

**Tuesday January 8, 2019  
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>

**The meeting is being broadcast and recorded by Medway Cable Access.**

**ALSO PRESENT:**

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

The Chairman opened the meeting at 7:00 pm

**CITIZEN COMMENTS**

**Resident, Lori McCarthy- 5 Forest Road:**

Ms. McCarthy explained to the Board that she met with Susy Affleck-Childs last month to discuss the issues with Forest Road. This road was developed back in 1990's and had not been "accepted". The subdivision developer was Paul Rivard. A few years back, Mr. Rivard requested his bond back and Board's engineers checked out the street. The Board provided a letter to Mr. Rivard to which he did not respond. The bond has not been refunded. At the time, the previous Board had asked Mr. Rivard to prepare a deed to convey the road to the Town and prepare a street acceptance plan, but none of those things has occurred. The Board was also made aware that a letter was sent to Mr. Rivard on June 10, 2015 and John Rivard, the son of Mr. Rivard came to a meeting to discuss the situation. Chairman Rodenhiser suggested that in the absence of no response, the Board should send Mr. Rivard a notice letting him know that he has 30 days to come forth with an action plan. The Board concurred.

**2 MARC ROAD – ADULT RECREATIONAL MARIJUANA SPECIAL PERMIT:**

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

- Public hearing continuation notice dated 12-12-18.
- Mullin's Rule Certification for Member Rodenhiser for missing the 11-13-18 public hearing.
- Mullin's Rule Certifications for Members Gay and Tucker for missing the 11-27-18 public hearing.
- Revised draft special permit decision dated 12-10-18
- Email dated 12-10-18 from abutter John Lally with attachments about noise.

- Email communications dated 12-10-18 between SAC and Ron Dempsey of Noise Control Engineering, LLC, the Town's noise engineering consultant.
- Email communication with attachments dated 1-3-19 between Ron Dempsey and Andy Carballeira of Acentech, the applicant's noise engineering consultant.
- Emails dated 12-16-18 and 12-21-18 from abutter John Lally about odor.
- Emails dated 12-17-18 and 12-27-18 between SAC and Ellen Rosenfeld about odor.
- Template for marijuana odor control plans – Denver, CO.

Ellen Rosenfeld and engineer Dan Merrikin were present. Ron Dempsey, the Town's noise consultant, was also present to answer any questions. A report was provided by Acentech (See Attached). Acentech has been retained by CommCan to evaluate and mitigate noise produced by a large air-cooled chiller installed on the roof of the facility at 2 Marc Rd. Andy Carballeira from Acentech was also present at the meeting. It was noted in the report that NCE arrived at the conclusion that the CommCan facility is in compliance with the MassDEP noise policy. NCE also agreed with Acentech that the frequency bands specified are non-standard and "would require custom filtering for any currently available measurement system we are aware of." There is also no way to directly convert the measurements between the DEP standards and the Town's noise standards as specified in the Zoning Bylaw. Acentech took an approach which converted the limit values in the Medway Zoning Bylaw to the standard octave bands based on equal energy and then compared the measured data directly to the converted limits. The only apparent exceedance of the Medway Zoning Bylaw was observed at 45 Coffee Road, which was 3db.

Mr. Merrikin indicated that his client is in the process of building out the second floor of the existing building. The hope is the noise will be less when the chiller is working at full capacity for the whole building. Ellen Rosenfeld is in the process of getting the engineering done for the second floor and will look at the chiller and other noise tampering techniques. As part of her preliminary discussions, it is the thought to modify or replace the chiller as part of the second floor renovation. The technology for these things has changed over the last two years; the existing chiller may in fact be used as a back-up and a new one installed. The applicant would like to have a plan by April 1, 2019.

The Town noted that the bylaw with improved conversions which are standard could be addressed. Town Administrator Michael Boynton indicated that the Town will mirror the DEP thresholds or standards. This is an industrial park area and the business owner has been extremely cooperative in this process. The Board of Health would address the enforcement if needed. The Town standards need to be consistent with the DEP standards.

Relative to the odor, Dan Merrikin indicated that he went out around the site and did not detect any odor around the facility. He believes it depends on the weather and wind. The applicant uses a system to treat exhaust and modification to the existing system can be looked at to try to mitigate concerns. Susy Affleck-Childs communicated that she did research from Colorado regarding odor and it is common for municipalities to require applicants to develop odor mitigation plans. She reported this is currently being done in the Town of Grafton. (NOTE – This was an incorrect reference; the community is Charlton.) Mr. Merrikin responded that mitigation has been provided but certainly more mitigation can be provided with the build out.



**Resident, Mr. Phil Giangarra, 24 Green Valley:**

It is his belief that there is something unique to this chiller. He walks over a mile each day and can hear the chiller whine at the furthest point.

**Resident, Mr. Leigh Knowlton, 11 Green Valley:**

Mr. Knowlton was present and informed the board that this constant sound or tonal noise has ruined the quality of his life. This noise has made him irritable and causes insomnia with the continually whining noise. This constant noise makes it difficult to enjoy the outdoors. There was a serious oversight when installing this equipment. He is not objecting to the applicant mitigating the problem.

The Chairman suggested that Mr. Knowlton write a summary report and submit it to the Board. He also informed Mr. Knowlton that all reports from the professionals will be on the Town's website for his review.

Selectmen Dennis Crowley wanted to know when the mitigation will be addressed. Will it be when the second floor is approved? Also, is there a time limit of this?

Ms. Rosenfeld responded that she believes this will not be done for at least a year. The permitting alone could take six months.

Town Administrator Michael Boynton communicated that the applicant needs to uphold the requirements of the special permit.

The applicant and their team will come up with a plan.

**Resident, John Lally, 35 Coffee St.:**

Mr. Lally is concerned about any additional work on the second level and wants to make sure there are specific conditions which would require the applicant to mitigate the noise to acceptable standards. The mitigation for odor is serious issue since it varies with location and time and residents experience this differently at different times. There needs to be monitoring done at the worse possible location for odor. Mr. Lally wants this included in the decision.

**Resident, Jeannette Gibson, 45 Coffee St.:**

Ms. Gibson did indicate that the sound from the chiller has gone down and she can't hear it as much from her back yard. The odor smell does shift day to day.

Dan Merrikin indicated that the applicant can reassess at the boundaries after the work to the second floor is done.

It was discussed that the next steps would be to have the sound engineers look at the standards and make sure they are compatible with the current Zoning Bylaw and compare it to today's standards and this language which can be summarized by consultants can go into the decision.

**On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to continue the public hearing to January 22, 2019 at 7:15 pm.**

## **MEDWAY DEPT. OF PUBLIC SERVICES BUILDING SITE PLAN:**

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

- Public Hearing Notice
- Project Overview
- Site Plan Application
- Requests for waivers from *Site Plan Rules and Regs*
- PGC Site Plan Review Letter dated 12-27-18
- Tetra Tech Site Plan Review Letter dated 1-3-19
- Site Plan dated 12-20-19
- Comment letter dated 1-7-2019 from Nina Casali of 8 Crooks Road.

Member Tucker recused himself prior to the opening of the public hearing.

Engineering Consultant Steve Bouley of Tetra Tech was called to participate remotely in the meeting.

The Chairman read the opening comments to inform the public about the process of the meeting. **(See Attached)**

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

Town Administrator Michael Boynton provided an overview of the project. The proposed project includes construction of a 33,000 sq. ft., two story Department of Public Services building on the existing DPS site located at 46 Broad Street. The current facility has numerous deficiencies which necessitate the plan for the new building. This new building will provide safe space for a modern vehicle maintenance facility and to make sure all materials on site are suitably collected and treated. The DPS Building Committee has had countless meetings to come up with the best possibility for the Town. The time frame is tight with the hope that this will go to the May Town Meeting for funding. DPS administrative staff will stay at the middle school location.

The presentation was next turned over to the Helene-Karl Architects of Groton and Civil Engineer Symmes, Mann and McKee of Cambridge. Engineer Peter Glick explained that they have received the Board's consultants' comments and will prepare a response letter. A power point presentation was presented. **(See Attached)** It was explained that the project site is located at 46 Broad Street on approximately 35.8 acres. The site is shown to be within the Agricultural Residential II zoning district. The site is also shown to be within the Flood Plain and Groundwater Protection District. The property is bounded by a former railroad bed and cemetery to the south. The site will include a salt storage shed, material shed, vehicle garage, wash-bay building and outdoor materials storage and vehicle storage areas. The site is shared with the Town recycling facility on the western section of the property. The first floor will include DPS vehicle servicing, storage and repair. The second story is a partial floor dedicated to storage. There will also be two separated prefabricated storage buildings, one for salt storage and the other for material storage. These buildings will be 4,500 sq. ft. and 2,300 sq. ft. The site utilities will include natural gas, water and sewer will be extended to the DPS facility from Winter Street along a corridor within the former Town-owned railroad bed to the southern edge of the site.

Mr. Glick indicted that the Conservation Agent has suggested realigning the truck drive through to avoid the wetland area. He indicated that they will show the truck turning radius.

Member Gay informed the public that the Design Review Committee would like to see additional landscape buffering adjacent to the following southeast parcels: Lot #13, Lot #15 and Lot #47.

Mr. Glick reviewed how far specific parcels were from the storage areas, this was shown on the overhead plans.

Town Administrator Boynton reported the Fire Chief had seen the plans and has no issue with not having access to the back. The Board will receive a written confirmation with his recommendations.

In regards to the railroad bed, this area will be maintained as a path with little disturbance.

The Chairman opened the meeting up to the public for comments and questions.

**Resident, Todd Allen, 9 Chestnut Street:**

Mr. Allen presented a letter dated January 8, 2019 regarding the proposed DPS site on behalf of nearby residents. (See Attached). The primary concerns are the requested waivers and the impact that waiving certain standards will have on the neighborhood. He asks the Board to dismiss the request for all the waivers. Mr. Allen would also like the Board to adhere to the standards with which are covered with other projects in the town. Another concern he has is the salt shed storage proximity to the wetlands will have an impact on the water supply for the town.

**Resident, Erika Pitt, 49 Oakland Street:**

Ms. Pitt would like to review the waivers and she also wanted to know if Broad Street is the only entrance or will there be another for future development.

Town Administrator Boynton responded that this will be the only entrance and there is no intent for another access.

Member Gay communicated that the Design Review Committee did not review the lighting plan but there was a concern about the glow from the fabric structures. This can be addressed by DRC.

Mr. Glick stated that the lighting must comply with the lighting bylaw of the town. Some of the lighting may be put on timers. There could also be the inclusion of security lighting. The gate will be locked for security reasons.

**Resident, Ms. Casali, 8 Crooks Road:**

Ms. Casali suggested picking up the sewer and storm drains on both Broad St. and Barber Street to mitigate current overland flooding and deterioration of streets and private property.

It was suggested that this will be addressed through the DPS.

**Resident, Mr. Carson, 3 Sledding Hill Way:**

Mr. Carson was questioning the merit of having the salt shed near the wetland area.

This will be addressed at the Conservation Commission meeting.

**Resident, Stuart McRury, 47 Oakland Street:**

Mr. McRury wanted to know if the trees near his property will be taken down.

The resident was informed that they are not taking down any trees in the no cut zone area, only on the hillside. The field will remain as is.

Resident at 47 Oakland Street wanted to know if there will be retaining walls since his property is all sand and it does not drain well. Mr. Glick responded that the slope will be addressed and graded 2 to 1. There will be loam added and erosion control.

**Resident, Jeffrey Anderson, 11 Crooks Road:**

Mr. Anderson commented that he is not all opposed to this, but he would like to see it reviewed and suggested moving the salt shed to the existing area. It seems like the concern is the salt shed.

The resident was informed that this could be investigated, but the placement of materials needs to meet the current standards.

**Resident Kevin Bellows, 15 Chestnut Street:**

Mr. Bellows wanted to know if there is a possibility of walking the site and having the applicant place stakes out so that the abutters can envision the placement of buildings. DPS Director Dave D'Amico responded that this can be done but such things as the salt shed would be shown on the hill since the area needs to be graded.

Resident Todd Allen wanted to make sure that the engineer includes his house at 9 Chestnut Street on the site plan. He was also wondering if there was going to be a nuisance fencing around the site. Another concern is the beeping of the plows when they back up. It is his request that there be a no cut zone when digging into the slope. It will be all sand, there is no loam.

The applicant will be in front of the Conservation Commission on Thursday night. The stormwater review will be handled by the Conservation Commission. The applicant also met with the Design Review Committee on Monday, January 7, 2019.

The applicant is seeking the following waivers:

- Section 204-3.A.7.a -Traffic Impact Study
- Section 204-3.A.7.b - Environmental Impact Study
- Section 204-3.A.7.c - Community Impact Study
- Section 204 -3.A.7.d – Parking Impact Study
- Section 205-9 -Trees and Landscaping Plan

Consultant Carlucci commented that there is no specified parking minimum for the proposed use. The plan does propose 29 staff and visitor spaces, including 2 van-accessible handicapped

spaces, as well as 15 exterior truck spaces under a canopy. There has not been a waiver sought for the required bicycling parking. The lighting plan as presented shows compliance. There needs to be clarity about the type of sign proposed. There is a waiver request to not complete a development impact report. This is justified since it is a replacement of existing facility.

The Board discussed that the applicant will provide responses to the consultant letters.

**On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to continue the hearing for the 46 Broad Street to January 29, 2019 at 7:00 pm.**

Member Tucker rejoined the meeting at 10:10 pm.

**EXELON BOND:**

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

- Updated bond estimate from BETA Group 12-14-18.

Member Gay recused himself from the discussion on Exelon.

The Board was made aware that Exelon has decided to provide the entire bond instead of Exelon and GEMA each covering their respective shares. Exelon has provided a rider to the bond increasing the total to \$205,762. Susy informed the representatives that this amount is not enough. The amount needed is \$363,691.25.

**On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the Exelon Bond in the amount of \$363,691.25.**

Member Gay returned to the table.

**ANR PLAN- 29 VILLAGE STREET:**

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

- ANR Application dated 12-31-19
- Explanation dated 1-2-19.
- 1976 Town Meeting Vote
- ANR Plan dated 7-12-18 prepared by Guerriere and Halnon.

The Town is submitting the ANR plan to formalize the 1976 “taking” of the Village Street access to the Town’s well at 31R Village Street. The ANR plan was reviewed by Consultant Carlucci. A few minor plan revisions were needed. A revised plan dated January 8, 2019 was provided and determined to be complete.

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to endorse the ANR plan for 29 Village Street, dated 7-12-18, revised 1-8-19.**

The plan will be signed at the conclusion of the meeting.

### **REFUND OF CONSTRUCTION OBSERVATION FUNDS:**

Paul Newton, owner of the property at 33 Main Street, approved for the Paul Revere Estates subdivision, has requested a refund of \$15,863 in construction services funds since he no longer wants to develop the property as a subdivision. He is in the process of selling the property to Strategic Land Ventures which is proceeding with a plan to develop the site for apartments.

**On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to refund Paul Newton \$15,863 with interest for the construction funds.**

### **INSPECTION REPORTS:**

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

- 12/14/18 BETA inspection report of Exelon site.

### **MEETING MINUTES:**

#### **December 11, 2018:**

**On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to approve the minutes from December 11, 2018 with noted revisions.**

### **MEDWAY GREEN MULTIFAMILY HOUSING FIELD CHANGE:**

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

- 12/14/18 Email from developer Mark Heavner re: needed field change for sidewalk reconstruction and fencing.
- Punch list /inspection report dated 1-8-19.
- Bond estimate dated 1-8-19 prepared by Tetra Tech.

The Board was informed that Consultant Bouley was on-site 1/4/19 to conduct an inspection for a punch list and bond estimate.

Mark Heavner was present and wanted to address two items:

- The sidewalk installation along Mechanic Street
- The slope at the Mechanic Street sidewalk.

After discussion with Dave D’Amico from DPS, it was recommended that a portion of the recently installed sidewalk on the east side of Mechanic Street be removed and replaced in the spring. Once the curb slope is changed and the 15’ of sidewalk is repaired, the road will be patched with the pavement on Mechanic Street. Regarding the slope, the applicant would like to install a fence on his property along the sidewalk to mitigate the slope. 48’ of fencing would cover the problem area but more may be added to integrate with the landscape plan. Both the DPS director and Consultant Bouley agree.

The applicant would like to discuss the bond estimate at another meeting since he is not prepared to discuss it at this point.

**On a motion made by Bob Tucker and seconded by Tom Gay, the Board voted unanimously to approve 48 linear feet of fencing, 36” high with three rails as shown on**

**drawing which will be the standard dull finish (not shiny) with color being white or off-white.**

**CORRESPONDENCE AND COMMUNICATION:**

- The members are in receipt of the proposed Fiscal Year 2020 PEDB budget.
- There will be a MAPC Regional Plan Listening Session to be held on January 20, 2019 in Norwood, MA.

**FUTURE MEETINGS:**

- Special Meeting: Tuesday, January 15, 2019
- Regular Meeting: Tuesday January 22, 2019

**ADJOURN:**

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

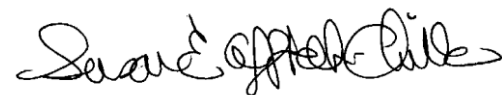
The meeting was adjourned at 10:33 pm.

Prepared by,



Amy Sutherland  
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs  
Planning and Economic Development Coordinator



**January 8, 2019**

**Medway Planning & Economic Development Board  
Meeting**

**2 Marc Road – Adult Recreational  
Marijuana Special Permit**

- Public hearing continuation notice dated 12- 12-18
- Andy Rodenhiser's Mullins Rule certification for missing the 11-13-18 public hearing
- Tom Gay's and Bob Tucker's Mullins Rule certifications for missing the 11-27-18 public hearing
- REVISED DRAFT special permit decision dated 12-10-18 based on comments from Katie Laughman at KP Law and a review of marijuana decisions issued by the Bellingham PB.
- Email dated 12-10-18 from abutter John Lally with attachments about noise
- Email communications dated 12-10-19 between SAC and Ron Dempsey of Noise Control Engineering, LLC, the Town's noise engineering consultant.
- Email communications with attachments dated 1-3-19 between Ron Dempsey and Andy Carballeira of Acentech. Acentech is Ellen Rosenfeld's noise consultant; he presented at the first public hearing.



- Emails dated 12/16/18 and 12/21/18 from abutter John Lally about odor
- Emails dated 12/17 and 12/27/18 between SAC and Ellen Rosenfeld about odor.
- Template for marijuana odor control plans – Denver, CO

**NOTE** – Ron Dempsey from Noise Control Engineering will attend the meeting.



## TOWN OF MEDWAY

### Planning & Economic Development Board

155 Village Street  
Medway, Massachusetts 02053

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

## MEMORANDUM

December 12, 2018

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

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

RE: **Public Hearing Continuation: 2 Marc Road – Adult Recreational Marijuana Special Permit**  
**CONTINUATION DATE: Tuesday, January 8, 2019 at 8 p.m.**  
**LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street**

At its meeting on December 11, 2018, the Planning and Economic Development Board voted to continue the public hearing on the application of Ellen Realty Trust of Millis, MA for a special permit to operate an adult recreational marijuana cultivation and processing facility at 2 Marc Road to Tuesday, January 8, 2019 at 8 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.

The applicant proposes to use the existing two story, 60,000 sq. ft. industrial building at 2 Marc Road (Parcel 33-001) located on the north side of Marc Road in the East Industrial zoning district. The 6.93 acre property is owned by Ellen Realty Trust of Millis, MA. NOTE - A medical marijuana special permit, site plan, and groundwater protection special permit were previously approved for this property on June 28, 2016. The proposed use pertains to the cultivation, manufacturing, processing, and packaging of marijuana for adult recreational use and the delivery of such products off-site to retail marijuana establishments in other communities. A recreational marijuana retail facility is not proposed at this location.

The application and associated documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The materials are also posted at the Planning and Economic Development Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-development-applications>

**If Town staff, boards and committees have not yet reviewed this proposal and wish to provide comments, please do so by January 2<sup>nd</sup> so that I can share them with the Board and the applicant and enter them into the public record during the hearing. The Board will begin its deliberations and review a draft decision on January 8<sup>th</sup>.**

Please contact me if you have any questions. Thanks.

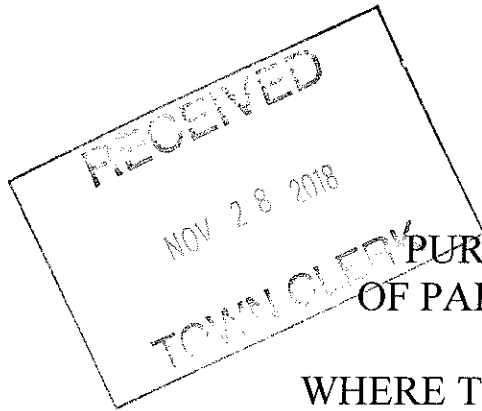
Telephone: 508-533-3291

Fax: 508-321-4987

[planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)



Town of Medway, Massachusetts



**CERTIFICATION  
PURSUANT TO G.L. c. 39, Section 23D  
OF PARTICIPTION IN A SESSION OF AN  
ADJUDICATORY HEARING  
WHERE THE UNDERSIGNED MEMBER MISSED  
A SINGLE HEARING SESSION**

Note: This form can only be used for missing a single public hearing session.  
This cannot be used for missing more than one hearing session.

I, Andy Rodenhiser (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of Planning & Eco-Dev. Board
2. I missed a public hearing session on the matter(s) of: 2 Marc Road  
Adult Recreational Marijuana Special Permit  
which was held on November 13, 2018
3. I have reviewed all the evidence introduced at the hearing session that I have missed which included a review of (initial which one(s) is/are applicable):
  - a.        audio recording of the missed hearing session; or
  - b.   ✓   video recording of the missed hearing session; or
  - c.        a written transcript of the missed hearing session.

This certification shall become part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 27 day of November, 2018.

  
(Signature of Board Member)

\*\*\*\*\*

**Received as part of the record of the above matter:**

Date: November 27, 2018  
By: Susan E. Offord  
Position: Planning & Eco-Dev.  
Coordinator



Town of Medway, Massachusetts

RECEIVED

DEC - 6 2018

TOWN CLERK

**CERTIFICATION**  
**PURSUANT TO G.L. c. 39, Section 23D**  
**OF PARTICIAPTION IN A SESSION OF AN**  
**ADJUDICATORY HEARING**  
**WHERE THE UNDERSIGNED MEMBER MISSED**  
**A SINGLE HEARING SESSION**

Note: This form can only be used for missing a single public hearing session.  
This cannot be used for missing more than one hearing session.

I, THOMAS A. GAY (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of MEDWAY PLANNING & ECONOMIC DEVELOPMENT Bd
2. I missed a public hearing session on the matter(s) of: 2 MARC ROAD -  
ADULT RECREATIONAL MARIJUANA SPECIAL PERMIT  
which was held on 11.27.2018
3. I have reviewed all the evidence introduced at the hearing session that I have missed which included a review of (initial which one(s) is/are applicable):
  - a. ☒ audio recording of the missed hearing session; or
  - b. ☐ video recording of the missed hearing session: or
  - c. ☐ a written transcript of the missed hearing session.

This certification shall become part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 5<sup>th</sup> day of DECEMBER, 20 18.

(Signature of Board Member)

\*\*\*\*\*

Received as part of the record of the above matter:

Date: December 5, 2018

By: Susan E. Affleck-Chubb

Position: Planning & Economic  
Development Coordinator

10-1-2017



Town of Medway, Massachusetts



**CERTIFICATION**  
**PURSUANT TO G.L. c. 39, Section 23D**  
**OF PARTICIPTION IN A SESSION OF AN**  
**ADJUDICATORY HEARING**  
**WHERE THE UNDERSIGNED MEMBER MISSED**  
**A SINGLE HEARING SESSION**

Note: This form can only be used for missing a single public hearing session.  
This cannot be used for missing more than one hearing session.

I, Robert K. Tucker (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of Planning & Economic Development Board
2. I missed a public hearing session on the matter(s) of: adult recreational marijuana special permit for 2 Marc Road  
which was held on November 27, 2018
3. I have reviewed all the evidence introduced at the hearing session that I have missed which included a review of (initial which one(s) is/are applicable):
  - a. ☐ audio recording of the missed hearing session; or
  - b. ☒ video recording of the missed hearing session: or
  - c. ☐ a written transcript of the missed hearing session.

This certification shall become part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 5 day of December, 2018.

[Signature]  
(Signature of Board Member)

\*\*\*\*\*

Received as part of the record of the above matter:

Date: 12/5/2018  
By: Susan E. Affleck-Childs  
Position: Planning & Economic Development Coordinator



## Susan Affleck-Childs

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**From:** Susan Affleck-Childs  
**Sent:** Tuesday, December 04, 2018 2:19 PM  
**To:** 'klaughman@k-plaw.com'  
**Cc:** Michael Boynton; Barbara Saint Andre; Andy Rodenhiser  
**Subject:** adult recreational marijuana special permit for cultivation and processing  
**Attachments:** 12-3-18 DRAFT CommCan Site Plan-Special Permit Decision (adult recreational).doc; FINAL CommCan medical speical permit decision (signed) 2 Marc Road - June 2016.pdf; Amendment to CommCan - TOM Host Community Agreement (April 2018).pdf; CommCan-TOM Host Community Agreement \_5-16-16.pdf; CommCann Meeting Handouts 11-14-2018 - Accentech.pdf; Noise Control Report 11-27-18.pdf; 11-5-18 email from John Lally.pdf; 11-16-18 email from JOhn Lally.pdf; 11-26-18 email from John Lally.pdf

Hi Katy,

Thanks for speaking with me about Medway's marijuana cultivation and processing facility at 2 Marc Road. I am looking for some guidance on language for conditions for an adult recreational marijuana establishment special permit the Planning and Economic Development Board is preparing and will vote on next Tuesday night. This project does not include retail sales or testing.

I have attached a number of documents for your reference.

1. Draft decision dated 12-3-18
2. Previous special permit decision from July 2016 for the medical marijuana use and facility. Please let me know if you would like to see the associated endorsed site plan.
3. Original Host Community Agreement from May 2016 (medical facility) and the April 2018 amendment (adult recreational use)
4. Sound reports by Acentech (for the applicant) and Noise Control, Inc (for the Town)
5. Series of emails from abutter John Lally

The Medway *Zoning Bylaw* can be accessed as follows: [https://www.townofmedway.org/sites/medwayma/files/uploads/zoning\\_bylaw\\_with\\_amendments\\_approved\\_at\\_5-21-18\\_town\\_meeting\\_final\\_5-30-18\\_with\\_all\\_attachments.pdf](https://www.townofmedway.org/sites/medwayma/files/uploads/zoning_bylaw_with_amendments_approved_at_5-21-18_town_meeting_final_5-30-18_with_all_attachments.pdf). The section pertaining to recreational marijuana is 8.10.

Although noise has been the most discussed issue, we have reports (not necessarily complaints!) that marijuana odor regularly extends to 16 Main Street, approximately 1,000 feet.

Thanks for your help.

Best regards,

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

---

**From:** Michael Boynton  
**Sent:** Monday, December 03, 2018 6:20 PM  
**To:** Susan Affleck-Childs  
**Subject:** Re: Permission to contact Kathy Laughman at KP Law

Sure

----- Original message -----

From: Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>  
Date: 12/3/18 6:14 PM (GMT-05:00)  
To: Michael Boynton <[mboynton@townofmedway.org](mailto:mboynton@townofmedway.org)>  
Cc: Barbara Saint Andre <[bsaintandre@townofmedway.org](mailto:bsaintandre@townofmedway.org)>  
Subject: Permission to contact Kathy Laughman at KP Law

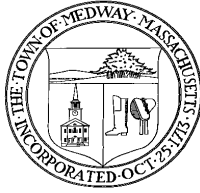
Hi,

I am working on the special permit decision for CommCan for the adult recreational marijuana establishment at 2 Marc Road.

Katy Laughman is the KP expert on marijuana zoning and regulations. I would like to contact her for assistance in developing conditions for the decision including suitable language regarding odor and noise management.

Thanks.

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



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

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

REVISED DRAFT – December 10, 2018  
4:20 pm

***SPECIAL PERMIT***  
***Adult Recreational Marijuana Establishment***  
***Ellen Realty Trust/CommCan, Inc. – 2 Marc Road***  
***with Conditions***

***Decision Date:*** December 11, 2018

***Name/Address of Applicant:*** Ellen Realty Trust  
730 Main Street, Suite 2A  
Millis, MA 02054

***Name/Address of Property Owner:*** Ellen Realty Trust  
730 Main Street, Suite 2A  
Millis, MA 02054

***Location:*** 2 Marc Road, 19 Jayar Road and 21 Jayar Road

***Assessors' Reference:*** 33-001, 24-015 and 24-016

***Zoning District:*** East Industrial



**I. PROJECT DESCRIPTION** – The applicant seeks a special permit pursuant to subsection 8.10 of the *Zoning Bylaw* to use a two story, 60,000 sq. ft. industrial facility at 2 Marc Road, and 19 & 21 Jayar Road (*Medway Assessors' Parcels 33-001, 24-015 and 24-016*) on the north side of Marc Road in the West Industrial zoning district for the cultivation, processing and manufacturing of marijuana for adult recreational use by CommCan, Inc. The property is already subject to a medical marijuana special permit issued June 28, 2016 and an approved site plan endorsed on July 26, 2016. The current application does not include the retail sales of medical or adult recreational marijuana.

**II. VOTE OF THE BOARD** – After reviewing the application and information gathered during the public hearing and review process, the Medway Planning and Economic Development Board, on December 11, 2018, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, **voted to \_\_\_\_\_ with CONDITIONS an adult recreational marijuana establishment special permit.**

The vote was \_\_\_\_\_ by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**Planning & Economic Development Board Member**

**Vote**

Richard Di Iulio  
Matthew Hayes  
Thomas A. Gay  
Andy Rodenhiser  
Robert Tucker

**III. PROCEDURAL HISTORY**

- A. October 9, 2018 – Special permit filed with the Medway Planning & Economic Development Board; filed with the Town Clerk on October 11, 2018.
- B. October 11, 2018 – Public hearing notice filed with the Town Clerk and posted at the Town of Medway web site.
- C. October 15, 2018 - Public hearing notice mailed to abutters by certified sent mail
- D. October 29 and November 6, 2018 - Public hearing notice advertised in *Milford Daily News*.
- E. November 13, 2018 - Public hearing commenced. The public hearing was continued to November 27 and December 11, 2018 when the hearing was closed and a decision rendered.

**IV. INDEX OF SITE PLAN DOCUMENTS**

- A. The special permit application for the proposed use of the building at 2 Marc Road for an adult recreational marijuana establishment included the following information that was provided to the Planning and Economic Development Board at the time the application was filed:
  - 1. *2 Marc Road Site Plan of Land in Medway, MA*, dated January 26, 2016, last revised July 18, 2016, prepared by Merrikin Engineering of Millis, MA – ENDORSED July 26, 2016.
  - 2. Sworn statement of ownership of CommCan, Inc. dated October 8, 2018

3. Special permit application submittal letter from Daniel J. Merrikin, P.E. dated October 9, 2018 as official representative of the applicant.
  4. Policy and Procedures document titled Transportation of Marijuana for CommCan, received October 9, 2018
  5. Floor plan of the CommCan facility, dated May 2, 2016 by Keenan & Kenney Architects, Ltd.
- B. During the course of the review, a variety of other materials were submitted to the Board by the applicant, its representatives, and Town staff:
1. Results of Noise Study by Acentech, Inc. provided November 13, 2018
  2. Noise Survey by Noise Control Engineering, LLC dated November 27, 2018
  3. Host Community Agreement between CommCan and the Town of Medway dated May 16, 2016 and the associated amendment dated April 17, 2018.
  4. Email communications dated October 23, 2018 from the MA Cannabis Control Commission acknowledging receipt of CommCan's applications for recreational marijuana cultivation and product manufacturing licenses
  5. CommCan site plan and medical marijuana special permit decision dated June 28, 2016.
- C. Other Documentation
1. Mullins Rule Certification dated November 27, 2018 for Andy Rodenhiser for the November 13, 2018 hearing
  2. Mullins Rule Certification dated \_\_\_\_\_, 2018 for Robert Tucker for the November 27, 2018 hearing
  3. Mullins Rule Certification dated \_\_\_\_\_, 2018 for Thomas Gay for the November 27, 2018 hearing.
- V. **TESTIMONY** - In addition to the site plan application materials as submitted and provided during the course of our review, the Planning and Economic Development Board heard and received verbal or written testimony from:
- Gino Carlucci, PGC Associates, the Town's Consulting Planner – Special Permit review letter dated November 7, 2018 and commentary throughout the public hearing process.
  - Ellen Rosenfeld, applicant
  - Andy Carballeria, Acentech Inc., acoustic sound consultant
  - Resident and abutter John Lally, 35 Coffee Street, emails dated November 5, November 16 and November 26, 2018 and commentary throughout the public hearing process.
  - Resident, Leany Oliveria, 402 Village Street
  - Resident, Jane Studennie, address unknown

## VI. **FINDINGS**

The Planning and Economic Development Board, at its meeting on December 11, 2018, on a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, voted to approve the following **FINDINGS** regarding the special permit application for adult recreational marijuana establishment for 2 Marc Road. The motion was approved by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

***FINDINGS from PUBLIC HEARING TESTIMONY***

- (1) The applicant currently operates a medical cultivation facility at 2 Marc Road and will continue to operate that use at this location. The applicant seeks to also use the facility to grow and process marijuana for adult recreational use.
- (2) Summary of Acentech and Noise Control Engineering reports on noise.

***RECREATIONAL MARIJUANA ESTABLISHMENT SPECIAL PERMIT  
FINDINGS (Sub-section 8.10)***

- (1) The recreational marijuana establishment will operate inside the existing medical marijuana cultivation and processing facility at 2 Marc Road, a permanent, standalone building with no doctor's offices or other uses. The site includes driveways, parking areas, utility systems, and stormwater management facilities.
- (2) None of the uses listed in Section 8.10 E. 4. Of the *Zoning Bylaw* are located within 500 feet of the site of the proposed facility.
- (3) Smoking, burning and consumption of marijuana products on the premises is not allowed.
- (4) No drive-through service is proposed; it is not needed as a retail operation is not planned nor is it allowed.
- (5) The proposed signage is in compliance with Section 8.10 E. of the *Zoning Bylaw*
- (6) The applicant has previously provided the contact information for management staff and key holders of the facility.
- (7) As conditioned herein, the recreational marijuana establishment does not create a nuisance to abutters or to the surrounding area or create any hazard. Both the applicant and the Town have contracted with noise consultants to monitor the sound from the facility and both found the operation to be within DEP noise regulations.
- (8) The existing building meets the requirements for "openness of premises" since no activities within the building or displays of products are visible from the exterior of the building and the front of the building, which includes the primary entrance to the facility, is fully visible from the street. All operations are within the restricted building and there is no direct consumer access as no retail sales are allowed.

- (9) The special permit authorizes the following adult recreational marijuana establishment activities: cultivation, manufacturing, processing and packaging of marijuana and marijuana products and the transport and delivery of such to other recreational marijuana establishments. The special permit does not authorize retail sales or testing.
- (10) As conditioned, copies of required licenses and permits issued by the Commonwealth will be provided upon approval by the Massachusetts Cannabis Control Commission. The recreational marijuana operation will be operated in strict compliance with Massachusetts Cannabis Control Commission regulations.
- (11) The applicant, Ellen Realty Trust, is the owner of record of the subject property and building as shown on the Medway Assessor's records. Accordingly, the applicant has the right to use the site for a registered marijuana establishment.
- (12) A sworn statement disclosing the owner's or other similarly situated individuals' interest in the registered marijuana establishment has been provided.
- (13) A certified list of all abutter and parties of interest was provided. The Planning and Economic Development office coordinated the production and mailing of the required public hearing notice for the special permit application.
- (14) The applicant secured previous site plan approval for the manufacturing establishment on this site in June 2016. No changes are needed or proposed to that site plan. A detailed floor plan of the premises showing the functional areas of the facility has been provided. Security measures including lighting, fencing, gates and alarms were previously reviewed and approved by the Police Chief during the site plan and special permit process in 2016.
- (15) A copy of the policies/procedures for the transfer, acquisition, or sale of adult recreational marijuana between approved marijuana establishments has been provided.
- (16) The required public hearing and review process for this special permit application has been followed.
- (17) The adult recreational marijuana establishment, as conditioned herein, has been designed to minimize any adverse visual or economic impacts on abutters and other parties in interest. No changes in the existing building or site are proposed other than additional measures to further mitigate noise impacts of the existing HVAC system.
- (18) As conditioned herein, the proposed facility will meet all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations.
- (19) As conditioned herein, the applicant has satisfied the conditions and requirements of this sub-section 8.10 and sub-section 3.4 of the *Zoning Bylaw*.

- (20) The Town of Medway and CommCan, Inc. entered into a Host Community Agreement in May 2016 for the medical marijuana operation. The HCA was amended in April 2018 in anticipation of this application for an adult recreational marijuana establishment.

***GENERAL SPECIAL PERMIT FINDINGS (Sub-section 3.4)***

- (1) *The proposed site is an appropriate location for the proposed use.*

Sub-section 8.10 of the *Zoning Bylaw*, Recreational Marijuana, specifies that recreational marijuana establishments are allowed by special permit in the East and West Industrial Zoning Districts. The subject site at 2 Marc Road is located within the East Industrial and is therefore an eligible location. The site is not within 500 feet of any of the uses from which such facilities are prohibited (existing public or private school serving students in grades K-12).

- (2) *Adequate and appropriate facilities will be provided for the operation of the proposed use.*

The adult recreational marijuana cultivation and manufacturing uses are being added to the previously approved use of the facility for medical marijuana cultivation and manufacturing which was subject to site plan approval. The current activities in the building will essentially remain unchanged; the only different is that the products will be used for recreational purposes. No changes are proposed to that previously approved site plan. Due to that prior special permit and associated site plan review process, adequate and appropriate facilities have been provided for the operation of the facility.

- (3) *The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians or the environment.*

The existing site, which has site plan approval dating to June 2016 contains suitable driveways, parking areas and stormwater management systems.

- (4) *The proposed use will not cause undue traffic congestion or conflicts in the immediate area.*

Vehicular activity at the site is minimal; the proposed facility is expected to have 30 employees. The retail sale of marijuana products to the public is not permitted so public access to the site will be minimal and the Industrial Park Road system is adequate to handle it. The applicant previously reconstructed Marc Road as part of the approval of the medical marijuana special permit so the roadway quality is excellent. Furthermore, the site has easy access from Main Street/ Route 109, a major east-west arterial roadway, so there is no traffic impact on local residential roadways.

- (5) *The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site or operational attributes of the proposed use.*

The use itself is not detrimental to adjoining properties, however the operation of the HVAC equipment periodically generates conspicuous noise of great concern to selected abutters. The applicant has demonstrated a strong commitment to address and mitigate the noise issues. As conditioned herein, the Board finds that suitable monitoring and mitigation measures will be taken to address noise issues.

There is no outside storage of either materials or waste. While vegetation close to the building is limited by security requirements, six trees have been planted around the parking lot and other low vegetation has been added as part of the original building construction site plan to improve aesthetics from the public way and nearby residences.

As conditioned herein, the Board finds that suitable mitigation measures will be taken to address odors emanating from the facility beyond the property lines.

- (6) *The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.*

The proposed use is manufacturing and is therefore consistent with the character of the East Industrial zoning district. This application pertains to an increase in production of marijuana within the existing building, this time for adult recreational use. This was expected at the time the original site plan and special permit for medical marijuana use was authorized in 2016.

What to say about the impacts of the facility's operation on the surrounding residential neighborhood? WHAT other mitigation measures are needed to be able to make a positive finding??

- (7) *The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.*

The Recreational Marijuana section of the *Zoning Bylaw* (Section 8.10) was adopted by the Town in May 2018 with the specific intent of allowing the limited establishment of non-retail recreational marijuana establishments in Medway. The stated purpose of Section 8.10 is to address possible adverse public health and safety consequences and impacts on the quality of life related to this type of facility by providing for them in an appropriate places and under strict conditions, therefore, it meets the purpose of the *Zoning Bylaw*.

- (8) *The proposed use is consistent with the goals of the Medway Master Plan.*

The existing facility and the expanded use of the facility is in compliance with Goals 1 and 6 of the Economic Development Goals and Objectives section of the Medway Master Plan as follows:

- Goal 1: Maximize the area's economic resources and
- Goal 6: Attract new (and retain existing) businesses and increase the industrial/manufacturing base.

- (9) *The proposed use will not be detrimental to the public good.*

As a facility in compliance with state and local law, and consistent with the goals of the Medway Master Plan, the proposed use will not be detrimental to the public good.

**VIII. CONDITIONS** The *Special and General Conditions* included in this Decision shall assure that the Board's approval of this site plan is consistent with the *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered

#### **SPECIFIC CONDITIONS OF APPROVAL**

- A. All standard requirements included in Section 8.10 Recreational Marijuana of the *Zoning Bylaw* apply to this permit. These include but are not limited to:
1. The applicant shall provide an annual report of CommCan's operations to the Board and other Town officials no later than January 31<sup>st</sup> of each year, providing a copy of all current state licenses and demonstrating continued compliance with the conditions of this special permit. Any change in ownership of CommCan, Inc. or change in management staff and key holders shall also be reported.
  2. This special permit is not transferrable to another party. It shall remain exclusively with the applicant, Ellen Realty Trust, as the owner of the premises.
  3. Smoking, burning and consumption of marijuana or marijuana infused products on the premises is not allowed.
- B. **Noise Management**
1. The applicant shall implement the following additional noise mitigation measures presented during the public hearing to address present concerns by date.
  2. Any new external fans, HVAC equipment, or electrical generators installed on the property shall be fitted with appropriate acoustical shielding and sound dampening measures (specify . . . . .)
  3. The applicant shall regularly (how often??) monitor noise levels (where??) to ensure that the operation and all attendant equipment, including HVAC, fans and outside generators are operating within the sound levels set forth in the Town's Zoning Bylaw, Section 7.3.C.2., which under current sound measurement standards is \_\_\_\_\_.

4. The applicant shall submit an annual report to the Board, Town Administrator, Board of Health, and Building Commissioner from a qualified noise consultant confirming compliance with Section 7.3.C.2. of the Zoning Bylaw. Sound measurements for the annual report shall be taken at \_\_\_\_\_ (locations) \_\_\_\_\_ how often ??? and at times when the sound-generating equipment is operating at regular operating capacity. **MORE DETAILS NEEDED HERE.** NOTE – Include 35 Coffee Street as one of the locations?
5. Any documented increase in noise levels beyond the Town’s standard shall be mitigated by the Applicant within \_\_\_\_ days to the satisfaction of Town staff and the Board.

**C. Odor Management**

1. The applicant shall install and maintain at all times effective odor control technology to remove odors and harmful volatile organic compounds (VOCs). The applicant will complete this through industry best practices and suitable building filtration systems. The applicant shall ensure proper maintenance of all odor migration equipment to ensure maximum efficiency and effectiveness.
2. No emission of odorous gases or odoriferous matter in such quantities to be discernable outside the property line shall be permitted. The applicant shall comply with the provisions of Section 7.3 D of the Zoning Bylaw and Board of Health regulations adopted pursuant to g.l. Chapter 111, Section 31C.
3. However, due to unknown circumstances and potentially unforeseen odorous impacts, in order to ensure that odorous emissions shall not be in such quantities that are offensive off-site, the applicant shall provide an independent assessment \_\_\_\_\_ months after beginning the expanded use of the facility to cultivate and process marijuana for adult recreational use. The assessment shall include an independent air quality report identifying the type and location of odorous emissions discharged from the facility to the ambient air. Odor measurements shall be taken at times when the odor generating activity is occurring at regular operating capacity. The report shall include a recommended action plan to remediate odorous emissions which may be noticeable beyond the property line of the subject premises. The applicant shall have \_\_\_\_ days to remediate the odorous emissions identified to the satisfaction of Town staff and the Board.

- D. Upon receipt, the applicant shall provide the Town with the approvals of the recreational marijuana establishment licenses from the MA Cannabis Control Commission.
- E. There shall be a valid Host Community Agreement in effect at all times during the operation of the marijuana establishment.
- F. **Hours of operation –**



G. Limitations –

1. This special permit is limited to the operation of an adult recreational marijuana cultivation and processing facility. This permit does not authorize operation of a retail outlet for the sale of adult recreational marijuana products nor does this permit authorize the operation of a testing facility.
2. This special permit shall be for an initial term of \_\_\_\_\_ from the date of \_\_\_\_\_ (issuance, state license,???) No later than ninety days prior to its expiration, the applicant shall apply for a renewal of the Special Permit. The Planning and Economic Development Board shall conduct a limited scope review in connection with the Special Permit renewal application to determine whether the applicant is in full compliance with all conditions of this Special Permit. The Board may, in evaluating compliance for renewal, consider any complaints and impose additional conditions necessary to mitigate the impacts of this use on the neighborhood and nearby properties.

**GENERAL CONDITIONS OF APPROVAL**

- A. **Fees** - Prior to site plan endorsement by the Planning and Economic Development Board, the Applicant shall pay:
1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and
  2. any construction inspection fee that may be required by the Planning and Economic Development Board; and
  3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes and business licenses.
- The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.
- B. **Other Permits** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.
- C. **Document/Plan Recording** - Within thirty (30) days of recording the Decision, the Applicant or his assign shall provide the Board with a receipt from the Norfolk County Registry of Deeds indicating that all documents have been duly recorded, or supply another alternative verification that such recording has occurred.
- E. All applicable conditions of the previous site plan approval/special permit for the premises shall also apply to this special permit.

- F. **Conflicts** –If there is a conflict between this Decision and the *Zoning Bylaw*, the *Bylaw* shall apply.

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

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

###

DRAFT

**Medway Planning and Economic Development Board  
Adult Recreational Marijuana SPECIAL PERMIT DECISION  
Ellen Realty Trust/CommCan – 2 Marc Road**

Approved by the Medway Planning & Economic Development Board: \_\_\_\_\_

**AYE:**

**NAY:**

\_\_\_\_\_  
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\_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Susan E. Affleck-Childs  
Planning & Economic Development Coordinator

\_\_\_\_\_  
Date

**COPIES TO:** Michael Boynton, Town Administrator  
Dave D’Amico, DPS Director  
Bridget Graziano, Conservation Agent  
Donna Greenwood, Assessor  
Beth Hallal, Health Agent  
Jeff Lynch, Fire Chief  
Jack Mee, Inspector of Buildings and Zoning Enforcement Officer  
Joanne Russo, Treasurer/Collector  
Barbara Saint Andre, Director of Community and Economic Development  
Jeff Watson, Police Department  
Ellen Rosenfeld, Ellen Realty Trust  
Dan Merrikin, Merrikin Engineering  
Steven Bouley, Tetra Tech  
Gino Carlucci, PGC Associates

## Susan Affleck-Childs

---

**From:** Lally, John - 0666 - MITLL <jlally@ll.mit.edu>  
**Sent:** Monday, December 10, 2018 8:41 AM  
**To:** Susan Affleck-Childs  
**Cc:** John Lally; ellen@rosenfeld-law.com  
**Subject:** RE: CommCan Medway Noise Env Std Questions

Thx Suzy,

BTW, the bylaw sound pressure level is shown as "Decibels re .0002 Dyne/cm<sup>2</sup>", I think the conversion factor from Dyne/cm<sup>2</sup> to Pa is 0.1.

If that's correct, then .0002 Dyne/cm<sup>2</sup> is the same as .00002Pa which is 20uPa which is consistent with what's in the noise surveys/reports.

---

**From:** Susan Affleck-Childs <sachilds@townofmedway.org>  
**Sent:** Monday, December 10, 2018 8:13 AM  
**To:** Lally, John - 0666 - MITLL <jlally@ll.mit.edu>; ellen@rosenfeld-law.com  
**Cc:** John Lally <jdlally@comcast.net>  
**Subject:** RE: CommCan Medway Noise Env Std Questions

Thanks, John.

I will forward to members of the Planning and Economic Development Board shortly.

Best regard,

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

---

**From:** Lally, John - 0666 - MITLL [<mailto:jlally@ll.mit.edu>]  
**Sent:** Sunday, December 09, 2018 8:39 PM  
**To:** Susan Affleck-Childs; [ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)  
**Cc:** John Lally  
**Subject:** RE: CommCan Medway Noise Env Std Questions

Hi Suzy, Hi Ellen,

I do plan on attending the hearing Tuesday evening but wanted to send the following questions/Info along in advance and to make sure they're included on the record just in case it turns out I can't make it.

Suzy, please pass along to the board and anyone else as you see fit.

Ellen, feel free to pass along to anyone as you see fit as well.

- 1.) Do the Noise Environmental Standards in the Medway Zoning Bylaw (I think Section 7.3.C.2) apply to the 2 Marc Rd facility?
  - a. If no, why not?
  - b. If yes then based on the results of the two noise surveys and associated reports, is the 2 marc Rd facility in compliance with Medway's Noise Environmental Standards?

Perhaps I'm mistaken but:

- 1.) The "Noise Control Engineering" survey report, table 1 and figure 2 seems to show the loudest property line sound pressure levels above the maximum permissible in the bylaw across the frequency band of ~75Hz to ~6,000Hz (Note: Bylaw uses cycles-per-second which is the same as Hertz (Hz)).`
- 2.) The ACENTECH sound level measurements 30 feet from chiller before and after mitigation show sound levels above the maximum permissible in the bylaw across the frequency band of ~75Hz to ~14,000Hz. I couldn't find any ACENTECH measurements at the property line so examined the closest approximation in the graphs which is 30ft from chiller on roof top.

Attached are the noise survey graphs/table annotated in red with what I think are the bylaw maximum permissible sound pressure levels.

I apologize for how crude & messy these are, forgot to make copies before I started "chicken scratching" them...

-John

---

**From:** Lally, John - 0666 - MITLL

**Sent:** Monday, November 26, 2018 6:03 PM

**To:** 'Susan Affleck-Childs' <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>; 'ellen@rosenfeld-law.com' <[ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)>

**Subject:** CommCan SP Follow Up

Hi Suzy, Hi Ellen,

I do plan on attending the hearing tomorrow evening but wanted to send the following considerations/questions along in advance and to make sure they get included on the record just in case it turns out I can't make it.

Suzy, please pass along to the board and anyone else as you see fit.

Ellen, feel free to pass along to anyone as you see fit as well.

LINK TO ATTACHED REFERENCE: <https://www.milforddailynews.com/news/20171201/medway-medical-marijuana-facility-ready-for-growth>

Follow Up Considerations/Questions:

- 1.) With regard to HVAC loading versus loudness: It may be overly optimistic to rely on specific HVAC loading conditions as a factor in sound mitigation. Therefore, please consider adding requirements for robust sound mitigation measures that do not depend on HVAC loading conditions: (I do very much appreciate the work

Ellen's team has already undertaken in this regard but suggest the board consider attaching formal sound mitigation requirements to the permit).

- a. Completion of the "missing-pieces" that Ellen referred to at last meeting.
- b. Addition of sound wall(s) that Ellen referred to.
- c. Application of sound mitigation to any changes to the HVAC system. While HVAC changes are not anticipated at this time better safe-than-sorry.
- d. Ellen seemed to indicate the sound mitigation investigation is ongoing, are there any other mitigation measures under consideration? If yes do any look more promising than others?
- e. Any other measures as the board deems warranted.

Reasons to consider this:

- a.) The facility supports complex environmental controls that mimic outdoor growing conditions including: light, wind, temperature, and humidity (See Ref 1 attached and link above). It seems reasonable to expect this may place variable loading conditions on the HVAC system: lights off/dim/full-on, wide range of outdoor temperature and humidity ranges across the 4 seasons etc.
- b.) A wide range of sound loudness has been observed (some levels very conspicuous) at my house after existing sound mitigations were installed, and during similar conditions (time of year, day of week, time of day etc.), suggesting there's something variable in the facility operations that contribute to the sound loudness.
- c.) As a protection against unintended consequences and/or unexpected future facility operations.

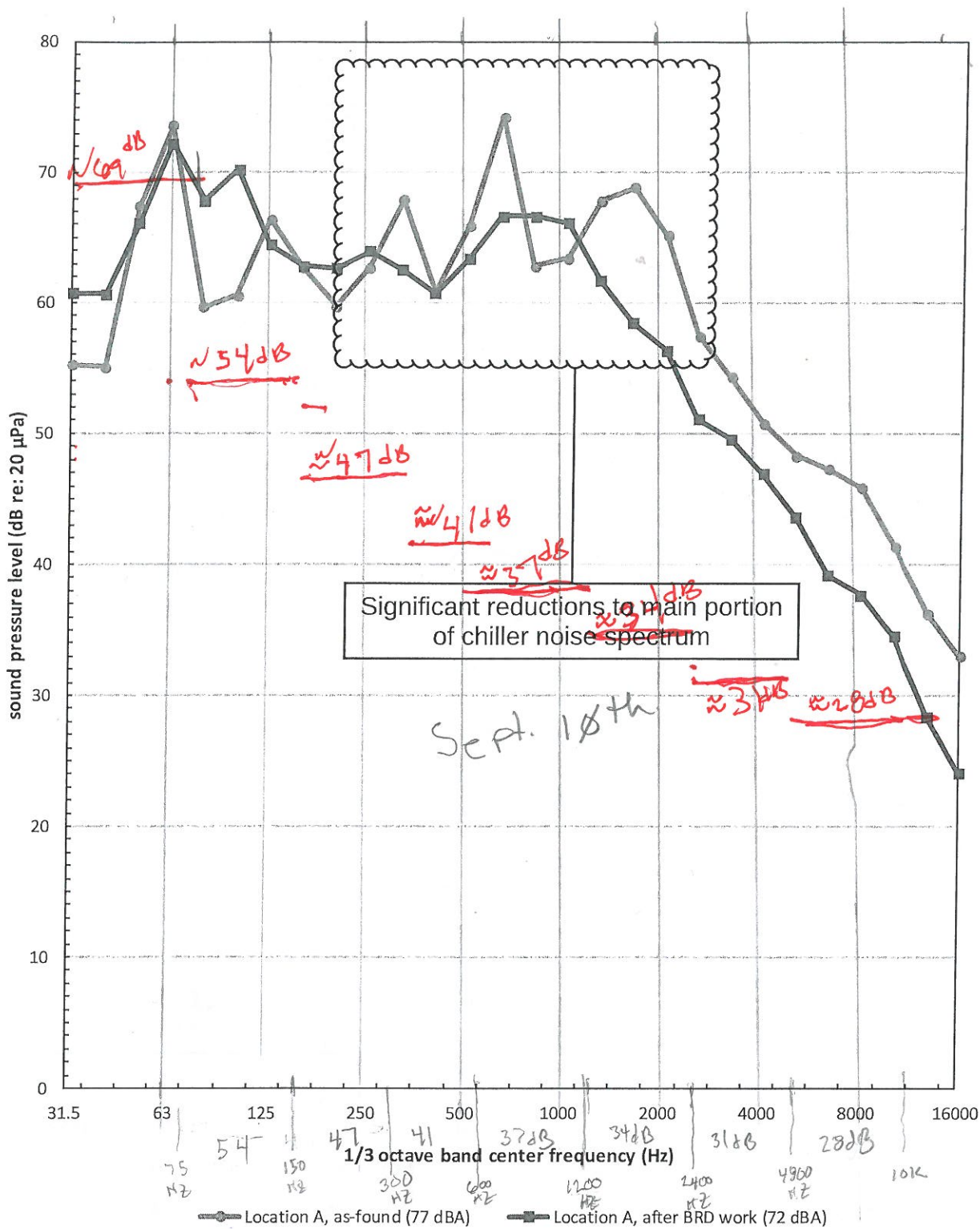
- 2.) If within the boards authority please consider requiring a lower acceptable noise criteria than the commonwealths 10dBA over ambient.

Reasons to consider this:

- a. The pre-mitigation noise measurements in May by Acentech were just below the 10dBA level (acceptable under the commonwealths standard), yet at my house there were very abrasive noise levels and several complaints from residents in the neighborhood.
- b. If the 10dBA standard remains and the current mitigation measures at CommCan prove ineffective or at least intermittently-effective it's possible that the abrasive noise levels and neighbor complaints could recur, yet the facility would be in compliance.
- c. Worse yet, Andy from Acentech indicated that a 10dBA increase in sound pressure level approximated to a doubling of loudness. If the mitigation measures prove not as effective as expected, a 2<sup>nd</sup> facility could be permitted that's 2x as loud as the detrimental levels experienced in the spring and a 3<sup>rd</sup> facility could be 4x what we experience in the spring. Perhaps unlikely but this would be extremely detrimental to the neighborhood, yet each of the facilities would be in compliance.

Thanks again,

-John



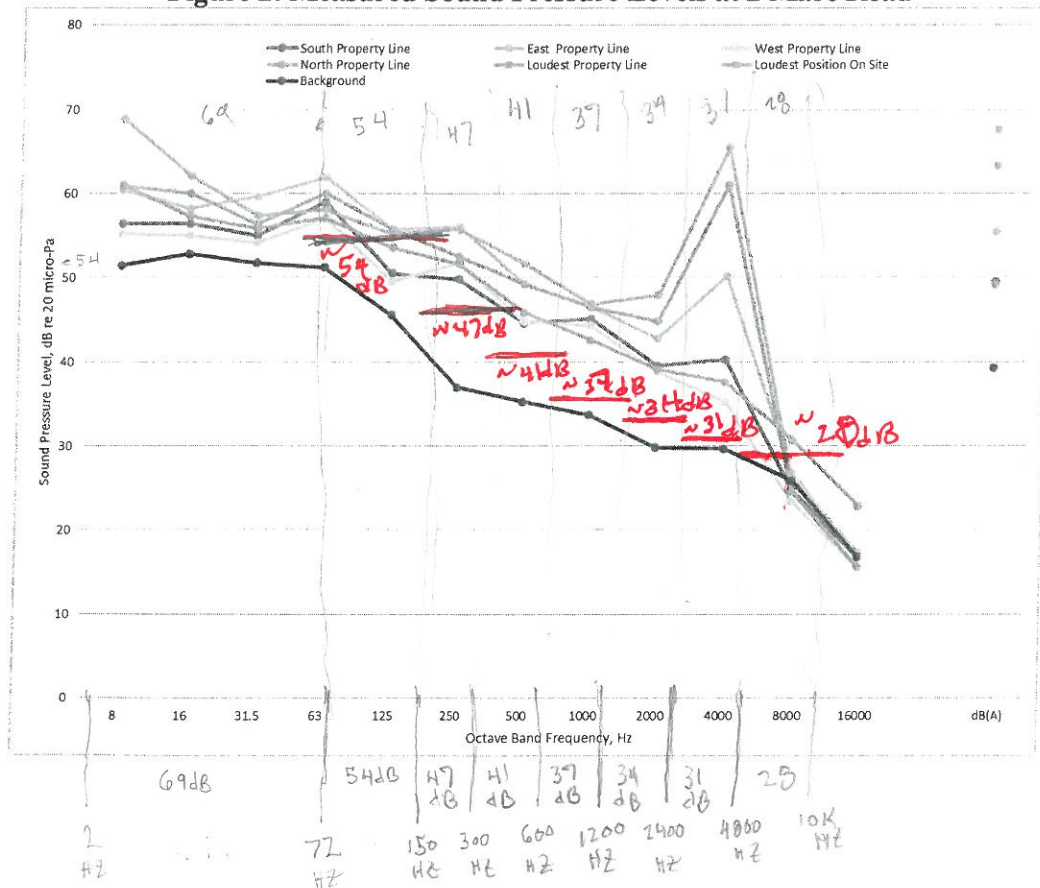
Measured sound levels at 30 ft from chiller, on rooftop along long side, before and after noise controls

third octave band plot of the data from the highest noise location to allow the frequency of a tone to be narrowed down.

**TABLE 1: Measured Sound Pressure Levels**

Location	Description	Sound Pressure Level, dB(A)
2 Marc Road	North Property Line	49.0
	East Property Line	55.4
	West Property Line	49.0
	South Property Line	49.2
	Loudest Property Line	63.3
	Loudest Position On Site	67.6
45 Coffee Road	Street	46.8
14 Green Valley Rd	Street	40.7
18 Henry Street	Street	39.8

**Figure 2: Measured Sound Pressure Levels at 2 Marc Road**





## Susan Affleck-Childs

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**From:** Ron Dempsey <ron@noise-control.com>  
**Sent:** Monday, December 10, 2018 12:41 PM  
**To:** Susan Affleck-Childs  
**Cc:** Michael Boynton; Andy Rodenhiser  
**Subject:** RE: CommCan Medway Noise Env Std Questions

Susan,

Here are the noise levels I measured at the Marc Rd facility and the abutters converted as best they can and compared to the town of Medway by-laws with excesses in bold:

	2-72 Hz	75-150 Hz	150-300 Hz	300-600 Hz	600-1200 Hz	1200-2400 Hz	2400-4800 Hz	4800-10000 Hz
<i>Medway Noise Limit</i>	69	54	47	41	37	34	31	
Marc Rd	62	<b>55</b>	<b>52</b>	<b>48</b>	<b>46</b>	<b>44</b>	<b>60</b>	
Coffee St	55	50	44	41	<b>43</b>	<b>37</b>	30	
Green Valley Rd	54	46	41	36	34	30	28	

The values from the Medway by-laws are more stringent than the MassDEP limits and the noise levels at Coffee Street and at the facility property line were above them.

**Ron Dempsey**  
Noise Control Engineering, LLC  
978-584-3025 (direct line)  
[www.noise-control.com](http://www.noise-control.com)

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**From:** Susan Affleck-Childs <sachilds@townofmedway.org>  
**Sent:** Monday, December 10, 2018 11:40 AM  
**To:** Ron Dempsey <ron@noise-control.com>  
**Cc:** Michael Boynton <mboynton@townofmedway.org>; Andy Rodenhiser <andy@rodenhiser.com>  
**Subject:** RE: CommCan Medway Noise Env Std Questions

Thanks, Ron.

I appreciate your help.

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

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**From:** Ron Dempsey [<mailto:ron@noise-control.com>]  
**Sent:** Monday, December 10, 2018 11:33 AM

**To:** Susan Affleck-Childs  
**Cc:** Michael Boynton; Andy Rodenhiser  
**Subject:** RE: CommCan Medway Noise Env Std Questions

Hello Susan,

That information you provided will make the meeting tomorrow interesting. My noise survey was done to the MassDEP standard, which does not align with the somewhat outdated metrics in the town by-laws. When I proposed the survey I was told that Medway did not have any separate noise limits and MassDEP was the controlling standard. Given that this is not the case, my report may not provide the answer that is desired. The by-law is written in the same manner as the MassDEP rules before the recent interpretation document in that the noise at the property line matters, regardless of the abutter, which would return the results to being non-compliant as I had originally reported. If the town wanted to interpret the by-law in the same way as the current MassDEP regulation, that could be done, but it does not read that way as written.

As for the units in the by-law, the conversion given by Mr. Lally is correct and the values in decibels re 0.0002 dynes/cm<sup>2</sup> are equivalent to decibels re 20 micro-Pa. However, the frequency bands used mean that it is not a direct comparison. The frequency bands in the by-laws are larger than the standard octave bands used by MassDEP and would not compare directly. I can make some generalized conversions, but there will be some variance as the bands do not align. I will run through the conversion and let you know the numbers later this afternoon. I would suggest changing the by-law to line up with the commonly used standards, as I am not aware of any current noise measurement equipment that will measure in that format, but that is above the level of this discussion.

**Ron Dempsey**  
Noise Control Engineering, LLC  
978-584-3025 (direct line)  
[www.noise-control.com](http://www.noise-control.com)

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**From:** Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>  
**Sent:** Monday, December 10, 2018 10:38 AM  
**To:** Ron Dempsey <[ron@noise-control.com](mailto:ron@noise-control.com)>  
**Cc:** Michael Boynton <[mboynton@townofmedway.org](mailto:mboynton@townofmedway.org)>; Andy Rodenhiser <[andy@rodenhiser.com](mailto:andy@rodenhiser.com)>  
**Subject:** FW: CommCan Medway Noise Env Std Questions

Hi Ron,

We look forward to having you attend the Planning and Economic Development Board's public hearing Tuesday night, December 11<sup>th</sup> on the proposal to use the existing medical marijuana cultivation facility at 2 Marc Road for the production/processing of marijuana for adult recreational use.

Chairman Andy Rodenhiser asked me to forward to you the email note below with attachments we received this morning from abutter John Lally at 35 Coffee Street. We would appreciate your assistance in understanding these details. I have also attached the noise survey information provided to the Board in mid-November by Acentech, the consultant for the applicant.

Mr. Lally referenced the NOISE language from the Medway Zoning Bylaw. See text below:

1. **Noise.**

- a. Maximum permissible sound pressure levels-measured at the property line nearest to the noise source for noise radiated continuously from the noise source between 10 PM and 7 AM shall be as follows:

<u>Frequency Band</u> (Cycles per Second)	<u>Sound Pressure Level</u> (Decibels re 0.0002 Dyne/CM2)
2 – 72	69
75 – 150	54
150 – 300	47
300 – 600	41
600 - 1,200	37
1,200 - 2,400	34
2,400 - 4,800	31
4,800 - 10,000	28

- b. For noise levels between 7 A.M. and 10 P.M., and if the noise is not smooth and continuous, the following corrections shall be added to each of the decibel levels given above:

Daytime operation only: +5

Noise source operated less than 20% of any 1-hour period: +5

Mr. Lally sent another email a few minutes later:

“BTW, the bylaw sound pressure level is shown as “Decibels re .0002 Dyne/cm2”, I think the conversion factor from Dyne/cm2 to Pa is 0.1.

If that’s correct, then .0002 Dyne/cm2 is the same as .00002Pa which is 20uPa which is consistent with what’s in the noise surveys/reports.”

We need help understanding the Town’s noise standards vs. the DEP noise standards.

Thanks for your help.

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

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**From:** Lally, John - 0666 - MITLL [<mailto:jlally@ll.mit.edu>]  
**Sent:** Sunday, December 09, 2018 8:39 PM  
**To:** Susan Affleck-Childs; [ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)  
**Cc:** John Lally  
**Subject:** RE: CommCan Medway Noise Env Std Questions

Hi Suzy, Hi Ellen,

I do plan on attending the hearing Tuesday evening but wanted to send the following questions/Info along in advance and to make sure they’re included on the record just in case it turns out I can’t make it.

Suzy, please pass along to the board and anyone else as you see fit.

Ellen, feel free to pass along to anyone as you see fit as well.

- 1.) Do the Noise Environmental Standards in the Medway Zoning Bylaw (I think Section 7.3.C.2) apply to the 2 Marc Rd facility?
  - a. If no, why not?
  - b. If yes then based on the results of the two noise surveys and associated reports, is the 2 marc Rd facility in compliance with Medway's Noise Environmental Standards?

Perhaps I'm mistaken but:

- 1.) The "Noise Control Engineering" survey report, table 1 and figure 2 seems to show the loudest property line sound pressure levels above the maximum permissible in the bylaw across the frequency band of ~75Hz to ~6,000Hz (Note: Bylaw uses cycles-per-second which is the same as Hertz (Hz)).`
- 2.) The ACENTECH sound level measurements 30 feet from chiller before and after mitigation show sound levels above the maximum permissible in the bylaw across the frequency band of ~75Hz to ~14,000Hz. I couldn't find any ACENTECH measurements at the property line so examined the closest approximation in the graphs which is 30ft from chiller on roof top.

Attached are the noise survey graphs/table annotated in red with what I think are the bylaw maximum permissible sound pressure levels.

I apologize for how crude & messy these are, forgot to make copies before I started "chicken scratching" them...

-John

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**From:** Lally, John - 0666 - MITLL

**Sent:** Monday, November 26, 2018 6:03 PM

**To:** 'Susan Affleck-Childs' <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>; 'ellen@rosenfeld-law.com' <[ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)>

**Subject:** CommCan SP Follow Up

Hi Suzy, Hi Ellen,

I do plan on attending the hearing tomorrow evening but wanted to send the following considerations/questions along in advance and to make sure they get included on the record just in case it turns out I can't make it.

Suzy, please pass along to the board and anyone else as you see fit.

Ellen, feel free to pass along to anyone as you see fit as well.

LINK TO ATTACHED REFERENCE: <https://www.milforddailynews.com/news/20171201/medway-medical-marijuana-facility-ready-for-growth>

Follow Up Considerations/Questions:

- 1.) With regard to HVAC loading versus loudness: It may be overly optimistic to rely on specific HVAC loading conditions as a factor in sound mitigation. Therefore, please consider adding requirements for robust sound mitigation measures that do not depend on HVAC loading conditions: (I do very much appreciate the work

Ellen's team has already undertaken in this regard but suggest the board consider attaching formal sound mitigation requirements to the permit).

- a. Completion of the "missing-pieces" that Ellen referred to at last meeting.
- b. Addition of sound wall(s) that Ellen referred to.
- c. Application of sound mitigation to any changes to the HVAC system. While HVAC changes are not anticipated at this time better safe-than-sorry.
- d. Ellen seemed to indicate the sound mitigation investigation is ongoing, are there any other mitigation measures under consideration? If yes do any look more promising than others?
- e. Any other measures as the board deems warranted.

Reasons to consider this:

- a.) The facility supports complex environmental controls that mimic outdoor growing conditions including: light, wind, temperature, and humidity (See Ref 1 attached and link above). It seems reasonable to expect this may place variable loading conditions on the HVAC system: lights off/dim/full-on, wide range of outdoor temperature and humidity ranges across the 4 seasons etc.
- b.) A wide range of sound loudness has been observed (some levels very conspicuous) at my house after existing sound mitigations were installed, and during similar conditions (time of year, day of week, time of day etc.), suggesting there's something variable in the facility operations that contribute to the sound loudness.
- c.) As a protection against unintended consequences and/or unexpected future facility operations.

- 2.) If within the boards authority please consider requiring a lower acceptable noise criteria than the commonwealths 10dBA over ambient.

Reasons to consider this:

- a. The pre-mitigation noise measurements in May by Acentech were just below the 10dBA level (acceptable under the commonwealths standard), yet at my house there were very abrasive noise levels and several complaints from residents in the neighborhood.
- b. If the 10dBA standard remains and the current mitigation measures at CommCan prove ineffective or at least intermittently-effective it's possible that the abrasive noise levels and neighbor complaints could recur, yet the facility would be in compliance.
- c. Worse yet, Andy from Acentech indicated that a 10dBA increase in sound pressure level approximated to a doubling of loudness. If the mitigation measures prove not as effective as expected, a 2<sup>nd</sup> facility could be permitted that's 2x as loud as the detrimental levels experienced in the spring and a 3<sup>rd</sup> facility could be 4x what we experience in the spring. Perhaps unlikely but this would be extremely detrimental to the neighborhood, yet each of the facilities would be in compliance.

Thanks again,

-John

## Susan Affleck-Childs

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**From:** Ron Dempsey <ron@noise-control.com>  
**Sent:** Thursday, January 03, 2019 6:02 PM  
**To:** Carballeira, Andy  
**Cc:** ellen@rosenfeld-law.com; Bahtiarian, Michael; Susan Affleck-Childs  
**Subject:** RE: Updated Noise Survey Memo  
**Attachments:** Marc Rd Conversion.xlsx; 2 Marc Rd.jpg

Hello Andy,

Attached you will find a spreadsheet with the measured data used in my report and the conversion used. The conversion only corrects for the difference in bandwidth of the standard octave bands to the non-standard ones used in the Town of Medway Zoning Bylaw. Given that the frequency ranges are different, there is definitely still uncertainty in comparing the measurements to the bylaws. Unfortunately a colleague of mine here wiped the sound level meter I used without backing up the data, so I do not have the additional metrics requested.

I have also replied to the points of your email below in red.

Thank you for taking the time to call and discuss this with me.

I have copied Susan Affleck-Childs from the Town of Medway on this email as she has requested that I keep her informed of our communications.

**Ron Dempsey**  
Noise Control Engineering, LLC  
978-584-3025 (direct line)  
[www.noise-control.com](http://www.noise-control.com)

---

**From:** Carballeira, Andy <acarballeira@ACENTECH.com>  
**Sent:** Thursday, January 3, 2019 11:49 AM  
**To:** Ron Dempsey <ron@noise-control.com>  
**Cc:** ellen@rosenfeld-law.com; Bahtiarian, Michael <mbahtiarian@ACENTECH.com>  
**Subject:** FW: Updated Noise Survey Memo

Hi Ron,

Thanks for discussing this with me this morning. Per our conversation, we would like to request the following data from NCE:

1. 1/3 octave band spectra of the Leq and L90 measured at each location
2. An aerial photograph showing the measurement locations
3. The equation or algorithm by which you converted from measured bands to the values in the Medway Bylaw

The following points summarize the current state of this issue. These are intended to be areas where Acentech and NCE are currently in agreement. Please let me know if I have not accurately described NCE's position.

- The facility is in compliance with the MassDEP noise policy. This conclusion is based on both Acentech and NCE's independent measurements, as well as the policy interpretation provided by MassDEP and described below.  
I agree, the facility does not exceed the MassDEP noise policy based on any measurements I have seen from either party.

- The Medway Bylaw is deprecated, and written in such a way that prevents direct measurement using currently available sound measurement instrumentation.

I agree, the frequency bands specified are non-standard and would require custom filtering for any currently available measurement system I am aware of.

The following are my comments, and I would welcome your input:

- The Bylaw does not offer guidance as to which noise descriptor (Leq, L90, etc) should be used. NCE has reported the Leq, which is always greater than or equal to the L90 (which is prescribed in the MassDEP noise policy). This descriptor selection is a bias against the CommCann project. Please describe why NCE has selected Leq to describe a continuously operating source; Acentech is of the opinion that L90 is the more appropriate descriptor.

NCE's measurements were attended measurements with a short time period, taken when no other significant noise could be identified by the engineer taking the measurement. As you mentioned, the Leq and L90 should be equal if there is noise source which is continuously operating and no other significant source are present, which was the case with the reported noise measurements.

- A direct solution to the mathematical problem of converting filter bandwidth and edge frequencies does not exist. NCE has stated that measurements at several locations are in excess of the Bylaw; Acentech is of the opinion that making this statement definitely is mathematically impossible.

You are correct, there is no way to directly convert the measurements between the two standards. NCE has provided its best estimation of what the measured levels would be to the standard specified in the Zoning Bylaws. I will admit that this is not mathematically exact, but it is based on measured levels and I do not believe Acentech has provided any evidence that the noise levels from the facility are expected to meet the bylaws.

- Acentech described the Bylaw and the issues therewith to the Town in a public meeting, during which time we shared our opinion that the Bylaw is deprecated and not amenable to measurement with currently-available equipment. We understood at that time that compliance with the MassDEP policy would be sufficient demonstration of the facility's noise impact.

NCE was not involved with any previous meetings or agreements. I agree that the Bylaw is difficult, although not impossible, to measure to, however this is all outside of NCE's involvement in this project.

- Neither Acentech nor NCE are in a position to tell the Town of Medway what the intent of their Bylaw is. That said, if the intent is to protect public health, it is our opinion that measuring at a property line shared with another industrial use is not germane toward that goal.

While your statement is true and has been accepted by MassDEP, the Town of Medway Zoning Bylaw specifically states that the limits apply at the property line of the facility.

I sincerely appreciate your time and collegiality on this work, Ron. We hold NCE as a respected colleague and look forward to resolving the technical issues. As we discussed, I'm nervous that debating these issues in front of the public will create more confusion than clarity, though I recognize the value of transparency in this regard as well.

Kind regards,  
Andy

**Andy Carballeira**, INCE Bd Cert  
Senior Consultant

**ACENTECH**

d 617 499 8025

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**From:** Ron Dempsey <[ron@noise-control.com](mailto:ron@noise-control.com)>  
**Sent:** Tuesday, November 27, 2018 4:04 PM  
**To:** Beth Hallal <[bhallal@townofmedway.org](mailto:bhallal@townofmedway.org)>  
**Cc:** [mboynton@townofmedway.org](mailto:mboynton@townofmedway.org); [ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)  
**Subject:** Updated Noise Survey Memo

Hello Beth,

Attached is the revised survey memo which has the facility in compliance per the latest policy interpretation from MassDEP. The policy interpretation was confirmed over the phone by Marc Wolman from MassDEP at 2:37 PM today, 11/27/18. I have also removed the references to potential treatments as they are unnecessary with the facility being in compliance.

**Ron Dempsey**

Senior Engineer

[ron@noise-control.com](mailto:ron@noise-control.com)

**Noise Control Engineering, LLC**

85 Rangeway Road

Building 2, 2nd Floor

Billerica, MA 01862

978-584-3025 (direct line)

978-670-5339 (main number)

[www.noise-control.com](http://www.noise-control.com)



## 2 Marc Road Noise Survey

### Octave Band Conversion

### All Measured Data in dB re 20 micro-Pa

#### Standard Octave Bands

Center Frequency	16	31.5	63	125
Lower Band Limit	11	22	44	88
Upper Band Limit	22	44	88	177
Span	11	22	44	89

#### Town Of Medway Bylaw Octave Bands

Center Frequency	37	112.5
Lower Band Limit	2	75
Upper Band Limit	72	150
Span	70	75

#### Bandwidth Correction Factor

2.016454    -0.74329

#### Measured Data From Marc Rd Noise Survey

	16	31.5	63	125
2 Marc Rd - North Property Line	56.4	55	59	50.5
2 Marc Rd - East Property Line	62.1	57.4	58.1	55.1
2 Marc Rd - West Property Line	58.2	59.6	61.9	55.7
2 Marc Rd - South Property Line	55	54.1	57	49.5
2 Marc Rd - Loudest Property Line	57.3	55.8	57.1	53.5
2 Marc Rd - Loudest Position On Site	60	56.3	60	55.7
45 Coffee Road	54	53.2	53.5	50.5
14 Green Valley Rd	53.1	53.6	51.9	46.3
18 Henry Street	53.2	52.1	51.2	46.5

#### Marc Rd Noise Survey Data Bandwidth Corrected For Medway Bylaws

	2-72 Hz	75-150 Hz
Town of Medway Noise Ordinance Limit	69	54
2 Marc Rd - North Property Line	61.0	49.8
2 Marc Rd - East Property Line	60.1	<b>54.4</b>
2 Marc Rd - West Property Line	63.9	<b>55.0</b>
2 Marc Rd - South Property Line	59.0	48.8
2 Marc Rd - Loudest Property Line	59.1	<b>52.8</b>
2 Marc Rd - Loudest Position On Site	62.0	<b>55.0</b>
45 Coffee Road	55.5	49.8
14 Green Valley Rd	53.9	45.6
18 Henry Street	53.2	45.8

250	500	1000	2000	4000	8000	16000
177	355	710	1420	2840	5680	11360
355	710	1420	2840	5680	11360	22720
178	355	710	1420	2840	5680	11360

225	450	900	1800	3600	7400
150	300	600	1200	2400	4800
300	600	1200	2400	4800	10000
150	300	600	1200	2400	5200

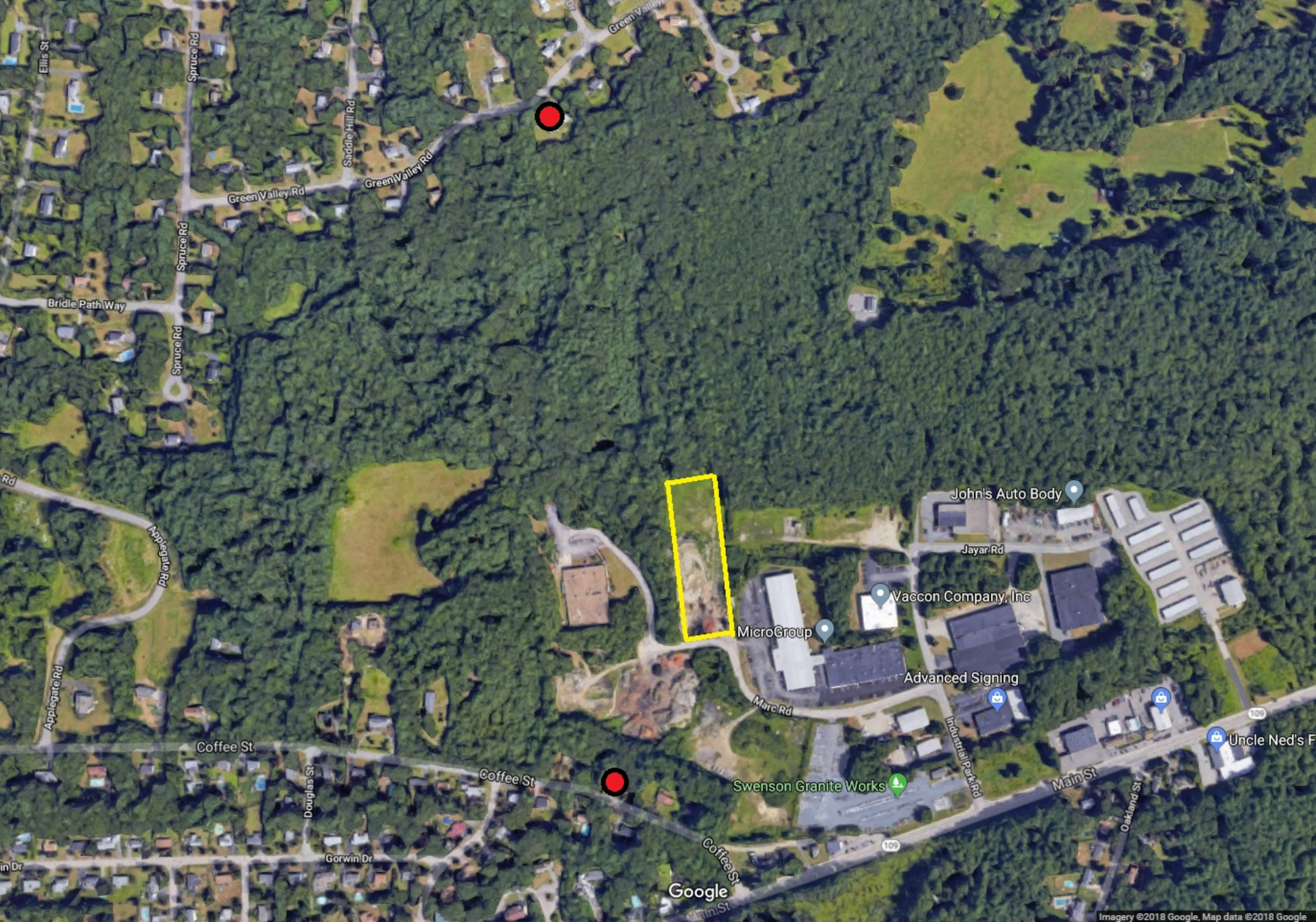
-0.74329	-0.73107	-0.73107	-0.73107	-0.73107	-0.38345
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250	500	1000	2000	4000	8000	16000
49.8	44.6	45.1	39.5	40.3	24.8	16.7
55.7	51.6	46.9	47.9	65.5	26.1	17.3
56	49.2	46.5	42.8	50.2	26.8	17.1
51.7	44.8	44.3	38.8	35.3	23.4	15.5
51.6	45.9	42.6	39.1	37.6	30.7	22.9
52.5	49.2	46.5	44.8	61	24.6	15.6
44.4	41.5	43.5	37.7	30.8	26.9	18.5
42.1	36.4	35	30.9	28.5	25.5	18.1
38.25	35.9	34.3	30.3	29.8	25.5	15.9

150-300 Hz	300-600 Hz	600-1200 H	1200-2400	2400-4800	4800-10,000 Hz
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47	41	37	34	31	28
<b>49.1</b>	<b>43.9</b>	<b>44.4</b>	<b>38.8</b>	<b>39.6</b>	24.4
<b>55.0</b>	<b>50.9</b>	<b>46.2</b>	<b>47.2</b>	<b>64.8</b>	25.7
<b>55.3</b>	<b>48.5</b>	<b>45.8</b>	<b>42.1</b>	<b>49.5</b>	26.4
<b>51.0</b>	<b>44.1</b>	<b>43.6</b>	<b>38.1</b>	<b>34.6</b>	23.0
<b>50.9</b>	<b>45.2</b>	<b>41.9</b>	<b>38.4</b>	<b>36.9</b>	<b>30.3</b>
<b>51.8</b>	<b>48.5</b>	<b>45.8</b>	<b>44.1</b>	<b>60.3</b>	24.2
43.7	40.8	<b>42.8</b>	<b>37.0</b>	30.1	26.5
41.4	35.7	34.3	30.2	27.8	25.1
37.5	35.2	33.6	29.6	29.1	25.1







## Susan Affleck-Childs

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**From:** Lally, John - 0666 - MITLL <jlally@ll.mit.edu>  
**Sent:** Friday, December 21, 2018 5:56 PM  
**To:** Susan Affleck-Childs; ellen@rosenfeld-law.com  
**Cc:** Michael Boynton; Barbara Saint Andre; Jack Mee; Beth Hallal; Gino Carlucci  
**Subject:** RE: Odor Update

Hi Folks,

Reviewing what I wrote this morning, I'm compelled to clarify the last paragraph.

I wrote "If someone had asked me: How's the noise John, I would have responded: Not bad at all, mitigation seems to be effective."

I see now that could be taken as John doesn't seem to have a problem with the noise anymore. To be clear that is not the case, I continue to experience the noise from 2 Marc Rd as detrimental.

That sentence would have been better written: "If someone had asked me: How's the noise John, I would have responded: Not bad at all this evening, if this continues mitigation seems to have become effective"

The intent of that last paragraph was to report an instance of how loud noise levels at the 2 Marc Rd facility can be experienced very differently by the same person at the same location just on a different day and time, and of course experienced very differently by folks at different locations.

And further to illustrate just how thorny these issues are, not to in any way indicate I experience the current noise mitigation as adequate.

As usual...

Suzy, please pass along to the board and anyone else as you see fit.

Ellen, please feel free to pass along as you see fit as well.

Sorry for the confusion,  
-John

---

**From:** Susan Affleck-Childs <sachilds@townofmedway.org>  
**Sent:** Friday, December 21, 2018 11:39 AM  
**To:** Lally, John - 0666 - MITLL <jlally@ll.mit.edu>; ellen@rosenfeld-law.com  
**Cc:** Michael Boynton <mboynton@townofmedway.org>; Barbara Saint Andre <bsaintandre@townofmedway.org>; Jack Mee <jmee@townofmedway.org>; Beth Hallal <bhallal@townofmedway.org>; Gino Carlucci <gino@pgcassociates.com>  
**Subject:** RE: Odor Update

Thanks, John.

Will send this along to PEDB members and other Town officials and we will enter it into the record at the next hearing on January 8<sup>th</sup>.

Best regards,

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

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**From:** Lally, John - 0666 - MITLL [<mailto:jlally@ll.mit.edu>]

**Sent:** Friday, December 21, 2018 11:33 AM

**To:** Susan Affleck-Childs; [ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)

**Subject:** RE: Odor Update

Hi Ellen, Hi Suzy,

Suzy, please pass along the below to the board and anyone else as you see fit.

Ellen, feel free to pass along to anyone as you see fit as well.

I trust and hope the board and applicant will give the below due consideration as the permitting process proceeds.

Pretty sure the source of the odor I experienced last Sunday is the 2 Marc Rd facility, and come to find out for folks closer to the facility this odor is not uncommon.

Here's the gory details, rather long winded but this stuff can be so confusing figured I'd share what happened in detail:

About 8:30pm last evening (20Dec2018), driving westbound on 109 between Industrial Park Rd and Coffee St thought I smelled a faint odor in my car (car windows were closed) with similar characteristics to what I smelled this past Sunday at my house.

Then turning onto Coffee St the odor got worse, and after the sharp left curve heading up Coffee St it got very bad with that same acrid-skunky smell I experience at my house on Sunday. By this time I had rolled down my car windows.

So I turned around and drove down to the facility and to my surprise I didn't smell anything out of the ordinary at the 2 Marc Rd mail box. So thought perhaps elevation might make a difference so I walked up Marc Rd towards the building that's up on the hill at the top of Marc Rd, and still didn't smell anything out of the ordinary. Being well after dark I didn't feel comfortable walking around the 2 Marc Rd facility.

Then I started to wonder if someone on Coffee St had their own personal growing operation in their house, so was about to walk out to Coffee St thru the vacant lot between Marc Rd and Coffee street when I noticed some folks gathering inside Micro-Group. Turns out there were 4 or 5 folks setting up for their holiday party.

So I knocked on the door and introduced myself and asked them: "Is it uncommon for you folks to smell the facility next door?" The immediate answer was: "It's not uncommon at all." One of the folks even remarked that she has some friends that go to a gym in the industrial park and they often smell it too when they go to the gym.

BTW, based on their reaction it seems this odor is so prevalent it's become a source of amusement for Micro-Group employees. I can assure you I get no such amusement from this odor nor the noise.

Then when I opened the door at Micro-Group to leave, I was hit with that same acrid skunky smell that was present at my house this past Sunday. At this point I was pretty convinced the source of the odor is the facility at 2 Marc Rd. I

suppose one could argue the source of the odor is somewhere out on Coffee St, however that now seems unlikely. When I finally got home I didn't smell anything out of the ordinary at my house.

I was so surprised not to smell anything out of the ordinary at the mail box of 2 Marc Rd and yet find the smell at Micro Group and out on Coffee St so conspicuous. It seems the only way to reliably assess the magnitude of the odor and noise is to measure it right at the source/worst case location on the site before the influence of the complex nature of the propagation path(s) and observation point(s) have taken effect. These odor and noise phenomenon are just so tricky, it can be very bad at one point and not that far away very different.

I can't emphasize enough that I really do think that for the protection of the residents in the area of the facility more robust noise and odor mitigation is needed, and furthermore given the complex nature of the "Source=>Propagation\_Path(s)=>Observation\_Point(s)" of both the noise and odor that the only effective way to ensure residents are protected is with onsite continuous monitoring of noise and odor at the worst case locations on the site, which seems is not at ground level. By all accounts these types of facilities generate considerable revenue so it's hard to accept that these measures are overly burdensome for the applicant and so justifies the continued suffering of area residents.

BTW as another example, last evening it was loud at the facility, however when I got home it wasn't that loud at my house. If someone had asked me: How's the noise John, I would have responded: Not bad at all, mitigation seems to be effective. While someone else at a worse location on that particular evening likely would have responded: It is awful, mitigation isn't working. As I have experienced some very unpleasant noise levels since the mitigation, I expect at another time the reported experiences could be reversed, where I find the noise awful while not so bad at another location.

-John

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**From:** Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>  
**Sent:** Monday, December 17, 2018 10:50 AM  
**To:** Lally, John - 0666 - MITLL <[jlally@ll.mit.edu](mailto:jlally@ll.mit.edu)>; [ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)  
**Subject:** RE: Odor Update

Thanks John. I will share your note with the Planning and Economic Development Board.

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

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**From:** Lally, John - 0666 - MITLL [<mailto:jlally@ll.mit.edu>]  
**Sent:** Sunday, December 16, 2018 11:43 AM  
**To:** Susan Affleck-Childs; [ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)  
**Subject:** Odor Update

Hi Suzy, Hi Ellen,

This morning (Sunday, 16Dec2018) around 9:30am when I opened my front door I was hit with an "acid-skunky" smell, then again about 10 or 15 minutes later when I returned from an errand the same smell was present.

Unfortunately, I was about 15min away when I realized I should have gone down to the 2 Marc Rd facility to verify the odor source.

I did turn around and go back, but by then (~10:15am) the odor was no longer present at my house, and didn't smell anything out of the ordinary at 2 Marc road by the mail box there.

As usual...

Suzy, please pass along to the board and anyone else as you see fit.

Ellen, feel free to pass along to anyone as you see fit as well.

## Susan Affleck-Childs

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**From:** Susan Affleck-Childs  
**Sent:** Thursday, December 27, 2018 1:35 PM  
**To:** 'ellen@rosenfeld-law.com'  
**Cc:** 'Andy Rodenhiser '  
**Subject:** RE: 2 Marc Road - Odor Update

Hi Ellen,

Just following up on this.

Based on my research, it appears that some marijuana growers are preparing odor control plans to submit to municipalities. If you have a written odor control plan, please forward it to me so I can provide it to Board members in preparation for the January 8<sup>th</sup> hearing.

Thanks.

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

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**From:** ellen@rosenfeld-law.com [mailto:ellen@rosenfeld-law.com]  
**Sent:** Monday, December 17, 2018 11:09 AM  
**To:** Susan Affleck-Childs  
**Cc:** 'Andy Rodenhiser '  
**Subject:** RE: 2 Marc Road - Odor Update

We have had one complaint about odor  
Which I mentioned at our last meeting  
Someone smelled it on route 109  
Which I disputed at the time  
And still do  
There have been no complaints about odor  
It is noticeable at the site  
Right outside the exterior door  
And the first few spaces of the parking lot nearest the door  
I will explain our odor mitigation at the next meeting  
ellen

Ellen Rosenfeld

*730 Main Street  
Suite 2A  
Millis, MA 02054  
Office: 508-376-2041*



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**From:** Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>  
**Sent:** Monday, December 17, 2018 10:56 AM  
**To:** [ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)  
**Cc:** Andy Rodenhiser <[andy@rodenhiser.com](mailto:andy@rodenhiser.com)>  
**Subject:** 2 Marc Road - Odor Update

Hi Ellen,

We are in receipt of the recent email from John Lally regarding odors that may be emanating from 2 Marc Road.

As you know, odor management of marijuana cultivation and production facilities is a common issue. Please be prepared to discuss your odor management program with the Board at the January 8 hearing. If you have any written materials explaining such, please forward them to me and I can share with the board in advance. Thanks.

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

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**From:** Lally, John - 0666 - MITLL [<mailto:jlally@ll.mit.edu>]  
**Sent:** Sunday, December 16, 2018 11:43 AM  
**To:** Susan Affleck-Childs; [ellen@rosenfeld-law.com](mailto:ellen@rosenfeld-law.com)  
**Subject:** Odor Update

Hi Suzy, Hi Ellen,

This morning (Sunday, 16Dec2018) around 9:30am when I opened my front door I was hit with an "acid-skunky" smell, then again about 10 or 15 minutes later when I returned from an errand the same smell was present.

Unfortunately, I was about 15min away when I realized I should have gone down to the 2 Marc Rd facility to verify the odor source.

I did turn around and go back, but by then (~10:15am) the odor was no longer present at my house, and didn't smell anything out of the ordinary at 2 Marc road by the mail box there.

As usual...

Suzy, please pass along to the board and anyone else as you see fit.

Ellen, feel free to pass along to anyone as you see fit as well.



## APPENDIX A

### ODOR CONTROL PLAN TEMPLATE

#### Marijuana Cultivation<sup>1</sup>

#### 1. TABLE OF CONTENTS

#### 2. FACILITY INFORMATION

- a. Name of facility
- b. Name, phone number, and email of facility owner
- c. Name, phone number, and email of facility operator or licensee, and any authorized designees
- d. Facility physical address
- e. Facility mailing address (if different from physical address)
- f. Facility type
- g. Facility hours of operation
- h. Description of facility operations
- i. Emergency contact information
- j. Business license application number(s) and/or business file number(s) (if applicable)
- k. Air permit and permit number (if applicable)

#### 3. FACILITY ODOR EMISSIONS INFORMATION

- a. Facility floor plan

*This section should include a facility floor plan, with locations of odor-emitting activity(ies) and emissions specified. Relevant information may include, but is not limited to, the location of doors, windows, ventilation systems, and odor sources. If a facility has already provided the locations of specific odor-emitting activities and emissions in its business license application floor plan, it may instead reference the facility's business file number(s) and the relevant sections within such application where the floor plan is located.*

- b. Specific odor-emitting activity(ies)

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<sup>1</sup> **NOTE:** If the owner or operator of a facility believes that certain information contained in its odor control plan is confidential, it should clearly mark all information as such. This does not guarantee that such information will be exempt from disclosure under the Colorado Open Records Act. See C.R.S. § 24-72-200.1–206.

*This section should describe the odor-emitting activities or processes (e.g., cultivation) that take place at the facility, the source(s) (e.g., budding plants) of those odors, and the location(s) from which they are emitted (e.g., flowering room).*

- c. Phases (timing, length, etc.) of odor-emitting activities

*This section should describe the phases of the odor-emitting activities that take place at the facility (e.g., harvesting), with what frequency they take place (e.g., every two weeks on Tuesdays), and for how long they last (e.g., 48 hours).*

**4. ODOR MITIGATION PRACTICES** (all based on industry-specific best control technologies and best management practices)

*For each odor-emitting source/process outlined in Section 3(b) of the Odor Control Plan, specify the administrative and engineering controls the facility implements or will implement to control odors.*

**NOTE** that descriptions of ‘administrative controls’ and ‘engineering controls’ shall include, but are not limited to, the following sections:

- a. Administrative Controls

- i. Procedural activities

*This section should describe activities such as building management responsibilities (e.g., isolating odor-emitting activities from other areas of the buildings through closing doors and windows).*

- ii. Staff training procedures

*This section should describe the organizational responsibility(ies) and the role/title(s) of the staff members who will be trained about odor control; the specific administrative and engineering activities that the training will encompass; and the frequency, duration, and format of the training (e.g., 60 minute in-person training of X staff, including the importance of closing doors and windows and ensuring exhaust and filtration systems are running as required).*

- iii. Recordkeeping systems and forms

*This section should include a description of the records that will be maintained (e.g., records of purchases of replacement carbon, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls).*

*Any examples of facility recordkeeping forms should be included as appendices to the OCP.*

- b. Engineering Controls

- i. The best control technology for marijuana cultivation facilities is carbon filtration.
  - ii. For Existing facilities with engineering controls for all odor sources on the date of rule adoption:

- 1) Evidence that engineering controls for all odor sources were installed and operational on the date of rule adoption
- 2) Evidence that engineering controls are sufficient to effectively mitigate odors for all odor sources

*This section should include evidence that Engineering Controls meet at least one of the following:*

- A) *Are consistent with accepted and available industry-specific best control technologies designed to effectively mitigate odors for all odor sources.*
  - B) *Have been reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist as sufficient to effectively mitigate odors for all odor sources.*
  - C) *Have been approved by the Department as sufficient to effectively mitigate odors for all odor sources.*
- 3) Components of engineering controls

*This section shall include, but is not limited to, technical system design, a description of technical process(es), and an equipment maintenance plan.*

A) System design

*The system design should describe the odor control technologies that are installed and operational at the facility (e.g., carbon filtration) and to which odor-emitting activities, sources, and locations they are applied (e.g., bud room exhaust).*

B) Operational processes

*This section should describe the activities being undertaken to ensure the odor mitigation system remains functional, the frequency with which such activities are performed, and the role/title(s) of the personnel responsible for such activities (e.g., when trimming activities are conducted, X personnel are responsible for isolating the trim room from non-odorous areas of the facility and for ensuring the exhaust system is operational and routed through odor mitigation systems).*

C) Maintenance plan

*The maintenance plan should include a description of the maintenance activities that are performed, the frequency with which such activities are performed, and the role/title(s) of the personnel responsible for maintenance activities. The activities should serve to maintain the odor mitigation systems and optimize performance (e.g., change carbon filter, every 6 months, carried out by the facility manager).*

- iii. For new facilities and existing facilities without engineering controls for all odor sources on the date of rule adoption

- 1) The engineering control system and all components shall be reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist as meeting professional expectations of competency and as sufficient to effectively mitigate odors for all odor sources.

*This section shall include, but is not limited to, technical system design, a description of technical process(es), and an equipment maintenance plan.*

- A) System design

*The system design should describe the odor control technologies to be installed and implemented at the facility (e.g., carbon filtration) and to which odor-emitting activities, sources, and locations they will be applied (e.g., bud room exhaust). It should describe critical design factors and criteria, with supporting calculations presented as appropriate (e.g., desired air exchanges per hour required to treat odorous air from specific areas, odor capture mechanisms, exhaust flow rates, rates of carbon adsorption consumption, etc.).*

- B) Operational processes

*This section should describe the activities that will be undertaken to ensure the odor mitigation system remains functional, the frequency with which such activities will be performed, and the title/role(s) of the personnel responsible for such activities (e.g., when trimming activities are conducted, X personnel are responsible for isolating the trim room from non-odorous areas of the facility and for ensuring the exhaust system is operational and routed through odor mitigation systems).*

- C) Maintenance plan

*The maintenance plan should include a description of the maintenance activities that will be performed, the frequency with which such activities will be performed, and the role/title(s) of the personnel responsible for maintenance activities. The activities should serve to maintain the odor mitigation system and optimize performance (e.g., change carbon filter, every 6 months, carried out by the facility manager).*

- iv. If the facility reasonably believes that Engineering Controls are not necessary to effectively mitigate odors for all odor sources, the facility shall submit as part of its OCP the basis for such belief.

- c. Timeline for implementation of odor mitigation practices

*The timeline should begin upon receipt of approval from the Department, and should include a comprehensive timeline for the design, review process, installation, and operation of the*

*various odor mitigation practices outlined in Section 4 of the Odor Control Plan. In general, a timeline should consist of, but is not limited to, the following:*

- i. Approval of OCP by the Department
  - ii. Approval of OCP by other City agencies
  - iii. Purchase and installation of engineering controls
  - iv. Inspections and approval by City agencies
- d. Complaint tracking system

*This section may include, but is not limited to, the mechanism for, and the responsible staff involved in, receiving odor-related complaints, how and by whom such complaints will be addressed, and how the odor complaint and response will be recorded (e.g., logbook, complaint report).*

## **5. APPENDICES**

- a. Any recordkeeping forms from Section 4.a.iii.
- b. Odor complaint and response tracking form from Section 4.d.

**APPENDIX B**  
**ODOR CONTROL PLAN TEMPLATE**  
**Marijuana-Infused Products (MIPs)<sup>1</sup>**

**1. TABLE OF CONTENTS**

**2. FACILITY INFORMATION**

- a. Name of facility
- b. Name, phone number, and email of facility owner
- c. Name, phone number, and email of facility operator or licensee, and any authorized designees
- d. Facility physical address
- e. Facility mailing address (if different from physical address)
- f. Facility type
- g. Facility hours of operation
- h. Description of facility operations
- i. Emergency contact information
- j. Business license application number(s) and/or business file number(s) (if applicable)
- k. Air permit and permit number (if applicable)

**3. FACILITY ODOR EMISSIONS INFORMATION**

- a. Facility floor plan

*This section should include a facility floor plan, with locations of odor-emitting activity(ies) and emissions specified. Relevant information may include, but is not limited to the location of doors, windows, ventilation systems, and odor sources. If a facility has already provided the locations of specific odor-emitting activities and emissions in its business license application floor plan, it may instead reference the facility's business file number(s) and the relevant sections within such application where the floor plan is located.*

- b. Specific odor-emitting activity(ies)

*This section should describe the odor-emitting activities or processes that take place at the facility, the source(s) of those odors, and the location(s) from which they are emitted.*

---

<sup>1</sup> **NOTE:** If the owner or operator of a facility believes that certain information contained in its odor control plan is confidential, it should clearly mark all information as such. This does not guarantee that such information will be exempt from disclosure under the Colorado Open Records Act. See C.R.S. § 24-72-200.1–206.

- c. Phases (timing, length, etc.) of odor-emitting activities

*This section should describe the phases of the odor-emitting activities that take place at the facility, with what frequency they take place (e.g., every two weeks on Tuesdays), and for how long they last (e.g., 48 hours).*

**4. ODOR MITIGATION PRACTICES** (all based on industry-specific best control technologies and best management practices)

*For each odor-emitting source/process outlined in Section 3(b) of the Odor Control Plan, specify the administrative and engineering controls the facility implements or will implement to control odors.*

**NOTE** that descriptions of 'administrative controls' and 'engineering controls' shall include, but are no limited to, the following sections:

- a. Administrative Controls

- i. Procedural activities

*This section should describe activities such as building management responsibilities (e.g. isolating odor-emitting activities from other areas of the buildings through closing doors and windows).*

- ii. Staff training procedures

*This section should describe the organizational responsibility(ies) and the role/title(s) of the staff members who will be trained about odor control; the specific administrative and engineering activities that the training will encompass; and the frequency, duration, and format of the training (e.g., 60 minute in-person training of X staff, including the importance of closing doors and windows and ensuring exhaust and filtration systems are running as required).*

- iii. Recordkeeping systems and forms

*This section should include a description of the records that will be maintained (e.g., records of purchases of replacement carbon, performed maintenance tracking, documentation and notification of malfunctions, scheduled and performed training sessions, and monitoring of administrative and engineering controls).*

*Any examples of facility recordkeeping forms should be included as appendices to the OCP.*

- b. Engineering Controls

- i. The best control technology for MIPs facilities is carbon filtration.

- ii If the facility reasonably believes that Engineering Controls are not necessary to effectively mitigate odors for all odor sources, the facility shall submit as part of its odor control plan the basis for such belief.

*A MIPs facility that demonstrates all of the following does not need engineering controls to effectively mitigate odors:*



- 1) *The facility does not use oil activation processes on-site, and/or all products are made with activated oil.*
- 2) *The facility does not use distillation or extraction processes on-site; or the facility has received a permit from the Fire Department to use certain distillation or extraction processes.*
- 3) *The facility does not have cultivation processes co-located on-site. (If any cultivation processes are co-located on-site, engineering controls are required).*

**NOTE:** *A facility's belief that it does not need engineering controls to effectively mitigate odors for all odor sources is subject to approval by the Department.*

iii. For Existing facilities with engineering controls for all odor sources on the date of rule adoption:

- 1) Evidence that engineering controls for all odor sources were installed and operational on the date of rule adoption
- 2) Evidence that engineering controls are sufficient to effectively mitigate odors for all odor sources

*This section should include evidence that Engineering Controls meet at least one of the following:*

- A) *Are consistent with accepted and available industry-specific best control technologies designed to effectively mitigate odors for all sources.*
- B) *Have been reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist as sufficient to effectively mitigate odors for all odor sources.*
- C) *Have been approved by the Department as sufficient to effectively mitigate odors for all odor sources.*

3) Components of engineering controls

*This section shall include, but is not limited to, technical system design, a description of technical process(es), and an equipment maintenance plan.*

A) System design

*The system design should describe the odor control technologies that are installed and operational at the facility (e.g., carbon filtration) and to which odor-emitting activities, sources, and locations they are applied.*

B) Operational processes

*This section should describe the activities being undertaken to ensure the odor mitigation system remains functional, the frequency*

*with which such activities are being performed, and the role/title(s) of the personnel responsible for such activities.*

C) Maintenance plan

*The maintenance plan should include a description of the maintenance activities that are performed, the frequency with which such activities are performed, and the role/title(s) of the personnel responsible for maintenance activities. The activities should serve to maintain the odor mitigation systems and optimize performance (e.g., change carbon filter, every 6 months, carried out by the facility manager).*

iv. For new facilities and existing facilities without engineering controls for all odor sources on the date of rule adoption

- 1) The engineering control system and all components shall be reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist as meeting professional expectations of competency and as sufficient to effectively mitigate odors for all odor sources.

*This section shall include, but is not limited to, technical system design, a description of technical process(es), and equipment an equipment maintenance plan.*

A) System design

*The system design should describe the odor control technologies to be installed and implemented at the facility (e.g., carbon filtration) and to which odor-emitting activities, sources, and locations they will be applied. It should describe critical design factors and criteria, with supporting calculations presented as appropriate (e.g., desired air exchanges per hour required to treat odorous air from specific areas, odor capture mechanisms, exhaust flow rates, rates of carbon adsorption consumption, etc.).*

B) Operational processes

*This section should describe the activities that will be undertaken to ensure the odor mitigation system remains functional, the frequency with which such activities will be performed, and the title/role(s) of the personnel responsible for such activities.*

C) Maintenance plan

*The maintenance plan should include a description of the maintenance activities that will be performed, the frequency with which such activities will be performed, and the role/title(s) of the personnel responsible for maintenance activities. The activities should serve to maintain the odor mitigation system and optimize*

*performance (e.g., change carbon filter, every 6 months, carried out by the facility manager).*

c. Timeline for implementation of odor mitigation practices

*The timeline should begin upon receipt of approval from the Department, and should include a comprehensive timeline for the design, review process, installation, and operation of the various odor mitigation practices outlined in Section 4 of the Odor Control Plan. In general, a timeline should consist of, but is not limited to, the following:*

- i. Approval of OCP by the Department
- ii. Approval of OCP by other City agencies
- iii. Purchase and installation of engineering controls
- iv. Inspections and approval by City agencies

d. Complaint tracking system

*This section may include, but is not limited to, the mechanism for, and the responsible staff involved in, receiving odor-related complaints, how and by whom such complaints will be addressed, and how the odor complaint and response will be recorded (e.g. logbook, complaint report).*

**5. APPENDICES**

- a. Any recordkeeping forms from Section 4.a.iii.
- b. Odor complaint and response tracking form from Section 4.d.



**January 8, 2019**

**Medway Planning & Economic Development Board  
Meeting**

**Medway DPS Building Site Plan –  
46 Broad Street**

- Public Hearing Notice
- Project Overview
- Site Plan Application
- Requests for waivers from Site Plan Rules and Regs
- PGC Site Plan Review Letter dated 12-27-18
- Tetra Tech Site Plan Review Letter dated 1-3-19
- Site Plan dated 12-20-19

NOTE – Stormwater review will be handled by the Conservation Commission for this project. CC will begin its review on Thursday, 1-10-19.

NOTE – Applicant's team is meeting Monday, 1-7-19 with the DRC.



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

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

December 19, 2018

***PUBLIC HEARING NOTICE***  
***Medway Department of Public Services Building Site Plan***  
***46 Broad Street***  
***Tuesday, January 8, 2019***

In accordance with the Medway Zoning Bylaw, Section 3.5 Site Plan Review, and certain provisions of Chapter 40A, Massachusetts General Laws, notice is given that the ***Medway Planning and Economic Development Board will conduct a public hearing on the application of the Town of Medway for approval of a major site plan for the construction of a new building and associated site improvements for the Medway Department of Public Services (DPS) at 46 Broad Street.*** The hearing will take place at 8:00 p.m. on Tuesday, January 8, 2019 in Sanford Hall at Medway Town Hall, 155 Village Street, Medway, MA. The meeting room is accessible for individuals with physical disabilities.

The subject properties, shown on the Medway Assessors Map as Parcels 50-002 and 51-008, are owned by the Town of Medway. The site contains a total of 35.8 acres and is located in the Agricultural-Residential I zoning district. The property is bounded by properties owned by Hidden Acres Realty Trust, Evangelical Congregational Society, Roman Catholic Archdiocese, Robert Scott Power, Erika Pitt, Ian & Stuart McRury, Nyler Sawall, and Earl & John White.

The proposed project includes construction of an approximately 33,000 sq. ft., two story Department of Public Services (DPS) building on the existing DPS site located at 46 Broad Street. There will also be two separate prefabricated storage buildings, one for salt storage (4,500 sq. ft.) and the other for materials storage (2,300 sq. ft.) The new building will be accessed through the existing DPS facility via Broad Street. The project includes paved parking for a total of 29 staff and visitor vehicles and 15 truck parking spaces to be located under overhead canopies where solar panels may be installed. There will be 21 truck spaces within the building garage to service and store DPS vehicles. Other site improvements include lighting, landscaping, and stormwater management facilities. Utilities including natural gas, water and sewer will be extended to the DPS facility from Winter Street. The planned improvements are shown on *New Medway DPS Building Site Plan* dated December 20, 2018, prepared by Helene Karl Architects of Groton, MA and Symmes, Maini and McKee Associates of Cambridge, MA.

The application materials are on file with the Medway Town Clerk and the Planning and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed Monday - Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plan and application documents will be posted to the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/recent-development-applications>.

Interested persons or parties are invited to review the site plan, attend the hearing, and express their views at the designated time and place. Written comments are encouraged and may be forwarded to [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org). All comments will be entered into the record during the public hearing. Any questions should be directed to the Planning and Economic Development office at 508-533-3291.

Andy Rodenhiser, Chairman

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

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



## 2 Project Overview

### Introduction

This report is being submitted to the Medway Planning Board in support of an Application for Major Site Plan Approval, on behalf of Town of Medway (the Applicant). This Site Plan Review package is being submitted under Section 3.5 of the Town of Medway Zoning Bylaw & Town of Medway Planning Board Rules and Regulations for Submission and Review of Site Plans

The project is also subject to the Massachusetts Wetlands Protection Act and the Medway General Wetlands Protection Bylaw and the Rules and Regulations of the Town of Medway Conservation Commission for work within the Bordering vegetated Wetland (BVW), Bordering Land Subject to Flooding, and Wetland Buffer Zone. A separate Notice of Intent is being filed with the Medway Conservation Commission and the DEP.

### Existing Conditions

The project site is located at 46 Broad Street, Medway, MA on an approximately 35.8-acre parcel (the Site) containing the existing Town of Medway Department of Public Services facility. The Site is comprised of assessor's lots 50-002, 50-003, 50-003-001, 51-007 & 51-008. The site is shown to be within an Agricultural Residential 1 (AR-1) Zone on the Town of Medway Zoning Map. The Site is also shown to be within the following Overlay Districts:

- Flood Plain District, Section 5.6.1 of the Zoning Bylaws
- Groundwater Protection District, Section 5.6.3 of the Zoning Bylaws

The property is bounded by a former railroad bed and cemetery to the south, a cemetery and residential properties to the east, wetlands and agricultural use to the north and commercial and agricultural use to the west. The existing DPS facility includes a salt storage shed, materials shed, vehicle garage, wash bay building and outdoor materials storage and vehicle storage areas. The Site is shared with the Town recycling facility on the western section of the property.

The developed portion of the site containing the recycling facility and the DFS facility is mainly situated on the western portion of the property adjacent to Broad Street. The northern portion of the site, immediately adjacent to the DPS facility contains wetlands and a small pond. The property to the east of the DPS facility was previously used as a gravel pit. There is a steep open cut slope on the south eastern edge of the gravel pit that has been mined. The DPS facility ranges in elevation 145 NGVD to approximately 150 NGVD. The property slopes moderately to the south up to a former rail bed at approximate elevation 180 NGVD. The southern portion of the property adjacent to the former rail bed is a brush covered slope.

### Project Description

The proposed project includes construction of a new approximately 33,000 square foot, two story Department of Public Services (DPS) building on the existing DPS site located at 46 Broad Street. The project site contains approximately 35.8 acres. The first floor includes DPS vehicle services (vehicle storage and repair), a wash bay and supporting office and operation spaces. The second story is a partial floor (mezzanine) dedicated to storage. In addition to the main DPS building there will be two separate prefabricated storage buildings one for salt storage and the other for materials storage. These building will be approximately 4,500 square feet and 2,300 square feet, respectively.

The DPS Building is being designed to be a net zero energy building. The building envelope will be high efficiency [walls R-25 value (code required value is R-19) and roof R- 40 value (code required value is R-30)]. The proposed building exceeds the minimum energy code requirements by 30%. The designed EUI (energy use intensity) is 26 and a typical building of this nature has a 59. As shown on the sketch, the solar panels will be located on the roof of the new building and the proposed 36'x190' truck canopy. The goal is to generate 330,000 kwh/year of renewable energy.

The new building will be accessed through the existing DPS facility via Broad Street. A new paved drive will be constructed at the west end of the existing facility in the location of an existing gravel drive leading to the back area of the DPS operations. DPS vehicles will drive directly into the new garage area on the north side of the building, maneuver within the building and exit on the same north side of the building. The new driveway will continue past the DPS building to provide access to the material storage area.

The project also includes parking for a total of 29 staff and visitor vehicles and 15 truck parking spaces that are located under an overhead canopy. There are an additional 21 truck spaces within the building garage for storage of DPS vehicles. The exterior parking area will be constructed out of bituminous concrete pavement with gravel base. The drives, parking area and the material storage areas will be edged with vertical granite curb. The project site will include landscaping at the main entry. The disturbed perimeter will be planting with a variety of native grass seeds, so the areas naturalize similar to the adjacent woodland and wetland areas

Site lighting consisting of LED fixtures on poles will be located along the perimeter of the drive and parking areas. The lighting is designed so there is no over lighting or “spillage” of light beyond the property limits. The limits of illumination are shown on the electrical site plan.

Several of the existing DPS buildings will be removed or partially removed. The existing salt storage shed and materials shed will be entirely demolished. The DPS garage will be partially removed and the wash bay building will remain. The wash bay building will be painted and repurposed for cold storage for seasonal equipment. The remaining section of the garage building will be patched on the demolished wall and also used for cold storage. The vacated areas will be covered with loam and seeded with an appropriate seed mixture. The bituminous paved drive and parking will remain in-place. The gravel parking area at rear of the garage building will be restored to wetland buffer area.

The stormwater management system for the proposed development was designed to minimize the impacts of the project on adjacent wetland resource areas by limiting new impervious area, recharging runoff to groundwater, and providing treatment of stormwater runoff. The system was designed to comply with the Massachusetts Department of Environmental Protection Stormwater Handbook. The system will treat runoff for water quality and mitigate peak rates of stormwater runoff for the 2, 10, 25, and 100 year storm events. Stormwater from paved parking areas will be captured in deep sump catch basins with hoods and conveyed to water quality treatment units. The treated stormwater and the roof stormwater will be conveyed to a bio-retention basin that will provide ground water recharge, peak attenuation, and additional water quality treatment prior to discharge into the adjacent wetland system.

Utilities including natural gas, water and sewer will be extended to the DPS facility from Winter Street along a corridor within the former Town-owned rail bed to the southern edge of the site. The water will connect to the proposed building providing domestic and fire protection services. The water will continue onto the existing DPS facility and connect to the existing service providing a continuous loop supply to the new facility. Floor drains from the garage area will be connected to an oil water separator. The treated waste from the garage and building sanitary waste will be conveyed to a sanitary pump station which will pump waste through a force main along the utility corridor to the Town sanitary system. Pump station design calculations including estimated sanitary sewer flows are contained in the Appendix.



## Zoning Analysis

The site is shown to be within an Agricultural Residential 1 (AR-1) Zone on the Town of Medway Zoning Map. The Site is also shown to be within the following Overlay Districts:

- Flood Plain District, Section 5.6.1 of the Zoning Bylaws
- Groundwater Protection District, Section 5.6.3 of the Zoning Bylaws

An analysis of the dimensional regulations is summarized in the below.

DIMENSIONAL CONTROLS	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	44,000 SF	1,559,974 SF	1,559,974 SF
Minimum Frontage	180 FT	198 FT (Broad) 20 FT (Oakland)	198 FT (Broad) 20 FT (Oakland)
Min. Front Yard Depth	35 FT	370 FT	224.6 FT
Min. Side Yard Depth	15 FT	191 FT	15.0 FT
Min. Rear Yard Depth	15 FT	110 FT	110 FT
Max. Lot Coverage	25%	0.8%	2.6%
Max. Building Height	35 FT	30+/- FT	27.5 FT (DPS Bldg.) 30 FT (Storage Buildings)
Maximum Impervious Area	35%	4.3%	10.0%

## PARKING ANALYSIS

The does not fall within one of the uses listed in Table 3 Schedule of Off-Street Parking Requirements listed in the Zoning Bylaw. Although the garage section of the building is a similar use to the vehicle repair shop, the DPS garage does not serve the public and therefore would not have customer vehicles on-site. The DPS Staff and determined the amount of parking that is needed for staff, visitors and DPS vehicles. The project includes parking for a total of 29 staff and visitor vehicles, 15 truck parking spaces located under an overhead canopy and an additional 21 truck spaces within the building garage, totaling 65 spaces. Handicap accessible spaces conforming to the ADA requirements are included in the staff/visitor parking area.

## Construction Sequence

The following is the expected sequence of events that will occur prior to and during construction

1. A pre-construction meeting with the Owner's Representative, Planning Board, Conservation Commission, Engineer and Contractor to review project scope including erosion control, work limits, tree removal, etc.
2. Compost socks will be installed at the perimeter of construction.
3. Temporary sedimentation basins and swales will be installed.
4. Trees will be removed within the limit of work, as necessary to prepare the building pad and rough grade perimeter slopes.
5. The earthwork associated with the building pad will commence.
6. Building footings and foundations will commence.
7. Site rough grading will commence including shaping bioretention basin.
8. Drainage and utilities will be installed.
9. Utility corridor and connection to Town utilities will be completed.
10. Building under slab utilities will be installed.
11. Building slab will be poured and building steel will be erected.
12. Remaining building construction will be completed.
13. Building drainage will be connected to site drain system.
14. Final grading at building perimeter will be completed.
15. Sidewalks and pavement areas will be completed.
16. Lawn areas will be loamed and seeded.
17. Perimeter erosion control measures will be removed.



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

**Application for Major Site Plan Approval**

**INSTRUCTIONS TO APPLICANT/OWNER**

This Application is made pursuant to the *Medway Zoning Bylaw* and  
The Board's *Rules and Regulations for the Submission and Review of Site Plans*  
The Town's Planning and Engineering Consultants will review the Application and the proposed  
Site Plan and provide review letters to the Planning and Economic Development Board.  
A copy of those review letters will be provided to you in advance of the meeting.  
You and/or your duly authorized Agent/Official Representative are expected to attend the  
Board meetings at which your Application will be considered to answer any questions and/or  
submit such additional information as the Board may request.  
Your absence at hearings may result in a delay in the Board's review of the site plan.

December 18, 2018

**APPLICANT INFORMATION**

Applicant's Name: Town of Medway  
Mailing Address: 155 Village Street  
Medway, MA 02053  
Name of Primary Contact: Michael Boynton, Town Administrator  
Telephone: Office: 508-533-3200  
Cell:  
Email address: mboynton@townofmedway.org

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

**MAJOR SITE PLAN INFORMATION**

Development Name: Medway Department of Public Services Building  
Plan Title: Site Plans - Major Site Plan Review  
Plan Date: 12-18-18  
Prepared by:  
Name: Peter S. Glick, PE  
Firm: SMMA  
Phone #: 617-233-6227  
Email: pglick@smma.com



**PROPERTY INFORMATION**

Location Address: 46 Broad Street

The land shown on the plan is shown on Medway Assessor's Map # 50 as Parcel # 002  
50-003, 50-003-001, 51-007 & 51-008

Total Acreage of Land Area: 35.8 Acres

General Description of Property: Property includes existing Department of  
Public Services facilities (garage, washbay, materials storage  
shed, etc.), Recycling Center and undeveloped land.

Medway Zoning District Classification: AR-1 Agricultural Residential 1

Current Use of Property: Municipal Use- DPS facility

Length of Existing Frontage: 198' On what street? Broad Street  
20' Oakland Street  
Setbacks for Existing Structure (if applicable)

Front: 43' +/-  
Back: 135' +/-  
Side: 480' +/-  
Side: 641' +/-

**Scenic Road**

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

☒ Yes ☐ No If yes, please name street: Oakland Street

**Historic District**

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

☐ Yes - Rabbit Hill  
☐ Yes - Medway Village

**Wetlands**

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

**Groundwater Protection**

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

**Flood Plain**

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

**Zoning Board of Appeals**

Will this project require a variance or special permit?

☐ Yes ☒ No

Explanation: \_\_\_\_\_

**PROPOSED DEVELOPMENT PROJECT INFORMATION**Development Name: Medway New Department of Public Services Building

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

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

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

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

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

Property Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

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: Various Sources to Town of Medway dated \_\_\_\_\_ and recorded in Norfolk County Registry of Deeds, Book 1445 Page 213 or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page \_\_\_\_\_. 5208/202, 4151/661, 35899/270 & Taking

**CONSULTANT INFORMATION****ENGINEER:** SMMAMailing Address: 275 Promenade Street, Suite 275  
Providence, RI 02098Primary Contact: Peter GlickTelephone: 401-519-0669 Cell: 617-233-6227  
Office: \_\_\_\_\_Email address: pglick@smma.comRegistered P.E. License #: 41514

**SURVEYOR:**

Ducharme &amp; Dillis

Mailing Address:

1092 Main Street

Bolton, MA 01740

Primary Contact:

Stanley Dillis

Telephone:

Office: 978-779-6091

Cell:

Email Address:

sdillis@ddcdg.com

Registered P.L.S. License #: 33182

**ARCHITECT:**

Helene Karl

Mailing Address:

61 Skyfields Drive

Groton, MA 01450

Primary Contact:

Gregory Yanchenko, AIA

Telephone:

Office: 978-449-0470

Cell:

Email address: HKA2@npv.com

Registered Architect License #: 7480

**LANDSCAPE ARCHITECT/DESIGNER:** N/A

Mailing Address:

Primary Contact:

Telephone:

Office:

Cell:

Email address:

Registered Landscape Architect License #:

**ATTORNEY:** KP Law

Mailing Address:

101 Arch Street

Boston, MA 02110

Primary Contact:

Mark Reich

Telephone:

Office: 617-556-0007

Cell:

Email address:

mreich@k-plaw.com



**OFFICIAL REPRESENTATIVE INFORMATION**

Name: Peter Glick  
Address: 275 Promenade Street, Suite 275  
Providence, RI 02908  
Telephone: Office: 401-519-0669 Cell: 617-233-6227  
Email address: pglick@smma.com

**SIGNATURES**

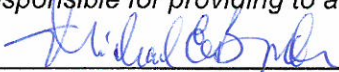
The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in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

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

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

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

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




Signature of Property Owner

12/20/2018

Date

Signature of Applicant (if other than Property Owner)

 **SMMA**

Signature of Agent/Official Representative

Date

12-13-18

Date

**MAJOR SITE PLAN FEES****Filing Fee**

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

**Advance on Plan Review Fee**

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

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



## MAJOR SITE PLAN APPLICATION CHECKLIST

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



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

<b>Project Name:</b>	Medway New DPS Building
<b>Property Location:</b>	46 Broad Street
<b>Type of Project/Permit:</b>	Site Plan Review (Major)
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	Section 204-3.A.7.a - Traffic Impact
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	"A full Traffic Impact Assessment is needed if the project involves one or more of the following characteristics: (a) proposes an additional thirty (30) or more parking spaces"
<b>What aspect of the Regulation do you propose be waived?</b>	Traffic Impact Assessment
<b>What do you propose instead?</b>	See Project Description for Traffic Narrative
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The new DPS facility is going to be constructed on the same site as the existing facility. There is no additional traffic or traffic patterns planned for the new facility. Traffic will continue to function as it currently does at the existing facility on the same routes.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$8,000
<b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b>	Approval of the waiver would save the Town project funds that can be used elsewhere in the project.
<b>What is the impact on the development if this waiver is denied?</b>	Time and money added to the project.
<b>What are the design alternatives to granting this waiver?</b>	N/A
<b>Why is granting this waiver in the Town's best interest?</b>	Time and money added to the project.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	\$8,000
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	N/A
<b>What is the estimated value of the proposed mitigation measures?</b>	N/A
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	Peter Glick, PE
<b>Date:</b>	12/19/2018
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	Medway New DPS Building
<b>Property Location:</b>	46 Broad Street
<b>Type of Project/Permit:</b>	Site Plan Review (Major)
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	Section 204-3.A.7.b - Environmental Impact
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	"An Environmental Impact Assessment describes the impacts if the project involves one or more of the following characteristics: a, b & c.
<b>What aspect of the Regulation do you propose be waived?</b>	Environmental Impact Assessment
<b>What do you propose instead?</b>	See Project Description for narrative on resource area protection and stormwater management and treatment.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The new DPS facility is going to be constructed on the same site as the existing facility. Environmental impacts are mainly associated with the wetland protection and stormwater management. Other environmental impacts are the same as those that currently exist on the project site.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$10,000
<b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b>	Approval of the waiver would save the Town project funds that can be used elsewhere in the project.
<b>What is the impact on the development if this waiver is denied?</b>	Time and money added to the project.
<b>What are the design alternatives to granting this waiver?</b>	N/A
<b>Why is granting this waiver in the Town's best interest?</b>	Time and money added to the project.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	\$10,000
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	Wetland replication, 25' buffer zone restoration, stormwater management and treatment are proposed for the project site. Existing buildings being removed will be restored to previous coverage.
<b>What is the estimated value of the proposed mitigation measures?</b>	\$20,000
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	Peter Glick, PE
<b>Date:</b>	12/19/2018

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

<b>Project Name:</b>	Medway New DPS Building
<b>Property Location:</b>	46 Broad Street
<b>Type of Project/Permit:</b>	Site Plan Review (Major)
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	Section 204-3.A.7.c - Community Impact
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	"A Community Impact Assessment evaluates the impacts of the proposed development to the community".
<b>What aspect of the Regulation do you propose be waived?</b>	Community Impact Assessment
<b>What do you propose instead?</b>	See Project Description for narrative on the existing facility and the proposed facility.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The new DPS facility is going to be constructed on the same site as the existing facility. The community impacts will not be increased from those that occur today. Measures are being taken as described in the project narrative and shown on the project drawings to minimize impacts to the neighborhood and community in general.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$10,000
<b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b>	Approval of the waiver would save the Town project funds that can be used elsewhere in the project.
<b>What is the impact on the development if this waiver is denied?</b>	Time and money added to the project.
<b>What are the design alternatives to granting this waiver?</b>	An alternative site for the DPS facility would pose greater impacts to the community since the current impacts are already realized.
<b>Why is granting this waiver in the Town's best interest?</b>	Time and money added to the project.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	\$10,000
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	N/A
<b>What is the estimated value of the proposed mitigation measures?</b>	N/A
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	Peter Glick, PE
<b>Date:</b>	12/19/2018

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

<b>Project Name:</b>	Medway New DPS Building
<b>Property Location:</b>	46 Broad Street
<b>Type of Project/Permit:</b>	Site Plan Review (Major)
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	Section 204-3.A.7.d - Parking Impact
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	"A Parking Impact Assessment is needed if the project proposes an additional thirty (30) or more parking spaces"
<b>What aspect of the Regulation do you propose be waived?</b>	Parking Impact Assessment
<b>What do you propose instead?</b>	See Project Description for narrative on the proposed parking.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The new DPS facility is going to be constructed on the same site as the existing facility. Parking is proposed as determined by the DPS to adequately support the DPS services and visitors. Parking is described in more detail in the project narrative.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$5,000
<b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b>	Approval of the waiver would save the Town project funds that can be used elsewhere in the project.
<b>What is the impact on the development if this waiver is denied?</b>	Time and money added to the project.
<b>What are the design alternatives to granting this waiver?</b>	Adequate parking is being provided as determined by the DPS.
<b>Why is granting this waiver in the Town's best interest?</b>	Time and money added to the project.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	\$5,000
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	N/A
<b>What is the estimated value of the proposed mitigation measures?</b>	N/A
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	Peter Glick, PE
<b>Date:</b>	12/19/2018
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	Medway New DPS Building
<b>Property Location:</b>	46 Broad Street
<b>Type of Project/Permit:</b>	Site Plan Review (Major)
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	Section 205-9- Trees and Landscaping
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	Landscape buffers and perimeter landscaping, parking areas, screening.
<b>What aspect of the Regulation do you propose be waived?</b>	Landscape buffers and perimeter landscaping.
<b>What do you propose instead?</b>	Planting will be included to the extent practicable. Much of the disturbed areas of the site will be seeded with appropriate seed mixture to eventually naturalize similar to adjacent meadows and woodlands.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	Adding trees and planting would not provide additional screening to the project since the existing perimeter vegetation and topography will provide the intended level of screening.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$20,000
<b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b>	Approval of the waiver would save the Town project funds that can be used elsewhere in the project.
<b>What is the impact on the development if this waiver is denied?</b>	Time and money added to the project.
<b>What are the design alternatives to granting this waiver?</b>	Trees and shrubs will be planted in areas where they will not be adequately cared for and will interfere with potential parking canopies.
<b>Why is granting this waiver in the Town's best interest?</b>	Time and money added to the project.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	\$20,000
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	N/A
<b>What is the estimated value of the proposed mitigation measures?</b>	N/A
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	Peter Glick, PE
<b>Date:</b>	12/19/2018

---

## PGC ASSOCIATES, LLC

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

---

December 27, 2018

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

### **RE: DPS Garage Site Plan**

Dear Mr. Rodenhiser:

I have reviewed the proposed site plan submitted by the Town of Medway for a new DPS facility. The proposal is to construct a 2-story, 33,000 square-foot building including associated parking, drainage, landscaping, etc., as well as a salt storage building of 4,500 square feet and a materials storage building of 2,300 square feet. The plan was prepared by Helene-Karl Architects of Groton and the civil engineer is Symmes, Mann and McKee of Cambridge. The plan set issued for site plan review is dated December 20, 2018.

### **Zoning**

1. Municipal uses are allowed in any district so the proposed use is allowed by right.
2. As noted in the application, there is no specified parking minimum for the proposed use. The plan proposes 29 staff and visitor parking spaces, including 2 van-accessible handicapped spaces, as well as 15 exterior truck spaces under a canopy and space for 21 trucks within the building. No bicycling parking is proposed and no waiver is requested.
3. Section 7.1 states that light trespass onto any abutting street or lot is not permitted. The photometric plan shows compliance with this requirement.
4. The plans indicate a sign on the proposed building. It is not clear if any freestanding sign is proposed.
5. The project is within a groundwater protection district, which requires a special permit for certain activities. The special permit is not triggered by the amount of proposed impervious surface. However, storage of deicing chemicals is prohibited “unless such storage, including loading areas, is within a structure designed to prevent the generation and escape of contaminated leachate.” It is assumed that the new salt storage shed complies with this requirement, but it should be verified.

## **Site Plan Rules and Regulations**

6. Section 204.3 A. (7) requires a Development Impact Report. This is not provided, and a waiver from this requirement is requested. The waiver is justified since the project is essentially a replacement for an existing facility. The proposal does not trigger a traffic or parking impact study since it is increasing spaces by less than 30. It does trigger an environmental impact study since the buildings are greater than 15,000 square feet, but that is essentially covered by the stormwater management review and Order of Conditions from Conservation Commission. A community impact study is also not warranted due to the project being a replacement for an existing facility.
7. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. No waiver is requested. The site is already partially disturbed.
8. Section 204-5 D (3) requires location of waste disposal facilities be shown. It is not clear if this will be handled within the building or if an exterior dumpster will be required.
9. Section 204-5 D. (7) requires that a landscape architect prepare the landscape plan. A planting plan was prepared by an architect, not a landscape architect and no waiver was requested.
10. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. As stated above, the plan shows a sign on the building in a color rendering but no details are provided. Also, there is no indication of a building sign.
11. Section 204-5 (16) requires information about fire prevention and suppression.
12. Section 205-6 G (4)(d) requires a 12' x 20' maneuvering area at the end of a dead-end row of parking. This was not provided.
13. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the "sea of asphalt" effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. No landscaped islands are shown within the parking lot. Also, with 29 spaces, 5 trees are required. Only 2 trees are shown on the plans and these are located in front of the building and do not appear to provide shade to the parking area.
14. Section 205-9 D requires screening of the facility. No additional screening is proposed and a waiver is requested based on the fact that existing screening is sufficient.

## **General Comments**

15. The plan appears to meet the criteria specified in Section 203-9 C.
16. The building is designed as a net zero energy consumer with efficient insulation and solar panels. However, the Project Overview states the roof will have an R-value of 40 while the code is R-30. However, the Stretch Code, which applies to Medway, indicates a required roof R-value of 49. It may be that there is a lower R-value for this type of building. This should be clarified.
17. The zoning table on the Layout and Materials Sheet shows the district as “Industrial Highway.” This should be corrected.

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

Sincerely,

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

Gino D. Carlucci, Jr.





January 3, 2019

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

**Re: Medway New Department of Public Services Facility  
Site Plan Review  
46 Broad Street  
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 46 Broad Street in Medway, MA. Proposed Project includes construction of an approximately 33,000 square foot, two story building with associated parking, utilities and drain infrastructure; two separate prefabricated storage buildings for salt storage (approximately 4,500 square feet) and materials storage (approximately 2,300 square feet).

TT is in receipt of the following materials:

- A plan (Plans) set titled "Site Plans – New Department of Public Services Building", revised December 20, 2018, prepared by Symmes, Maini, & McKee Associates (SMMA).
- Waiver requests from Site Plan Rules and Regulations, dated December 19, 2018, prepared by SMMA.
- A Project Overview, dated December 20, 2018, prepared by SMMA
- An Application for Major Site Plan Approval, dated December 18, 2018, prepared by SMMA.
- An Application Package for Major Site Plan Review, dated December 20, 2018, prepared by SMMA.

The Plans and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations), additional applicable town standards and good engineering practice. Review of the project for zoning, stormwater and wetland related issues was not completed as these reviews are conducted by separate consultants/town agencies.

**The following items were found to be inconsistent with current Town of Medway PEDB Site Plan Review Regulations (Chapter 200). Reference to applicable regulation requirement is given in parentheses following each comment.**

- 1) The applicant has not supplied a written Development Impact Statement. A waiver has been requested from this Regulation. (Ch. 200 §204-3.A.7)
- 2) The site plan sheets submitted do not contain the Planning and Economic Development Board signature block. (Ch. 200 §204-4.F)
- 3) Project assessors map and parcel number and list of requested waivers are not shown on the cover sheet. (Ch. 200 §204-5.A)

- 4) Existing underground utilities are not shown on the Existing Conditions Plan I, Sheet C-101. (Ch. 200 §204-5.C.1)
- 5) The applicant has not supplied an Existing Landscape Inventory. A waiver has been requested from this Regulation. (Ch. 200 §204-5.C.3)
- 6) Dimensions of proposed buildings and structures have not been provided on the Plans. (Ch. 200 §204-5.D.1)
- 7) Setbacks from property lines to proposed parking limits and curb radii have not been included on the Plans. (Ch. 200 §204-5.D.2)
- 8) Proposed contours have not been provided on Grading and Utility Plan. (Ch. 200 §204-5.D.4)
- 9) Existing trees with a diameter of one (1) foot or greater at four (4) feet above grade have not been identified on the Planting Plan (Ch. 200 §204-5.D.7)
- 10) The applicant has not supplied parking information on the zoning table. (Ch. 200 §204-5.D.15)
- 11) The table outlining the proposal's conformance with zoning requirements is titled with "Industrial Highway (IH)," a zoning district not found in Medway. Please change the zoning district to "Agricultural Residential I (AR-I)" and confirm the zoning requirements in the table are correct. (Ch. 200 §204-5.D.15)
- 12) Location of fire alarm boxes and fire truck turning movements are not provided on the Plans. Confirmation of review of plan from Medway Fire Chief recommended. (Ch. 200 §204-5.D.16)
- 13) Designated employee parking areas have not been shown on the Plans. (Ch. 200 §205-6.C)
- 14) The applicant is proposing 10' x 18' standard parking stalls which do not comply with the Regulations. (Ch. 200 §205-6.G.3.a)
- 15) Proposed foot-candle readings exceed the minimum allowed by the Regulation at the property lines. Light spill onto neighboring properties should not occur at the site from proposed lighting. Table and abbreviation list located on the Lighting Layouts & Schedules sheet are illegible and require text edits. (Ch. 200 §205-8)
- 16) The applicant has not provided existing tree inventory of the site and thus cannot determine if tree replacement is necessary or how many trees will be required to be replaced. A waiver has been requested from this Regulation. (Ch. 200 §205-9.F)

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

- 17) We recommend the applicant reconsider alignment of proposed driveway to limit impact to wetland resource area.
- 18) We recommend the applicant provide detail of proposed sewer drop manhole.
- 19) It appears the plan is to maintain a gravel surface once existing buildings are demolished at the existing DPS facility. We recommend the applicant confirm cover type at these locations.

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

Very truly yours,



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



Bradley M. Picard, E.I.T.  
Civil Engineer

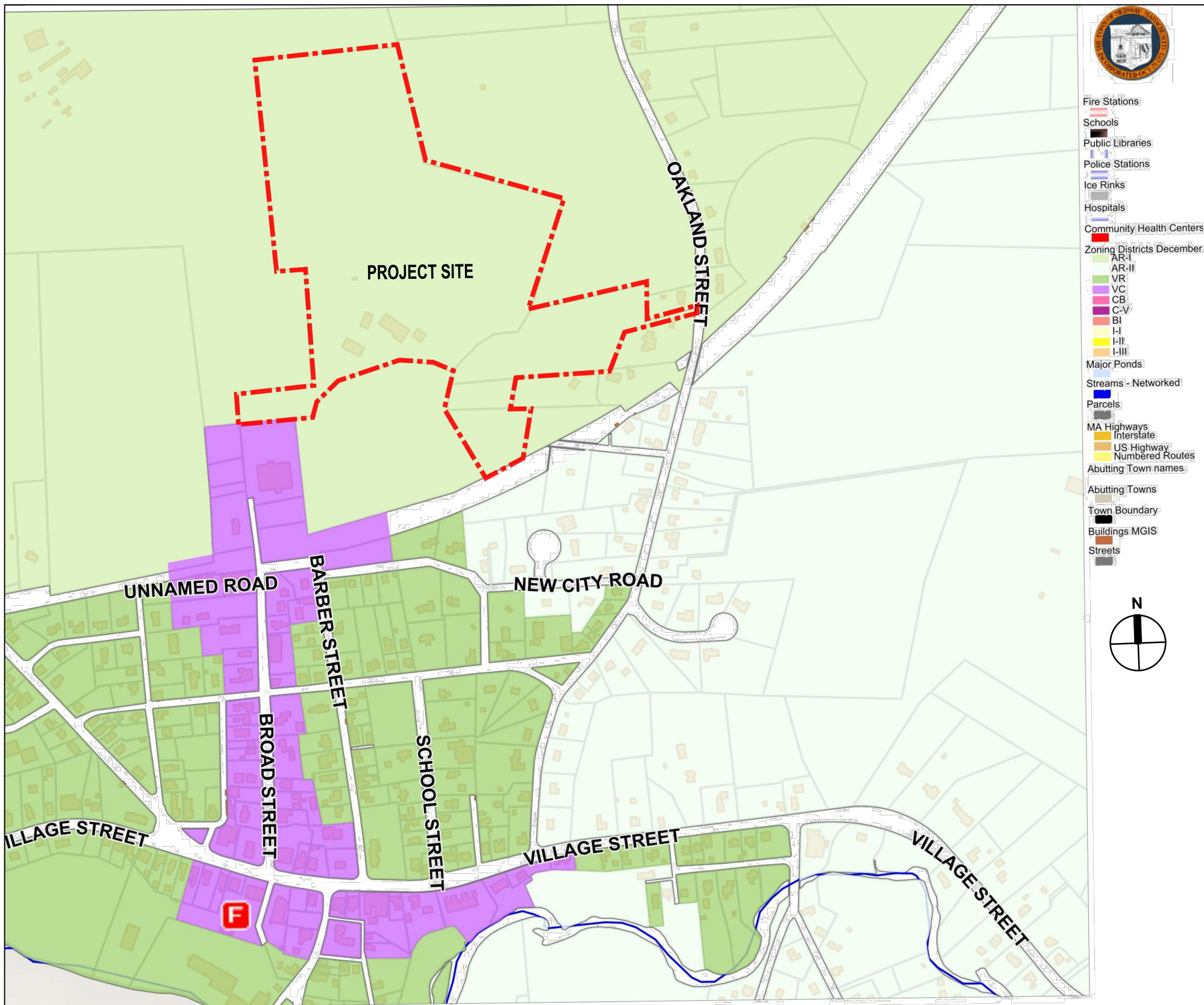
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SITE PLANS - NEW DEPARTMENT OF PUBLIC SERVICES BUILDING



MEDWAY NEW DEPARTMENT OF  
PUBLIC SERVICES FACILITY  
PERSPECTIVE DRAWING



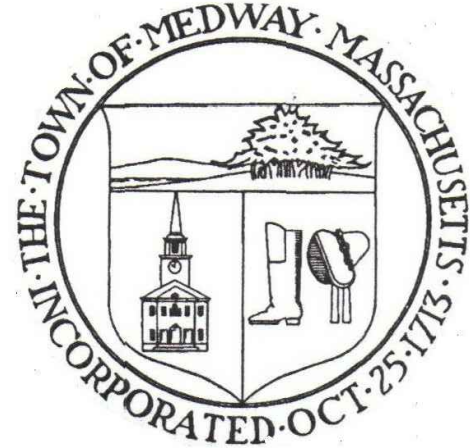
MEDWAY GIS MAP  
SCALE: 1"=500'



USGS MAP  
SCALE: 1"=2,000'

LIST OF DRAWINGS:

- C-001 COVER SHEET
- C-100 SITE CONTEXT SHEET (BY SMMA)
- C-101 EXISTING CONDITIONS PLAN I (BY SMMA)
- C-102 EXISTING CONDITIONS PLAN II (BY SMMA)
- C-111 SITE PREPARATION PLAN I (BY SMMA)
- C-112 SITE PREPARATION PLAN II (BY SMMA)
- C-121 LAYOUT & MATERIALS PLAN (BY SMMA)
- C-131 GRADING AND UTILITIES PLAN I (BY SMMA)
- C-132 GRADING AND UTILITIES PLAN II (BY SMMA)
- C-151 PLANTING PLAN (BY HKA)
- C-501 DETAILS I (BY SMMA)
- C-502 DETAILS II (BY SMMA)
- C-503 DETAILS III (BY SMMA)
- C-504 DETAILS IV (BY SMMA)
- C-505 DETAILS V (BY SMMA)
- C-601 SEWER PROFILE I (BY SMMA)
- C-602 SEWER PROFILE II (BY SMMA)
- A-101 FIRST FLOOR PLAN (BY HKA)
- A-102 SECOND FLOOR PLAN AND LOWER ROOF PLAN (BY HKA)
- A-301 EXTERIOR ELEVATIONS SHEET 1 (BY HKA)
- A-302 EXTERIOR ELEVATIONS SHEET 2 (BY HKA)
- A-303 RENDERINGS (BY HKA)
- SL-1 LIGHTING, LAYOUTS & SCHEDULE (SK & ASSOCIATES)



TOWN OF  
MEDWAY

NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370

STAMP

	12/20/18	ISSUED FOR SITE PLAN
	11/28/18	ISSUED FOR DESIGN REVIEW
	11/08/18	COMMITTEE REVIEW
		ISSUED FOR PRE-APPLICATION
		MEETING W/PLANNING BOARD
REV	DATE	DESCRIPTION

DATE	
SCALE	AS NOTED
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

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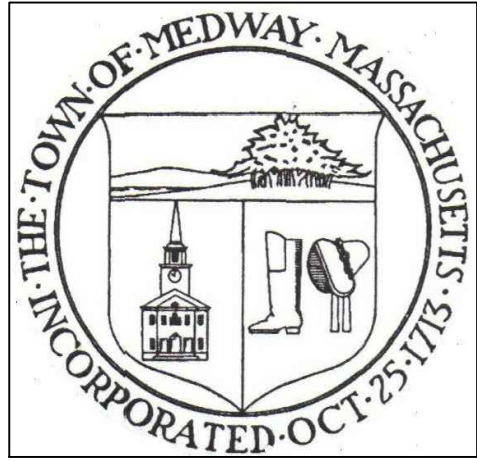
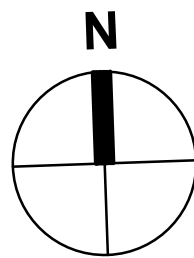
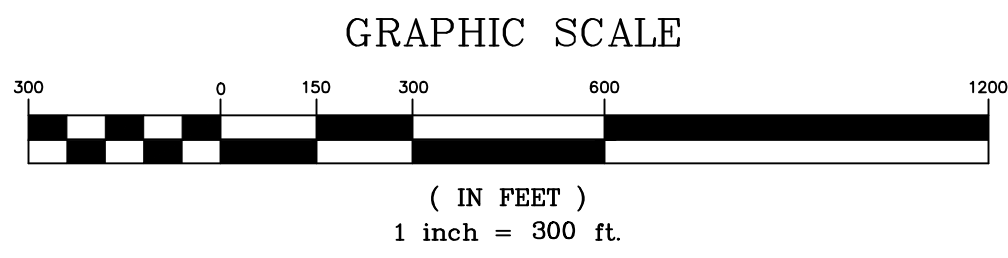
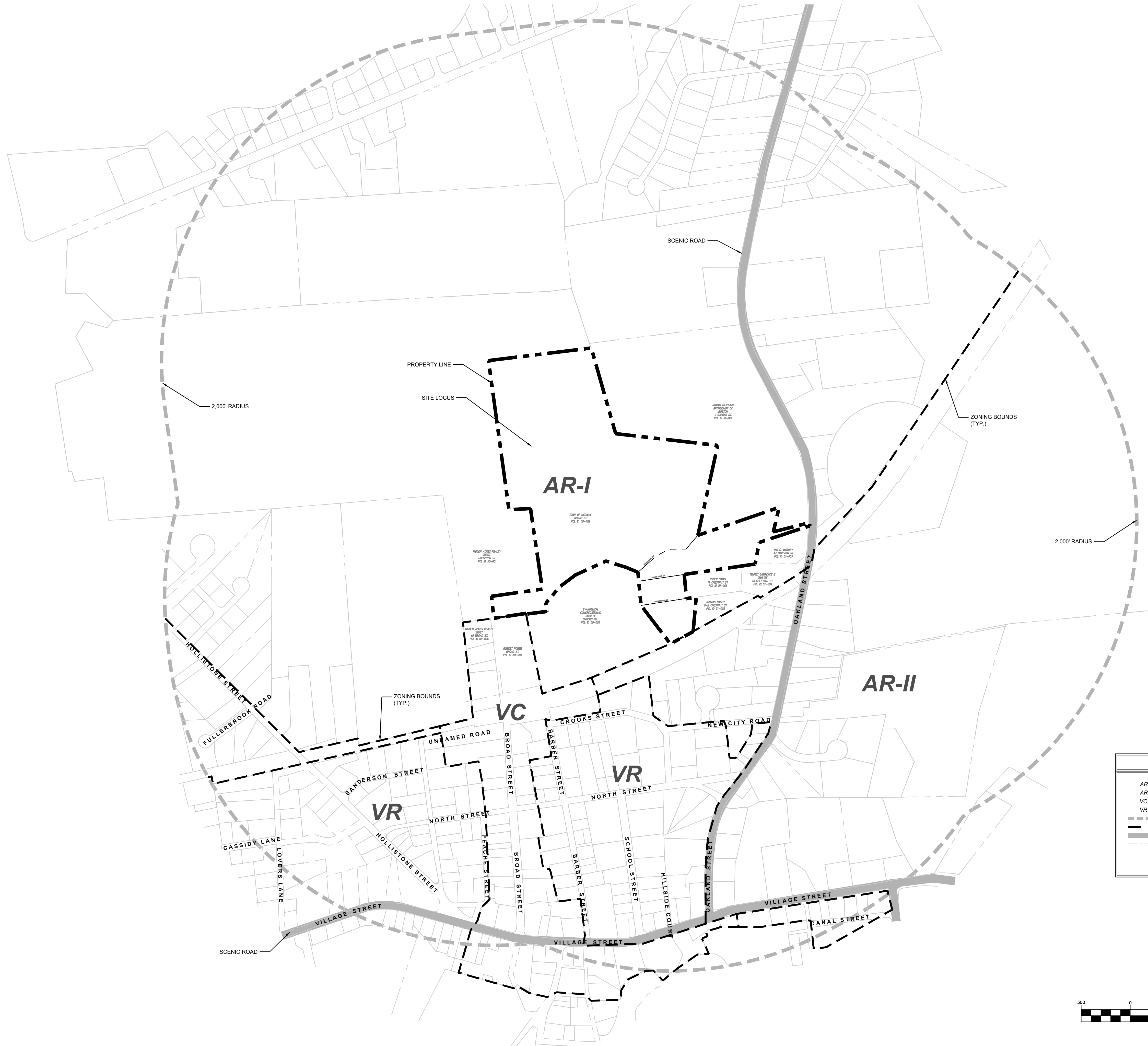
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COVER  
SHEET

DRAWING NO.

C-001





## TOWN OF MEDWAY

### NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

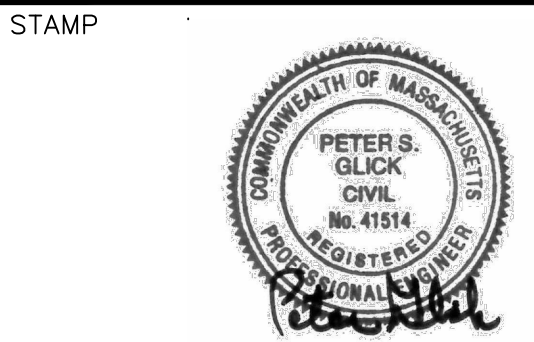
ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
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PROJECT NO.	18043.00

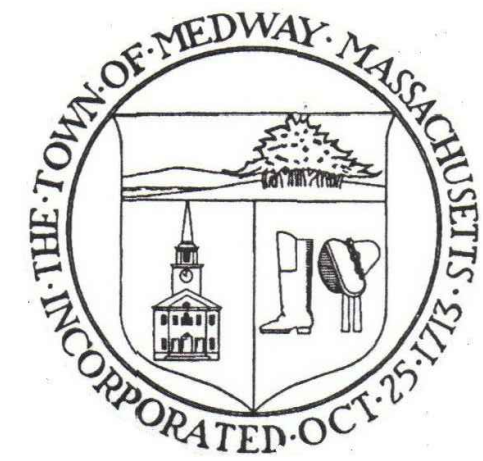
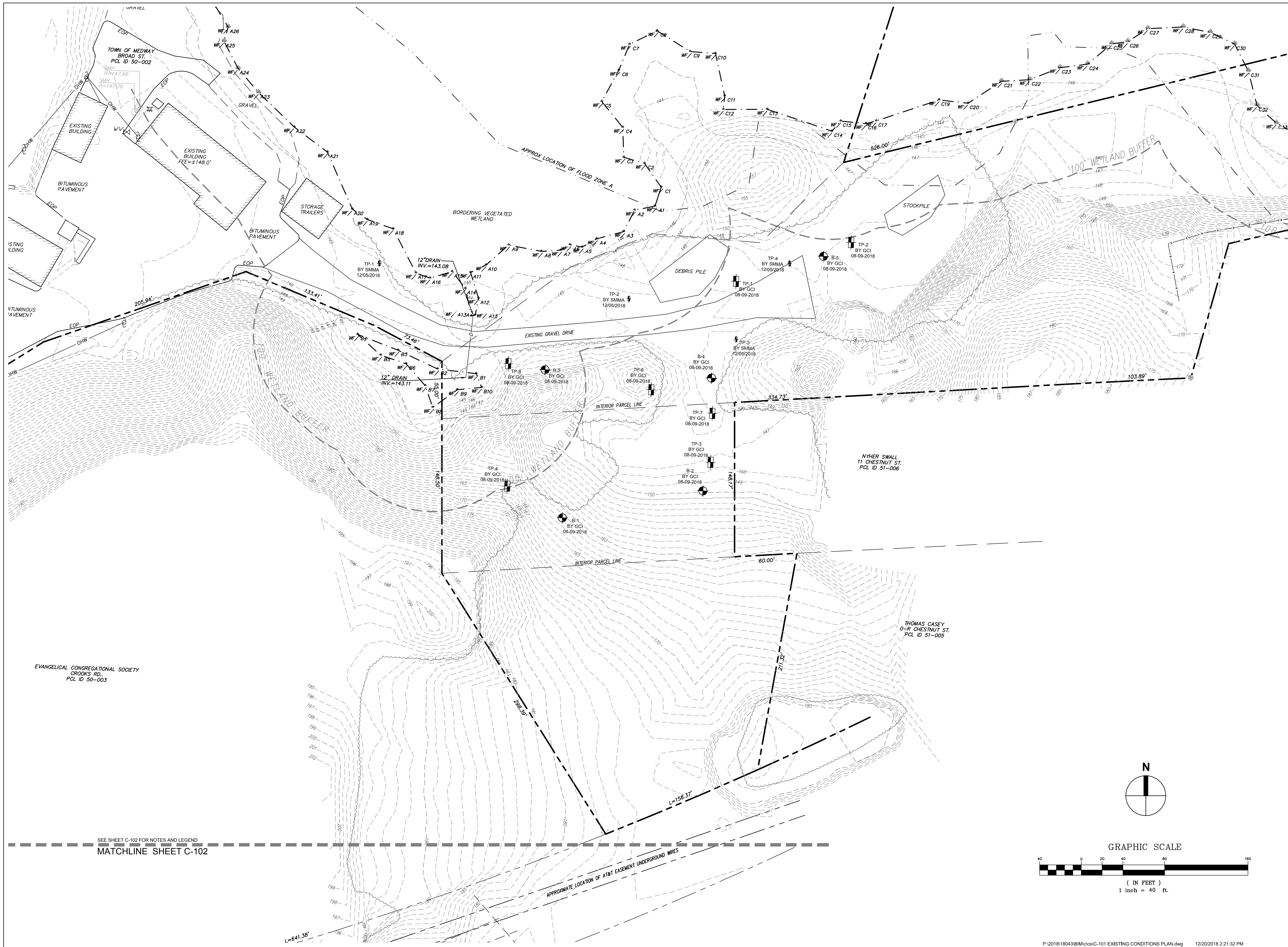
BUILDING:

SHEET TITLE:

### SITE CONTEXT SHEET

DRAWING NO.  
**C-100**





# TOWN OF MEDWAY

## NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

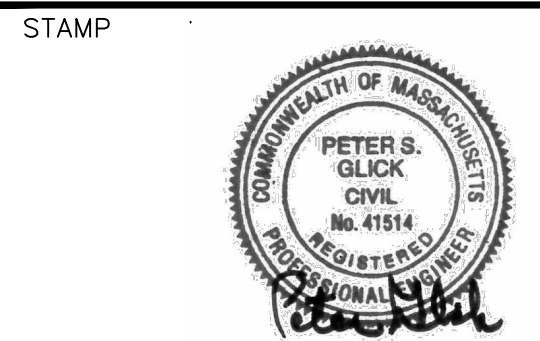
ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:  
SYMME, MAIN & MCKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

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MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370



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	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD

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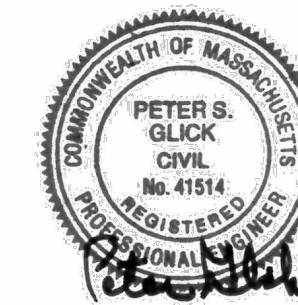
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CONDITIONS  
PLAN I

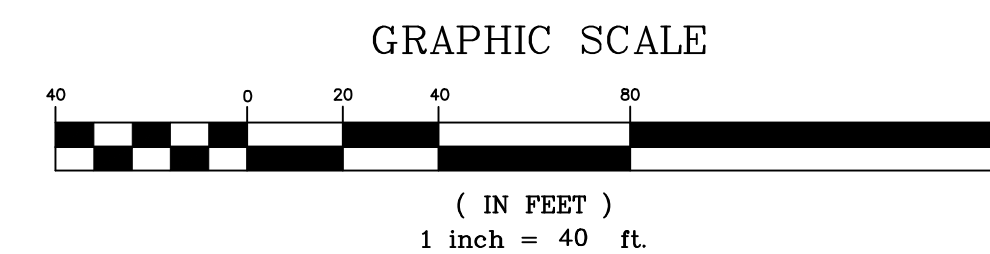
DRAWING NO.  
**C-101**





C-102

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORMED IN JUNE, 2018.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORMED IN JUNE, 2018. REFERENCE IS MADE TO THE FOLLOWING PLANS AND DOCUMENTS:
- A. PLR64 OF 1947, 116 OF 1983, PL2525 OF 1988, PLATED 02/20/2016
- B. 12/05/2017 BY GUERREIRO & HALONIN, INC. TAKING BY THE TOWN OF MEDWAY, DATED 01/02/2018
- NO DEDICATION OR ABANDONMENT WAS NOT PROVIDED OR REPERFORMED. NO CERTIFICATION TO OWNERSHIP IS IMPLIED OR INFERRED BY THIS PLAN.
3. RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF MEDWAY WETLANDS REGULATIONS DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. ARE SHOWN ON THIS PLAN.
4. THE PROJECT FALLS WITHIN ZONE X (SEE PLAN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 2502/100144E DATED 01/17/2020 FOR THE TOWN OF MEDWAY.
5. UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENTS AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CONDUCT FIELD SURVEY 48HRS-DIGEST PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
6. THIS PLAN REFERS TO LOTS 1983 AND NAVD 1988.







**OWNER:**  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:

 **HELENE • KARL**  
Architects, Inc.

61 Skyfields Drive, Groton, Massachusetts 01450

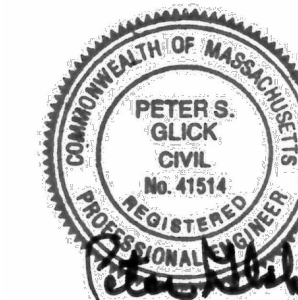
**CIVIL ENGINEER:**  
 SYMMES, MAINI & McKEE ASSOCIATES  
 1000 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02138

**STRUCTURAL ENGINEER:**  
 SYMMES, MAINI & McKEE ASSOCIATES  
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 CAMBRIDGE, MA 02138

**MECHANICAL ENGINEER:**  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILBURY, MA 01527

**ELECTRICAL ENGINEER:**  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370

STAMP



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	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD
REV	DATE	DESCRIPTION

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CHECKED BY	PS
PROJECT NO.	18043.

BUILDING

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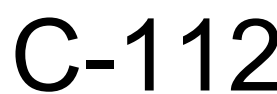
# SITE PREPARATION PLAN I

DRAWING NO.

C-111

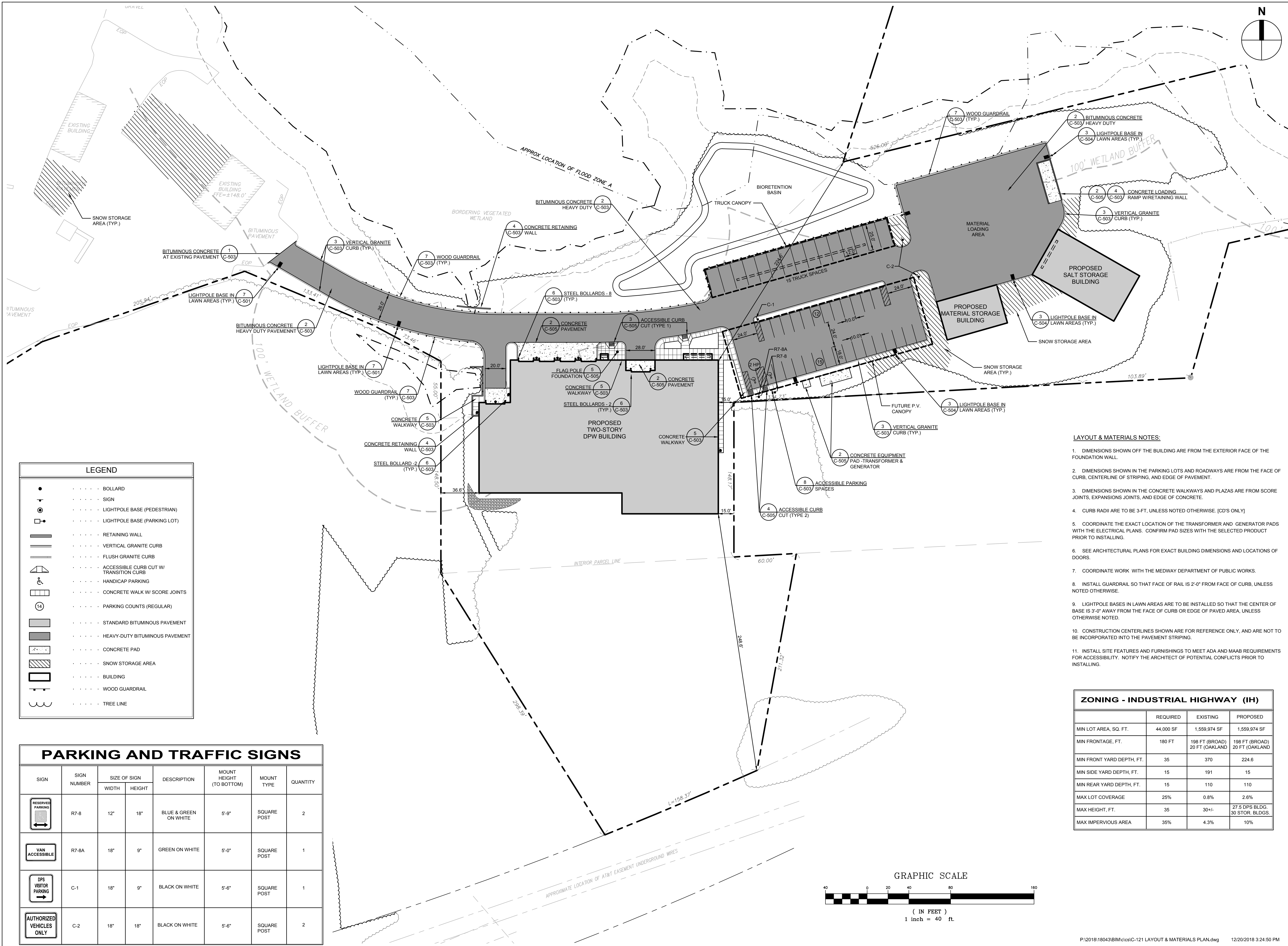






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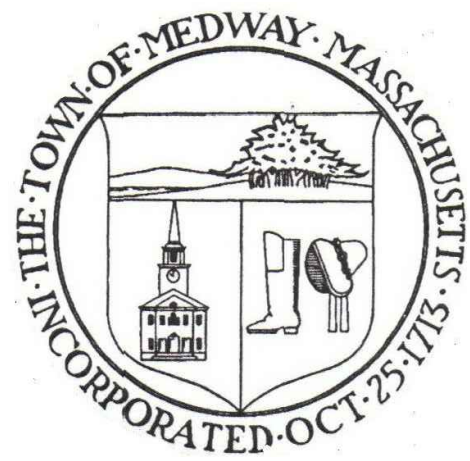
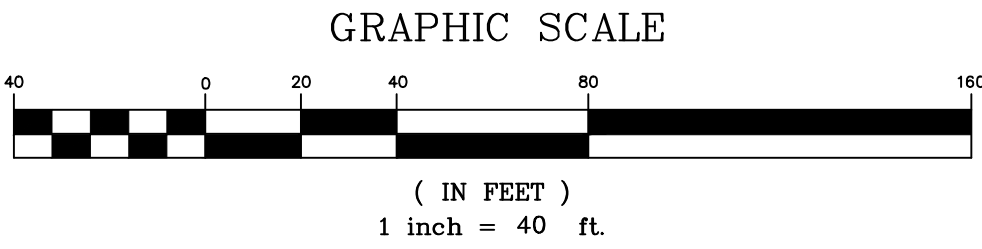


LEGEND	
	BOLLARD
	SIGN
	LIGHTPOLE BASE (PEDESTRIAN)
	LIGHTPOLE BASE (PARKING LOT)
	RETAINING WALL
	VERTICAL GRANITE CURB
	FLUSH GRANITE CURB
	ACCESSIBLE CURB CUT W/ TRANSITION CURB
	HANDICAP PARKING
	CONCRETE WALK W/ SCORE JOINTS
	PARKING COUNTS (REGULAR)
	STANDARD BITUMINOUS PAVEMENT
	HEAVY-DUTY BITUMINOUS PAVEMENT
	CONCRETE PAD
	SNOW STORAGE AREA
	BUILDING
	WOOD GUARDRAIL
	TREE LINE

PARKING AND TRAFFIC SIGNS						
SIGN	SIGN NUMBER	SIZE OF SIGN		DESCRIPTION	MOUNT HEIGHT (TO BOTTOM)	QUANTITY
		WIDTH	HEIGHT			
	R7-8	12"	18"	BLUE & GREEN ON WHITE	5'-9"	2
	R7-8A	18"	9"	GREEN ON WHITE	5'-0"	1
	C-1	18"	9"	BLACK ON WHITE	5'-6"	1
	C-2	18"	18"	BLACK ON WHITE	5'-6"	2

- LAYOUT & MATERIALS NOTES:**
- DIMENSIONS SHOWN OFF THE BUILDING ARE FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
  - DIMENSIONS SHOWN IN THE PARKING LOTS AND ROADWAYS ARE FROM THE FACE OF CURB, CENTERLINE OF STRIPING, AND EDGE OF PAVEMENT.
  - DIMENSIONS SHOWN IN THE CONCRETE WALKWAYS AND PLAZAS ARE FROM SCORE JOINTS, EXPANSIONS JOINTS, AND EDGE OF CONCRETE.
  - CURB RADII ARE TO BE 3-FT, UNLESS NOTED OTHERWISE. [CD'S ONLY]
  - COORDINATE THE EXACT LOCATION OF THE TRANSFORMER AND GENERATOR PADS WITH THE ELECTRICAL PLANS. CONFIRM PAD SIZES WITH THE SELECTED PRODUCT PRIOR TO INSTALLING.
  - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
  - COORDINATE WORK WITH THE MEDWAY DEPARTMENT OF PUBLIC WORKS.
  - INSTALL GUARDRAIL SO THAT FACE OF RAIL IS 2'-0" FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
  - LIGHTPOLE BASES IN LAWN AREAS ARE TO BE INSTALLED SO THAT THE CENTER OF BASE IS 3'-0" AWAY FROM THE FACE OF CURB OR EDGE OF PAVED AREA, UNLESS OTHERWISE NOTED.
  - CONSTRUCTION CENTERLINES SHOWN ARE FOR REFERENCE ONLY, AND ARE NOT TO BE INCORPORATED INTO THE PAVEMENT STRIPING.
  - INSTALL SITE FEATURES AND FURNISHINGS TO MEET ADA AND MAAB REQUIREMENTS FOR ACCESSIBILITY. NOTIFY THE ARCHITECT OF POTENTIAL CONFLICTS PRIOR TO INSTALLING.

ZONING - INDUSTRIAL HIGHWAY (IH)			
	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA, SQ. FT.	44,000 SF	1,559,974 SF	1,559,974 SF
MIN FRONTAGE, FT.	180 FT	198 FT (BROAD) 20 FT (OAKLAND)	198 FT (BROAD) 20 FT (OAKLAND)
MIN FRONT YARD DEPTH, FT.	35	370	224.6
MIN SIDE YARD DEPTH, FT.	15	191	15
MIN REAR YARD DEPTH, FT.	15	110	110
MAX LOT COVERAGE	25%	0.8%	2.6%
MAX HEIGHT, FT.	35	30 +/-	27.5 DPS BLDG. 30 STOR. BLDGS.
MAX IMPERVIOUS AREA	35%	4.3%	10%



## TOWN OF MEDWAY

### NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

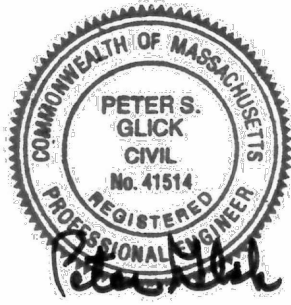
CIVIL ENGINEER:  
SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370

STAMP



REV	DATE	DESCRIPTION
	12/20/18	ISSUED FOR SITE PLAN REVIEW
	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD

DATE	
SCALE	1" = 40'
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

BUILDING:

SHEET TITLE:

LAYOUT &  
MATERIALS  
PLAN

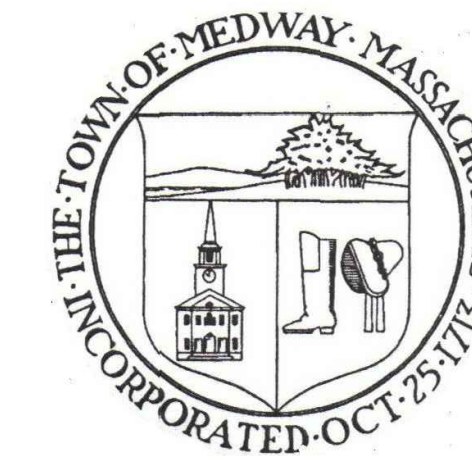
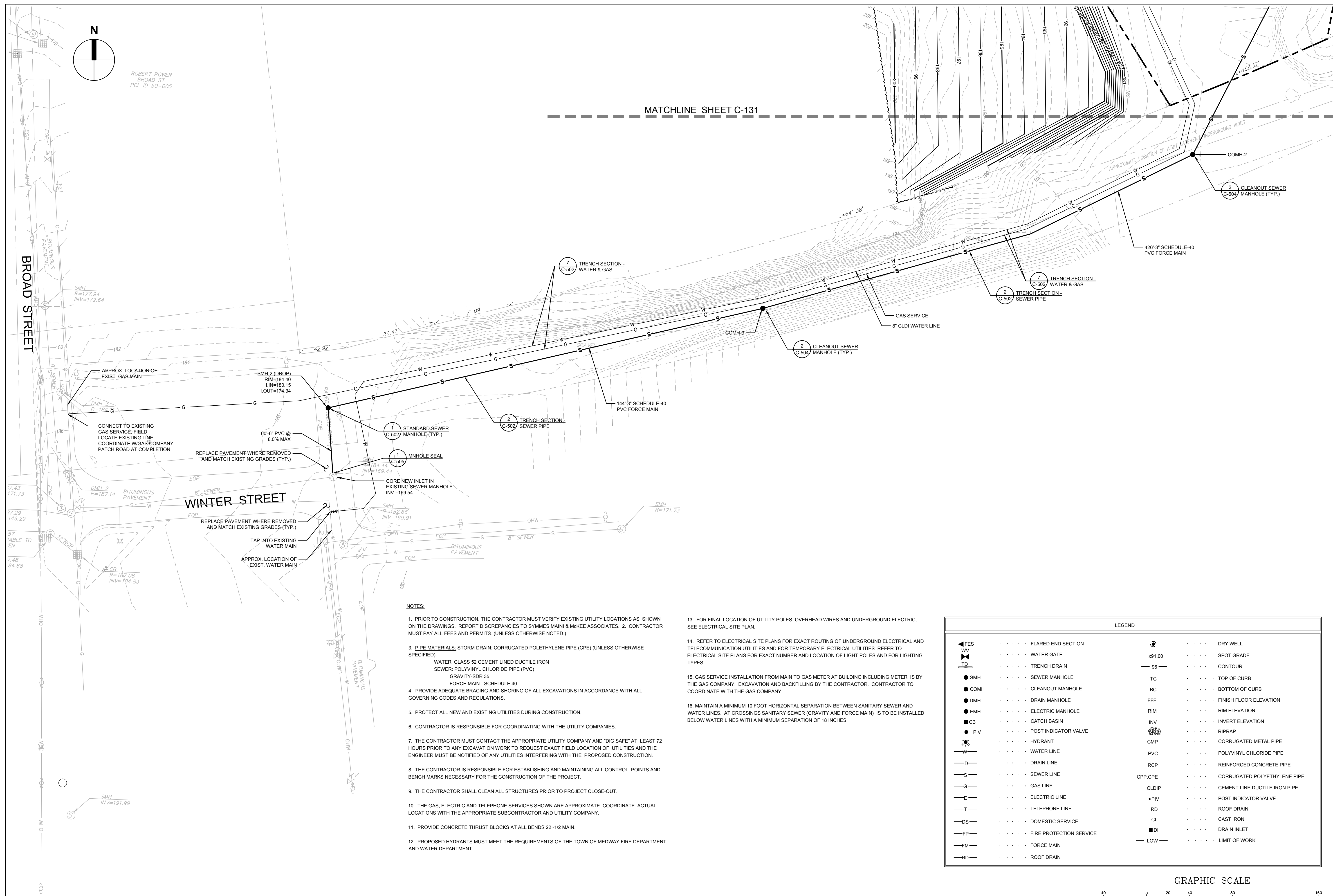
DRAWING NO.

C-121







TOWN OF  
MEDWAY

NEW DPW FACILITY

OWNER:

TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:

HELENE • KARL

Architects, Inc.

61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:

SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:

SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

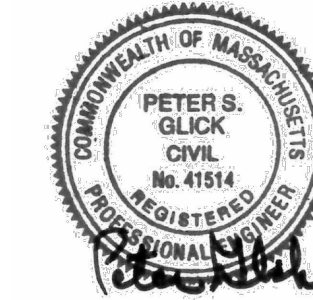
MECHANICAL ENGINEER:

SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:

JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370

STAMP



	12/20/18	ISSUED FOR SITE PLAN REVIEW
	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD
REV	DATE	DESCRIPTION

DATE	
SCALE	1" = 40'
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

BUILDING:

SHEET TITLE:

GRADING &  
UTILITY  
PLAN II

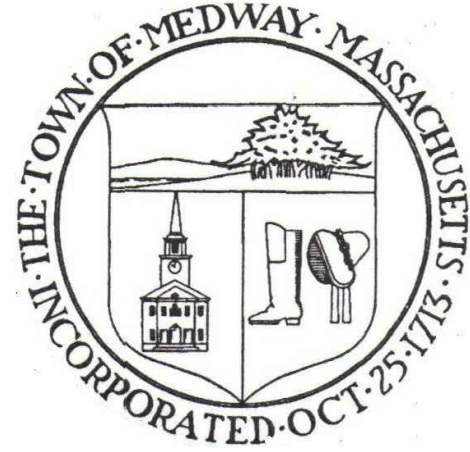
DRAWING NO.

C-132



C-151





TOWN OF  
MEDWAY

NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

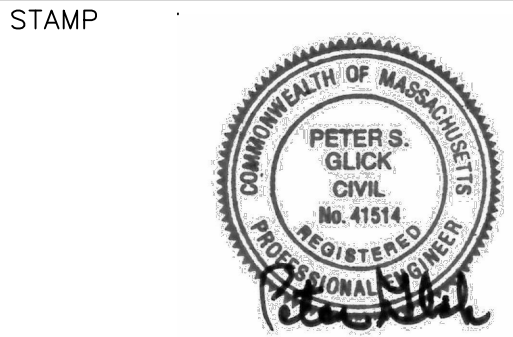
ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:  
SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370



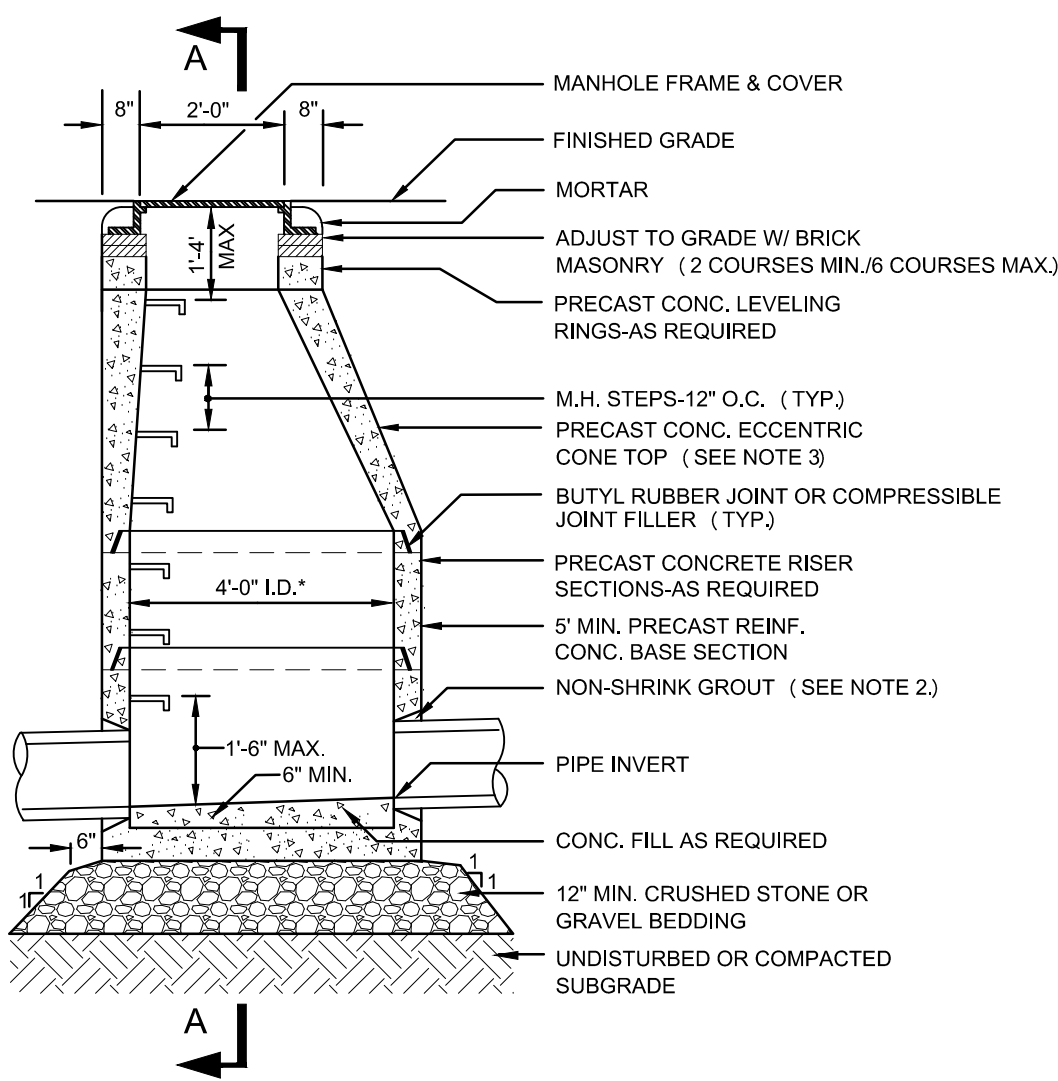
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	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD

DATE	
SCALE	NTS
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

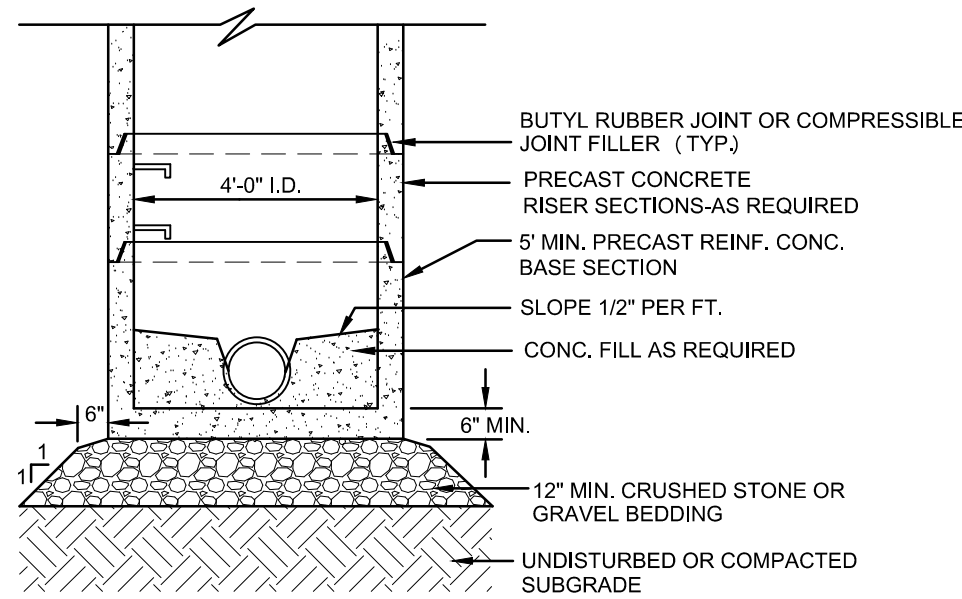
BUILDING:  
SHEET TITLE:

DETAILS I

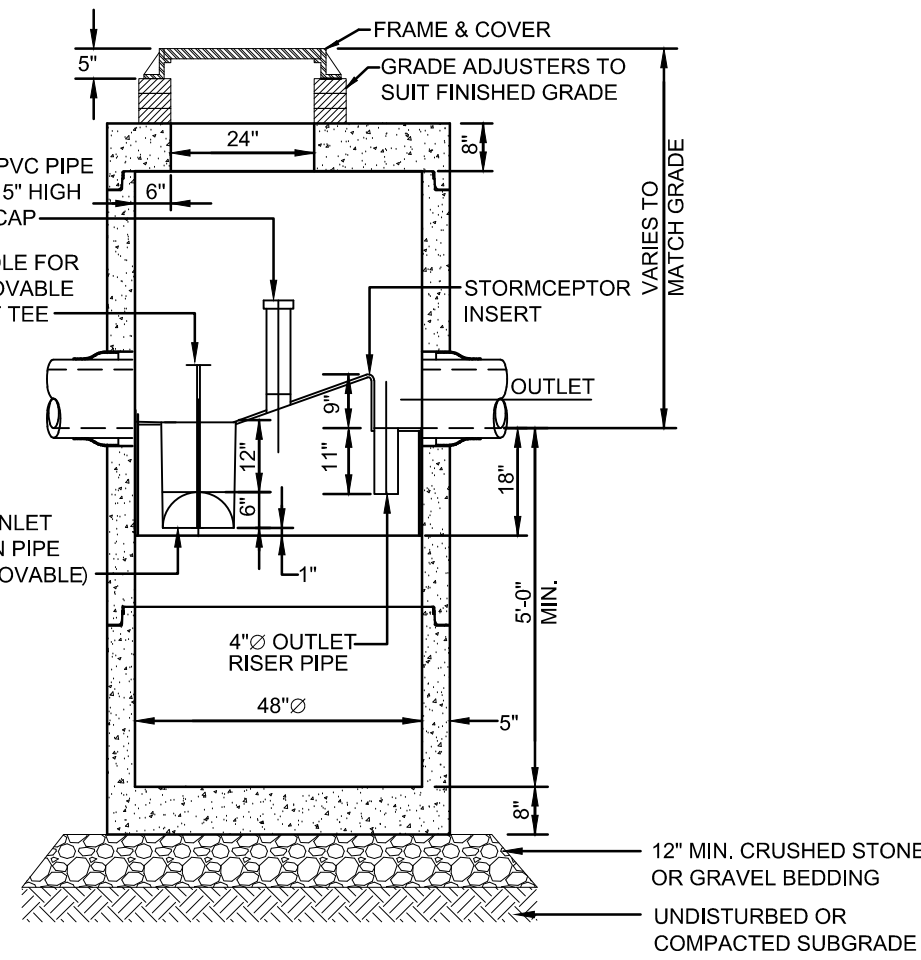
DRAWING NO.  
**C-501**



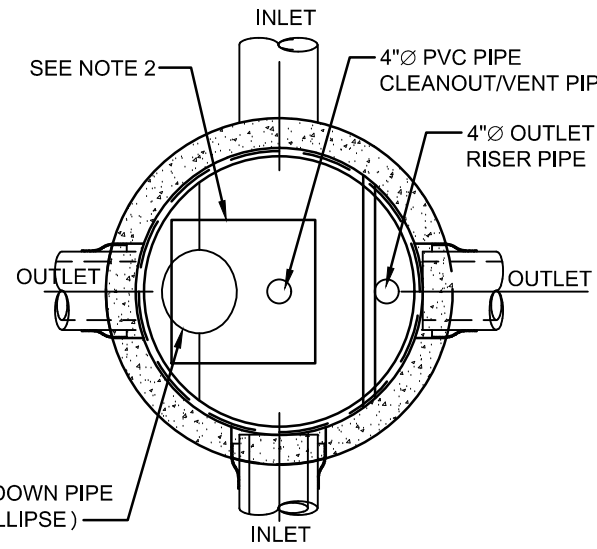
- NOTE: 1. STRUCTURE ADEQUATE FOR H-20 LOADING.  
2. NEOPRENE SEAL TO CONFORM TO ASTM C-443 (SANITARY M.H. ONLY)  
3. PROVIDE SLAB TOP WHERE REQUIRED.



SECTION A  
\* PROVIDE 5'-0" I.D. SECTIONS AS REQUIRED FOR MULTIPLE/LARGE DIAMETER PIPES.



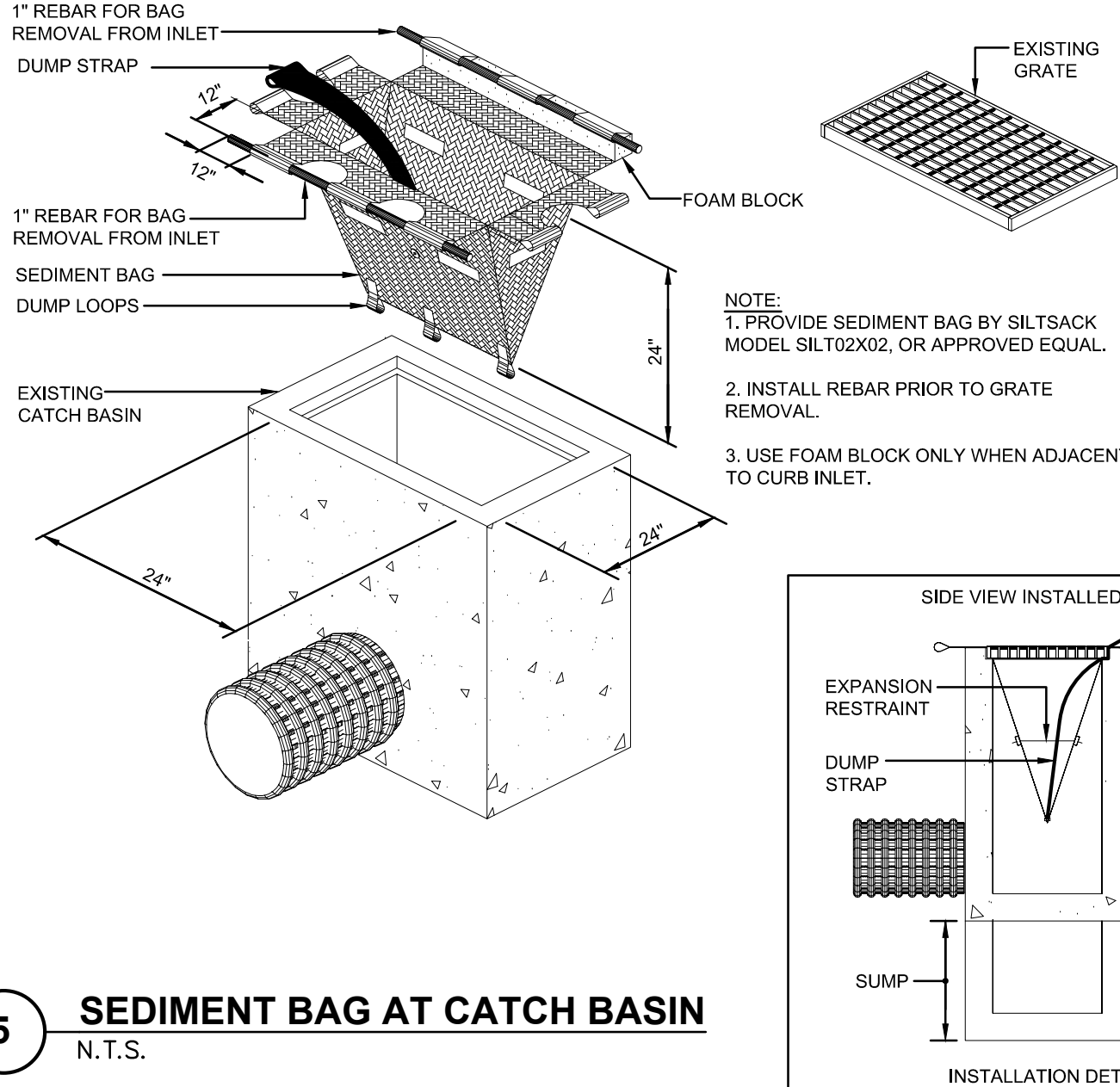
SECTION THRU CHAMBER



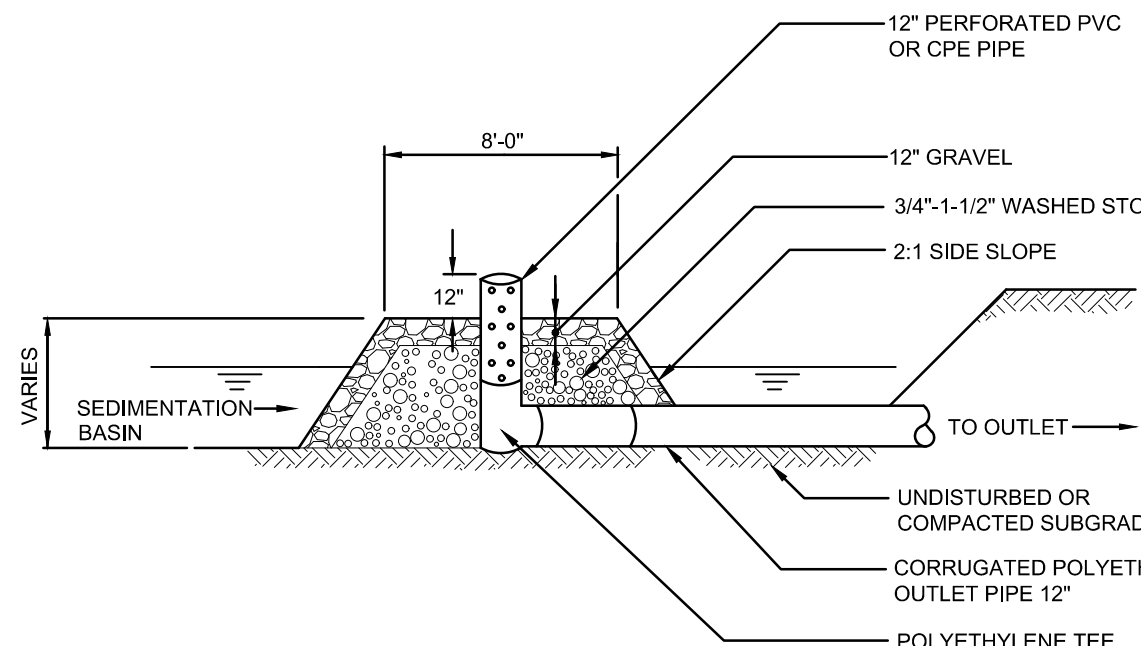
SECTION THRU PLAN VIEW

- NOTE:  
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.  
2. THE COVER SHOULD BE POSITIONED OVER THE CLEANOUT/VENT PIPE.

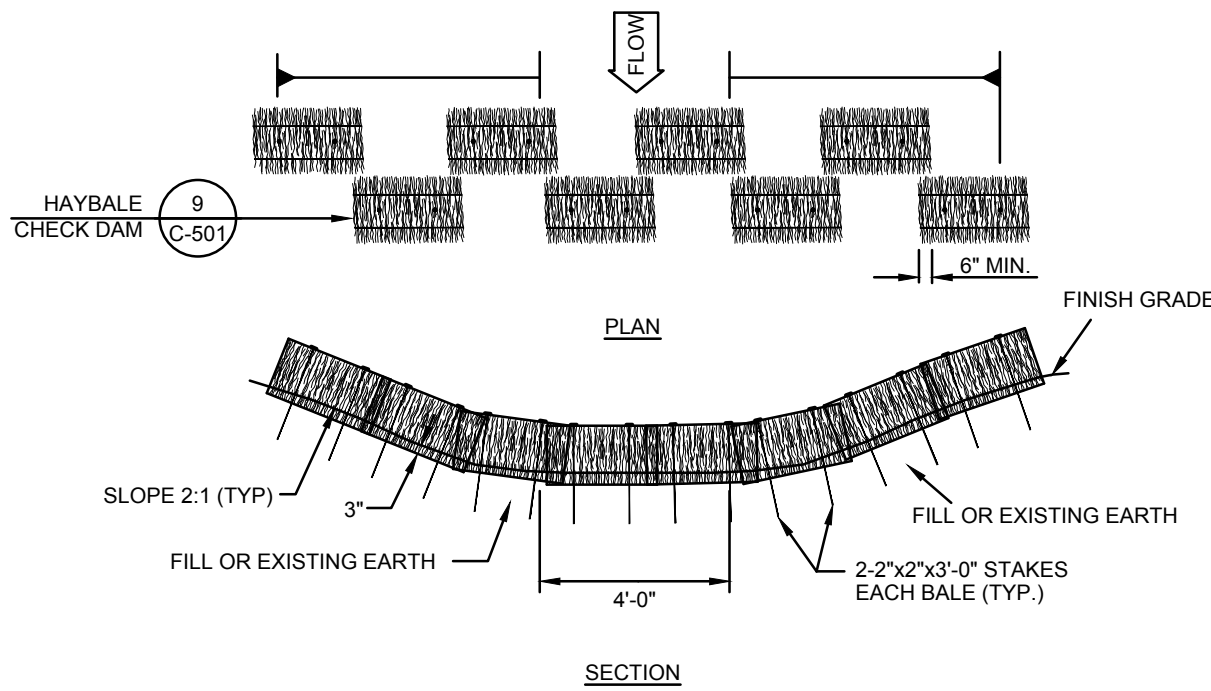
9 PRECAST CONCRETE DRAIN MANHOLE  
N.T.S.



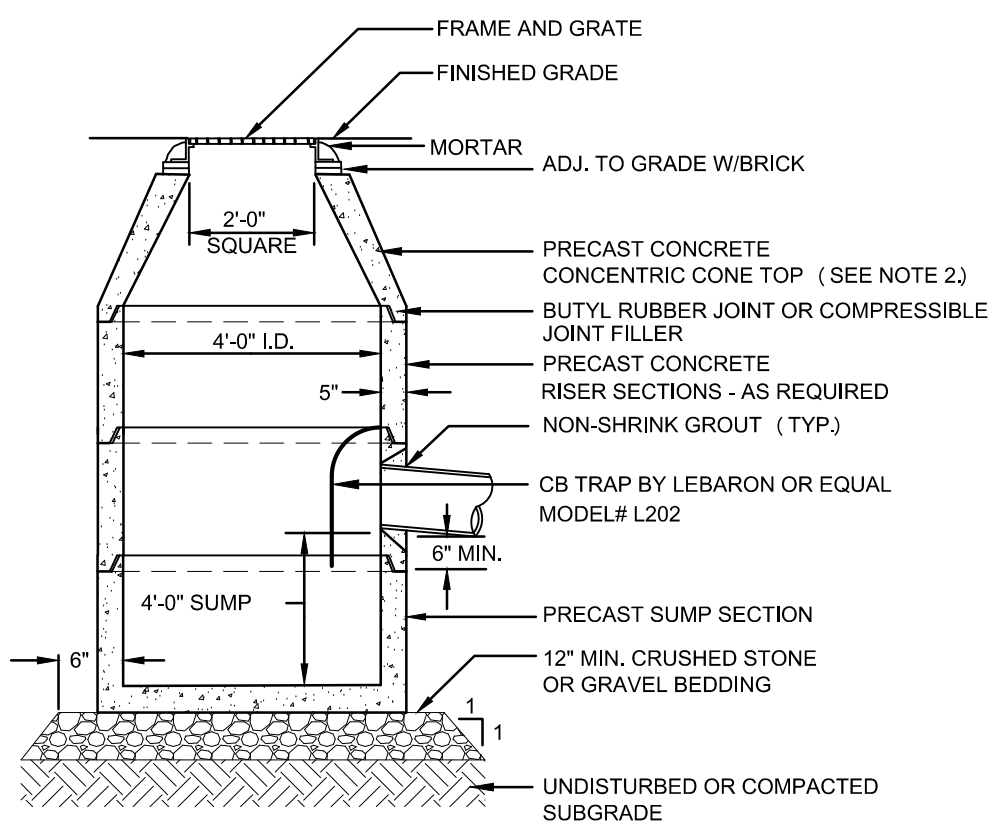
5 SEDIMENT BAG AT CATCH BASIN  
N.T.S.



6 TEMPORARY SEDIMENTATION BASIN OUTLET DEVICE  
N.T.S.

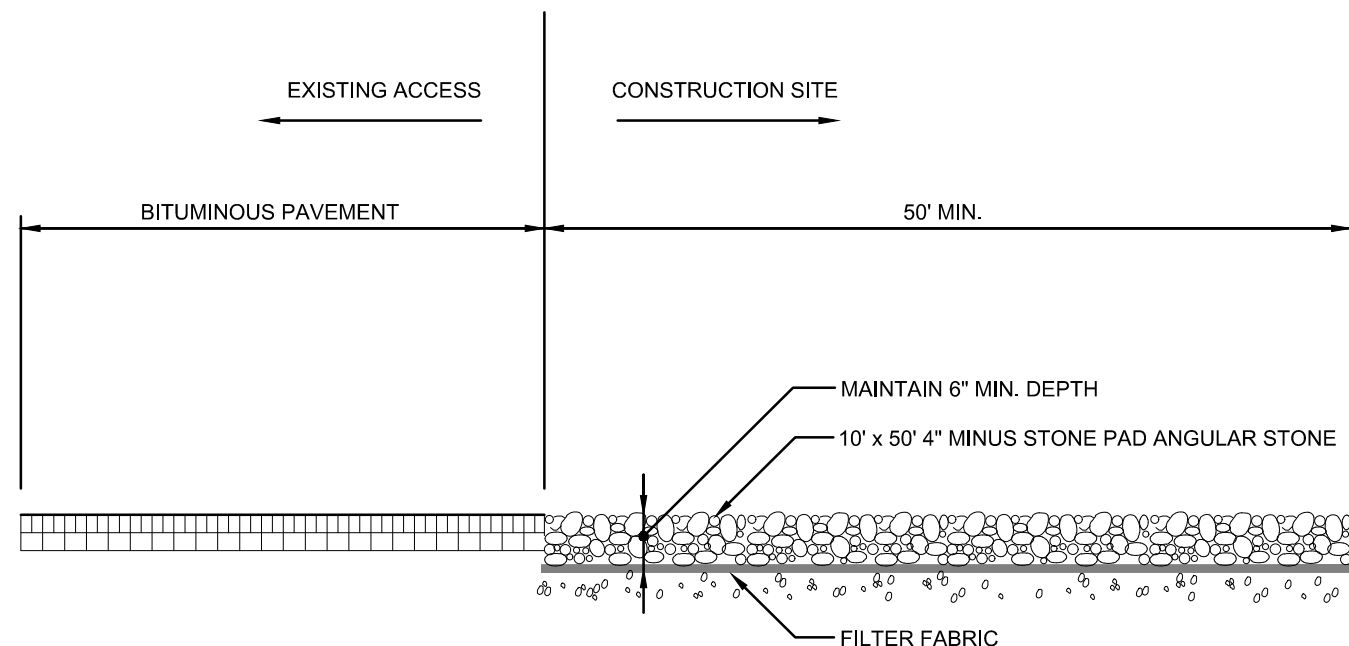


7 TEMPORARY DRAINAGE SWALE  
WITH HAYBALE EROSION CHECK DAM  
N.T.S.

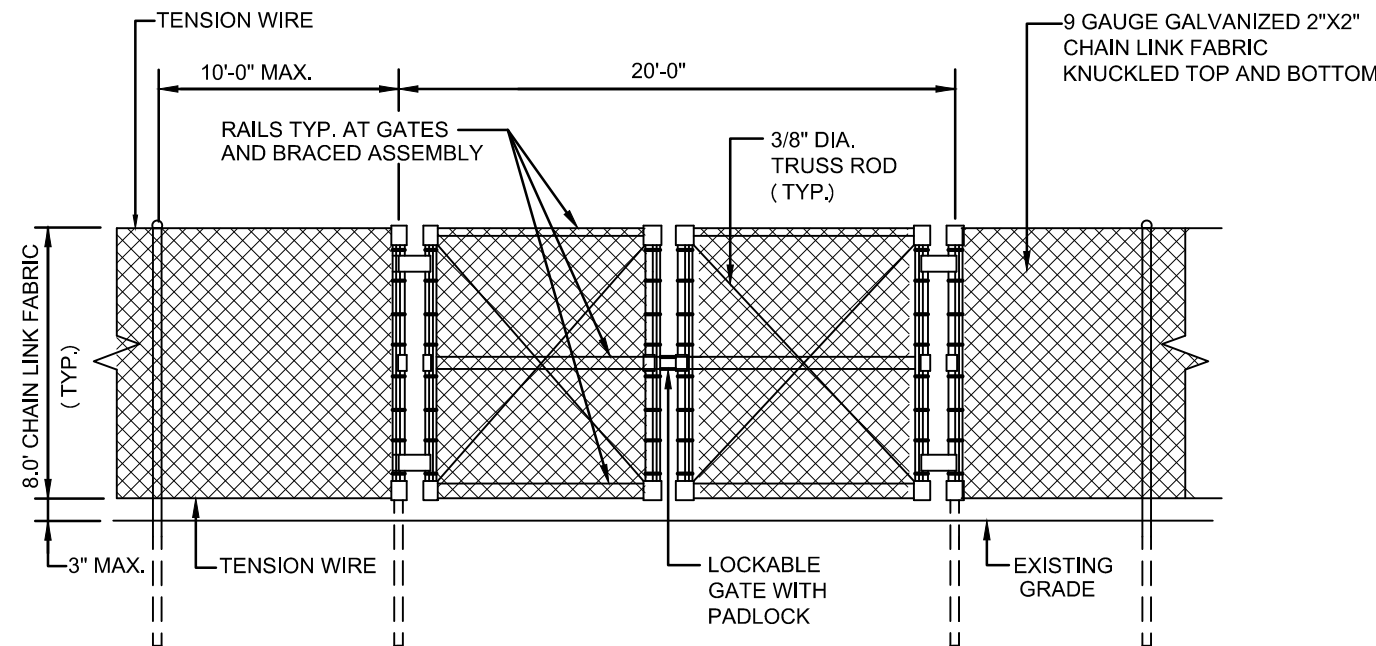


- NOTES: 1. STRUCTURE ADEQUATE FOR H-20 LOADING.  
2. PROVIDE SLAB TOP WHERE PIPE COVER < 36"

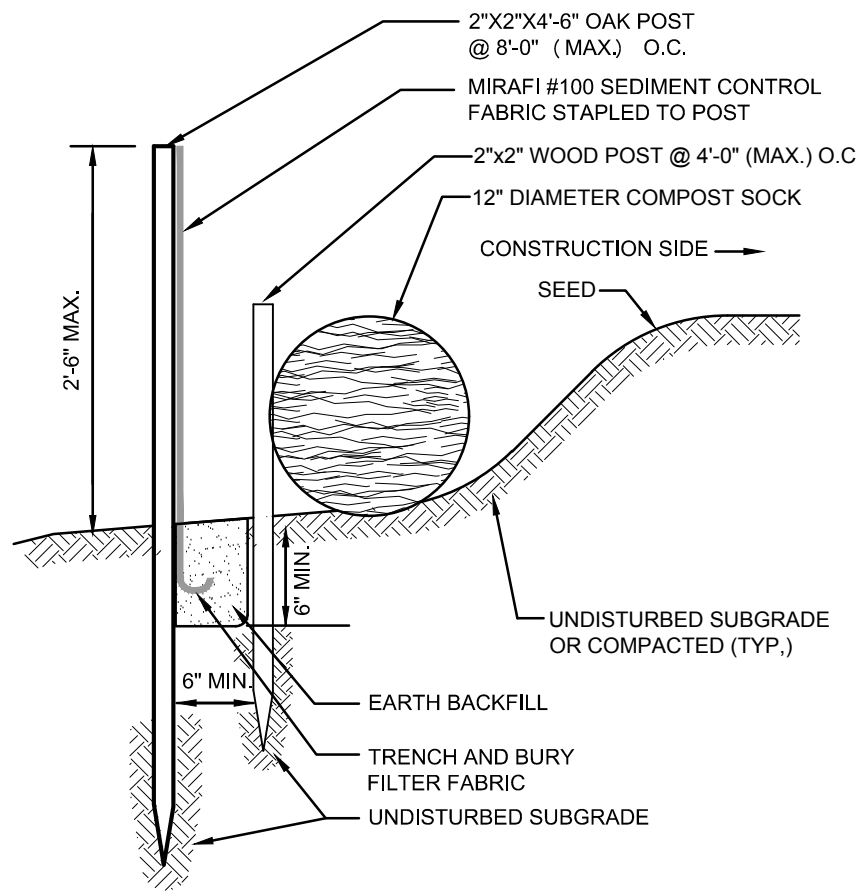
8 PRECAST CONCRETE CATCHBASIN  
N.T.S.



1 TEMPORARY CONSTRUCTION ENTRANCE  
N.T.S.

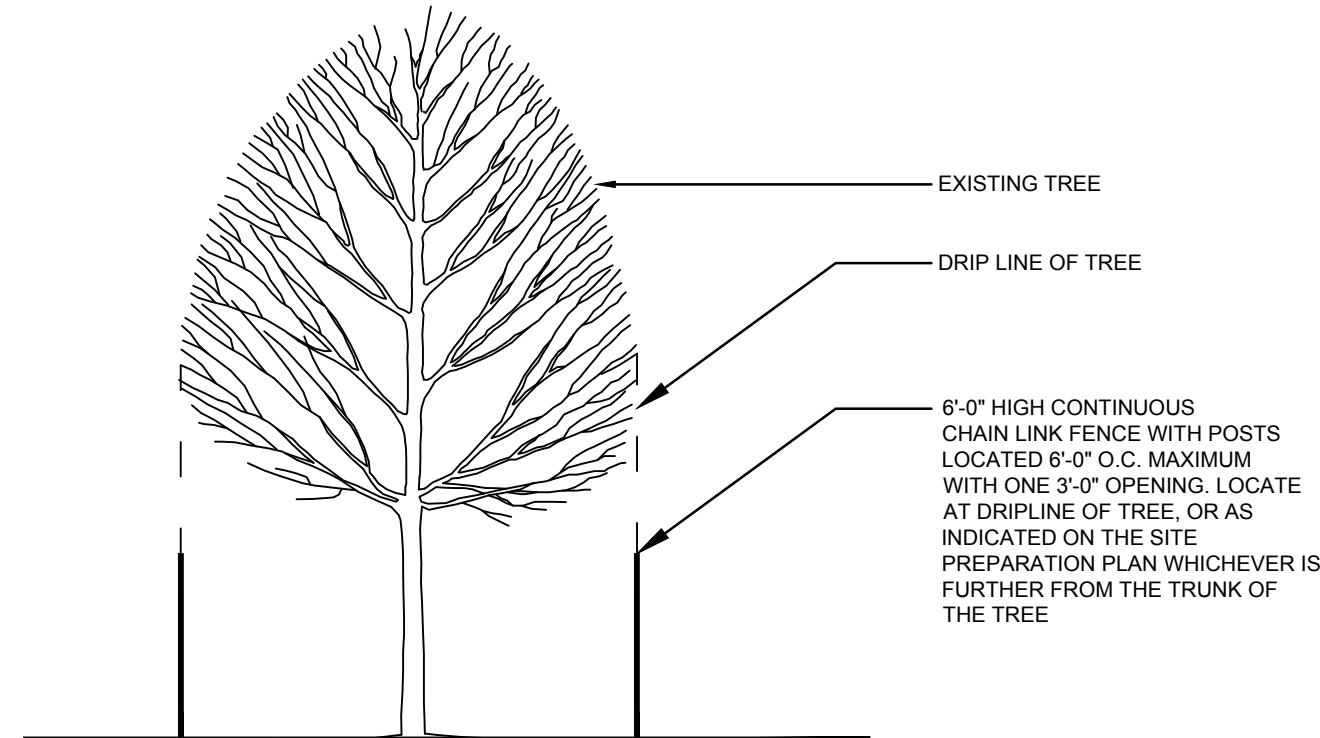


2 TEMPORARY CONSTRUCTION FENCE W/GATE  
N.T.S.



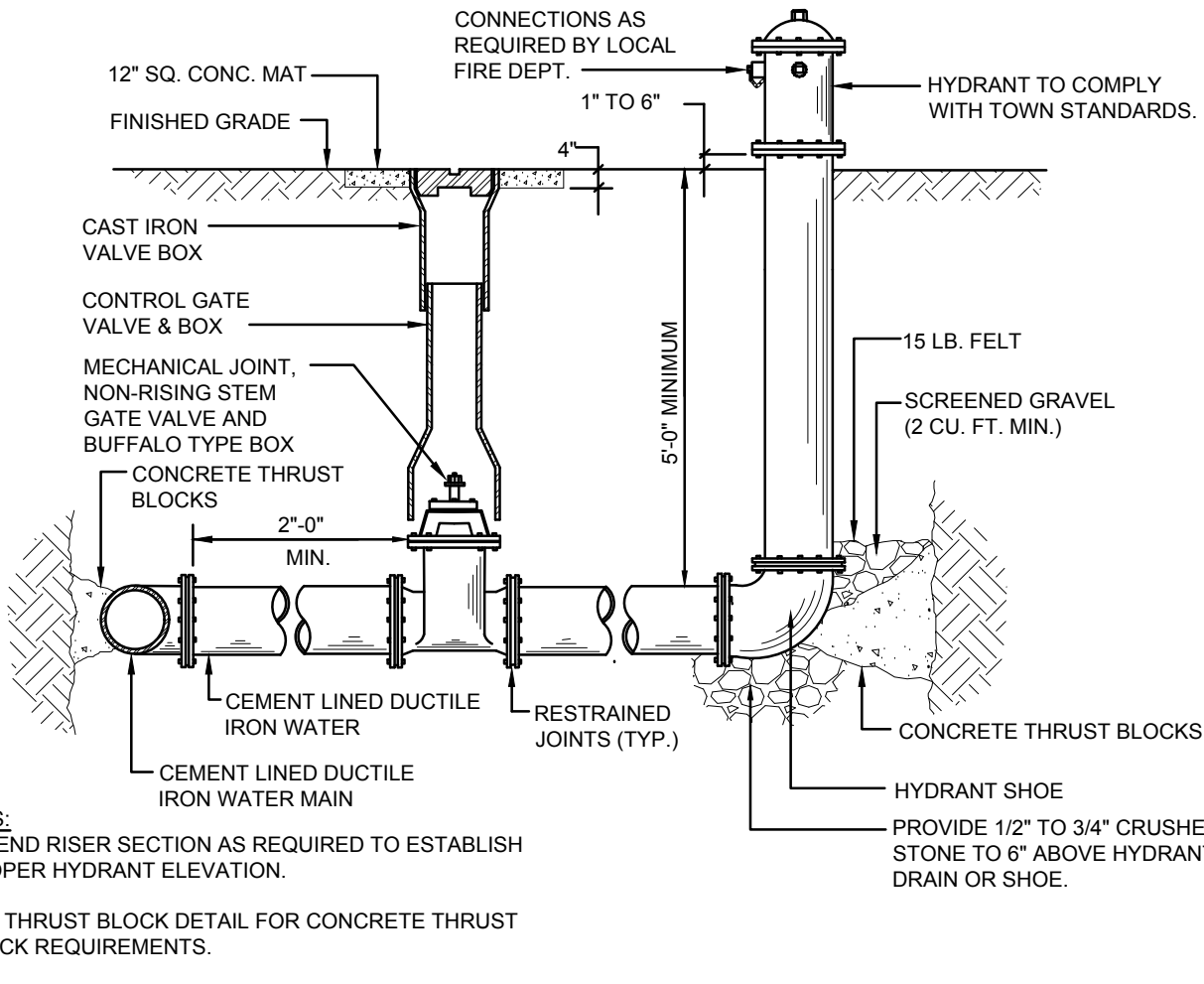
- NOTE:  
INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS

3 COMPOST SOCK WITH SILT FENCE  
N.T.S.

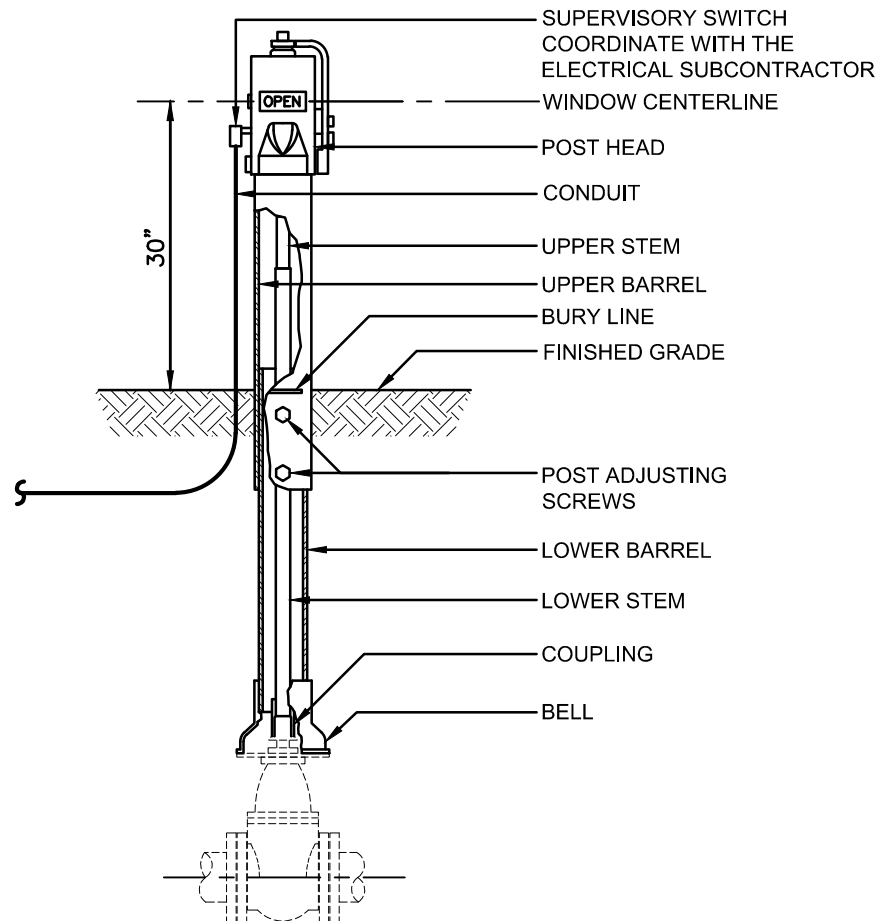


4 TREE PROTECTION DETAIL  
N.T.S.

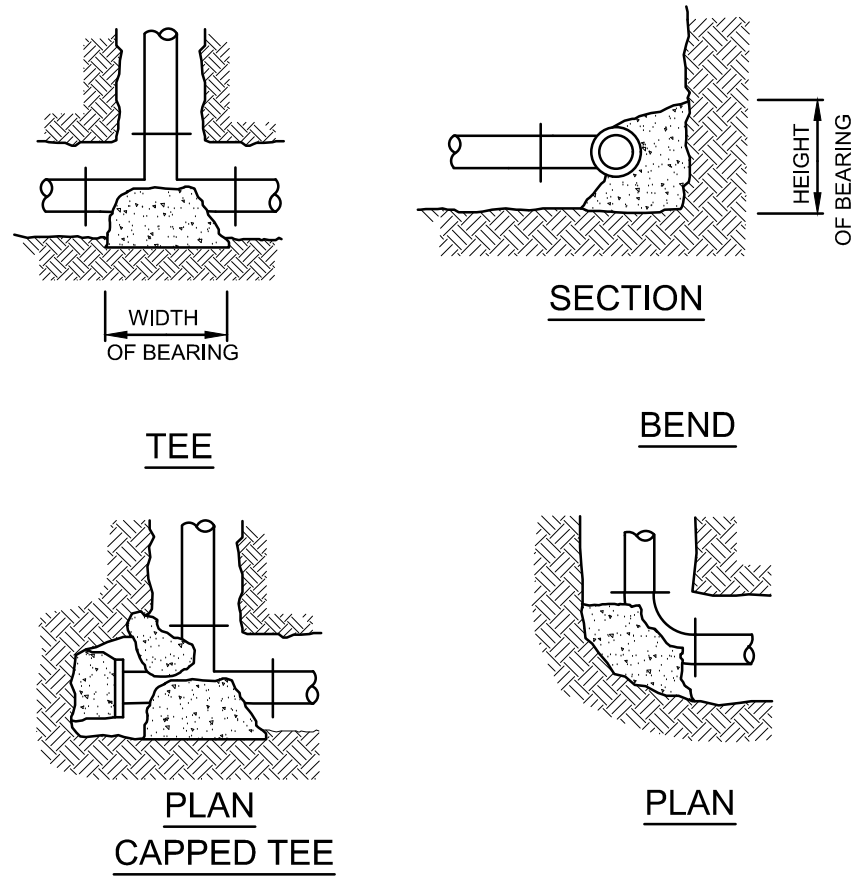




8 **HYDRANT**  
N.T.S.

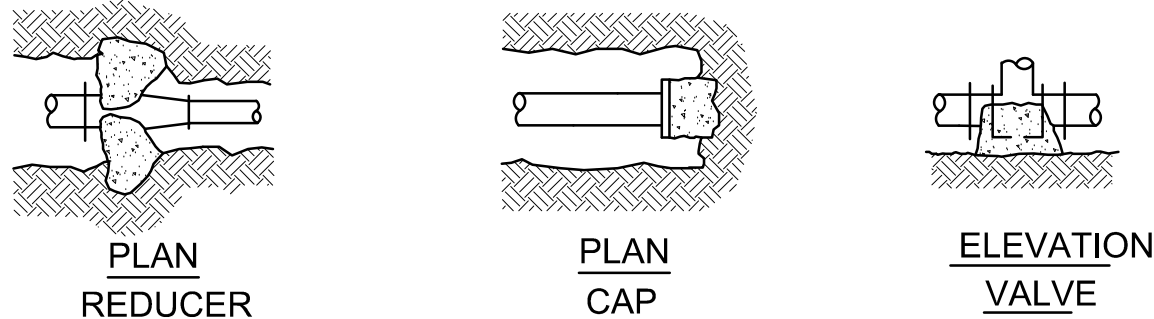


9 **POST INDICATOR VALVE**  
N.T.S.

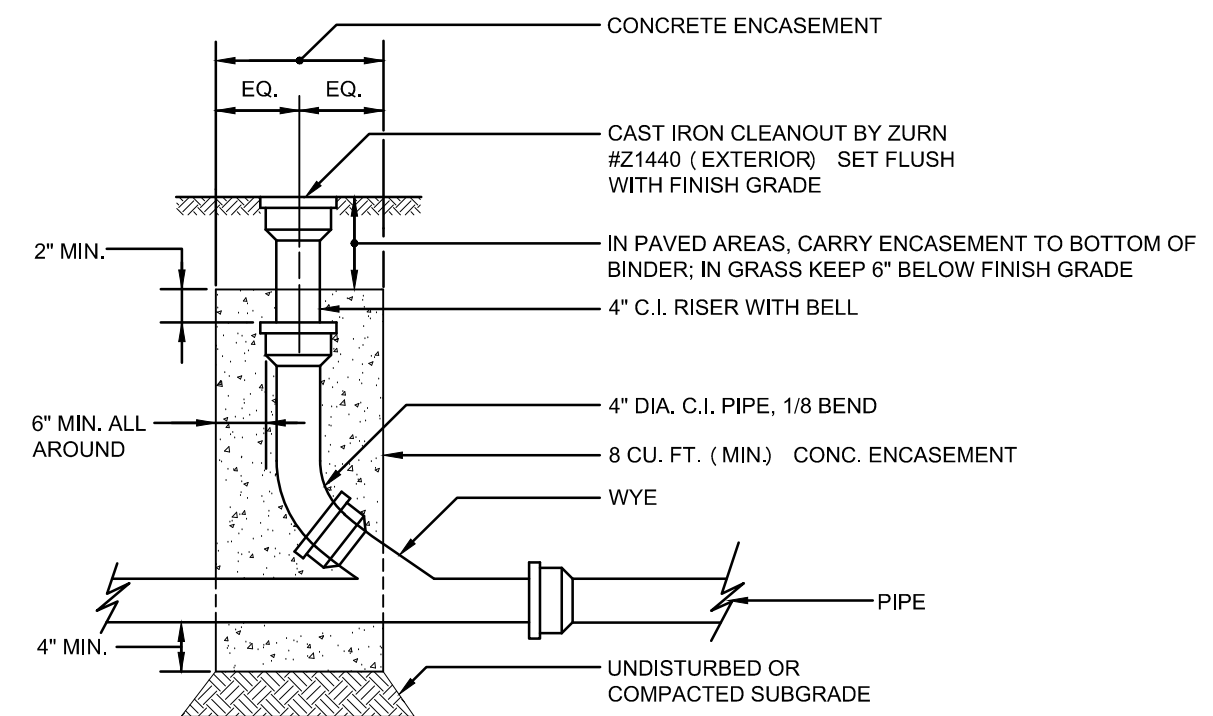


FITTINGS PIPE SZ.	MINIMUM BEARING AREA ( SQUARE FEET)					
	90 °	45 °	22-1/2"	11-1/4"	CAPS & TEES	VALVES
6"	4	2	2	2	3	3
8"	6	3	3	3	5	5
10"	9	4	4	4	6	6
12"	12	7	4	3	9	9

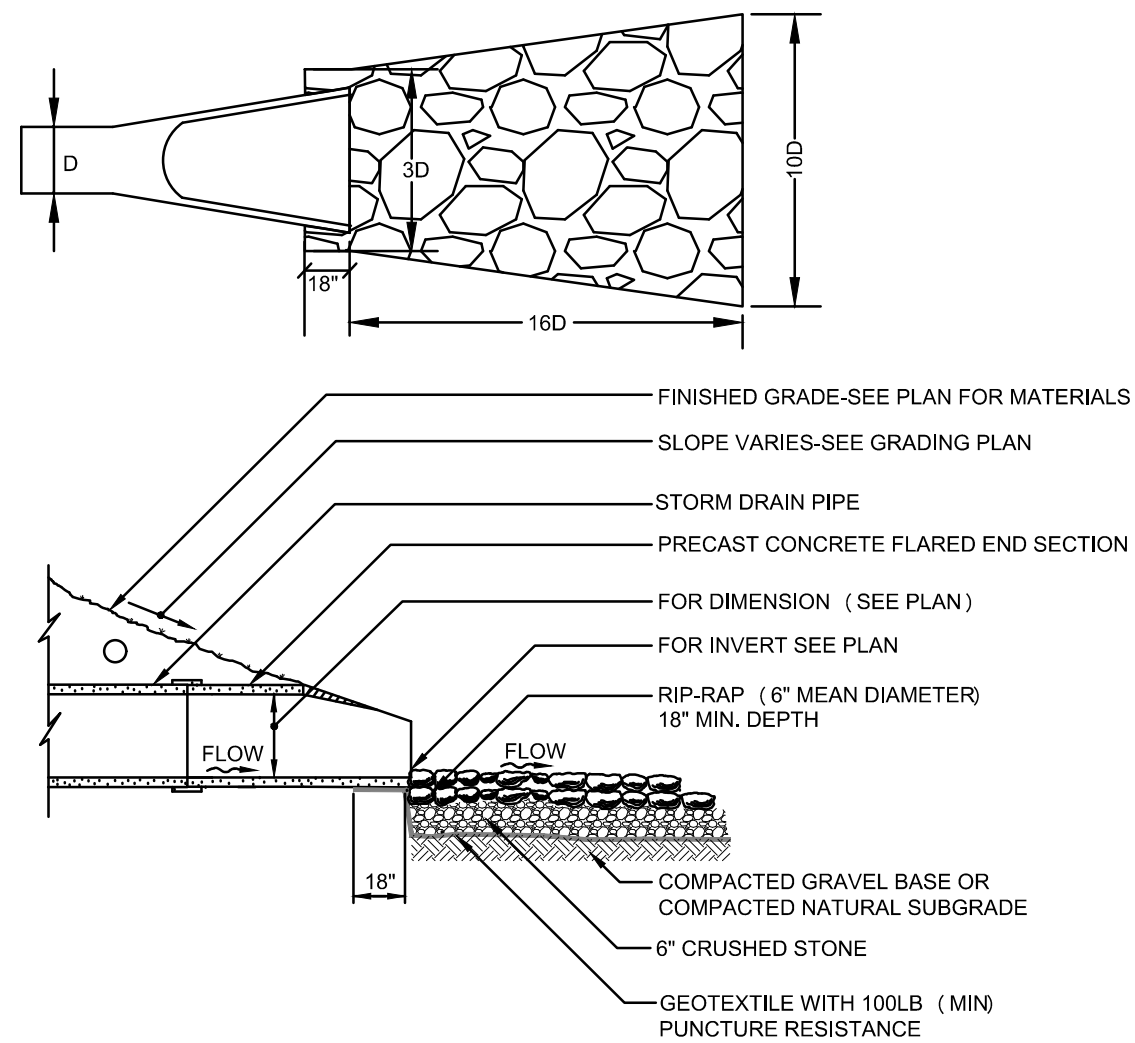
NOTE:  
1. WIDTH & HEIGHT OF BEARING AREAS SHALL BE APPROX. THE SAME.  
2. BEARING SHALL BE ON UNDISTURBED SOIL



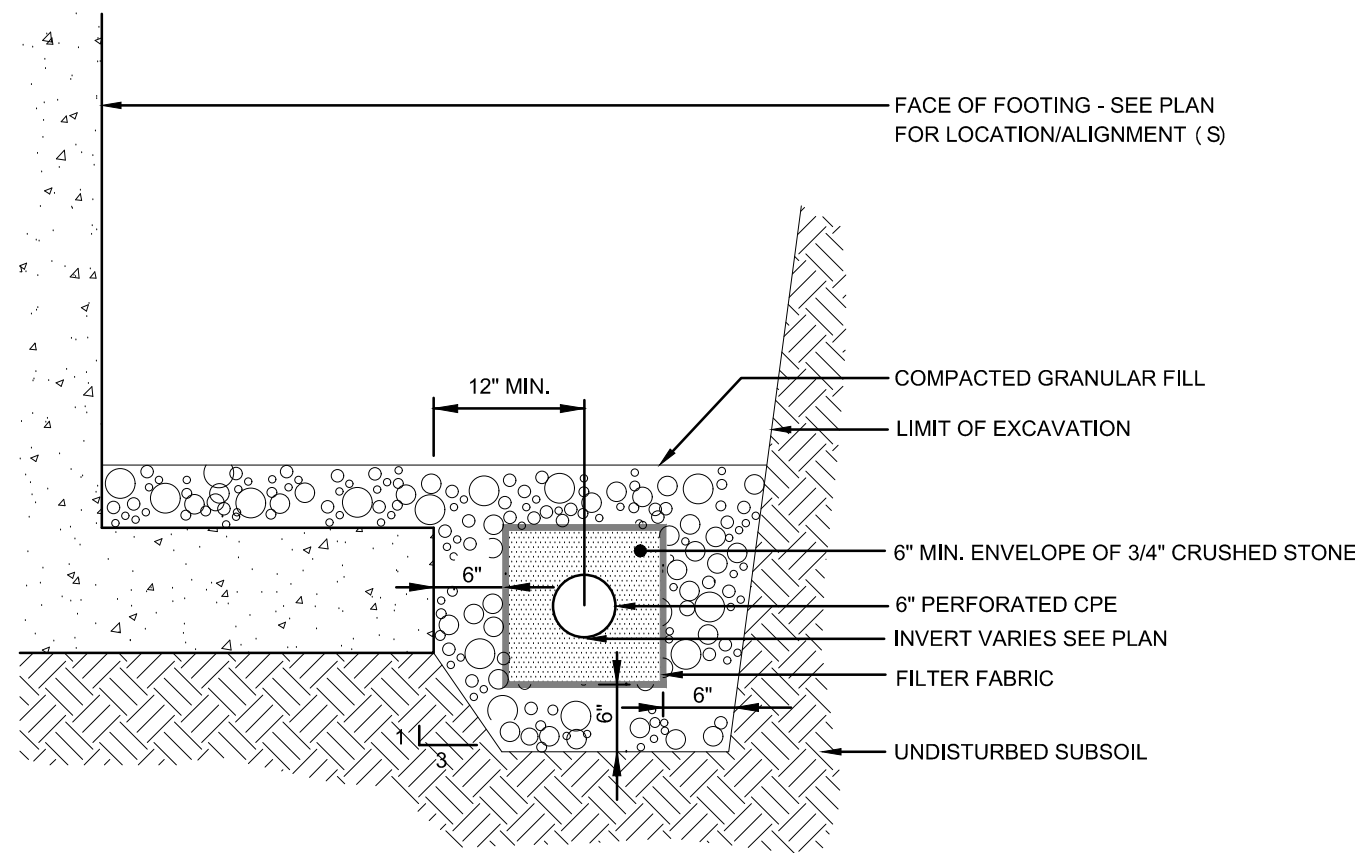
10 **THRUST BLOCKS - FORCE MAIN**  
N.T.S.



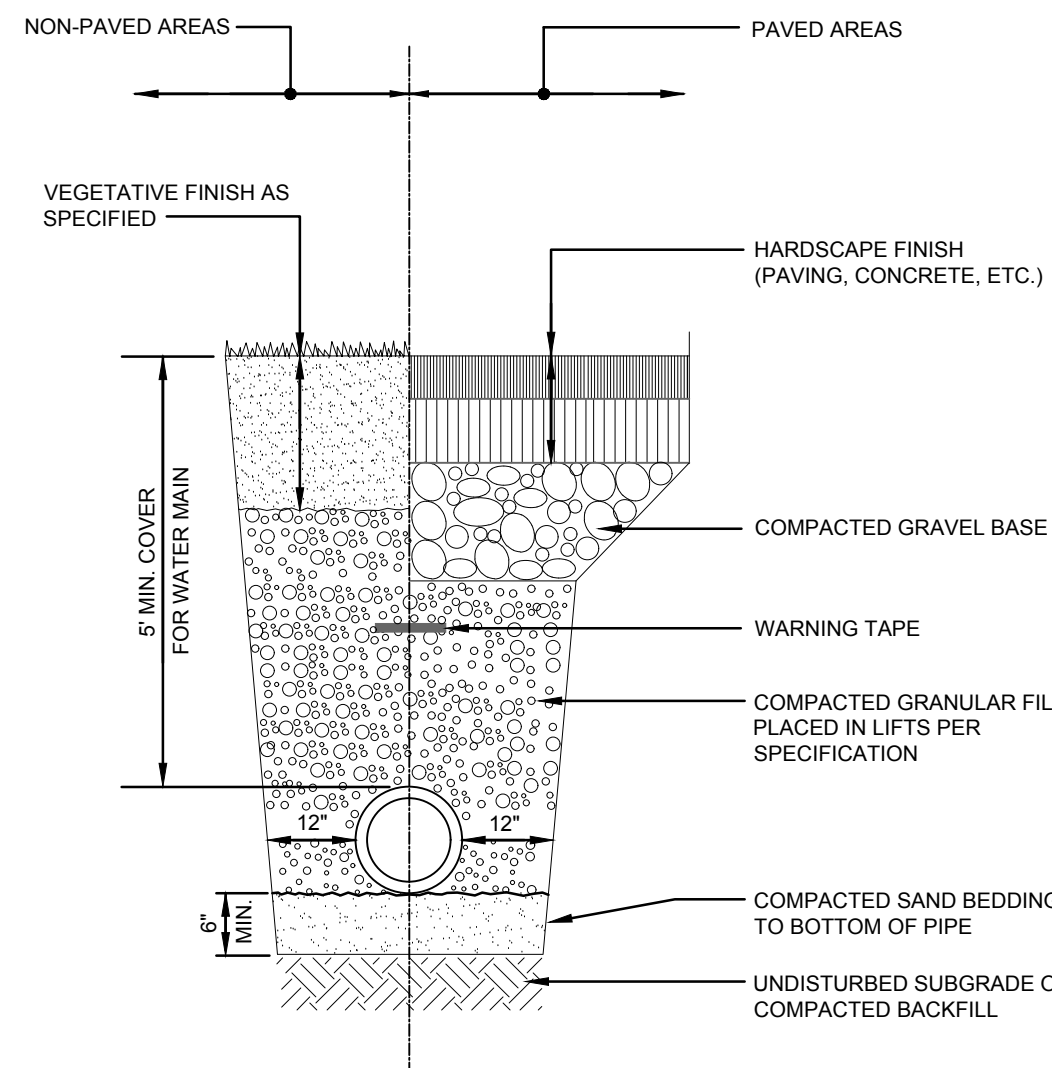
4 **CLEANOUT**  
N.T.S.



5 **FLARED END**  
N.T.S.

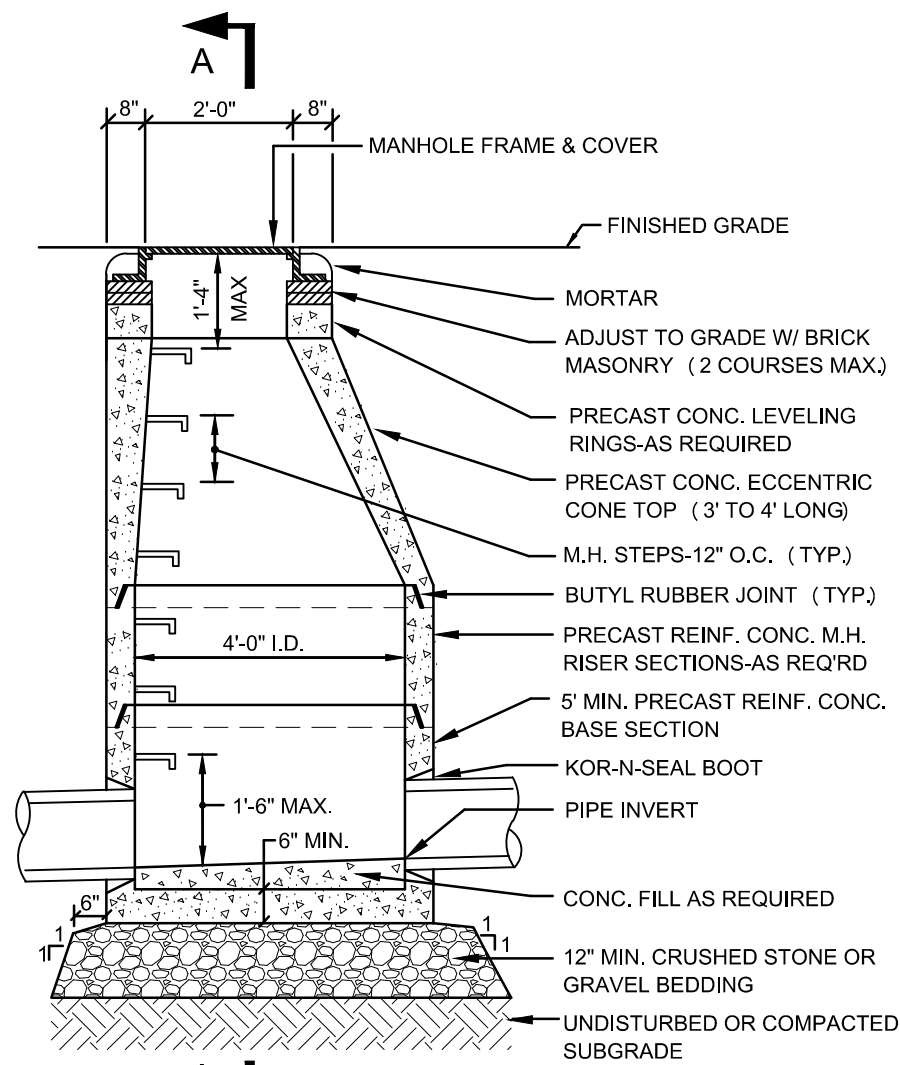


6 **FOUNDATION DRAIN**  
N.T.S.

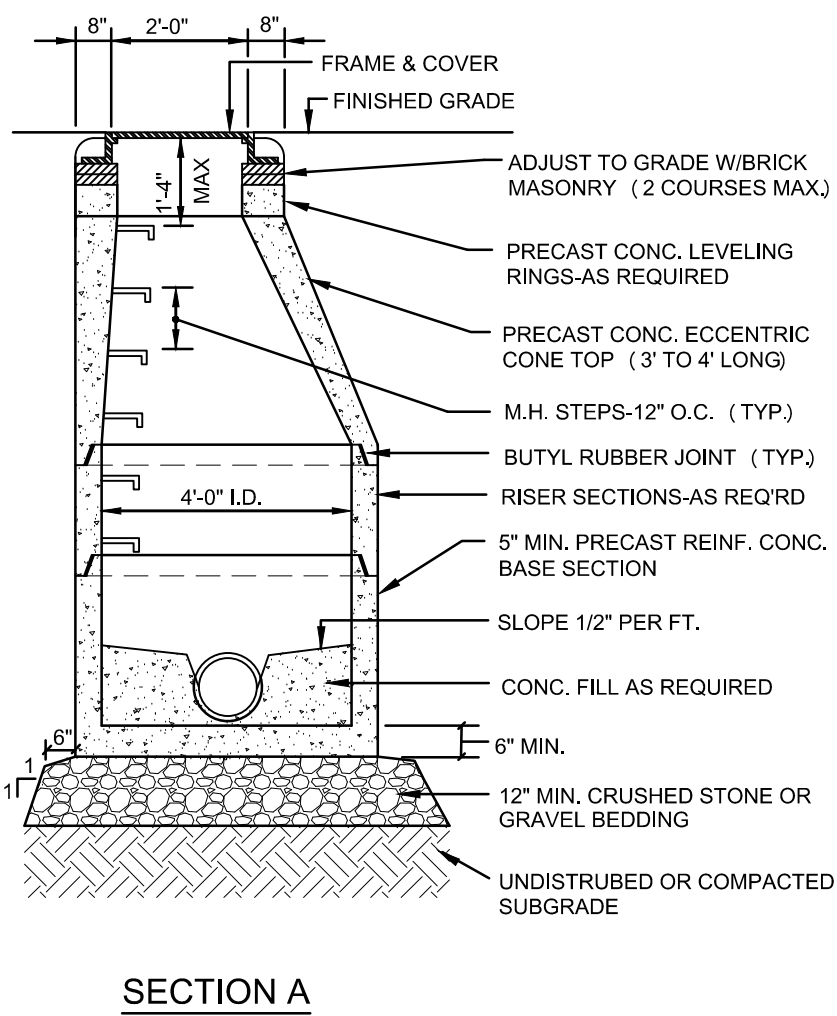


NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.

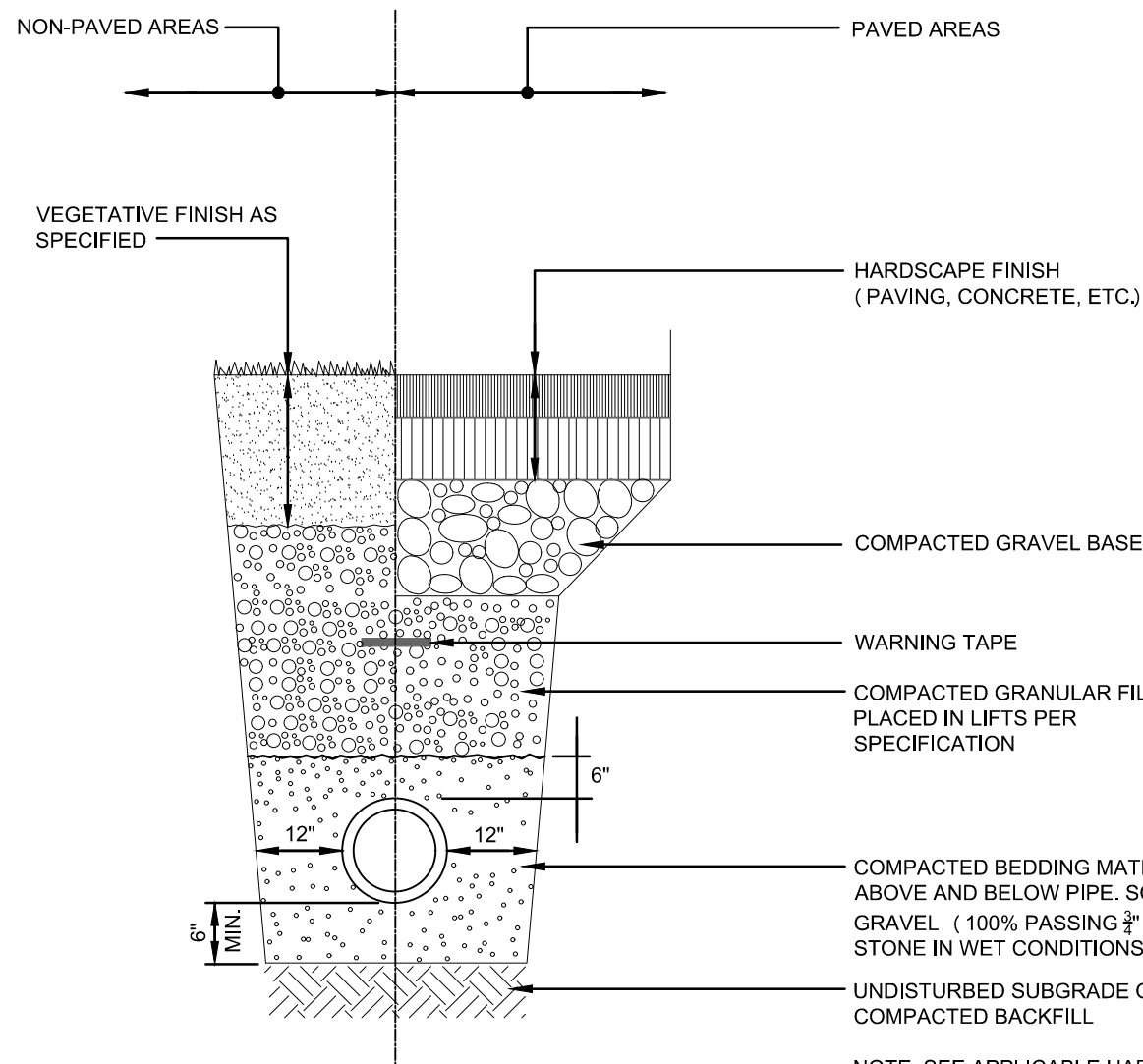
7 **TRENCH SECTION - WATER & ELEC / TELECOM / GAS**  
N.T.S.



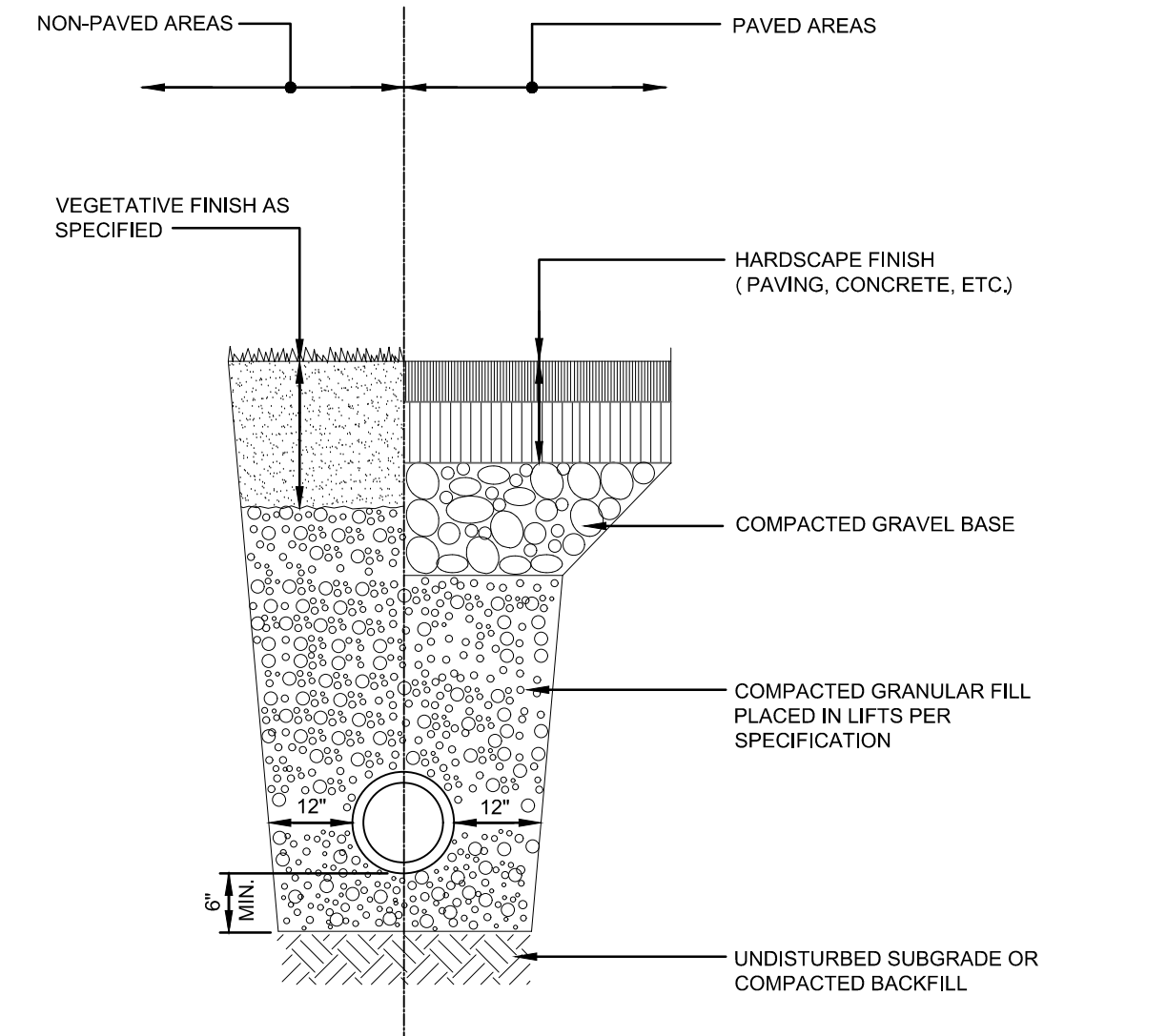
1 **STANDARD SEWER MANHOLE**  
N.T.S.



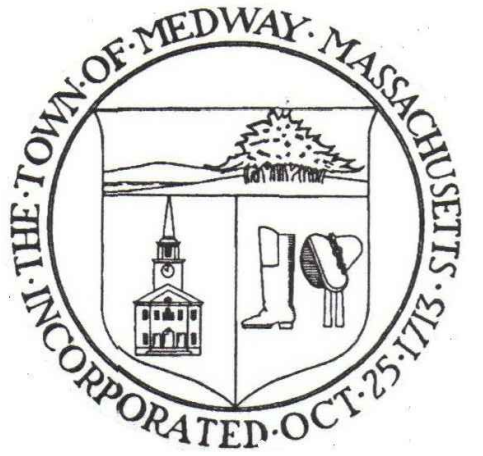
2 **TRENCH SECTION - SEWER PIPE**  
N.T.S.



3 **TRENCH SECTION - CPE DRAINS**  
N.T.S.



NOTE: SEE APPLICABLE HARDSCAPE DETAIL FOR THICKNESS OF HARDSCAPE MATERIAL AND GRAVEL BASE COURSE.



## TOWN OF MEDWAY

### NEW DPW FACILITY

#### OWNER:

TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

#### ARCHITECT:



Architects, Inc.

61 Skyfields Drive, Groton, Massachusetts 01450

#### CIVIL ENGINEER:

SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

#### STRUCTURAL ENGINEER:

SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

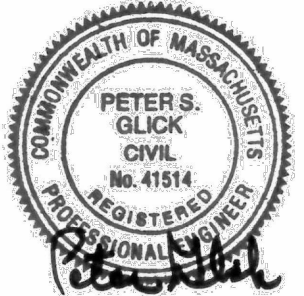
#### MECHANICAL ENGINEER:

SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

#### ELECTRICAL ENGINEER:

JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370

#### STAMP



REV	DATE	DESCRIPTION
	12/20/18	ISSUED FOR SITE PLAN REVIEW
	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD

DATE	NTS
SCALE	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

#### BUILDING:

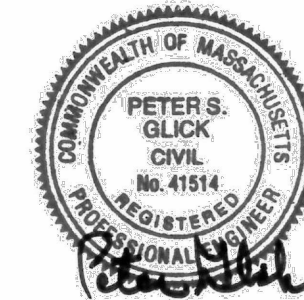
#### SHEET TITLE:

#### DETAILS II

#### DRAWING NO.

C-502





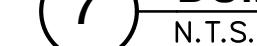
C-503



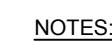
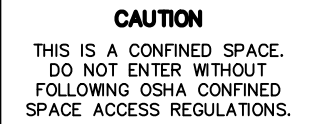
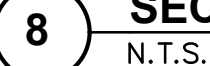


6 BIO  
N.T.S.

- | SIEVE SIZE   | PERCENT PASSING |
|--------------|-----------------|
| 2-INCH       | 100             |
| 3/4-INCH     | 70-100          |
| 1/4-INCH     | 50-80           |
| U.S. NO. 40  | 15-40           |
| U.S. NO. 200 | 0-3             |
5. TOPSOIL COMPONENT IS TO BE A SANDY LOAMY SAND OR LOAM TEXTURE.



NOTE: FOR SLOPES GREATER THAN  
2:1 TO MAXIMUM 1:1



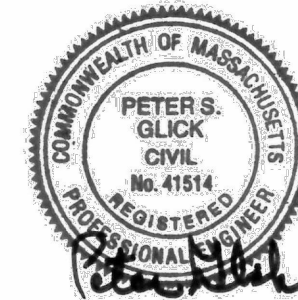
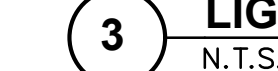
- THE CONTRACTOR SHALL VERIFY THE REINFORCING STEEL REQUIRED IN THE CONCRETE ANCHOR SLAB. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING THE SIZE OF THE CONCRETE ANCHOR SLAB TO PREVENT FLOTATION. BOUYANCY CALCULATIONS SHALL BE SUBMITTED.

1 PUM  
N.T.S.

ENTENTION BASIN	TOP OF BASIN (ELEV. A)	BOTTOM OF SPILLWAY (ELEV. B)
1	147.00	146.50



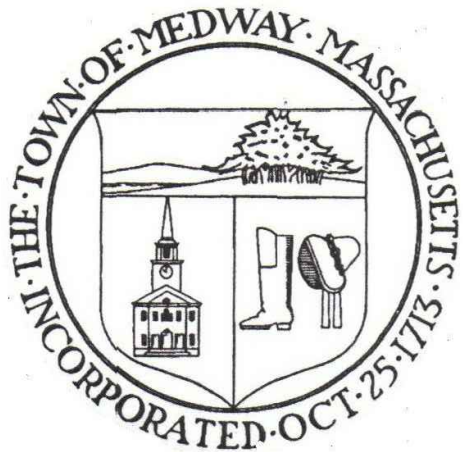
(2) — CLE  
N.T.S.



C-504







TOWN OF  
MEDWAY

NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

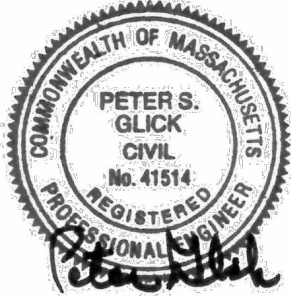
CIVIL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
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MECHANICAL ENGINEER:  
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ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370

STAMP



	12/20/18	ISSUED FOR SITE PLAN REVIEW
	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD
REV	DATE	DESCRIPTION

DATE	
SCALE	VARIABLE
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

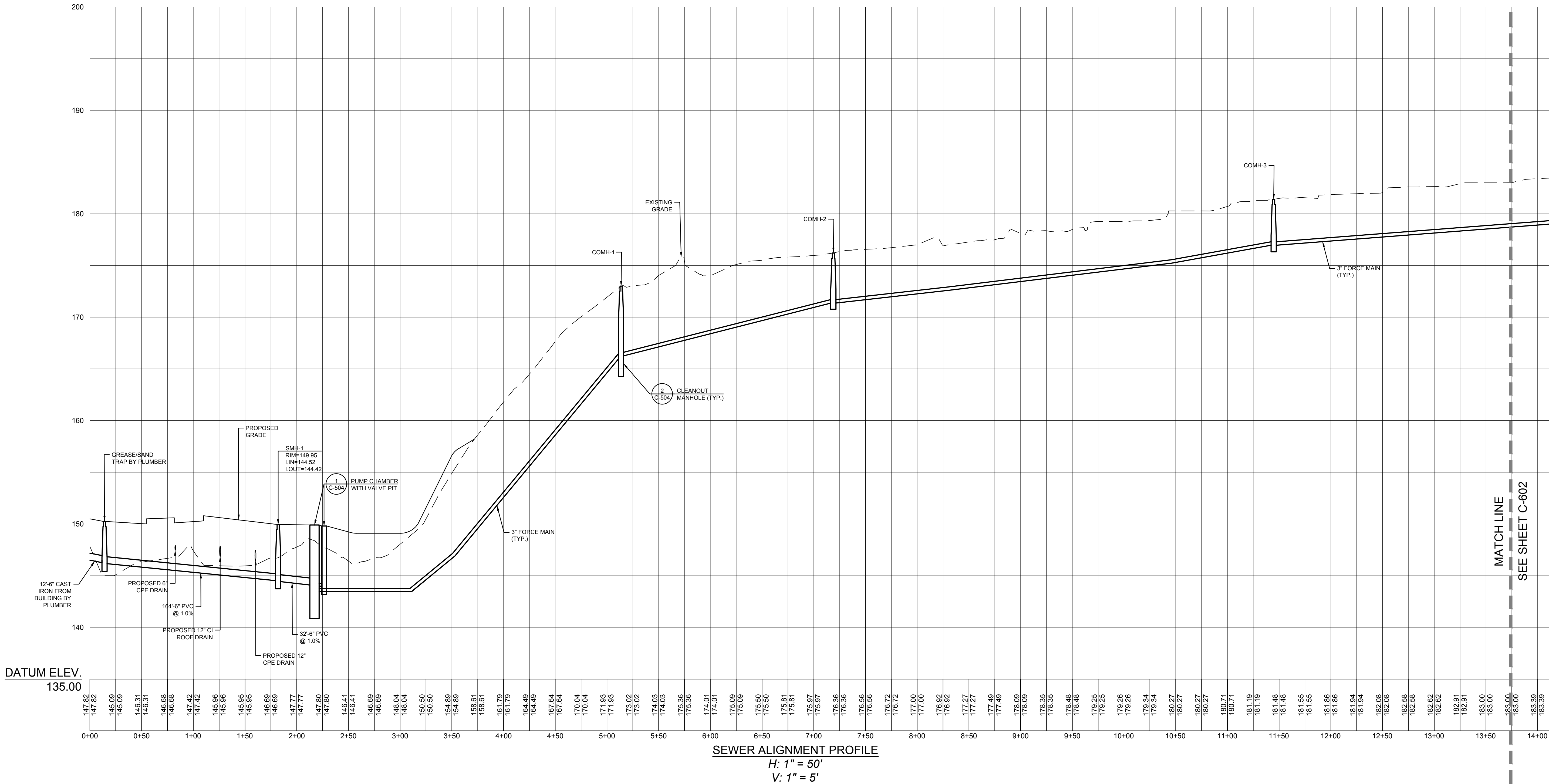
BUILDING:

SHEET TITLE:

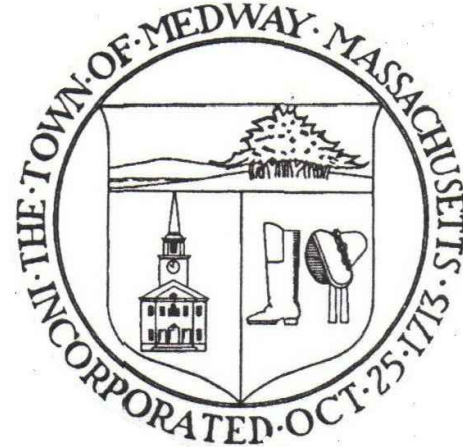
SEWER  
PROFILE I

DRAWING NO.

C-601







TOWN OF  
MEDWAY

NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:  
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1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

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22 WEST STREET, UNIT C  
MILLBURY, MA 01527

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JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370



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11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD	
REV	DATE	DESCRIPTION

DATE	
SCALE	VARIES
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

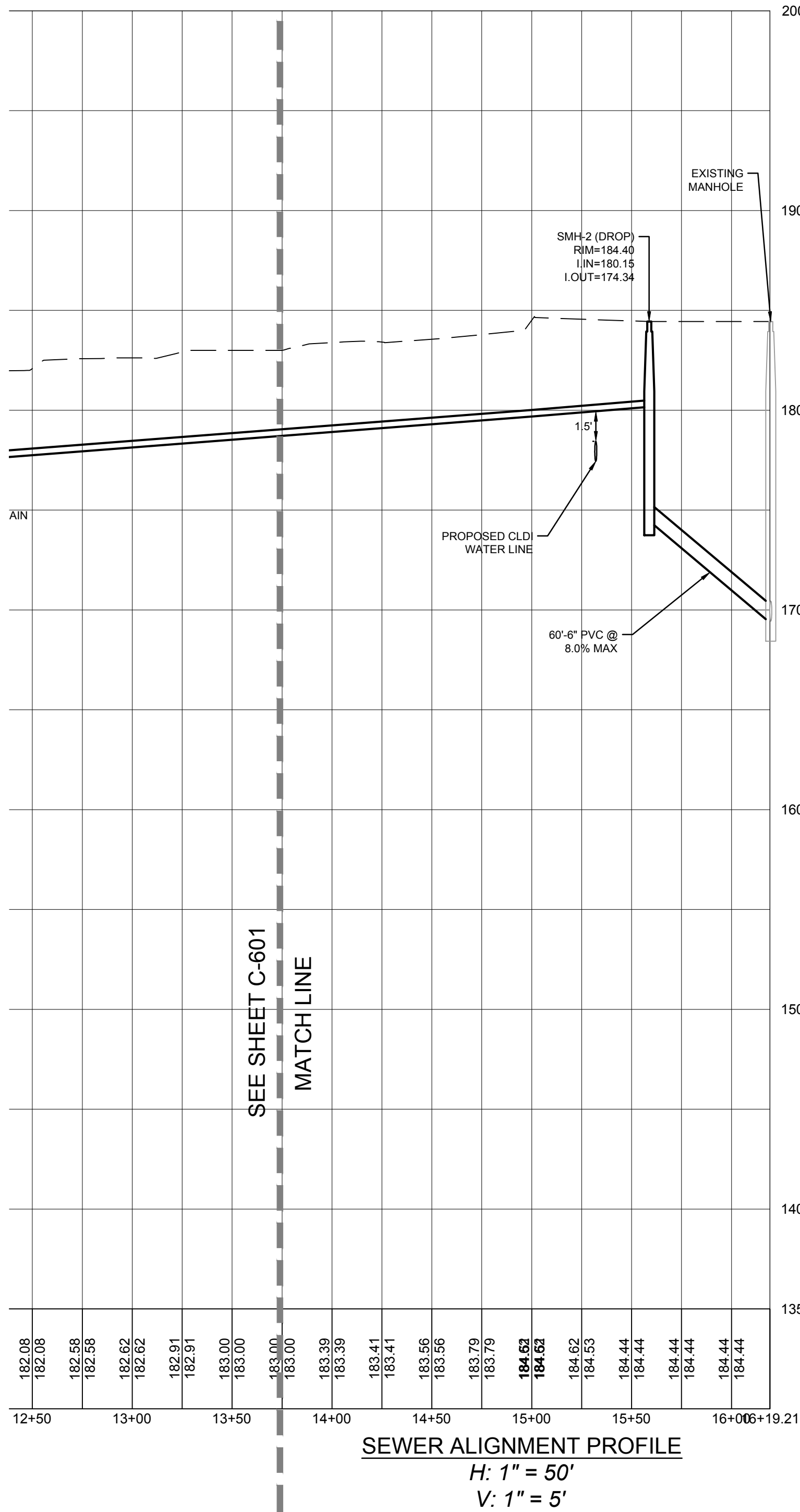
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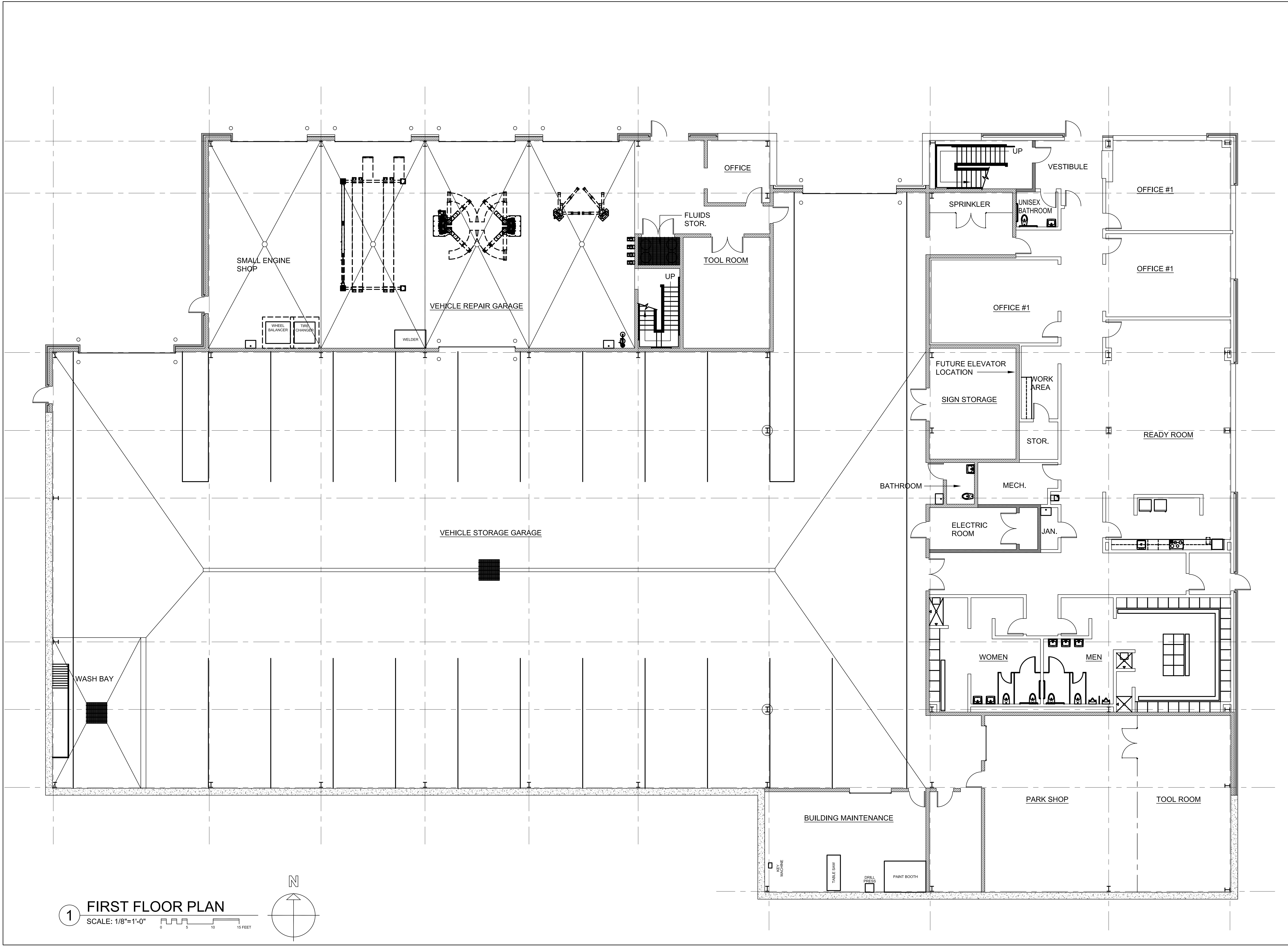
SHEET TITLE:

SEWER  
PROFILE II

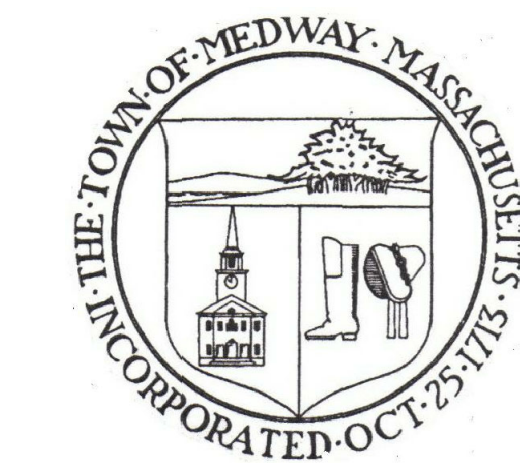
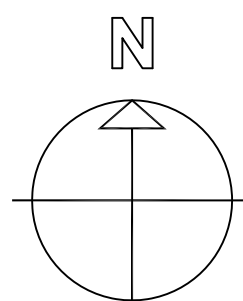
DRAWING NO.

C-602





1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



TOWN OF  
MEDWAY  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

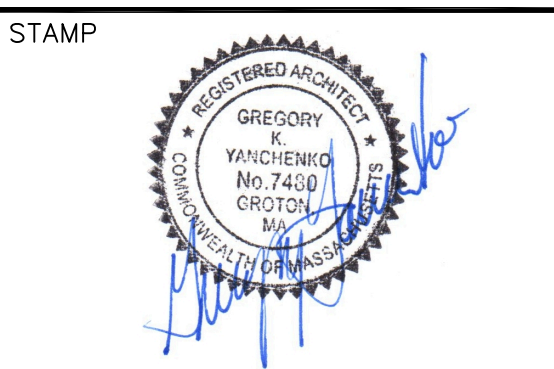
ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:  
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1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370



REV	DATE	DESCRIPTION
	12/20/18	ISSUED FOR SITE PLAN REVIEW
	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD

DATE	
SCALE	1/8" = 1'-0"
DRAWN BY	MTV
CHECKED BY	GKY
PROJECT NO.	18043.00

BUILDING:  
SHEET TITLE:

FIRST FLOOR PLAN

DRAWING NO.  
**A-101**





ARCHITECT:

 **HELENE • KARP**  
Architects,  
61 Skyfields Drive, Groton, Massachusetts

**ELECTRICAL ENGINEER:**  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING  
379 LIBERTY STREET  
ROCKLAND, MA 02370

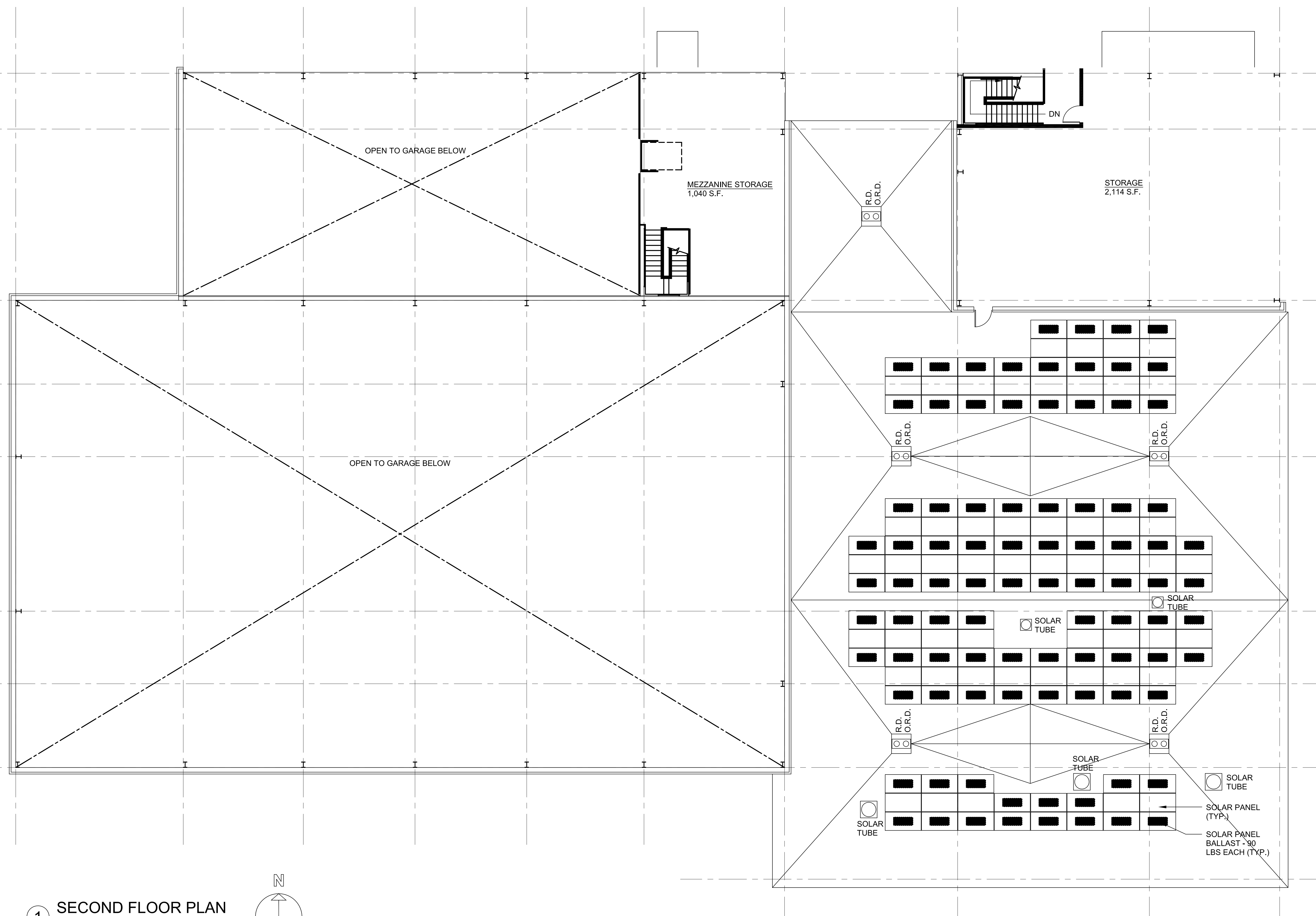
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	11/28/18	ISSUED FOR DESIGN COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPROVAL MEETING W/PLANNING
REV	DATE	DESCRIPTION

CHECKED BY	
PROJECT NO.	1

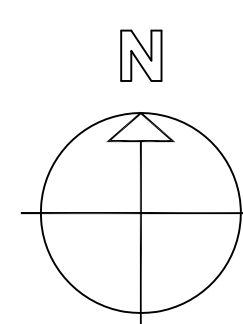
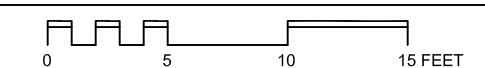
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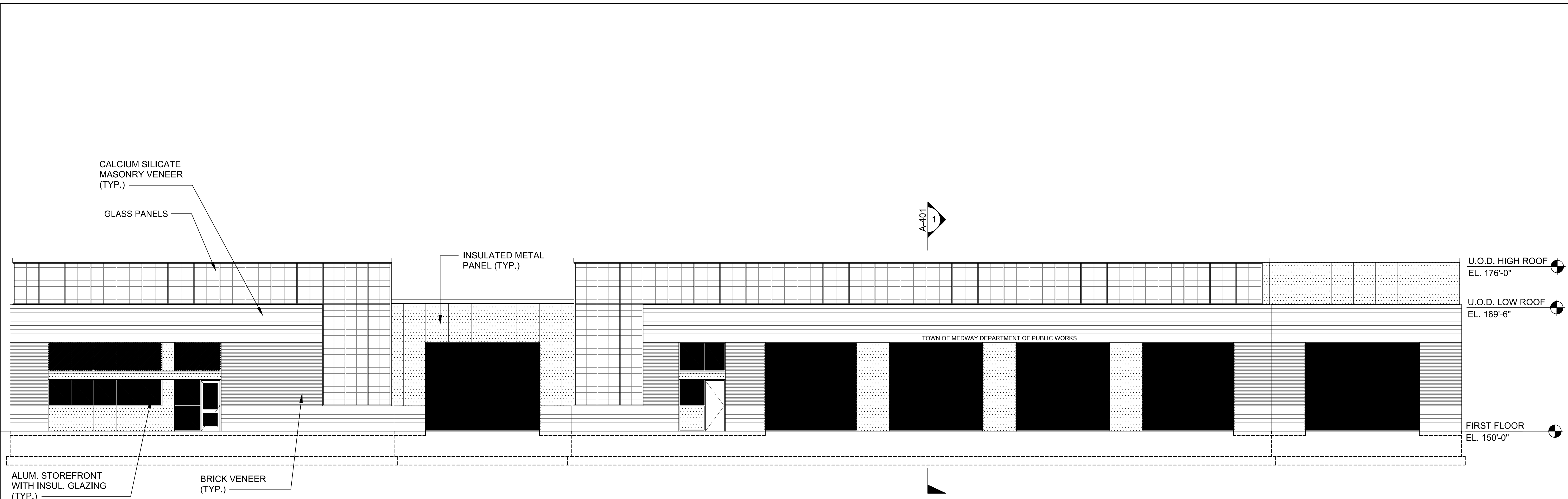
A-102

DRAWING NO.  
SECOND FLOOR A  
LOWER ROOF PL

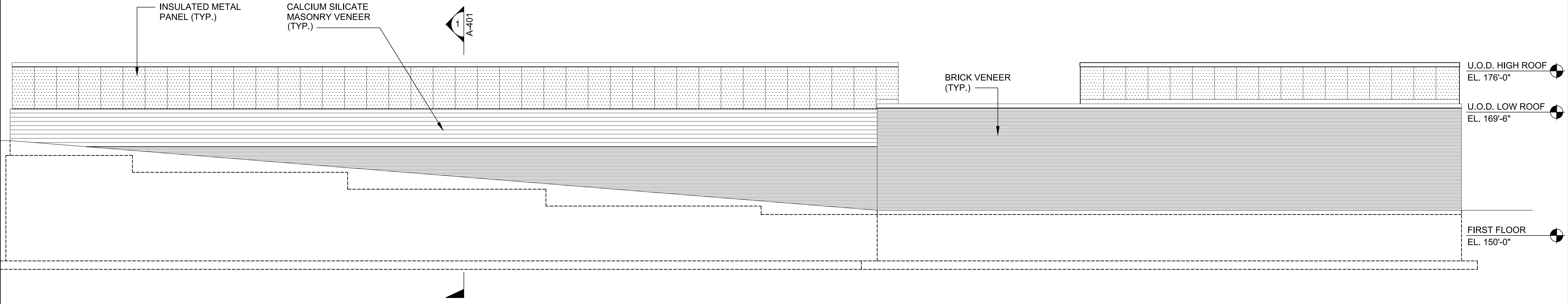


1 SECOND FLOOR PLAN  
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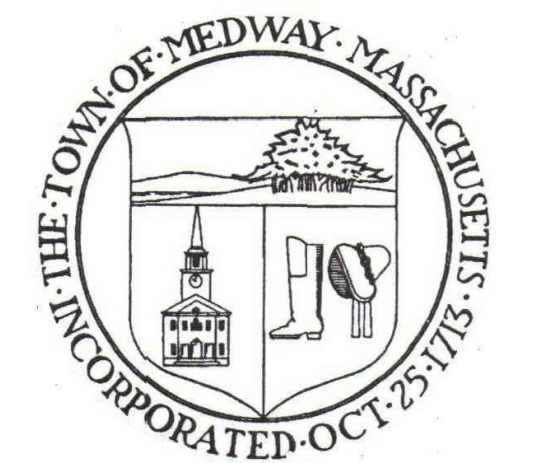




**1 NORTH ELEVATION**  
SCALE: 1/8"=1'-0"  
0 5 10 15 FEET



**2 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"  
0 5 10 15 FEET



**TOWN OF  
MEDWAY**  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SYMME, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
STANLEY J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370



	12/20/18	ISSUED FOR SITE PLAN REVIEW
	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD
REV	DATE	DESCRIPTION

DATE	
SCALE	1/8" = 1'-0"
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

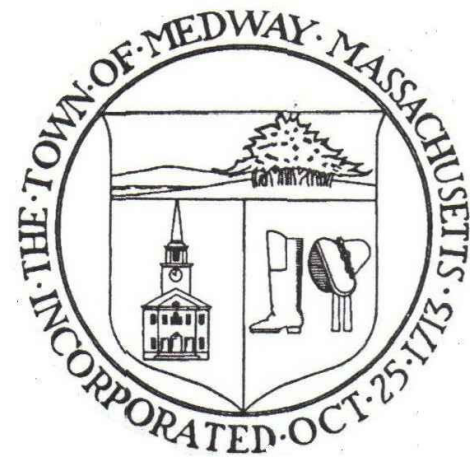
BUILDING:

SHEET TITLE:

**EXTERIOR  
ELEVATIONS  
SHEET 1**

DRAWING NO.

**A-301**



TOWN OF  
MEDWAY

NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
 **HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

CIVIL ENGINEER:  
SYMMES, MAINI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

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MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
STEWART J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370



	12/20/18	ISSUED FOR SITE PLAN REVIEW
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REV	DATE	DESCRIPTION

DATE	
SCALE	1/8" = 1'-0"
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

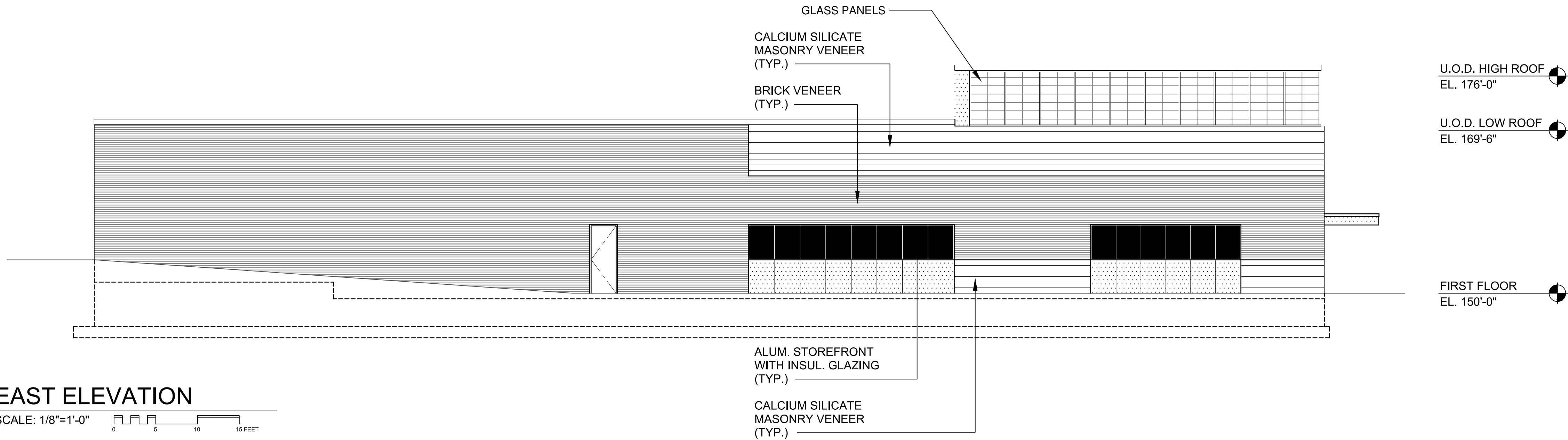
BUILDING:

SHEET TITLE:

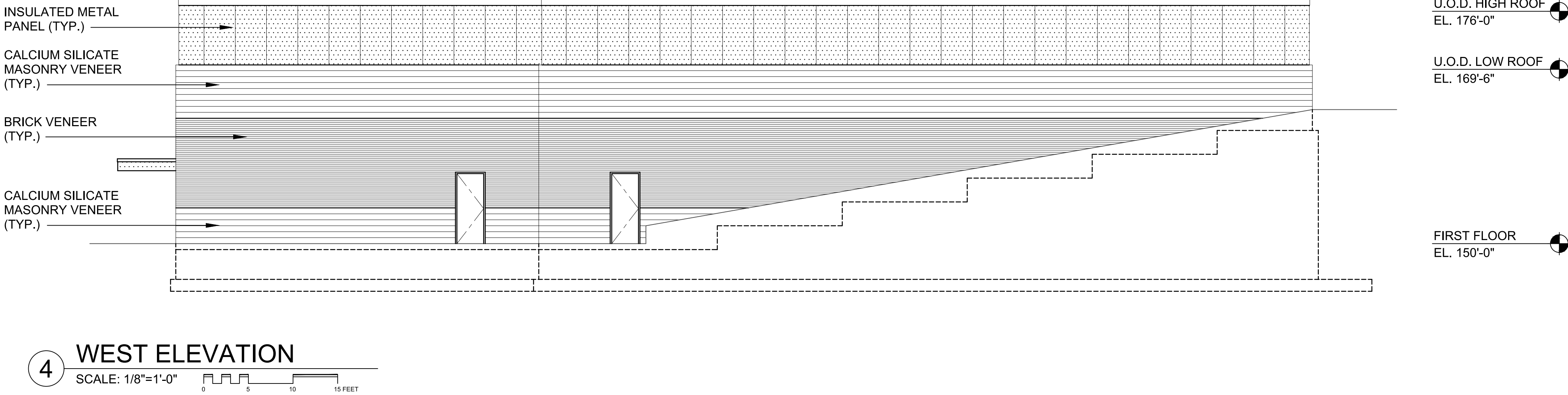
EXTERIOR  
ELEVATIONS  
SHEET 2

DRAWING NO.

A-302



3 EAST ELEVATION  
SCALE: 1/8"=1'-0"



4 WEST ELEVATION  
SCALE: 1/8"=1'-0"





MEDWAY DPS BUILDING - RENDERING 1



MEDWAY DPS BUILDING - RENDERING 2



MEDWAY DPS BUILDING - RENDERING 3



MATERIAL STORAGE BUILDING



SALT STORAGE BUILDING  
FRONT VIEW



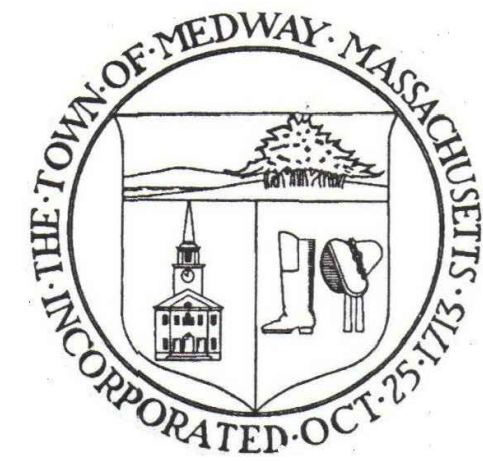
SALT STORAGE BUILDING  
REAR VIEW



SALT STORAGE BUILDING  
INTERNAL VIEW



SOLAR CANOPY AT  
TRUCK PARKING



TOWN OF  
MEDWAY

NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
61 Skyfields Drive, Groton, Massachusetts 01450

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1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
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MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370



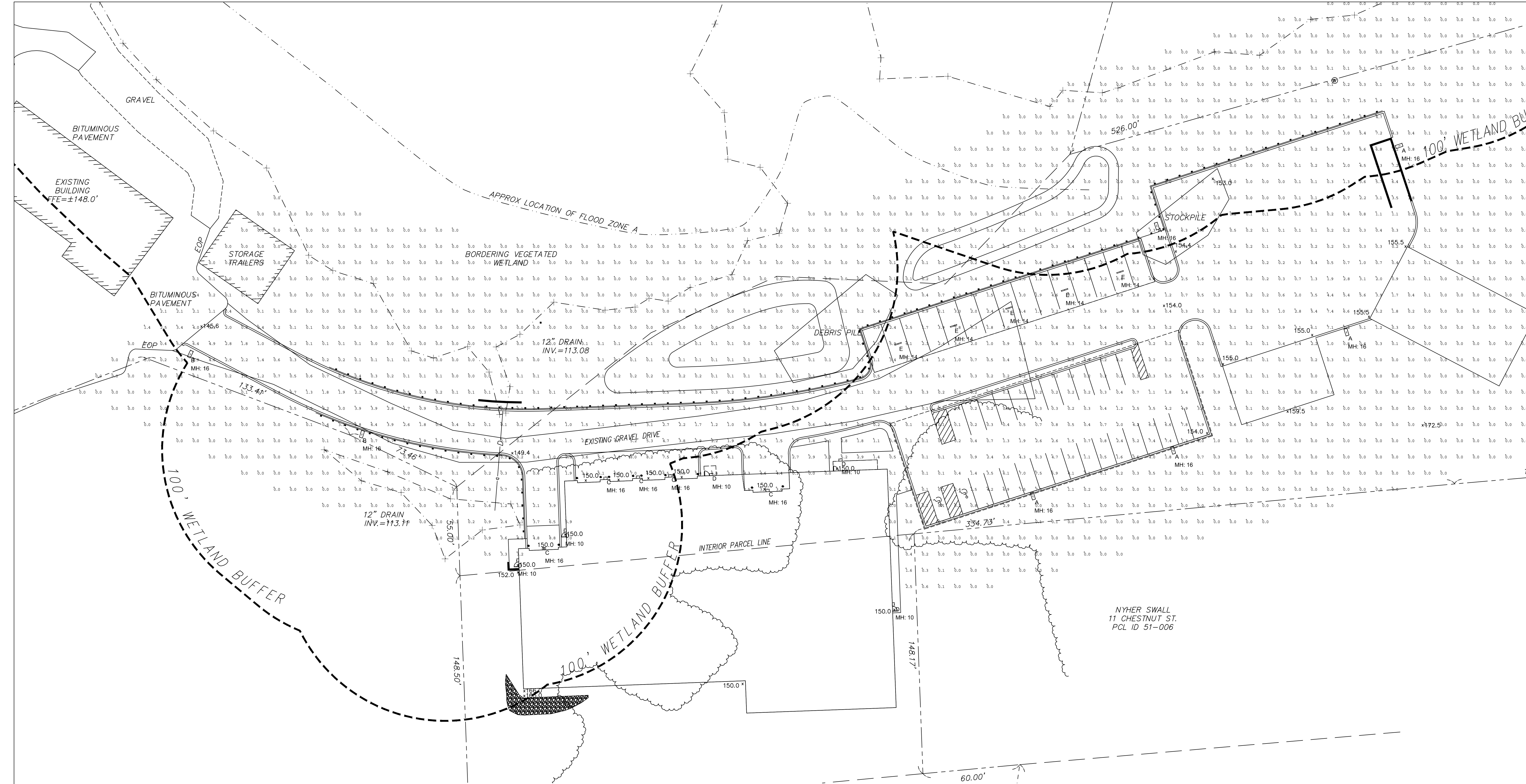
REV	DATE	DESCRIPTION
	12/20/18	ISSUED FOR SITE PLAN REVIEW
	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING W/PLANNING BOARD

DATE	
SCALE	NTS
DRAWN BY	MTV
CHECKED BY	GKY
PROJECT NO.	18043.00

BUILDING:	
SHEET TITLE:	RENDERINGS

DRAWING NO.  
**A-303**





**1 Photometric Layout**  
SCALE: 1"=30'-0"

LUMEN LOSS SCHEDULE						
Symbol	Quantity	Fixture	Description	LLF	Lumen Output	Wattage
	5	A	XTRALIGHT VNTLEDM022004SNDIM510XXB-HOHS	0.850	15013	218.3
	2	B	XTRALIGHT VNTLEDM021003MNDIM510XXB-HOHS	0.850	104.6	104.6
	5	C	XTRALIGHT VNTW-8000L-40K-DIM-4S-B	0.850	84.8	6
	5	D	XTRALIGHT VNTW-3500L-50K-DIM-3M-B	0.850	3452	2
	5	E	XTRALIGHT VTE4-5000L-40K-DIM-SFA	0.850	5268	44.4
COEFFICIENTS SCHEDULE						
Level	Coefficient	Unit	Area	Material	Material	Material
Site	0.66	Foot	8.8	0.0	N.A.	N.A.

ABBREVIATIONS:  
A = Area  
AFG = Area of Footprint  
CF = Coefficient of Footprint  
CV = Coefficient of Volume  
F = Footprint  
HPS = High Pressure Sodium  
LLF = Light Loss Factor  
MH = Manhole  
NTS = Not To Scale  
PSMH = Proposed Site Manhole  
SF = Surface  
W = Wattage

- NOTES:
- CALCULATION POINTS INDICATED ARE BASED ON MAINTAINED FOOTCANDLE (FC) LEVELS AFTER A LIGHT LOSS FACTOR (LLF) IS APPLIED TO FIXTURE. REFER TO SCHEDULES FOR LLF AND LUMEN INFORMATION.
  - REFER TO PLAN FOR FIXTURE MOUNTING HEIGHTS.
  - CALCULATION POINTS TAKEN AT GRADE.

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20/22 Carver Circle  
Canton, MA 02021

PROJECT NAME  
**Medway DPS**

CLIENT  
**Electrical Construction & Engineering**

SEAL

REVISIONS

No.	Description	Date
5.		
4.		
3.		
2.		
1.		

Issue Date: 12/12/2018  
Project #: 18210  
Drawn: CR  
Checked: T  
Approved: VM  
Scale: AS NOTED  
DRAWING NAME  
**Lighting Layouts & Schedules**

DRAWING NUMBER  
**SL1**

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# New Medway Department of Public Services Building

**Medway Planning and  
Economic Development Board  
Major Site Plan Approval**

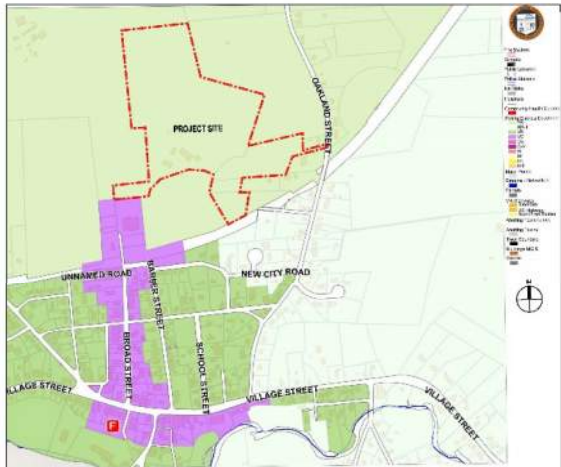
January 8, 2019



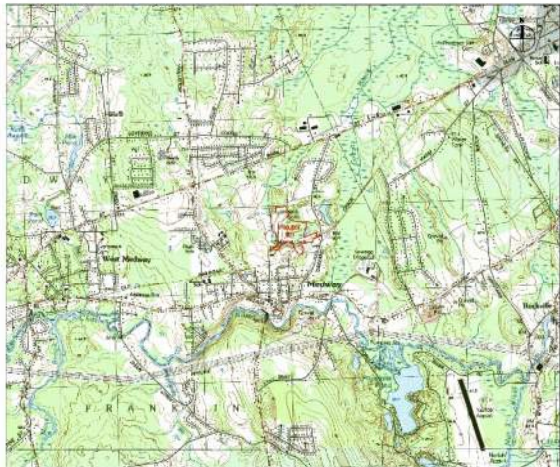
# SITE PLANS - NEW DEPARTMENT OF PUBLIC SERVICES BUILDING



MEDWAY NEW DEPARTMENT OF  
PUBLIC SERVICES FACILITY  
PERSPECTIVE DRAWING



MEDWAY GIS MAP  
SCALE: 1"=500'



USGS MAP  
SCALE: 1"=2,000'

## LIST OF DRAWINGS:

- C-001 COVER SHEET
- C-100 SITE CONTEXT SHEET (BY SMMA)
- C-101 EXISTING CONDITIONS PLAN I (BY SMMA)
- C-102 EXISTING CONDITIONS PLAN II (BY SMMA)
- C-111 SITE PREPARATION PLAN I (BY SMMA)
- C-112 SITE PREPARATION PLAN II (BY SMMA)
- C-121 LAYOUT & MATERIALS PLAN (BY SMMA)
- C-131 GRADING AND UTILITIES PLAN I (BY SMMA)
- C-132 GRADING AND UTILITIES PLAN II (BY SMMA)
- C-151 PLANTING PLAN (BY HKA)
- C-501 DETAILS I (BY SMMA)
- C-502 DETAILS II (BY SMMA)
- C-503 DETAILS III (BY SMMA)
- C-504 DETAILS IV (BY SMMA)
- C-505 DETAILS V (BY SMMA)
- C-601 SEWER PROFILE I (BY SMMA)
- C-602 SEWER PROFILE II (BY SMMA)
- A-101 FIRST FLOOR PLAN (BY HKA)
- A-102 SECOND FLOOR PLAN AND LOWER ROOF PLAN (BY HKA)
- A-301 EXTERIOR ELEVATIONS SHEET 1 (BY HKA)
- A-302 EXTERIOR ELEVATIONS SHEET 2 (BY HKA)
- A-303 RENDERINGS (BY HKA)
- SL-1 LIGHTING, LAYOUTS & SCHEDULE (SK & ASSOCIATES)



## TOWN OF MEDWAY NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
100 HILLTOP DRIVE  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, LLC  
1700 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

CIVIL ENGINEER:  
STANLEY, MANN & MANN ASSOCIATES  
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CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
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CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
STANLEY, MANN & MANN ASSOCIATES  
22 WEST STREET, SUITE C  
WILMINGTON, MA 01897

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
375 LIBERTY STREET  
ROCKLAND, MA 02370

STAMP















DRAWING NO.  
**C-001**

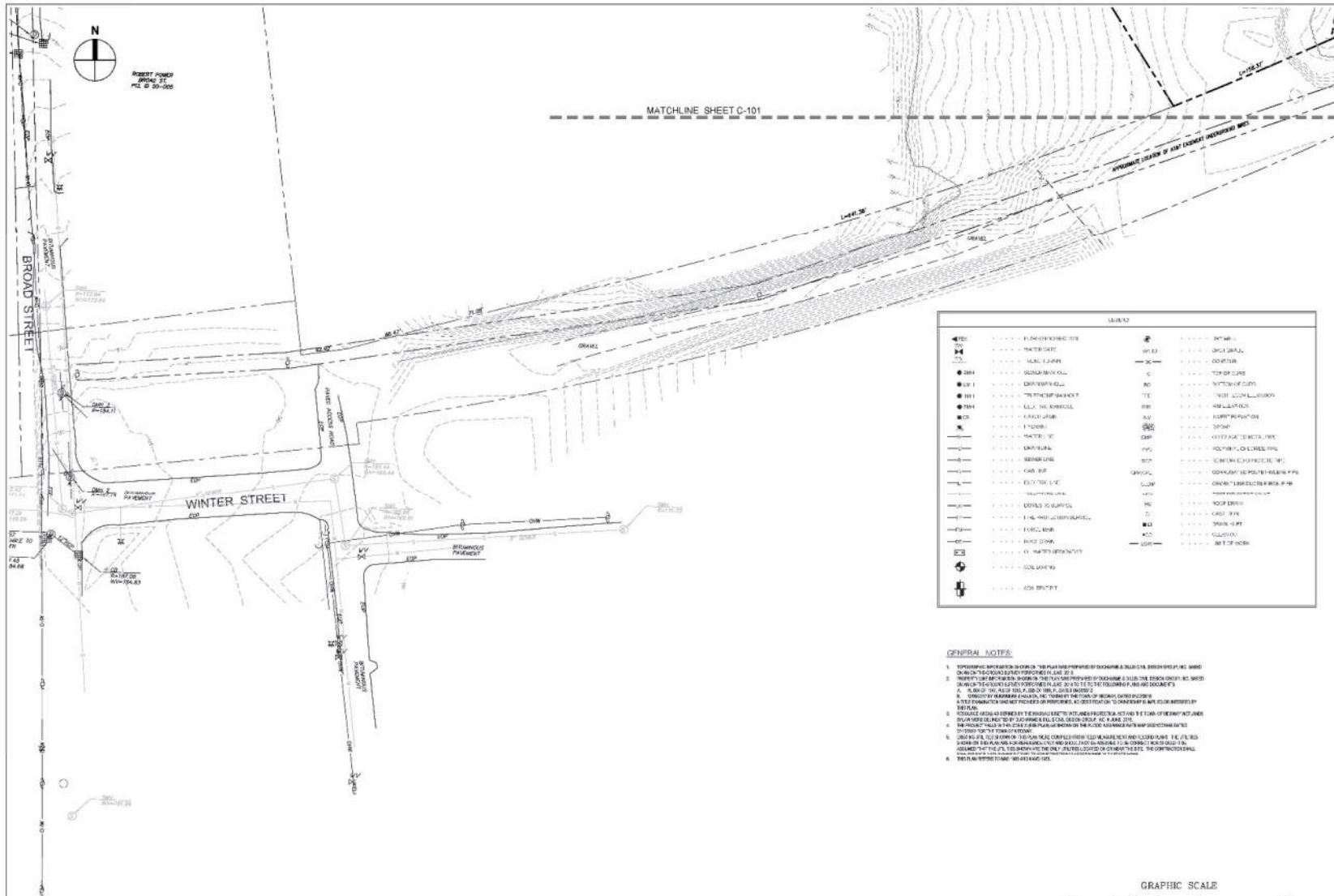












**TOWN OF  
MEDWAY**  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
150 VALUABLE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
10 South Street, Suite 200 Medway, MA 02053

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CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
STIMMER, HAN & WARE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
STANAN ENGINEERING CORP.  
22 WEST STREET, SUITE C  
MILBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
318 JEREMY STREET  
ROCKLAND, MA 02370



REV	DATE	DESCRIPTION
1	12/20/18	REVISION FOR SITE PLAN
2	11/29/18	REVISION FOR DESIGN REVIEW
3	11/29/18	COMMITTEE REVIEW
4	11/29/18	DESIGN FOR CONSTRUCTION
5	11/29/18	MEETING WITH TOWN BOARD

REV	DATE	DESCRIPTION
1	12/20/18	REVISION FOR SITE PLAN
2	11/29/18	REVISION FOR DESIGN REVIEW
3	11/29/18	COMMITTEE REVIEW
4	11/29/18	DESIGN FOR CONSTRUCTION
5	11/29/18	MEETING WITH TOWN BOARD

DRAWN BY: ACO  
CHECKED BY: PSG  
PROJECT NO.: 18043.00

BUILDING:  
SHEET TITLE:  
EXISTING  
CONDITIONS  
PLAN II

DRAWING NO.:  
**C-102**

LEGEND	
1. 1" = 1" PLAN SCALE	2. 1" = 1" PLAN SCALE
3. 1" = 1" PLAN SCALE	4. 1" = 1" PLAN SCALE
5. 1" = 1" PLAN SCALE	6. 1" = 1" PLAN SCALE
7. 1" = 1" PLAN SCALE	8. 1" = 1" PLAN SCALE
9. 1" = 1" PLAN SCALE	10. 1" = 1" PLAN SCALE
11. 1" = 1" PLAN SCALE	12. 1" = 1" PLAN SCALE
13. 1" = 1" PLAN SCALE	14. 1" = 1" PLAN SCALE
15. 1" = 1" PLAN SCALE	16. 1" = 1" PLAN SCALE
17. 1" = 1" PLAN SCALE	18. 1" = 1" PLAN SCALE
19. 1" = 1" PLAN SCALE	20. 1" = 1" PLAN SCALE
21. 1" = 1" PLAN SCALE	22. 1" = 1" PLAN SCALE
23. 1" = 1" PLAN SCALE	24. 1" = 1" PLAN SCALE
25. 1" = 1" PLAN SCALE	26. 1" = 1" PLAN SCALE
27. 1" = 1" PLAN SCALE	28. 1" = 1" PLAN SCALE
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41. 1" = 1" PLAN SCALE	42. 1" = 1" PLAN SCALE
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79. 1" = 1" PLAN SCALE	80. 1" = 1" PLAN SCALE
81. 1" = 1" PLAN SCALE	82. 1" = 1" PLAN SCALE
83. 1" = 1" PLAN SCALE	84. 1" = 1" PLAN SCALE
85. 1" = 1" PLAN SCALE	86. 1" = 1" PLAN SCALE
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89. 1" = 1" PLAN SCALE	90. 1" = 1" PLAN SCALE
91. 1" = 1" PLAN SCALE	92. 1" = 1" PLAN SCALE
93. 1" = 1" PLAN SCALE	94. 1" = 1" PLAN SCALE
95. 1" = 1" PLAN SCALE	96. 1" = 1" PLAN SCALE
97. 1" = 1" PLAN SCALE	98. 1" = 1" PLAN SCALE
99. 1" = 1" PLAN SCALE	100. 1" = 1" PLAN SCALE

- GENERAL NOTES:**
1. THE PLAN AND SPECIFICATIONS SHALL BE THE PROPERTY OF THE TOWN OF MEDWAY. THE PLAN AND SPECIFICATIONS SHALL BE THE PROPERTY OF THE TOWN OF MEDWAY. THE PLAN AND SPECIFICATIONS SHALL BE THE PROPERTY OF THE TOWN OF MEDWAY.
  2. THE PLAN AND SPECIFICATIONS SHALL BE THE PROPERTY OF THE TOWN OF MEDWAY. THE PLAN AND SPECIFICATIONS SHALL BE THE PROPERTY OF THE TOWN OF MEDWAY. THE PLAN AND SPECIFICATIONS SHALL BE THE PROPERTY OF THE TOWN OF MEDWAY.
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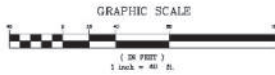


FIGURE 1: EXISTING CONDITIONS PLAN II

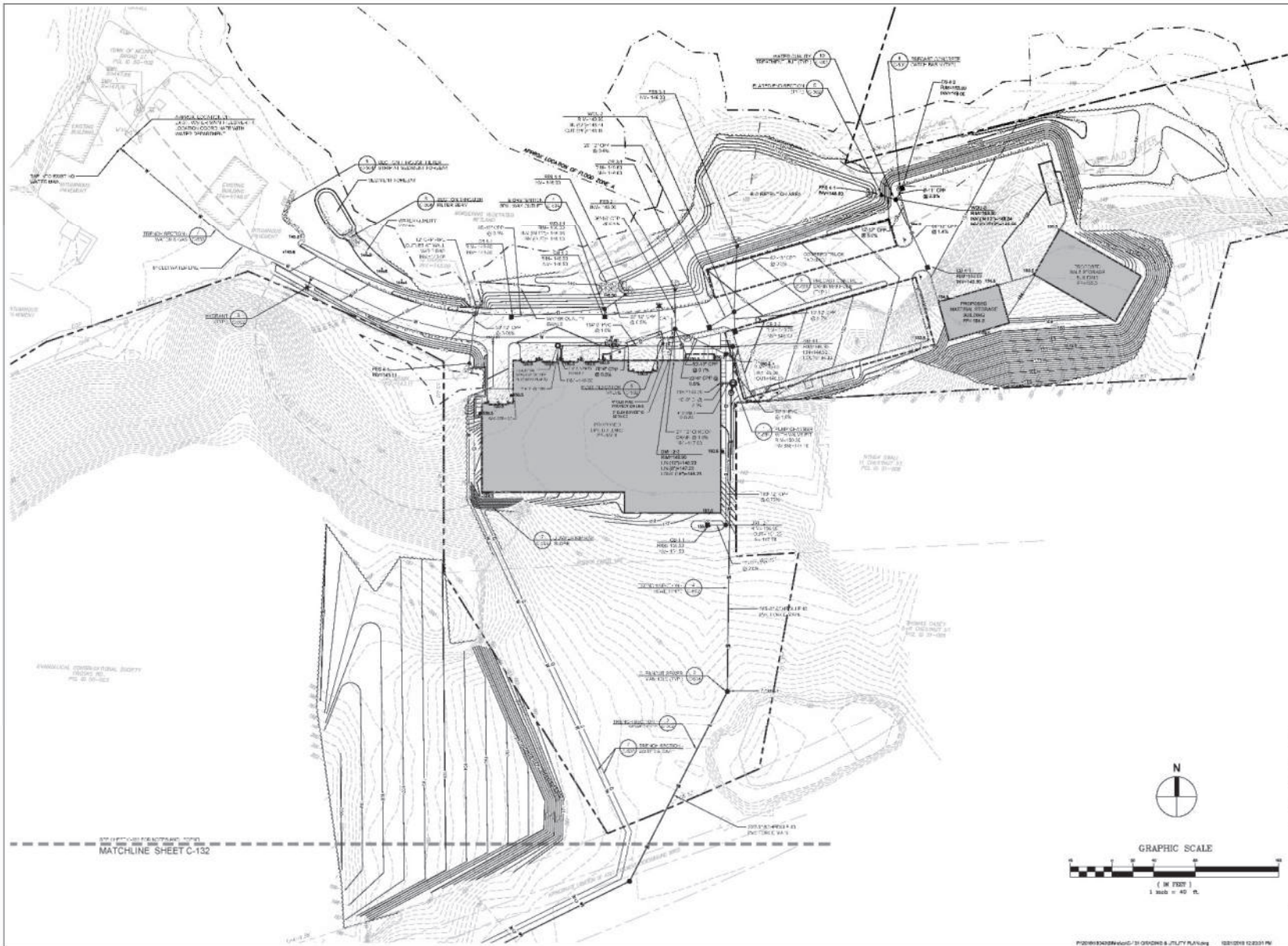












# **TOWN OF MEDWAY** **NEW DPW FACILITY**

OWNER:  
TOWN OF MEDWAY  
100 MASSACHUSETTS AVENUE  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
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400 WASHINGTON STREET, SUITE 200  
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STRUCTURAL ENGINEER:  
STOWES, HARRIS & HARRIS ASSOCIATES  
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CAMBRIDGE, MA 02138

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MELROSE, MA 02127

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSULTING AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCK HILL, MA 02070

STAMP

12/22/18 ISSUED FOR SITE PLAN  
11/22/18 REVIEW FOR DESIGN REVIEW  
11/08/18 COMMITTEE REVIEW  
MEETING PRESENTATION BOARD

REV DATE DESIGN

DATE

SCALE 1" = 40'

DRAWN BY ACO

CHECKED BY PSG

PROJECT NO. 18043.00

BUILDING

SHEET TITLE

GRADING & UTILITY PLAN I

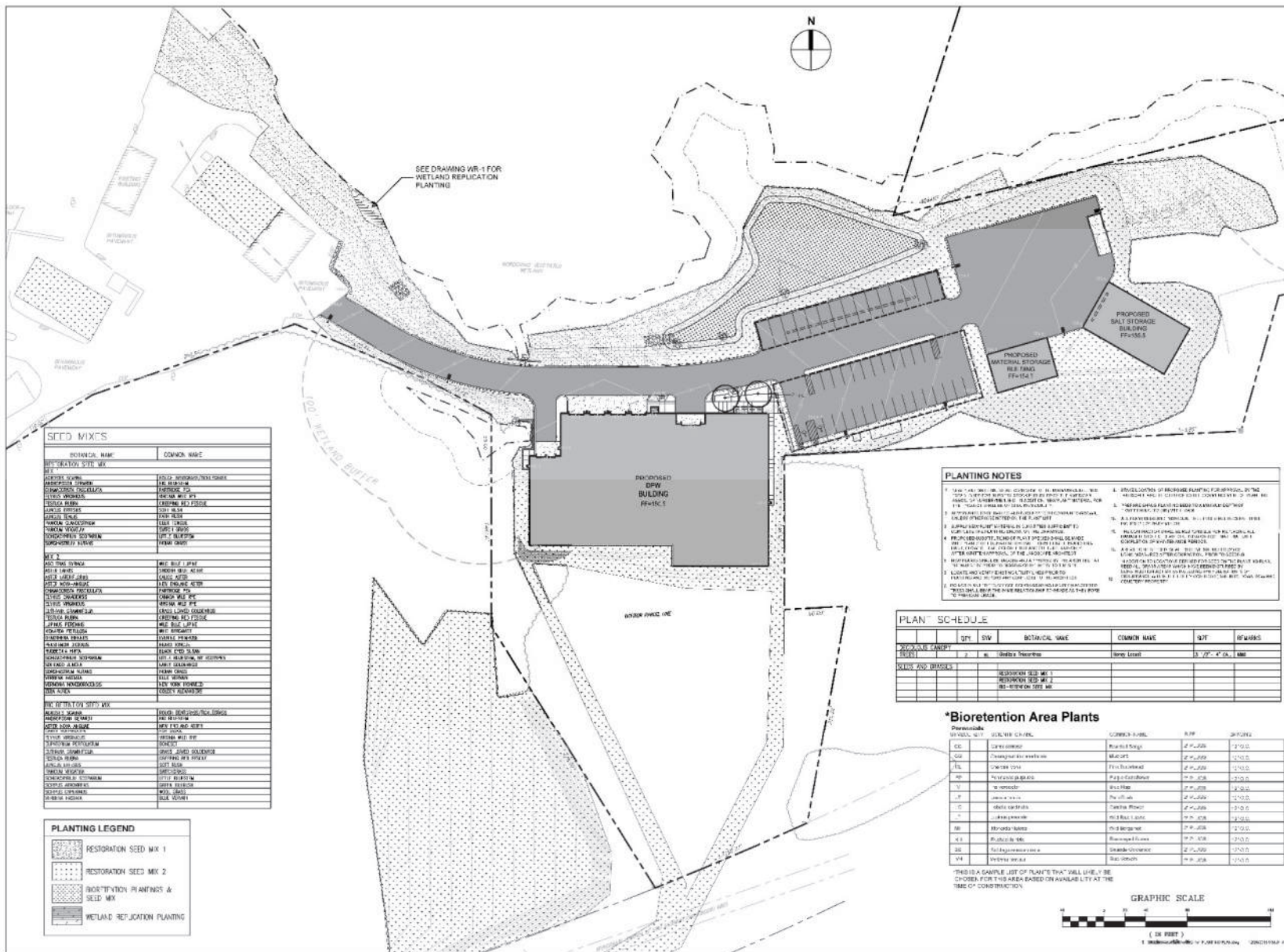
DRAWING NO.

**C-131**

P:\2018\18043\18043-01 GRADING & UTILITY PLAN.dwg 12/22/18 12:23:11 PM







**TOWN OF MEDWAY**  
**NEW DPW FACILITY**

OWNER:  
 TOWN OF MEDWAY  
 100 MASSACHUSETTS AVENUE  
 MEDWAY, MA 02053

ARCHITECT:  
**HELENE + KARL**  
 Architects, Inc.  
 100 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02138

CIVIL ENGINEER:  
 JAMES A. HENRY, JR. & ASSOCIATES  
 100 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
 JAMES A. HENRY, JR. & ASSOCIATES  
 100 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
 SEAMAN ENGINEERING CORP.  
 27 WEST STREET, UNIT C  
 MILBURY, MA 01527

ELECTRICAL ENGINEER:  
 JAMES A. HENRY, JR. & ASSOCIATES  
 100 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02138



12/27/18	ISSUED FOR CITY OF MEDWAY REVIEW	
12/20/18	REVISED FOR CITY OF MEDWAY REVIEW	
11/28/18	REVISED FOR CITY OF MEDWAY REVIEW	

REV	DATE	DESCRIPTION
DATE		
SCALE	1" = 4'	
DRAWN BY	AC	
CHECKED BY	PS	
PROJECT NO.	18043.0	

DATE: 12/27/18  
 SCALE: 1" = 40'  
 DRAWN BY: ACC  
 CHECKED BY: PSQ  
 PROJECT NO: 18043.00  
 SHEET NO: C-151

RESTORATION NAME	COMMON NAME
RESTORATION SEED MIX 1	RESTORATION SEED MIX 1
RESTORATION SEED MIX 2	RESTORATION SEED MIX 2
RESTORATION PLANTING & SEED MIX	RESTORATION PLANTING & SEED MIX
WETLAND REPLICATION PLANTING	WETLAND REPLICATION PLANTING

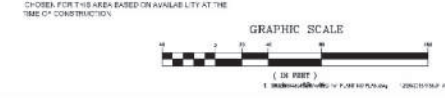
RESTORATION NAME	COMMON NAME
RESTORATION SEED MIX 1	RESTORATION SEED MIX 1
RESTORATION SEED MIX 2	RESTORATION SEED MIX 2
RESTORATION PLANTING & SEED MIX	RESTORATION PLANTING & SEED MIX
WETLAND REPLICATION PLANTING	WETLAND REPLICATION PLANTING

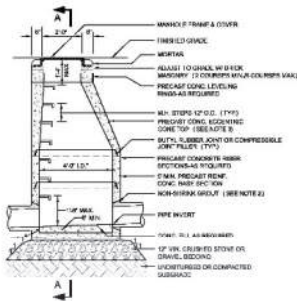
**PLANTING NOTES**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF MEDWAY PLANTING SPECIFICATIONS.

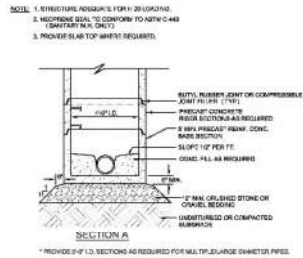
PLANT	QTY	SW	BOTANICAL NAME	COMMON NAME	HT	REMARKS
RESTORATION SEED MIX 1						
RESTORATION SEED MIX 2						
RESTORATION PLANTING & SEED MIX						

PLANT	QTY	SW	BOTANICAL NAME	COMMON NAME	HT	REMARKS
RESTORATION SEED MIX 1						
RESTORATION SEED MIX 2						
RESTORATION PLANTING & SEED MIX						

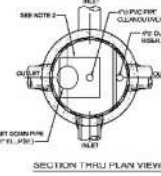
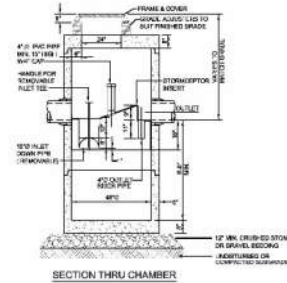




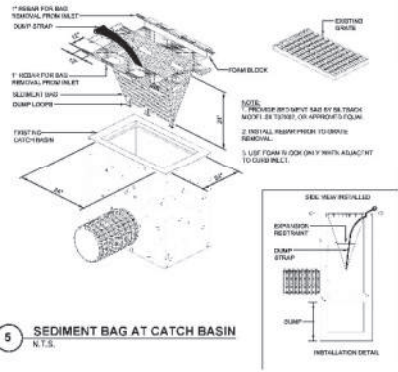
9 PRECAST CONCRETE DRAIN MANHOLE  
N.T.S.



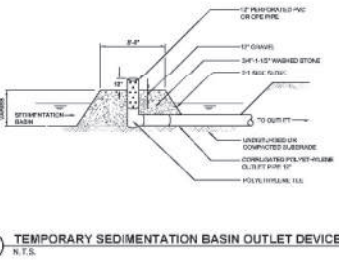
10 450 GALLON WATER QUALITY UNIT  
N.T.S.



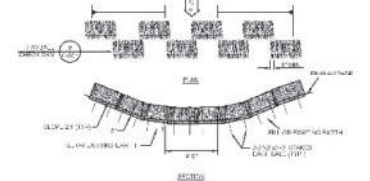
NOTE:  
1. THE USE OF POLYMER CONCRETE IS RECOMMENDED  
AT THE INLET AND OUTLET WATER ARE QUALITY  
2. THE COVER SHOULD BE PORTLAND CEMENT CONCRETE  
WITH FIBER



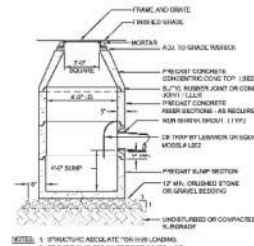
5 SEDIMENT BAG AT CATCH BASIN  
N.T.S.



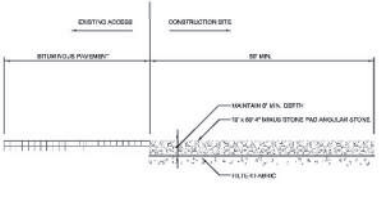
6 TEMPORARY SEDIMENTATION BASIN OUTLET DEVICE  
N.T.S.



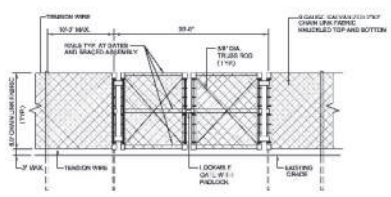
7 TEMPORARY DRAINAGE SWALE  
WITH HAYBALE EROSION CHECK DAM  
N.T.S.



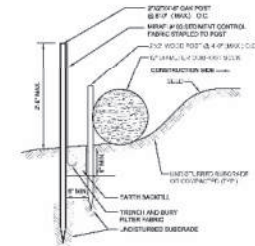
8 PRECAST CONCRETE CATCH-BASIN  
N.T.S.



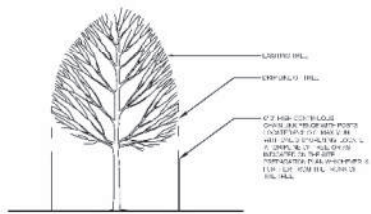
1 TEMPORARY CONSTRUCTION ENTRANCE  
N.T.S.



2 TEMPORARY CONSTRUCTION FENCE/WGATE  
N.T.S.



3 COMPOST SOCK WITH SILT FENCE  
N.T.S.



4 TREE PROTECTION DETAIL  
N.T.S.



TOWN OF  
MEDWAY  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
100 MASSACHUSETTS AVENUE  
MEDWAY, MA 02053

ARCHITECT:  
HELENE K. KARL  
ARCHITECTS, INC.  
100 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

CIVIL ENGINEER:  
STANLEY, MANN & MANN ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
WILSBURY, MA 01977

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
375 LIBERTY STREET  
ROCKLAND, MA 02070



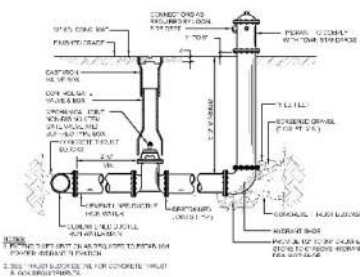
REV	DATE	DESCRIPTION
12/20/18		ISSUED FOR SITE PLAN
11/28/18		ISSUED FOR DESIGN REVIEW
11/09/18		COMMITTEE REVIEW
		DESIGN FOR THE APPLICATION
		MEETING WITH PLANNING BOARD

DATE	NTS
SCALE	ACO
DRAWN BY	PGG
CHECKED BY	18043.00
PROJECT NO.	
SUB. ENG.	
SHEET TITLE:	

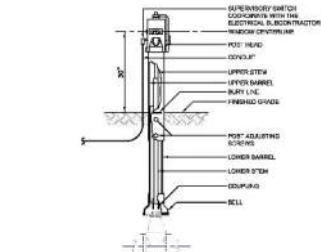
DETAILS I

DRAWING NO.  
C-501

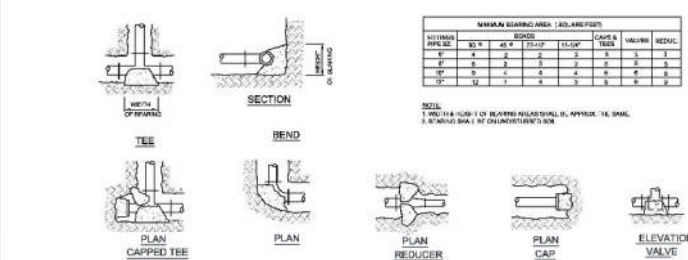




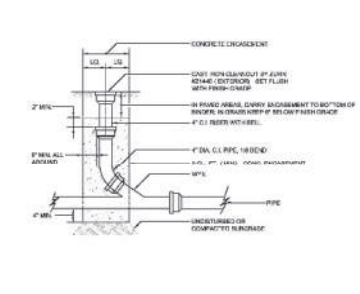
8 HYDRANT  
N.T.S.



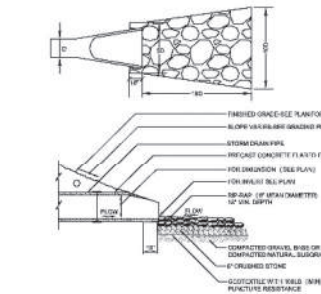
9 POST INDICATOR VALVE  
N.T.S.



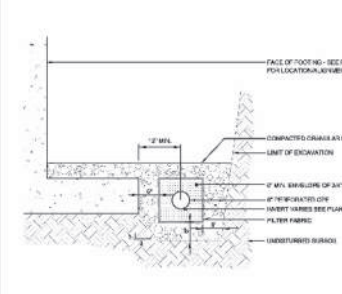
10 THRUST BLOCKS - FORCE MAIN  
N.T.S.



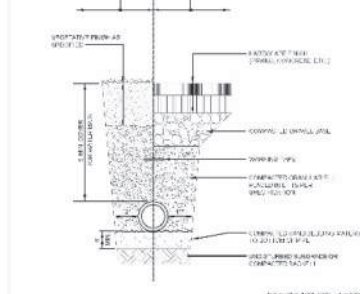
4 CLEANOUT  
N.T.S.



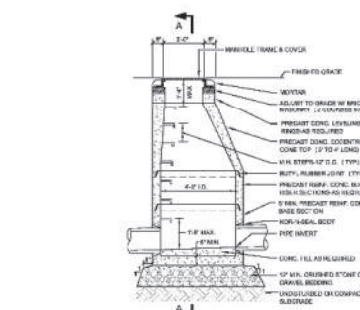
5 FLARED END  
N.T.S.



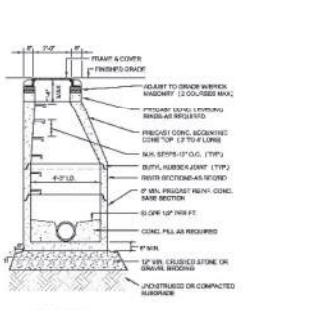
6 FOUNDATION DRAIN  
N.T.S.



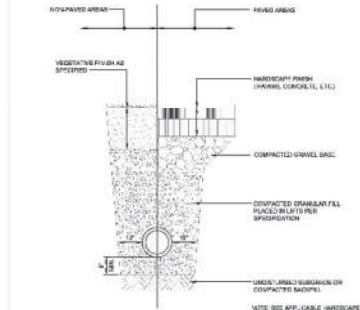
7 TRENCH SECTION - WATER & ELEC / TELECOM / GAS  
N.T.S.



1 STANDARD SEWER MANHOLE  
N.T.S.



2 TRENCH SECTION - SEWER PIPE  
N.T.S.



3 TRENCH SECTION - CPE DRAINS  
N.T.S.



TOWN OF  
MEDWAY  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
100 MASSACHUSETTS AVENUE  
MEDWAY, MA 02053

ARCHITECT:  
HELENE KARL  
ARCHITECTS, INC.  
100 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

CIVIL ENGINEER:  
STANLEY, MANN & MANN ASSOCIATES  
100 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
STANLEY, MANN & MANN ASSOCIATES  
100 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
WILBUR, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
375 LIBERTY STREET  
ROCKLAND, MA 02070



STAMP

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

DATE

SCALE

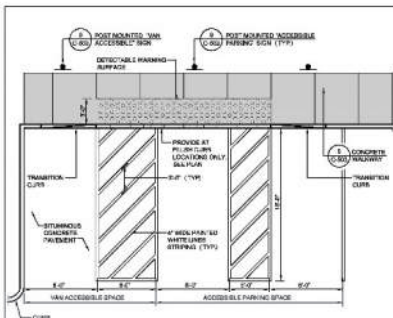
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SCALE

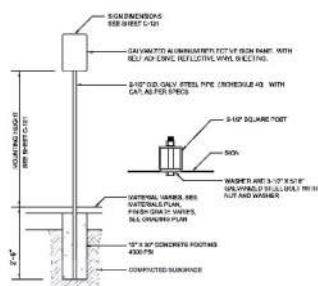
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SCALE

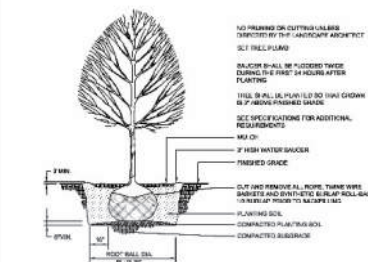
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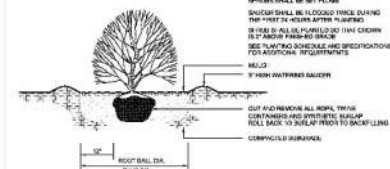
8 ACCESSIBLE PARKING SPACES  
N.T.S.



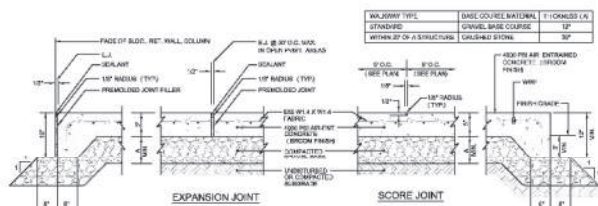
9 PARKING SIGN  
N.T.S.



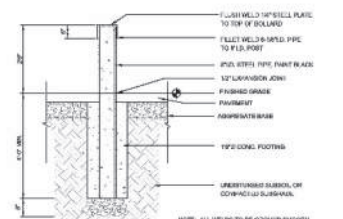
10 DECIDUOUS TREE  
N.T.S.



11 SHRUB  
N.T.S.



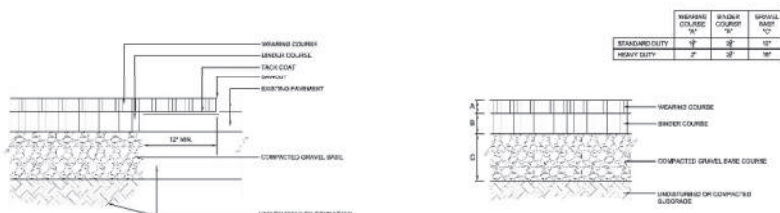
5 CONCRETE WALKWAY  
N.T.S.



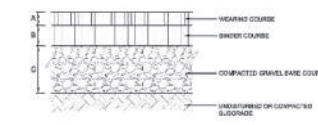
6 STEEL BOLLARD  
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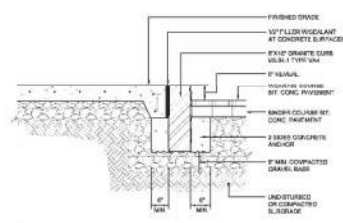
7 WOOD GUARDRAIL  
N.T.S.



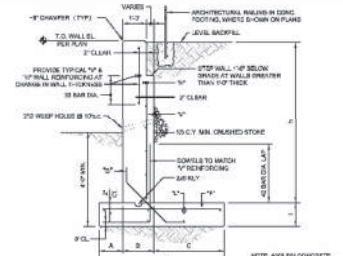
1 BITUMINOUS CONCRETE AT EXISTING PAVEMENT  
N.T.S.



2 BITUMINOUS CONCRETE PAVEMENT  
N.T.S.



3 VERTICAL GRANITE CURB  
N.T.S.



4 CONCRETE RETAINING WALL  
N.T.S.



# TOWN OF MEDWAY NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
145 HILLADE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

CIVIL ENGINEER:  
STIMMES, MARR & MARR ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
STIMMES, MARR & MARR ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
WILBURTON, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02070



STAMP

REV	DATE	DESCRIPTION
12/20/18	ISSUED FOR SITE PLAN	
11/28/18	REVIEW	
11/09/18	COMMITTEE REVIEW	
11/09/18	DESIGN FOR APPLICATION	
11/09/18	MEETING WITH PLANNING BOARD	

DATE	NTS
SCALE	ACO
DRAWN BY	PGG
CHECKED BY	PGG
PROJECT NO.	18043.00
SUB. ENG.	
SHEET TITLE:	

DETAILS III

DRAWING NO.  
**C-503**





TOWN OF  
MEDWAY  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
140 WALLACE STREET  
MEDWAY, MA 02053

ARCHITECT:  
HELENE KARL  
ARCHITECTS, INC.  
140 WALLACE STREET, MEDWAY, MA 02053

CIVIL ENGINEER:  
STANLEY, MARK & ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
STANLEY, MARK & ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
WILBURRY, MA 01527

ELECTRICAL ENGINEER:  
JOHN H. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370

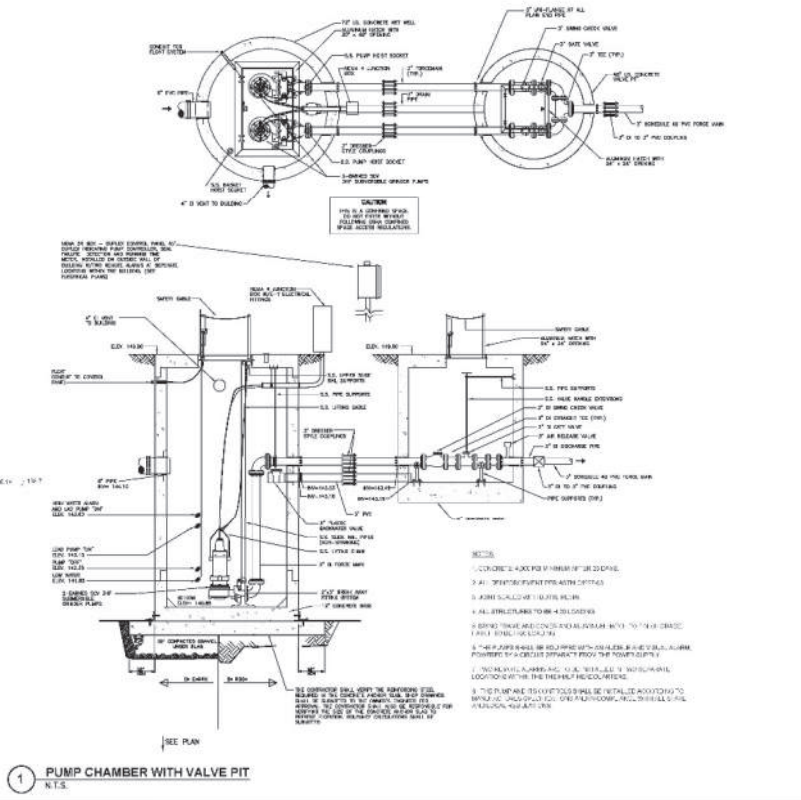
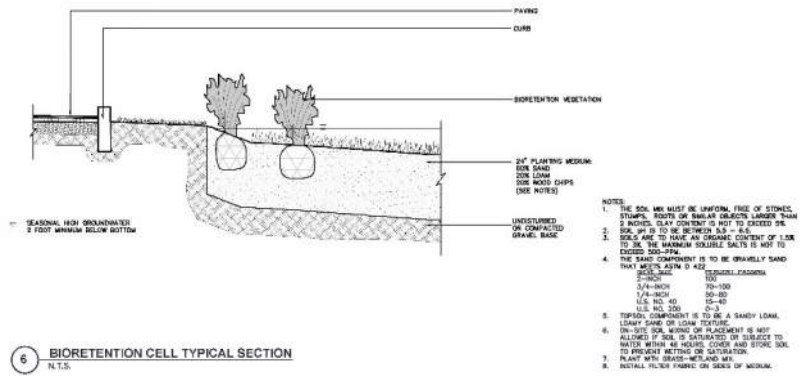


REV	DATE	DESCRIPTION
12/20/18	ISSUED FOR SITE PLAN	
11/20/18	ISSUED FOR DESIGN REVIEW	
11/09/18	ISSUED FOR APPLICATION	
11/09/18	MEETING WITH PLANNING BOARD	

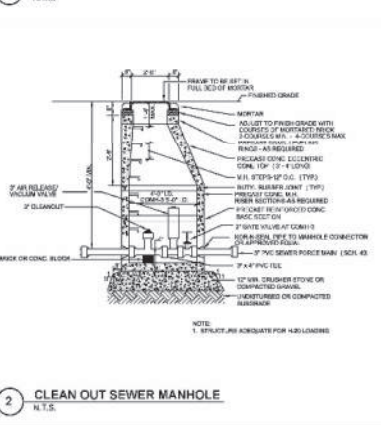
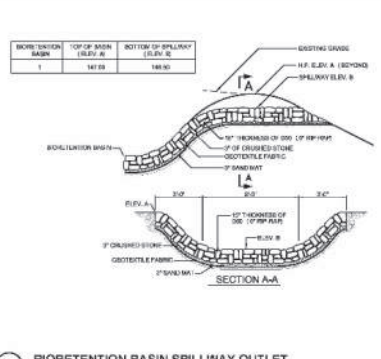
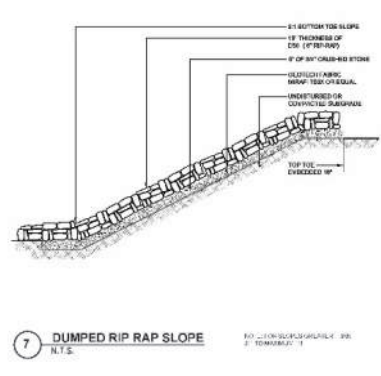
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SCALE	ACO
DRAWN BY	PGG
CHECKED BY	PGG
PROJECT NO.	18043.00

SHEET TITLE:  
DETAILS IV

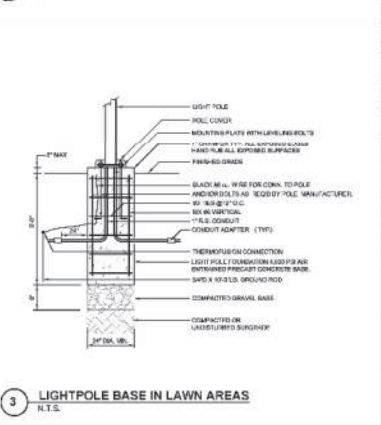
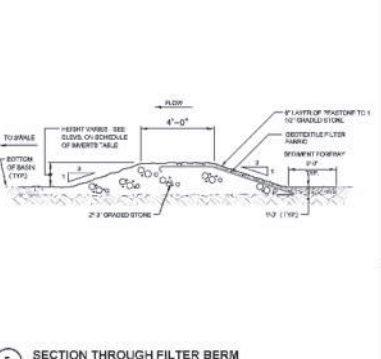
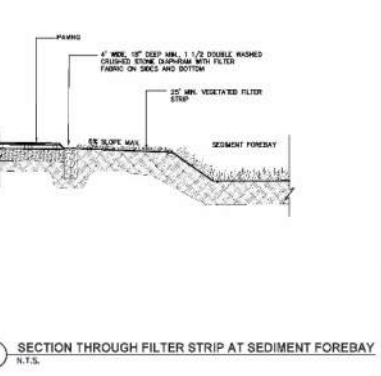
DRAWING NO.  
C-504



1. PUMP CHAMBER WITH VALVE PIT  
N.T.S.



2. CLEAN OUT SEWER MANHOLE  
N.T.S.



3. LIGHTPOLE BASE IN LAWN AREAS  
N.T.S.



**TOWN OF  
MEDWAY**  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
100 MILLBURY STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, LLC  
1700 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

CIVIL ENGINEER:  
STEVES, MANN & MANN ASSOCIATES  
1700 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
STEVES, MANN & MANN ASSOCIATES  
1700 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
STEVES, MANN & MANN ASSOCIATES  
22 WEST STREET, SUITE C  
MILBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
375 LIBERTY STREET  
ROCKLAND, MA 02370



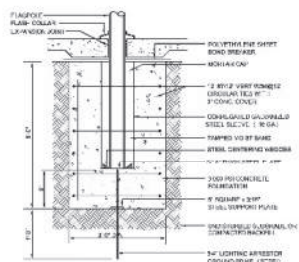
12/20/18	ISSUED FOR SET PLAN
11/29/18	REVIEW
11/29/18	FOR CONSTRUCTION REVIEW
11/29/18	COMMITTEE REVIEW
11/29/18	FOR CITY OF MEDWAY APPLICATION
11/29/18	MEETING OF PLANNING BOARD

REV	DATE	DESCRIPTION
DATE		
SCALE	NTS	
DRAWN BY	ACO	
CHECKED BY	PSG	
PROJECT NO.	18043.00	

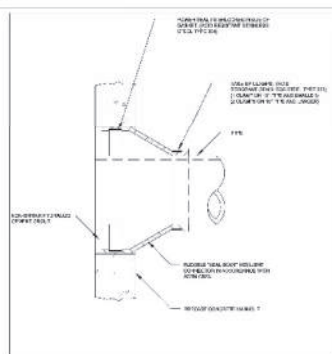
BUILDING:  
SHEET TITLE:

DETAILS V

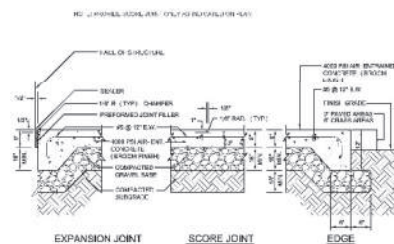
DRAWING NO.  
**C-505**



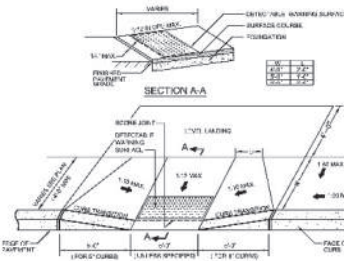
**5 FLAGPOLE FOUNDATION**  
N.T.S.



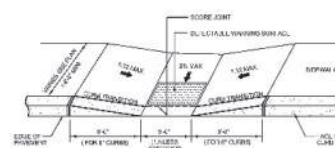
**1 MANHOLE SEAL**  
N.T.S.



**2 CONCRETE EQUIPMENT PAD**  
N.T.S.



**3 ACCESSIBLE CURB CUT (TYPE 1)**  
N.T.S.



**4 ACCESSIBLE CURB CUT (TYPE 2)**  
N.T.S.





OWNER:  
TOWN OF MEDWAY  
156 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
2000 West 10th Avenue • Minneapolis, MN 55408

CIVIL ENGINEER:  
SYMMES, MAIN & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SYMMES, MAIN & VORKE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAWAN ENGINEERING CORP.  
22 WEST STREET, JMT C  
WILBURY, MA 01527

**ELECTRICAL ENGINEER:**  
JOHN J. MURPHY, JR., ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
378 LIBERTY STREET  
ROCKLAND, MA 02370

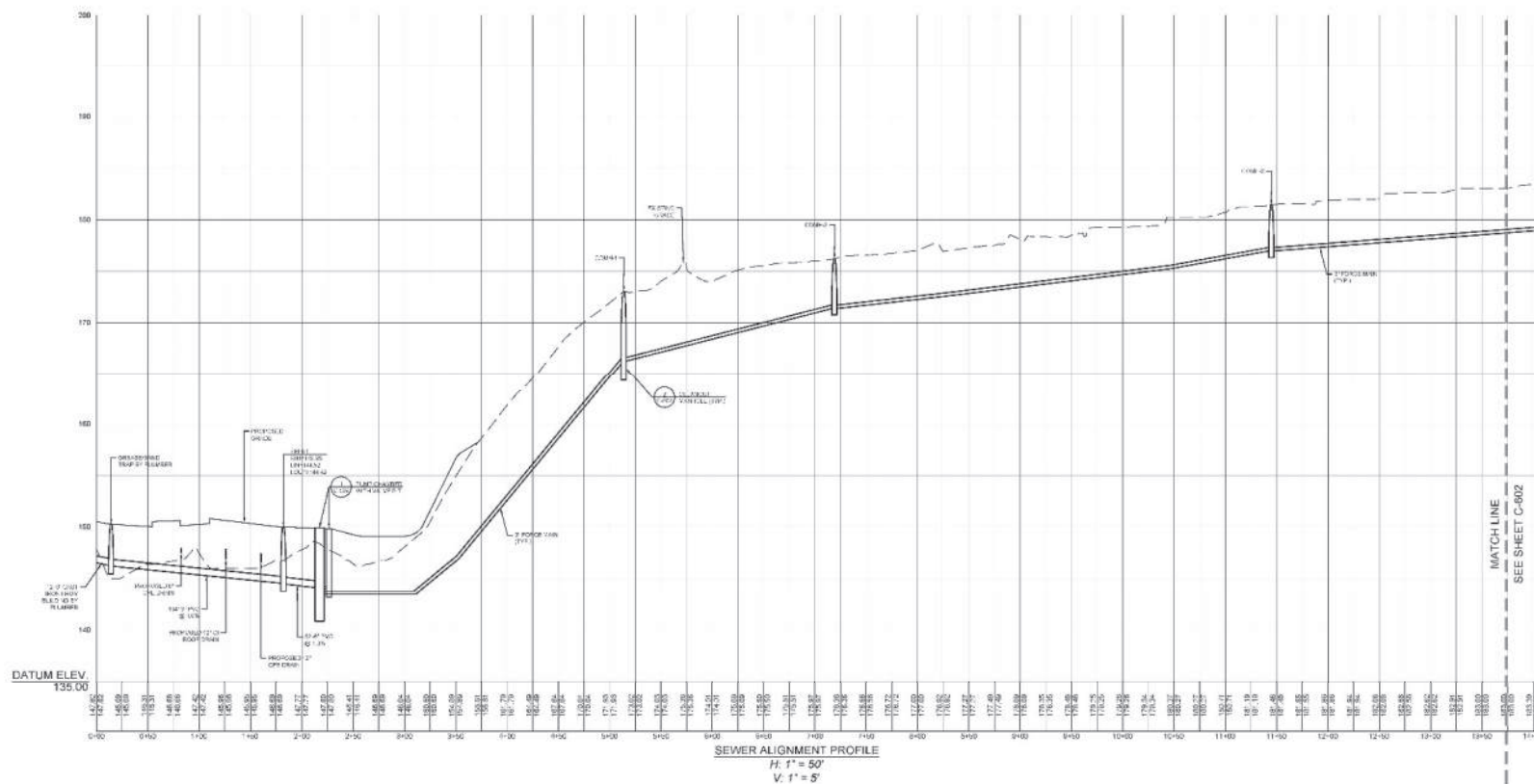


	12/20/18	ISSUED FOR SITE PLAN REVIEW
	11/28/18	ISSUED FOR DESIGN REVIEW COMMITTEE REVIEW
	11/08/18	ISSUED FOR PRE-APPLICATION MEETING WITH PLANNING BOARD
REV	DATE	DESCRIPTION

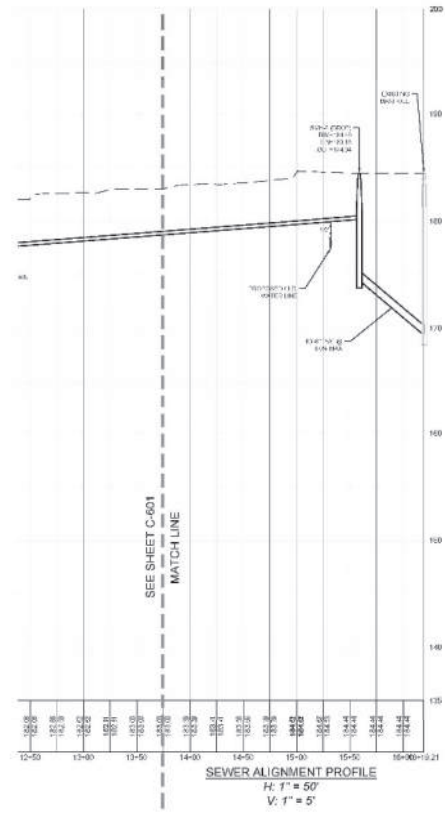
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DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

SHEET TITLE:  
SEWER  
PROFILE I

DRAWING NO. C-601



CH204M BOARD'S MEETING AGENDA - 2016-2017 DEBATE PROPOSALS.docx 10/26/2016 1:22:08 PM



**TOWN OF  
MEDWAY**  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
156 VALUAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
10 South Street, Suite 200, Medford, MA 02155

CIVIL ENGINEER:  
TIMMEL, HAN & WAKE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
TIMMEL, HAN & WAKE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, SUITE C  
MILBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR., ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
318 JEREMY STREET  
ROCKLAND, MA 02370



REV	DATE	DESCRIPTION
12/20/18		DESIGN FOR SITE PLAN
11/28/18		DESIGN FOR DESIGN REVIEW
11/28/18		CONSTITUTE REVIEW
11/28/18		DESIGN FOR THE APPLICATION
11/28/18		MEETING WITH PLANNING BOARD

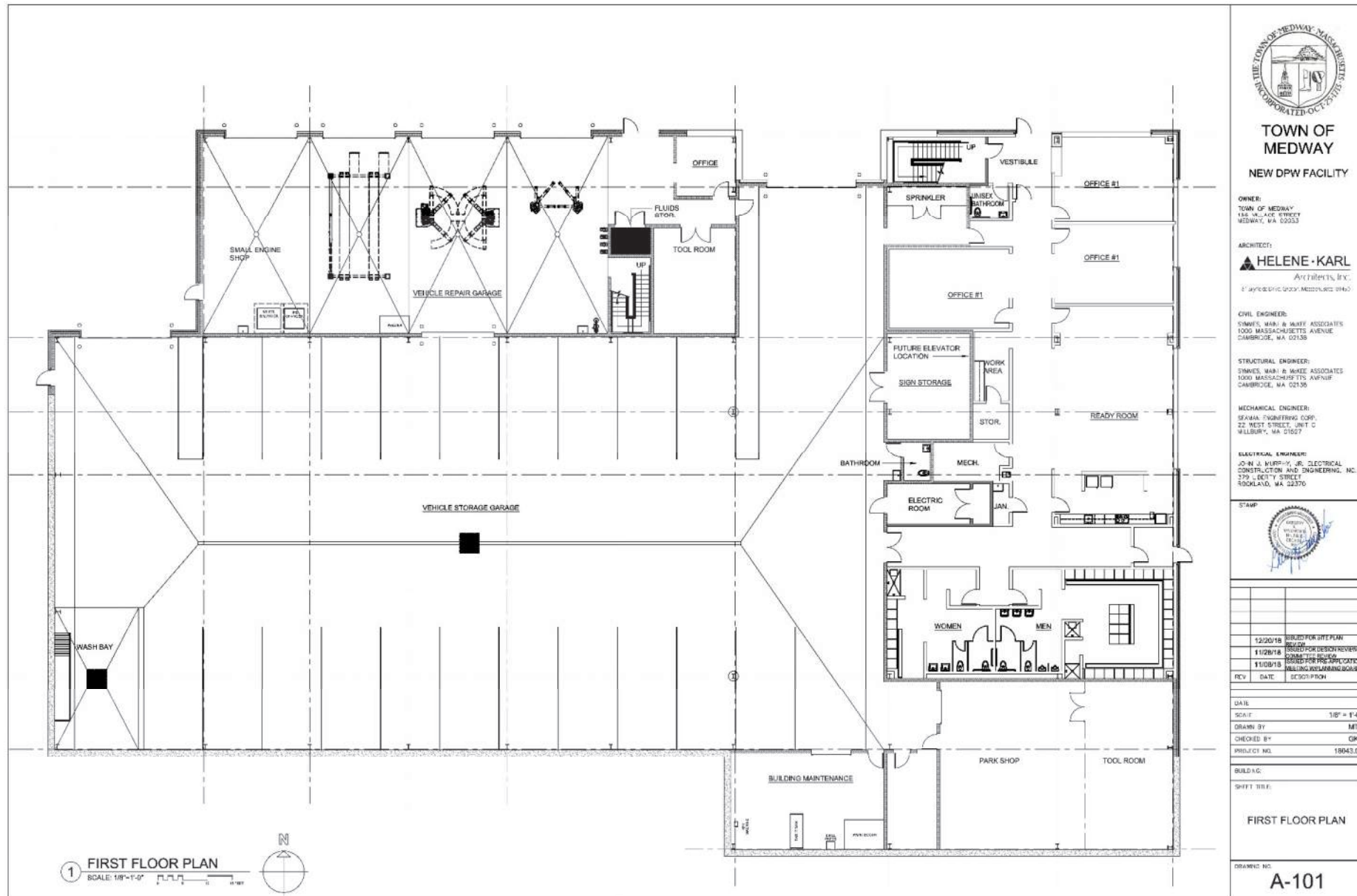
DATE	VARIES
SCALE	VARIES
DRAWN BY	ACO
CHECKED BY	PSG
PROJECT NO.	18043.00

BUILDING:  
SHEET TITLE:  
**SEWER  
PROFILE II**

DRAWING NO.  
**C-602**

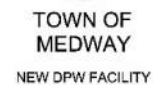












OWNER:  
TOWN OF MEDWAY  
155 VILLAGE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
Architects, Inc.  
27 Bedford Blvd., Boston, Massachusetts 02115

CIVIL ENGINEER:  
SYNVE, MAIN & McKEL ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEERS  
SYMES, NAMI & McKEE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

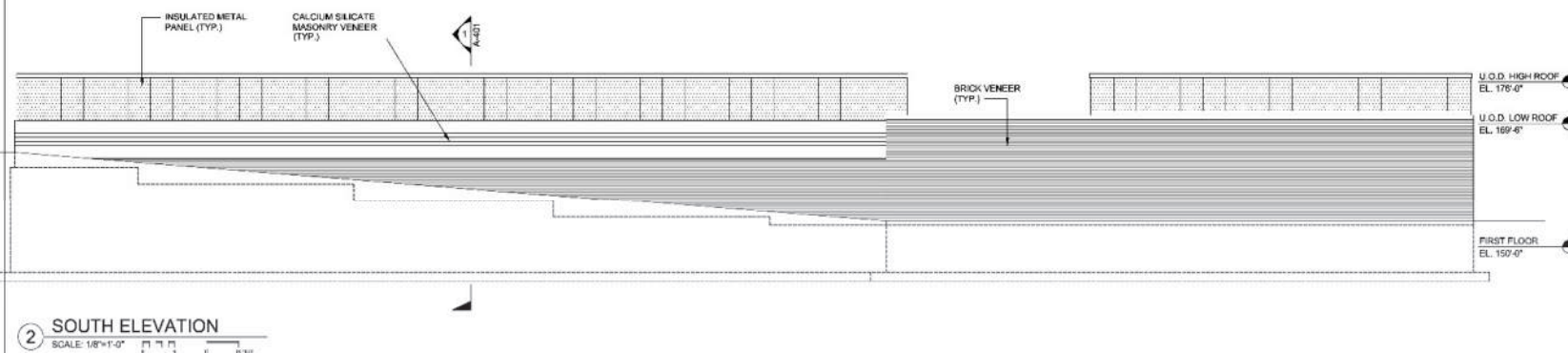
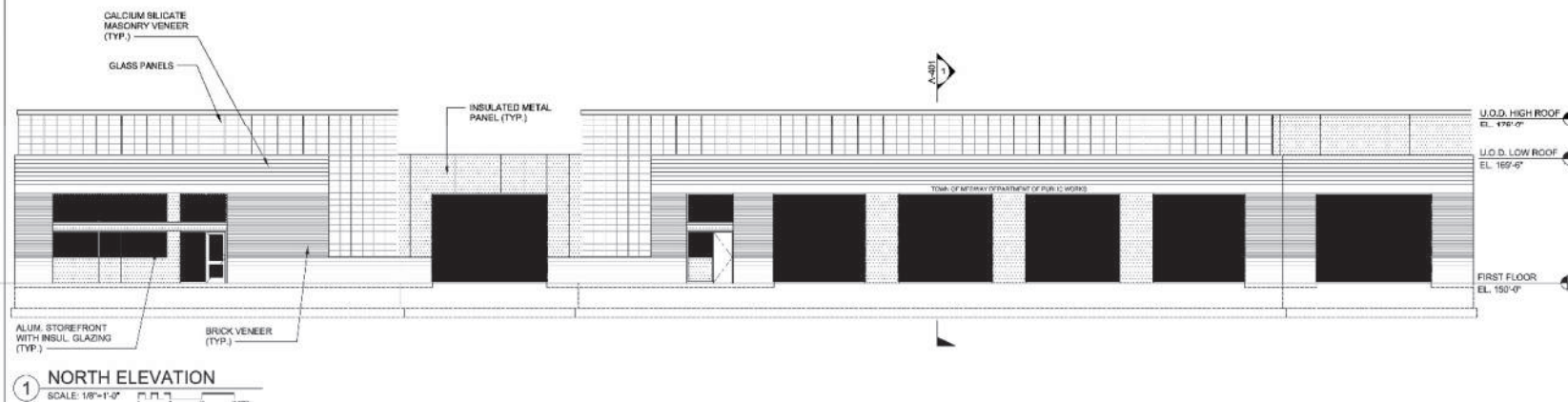
MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, UNIT C  
MILLBURY, MA 01527

ELECTRICAL ENGINEER:  
J. MURPHY, JR. ELECTRICAL  
CONSTRUCTORS AND ENGINEERING, INC.  
379 LIBERTY STREET  
ROCKLAND, MA 02370

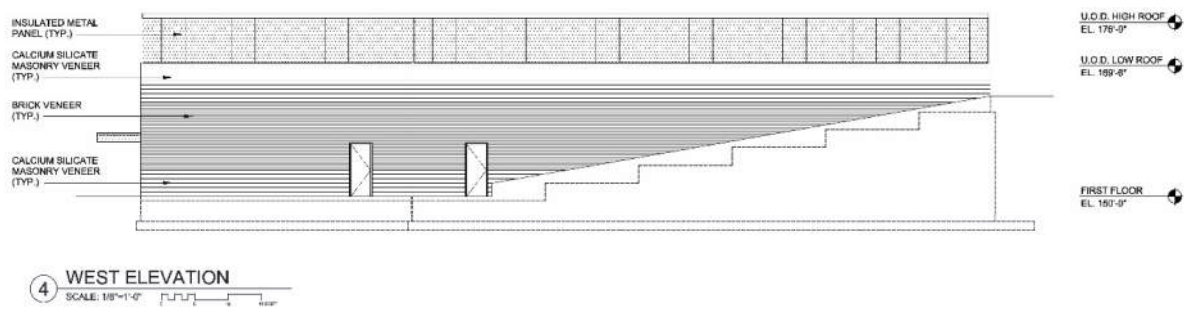
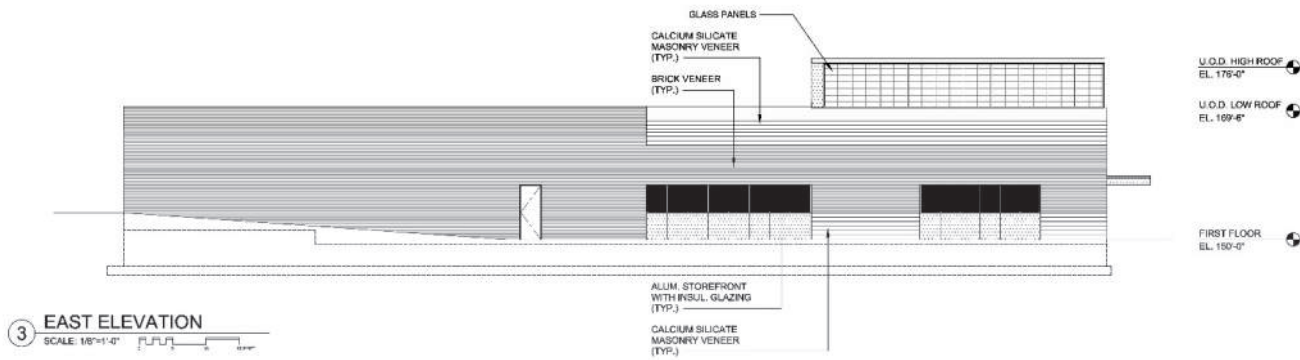
[illegible]

**EXTERIOR  
ELEVATIONS  
SHEET 1**

DRAWING NO.  
**A-301**







**TOWN OF  
MEDWAY**  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
150 VILLAGE STREET  
MEDWAY, MA 01953

ARCHITECT:  
**HELENE KARL**  
Architects, Inc.  
1155 State Drive, Suite 200, Medway, MA 01953

CIVIL ENGINEER:  
STIMEL, MARK & HANKE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
STIMEL, MARK & HANKE ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
TEAM ENGINEERING CORP.  
22 WEST STREET, UNIT C  
WILMISTON, MA 01957

ELECTRICAL ENGINEER:  
SCOTT J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
275 LIBERTY STREET  
ROCK AND, MA 01970



REV	DATE	DESCRIPTION
1	10/20/18	ISSUED FOR SITE PLAN
2	11/08/18	ISSUED FOR DESIGN REVIEW
3	11/08/18	ISSUED FOR PERMITS
4	11/08/18	ISSUED FOR PERMITS
5	11/08/18	ISSUED FOR PERMITS
6	11/08/18	ISSUED FOR PERMITS
7	11/08/18	ISSUED FOR PERMITS
8	11/08/18	ISSUED FOR PERMITS
9	11/08/18	ISSUED FOR PERMITS
10	11/08/18	ISSUED FOR PERMITS
11	11/08/18	ISSUED FOR PERMITS
12	11/08/18	ISSUED FOR PERMITS
13	11/08/18	ISSUED FOR PERMITS
14	11/08/18	ISSUED FOR PERMITS
15	11/08/18	ISSUED FOR PERMITS
16	11/08/18	ISSUED FOR PERMITS
17	11/08/18	ISSUED FOR PERMITS
18	11/08/18	ISSUED FOR PERMITS
19	11/08/18	ISSUED FOR PERMITS
20	11/08/18	ISSUED FOR PERMITS
21	11/08/18	ISSUED FOR PERMITS
22	11/08/18	ISSUED FOR PERMITS
23	11/08/18	ISSUED FOR PERMITS
24	11/08/18	ISSUED FOR PERMITS
25	11/08/18	ISSUED FOR PERMITS
26	11/08/18	ISSUED FOR PERMITS
27	11/08/18	ISSUED FOR PERMITS
28	11/08/18	ISSUED FOR PERMITS
29	11/08/18	ISSUED FOR PERMITS
30	11/08/18	ISSUED FOR PERMITS

DATE: 11/08/18  
SCALE: 1/8" = 1'-0"  
DRAWN BY: ACC  
CHECKED BY: PSG  
PROJECT NO.: 18043.00  
SHEET 1 OF 1  
**EXTERIOR  
ELEVATIONS  
SHEET 2**  
DRAWN BY: A-302



MEDWAY DPS BUILDING - RENDERING 1



MEDWAY DPS BUILDING - RENDERING 2



MEDWAY DPS BUILDING - RENDERING 3



MATERIAL STORAGE BUILDING



SALT STORAGE BUILDING  
FRONT VIEW



SALT STORAGE BUILDING  
REAR VIEW



SALT STORAGE BUILDING  
INTERNAL VIEW



SOLAR CANOPY AT  
TRUCK PARKING



**TOWN OF  
MEDWAY**  
NEW DPW FACILITY

OWNER:  
TOWN OF MEDWAY  
145 HILLADE STREET  
MEDWAY, MA 02053

ARCHITECT:  
**HELENE • KARL**  
ARCHITECTS, INC.  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

CIVIL ENGINEER:  
SINKE, MARR & MARR ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

STRUCTURAL ENGINEER:  
SINKE, MARR & MARR ASSOCIATES  
1000 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02138

MECHANICAL ENGINEER:  
SEAMAN ENGINEERING CORP.  
22 WEST STREET, SUITE C  
VILLBURY, MA 01527

ELECTRICAL ENGINEER:  
JOHN J. MURPHY, JR. ELECTRICAL  
CONSTRUCTION AND ENGINEERING, INC.  
378 LEBLITY STREET  
ROSLAND, MA 02070



REV	DATE	DESCRIPTION
1	12/20/18	DESIGNED FOR SITE PLAN
2	11/28/18	REVISED FOR DESIGNS ON REVIEW
3	11/08/18	COMMITTEE REVIEW
4	11/08/18	DESIGN FOR PRELIMINARY MEETING WITH PLANNING BOARD

DATE	
SCALE	NTS
DRAWN BY	MTV
CHECKED BY	GKY
PROJECT NO.	16043.00

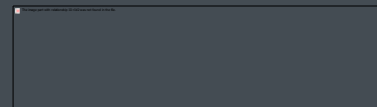
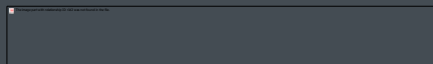
BUILDING  
SHEET TITLE:

RENDERINGS

DRAWING NO.  
**A-303**



# Thank you



SMMA

## Planning Board Meeting 1/8/19

Good Evening,

My name is Todd Allen and I live at 9 Chestnut St. in Medway where I have resided for just over a year. I have been a resident of Medway for approximately 43 years.

I stand before you today to represent a group of neighbors who have concerns about the proposed DPS project. I am the spokesperson for several issues where we have unified interests and unease about the project. In the interest of respecting the boards time we have agreed to consolidate and have a unified voice for these items.

Before I say anything further, I ask for patience from the board as we all recently received notification of this project during the holidays and are quickly trying to understand and quantify the project that has clearly been discussed and planned for many months by the town.

**Primarily, our main concern are the waivers applied for, and the impact that each area mentioned will have on our neighborhood/town.**

**We respectfully ask the board to adhere to their own strict standards with which they have developed for other projects in the town and dismiss the request for all the waivers requested by the applicant.**

We believe that each one of those waivers has a valid impact on its respective item.

Placing a commercial and industrial facility of this size, scope and nature within a residential agricultural zone is unprecedented in town, and we do not believe would be allowed if it pertained to another project or independent developer making this request.

Our concerns include:

1. The applicants wording for waiving several requirements is that "the new DPS facility is going to be constructed on the same site as the existing facility." This is not accurate. As stated on the application, there are several parcels that have been added and combined to make the development proposal we see tonight.
2. It is our understanding that the applicant wishes to consolidate operations and bring vehicles, equipment and staff to this location. If that is correct it would impact traffic, neighborhoods surrounding the facility, parking and the environment. **As stated previously, all areas that are submitted for waiver, will make a tremendous impact on our community.**



3. A parking study needs to be performed since an agricultural residential district does not allow for parking let alone for solar covered parking that is that close to residential homes.
4. We are alarmed about the projects potential impact on the water source for our town and wetlands/environmental impact.

Increased salt storage proximate to wetlands and a town drinking water source could be viewed as imprudent from both environmental impact and health effect considerations.

We are aware that the Conservation Commission will be discussing this on Thursday night and we will be attending to bring our specific concerns to them.

5. We respectfully request that a separate page in the application plan display the current abutters property lines and residences that fit within the existing plan dimensions. We believe that this will aid in demonstrating the impact on the community and particularly the abutters. Especially the salt and material storage structures.

This is only a summary of our concerns with the waivers and project. We do have additional questions and comments, and we welcome the opportunity to meet with the applicant and various boards for further discussion and options.

**Lastly, we again respectfully and strongly appeal to the board to dismiss all the waivers and perform the commonly required evaluations by independent sources as you have done on past projects.**

Thank you for your time and consideration.

Todd Allen



**January 8, 2019**  
**Medway Planning & Economic Development Board**  
**Meeting**

**Exelon Bond**

- Updated bond estimate from BETA Group 12-14-18

You discussed this at length at the 12-11-18 PEDB mtg. The original bond estimate from BETA Group dated 11-20-18 was for \$537,770.63. You will recollect that Exelon and GEMMA were going to assume bonding responsibilities for their respective portions of the remaining work (\$157,929.38 for Exelon and \$379,841.25 for GEMMA). You decided not to sign the bond agreement with Exelon and its insurer until the corresponding bond agreement with GEMMA and its insurer was ready.

Since then, we have received an updated bond estimate dated 12-14-18 from BETA Group for \$363,691.25. This was requested by GEMMA.

Exelon has decided to provide the entire bond instead of Exelon and GEMMA each covering their respective share. Exelon has provided a rider to their bond increasing the total to \$205,762. However, this is not sufficient. I have informed the Exelon project manager and he is working to resolve this.

I hope to have a revised bond agreement for you in the full amount of \$363,691.25 to share with you on Tuesday for your review and signature.



Exelon Power  
West Medway Facility  
Civil Punch list as of 12/14/2018



Item	Total Quantity	Unit	Percent Complete	Quantity Remaining	massDOT Item	massDOT Median Price	Value
Infiltration Basin 01	1	LS	100%	0%	na	na	\$ -
Infiltration Basin 02	1	LS	100%	0%	na	na	\$ -
Excavation/Grading Restore Trailer site		CY		1500	120	\$ 15.00	\$ 22,500.00
Drainage	1	LS			See breakdown		\$ 10,000.00
Rain Garden Plantings	1	LS	0%	100%	See breakdown		\$ 15,194.50
Site Plantings	1	LS	0%	100%	See breakdown		\$ 111,149.00
Top Soil/Loam	3800	CY		1827	751	\$ 43.50	\$ 79,474.50
Seeding	34000	SY		16500	765	\$ 0.55	\$ 9,075.00
Pavement, surface course	650	TON	95%	35	455.23	\$ 96.00	\$ 3,360.00
Pavement Bituminous Berm	4150	LF	95%	200	470.2	\$ 6.00	\$ 1,200.00
Steel Beam Guard Rail	850	LF	100%	0	620.12	\$ 41.50	\$ -
Chain Link Fence	3015	LF	90%	300	645.12	\$ 45.00	\$ 13,500.00
Double Swing Gate	2	EA	0%	2	na	na	\$ 3,000.00
Cant. Slide Gate	1	EA	0%	1	na	na	\$ 10,000.00
Site Cleanup	1	LS	0%	100%	na	na	\$ 5,000.00
As-Built Drawings	1	LS	0%	100%	na	na	\$ 7,500.00
Sub Total*							\$ 290,953.00
25% Contingency							\$ 72,738.25
Total							\$ 363,691.25

1. \* Does not include building amenities such as pipe bollards, wheel stops, signage, sidewalks etc.

2. Deleted

3. Town of Medway to coordinate Medway Water, Sewer, Conservation, Building Departments for additional requirements.

4. All quantities are approximate.

BETA GROUP, INC.

6 Blackstone Valley Place, Suite 101, Lincoln, RI 02865

P: 401.333.2382 | F: 401.333.9225 | W: www.BETA-Inc.com

## Plant Schedule



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

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

BETA GROUP, INC.

6 Blackstone Valley Place, Suite 101, Lincoln, RI 02865

P: 401.333.2382 | F: 401.333.9225 | W: [www.BETA-Inc.com](http://www.BETA-Inc.com)



## Drainage



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

BETA GROUP, INC.

6 Blackstone Valley Place, Suite 101, Lincoln, RI 02865

P: 401.333.2382 | F: 401.333.9225 | W: [www.BETA-Inc.com](http://www.BETA-Inc.com)

Massachusetts Department of Transportation - Highway Division

## Construction Project Estimator

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## Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)
[120.](#) [224.12](#) [455.22](#) [455.32](#) [460.](#) [NEXT 5>>](#)

## Line Item Information

Item No:

**120.**

Item Description:

**EARTH EXCAVATION**

Measurement System:

**English**

Unit:

**CY**

Unit price statistics computed for Period:

**11/2017 - 11/2018**

## Unit price quantity breakouts

## Unit Price Statistics

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



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

**120.** 224.12 455.22 455.32 460. NEXT 5>>

Massachusetts Department of Transportation - Highway Division

## Construction Project Estimator

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## Weighted Bid Prices

[Criteria](#)**[Chart](#)**[Graph](#)[Book](#)**455.23****Line Item Information**

Item No: **455.23**  
 Item Description: **SUPERPAVE SURFACE COURSE - 12.5 (SSC - 12.5)**  
 Measurement System: **English**  
 Unit: **TON**  
 Unit price statistics computed for Period: **11/2017 - 11/2018**

**Unit price quantity breakouts**

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

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



Massachusetts Department of Transportation - Highway Division

## Construction Project Estimator

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## Weighted Bid Prices

[Criteria](#)**[Chart](#)**[Graph](#)[Book](#)**470.2****Line Item Information**

Item No:

**470.2**

Item Description:

**HOT MIX ASPHALT BERM, TYPE A - MODIFIED**

Measurement System:

**English**

Unit:

**FT**

Unit price statistics computed for Period:

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

Min Quantity	Max Quantity	District	No. of Projects	No. of Bids	Minimum	Maximum	Mean	Median
<b>20.00 (FT)</b>	<b>1530.00 (FT)</b>	All Districts	<u>9</u>	44	\$9.25	\$27.75	\$17.82	\$16.00
		1	<u>1</u>	9	\$8.00	\$24.00	\$14.56	\$16.00
		2	<u>3</u>	22	\$9.00	\$27.00	\$18.00	\$17.00
		4	<u>2</u>	8	\$17.50	\$52.50	\$31.89	\$28.83
		5	<u>1</u>	3	\$1.25	\$3.75	\$2.23	\$2.20
		6	<u>1</u>	4	\$10.99	\$32.96	\$22.23	\$21.97
<b>3040.00 (FT)</b>	<b>4550.00 (FT)</b>	All Districts	<u>2</u>	14	\$3.00	\$9.00	\$5.98	\$6.00
		3	<u>2</u>	14	\$3.00	\$9.00	\$5.98	\$6.00
<b>4550.00 (FT)</b>	<b>6060.00 (FT)</b>	All Districts	<u>2</u>	11	\$2.82	\$8.45	\$5.66	\$5.75
		3	<u>1</u>	6	\$2.82	\$8.45	\$5.61	\$5.63
		5	<u>1</u>	5	\$2.69	\$8.07	\$5.72	\$6.50
<b>10590.00 (FT)</b>	<b>12100.00 (FT)</b>	All Districts	<u>1</u>	11	\$2.03	\$6.08	\$4.23	\$4.05
		2	<u>1</u>	11	\$2.03	\$6.08	\$4.23	\$4.05

**470.2**

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

Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

[Criteria](#)**[Chart](#)**[Graph](#)[Book](#)**645.172****Line Item Information**

Item No: **645.172**

Item Description: **72 INCH CHAIN LINK FENCE (PIPE TOP RAIL) VINYL COATED (LINE POST OPTION)**

Measurement System: **English**

Unit: **FT**

Unit price statistics computed for Period: **11/2017 - 11/2018**

**Unit price quantity breakouts**

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

**645.172**



Massachusetts Department of Transportation - Highway Division

## Construction Project Estimator

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## Weighted Bid Prices

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

Item No:

Item Description:

Measurement System:

Unit:

Unit price statistics computed for Period:

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

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

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

**751.**

Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

[Criteria](#)[Chart](#)[Graph](#)[Book](#)**765.****Line Item Information**

Item No:

Item Description:

Measurement System:

Unit:

Unit price statistics computed for Period:

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

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



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

**765.**

Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

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

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

**776.551**

Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

- Criteria
- Chart
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- Book

783.045

### Line Item Information

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

### Unit price quantity breakouts

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

783.045



Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

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

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

**Unit price quantity breakouts**

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

**777.141**

Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

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

Item No:

**774.642**

Item Description:

**SPRUCE - WHITE 7-8 FEET**

Measurement System:

**English**

Unit:

**EA**

Unit price statistics computed for Period:

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

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

**774.642**

Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

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

Item No:

**773.436**

Item Description:

**PINE - WHITE 5-6 FEET**

Measurement System:

**English**

Unit:

**EA**

Unit price statistics computed for Period:

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

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

**773.436**



Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

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

Item No:

**772.336**

Item Description:

**CEDAR - RED 5-6 FEET**

Measurement System:

**English**

Unit:

**EA**

Unit price statistics computed for Period:

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

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

**772.336**

Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

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

Item No:

**790.719**

Item Description:

**DOGWOOD - SILKY 2-3 FEET**

Measurement System:

**English**

Unit:

**EA**

Unit price statistics computed for Period:

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

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

**790.719**

Massachusetts Department of Transportation - Highway Division

## Construction Project Estimator

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## Weighted Bid Prices

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

Item No:

**795.157**

Item Description:

**WINTERBERRY - FEMALE 24-30 INCH**

Measurement System:

**English**

Unit:

**EA**

Unit price statistics computed for Period:

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

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

**795.157**



Massachusetts Department of Transportation - Highway Division

## Construction Project Estimator

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## Weighted Bid Prices

[Criteria](#)**[Chart](#)**[Graph](#)[Book](#)**795.153****Line Item Information**

Item No:

**795.153**

Item Description:

**WINTERBERRY - MALE 24-30 INCH**

Measurement System:

**English**

Unit:

**EA**

Unit price statistics computed for Period:

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

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

**795.153**

Massachusetts Department of Transportation - Highway Division

# Construction Project Estimator

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## Weighted Bid Prices

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787.081

### Line Item Information

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

### Unit price quantity breakouts

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

787.081

Massachusetts Department of Transportation - Highway Division

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## Weighted Bid Prices

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

Item No:

**794.731**

Item Description:

**SUMMERSWEET SHRUB 18-24 INCH**

Measurement System:

**English**

Unit:

**EA**

Unit price statistics computed for Period:

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

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

**794.731**



Massachusetts Department of Transportation - Highway Division

## Construction Project Estimator

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## Weighted Bid Prices

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

Item No:

**790.719**

Item Description:

**DOGWOOD - SILKY 2-3 FEET**

Measurement System:

**English**

Unit:

**EA**

Unit price statistics computed for Period:

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

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

**790.719**

Massachusetts Department of Transportation - Highway Division

# Construction Project Estimator

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## Weighted Bid Prices

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- Book

785.633

### Line Item Information

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

### Unit price quantity breakouts

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

785.633



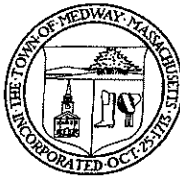
**January 8, 2019**  
**Medway Planning & Economic Development Board**  
**Meeting**

**ANR Plan – 29 Village Street**  
**Town of Medway**

- ANR application dated 12-31-19
- Explanation dated 1-2-19
- Associated documents
- 1976 Town Meeting Vote
- ANR plan dated 7-12-18 prepared by Guerriere and Halnon

The ANR plan has been forwarded to Gino Carlucci for review.





**Planning & Economic Development Board - Town of Medway, MA**  
**LAND SUBDIVISION – FORM A**

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

**INSTRUCTIONS TO APPLICANT/OWNER**

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

Submit two (2) signed originals of this ANR Application, two copies of the ANR Plan, an electronic version (PDF) of the ANR plan, two Project Explanations, and the appropriate ANR application/filing fee checks to the Medway Planning and Economic Development office, 155 Village ST, Medway, MA 02053.

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

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

The Town's Planning Consultant will review the Application, Project Explanation and ANR plan and provide a recommendation to the Planning & Economic Development Board.

A copy of that letter will be provided to you. Revisions to the plan may be needed.

**You or your duly authorized agent is expected to attend the Board meeting  
when the ANR Plan will be considered to answer any questions and/or submit such  
additional information as the Board may request.**

Your absence may result in a delay in the Board's review and decision.

Dec 31, 2018

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

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

**PROPERTY INFORMATION**

ANR Location Address(es): 29 Village St

The land shown on the plan is shown on Medway Assessor's Map # 72 Parcel(s) # 010

Total Acreage of Land to be Divided: 0.368+/-

Subdivision Name (if applicable): n/a

Medway Zoning District Classification: ARII

Frontage Requirement: 150' Area Requirement: 22,500 or 30,000 a,b

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

The owner's title to the land that is the subject matter of this application is derived under deed from: Jerry Falk to Jerry and Carol Falk dated 12/31/2007 and recorded in Norfolk County Registry of Deeds, Book 25364 Page 197 or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page \_\_\_\_\_.

### **ANR PLAN INFORMATION**

Plan Title: Taking Plan of Land 29 Village St, Medway, MA  
Prepared by: Guerriere & Halnon, Inc. (Robert E. Constantine II)  
P.E. or P.L.S registration #: 49611 Plan Date: 7/12/2018

### **APPLICANT INFORMATION**

Applicant's Name: Town of Medway  
Address: 155 Village St, Medway, MA 02053  
Telephone: 508.533.3264 Email: ta@townofmedway.org

### **PROPERTY OWNER INFORMATION**

*(If different than the applicant or if the plan shows a land swap between two adjacent properties)*

Property Owner's Name: Jerry Falk and Carol Falk  
Address: 29 Village St, Medway, MA 02053  
Telephone: 508.533.7803 Email: jerry.falk@verizon.net

### **ENGINEER or SURVEYOR INFORMATION**

Name: Guerriere & Halnon, Inc. Engineering & Land Surveying  
Address: 55 W Central St, Franklin, MA 02038  
Telephone: 508.528.3221 Email: \_\_\_\_\_

### **ATTORNEY INFORMATION**

Name: Lee Smith (Town Counsel)  
Address: KP Law  
101 Arch St, 12th Fl, Boston, MA 02110  
Telephone: 617.654.1809 Email: lsmith@k-plaw.com

## OFFICIAL REPRESENTATIVE INFORMATION

Name: Michael Boynton, Town Administrator  
Address: Town of Medway  
155 Village St, Medway, MA 02053  
Telephone: 508.533.3264 Email: ta@townofmedway.org

## PROJECT EXPLANATION

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

## APPROVAL NOT REQUIRED JUSTIFICATION

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

- ☐ 1. The accompanying plan does not show a division of land.
- ☐ 2. Every lot shown on the plan has frontage as required by the Medway Zoning Bylaw. The frontage required by the Zoning Bylaw is located on \_\_\_\_\_ *(name of way(s), which is:*
- ☐ a. A public way. Date of street acceptance: \_\_\_\_\_
- ☐ b. A way certified by the Town Clerk as being maintained and used as a public way. *(Attach Town Clerk's certification)*
- ☐ c. A way shown on a definitive subdivision plan entitled \_\_\_\_\_  
\_\_\_\_\_ that was previously endorsed by the Planning and Economic Development Board on \_\_\_\_\_ and recorded at the Norfolk County Registry of Deeds on \_\_\_\_\_  
Provide detailed recording information: \_\_\_\_\_
- ☐ d. A private way in existence on the ground before 1952 when the Subdivision Control Law was adopted in the Town of Medway, which has, in the opinion of the Planning & Economic Development Board, adequate width, suitable grades, and adequate construction to provide vehicular access to the lot(s) for their intended purpose of \_\_\_\_\_ and to permit the installation of municipal services to serve the lot(s) and any buildings thereon.
- ☒ 3. The division of land shown on the accompanying plan is not a "subdivision" for the following reasons: It is a parcel of land that gives access to the Town of Medway's well located at 31R Village Street. The Registry of Deeds requires the Planning and Econ. Development Board to sign the plan in order to file it.



## SIGNATURES

The undersigned, being the Applicant as defined under Chapter 41, Section 81P for endorsement of an Approval Not Required Plan, herewith submits this application and Approval Not Required Plan to the Medway Planning and Economic Development Board for review and endorsement.

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 under consideration.

(If applicable, I hereby authorize Michael Boynton to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this Approval Not Required Application.)

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

[Signature]  
Signature of Property Owner

1/4/2019  
Date

[Signature]  
Signature of Applicant (if other than Property Owner)

1/4/2019  
Date

[Signature]  
Signature of Agent/Official Representative

1/4/2019  
Date

### ANR PLAN FILING FEE

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

Please prepare two checks: one for \$100 and one for the balance.  
Each check should be made payable to: Town of Medway

Fee approved 11-2-06

### APPLICATION CHECKLIST – All items must be submitted

- \_\_\_\_\_ 2 signed original ANR applications (FORM A)
- \_\_\_\_\_ 2 full size prints of ANR plan
- \_\_\_\_\_ Electronic version of ANR plan – A flash drive may be provided or a PDF of the plan may be emailed to: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org).
- \_\_\_\_\_ 2 copies of the Project Explanation
- \_\_\_\_\_ Application/Filing Fee (2 checks) – Check with PEDB office for amounts.

\*\*\*\*\*

ANR Application/Filing Fee Paid:

Amount: \_\_\_\_\_ Check # \_\_\_\_\_

Amount: \_\_\_\_\_ Check # \_\_\_\_\_



**TOWN OF MEDWAY**  
**COMMONWEALTH OF MASSACHUSETTS**

Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Phone (508) 533-3264  
Fax (508) 321-4988  
Email: [mboynton@townofmedway.org](mailto:mboynton@townofmedway.org)

Town Administrator  
*Michael E. Boynton*

**ANR Application – 29 Village St  
Project Explanation**

January 2, 2018

The Town is submitting an ANR application for 29 Village St, the intent of which is to formalize the taking of the Village St access to the Town's well at 31R Village St. This taking was authorized by the 1976 Annual Town Meeting, Article 48 (see certified vote attached). The well and access was constructed in the late seventies. However, a deed for the well access at 29 Village St was never recorded at the Norfolk County Registry of Deeds and, thus, this portion of 29 Village St remains in the name of the owners Jerry and Carol Falk. The driveway to the well is used daily by the Town of Medway's Dept. of Public Services, Water Division. The well access driveway is on the western periphery of the property.

The Falks requested the Town finalize the taking of this portion of 29 Village St so that their title will be clear in the event that they want to sell the property in the future. This summer a deed and plan were prepared for acceptance by the Town for the consideration of \$1. The Falks have executed the deed and the Water and Sewer Commission voted to accept it at its meeting on December 17, 2018.

Affected Premises:  
Portion of 29 Village Street  
Medway, MA 02053

## QUITCLAIM DEED

**Jerry Falk and Carol Falk**, of 29 Village Street, Medway, Norfolk County, Massachusetts, ("Grantor") for consideration of One and 00/00 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant to the **Town of Medway**, a Massachusetts municipal corporation, acting by and through its Water and Sewer Commission, having an address of 45B Holliston Street, Medway, MA 02053 ("Grantee")

with QUITCLAIM COVENANTS

the land in said Medway, together with the improvements thereon shown as

"'Taking' Area = 16,040 +/- SF (0.368 +/- AC)" on a plan of land entitled "Taking Plan of Land 29 Village Street Medway Massachusetts" dated July 12, 2018, Scale 1" = 40' prepared by Guerriere & Hanlon, Inc. A reduced copy of said Plan is attached hereto.

This grant of land is a conveyance and acceptance of the land as authorized by a vote on Article 48 of the 1976 Medway Annual Town Meeting. A certified copy of said vote is attached hereto.


Grantor hereby waives, releases and relinquishes any and all rights to damages for taking by eminent domain and/or relocation if any are due.


No deed stamp taxes are due on this conveyance pursuant to G.L. c. 64D, s. 1.

The undersigned certifies compliance with the provisions of G.L. c. 7C, s. 38.

The Town's Acceptance of Deed is attached hereto and incorporated herein.

Executed as of the 3<sup>rd</sup> day of December, 2018.

  
Jerry Falk

  
Carol Falk

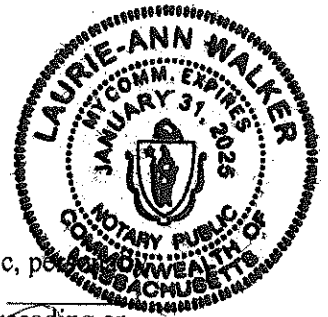


COMMONWEALTH OF MASSACHUSETTS )  
COUNTY OF NORFOLK )

Before me, on this 3<sup>rd</sup> day of December, 2018, the undersigned notary public, personally appeared Jerry Falk who proved to me through satisfactory evidence which is Ma License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, in such capacity.

*Laurie Ann Walker*

Notary Public  
My commission expires:

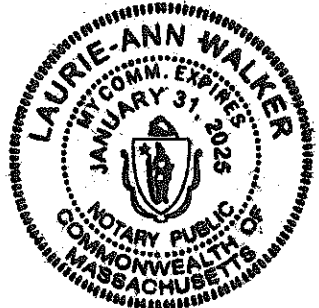


COMMONWEALTH OF MASSACHUSETTS )  
COUNTY OF NORFOLK )

Before me, on this 3<sup>rd</sup> day of December, 2018, the undersigned notary public, personally appeared Carol Falk who proved to me through satisfactory evidence which is Ma License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, in such capacity.

*Laurie Ann Walker*

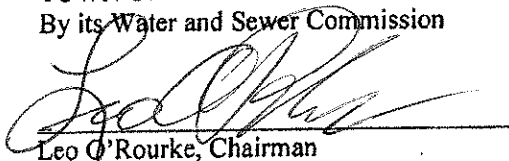
Notary Public  
My commission expires:



### ACCEPTANCE OF DEED

On this 17<sup>th</sup> day of December, 2018, the Town of Medway, acting by and through its Water and Sewer Commission, pursuant to the vote taken under Article 48 of the 1976 Annual Town Meeting, a certified copy of which is attached hereto, and any and all other applicable authority pertaining thereto, hereby accepts the foregoing deed from Jerry Falk and Carol Falk for public water supply and water system purposes.

TOWN OF MEDWAY  
By its Water and Sewer Commission

  
Leo O'Rourke, Chairman

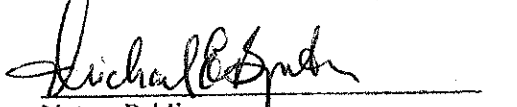
Michael J. Callahan

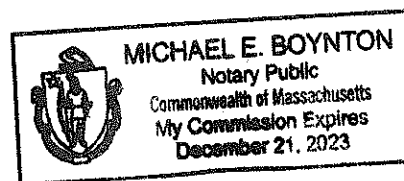
  
Steven E. Burke

### COMMONWEALTH OF MASSACHUSETTS

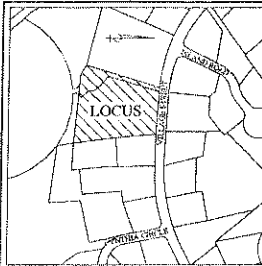
Norfolk, ss.

On this 17<sup>th</sup> day of December, 2018, before me, the undersigned Notary Public, personally appeared Medway Sewer Commissioners, member of the Medway Water and Sewer Commission, as aforesaid, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the Town of Medway.

  
Notary Public  
My Commission Expires: 12/21/2023



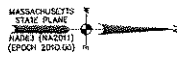
652602/MEDW/0046



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.

NOTE:  
REFERS TO A.M. 72 LOT 10  
PLAN REFERENCE:  
PLAN NO. 578 OF 1993 PL. BK. 416

SCALE: 1"=50'



PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED  
MEDWAY PLANNING BOARD

DATE: \_\_\_\_\_

JOB NO. F4216

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.  
THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



OWNERS:

JERRY FALK  
CAROL FALK  
29 VILLAGE STREET  
MEDWAY, MA 02053  
DEED BK. 25354 PG. 197

### REVISIONS

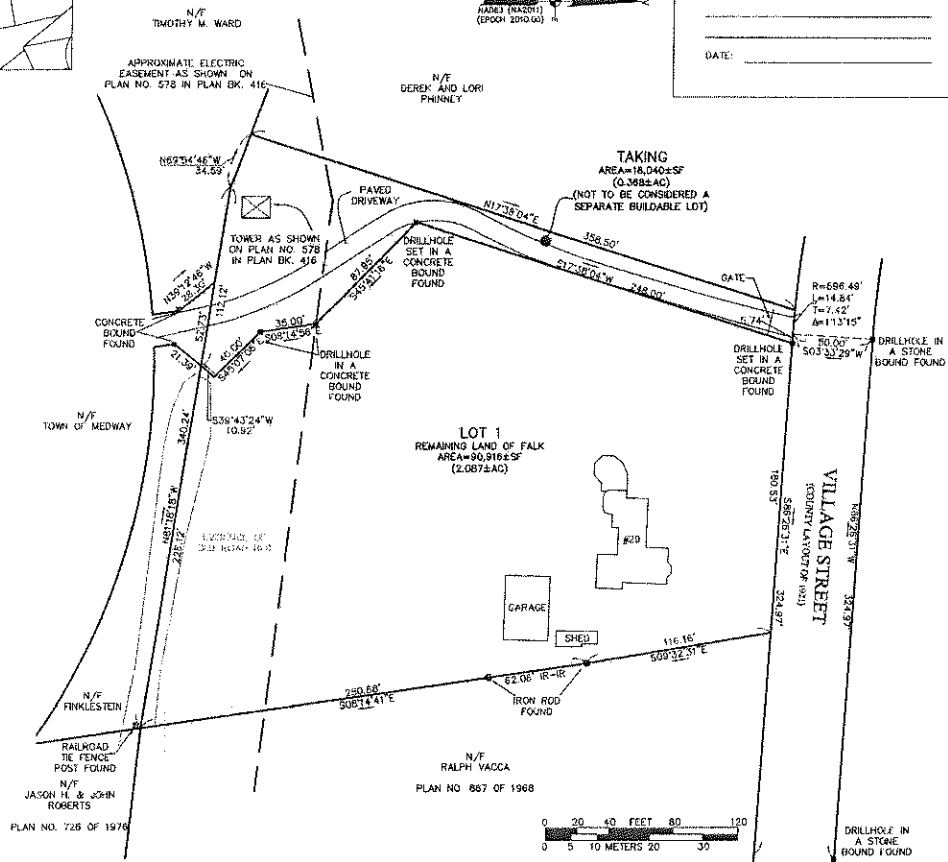
DATE	REVISED



**Guerriere & Halnon, Inc.**  
Engineering & Land Surveying  
Ph. (508) 528-3221 55 WEST CENTRAL STREET  
Fr. (508) 528-7921 FRANKLIN, MA 02038  
www.gondengineering.com

## TAKING PLAN OF LAND 29 VILLAGE STREET MEDWAY MASSACHUSETTS

DATE JULY 12, 2018	SCALE 1"=40'
SHEET 1 OF 1	JOB NO. F4216





**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY: *Portion of 29 Village Street, Medway, MA 02053*
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: *SALE*
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:  
*Town of Medway by its Water and Sewer Commission*
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):  
*Jerry Falk*
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):
- |   |  |
|---|--|
| <input type="checkbox"/> Lessor/Landlord                | <input type="checkbox"/> Lessee/Tenant |
| <input checked="" type="checkbox"/> Seller/Grantor      | <input type="checkbox"/> Buyer/Grantee |
| <input type="checkbox"/> Other (Please describe): _____ |  |
- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):
- | <u>NAME</u>                      | <u>RESIDENCE</u>                              |
|----------------------------------|---|
| <i>Jerry Falk and Carol Falk</i> | <i>29 Village Street<br/>Medway, MA 02053</i> |
- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): *None*
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:
- No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

*filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

JERRY FALK

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)



12/03/2018

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

JERRY FALK

PRINT NAME & TITLE of AUTHORIZED SIGNER

ATM

Article 38. VOTED: That this article be dismissed.

Article 39. VOTED: That this article be dismissed.

Article 40. VOTED: That this article be dismissed.

Article 41. VOTED: That this article be dismissed.

Article 42. VOTED: That this article be dismissed.

Article 43. VOTED: That the second paragraph of Article I, Section 8 of the Town of Medway By-Laws be amended to read:

"Twenty or more legal voters shall constitute a quorum for the transaction of business at any Town Meeting, except for a meeting requesting a transfer and/or appropriation in excess of \$3,500.00, or any change in the Zoning By-Laws for which purposes 100 voters shall constitute a quorum."  
(Unanimous)

Article 44. VOTED: That the sum of \$3,000.00 be transferred from the Water Surplus Account for the purchase of water meters, fittings and outside recorders.  
(Unanimous)

Article 45. VOTED: That the sum of \$774.00 collected in General Revenue during the past year for damage to hydrants be transferred to the account of the Water Department for the expense of hydrant repair or replacement.  
(Unanimous)

Article 46. VOTED: That the sum of \$6,000.00 be transferred from funds received or to be received from Federal Revenue Sharing to paint and repair the Lovering Street standpipe.  
(Unanimous)

Article 47. VOTED: That this article be dismissed.

Article 48. VOTED: That the Board of Water Commissioners be authorized to acquire by purchase or take by eminent domain for the purpose of developing additional well fields as a source for water and for the protection of water system, a parcel of land situated on and off the southerly side of Village Street from the owners Harriet H. Finkelstein, Snug Harbor Realty, Inc., and Jerry and Laura Falk, and being bounded and described as follows:

Northerly	by Village Street, 20.58 feet;
Westerly	by land of David W. and Joan B. Hunter, 310.12 feet more or less;
Southwesterly	by land of Falk, 91.68 feet more or less;
Northwesterly	by last mentioned land, 30.00 feet;
Westerly	by land of Harriet H. Finkelstein, 46.65 feet;
Northwesterly	by last mentioned land, 375.00 feet more or less;
Westerly	by the Charles River, 515.00 feet more or less;
Southwesterly	by land of said Finkelstein, 70.00 feet;
Southerly	by the Charles River, 730.00 feet more or less;

Easterly	by land of Snug Harbor Realty, Inc., 510.00 feet more or less;
Northeasterly	by land of Harriet H. Finkelstein, 280.00 feet more or less;
Easterly	by land of said Finkelstein, 18.00 feet more or less;
Southeasterly	by land of said Finkelstein, 32.31 feet;
Northeasterly	by land of said Falk, 40.00 feet more or less;
Easterly	Northeasterly and Easterly by land of said Falk on three courses measuring, 35.00 feet; 87.95 feet; and 248.00 feet respectively,

and that the sum of \$13,500.00 be transferred from available funds in the Treasury for the land purchase.  
(Rising Vote)

In favor	126
Opposed	9

Article 49. VOTED: That the sum of \$180,000.00 be appropriated for the construction of a gravel-packed well as an additional source of water, a building for a pumping station, for pumping station equipment, for the laying of water mains to and from said well site, said mains to be not less than 6" but less than 16" in diameter, and for all other appurtenances necessary and incidental thereto, and that to meet this appropriation the Treasurer-Collector, with the approval of the Selectmen be authorized to borrow \$180,000.00 under Chapter 44, Section 8, G. L., as amended, by issuing bonds in that amount, such bonds to mature in fifteen (15) years.  
(Rising Vote)

In favor	98
Opposed	4

Article 50. VOTED: That the Board of Selectmen be authorized to enter into contract with the Metropolitan District Commission for the use of MDC sewer system for Medway septic disposal, and that the sum of \$8,500.00 be raised and appropriated therefor.  
(Unanimous)

Article 51. VOTED: That the sum of \$1,937.00 be raised and appropriated to pay the following unpaid balances on bills:

Conservation Commission to Charles E. Downe	\$1,700.00
To Trustees of Oakland Cemetery	\$ 237.00

(Rising Vote)

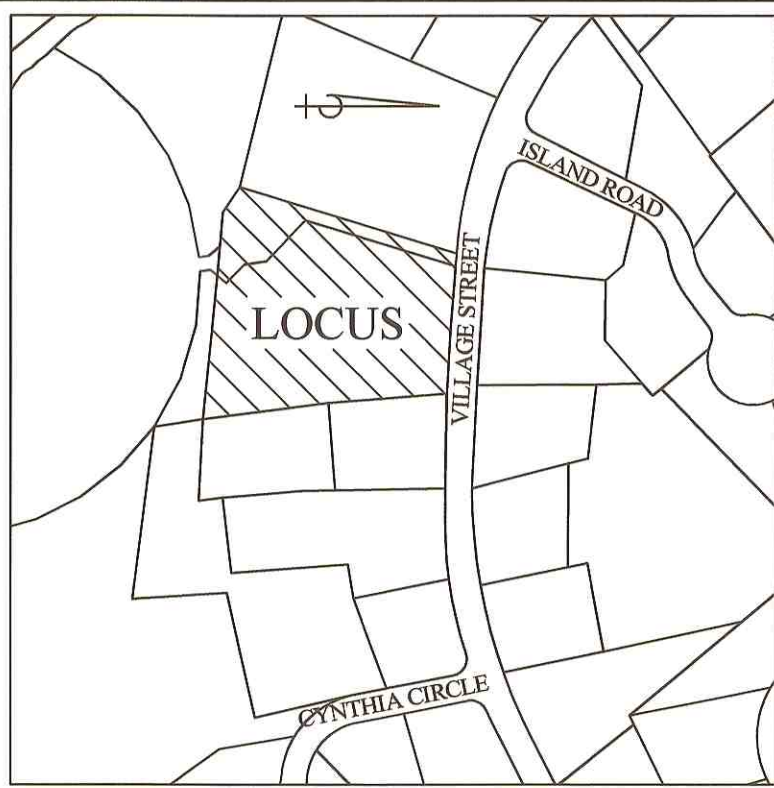
(Unanimous)

Article 52. VOTED: That this article be dismissed.

Article 53. VOTED: That the Town accept the provisions of Chapter 40, Section 13, G. L., and establish and maintain a Municipal Property Insurance Fund, and raise and appropriate the sum of \$5,500.00 to initiate said Fund.

The meeting of May 6 considered and acted upon Articles 1 through 4, and 11 and 52, and Line Items 1 through 67, 76, 79, 85, 90, 92, 94, 94A, 99, 100, 102, 103, 105, 107, 109 through 115, and 118. The meeting adjourned on motion at 11:00 o'clock P.M. to 7:30 o'clock P.M., Monday, May 10, at the same location.

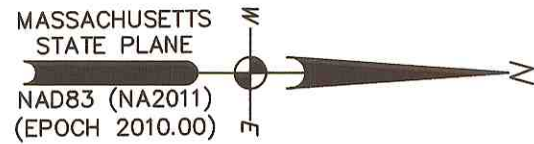




CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

NOTE:  
REFERS TO A.M. 72 LOT 10  
PLAN REFERENCE:  
PLAN NO. 578 OF 1993 PL. BK. 416

SCALE: 1"=500'



PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

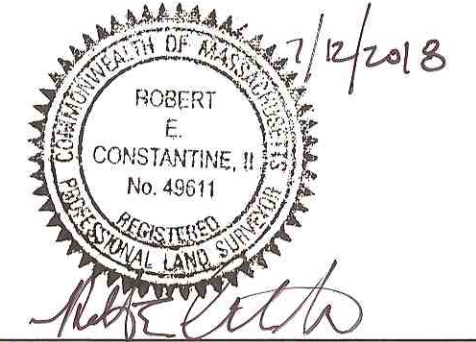
MEDWAY PLANNING BOARD

DATE: \_\_\_\_\_

JOB NO. F4216

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THIS IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

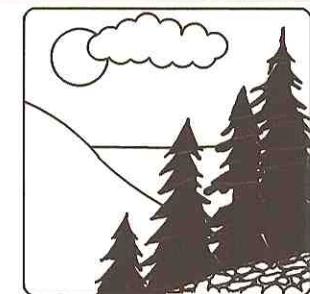


OWNERS:

JERRY FALK  
CAROL FALK  
29 VILLAGE STREET  
MEDWAY, MA 02053  
DEED BK. 25364 PG. 197

### REVISIONS

DATE	REVISED

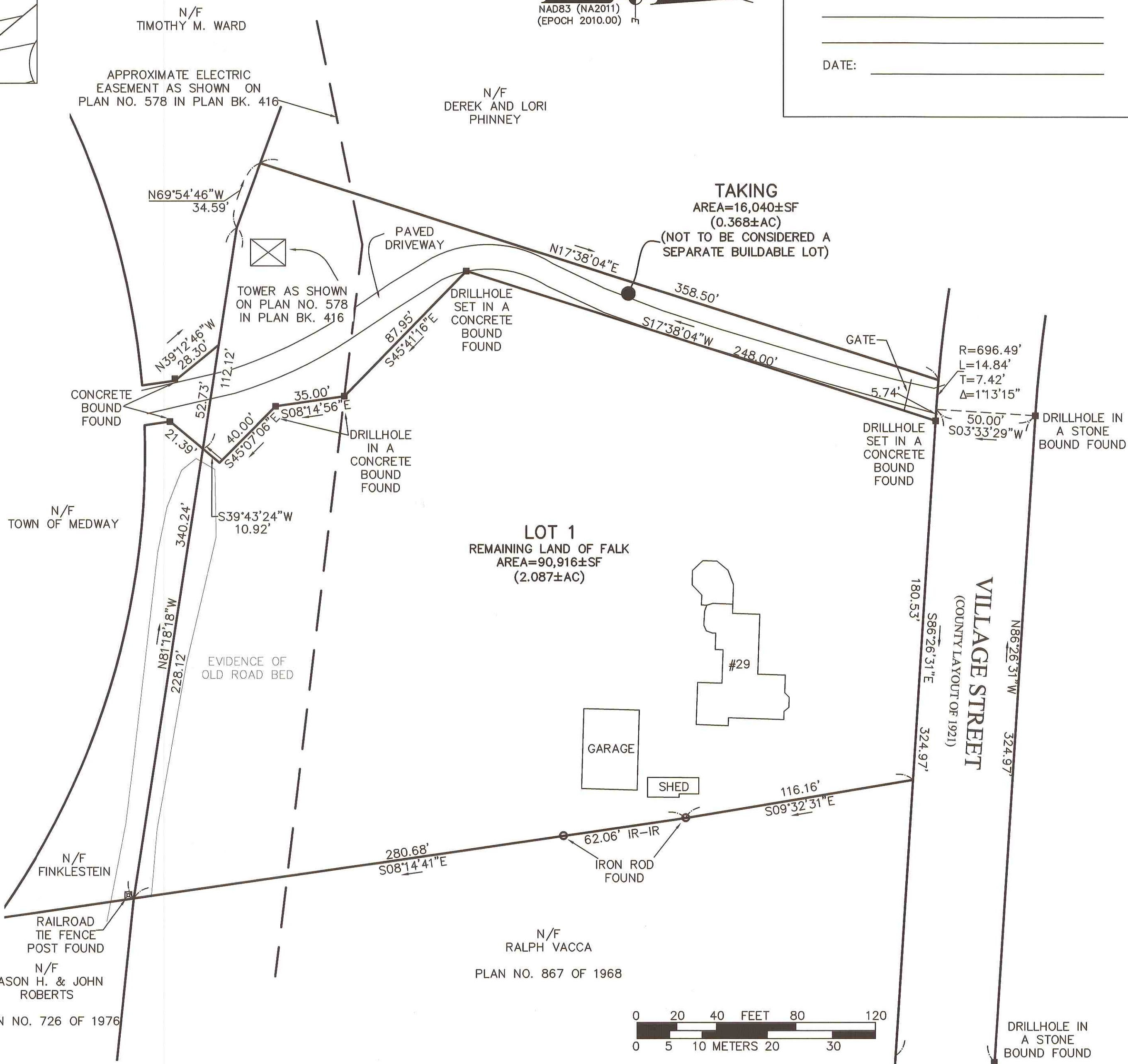


**Guerriere  
&  
Halnon, Inc.**

Engineering & Land Surveying  
Ph. (508) 528-3221 55 WEST CENTRAL STREET  
Fx. (508) 528-7921 FRANKLIN, MA 02038  
www.gandhengineering.com

## TAKING PLAN OF LAND 29 VILLAGE STREET MEDWAY MASSACHUSETTS

DATE JULY 12, 2018	SCALE 1"=40'
SHEET 1 OF 1	JOB NO. F4216







**January 8, 2019**

**Medway Planning & Economic Development Board  
Meeting**

**Refund of Construction Funds for Paul  
Revere Estates**

Paul Newton, owner of the property approved by the Board for the Paul Revere Estates subdivision (39 Main Street) has requested a refund of the \$15,863 payment he made in February 2018 for the Construction Account. He no longer wants to develop the property as a subdivision. Instead, he is in the process of selling the property to Strategic Land Ventures for the proposed 40B Comprehensive Permit apartment development.

I recommend the Board approve a refund of the construction account funds, plus interest, for the Paul Revere Estates subdivision.



**January 8, 2019**  
**Medway Planning & Economic Development Board**  
**Meeting**

**Inspection Reports**

- 12/14/18 BETA inspection report of Exelon site





## RESIDENT'S DAILY REPORT

<b>CLIENT:</b> Town of Medway, MA		<b>DATE:</b> December 14, 2018 <b>PAGE:</b> 1 of 1										
<b>CONTRACT:</b> Exelon Power Facility		<b>DAY OF WEEK:</b> S M T W T F S <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>										
<b>CONTRACT NO.:</b> NA	<b>BETA Project No.:</b> 5491	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 15%;"></td><td style="width: 15%; text-align: center;"><b>AM</b></td><td style="width: 15%; text-align: center;"><b>PM</b></td></tr><tr><td><b>Weather</b></td><td>Clear</td><td></td></tr><tr><td><b>Temp. Range (°F)</b></td><td>38</td><td></td></tr></table>			<b>AM</b>	<b>PM</b>	<b>Weather</b>	Clear		<b>Temp. Range (°F)</b>	38	
	<b>AM</b>	<b>PM</b>										
<b>Weather</b>	Clear											
<b>Temp. Range (°F)</b>	38											
<b>LOCATION:</b> 9 Summer Street, Medway, MA		<b>Contractor's Hours of Work:</b> _____ to _____										
<b>CONTRACTOR:</b> Gemma Power Systems		<b>BETA Resident's Onsite Hours:</b> 9:00 to 10:00										
<b>SUBCONTRACTORS WORKING ONSITE:</b>		<b>VISITORS TO JOB SITE:</b>										
(1)		<b>Arrival</b>	<b>Departure</b>									
(2)												
(3)												
(4)												
<b>DESCRIPTION OF WORK PERFORMED / SUMMARY:</b>												
BETA visited site per request of Town of Medway to review status of the civil punch list.												
Met with Doug Blakeley and Matt Slaven from Exelon Power and representative from Gemma to review punch list status.												
Observed the following changes since last visit: Infiltration Basins 01 and 02 substantially complete.												
Installation of Top Soil to be placed has been reduced along with the associated seeding. Note, several seeded areas will need to be touched up due to rutting and tracking by construction traffic.												
Steel Beam guard rail is substantially complete.												
Site fencing installation is ongoing with completion to approx 90%. Gates yet to be installed.												
No other progress observed.												
Updated Punch List provided under separate cover.												
		FOR CONTINUATION SEE PAGE: _____ OF _____										

**BETA GROUP, INC. - Resident Representative**

Joe DiPilato, Construction Manager

(Printed Name and Title)  
BETA REV. 01/2012

(Signature)





















**January 8, 2019**

**Medway Planning & Economic Development Board  
Meeting**

**Medway Green Multifamily Housing -  
Request for Field Change**

- 12/14/18 email from developer Mark Heavner re: needed field change for sidewalk reconstruction and fencing.

NOTE – Steve Bouley was on-site today (1-4-19) at Medway Green to conduct an inspection for a punch list and bond estimate. I will forward that information to you upon receipt.



## Susan Affleck-Childs

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**From:** MARK HEAVNER <mark.heavner@mac.com>  
**Sent:** Friday, December 14, 2018 4:31 PM  
**To:** Susan Affleck-Childs  
**Cc:** Steve Bouley  
**Subject:** Re: Slope on Mechanic Street

Susan

I have two topics for discussion with the board at the meeting on January 8th.

1. The sidewalk installation along Mechanic St. is nearly complete but will need to be altered in the spring. 15' of the sidewalk has too great a slope leading to the handicap ramp. This will need to be removed and replaced. I spoke with Dave D'amica and Barry at DPS in November and they requested that I wait till spring to do the repair because of the early freezing temperatures. Once the curb slope is changed and the 15' of sidewalk repaired we will patch the pavement along Mechanic St.. My question for the board is regarding the release of occupancy permits for the building along Main st.. I anticipate having these units complete in February and March and am hopeful that the board will release these units based on the progress to date.

2. Regarding the slope at The Mechanic St. sidewalk I would be willing to install a fence on my property along the sidewalk to mitigate the slope. 48' of fencing would adequately cover the problem areas but I may choose to add a little more to integrate with the landscape plan. In speaking with the fencing contractor we looked at different options that will stand up to the snow removal along the roadway as well as the sidewalk. He proposed using a Diamond rail style fence (see photos below). This would allow adequate area for the snow to pass through the fence without causing damage to the fence. The fence would be installed as close as possible to edge of the new sidewalk while still leaving a full 60" clear sidewalk width. While the fence would be installed initially at my cost, future replacement due to damage by the town's snow removal contractors would be at the towns expense. A two rail fence would have a top rail height of 30" above the sidewalk, while a three rail fence would have a 36" height above the sidewalk. I am happy to discuss this at the meeting on the 8th but also could have this work completed much sooner if this solution was acceptable to all parties involved.

Let me know if you are going to need anything further from me for the meeting. I am going to be out of town for most of the holidays so I will need to prepare in advance of my trip.

Thank you.

Mark Heavner

Courtland Pines, LLC.  
838 Washington St  
Holliston, MA 01746  
[www.heavnerconstruction.com](http://www.heavnerconstruction.com)

508-561-6091  
mark.heavner@mac.com



On Dec 13, 2018, at 3:47 PM, Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)> wrote:

Hi Mark,

Please communicate with us about ideas and options for addressing the problematic slope adjacent to the sidewalk and then we can figure out suitable next steps. The next Planning Board meeting is January 8<sup>th</sup>, so I would like to have something from you by January 2. Thanks.

Best regards,

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

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**From:** Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]  
**Sent:** Thursday, December 13, 2018 3:22 PM  
**To:** MARK HEAVNER  
**Cc:** Susan Affleck-Childs  
**Subject:** Slope on Mechanic Street

Hi Mark,

DPS director and myself both agreed that something should be done about the slope adjacent to the sidewalk along Mechanic Street since the drop is quite far if someone were to fall down the slope. I remember we walked this but tabled it until the sidewalk was in. I suggest you speak with your engineer to properly address that area as it can pose a safety concern for pedestrians and vehicles.

Not sure if this will require board review, Susy should be able to answer that.

Let me know if you have any questions, thanks.

Steve

**Steven M. Bouley, P.E.** | Senior Project Engineer  
Direct [+1 \(508\) 786-2382](tel:+15087862382) | Business [+1 \(508\) 786-2200](tel:+15087862200) | Fax [+1 \(508\) 786-2201](tel:+15087862201) | [steven.bouley@tetrattech.com](mailto:steven.bouley@tetrattech.com)

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<image001.png> <image002.png> <image003.png> <image004.png> Please consider the environment before printing. [Read more](#)  
<image005.png>



Next Year Budget Entry - Munis [LIVE DATABASE]

HOME

Accept Cancel Search Query Builder Add Update Delete Global Duplicate Print PDF Excel Word Email Schedule Attach Notify Maplink Alerts

GL Account Inquiry Text/Notes Detail Info Percent Update Detail Entry More... Return

Confirm Search Actions Output Office Tools Menu

Current Projection: 20201 FY20 TOWN BUDGET PROJECTION Access Level: DEPT

DEPT Total	ADM/SUPR Total	BOS/SCHCOM Total	FIN COM Total	TWN MEETNG Total
91,482.56	.00	.00	.00	.00

Account

Text	Org	Object	Proj	Description	2020 DEPT Amount	2020 ADM/SUPR Amount	2020 BOS/SCHCOM Am...	2020 FIN COI
Y	01175001	5110		PLANNING FULL TIME SALARIES	77,782.56	.00	.00	
Y	01175001	5111		PLANNING PART TIME SALARIES	5,000.00	.00	.00	
N	01175001	5130		PLANNING OVERTIME	.00	.00	.00	
Y	01175001	5150		PLANNING FRINGE LONGEVITY	350.00	.00	.00	
N	01175002	5300		PLANNIN PROF TECH-ST ACCEPTANC	.00	.00	.00	
N	01175002	5304		PLANNING LEGAL EXPENSES	.00	.00	.00	
Y	01175002	5305		PLANNING CONSULTING SERVICES	3,500.00	.00	.00	
Y	01175002	5306		PLANNING ADVERTISING	2,500.00	.00	.00	
N	01175002	5341		PLANNING TELEPHONE	.00	.00	.00	
Y	01175002	5342		PLANNING COPYING BINDING	300.00	.00	.00	
Y	01175002	5383		PLANNING CONTRACTED SERVICES	.00	.00	.00	
N	01175002	5384		PLANNING MAPPING	.00	.00	.00	
Y	01175002	5420		PLANNING OFFICE SUPPLIES	400.00	.00	.00	
Y	01175002	5521		PLANNING BOOKS	200.00	.00	.00	
Y	01175002	5710		PLANNING INSTATE TRAVEL	250.00	.00	.00	
Y	01175002	5730		PLANNING DUES SUBSCR MTGS	700.00	.00	.00	
Y	01175002	5851		PLANNING OFFICE EQUIPMENT	500.00	.00	.00	
		TOTALS			91,482.56	.00	.00	

Budget Detail for Account: 01175001 5110 PLANNING FULL TIME SALARIES

Year	Ln	Seq	Period	Proj Qty	Proj Amt	DEPT Qty	DEPT Unit Cost	DEPT Amount	ADM/SUPR Qty	ADM/SU
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# MAPC - MetroCommon 2050 Community Listening Sessions

Transportation, housing, climate, jobs, equity, and more: your community is working with the region to plan a better future - together. We need you to tell us what you want the region to be like, long term.

We're holding the first two listening sessions this month in Salem and Norwood. These free events will be Open House-style: family-friendly, fun, and interactive (you can even bring your dog to the Norwood event)! Drop in any time between 3 and 8 p.m. to learn more about MetroCommon and tell us what you think. Light refreshments will be available.

**Tuesday, January 8**  
3 p.m. - 8 p.m.

Salem Old Town Hall  
32 Derby Square  
Salem, MA 01970

[Learn more and RSVP](#)

**Wednesday, January 30**  
3 p.m. - 8 p.m.

Castle Island Brewing Company  
31 Astor Avenue  
Norwood, MA 02062

[Learn more and RSVP](#)