b>Members</b>	<b>Andy Rodenhiser</b>	<b>Bob Tucker</b>	<b>Tom Gay</b>	<b>Matt Hayes</b>	<b>Rich Di Iulio</b>
<b>Attendance</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

**ALSO PRESENT:**

Susy Affleck-Childs, Planning and Economic Development Coordinator  
Amy Sutherland, Meeting Recording Secretary  
Gino Carlucci, PGC Associates  
Sean Reardon, Tetra Tech

Vice Chairman Bob Tucker opened the meeting.

There were no citizen comments.

**PEDB Meeting Minutes:**

**December 13, 2016**

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the minutes from December 13, 2016 were unanimously approved.**

**December 27, 2016**

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the minutes from December 27, 2016 were unanimously approved.**

**January 3, 2017**

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the minutes from January 3, 2017 were unanimously approved.**

**Medway Affordable Housing Bylaw Update**

A presentation was provided by Karina Milchman of the Metropolitan Area Planning Council. **(See Attached)** The Board was presented with recommended changes to the Affordable Housing Bylaw based on a planning process in anticipation of adoption at Spring Town meeting 2017. The project timeline was explained which included a series of working sessions with the Advisory Committee which began on August 8<sup>th</sup> along with a developer roundtable which took place on October 18, 2016. The second advisory committee meeting took place on November 21, 2016. The purpose of the meeting was to further refine the bylaw based on the feedback.

The overview of the bylaw included language which makes affordable housing mandatory with a

project size threshold being 6+/. The income groups are for 80% AMI and the set aside requirements would be 10% with all fractions being rounded up. The incentives presently include a density bonus increase in market rate units equal to ½ the IZ units. There is also an option to donate developable land to the Affordable Housing Trust.

Proposed is a change making the bylaw apply to multifamily developments of 6 or more units and single family subdivisions of 10 or more units. The project size will determine the number of affordable units required. The approach used it one size does not fit all and it is recommended to take an approach to applicability based on economies of scale. The slide was referenced in the presentation. There was also a recommendation that the bylaw should clearly apply to Adult Retirement Community Planned Unit Development and Open Space Residential Development without qualification. The language in Section 8.4 and 8.5 of the Bylaw should be were revised to cross reference the requirements of Section 8.6. Currently the density bonus is ½ the number of affordable units required. The recommended change is to amend the density bonus to increase the total number of market-rate units by a number equal to the required affordable units. There is also a recommendation to change the fractional units. For fractions of 0.5 or higher, round up to the next whole number. For fractions less than .5, it is recommended to require a payment equal to the product of the fraction and the payment in lieu of amount. The formula for payment in lieu was simplified and clarified. Make the payment equal to the required number of AHU multiplied by the median price of a Medway market-rate home. They also recommended not accepting a PILU as part of a rental development. The last component was clarifying what the developer is responsible for and what support the Town will or won't provide. The developer will be responsible for developing and implementing the marketing plan, managing the lottery, preparing the regulatory agreements and deed restrictions

### **Consultant Report:**

- No update

### **Other Business:**

#### **Tiny Houses:**

The board was made aware that a proposal has been submitted to MAPC for technical assistance to research tiny houses. The proposal if approved would look at the tiny house movement and the regulatory challenges communities face. Nantucket recently passed a zoning bylaw to allow tiny houses in certain areas.

#### **Master Plan:**

The last time the master plan was adopted was in 2009. There was a request last year for capital funding for an update to the master plan. The proposal was submitted again to the CIPC to try to get funding this year to have a consultant work on having something in place for 2019.

#### **Zoning Work for 2017:**

Susy Affleck-Childs asked the Board to have a separate meeting on January 31, 2017 with location to be determined to work on the zoning bylaw amendments. The drafts for articles for the May spring town meeting are due to the BOS/TA office by February 3, 2017.

**Stormwater Bylaw Update:**

Consultant Carlucci informed the board that municipalities are working on meeting the new MS4 requirements. These become effective on July 1, 2018. Medway's current stormwater bylaw will need to be updated to comply with the new EPA permit. Once the drafting is complete, it will be forwarded to Town counsel for review.

Consultant Reardon reported that some towns have discussed setting up a stormwater utility to assist with the expenses associated with stormwater management.

It was suggested that a workshop joint meeting be set up with the PEDB and the Conservation Commission to discuss the new stormwater bylaw.

**Construction Reports**

**2 Marc Road Site Plan:**

The Board is in receipt of Field Report #13 dated 12-27-2016 and Field Report #14 dated 1-9-2017. **(See Attached)** The sewer service is being installed along with the gas/oil interceptor. The concrete foundation wall is completed and the erecting of the steel structure has begun. Engineer Dan Merrikin is aware of the standing water in the swales and will be sure to address this issue. They will be cleaning all sediments.

**Village Estates:**

The Board is in receipt of a punch list for Village Estates dated January 9, 2017 from Tetra Tech. **(See Attached)** The roof runoff infiltration field has not been installed. The proposed sewer service has not been installed. The shed on the northern side has not been razed.

**Other Business:**

- Salmon now owns the property on Village Street and is putting together the construction drawings. They will be looking for plan endorsement. The Conservation Commission will hold a conservation restriction on the open space portion of the site. The applicant has to prepare a baseline inventory.
- Susy will contact the building inspector about the fence at Eversource.

**Public Hearing - Medway Greens Multifamily Special Permit – 176 & 178 Main Street:**

The Chairman began the meeting by explaining that the meeting was being recorded and broadcast live on Medway Cable Access. It will also be available for viewing online at medwaycable.com. Chairman Rodenhiser introduced fellow PEDB members Bob Tucker, Rich Di Iulio, Matt Hayes and Tom Gay. He also introduced others at the table - Gino Carlucci, planning consultant from PGC Associates; Sean Reardon, engineering consultant from Tetra Tech; Susy Affleck-Childs, Medway's Planning and Economic Development Coordinator; and Amy Sutherland, meeting recording secretary. This public hearing pertains to the application for a multifamily housing special use permit combined with site plan review for approval of the proposed condo development. The special permit is needed for the use and the Medway Zoning

Bylaw requires site plan approval before any building permit can be issued for a development project.

The chronology for the Medway Greens project is as follows.

- The application was filed with the Board on December 15, 2016.
- The plan and application documents were provided to Gino Carlucci of PGC Associates, our planning consultant, to review for compliance with the applicable sections of the *Medway Zoning Bylaw* and the Board's *Site Plan Rules and Regulations*.
- The materials were forwarded to Tetra Tech, our engineering consultant, to review for compliance with the technical engineering aspects of the Board's *Site Plan Rules and Regulations*.
- The site plan and associated documents were also circulated to Town staff, boards, and committees with a request for review and comment.

The public notice requirements for this application have been satisfied.

- On December 20, 2016 the official legal notice for the public hearing was filed at the Medway Town Clerk's office and posted to the Town's web page.
- On December 28, 2016, the abutter notice about the public hearing was mailed by certified sent mail to all owners of property located within 300 feet of the site.
- The legal advertisement about the public hearing was published in the *Milford Daily News* on December 27, 2016 and January 2, 2017.
- The application documents, proposed site plan and building elevations have also been posted to the PEDB web page for public viewing.

The Chairman asked to dispense with reading the public hearing notice.

**On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted unanimously to dispense with reading the public hearing notice.**

The ground rules for the evening were reviewed. The applicants will be introduced along with their official representative, professional engineer Rob Tiberi. They will make a presentation to describe the proposed project. That presentation will be followed by questions from members of the Planning and Economic Development Board. The applicant and their representatives will respond to those questions. Planning consultant, Gino Carlucci, has reviewed the proposed site plan and provided a review letter which the Board and the applicant have already received. Gino will summarize his review comments which the applicant may respond to. Our engineering consultant Sean Reardon, from Tetra Tech Engineering, will summarize his review comments which the applicant may respond to. Next, the public will have its opportunity to speak. If you wish to comment or ask a question about the site plan, please raise your hand. I will recognize all speakers and responders. All comments must be directed to the Board. When called upon, please come forward to the microphone at the front table. State your name and address so our secretary can have accurate information for the record. You may offer comments, ask questions, or read a prepared statement. Please limit your comments to 3 minutes. If you have a prepared statement, please provide a copy to Amy. Any written communications we have received from Medway residents, businesses and property owners will be entered into the public record. As of late this afternoon, no comments had been received. We will then move to any Town staff and representatives of Town departments, boards or committees. If any Town staff or representatives



of any Town board or committee are present and wish to speak, they should come forward to the microphone and state their name and which department or committee they represent. They may offer comments, ask questions, request additional information, and make suggestions for improvements. The applicant may respond to those comments. After that, we will return to Board members for additional questions, comments and further discussion. Before we conclude the public hearing for the night, we will summarize a list of concerns/issues that need further attention. We will also specify any additional information that the applicant needs to provide to the Board. At the end of tonight's public hearing, the Board will announce the date, time and location of the next public hearing. Future public hearings will focus on individual topics. We do NOT re-notify abutters about future public hearing dates. Susy will file a public hearing continuation notice with the Town Clerk who will post it to the Town's web site. You may also call the Medway Planning and Economic Development office at any time to check on the date and time for the next public hearing. You may also contact Susy if you would like copies of any of the review comments or consultant letters. At some point during the public hearing process, the applicant will revise the site plan based on the comments received and resubmit it for further review by the Board and its consultants. Those revised plans will be posted to the Board's web page. Once all information is gathered and all comments have been received, the Board will then deliberate.

A draft decision will be prepared and discussed. A decision generally always includes conditions and requires plan modifications. Usually, the draft decision is revised and then voted upon at a subsequent PEDB meeting and the hearing is closed. Once signed, the decision is filed with the Town Clerk. This commences a 20 day appeal period. If no appeal is filed, the next step is for the Board to sign the revised plan as specified in the decision. The decision and the signed plan are recorded at the Norfolk County Registry of Deeds. The applicant can then file the detailed construction plans with the Building Department and apply for the building permit for the project.

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

- Public hearing notice dated December 20, 2016
- Application with project narrative
- Site plan
- Building elevations
- Renderings
- Plan review letter dated January 9, 2017 from Gino Carlucci
- Section 5.6.4 multifamily housing from the Medway Zoning bylaw
- Plan review letter from Tetra Tech dated 1-9-2017

Ron Tiberi began the presentation by explaining that they propose to develop an 8 unit townhouse condominium development on two parcels of land at the northeast corner of Main Street and Mechanic Street. This is currently owned by Joshua Grant. It consists of one vacant parcel and a second parcel which has been used primarily for commercial purposes and includes an unoccupied 2076 sq. foot building.

This development will include construction of two 4-unit 2½ story townhouse buildings, each with a 2,880 sq. ft. footprint. Each townhouse will have three bedrooms. The primary access will be from Main Street with a secondary entrance on Mechanic Street. A total of 16 parking spaces

will be provided. The structure at 176 Main Street will be demolished. Stormwater management facilities will be installed on site as will landscaping, an open space area and sidewalks along the Main and Mechanic frontages. The applicant explained that they have attended two Design Review Committee meeting where the color schemes and landscaping were discussed. The plants will be native to the area. The little park area at the corner of the site will have benches. Another snow storage area was included. The drainage sheets were explained.

Consultant Carlucci reviewed his comment letter. The applicant indicated that he has not yet incorporated the consultant's comments into the plans. The following comments were made:

- Need a 35 ft. front setback or the Board has to waive the setback requirement
- Density complies and one affordable dwelling unit is needed.
- Need the inclusion of a bike rack
- Need photometric lighting plan
- No signage was shown
- Turn around area dimensions need to be shown
- There was no site context sheet
- There was no landscape inventory (applicant will ask for waiver)
- Plan shows asphalt berm – (needs a waiver)
- Requirement to have trees planted to shade parking (applicant will ask for waiver)
- Meets the parking requirement
- Applicant should check with surveyor about the street monuments and locations.

Consultant Reardon had the following recommendations:

- Plan be prepared and stamped by MA licensed registered land surveyor.
- Plans need PEDB signature block.
- Site Context sheet not provided.
- Site plan is unreadable and does not provide specific information required in the standards.
- Drainage and erosion plan is not provided.
- Site Utilities plan is not provided.
- Color renderings not provided.
- Lighting plan not provided.
- A plan showing site circulation of emergency vehicles should be provided and approved by Fire Department.
- Need details for sewer lines.
- Need to show compliance with stormwater standards.
- Unit 8 should have a curb line or bollard to protect the dwelling from vehicular traffic or snow.
- Detail of proposed stone wall needs to be provided.
- Dumpsters do not appear to have sufficient loading access for trash vehicles.

### **Public Comments:**

### **Resident Paul Chelman, 174 A Main Street:**

This resident has a question about the access from Mechanic Street. This resident would like to see one way in and one way out for safety.

There was also a question about an easement across the property to allow traffic from his business to exit out to Mechanic Street. The applicant indicated that a title company is working on the issue with the easement and it was accounted for in plan.

**Resident Martha Whyte, 5 Mechanic Street:**

Ms. Whyte wanted to know about if there would be a stockade fence since she would see the dumpster from her window. She also wanted to know how far the sidewalk will extend. Another question she has was in regards to if these will be renters/owners. She wanted to know the heights of the building. The last thing she asked was in regards to the rain garden.

The applicant responded that it has not been determined about the owners/renters. Also there will be some form of fencing. The height of the buildings will be 33 ft.

Susy indicated that she would like to see some landscaping on the edges of the building on the Mechanic Street side.

**Resident Steve Wettengel, 182 Main Street:**

Mr. Wettengel indicated that he is not in favor of this due to the density of this site. The parcel is too small for this many units. He also wanted to know about the process which took place to change the requirements in this area.

The Chairman responded that this is allowed in the district and the changes in this area were voted and passed at town meeting.

**Mackenzie Leahy, Town of Medway CED Administrative Assistant:**

Ms. Leahy noted that when the application came in front of the staff at the departmental meeting, she noted concerns about the site distances at the entrance and exit. There also looks like there is a gap in the separation of the fourth unit.

The applicant responded that the DRC wanted to break this up and this was their design. The entrance area is different due to grading concerns.

**Resident at 184 Main Street:**

This abutter had a question regarding the setback and noted that they needed to go to ZBA and needed to meet specific criteria when he wanted to build a garage. They were also wondering if this is a different zoning district. He asked if consideration is given to the Rabbit Hill district and its character.

The Chairman explained that the process the resident went through was for a variance. This application is for a special permit which has different criteria. The rules allow the applicant to seek a special permit in this area. There are special provisions which need to be met.

**Resident Vladimir Atryzek, 179 Main Street:**

This resident noted that the style of these units is different from the New England look of the town.

The applicant noted that they have met with the DRC which requested the pitch of the roof being smaller. The DRC also recommended the colors.

The audience was informed that the DRC will provide a letter of recommendation.

**Resident, 179 Main Street:**

This resident does not want an entrance on Main Street since it would create a nuisance and turn around area.

**Mackenzie Leahy:**

She noted concern about the parking spaces behind the garage and turning radius.

**Resident, Ivan Szilassy, 181 Main Street:**

This abutter wanted to know where the guest parking will be.

The applicant responded that guest parking was built into the parking formula and is noted on the plan.

It was suggested that the Enchanted Fox building be added to the plan.

It was suggested that the applicant sit with Consultant Sean Reardon and the DPS Director about integrating this project with the Rt. 109 reconstruction project.

It was noted that this project is not large enough to require a traffic study.

The applicant will work on revising the plans based on both the recommendations from Tetra Tech and Consultant Carlucci.

**Continuation:**

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to continue the hearing for Medway Greens to February 28, 2017 at 7:15 pm.**

**Adjournment**

**On a motion made by Tom Gay and seconded by Rich Di Iulio, the Board voted unanimously to adjourn the meeting.**

The meeting was adjourned at 9:40 pm.

Amy Sutherland



PEDB Recording Secretary

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# Updated Medway Affordable Housing Bylaw

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FOR CONSIDERATION FOR  
SPRING TOWN MEETING

Presented by the Metropolitan Area Planning Council

# Project Overview

## Goal of Tonight



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Tonight, we'll present recommended changes to the Affordable Housing Bylaw based on a planning process guided by the Town and Advisory Committee, and then discuss the new approach in anticipation of adoption at Spring Town Meeting 2017

# Project Timeline

And next steps

#1 Advisory  
Committee Mtg.

August 8  
Project kick-off

Developer  
Roundtable

October 18  
Medway AH Bylaw

Medway Zoning  
Analysis

MAPC assesses  
2013 and 2016  
bylaws

#2 Advisory  
Committee Mtg.

November 21  
Recommended  
changes

Draft Medway  
Zoning

MAPC prepares  
zoning language

Revised Zoning

Finalized bylaw  
based on Town  
feedback

#3 Advisory  
Committee Mtg.

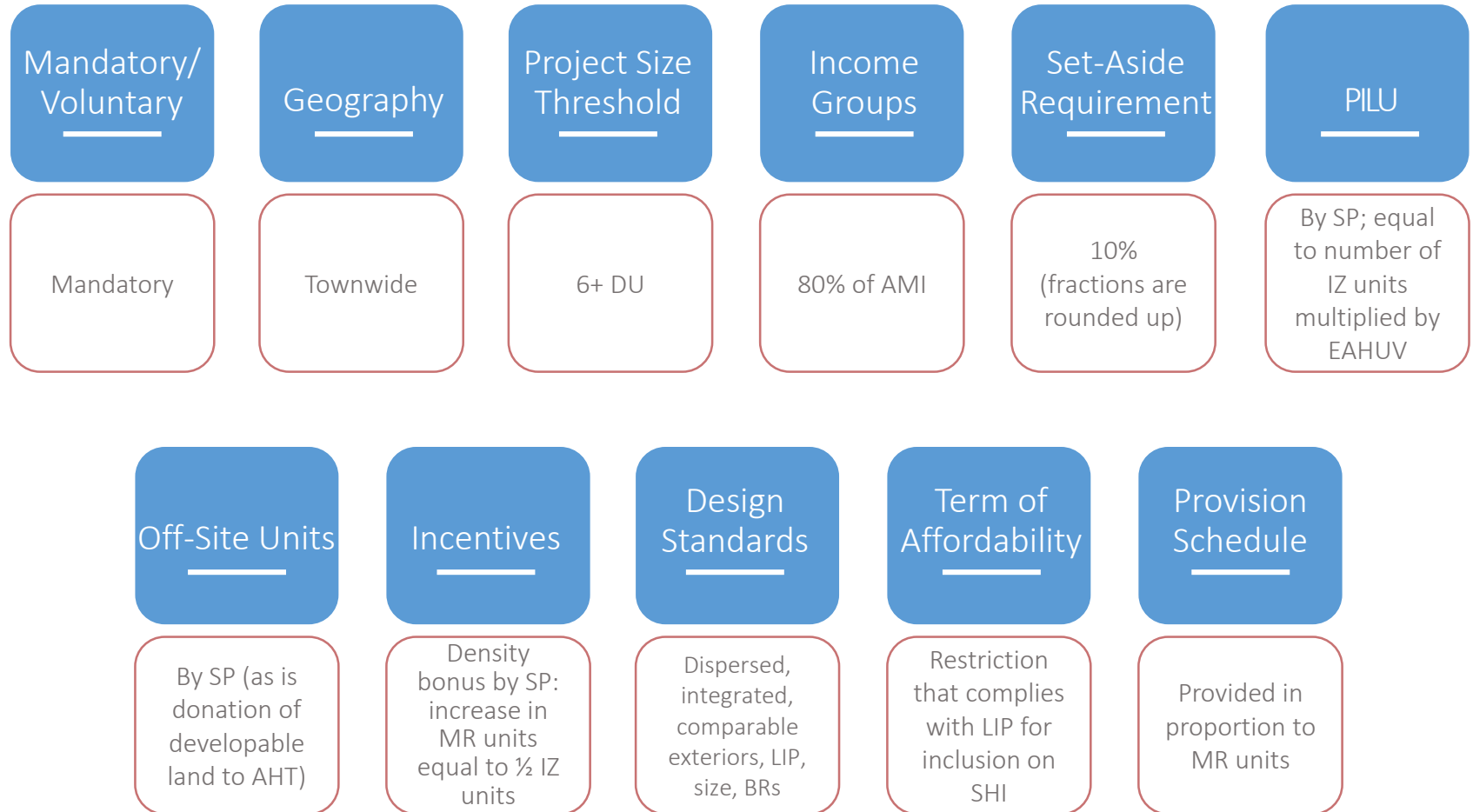
January 10  
Final presentation

Spring Town  
Mtg.

Adoption of  
revised AH Bylaw

# Medway Affordable Housing Bylaw

## Overview of bylaw as of June 2016





# Towards A Revised Bylaw

From here to there

Issues Flagged



Analysis + Engagement



Recommendations Made

# One Size Does Not Fit All

Take an approach to applicability based on economies of scale

- Bylaw is currently triggered by any residential project of 6 dwelling units or more
- Change to multifamily development of 6 or more units and single-family subdivisions of 10 or more units
- Project size determines the number of affordable units required

## Inclusionary Requirement

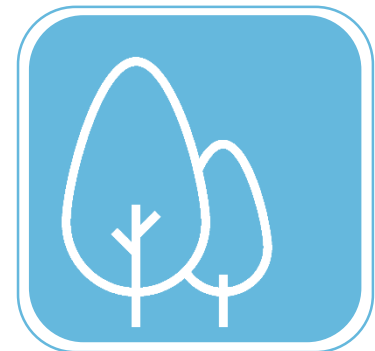
Project Size (Units)	Affordable Units (%)
6-12	10%
13-17	12%
18-20	15%
21 and over	20%

# Adult Retirement Community Planned Unit Development + Open Space Residential Development

Clarify applicability to zoning districts

## Be Consistent

- Section 8.6, Affordable Housing, should apply to Sections 8.4 and 8.5, ARCPUD and OSRD, without qualification
- Revise Sections 8.4 and 8.5 to cross reference the requirements of Section 8.6



# Low Density Bonus

Increase density bonus so it serves as an incentive

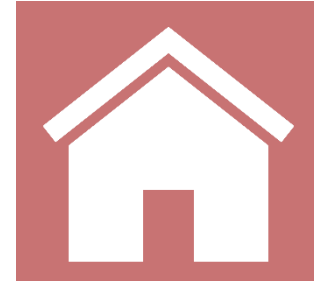
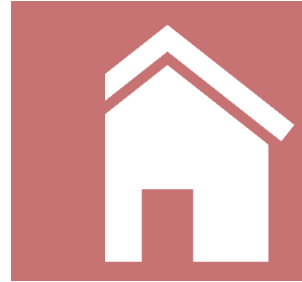
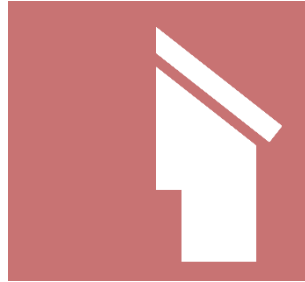


## Density Bonus

- Current density bonus is  $\frac{1}{2}$  the number of affordable units required
- Amend the density bonus to increase the total number of market-rates units by a number equal to the required affordable units

# Fractional Units

Have a two-pronged approach to fractions depending on size



- Any fraction is currently rounded up to the next whole number, which serves as a disincentive to developers of smaller projects in particular
- For fractions of 0.5 or higher, round up to the next whole number
- For fractions less than 0.5, require a payment equal to the product of the fraction and the cash contribution for a whole affordable housing unit

# Payment In Lieu Of (PILU)

Simplify formula and clarify applicability

## Formula

PILU formulae should be straightforward and easy to calculate



## Fee

The required sum should reflect current market conditions



- Make the payment equal to the required number of affordable housing units multiplied by the median price of a Medway market-rate home
- Do not accept PILU as part of rental development

# Town vs. Developer Roles

Clarify what the developer is responsible for and what support the Town will or won't provide

## Developer Responsibilities

1. Marketing plan
2. Manage lottery
3. Regulatory Agreement
4. Deed restriction

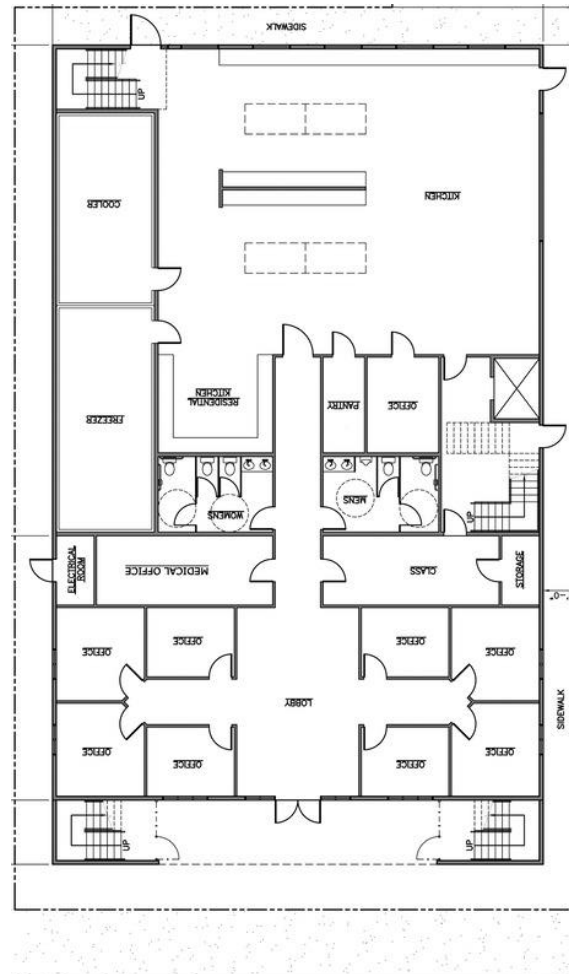


# Unit Design Standards

Make sure units are well-designed and meet household needs

## Affordable units must:

- ✓ Be equal to that of market-rate units in materials and quality of construction
- ✓ Have appliances, fixtures, and finishes comparable to those of market-rate units
- ✓ Meet minimum square footage standards established by the LIP program, including 600 square feet for 1-bedroom units
- ✓ Include one or more 3-bedroom units in any residential project of 15 or more dwelling units in which one or more is a 3-bedroom unit



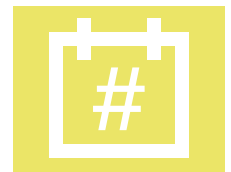
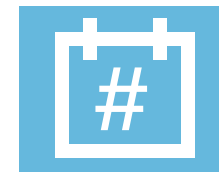
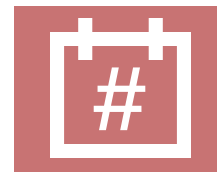
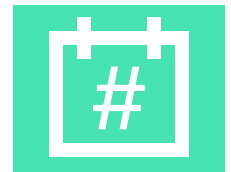
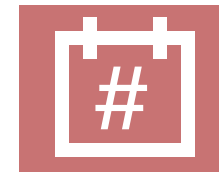
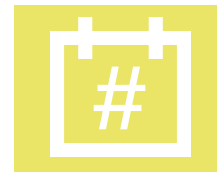
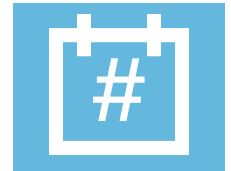
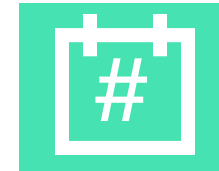
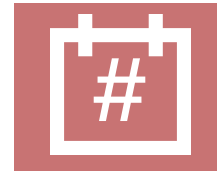
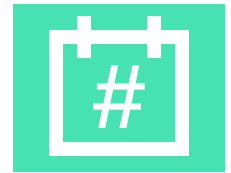
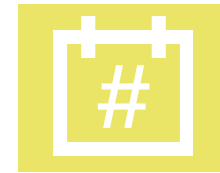
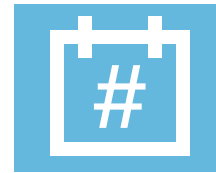


# Term of Affordability

Clarify that units will be affordable in perpetuity

## Affordability Preservation

- To ensure long-term affordable housing inventories, require affordability in perpetuity
- Don't issue any building permits until the Town has approved the regulatory agreement and it's been submitted to DHCD
- For homeownership units, issue certificate of occupancy for any affordable housing unit only when a DHCD-approved deed rider has been signed by the qualified purchaser



# Timing of Compliance

Ensure on-site affordable units are produced in a timely manner

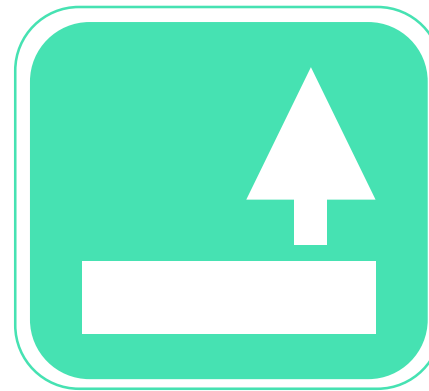
## Schedule of Unit Production

Market-Rate (%)	Affordable (%)
Up to 30%	None required
30% plus 1 unit	At least 10%
Up to 50%	At least 30%
Up to 75%	At least 50%
75% plus 1 unit	At least 70%
Up to 90%	100%

- On-site affordable units must be produced in proportion to market-rate units
- Affordable units cannot be the last units built

# Timing of Compliance

Ensure land is conveyed or off-site units are produced in a timely manner



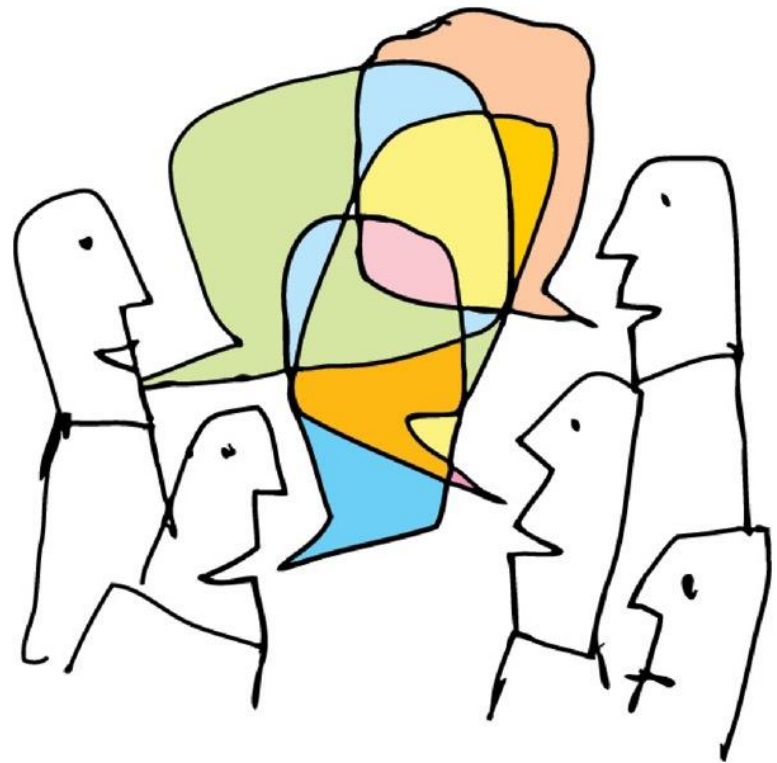
## Off-Site Units + Land Donation

Land must be conveyed or off-site inclusionary units completed prior to the issuance of the building permit for the unit representing 51% of the development

# Discussion + Thank You!

Karina Milchman, MAPC  
Regional Planner II + Housing Specialist  
Inner Core Committee Coordinator  
617-933-0738 | [kmilchman@mapc.org](mailto:kmilchman@mapc.org)

[www.mapc.org](http://www.mapc.org)  
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**January 10, 2017**  
**Medway Planning & Economic Development Board**  
**Meeting**

**UPDATED**  
**Construction Reports**

- 2 Marc Road Site Plan – Field Report #13  
(12-27-2016)
- **2 Marc Road Site Plan – Field Report #14 (1-9-2017)**
- **Village Estates report/punch list (1-9-2017)**

<b>Tetra Tech</b> 100 Nickerson Road Marlborough, MA 01752							
Project 2 Marc Road				Date 12-27-2016		Report No. 13	
Location Marc Road				Project No. 143-21583-16009		Sheet 1 of 2	
Contractor Rosenfeld Jon Rosenfeld				Weather A.M. CLOUDY P.M.		Temperature A.M. 55° P.M.	
<b>FIELD OBSERVATIONS</b>							
<p>On Tuesday, December 27, 2016 Steve Bouley from Tetra Tech (TT) visited the project site to inspect the current condition and construction progress. The following observations were made:</p> <p>1. Observations</p> <ul style="list-style-type: none"> <li>A. The contractor is in the process of installing the sewer service along the eastern portion of the building. The proposed pipe and manhole were bedded on crushed stone. The proposed sewer is expected to be completed by the end of this week.</li> <li>B. The contractor has installed the proposed structure for the gas/oil interceptor. The proposed vents and outlets will be installed at a later date.</li> <li>C. The contractor has installed the crushed stone bedding for the proposed retaining wall located on the western side of the site.</li> <li>D. The contractor has completed pouring concrete foundation walls and is in the process of erecting the steel structure for the proposed building</li> </ul>							
<b>CONTRACTOR'S FORCE AND EQUIPMENT</b>				<b>WORK DONE BY OTHERS</b>			
Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	1	Backhoe	1	Asphalt Reclaimer			
Laborers		Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Bobcat		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flag persons		Scraper		Rock Crusher			
Surveyors		Articulating Dump Truck		Chipper			
Driller		Conc. Truck		Screener		<b>OFFICIAL VISITORS TO JOB</b>	
Blast Crew		Pickup Truck	1	Drill Rig			
Sewer/Water Tester		Dump Truck 6 Whl	1	Boom Lift			
Town Inspector		Dump Truck 10 Whl		Water Truck			
		Dump Truck 14 Whl		Lull			
		Dump Truck 18 Whl		Gradall			
Police Details:				<b>RESIDENT REPRESENTATIVE FORCE</b>			
Time on site: 10:00 A.M. – 11:00 A.M.				Name		Name	
CONTRACTOR'S Hours of Work:							
						Resident Representative: Steve Bouley	

Project 2 Marc Road	Date 12-27-2016	Report No. 13
Location Marc Road	Project No. 143-21583-16009	Sheet 2 of 2
Contractor Rosenfeld Jon Rosenfeld	Weather A.M. CLOUDY P.M.	Temperature A.M. 55° P.M.

**FIELD OBSERVATIONS CONTINUED**

2. Schedule

A. TT will continue to monitor the site as construction continues.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. Applicant/contractor to determine cause of standing water in swales and ensure final stabilized swales are clean of all sediment. **TT Update: The engineer of record (Dan Merrikin) is aware of the issue and stated he has met with the conservation agent and that the issue will be dealt with spring 2017, TT will follow-up at that time.**

B. It is recommended the contractor maintain the construction entrance as well as sweep existing pavement on Marc Road.

5. Materials Delivered to Site Since Last Inspection:

A. N/A

<b>Tetra Tech</b> 100 Nickerson Road Marlborough, MA 01752							
Project 2 Marc Road				Date 01-06-2017		Report No. 14	
Location Marc Road				Project No. 143-21583-16009		Sheet 1 of 2	
Contractor Rosenfeld Jon Rosenfeld				Weather A.M. SNOW P.M.		Temperature A.M. 30° P.M.	
<b>FIELD OBSERVATIONS</b>							
<p>On Friday, January 6, 2017 Steve Bouley from Tetra Tech (TT) visited the project site to inspect the current condition and construction progress. The following observations were made:</p> <p>1. Observations</p> <p>A. The contractor is in the process of installing the sewer service along the eastern portion of the building. The proposed pipe is bedded on crushed stone and invert elevations being checked with laser level. This portion of the sewer will be stubbed until the sewer on the western side of the building is installed, at which time the contractor will core holes in the existing structures located in Marc Road on the same day. contractor stated that Town of Medway Water/Sewer department was also going to be inspecting the sewer installation later today.</p> <p>B. The contractor plans to install drainage infrastructure along the eastern side of the site once weather permits in the coming weeks.</p> <p>C. The steel frame has been installed for the proposed building and the contractor is in the process of forming for the proposed floors.</p>							
<b>CONTRACTOR'S FORCE AND EQUIPMENT</b>				<b>WORK DONE BY OTHERS</b>			
Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer			
Laborers		Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Bobcat		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flag persons		Scraper		Rock Crusher			
Surveyors		Articulating Dump Truck		Chipper			
Driller		Conc. Truck		Screener		<b>OFFICIAL VISITORS TO JOB</b>	
Blast Crew		Pickup Truck		Drill Rig			
Sewer/Water Tester		Dump Truck 6 Whl		Boom Lift			
Town Inspector		Dump Truck 10 Whl		Water Truck			
		Dump Truck 14 Whl		Lull			
		Dump Truck 18 Whl		Gradall			
Police Details:					<b>RESIDENT REPRESENTATIVE FORCE</b>		
Time on site: 8:30 A.M. – 9:30 A.M.					Name		Name
CONTRACTOR'S Hours of Work:							
					Resident Representative: Steve Bouley		



Project 2 Marc Road	Date 01-06-2017	Report No. 14
Location Marc Road	Project No. 143-21583-16009	Sheet 2 of 2
Contractor Rosenfeld Jon Rosenfeld	Weather A.M. SNOW P.M.	Temperature A.M. 30° P.M.

**FIELD OBSERVATIONS CONTINUED**

2. Schedule

A. TT will continue to monitor the site as construction continues.

3. New Action Items

A. N/A

4. Previous Open Action Items

A. Applicant/contractor to determine cause of standing water in swales and ensure final stabilized swales are clean of all sediment. **TT Update: The engineer of record (Dan Merrikin) is aware of the issue and stated he has met with the conservation agent and that the issue will be dealt with spring 2017, TT will follow-up at that time.**

B. It is recommended the contractor maintain the construction entrance as well as sweep existing pavement on Marc Road. **TT Update: Ground is frozen at this time and erosion not occurring. TT will follow-up with this item during the spring melt when tracking of sediment can become an issue on nearby roadways.**

5. Materials Delivered to Site Since Last Inspection:

A. N/A


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**To:** Susan Affleck-Childs – Medway Planning and Economic Development Board Coordinator

---

**Cc:** Russel Santoro - Applicant

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**From:** Steven Bouley, EIT – Tetra Tech 

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**Date:** January 9, 2017

---

**Subject:** Village Estates Punch List

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On December 12, 2016 at the request of Mr. Russel Santoro (Applicant), Tetra Tech (TT) performed a punch list inspection of the Village Estates development. The inspection was conducted based upon the approved Village Estates Definitive Subdivision plan set and the Certificate of Action for the project. The following is a list of items and/or issues that should be repaired or resolved.

### **Village Estates Punch List**

1. The proposed sewer service has not been installed. The Applicant stated this item will be installed during house construction once design is finalized.
2. Roof runoff infiltration field has not been installed. The Applicant stated this item will be installed during house construction once design is finalized.
3. Curb joints along the driveway apron shall be pointed.
4. The proposed 6" deep swale along the eastern property boundary has not been installed correctly. The swale shall be graded as designed and upstream soils be protected from washing into the swale from nearby foundation excavation.
5. The shed on the northern side of the existing garage has not been razed.
6. Residential light poles adjacent to the proposed house require installation.
7. The applicant shall remove all erosion controls upon receiving Certificate of Compliance from the Medway Conservation Commission.
8. A Stop Line and the word "STOP" should be painted at the stop sign location.
9. As-built of the project has not been submitted.

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

P:\21583\143-21583-15009 (PEDB VILLAGE ESTATES CS)\CONSTRUCTION\PUNCH LIST\MEMO\_VILLAGE ESTATES PUNCH LIST\_2017-01-09.DOC



**January 10, 2017**

**Medway Planning & Economic Development Board  
Meeting**

**UPDATED**

**Medway Greens**

**176 – 178 Main Street**

**Multifamily Housing Special Permit**

- Public Hearing Notice
- Application with Project Narrative
- Site Plan
- Building Elevations
- Renderings
- Review letter from Gino Carlucci
- Section 5.6.4 Multifamily Housing from the Medway Zoning Bylaw
- **Review letter from Tetra Tech dated 1-9-2017**



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

December 20, 2016

***PUBLIC HEARING NOTICE***  
***Medway Greens – 176 & 178 Main Street***  
***Application for Multifamily Housing Special Permit***

Pursuant to the Medway Zoning Bylaw, SECTION 5.6.4 Multifamily Housing and the provisions of Massachusetts General Laws, Chapter 40A, Sections 9 & 11, notice is given that the Medway Planning and Economic Development Board will conduct a Public Hearing on ***Tuesday, January 10, 2017 at 8:15 p.m. in Sanford Hall at Town Hall, 155 Village Street, Medway, MA***, to consider the application of 176 Medway LLC of Dover, MA for approval of a Multifamily Housing Special Permit and Plan entitled *Medway Greens*, 176 Main Street, Medway, MA, dated December 15, 2016 prepared by Ronald Tiberi, P.E. of Natick MA.

The applicant proposes to develop an 8 unit, townhouse condominium development on two parcels of land at the northeast corner of Main and Mechanic Streets (*176 and 178 Main Street*) in the Agricultural/ Residential II zoning district. The .66 acre site (*Medway Assessors Map 47, Parcels 34 and 36*) is currently owned by Joshua Grant of Medway, MA. It consists of one vacant parcel and a second parcel which has been used primarily for commercial purposes and presently includes an unoccupied, 2,076 sq. foot building.

The proposed development will include construction of two, 4-unit, 2½ story townhouse buildings, each with a 2,880 sq. ft. footprint. Each townhouse dwelling will have three bedrooms. One affordable dwelling unit will be included. One building with four townhouses will front onto Main Street; the other building with four townhouses will front onto Mechanic Street. Primary access will be from Main Street with a secondary entrance on Mechanic Street. A total of 16 parking spaces will be provided. The existing structure at 176 Main Street will be demolished. Stormwater management facilities will be installed on site as will landscaping, an open space area and sidewalks along the Main and Mechanic Street frontages.

The application and plans for the proposed Medway Greens development are on file with the Medway Town Clerk at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plans are also available for review at the Medway Planning and Economic Development office at 155 Village Street and have been posted to the Town's web site at <http://www.townofmedway.org/planning-economic-development-board/pages/recent-development-applications>

Any person or party who is interested or wishes to be heard on this proposal is invited to review the plan and express their views at the designated date, time and place. Written comments are encouraged and may be forwarded to the Medway Planning & Economic Development Board at 155 Village Street, Medway, MA 02053 or emailed to the Board at: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org). All comments will be entered into the record during the public hearing.

Any questions regarding this application should be directed to the Medway Planning and Economic Development office at 508-533-3291.

*Andy Rodenhiser*  
Chairman

To be published in the *Milford Daily News*: Tuesday, December 27, 2016  
Monday, January 2, 2017

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

*Medway Town Officials/Departments* – Board of Selectmen, Board of Assessors, Board of Health, Building Inspector/Zoning Enforcement Officer, Conservation Commission, Design Review Committee, Energy Committee, Fire Department, Historical Commission, Police Department, Public Services Department, Town Administrator.

## **PROJECT DESCRIPTION**

### **MEDWAY GREENS**

Working within the requirements of the multi-family special permit process by-law section 5.6.4 and its departments and boards, we have provided a project that meets the requirements of the multi-family special permit with a project density of eight units including an affordable dwelling unit, 20 parking spaces and services by town Water & Sewer facilities.

The Multi-family project is located on the existing parcels of land at the corner of 176 Main Street. The project consists of two commercially developed parcels with an existing 2076 sf building located on the southeastern side of the property.

The new development will be comprised of two four-unit townhouse structures. The buildings will have a 2880 sf footprint and be 2-½ stories in height with a walkout basement and garage space under the unit to conform to the existing grades. Each unit shall have 3 bedrooms with a master on the main level. One building will front onto Main Street the other will front outward onto Mechanic Street with parking both structures.

The primary access will be from Main Street with a secondary entrance on Mechanic Street. Additional parking is provided in the easterly side of the lot for a total of 20 spaces.

The site will maintain landscapes and hardscapes to conform to the existing grading. Approximately 43% of the site is greenspace with a sitting and open space areas at the corner of Mechanic and Main Street with sidewalk provided to enhance pedestrian flow into the existing town park across the street. Lighting is minimized by wall mounted units affixed to the structures and motion activated units above garage doors and two small light posts at the parking area and egress at Mechanic Street.

Drainage from the site will flow to recharge chambers and a rain garden in the lower end of the property and will conform to the Storm-water regulations.





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

**MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION**

**INSTRUCTIONS TO APPLICANT/OWNER**

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

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

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

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

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

Dec 15, 2016

**APPLICANT INFORMATION**

Applicant's Name: 176 Medway LLC

Mailing Address: 57 DRAPER Rd

DOVER MA 02030

Name of Primary Contact: John Kelly

Telephone: Office: \_\_\_\_\_ Cell: 619-794-4889

Email address: JohnPKelly@gmail.com

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

**PROJECT INFORMATION**

Development Name: Medway Greens

Project Address: 176 MAIN ST

Plan Title: MEDWAY GREENS

Plan Date: Dec 15, 2016

Plan prepared by:  
Name: RONALD TIBERI P.E.

Firm: -



Type of Project:

\_\_\_\_\_ Renovation of Existing Structure(s)  
How many buildings? \_\_\_\_\_  
Building Dimensions \_\_\_\_\_  
Gross Square Footage of Existing Structure \_\_\_\_\_  
How many residential units presently exist? \_\_\_\_\_  
How many additional residential units are proposed? \_\_\_\_\_  
How many affordable units? \_\_\_\_\_

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

X Construction of a New Building(s)  
How many buildings? 2  
Dimensions of New Building(s) (2) 36 x 80  
Gross Square Footage of New Building(s) 5760  
How many new residential units are proposed? 8  
How many affordable units? 1

X Demolition of any structures on the site? If yes, please explain. \_\_\_\_\_  
COMMERCIAL STRUCTURE

How many parking spaces presently exist? NA

How many new parking spaces are proposed? 16

**PROPERTY INFORMATION**

The land shown on the plan is shown on Medway Assessor's Map # 47 as Parcel # 34 & 36

Total Acreage of Land Area: 0.66 Acres

General Description of Property: CORNER LOT, GRAVEL PARKING AREA  
SOME WOODED AREA

Current Use of Property: COMMERCIAL

Medway Zoning District Classification: AR-11

Length of Existing Frontage: 174' + On what street? MAIN STREET

Setbacks for Existing Structure (if applicable)

Front: 0  
Back: 157 ±

Side: 0  
Side: 0

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? NO

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? yes, setbacks of existing BLDG



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

Access to Town Water and Sewer

Is Town water and sewer available in the street on which the proposed project has its frontage? ☒ Yes \_\_\_ No

**PROPERTY OWNER INFORMATION (if not applicant)**

Property Owner's Name: JOSHUA GRANT

Mailing Address: 16 CAUSEWAY ST  
MEDWAY MA 02053

Primary Contact: JOSHUA GRANT

Telephone: \_\_\_\_\_  
Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

The owner's title to the land that is the subject matter of this application is derived under deed from: TO BANK to JOSHUA GRANT  
dated 3/18/19 and recorded in Norfolk County Registry of Deeds,  
Book 32146 Page 592 or Land Court Certificate of Title Number \_\_\_\_\_,  
Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District  
Volume \_\_\_\_\_, Page \_\_\_\_\_.

**CONSULTANT INFORMATION**

**ENGINEER:** RONALD TIBERI P.E.

Mailing Address: 9 MASS AVE  
NATICK MA 01760

Primary Contact: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Office: 508 361 5077 Cell: 617 592-6122

Email address: RTIB@COMCAST.NET

Registered P.E. License #: 34773



**SURVEYOR:**

Cheney Engineering Co  
Mailing Address: 53 MELEN ST  
NEEDHAM MA 02494  
Primary Contact: ARDI RAPIE  
Telephone:  
Office: 781-444-2188 Cell:  
Email Address: ARDI.RAPIE@CHENEY-ENG.COM  
Registered P.L.S. License #: 34823

**ARCHITECT:**

SFG Studios  
Mailing Address: 278 Elm St  
Suite 226, Somerville MA 02144  
Primary Contact: Sharon Gaffney  
Telephone:  
Office: 617 625-4844 Cell: 781-956-9773  
Email address: SFGstudios@MSN.COM  
Registered Architect License #: ~~34623~~ 3264

**LANDSCAPE ARCHITECT/DESIGNER:**

HAMMER & WALSH DESIGN INC  
Mailing Address: 281 SUMMER ST  
BOSTON MA 02210  
Primary Contact: NELSON HAMMER  
Telephone:  
Office: 617 439-0125 Cell: 781-771-0845  
Email address: NH@hammerwalsh.com  
Registered Landscape Architect License #: 550

**ATTORNEY:**

David L. Lebowitz Esq  
Mailing Address: 15 Cottage Ave  
Quincy MA 02169  
Primary Contact: David Lebowitz.  
Telephone:  
Office: 617 745-6512 Cell:  
Email address: dlebowitz@lebowitzlaw.com



OFFICIAL REPRESENTATIVE INFORMATION (if applicable)

Name: RONALD TIGERI PE.  
Address: 9 MASS AVE  
NATICK MA 01760  
Telephone: \_\_\_\_\_  
Office: 508 3615077 Cell: 617 592-6122  
Email address: RTIG @ comcast.NET

SIGNATURES

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

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

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

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

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

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

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

AKS  
Signature of Property Owner

John Kelly  
Signature of Applicant (if other than Property Owner)

[Signature]  
Signature of Agent/Official Representative

11-12-2016  
Date

12/12/2016

Date

12/12/16  
Date



# MEDWAY GREENS

176 MAIN STREET  
MEDWAY, MASSACHUSETTS

APPLICANT/DEVELOPER:

176 MEDWAY LLC  
57 DRAPER ROAD  
DOVER MA 02030

ARCHITECT:

SFG STUDIOS  
278 ELM STREET  
SUITE 226  
SOMERVILLE MA 02144

LANDSCAPE DESIGN:

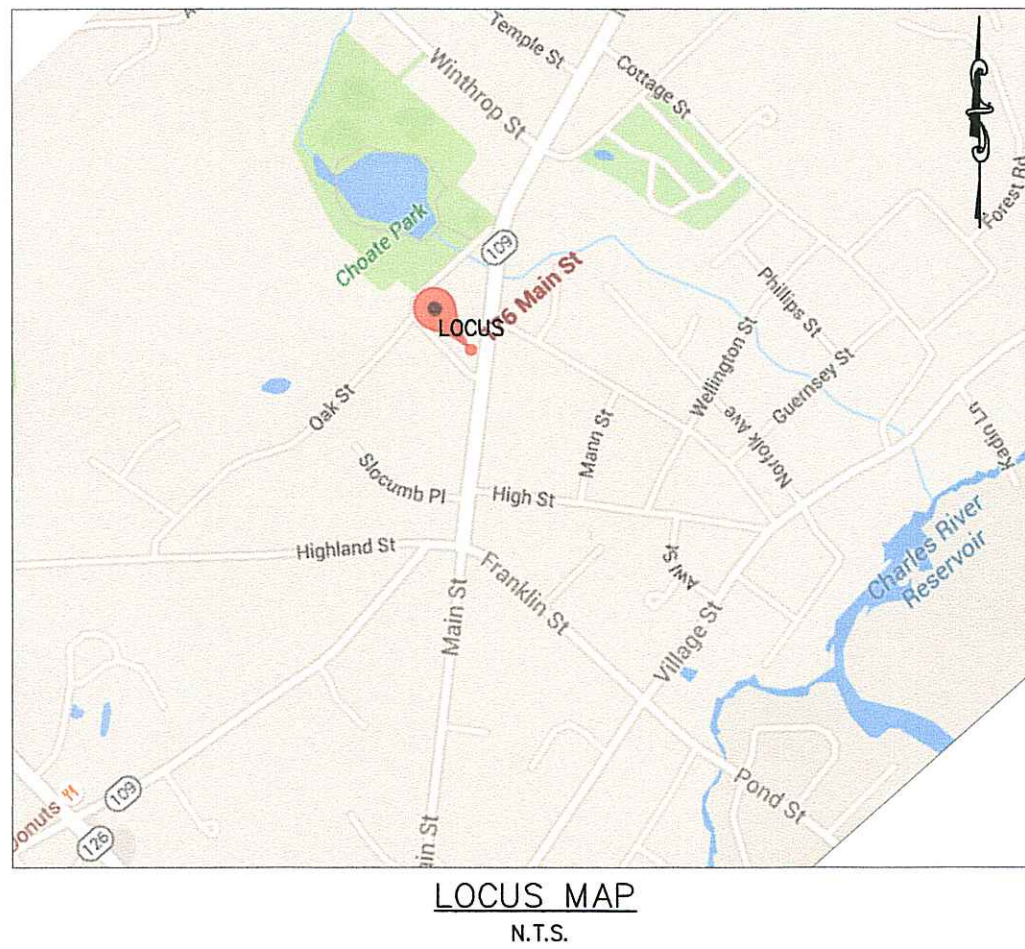
HAMMER+WALSH DESIGN INC.  
281 SUMMER STREET  
BOSTON MA 02210

SURVEY:

CHENEY ENGINEERING CO, INC.  
53 MELLEN STREET  
NEEDHAM MA 02494

ENGINEER:

RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760



ZONING TABLE-AR-II

	REQUIRED	PROPOSED
LOT AREA	22500	26136
LOT FRONTAGE	150	274+
LOT WIDTH	NA	220+
FRONT SETBACK	35	15.8
SIDE SETBACK	15	30
REAR SETBACK	15	34
BLDG. HT.	NA	--
LOT COVERAGE	NA	26136
	1.5/UNIT	2/UNIT

PLAN INDEX

TITLE SHEET	T-1
EXISTING CONDITIONS	S-1
PROPOSED CONDITIONS	S-2
LANDSCAPING & LIGHTING	L-1.1
DRAINAGE DETAILS	D-1
SITE DETAILS	D-2
	--
ARCHITECTURAL COVER	A
FOUNDATION & BASEMENT	A 1.0
1ST & 2ND FLOOR PLANS	A 1.1
ELEVATIONS FRONT	A 2.0
ELEVATIONS REAR & SIDE	A 2.1
NOTES & DETAILS	A 3.0
SECTIONS AND DETAILS	A 3.2
	--

DATE ISSUED:  
December 18, 2016







PARCELS ONE & TWO  
ASSESSING ID: 47 - 34 & 36  
ADAPTIVE USE OVERLAY DISTRICT  
0.6± ACRES

PL.BK. 598 - PL.NO. 57

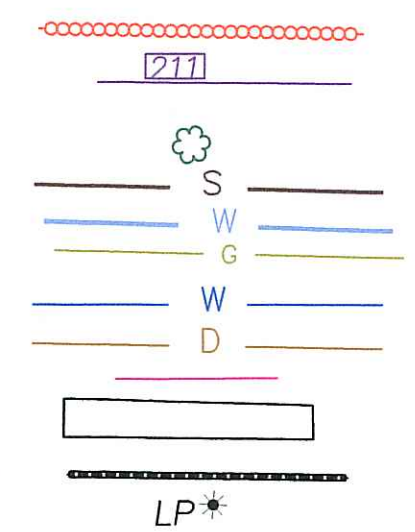
MECHANIC STREET (PUBLIC)

MAIN STREET (ROUTE 109) (PUBLIC)

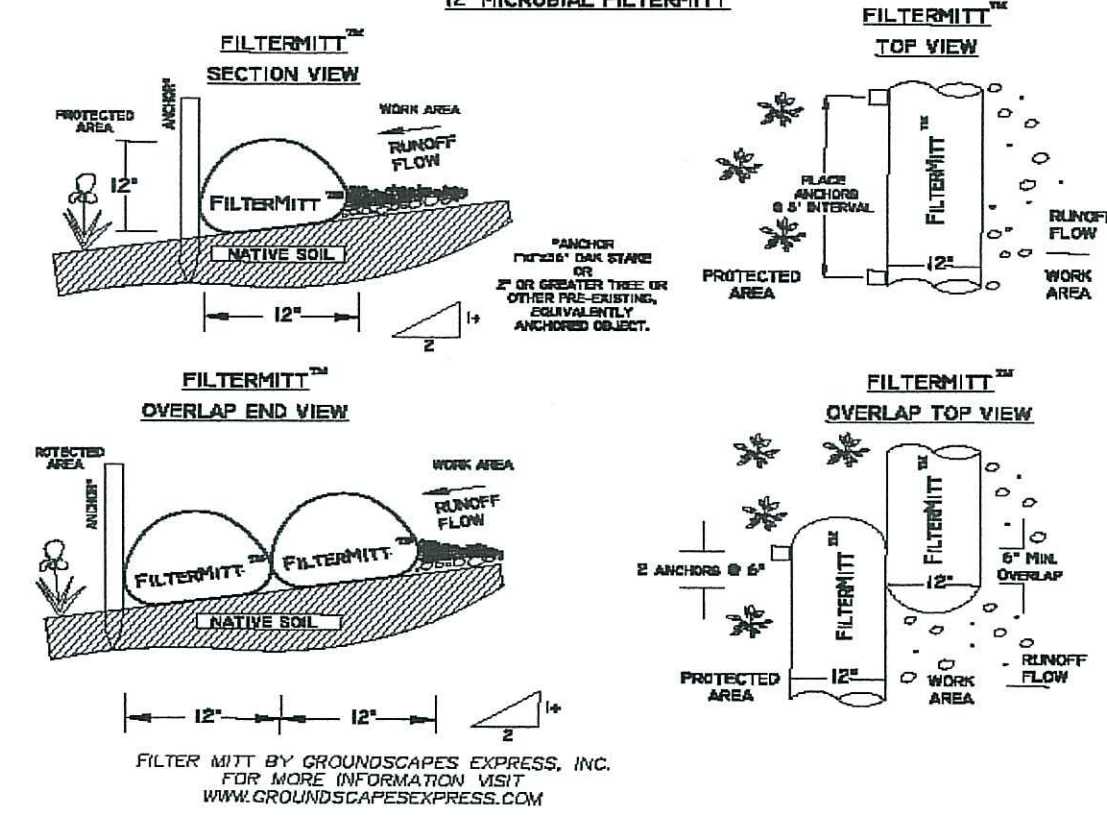
N/F  
WILLIAM F. REARDON 2007 REVOCABLE TRUST  
BK 24689 - PG 145

LEGEND

- STONE WALL
- PROP. GRADE
- EXIST. GRADE
- SHRUB
- PROP. SEWER
- PROP. WATER
- GAS
- EXIST. WATER
- DRAIN
- EDGE PVMNT
- CULTEC UNIT
- EROSION CONTROL
- LIGHT POLE



EROSION CONTROL BARRIER



GENERAL SITE NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
  - ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
  - LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
  - ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
  - ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
  - THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
  - ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
  - SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
  - IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.
- DIG SAFE NOTE:**  
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 (1(888)DIG-SAFE).
- THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.
- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.
- CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



REVISIONS

No.	DATE	DESCRIPTION

PROPOSED  
SITE PLAN  
IN  
MEDWAY, MASSACHUSETTS

176 MAIN STREET

PREPARED FOR: 176 MAIN STREET LLC  
12 HAVEN STREET  
DOVER MA

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

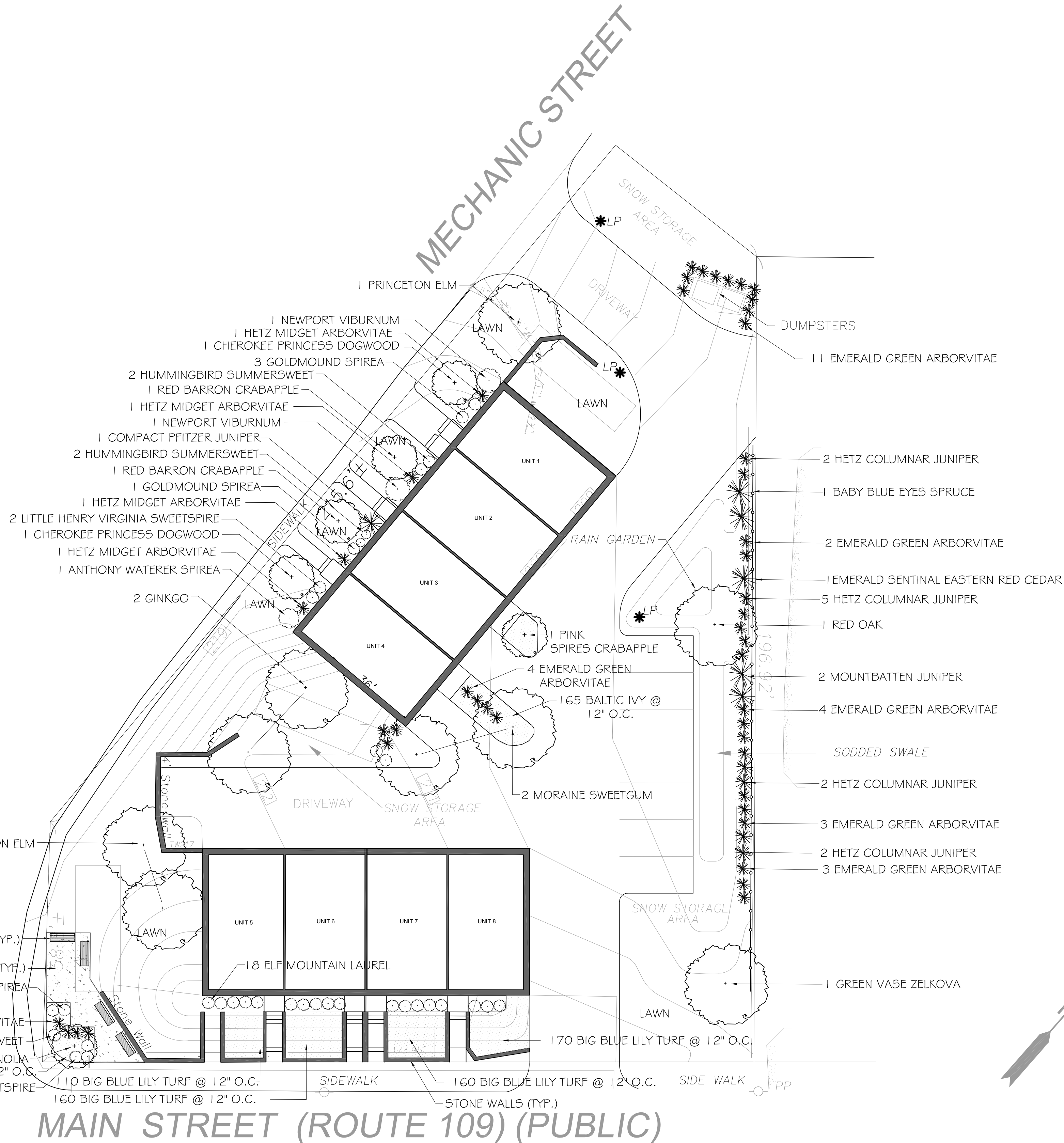
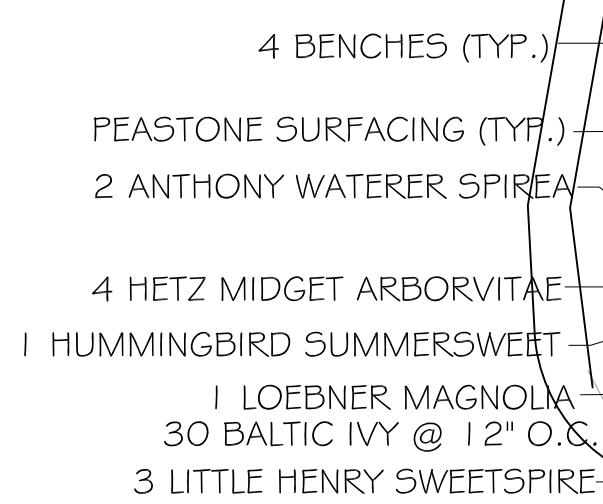
PROJECT NUMBER: 2316

DATE: DEC. 18, 2016 SHEET 3 OF 13





QUAN	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>			
2	<i>Cornus florida</i> 'Cherokee Princess'	Cherokee Princess Dogwood	2'-2 1/2' cal
2	<i>Ginkgo biloba</i> 'Saratoga'	Ginkgo	3'-3 1/2' cal
2	<i>Liquidambar styraciflua</i> 'Moralis'	Moraine Sweetgum	3'-3 1/2' cal
1	<i>Magnolia loebneri</i> 'Leonard Messel'	Leonard Vaseel Magnolia	8-10' ht multistem
1	<i>Magnolia</i> 'Pink Spire'	Pink Spire Crapapple	3'-3 1/2' cal
2	<i>Mueba</i> 'Red Baron'	Red Baron Crapapple	2'-2 1/2' cal
1	<i>Quercus rubra</i>	Red Oak	2'-2 1/2' cal
3	<i>Ulmus americana</i> 'Princeton'	Valley Forge American Elm	3'-3 1/2' cal
1	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	3'-3 1/2' cal
<b>Shrubs</b>			
11	<i>Aronia arbutifolia</i>	Rac Chokeberry	3'-3 1/2' ht
3	<i>Ceanothus</i> 'Albino'	Summersweet	2 1/2-3' ht
5	<i>Ceanothus</i> 'albifolia' 'Hummingbird'	Hummingbird Summersweet	2-2 1/2' ht
2	<i>Clusia virginica</i> 'Little Henry'	Little Henry Sweetpea	18"-24" sprd
11	<i>Juniperus chinensis</i> 'Hetzl Columnaris'	Hetzl Columnar Juniper	5'-6' ht
2	<i>Juniperus chinensis</i> 'Moutbatten'	Moutbatten Juniper	2'-2 1/2' ht
1	<i>Juniperus chinensis</i> 'Plizeliana compacta'	Compact Plaze Juniper	3'-3 1/2' ht
1	<i>Juniperus virginiana</i> 'Emerald Sentinel'	Emerald Sentinel Red Cedar	5'-6' ht
18	<i>Kalmia latifolia</i> 'Elf'	Elf Mountain Laurel	2'-2 1/2' ht
1	<i>Picea pungens</i> 'Baby Blue Eyes'	Baby Blue Eyes Blue Spruce	5'-6' ht
2	<i>Physocarpus opulifolius</i> 'Coppertina'	Coppertina Ninebark	3'-3 1/2' ht
3	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	2 1/2-3' ht
3	<i>Spiraea japonica</i> 'Goldmound'	Goldmound Spiraea	18"-24" ht
8	<i>Thuja occidentalis</i> 'Little Tidget'	Little Tidget Arborvitae	2'-3 1/2' ht
27	<i>Thuja occidentalis</i> 'Emerald'	Emerald Green Arborvitae	5'-6' ht
1	<i>Viburnum plicatum</i> 'Newzumi'	Newport Viburnum	8 ga
<b>Ornamental Grasses</b>			
24	<i>Panicum virgatum</i>	Switchgrass	2 ga
<b>Ground Covers</b>			
100	<i>Hedera helix</i> 'Baltica'	Baltic ivy	1 ga
66	<i>Lilippe muscari</i> 'Big Blue'	Big Blue Ivy Turf	1 ga



# PERMIT

CLIENT:

**176 MAIN STREET LLC**  
**12 Haven Street**  
**Dover, MA**

[illegible]

TITLE:

LANDSCAPE  
PLAN

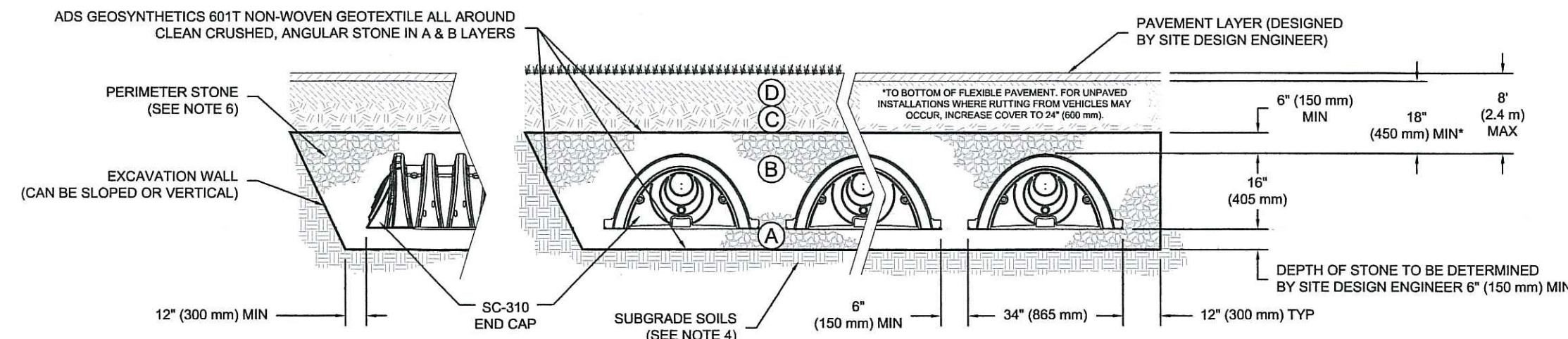
DATE: 12/15/16	DRAWING NO.:  
DRAWN BY: NRH	<b>L-1.1</b>
CHECKED BY: DMW	
SCALE: 1" = 10'-0"	



ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. * 3

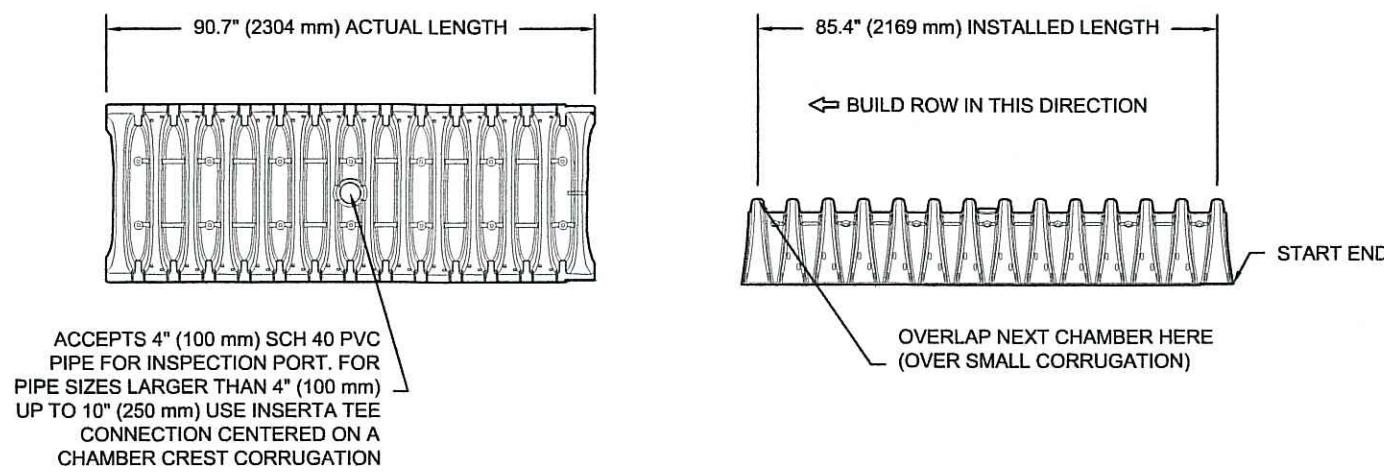
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2419 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-310 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS  
SIZE (W X H X INSTALLED LENGTH)  
CHAMBER STORAGE  
MINIMUM INSTALLED STORAGE\*  
WEIGHT

34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
14.7 CUBIC FEET	(0.42 m³)
31.0 CUBIC FEET	(0.88 m³)
35.0 lbs.	(16.3 kg)

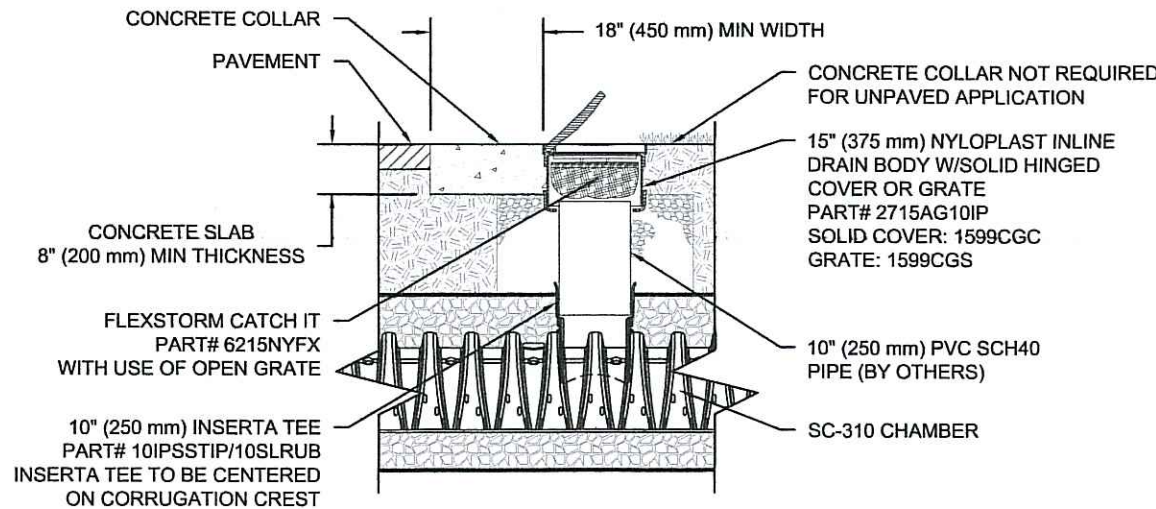
\*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	—
SC310EPE06B / SC310EPE06BPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	—	0.6" (15 mm)
SC310EPE08B / SC310EPE08BPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	—
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	—	—	0.7" (18 mm)
SC310EPE10B / SC310EPE10BPC	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)

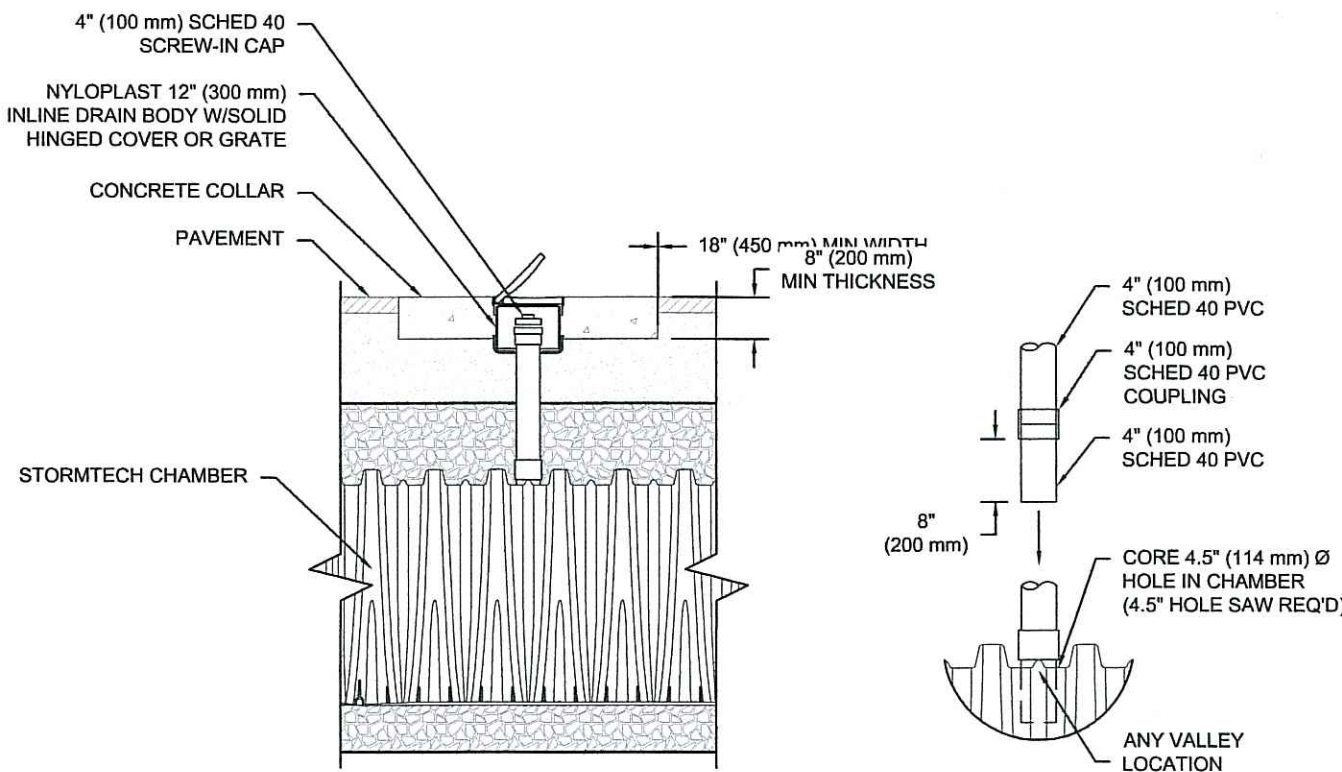
ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2004.

\* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

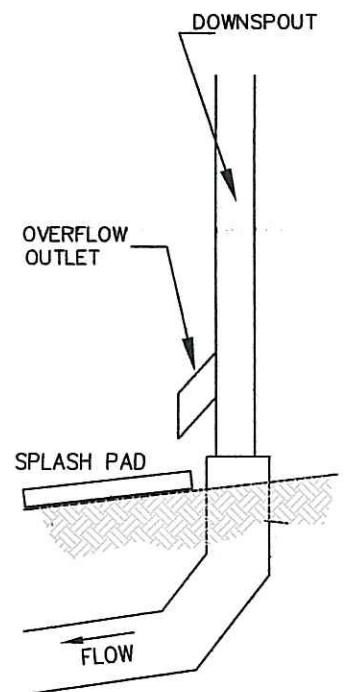


SC-310 10" INSPECTION PORT DETAIL  
NTS



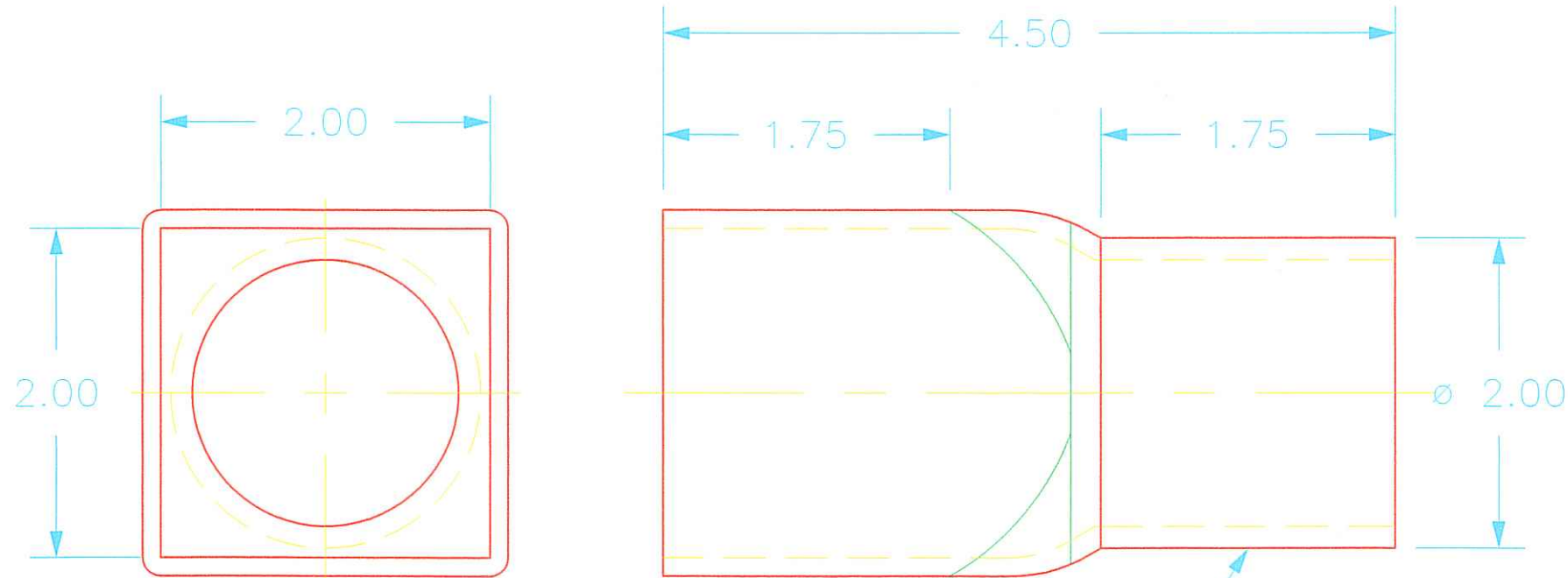
- NOTES:
- INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
  - ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

CONNECTION DETAIL  
NTS



PVC PIPE TO CULTIC  
NON-PERFORATED

**DOWNSPOUT**  
NOT TO SCALE



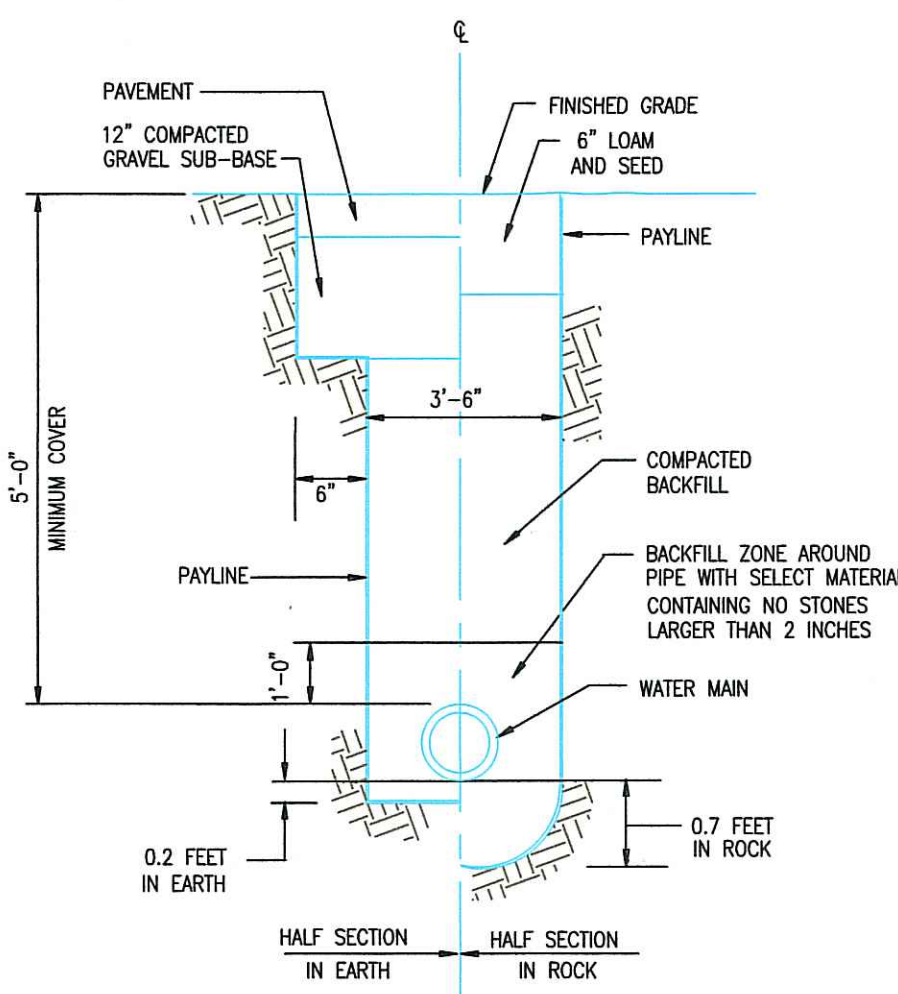
- 1 - DIMENSIONS ARE FOR REFERENCE ONLY  
ACTUAL DIMENSIONS MAY VARY  
2 - DIMENSIONS ARE IN INCHES

FITS INSIDE ADS & HANCOCK PIPE

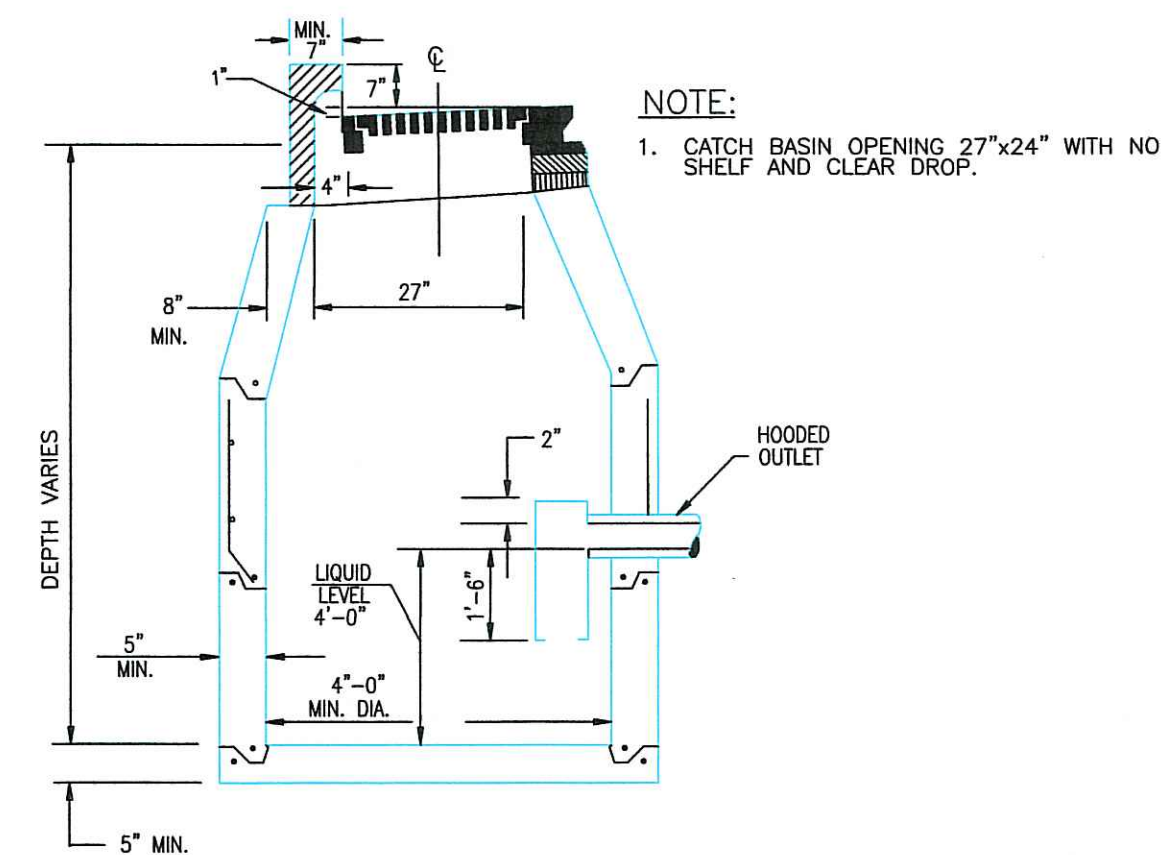
4 X 4 X 4 DOWNSPOUT ADAPTER

REVISIONS		
No.	DATE	DESCRIPTION
DRAINAGE DETAILS IN MEDWAY, MASSACHUSETTS		
176 MAIN STREET		
PREPARED FOR:	176 MAIN STREET LLC 12 HAVEN STREET DOVER MA	
PREPARED By:	RONALD TIBERI P.E. 9 MASSACHUSETTS AVE. NATICK MA 01760	
DRAWING SCALE: 1 inch = 20 feet		
PROJECT NUMBER: 2316		
DATE: DEC. 18, 2016		SHEET 4 OF 13

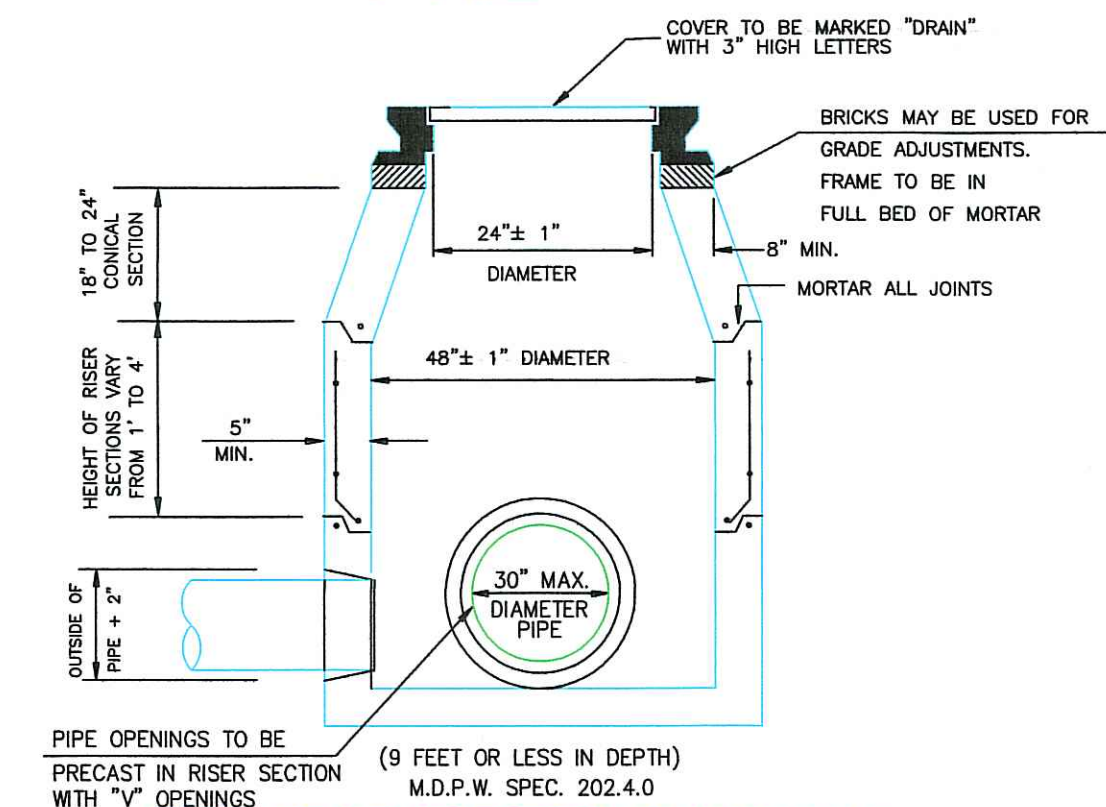




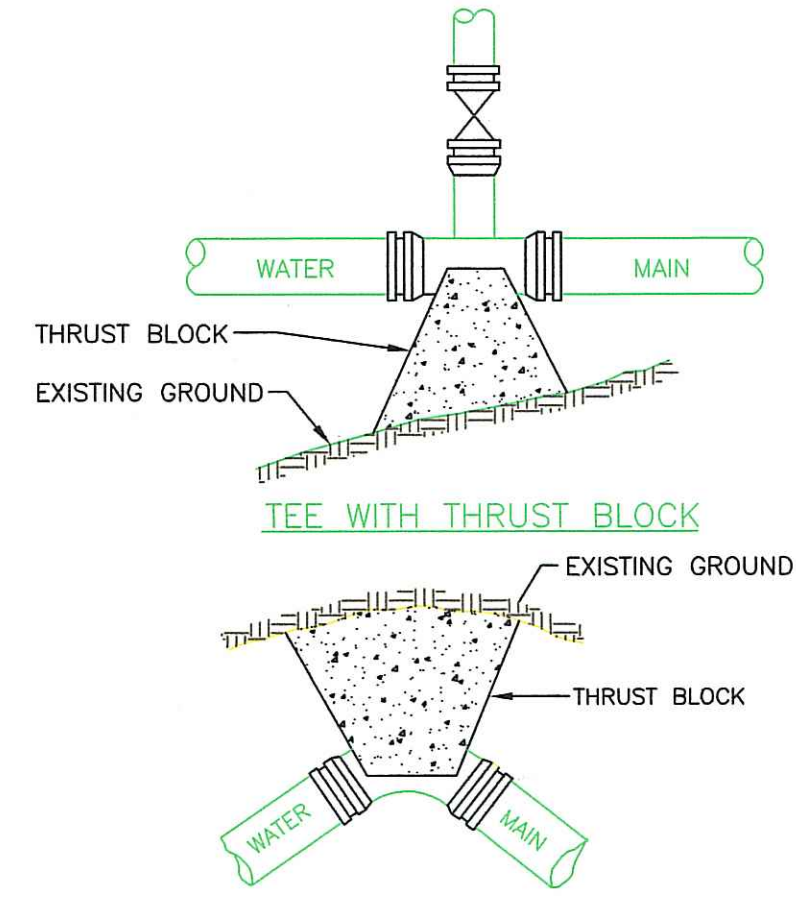
TRENCH DETAIL  
(NOT TO SCALE)



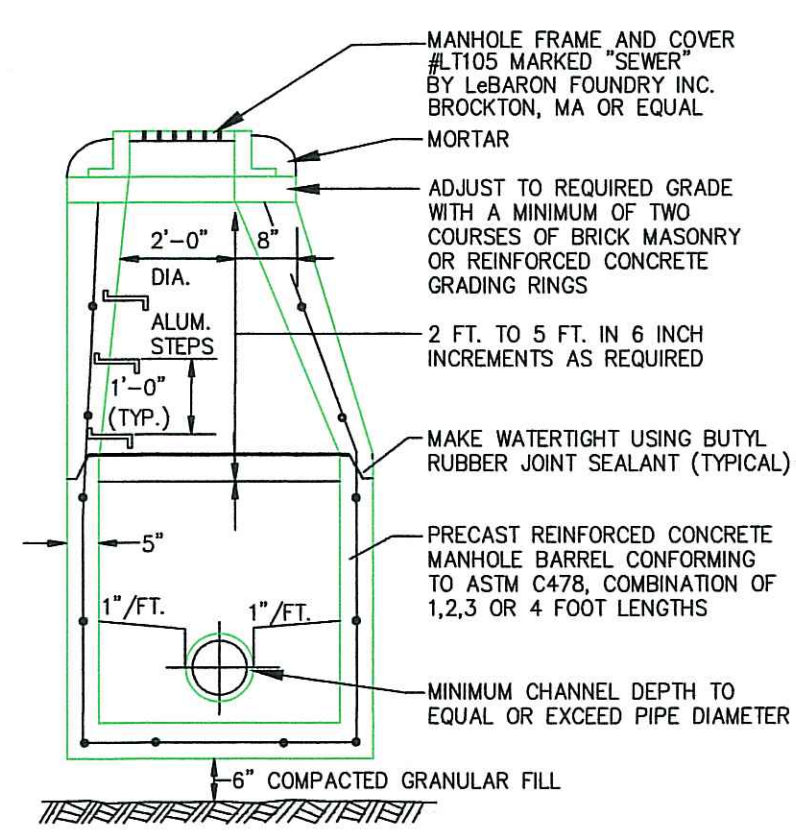
CATCH BASIN WITH CURB INLET AND GREASE AND OIL TRAP DETAIL  
(NOT TO SCALE)



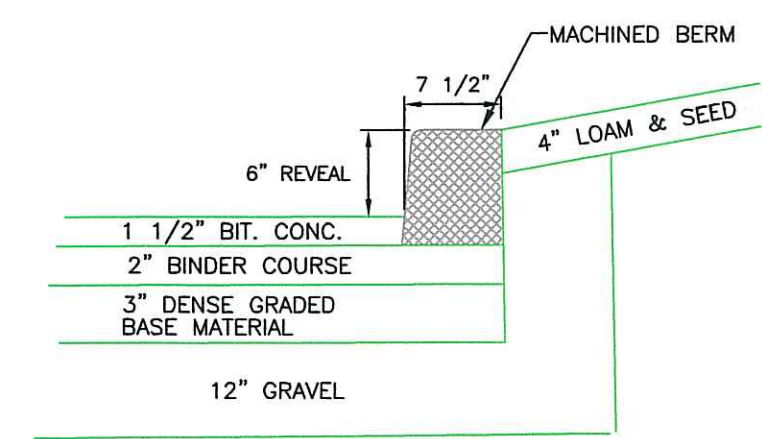
PRECAST CONCRETE DRAIN MANHOLE  
(NOT TO SCALE)



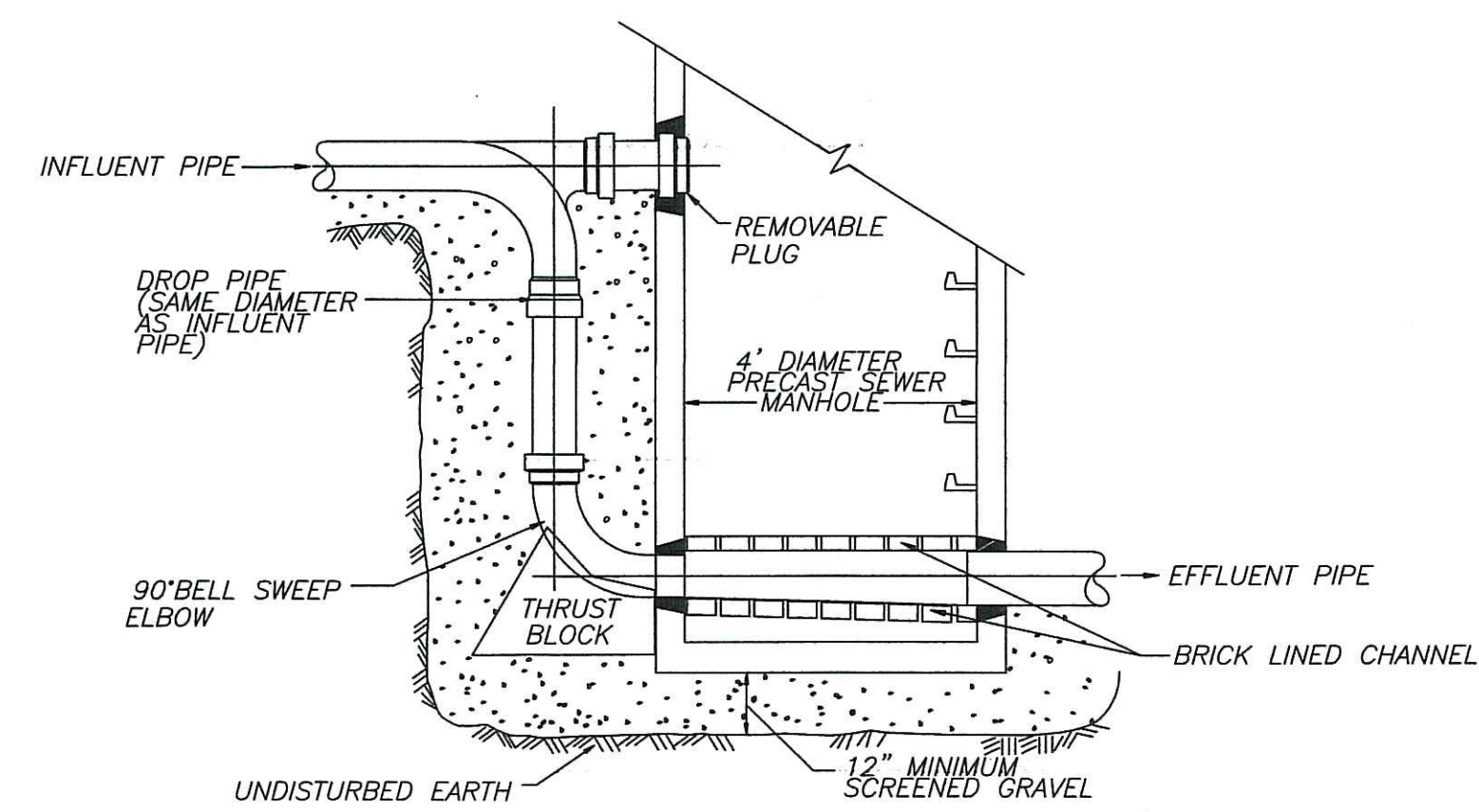
THRUST BLOCK DETAILS  
(NOT TO SCALE)



SEWER MANHOLE  
(NOT TO SCALE)

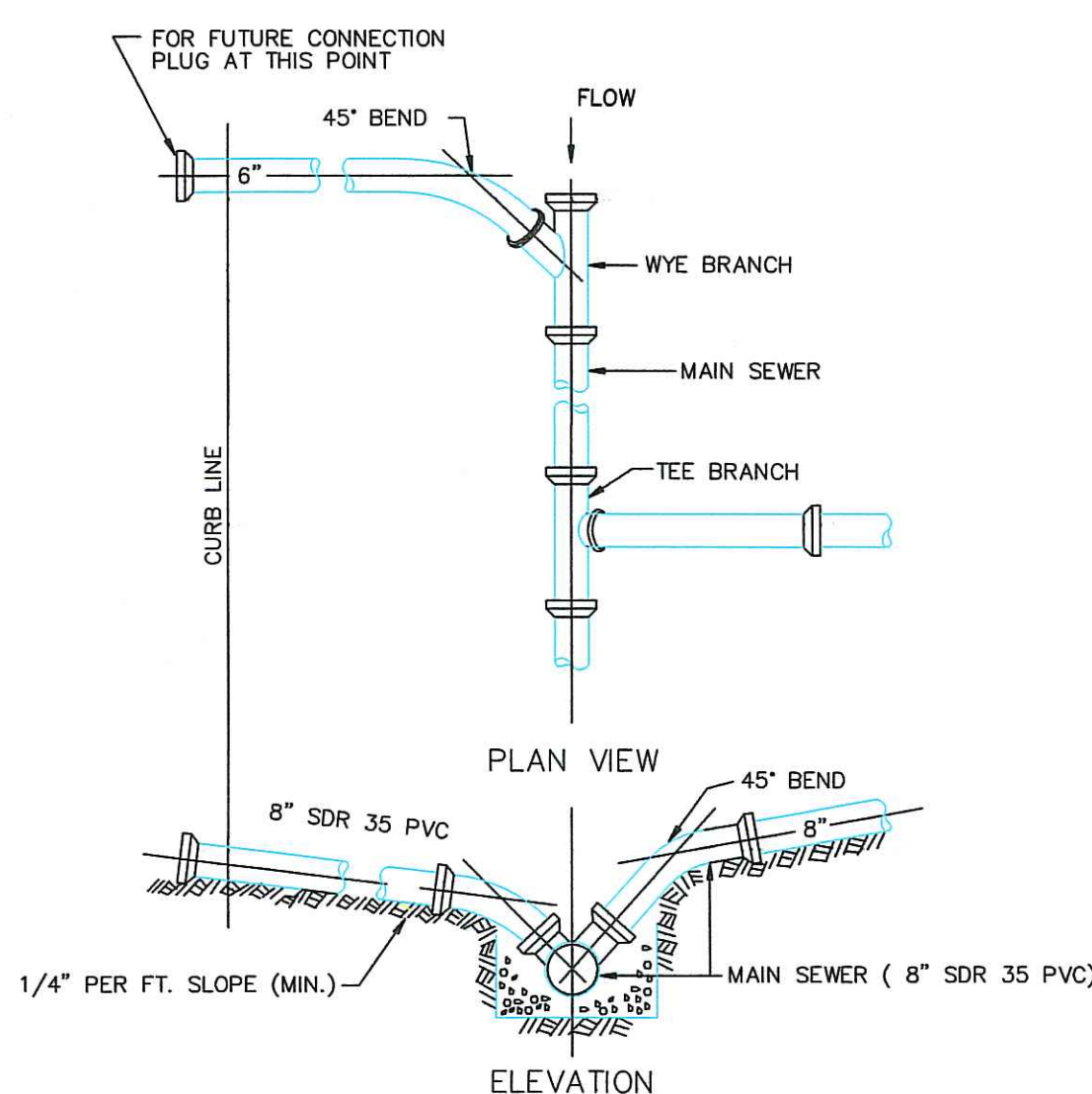


BITUMINOUS MACHINED BERM  
(NOT TO SCALE)

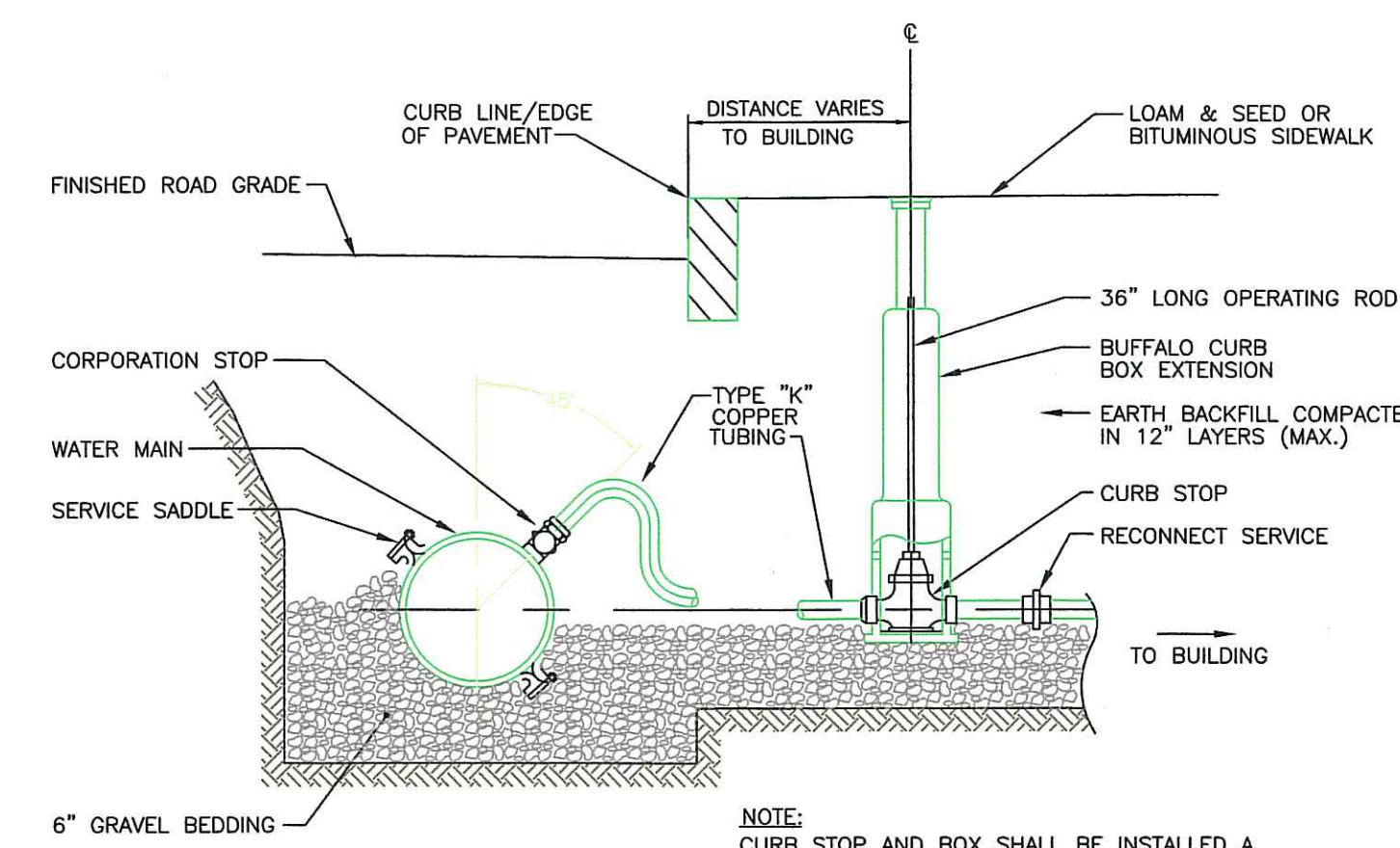


OUTSIDE DROP CONNECTION  
(NOT TO SCALE)

NOTE:  
1. ALL PIPE AND FITTINGS TO BE SAME SIZE AND MATERIAL AS INFLUENT PIPE.

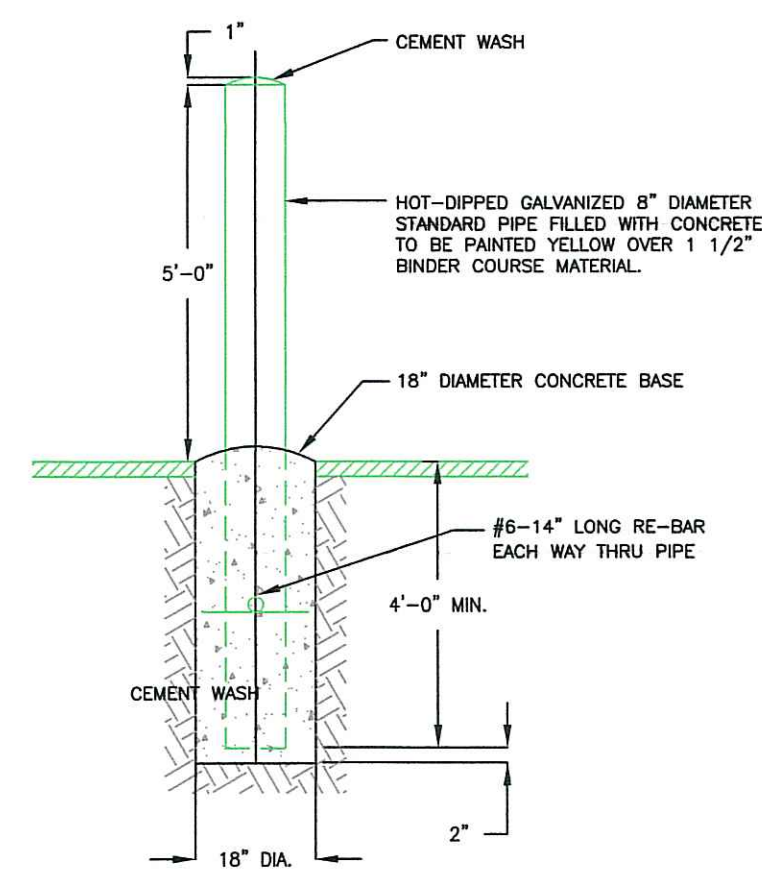


SEWER SERVICE CONNECTION DETAIL  
(NOT TO SCALE)

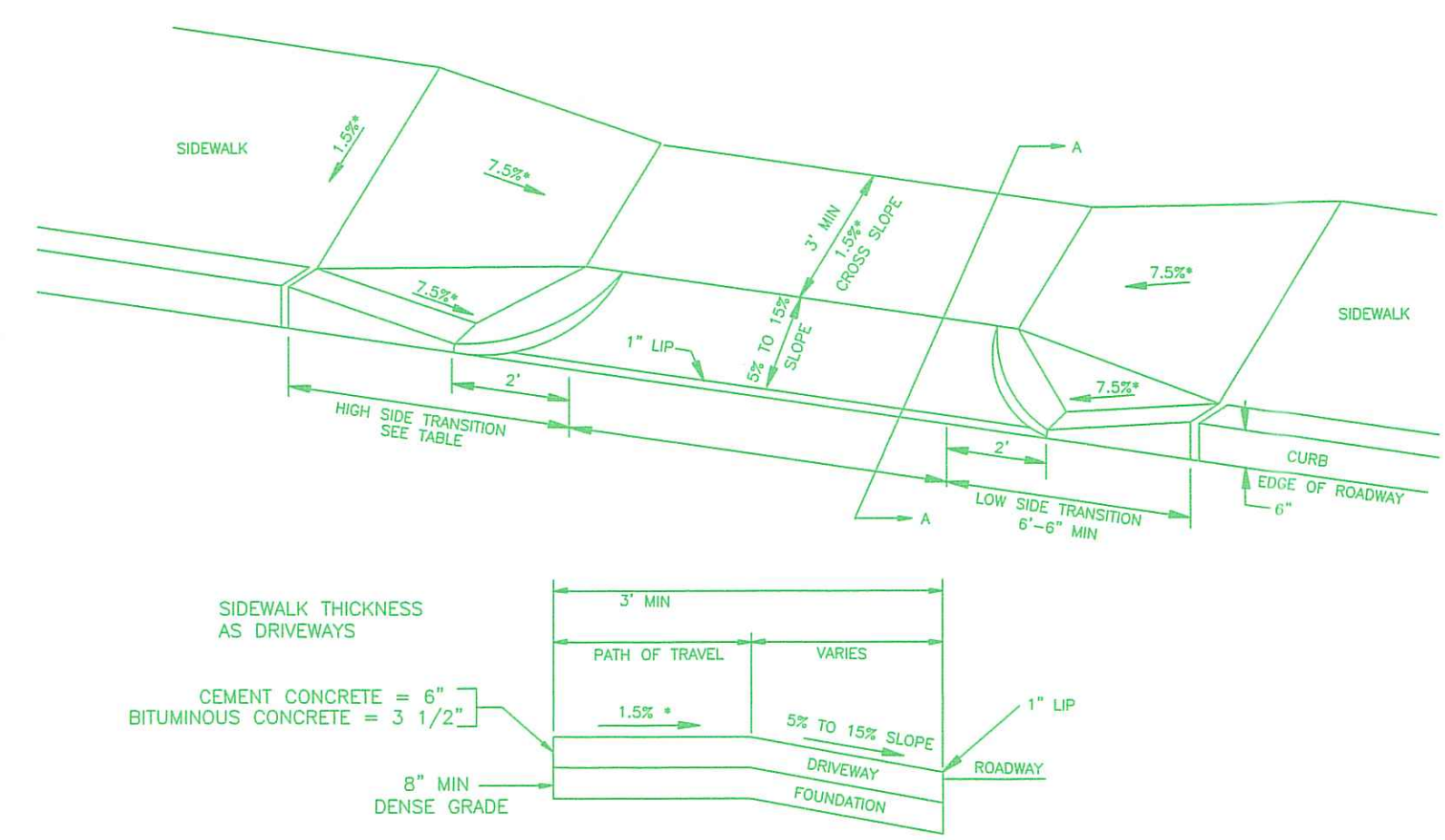


TYPICAL HOUSE SERVICE CONNECTION  
(NOT TO SCALE)

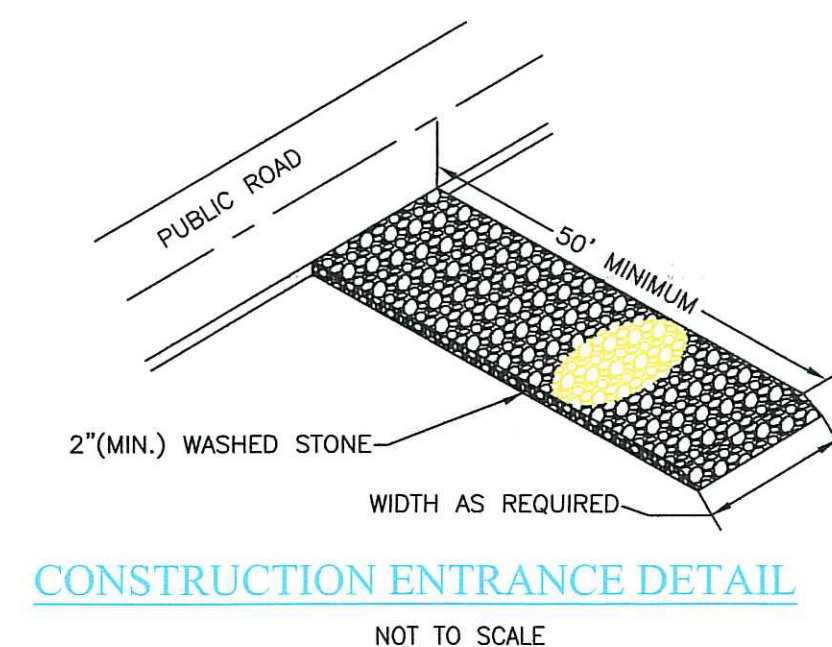
NOTE:  
1. ALL SERVICE CONNECTION FITTINGS SHALL BE BY THE MUELLER COMPANY.  
2. ALL WORK AND MATERIALS SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWN OF NORTH ATTLEBOROUGH'S DEPARTMENT OF PUBLIC WORKS.



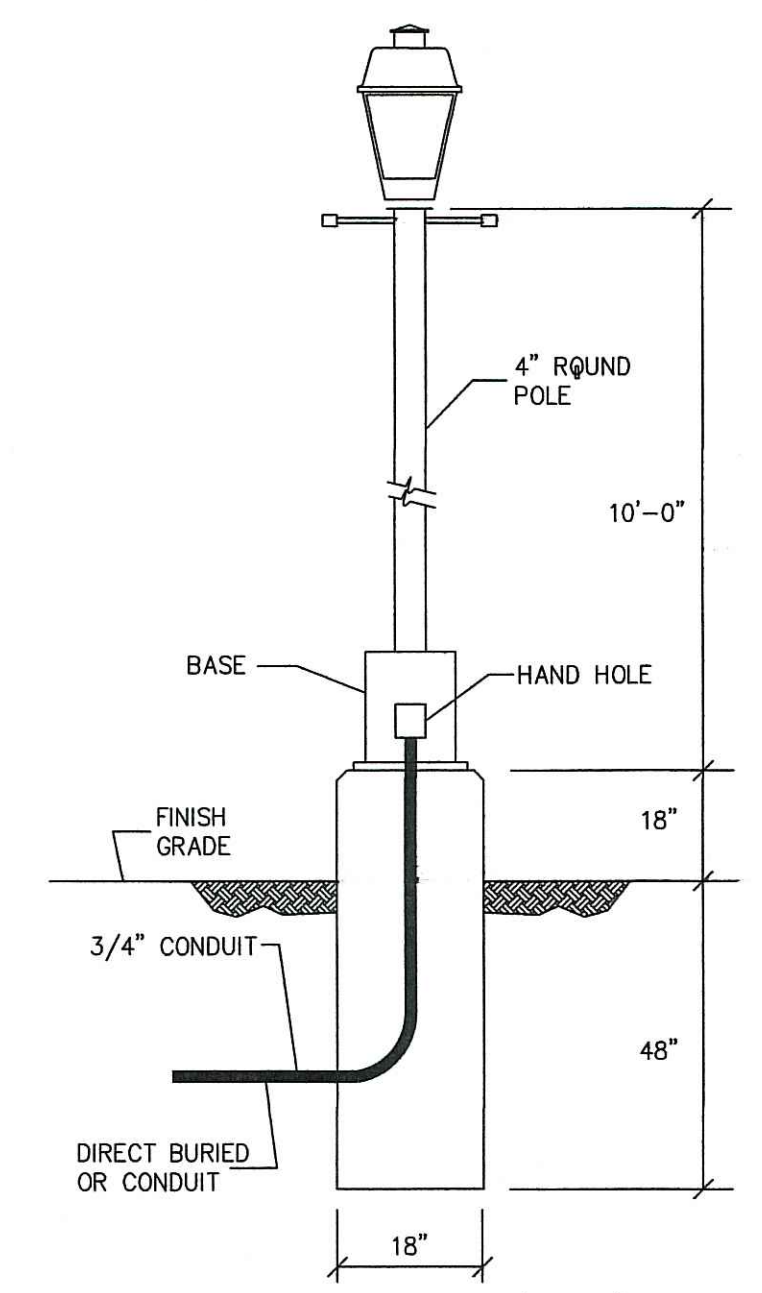
BOLLARD DETAIL  
(NOT TO SCALE)



DRIVEWAY APRON WITH CORNER BLOCKS



CONSTRUCTION ENTRANCE DETAIL  
(NOT TO SCALE)



POLE LAMP (TYP)  
N.T.S.

TYPE	MOUNT	VOLT	LAMP	CATALOG #	MANUFACTURER
II	POLE	120	39W	20LEDE10	VALIANT

REVISIONS		
No.	DATE	DESCRIPTION
<p align="center"><b>SITE DETAILS</b> IN MEDWAY, MASSACHUSETTS</p> <p align="center"><b>176 MAIN STREET</b></p>		
<p>PREPARED FOR: 176 MAIN STREET LLC 12 HAVEN STREET DOVER MA</p>		
<p>PREPARED By: RONALD TIBERI P.E. 9 MASSACHUSETTS AVE. NATICK MA 01760</p>		
DRAWING SCALE: 1 inch = 20 feet		
PROJECT NUMBER: 2316		
DATE: DEC. 18, 2016		SHEET 5 OF 13



# SFGstudios

Architectural Design Services  
278 Elm Street, Suite 226  
Somerville, MA 02144  
781.956.9773 cell  
SFGstudios@msn.com

PROJECT

## *Medway Green* 176 Main Street Medway, Massachusetts

OWNER

*176 Main St, LLC*  
12 Haven Street  
Dover, Massachusetts

### **Building Code Information**

Occupancy / Use : RESIDENTIAL USE GROUP R-5: TOWNHOUSES

Climate: 5a

Ground Snow Live Load (Pg) : 40

Basic Wind Speed (V): 100

All alterations, repairs and construction methods are to comply with:

International Residential Code 2009 (IRC) with MA Amendments (780 CMR 51.00)

International Fire Code 2009 (IFC)

International Mechanical Code 2009 (IMC)

International Fuel & Gas Code 2009 (IFGC)

International Electrical Code 2009 (IEC)

International Energy Efficiency Code 2012 (IEEC)





REVIEWS	
1.	10/17/16 8 4-UNIT STRUCTURES
2.	
3.	
4.	
5.	

OWNER

176 Main LLC  
12 Haven Street  
Dover, MA

DRAWN BY  
SFG

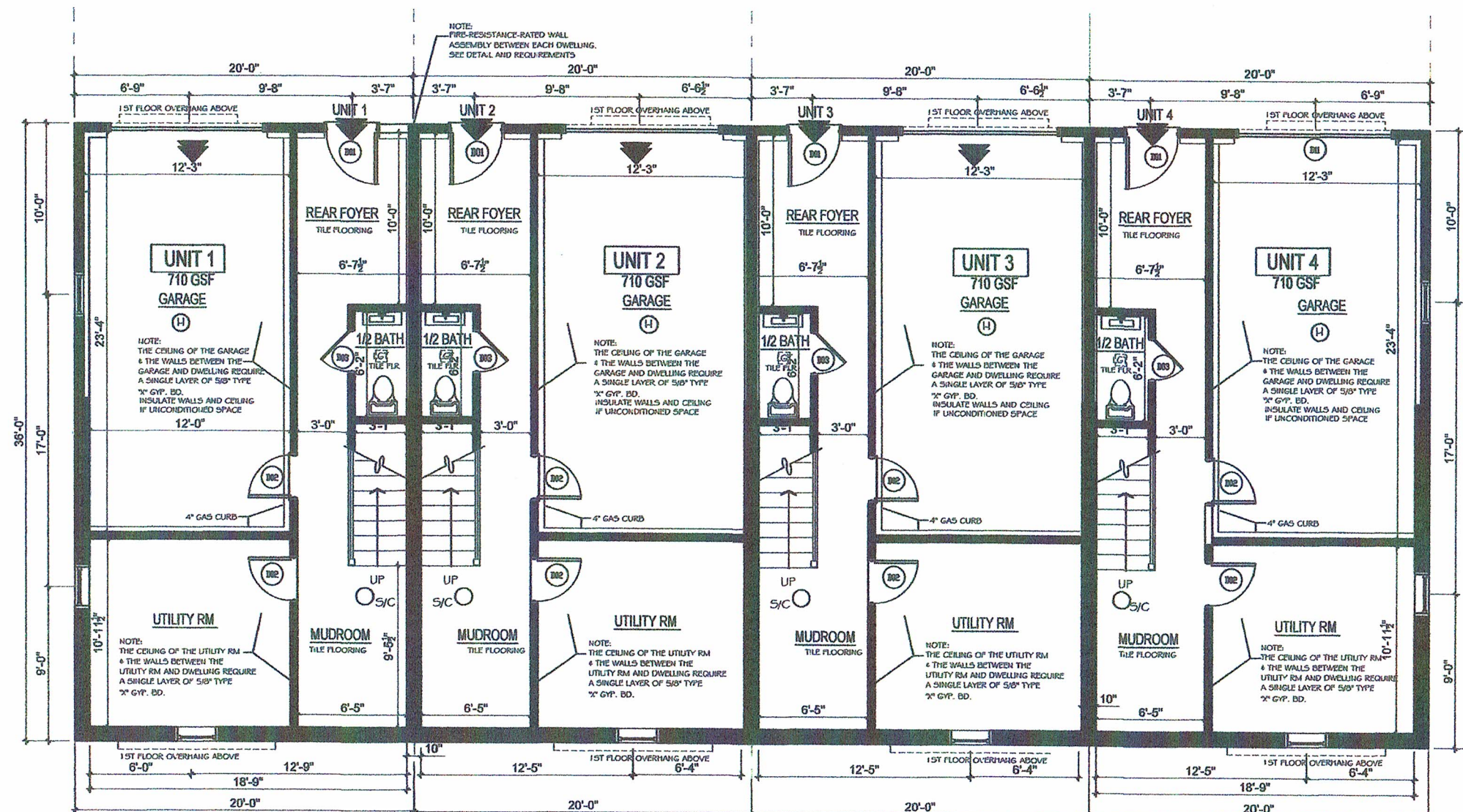
DATE 07/02/2016

PROJECT  
No.

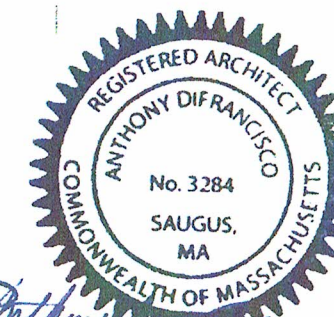
SCALE  
 $1/8" = 1'-0"$

DRAWING

A 1.0



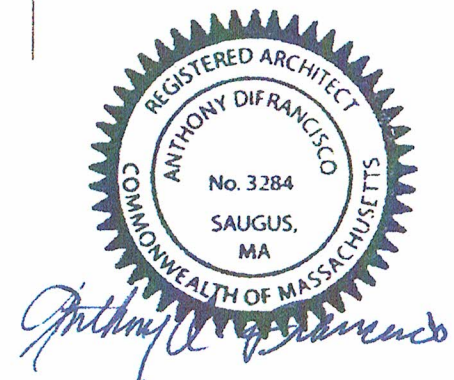
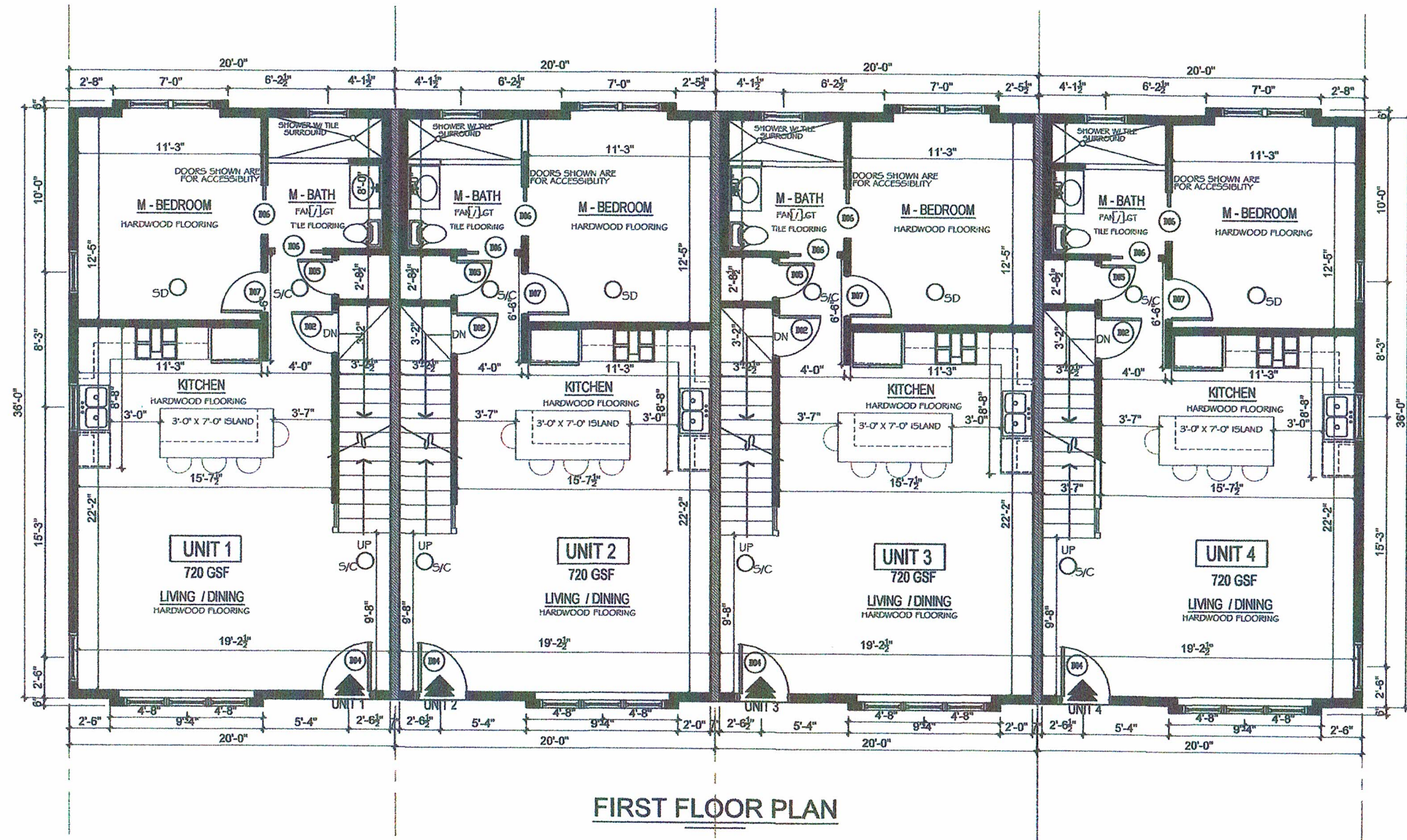
### BASEMENT FLOOR PLAN



*Anthony J. Gramercy*



10/17/2016 REVISED STRUCTURES



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978 Elm Street, Suite 226  
Somerville, MA 02144  
781.956.9773 cell  
SFGstudios@msn.com



DESIGNERS - PLANNERS - ILLUSTRATORS

MEDWAY GREEN  
NEW TOWNHOMES  
176 MAIN STREET  
MEDWAY, MA  
FIRST FLOOR PLAN

REVISIONS  
1. 10/17/16 9.4-UNIT STRUCTURES

OWNER

176 Main LLC  
12 Haven Street  
Dover, MA

DRAWN BY

SFG

DATE

07/02/2016

PROJECT  
No.

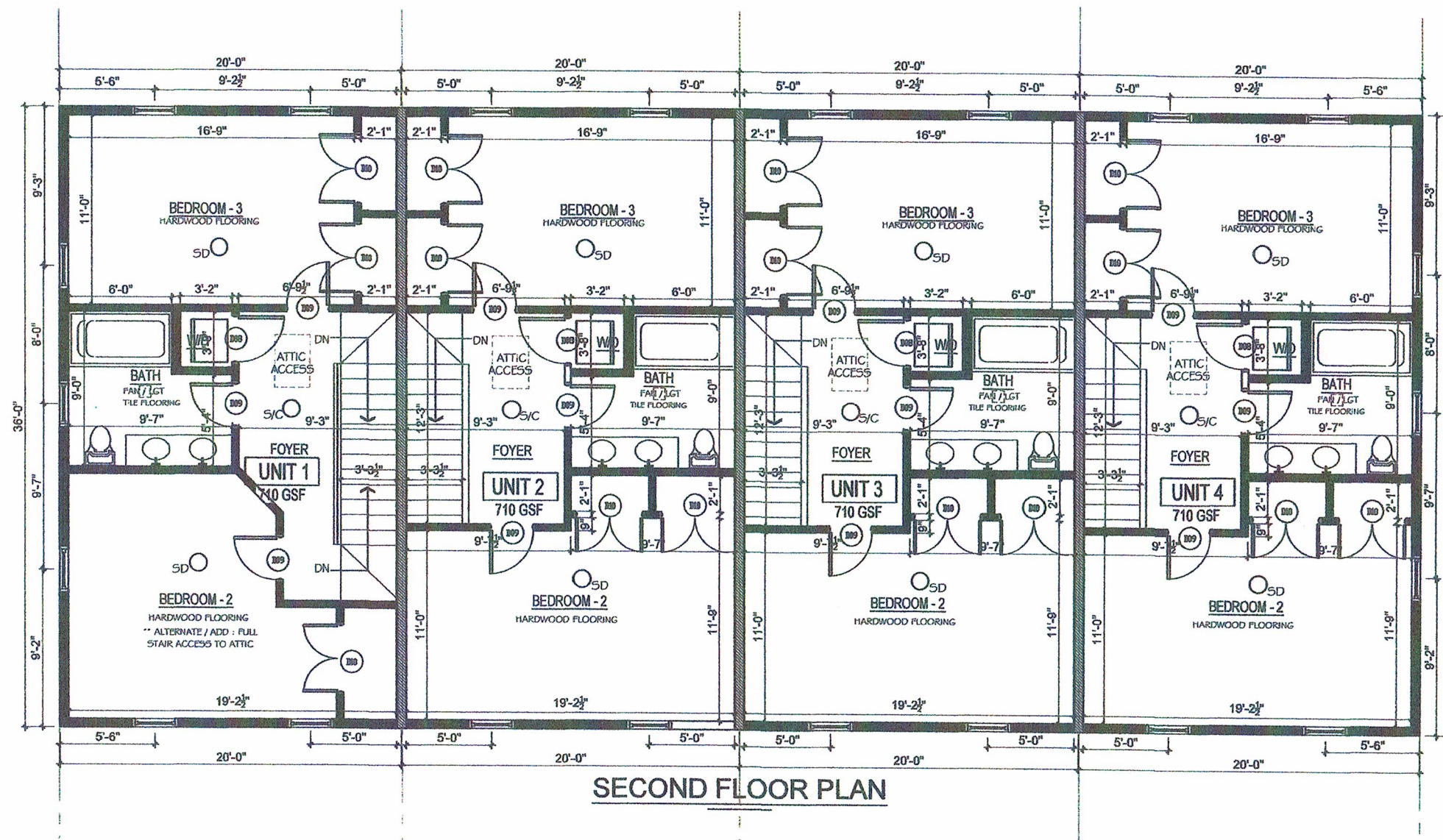
SCALE

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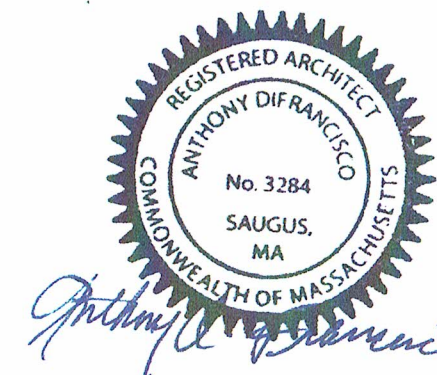
DRAWING  
No.

A 1.1





SECOND FLOOR PLAN



SFGstudios  
ARCHITECTURAL DESIGN SERVICES  
278 Elm Street, Suite 226  
Somerville, MA 02144  
781.956.9773 cell  
SFGstudios@msn.com



DESIGNERS • PLANNERS • ILLUSTRATORS

MEDWAY GREEN  
NEW TOWNHOMES  
176 MAIN STREET  
MEDWAY, MA  
SECOND FLOOR PLAN

REVISIONS				
1.	10/17/16	2	4-UNIT STRUCTURES	
2.		3.		
3.		4.		
4.		5.		

OWNER  
176 Main LLC  
12 Haven Street  
Dover, MA

DRAWN BY  
SFG

DATE  
07/02/2016

PROJECT  
No.

SCALE  
1/8" = 1'-0"

DRAWING  
No.  
A 1.2





DESIGNERS • PLANNERS • ILLUSTRATORS

**MEDWAY GREEN**  
**NEW TOWNHOMES**  
176 MAIN STREET  
MEDWAY, MA  
**ELEVATIONS I**

REVISIONS

1. 10/17/16 8.4-UNIT STRUCTURES

OWNER

176 Main LLC  
12 Haven Street  
Dover, MA

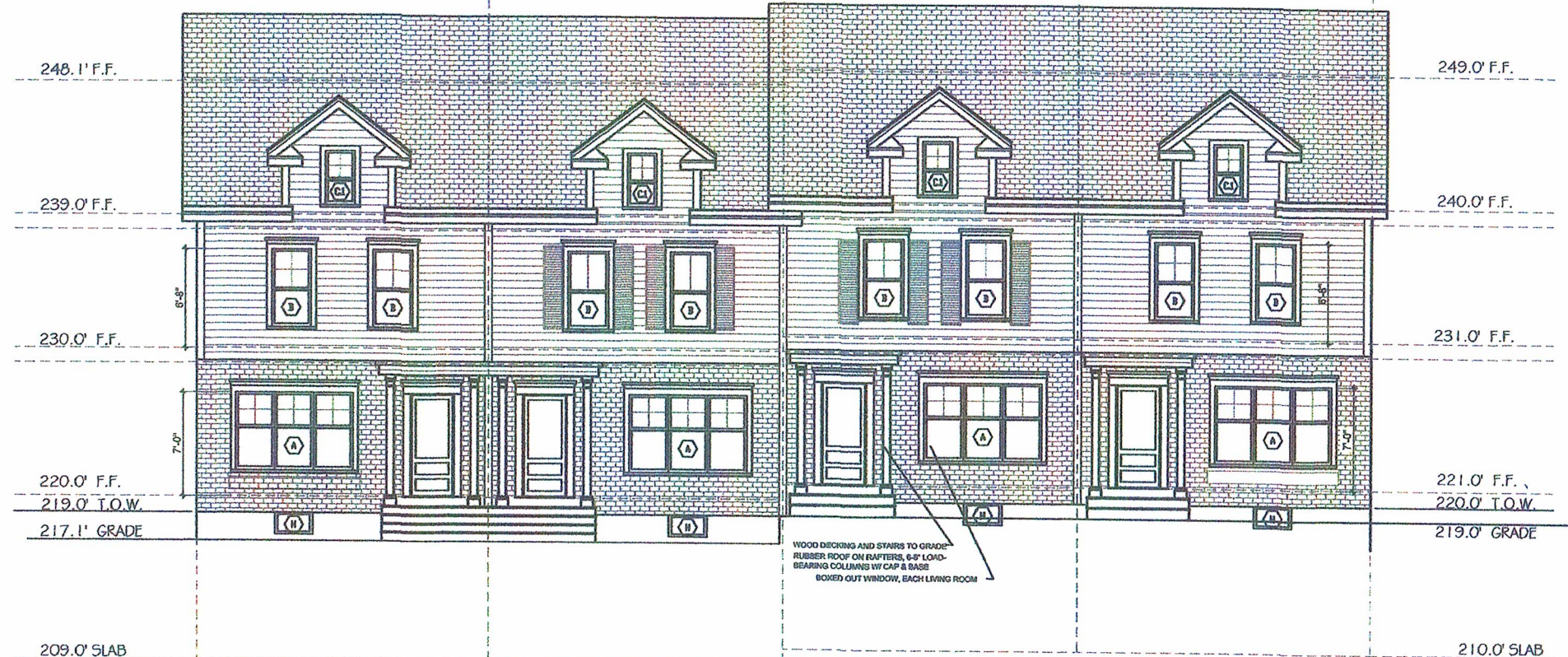
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SFG

DATE 07/02/2016

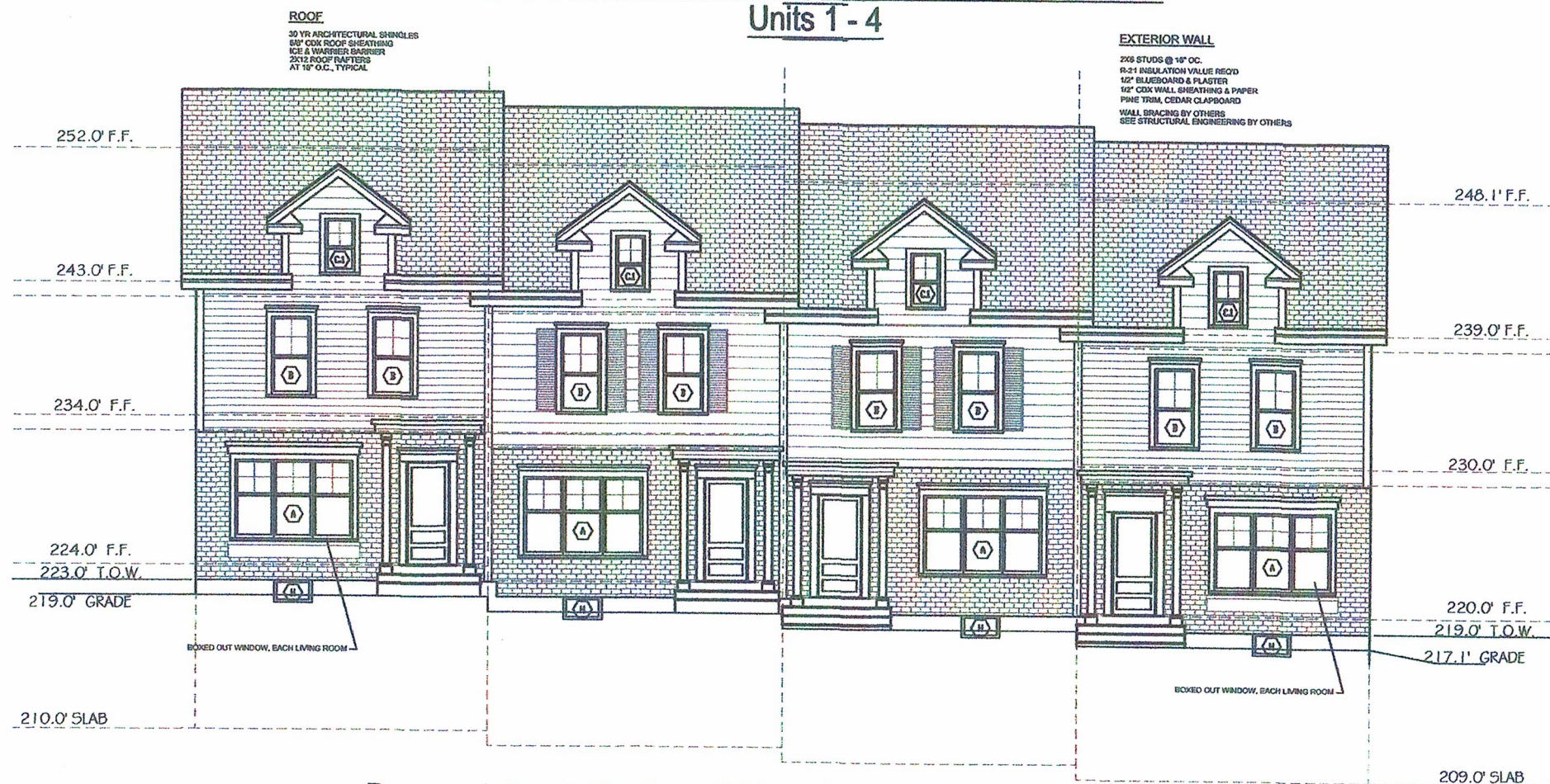
PROJECT  
No.

SCALE  
3/32" = 1'-0"

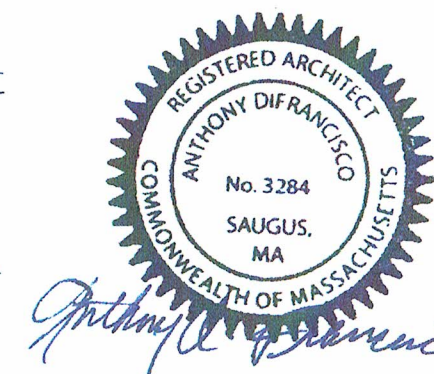
DRAWING  
No.  
A 2.0



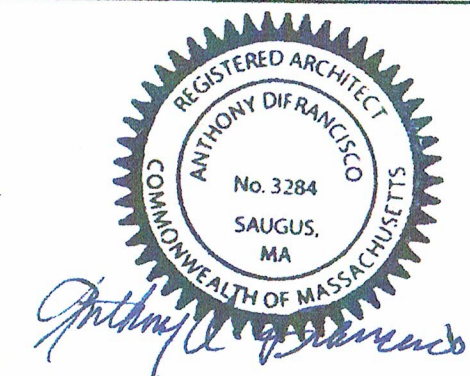
**Proposed Front (West) Elevation - Mechanic Street**  
**Units 1 - 4**



**Proposed Front (Southeast) Elevation - Main Street Rt 109**  
**Units 5 - 8**



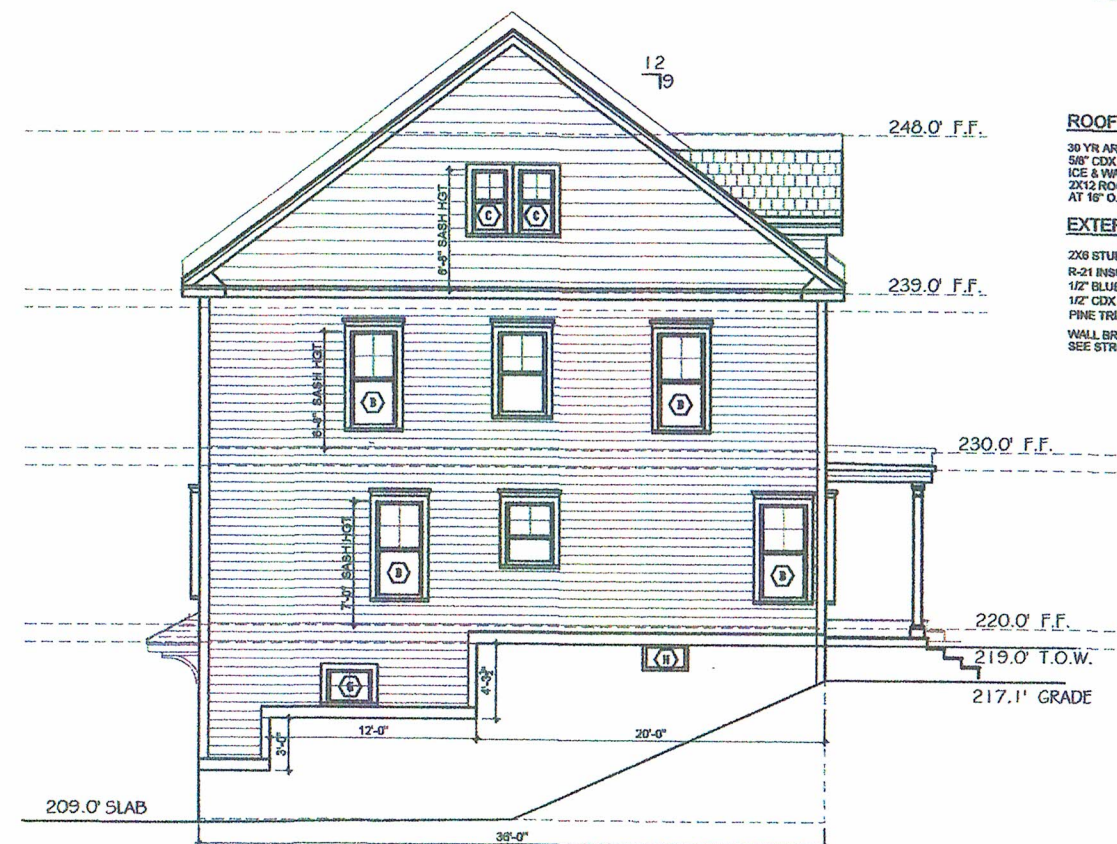




**REAR ENTRIES**  
9'-0" X 8'-0" O.H.D. WITH 2'-0" X 7'-0" STU/GLOSS ENTRY DOOR  
COPPER OR SHINGLED ROOF OVERHANG WITH  
STRUCTURAL BRACKETS, INSTALL AS PER  
MANUF SPECS, BY OWNER



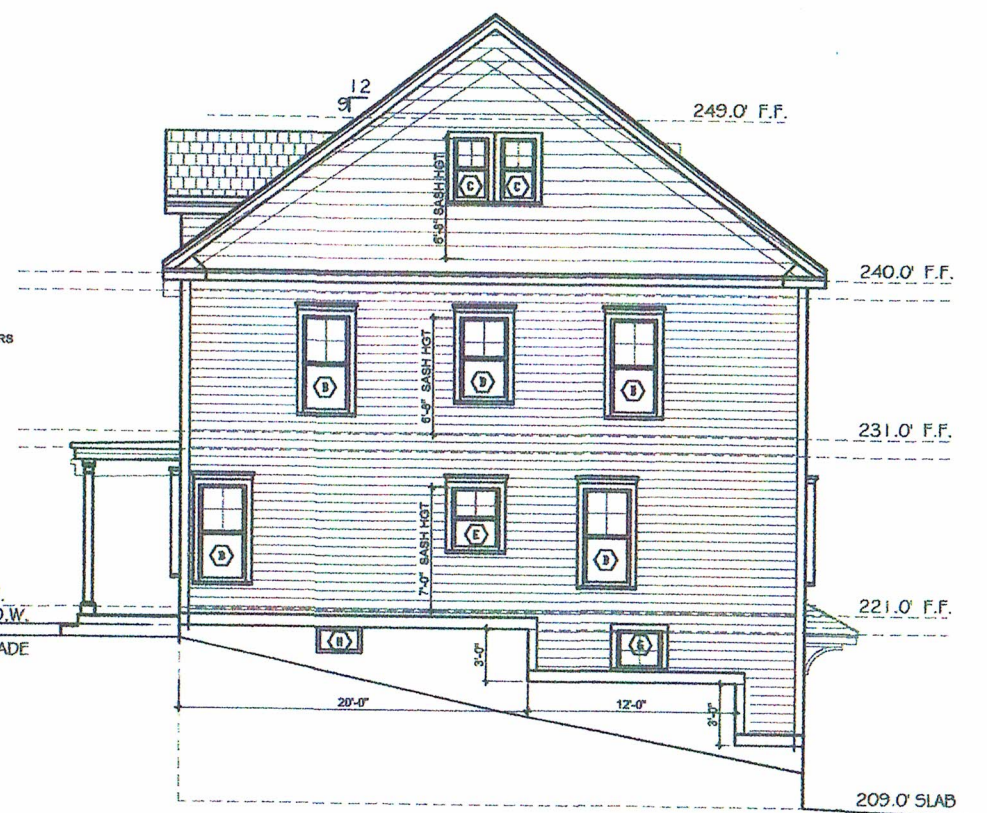
**Rear Elevation - East**  
**Units 1 - 4**



**Side Elevation - North**

**ROOF**  
30 YR ARCHITECTURAL SHINGLES  
5/8" CDX ROOF SHEATHING  
ICE & WATER BARRIER  
2X12 ROOF RAFTERS  
AT 16" O.C., TYPICAL

**EXTERIOR WALL**  
2X6 STUDS @ 16" O.C.  
R-21 INSULATION VALUE REQ'D  
1/2" BLUEBOARD & PLASTER  
1/2" CDX WALL SHEATHING & PAPER  
PINE TRIM, CEDAR CLAPBOARD  
WALL BRACING BY OTHERS  
SEE STRUCTURAL ENGINEERING BY OTHERS



**Side Elevation - South**

**SFGstudios**  
ARCHITECTURAL DESIGN SERVICES  
278 Elm Street, Suite 226  
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DESIGNERS - PLANNERS - ILLUSTRATORS

**NEW TOWNHOMES**  
**176 MAIN STREET**  
**MEDWAY, MA**  
**ELEVATIONS II**

REVISIONS  
1. 10/17/16 2. 4-UNIT STRUCTURES

OWNER  
**176 Main LLC**  
**12 Haven Street**  
**Dover, MA**

DRAWN BY  
**SFG**  
DATE  
**07/02/2016**

PROJECT  
No.  
SCALE  
**3/32" = 1'-0"**

DRAWING  
No.  
**A 2.1**





# SFGstudios

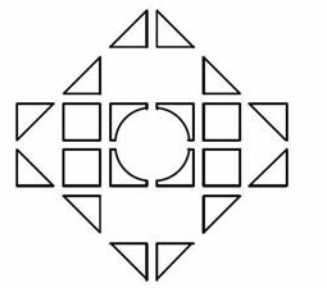
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Project number

Project Number
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Date

2016-12-20

Drawn by

Author

Checked by

Checker

A102

Scale

12/20/2016 9:17:44 PM



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**PGC ASSOCIATES, INC.**

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

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January 5, 2017

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

**RE: MEDWAY GREENS MULTIFAMILY SPECIAL PERMIT/SITE PLAN**

Dear Mr. Rodenhiser:

I have reviewed the proposed multifamily housing special permit and site plan, for 8 townhouse units on Main and Mechanic Streets. The applicant is John Kelly of 176 Medway LLC of Dover. The owner is Joshua Grant of Medway.

The proposal is to construct two 4-unit 2 ½-story buildings with a footprint of 2880 square feet each along with associated parking, drainage, lighting, and landscaping. The plan was prepared by Ron Tiberi, P.E. of Natick, Cheney Engineering (surveyor) of Needham, Llammer and Walsh Design (landscape design) of Boston, and SFG Studios (architects) of Somerville. The plan is dated December 18, 2016.

The property is located at 176 Main Street in the AR-II, Adaptive Use Overlay and Multifamily Overlay zoning districts.

**ZONING**

**Multifamily Housing (Section 5.6.4)**

1. The site is within the Multifamily Housing Overlay District (Section 5.6.4) and thus eligible for a project.
2. The site has more than 50 feet of frontage on Main Street/Route 109, which has sufficient capacity to handle the additional traffic flow from 8 units. At .6 acres (about 26,136 square feet), it also meets the minimum area requirement of 22,500 square feet
3. The plans show setbacks of 16.3' from Main Street and 15.8' from Mechanic Street. The front setback for the AR-II district is 35 feet. The PEDB has the authority to reduce the setback distance with a 4/5 vote.
4. The building heights shown on the plans are 33' on Main Street and 31' on Mechanic Street which are under the maximum height limit of 40 feet.
5. The maximum density (before any density bonuses) for multifamily projects is 12 units per acre. With .6 acres, the site is eligible for 7.2 units. The project is not rehabilitating a 75-year-old building nor are 25% of the units to be affordable so it does not qualify for any of the density bonuses offered in Section 5.6.4 Therefore, 8 units exceeds the maximum density allowed since there is no provision for rounding up in Section 5.6.4. However, the Affordable Housing

provisions of Section 8.6 apply to projects of 6 or more units. Section 8.6 requires 10% of the units to be affordable with a density bonus equal to half of the number of affordable units and all fractions rounded up. Since 1 unit will be affordable, the project meets the density requirement because the allowed 7 units would require .7 affordable units and allow a density bonus of .35 units and Section 8.6 provides for all fractions to be rounded UP so that results in a requirement for 1 affordable unit and a density bonus of 1 unit so 8 units is the total allowed.

#### **Adaptive Use Overlay District (AUOD, Section 5.6.2))**

6. Subsection 5.6.4 B. 1 requires that multifamily projects within the AUOD comply with the AUOD Site Development Standards (Section 504-4 in the AUOD Rules and Regulations). One of those standards (504-4 B) requires that an existing building must be restored or renovated to restore or enhance its architectural integrity. The existing building on the site is proposed for demolition. This requirement is a PEDB regulation so the PEDB may waive it if determines that is in the best interest of the Town.
7. Section 504-4 C of the AUOD standards require that parking be to the side or rear and that it be screened from the public way. The project meets this requirement but may need additional screening as the Landscape Plan shows a single tree and a grass area between the parking area and Main Street. Provision has been made for future linking to adjacent property as required. Also, there are 2 spaces per unit (1 garage space and 1 exterior space).
8. Lighting is of residential scale, and architecturally compatible with the buildings in compliance with Section 504-4 D.
9. Section 504-4 E prohibits new curb cuts and expansion of existing curb unless the PEDB finds that such changes are necessary to ensure safe access. The existing curb cuts are being used but reduced so this complies with the regulation.
10. There is significant pedestrian access as there is an existing sidewalk on both abutting streets. However, there is no provision for bicycle parking so the project does not completely comply with Section 504-4 F and no waiver is requested.

#### **Other**

11. No photometric plan for lighting has been provided to document that the project complies with the Section 7.1.2 (Outdoor Lighting) of the Bylaw.
12. No signage is shown on the plans.

#### **SITE PLAN REGULATIONS**

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

13. Section 204-5 B.1 requires a Site Context sheet indicating features within 2000 feet of the perimeter of the site. This was not provided and no waiver was requested.
14. Section 204-5 C (3) requires an Existing Landscape Inventory. This was not provided and no waiver was requested.

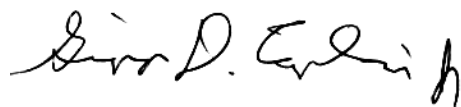
15. Section 204-5 D. (1) requires that setbacks be shown. Other than the front setbacks, the others were not shown. Similarly, setbacks for parking spaces were not shown and no waiver was requested.
16. Section 204-5 D (14) requires horizontal sight distances at entrances to be shown. This was not done, and no waiver was requested.
17. Section 205-6 G (4)(d) requires a specific turnaround area beyond the last space in a dead-end row of parking spaces. Such areas are provided, but the dimensions are not shown, and no waiver was requested.
18. Section 205-6 H requires vertical granite curbing “or similar type of edge treatment to delineate the parking lot.” The plan indicates asphalt berm.
19. Section 205-9 provides standards for trees and landscaping. Parking lots are required to have 1 tree per 6 spaces, and only trees that shade parking spaces are counted for this requirement. In this instance, 3 trees are required, though only 8 of the spaces are outside so 2 may be sufficient. Seven trees are provided around the perimeter of the access drives and parking lot, but only 2 provide shade to a parking space (and the same space - #8) as required.

#### **GENERAL COMMENTS**

20. The project meets the requirement for 2 parking spaces per unit, or 16 spaces. The Project Description indicates that 20 spaces will be provided.
21. I have a bit of a concern about turning radii into the garages from a 20-foot driveway. I am especially worried about Unit 1, and Unit 8 when a car is parked in parking space #8.
22. While having two entrances is generally essential for public safety purposes, in this case, the front doors of the housing units are within 20 feet of 2 major streets and have driveway access behind them affording nearly maximum public safety access. Eliminating the Main Street entrance would result in a better streetscape as well as eliminate a traffic conflict on a state highway. I recognize that the Mechanic Street access is only 20 feet wide and is one-way in only and the driveways to the rear are also 20 feet wide while the Main Street access is 22 feet wide and two-way. It may not be possible to make the Mechanic Street entrance suitable for two-way traffic with the stormwater system constraints of the current design but should be considered.

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

Sincerely,

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

Gino D. Carlucci, Jr.

# Medway Zoning Bylaw – December 5, 2016

## 5.6.4 Multifamily Housing

A. **Purpose:** The purpose of this sub-section is to further the goals of the Medway Master Plan and the Medway Housing Production Plan to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, and to increase the number of affordable housing units by establishing a special permit option to allow for the development of Multifamily Dwellings or Apartment Houses, and Multifamily Developments within the capacities of existing Town utilities and services.

B. **Applicability:**

1. The Planning and Economic Development Board may grant a Multifamily Housing special permit for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development on a tract of land within the AR-I, AR-II, Village Residential, Village Commercial zoning districts whether on one parcel or a set of contiguous parcels, with a minimum of fifty feet of frontage on an existing street located within the Multifamily Housing Overlay District as shown on a map on file with the Medway Town Clerk. The street shall, in the opinion of the Planning and Economic Development Board, have sufficient capacity to accommodate the projected additional traffic flow from the development.

*(Amended 11-14-16)*

2. Tracts of land within residential subdivisions approved and constructed under the Subdivision Control Law since September 29, 1952 or granted a special permit under the Medway Zoning Bylaw shall not be eligible for a special permit under this Sub-Section.
3. Multifamily Dwellings or Apartment Houses and Multifamily Developments within the Adaptive Use Overlay District must comply with the Medway Zoning Bylaw, Adaptive Use Special Permit Site Development Standards.
4. These provisions apply to the following:
  - a. The alteration/rehabilitation and conversion/adaptive reuse of existing buildings
  - b. Construction of new buildings or additions to existing buildings.

C. **Dimensional Regulations**

1. The minimum dimensional requirements for area and setbacks shall be the same as for the underlying zoning district in which the parcel is located. However, the Planning and Economic Development Board may adjust these dimensional requirements by a four-fifths vote if, in its opinion, such adjustment will result in a more desirable design of the development or provide enhanced buffering for adjacent residential properties.
2. Legally pre-existing nonconforming buildings shall be eligible for a Multifamily Housing special permit provided there is no increase in any dimensional nonconformity or the creation of a new nonconformity, and the applicant can demonstrate compliance with the parking and open space requirements of this section.
3. Maximum building height: 2.5 stories or 40'

D. **Density Regulations:** The density of a Multifamily Dwelling or Apartment House, and a Multifamily Development shall not exceed twelve dwelling units per acre or portions thereof,

except that the Planning and Economic Development Board may grant a density bonus for one or more of the following:

1. + one unit when the project involves the rehabilitation/adaptive reuse of an existing structure at least seventy-five years of age and is completed in a manner that preserves and/or enhances the exterior architectural features of the building;
2. + one unit for each three thousand sq. ft. of existing interior finished space that is substantially rehabilitated in accordance with the Board's *Multifamily Housing Rules and Regulations*.
3. + two units when twenty-five percent of the dwelling units are designated as affordable independent of the provisions of the Section 8.6 Affordable Housing.

In no case shall total density, including bonus units, exceed twenty dwelling units per acres.

**E. Special Regulations:**

1. Affordable Housing Requirement: Projects approved pursuant to this Sub-Section shall comply with:
  - a. The Town's Affordable Housing requirements as specified in Section 8.6 Affordable Housing;
  - b. the Massachusetts Department of Housing and Community Development (DHCD)'s Local Initiative Program (LIP) Guidelines, July 1996, as may be amended; and
2. Open Space: There shall be an open space or yard area equal to at least fifteen percent of the parcel(s) total area. This area shall be unpaved and may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.
3. Parking: At least one and one-half off-street parking spaces shall be provided for each dwelling unit plus one additional visitor parking space for every two dwelling units.
4. There shall be Town water and sewer available in the street on which the Multifamily Dwelling or Apartment House or Multifamily Development has its frontage and said water and sewer lines shall have sufficient capacity to accommodate the project.
5. A Multifamily Dwelling or Apartment House shall not contain more than twelve dwelling units.
6. Any Multifamily Development shall not exceed forty dwelling units.

- F. Rules and Regulations:** The Planning and Economic Development Board shall adopt *Multifamily Housing Rules and Regulations* which shall include application submittal requirements, public hearing and review procedures, and site development and design standards including but not limited to landscaping, buffering, lighting, building style, pedestrian access, off-street parking, utilities, and waste disposal.

G. **Development Limitation:** The maximum number of Multifamily Dwelling units authorized pursuant to this sub-section shall not exceed five percent of the number of detached single-family dwellings located in the Town of Medway, as determined by the Board of Assessors.

H. **Special Permit Procedures:**

1. The special permit application, public hearing, and decision procedures shall be in accordance with this Sub-Section, the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations*, and Section 3.5 Site Plan Review and Approval.
2. Application Requirements. The Applicant shall submit a Multifamily Housing special permit application together with the size, form, number, and contents of the required plans and any supplemental information as required in the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations*.
3. The special permit review of Multifamily Dwelling or Apartment Houses, and Multifamily Developments shall incorporate site plan review pursuant to Section 3.5 Site Plan Review and Approval.

I. **Decision:** The Planning and Economic Development Board may grant a Multifamily Housing special permit with any conditions, safeguards, and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with this Sub-Section and Section 3.5 Site Plan Review and Approval, upon finding that the Multifamily Dwelling or Apartment House, or the Multifamily Development will:

1. meet the purposes and requirements of this Sub-Section, and the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations* and *Site Plan Rules and Regulations*;
2. is consistent with the goals of the Medway Master Plan and the Medway Housing Production Plan;
3. not have a detrimental impact on abutting properties and adjacent neighborhoods or such impacts are adequately mitigated;
4. provide for greater variety and type of housing stock.



January 9, 2017

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

**Re: Medway Greens  
Multifamily Housing Special Permit Review  
176-178 Main Street  
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The project includes construction of two four-unit townhouse style structures and appurtenant infrastructure and is situated on existing partially developed land at 176-178 Main Street at the corner of Main Street and Mechanic Street.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Medway Greens, 176 Main Street, Medway, Massachusetts", dated December 18, 2016, prepared by Ronald Tiberi, P.E. (RT).
- A permit application (Application Forms) titled "Multifamily Housing Special Permit Application", dated December 15, 2016, prepared by RT.
- A description (Projection Description) titled "Project Description" prepared by RT.
- A stormwater management report (Stormwater Report) titled "Stormwater Report" prepared by RT.

The Plans, Stormwater Report and accompanying materials were reviewed for conformance with the Town of Medway Planning Board Rules and Regulations for the Submission and Review of Site Plans (Chapter 200), MA DEP Stormwater Management Standards (Revised January 2008), Town of Medway Water/Sewer Rules and Regulations and good engineering practice. The following is a list of comments generated during the review of the design documents. Reference to applicable regulation requirements is given in parentheses following each comment.

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

In our opinion, the information provided does not meet the Standards for Site Plan Preparation as clearly listed under Section 204-4 and 204-5 of the Town of Medway Site Plan Review regulations, making it impossible to provide a complete and thorough review at this time. We recommend the applicant review the regulations to ensure all required information is provided and resubmit to the PEDB so a more complete and thorough review can be provided.

In the interest of clarifying expectations, the comments provided below identify specific required information that has not been provided. This list does not constitute all items required as it is the applicant's responsibility to supply this information in full or otherwise request a waiver from the PEDB.

Please note, existing conditions information suggests the project property extends into the current Mechanic Street travelled way which is an issue that should be clarified before any substantive review is completed.

#### **Section 204-4**

- 1) Given the apparent trespass occurring on the subject property we request an existing conditions plan be prepared and stamped by a Massachusetts licensed registered land surveyor. The existing conditions plan should provide all metes and bounds descriptions, reference the NAVD88 vertical datum and include all record easements or other critical site information. This information is required from a licensed land surveyor to meet the "qualified professionals" standard under 204-4A.
- 2) The plans do not include PEDB endorsement/signature block.

#### **Section 204-5**

- 3) Cover Sheet - Cover Sheet does not include map and parcel number, list of requested waivers or PEDB signature block. (Ch. 200 §204-5.A)
- 4) Site Context Sheet – Not provided
- 5) Existing Conditions Sheet – Existing Conditions Sheet implies site extends into presumed public way, does not include landscape inventory, does not clearly show all existing site utilities.
- 6) Proposed Site Plan – The Site Plan is generally unreadable and does not provide specific information listed in the standards such as curb radii, curb type or other readable information to allow for a clear review. We recommend the applicant provide a proposed Layout and Materials plan detailing proposed surface finishes and their specific limits and locations.
- 7) Site Grading Plan – A Site Grading Plan is not provided. Grading information is included on the Site Plan but lacks readability and detail necessary to conduct a thorough review. We recommend the applicant provide a Grading and Drainage Plan clearly depicting existing and proposed grades and all existing and proposed drainage-related infrastructure.
- 8) Drainage and Erosion Plan – A Drainage and Erosion Plan is not provided. Some erosion control measures are shown on the Site Plan but lacks the readability and detail to conduct a thorough review. We recommend the applicant include all proposed drainage improvements on the Grading and Drainage Plan and show all proposed erosion control measures and demolition on the Existing Conditions Plan.
- 9) Site Utilities Plan – A Site Utilities Plan is not provided. Partial site utility information is included on the Site Plan but lacks readability and detail necessary to conduct a thorough review. We recommend the applicant provide a Site Utilities Plan showing existing and proposed water, sewer, electric and telecommunications information and referencing relevant details.
- 10) Landscape Architectural Plan – Generally meets requirements.
- 11) Architectural Plan – Generally meets requirements.
- 12) Color Renderings – Not provided.
- 13) Lighting Plan – Not provided.
- 14) Emergency Access Plan – Although not specifically listed, a plan showing site circulation of emergency vehicles is typically required for review by the Fire Department.

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

As stated in Item 7 above, the proposed drainage system is lacking detailed information to conduct a thorough review of the project's stormwater impacts. We recommend the applicant create a Grading and Drainage Plan clearly differentiating between existing and proposed grading and drainage at the site. The applicant is directed to Ch. 200 §205-4 Drainage and Stormwater Management which lists minimum



performance standards that must be met and required materials to ensure all applicable guidelines have been met regarding stormwater runoff mitigation.

- 15) The information provided does not adequately address compliance with stormwater standards. The analysis is poorly formatted and hard to follow making a thorough review difficult. In addition, test pits indicate the presence of "B" soil types but analysis applies infiltration rates for subsurface infiltration chambers typical of "A" soils, no information has been provided showing compliance with water quality requirements as water quality BMP's are not shown on the plan. These items should be addressed prior to resubmission.

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

- 16) TT recommends the applicant provide proposed plans in grayscale as the colored linework provided is difficult to read/review. Furthermore, a set of site plans should be provided including but not limited to Existing Conditions and Erosion Control Plan, Layout Plan, Grading and Drainage Plan, Utility Plan and Details Plan(s).
- 17) The eastern edge of Unit 8 is directly coincident with the edge of entry into the property from Main Street. TT recommends placing a curb line or bollards to protect the dwelling from potential contact with vehicular traffic or snow plows.
- 18) A detail of the proposed stone walls on site has not been provided. Walls are proposed nearly coincident with proposed erosion controls along the Main Street property boundary. We question whether the proposed erosion control can be maintained in that area during construction to mitigate any potential washout of site soils onto Main Street during storm events.
- 19) It is unclear if the applicant proposes to make a connection to the adjacent lot at the northeast portion of the property. It appears the edge of pavement does not close in this area or may be screened by the erosion control line. Additionally, nearby dumpsters do not appear to have sufficient loading access for trash vehicles.

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,



Sean P. Reardon, P.E.  
Vice President



Steven M. Bouley, EIT  
Senior Project Engineer

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