

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

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

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

Medway Gardens – Status of Site Plan Implementation

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

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

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

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

#1 Item Proposed Bituminous Pavement:

The pavement apron will be installed no later than November 1, 2016.

#2 Item Proposed Bituminous Pavement Parking Area:

The applicant indicated that the pavement parking to the south will be financially difficult. He would like to seek a waiver to not install this. He communicated that this area is being maintained and has a solid surface for handicap customers.

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

#3 Item proposed pavement markings and striping:

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

#4 Item Proposed Directional and Accessible Signs:

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

#5 Item Proposed Concrete Wheel Stops:

These will be installed no later than 8/31/16.

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

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

Construction Observation Estimate – 2 Marc Road/CommCan Site Plan

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

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

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

PEDB MEETING MINUTES:

June 28, 2016 (See Attached):

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

OTHER BUSINESS:

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

Rte. 109 Pre-Construction Meeting:

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

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

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

Exelon Expansion Site Plan - Public Hearing Continuation

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

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

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

Present from the Exelon Team were:

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

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

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

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

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

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

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

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

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

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

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

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

There is no resolution regarding the adjacent day care center.

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

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

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

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

Scale of drawing:

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

Inventory of existing landscape:

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

Curbing:

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

Tree Replacement:

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

Bicycle Spaces:

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

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

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

Off Site Mitigation:

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

Construction Traffic Management:

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

Fuel Deliveries:

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

Fencing:

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

Snow Storage and Removal:

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

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

Construction Oversight:

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

Performance Security:

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

Public Hearing Continuation:

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

Construction Reports:

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

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

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

The meeting was adjourned at 10:38 pm.

Respectfully Submitted,

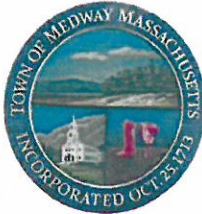


Amy Sutherland
Recording Secretary
Transcribed from video

Reviewed and edited,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator



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

RECEIVED

JUL - 7 2016

TOWN CLERK

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

MEETING NOTICE
Tuesday, July 12, 2016 @ 7:00 p.m.

LOCATION – Sanford Hall, Medway Town Hall, 155 Village Street

AGENDA

CALL TO ORDER

CITIZEN COMMENTS

APPOINTMENTS

7:00 p.m. Joe Avellino, Medway Gardens Site Plan
38 Summer Street
Discussion re: project completion

PUBLIC HEARINGS

7:30 p.m. **Public Hearing Continuation – Exelon Expansion Site Plan**
Address: 34 West Street and 9 Summer Street)
Applicant: Exelon West Medway LLC and Exelon West Medway II LLC
Focus Topics: Revised Site Plan dated 6-17-16 & Decision Discussion

BUSINESS

1. Discussion of possible articles for November 2016 town meeting
2. 2 Marc Road - Construction Observation Services Estimate from Tetra Tech
3. Reports – Staff and Committee Liaisons
4. PEDB Members' Comments and Concerns
5. Review Correspondence/Communications
6. Consideration of PEDB meeting minutes – June 28, 2016

OTHER BUSINESS AS MAY COME BEFORE THE BOARD

ADJOURN

The listed agenda items are those reasonably anticipated by the Chair to be discussed at the meeting.
Public hearings cannot commence before the specified time. Appointment times are approximate and may be adjusted.
Not all of the listed items may in fact be discussed.
The Board may address and consider other matters not specified to the extent permitted by law.

Telephone: 508-533-3291

Fax: 508-321-4987

planningboard@townofmedway.org

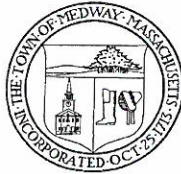
UPCOMING REGULAR PEDB MEETINGS

Regular Meetings – Tuesdays, July 26, August 9 & 23, September 13 & 27, 2016

UPCOMING SPECIAL MEETING

Tuesday, July 19, 2016 – With the Economic Development Committee

Monday, August 15, 2016 – With the Board of Selectmen, Conservation Commission, Water/Sewer Board and DPS



July 12, 2016

**Medway Planning & Economic Development Board
Meeting**

**Medway Gardens Site Plan – Project
Status**

- SAC Email to Joe Avellino dated 6-17-16
- Tetra Tech inspection report dated 6-8-16
- Medway Gardens Site Plan Decision dated 8-23-14
- Medway Gardens Site Plan dated 8-21-14

Joe Avellino will attend the meeting to talk with you about project completion.

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Friday, June 17, 2016 8:17 AM
To: 'Medway Garden Center'
Cc: Jack Mee ; Stephanie Mercandetti; Andy Rodenhiser ; Steve Bouley
Subject: RE: Status of site plan implementation at Medway Gardens
Attachments: Tetra Tech Memo_Medway Gardens Punch List_2016-06-08.pdf; 8-12-2014 Medway Gardens - Minor Site Plan Decision.pdf

Hi Joe,

At its June 14th meeting, the Planning and Economic Development Board discussed the Tetra Tech inspection report/punch list dated 6/8/16, attached again for your reference.

The Board was very troubled by the apparent absence of any actions taken on your part to carry out the approved site plan from 2014.

The Board directed me to inform you that the various work components of the site plan must be completed within 30 days of this communication - July 17, 2016. If not, the Board will inform Building Commissioner and Zoning Enforcement Officer Jack Mee that you are not in compliance with the approved site plan. This constitutes a zoning violation. Pursuant to the Zoning Bylaw, the lack of compliance may be subject to a penalty fine of \$300 per day until remedied.

Thank you for your immediate attention to these matters. Please don't hesitate to contact me if you have any questions.

Best regards,

Susy Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – A Massachusetts Green Community

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

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

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

From: Medway Garden Center [mailto:medwaygardens@verizon.net]
Sent: Tuesday, June 14, 2016 12:00 PM
To: Susan Affleck-Childs
Subject: Re: Status of site plan implementation at Medway Gardens

Hi Susy, thanks for keeping me informed, I look forward to speaking with you soon.

Thanks Again, Joe Avellino

Jun 13, 2016 02:48:01 PM, sachilds@townofmedway.org wrote:

=====

Hi Joe,

The Planning Board recently asked our consulting engineer to check on the status of the site improvements associated with the approved Medway Gardens site plan from 2014. Attached is their report.

The Board will discuss this report at its meeting on Tuesday, June 14th and will be in touch with you soon thereafter about next steps.

Best regards,

Susy Affleck-Childs

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street

Medway, MA 02053

508-533-3291

sachilds@townofmedway.org

Town of Medway – A Massachusetts Green Community

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

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

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

Cc:

From: Steven Bouley, EIT – Tetra Tech
Frank Guthman III – Tetra Tech



Date: June 8, 2016

Subject: Medway Gardens Punch List

On June 1, 2016 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) conducted a site inspection of the Medway Gardens site located at 38 Summer Street in Medway, MA. The site was inspected and a punch list generated of outstanding items which have not yet been installed by the Applicant. The inspections were conducted based upon a Site Plan titled "Site Plan for Medway Gardens, 38 Summer Street (Route 126), Medway, MA 02053" dated July 22, 2014, revised July 23, 2014.

The following is a list of items and issues that are still outstanding:

Parking Lot

1. Proposed Bituminous Pavement driveway apron and appurtenant railroad ties have not been installed. (See Photo 1-2)
2. Proposed Bituminous Pavement parking area south of the wooden pergola has not yet been installed. (See Photo 3)
3. Proposed Pavement markings and striping (2 coats of paint required) has not yet been installed. (See Photo 4)
4. Proposed Directional and Accessible Signs have not yet been installed. (See Photo 4-5)
5. Proposed Concrete Wheel Stops have not yet been installed in any of the locations shown on the Site Plan. (See Photo 4-5)
6. It appears the Gravel Access drive to Milford Street has not yet been formally installed. An overgrown gravel path exists but it appears it is not what was intended on the Site Plan. (See Photo 5)

Landscape

7. The "Medway Garden Center" sign has not yet been relocated with new plantings. (See Photo 5)
8. Evergreen Trees every 20' have not yet been planted along the southern property line. (See Photo 5)

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

P:\21583\143-21583-14013 (MEDWAY GARDENS)\CONSTRUCTION\PUNCH LIST\MEMO_MEDWAY GARDENS PUNCH LIST_2016-06-08.DOC

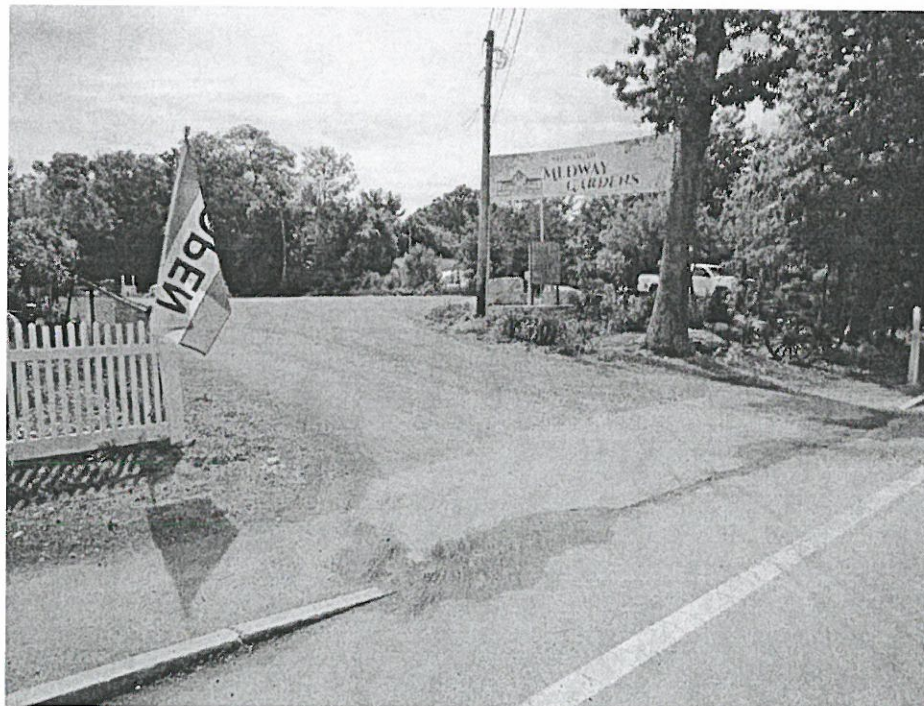
Photograph 1

Driveway at Summer Street



Photograph 2

Driveway at Summer Street



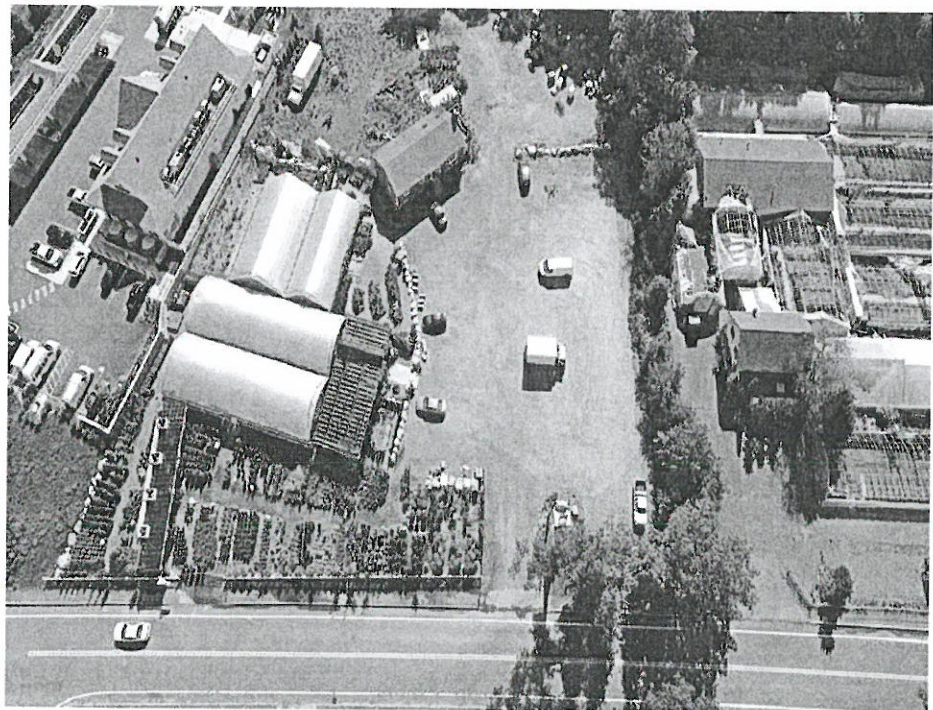
Photograph 3

Area of proposed paving
adjacent to wooden pergola



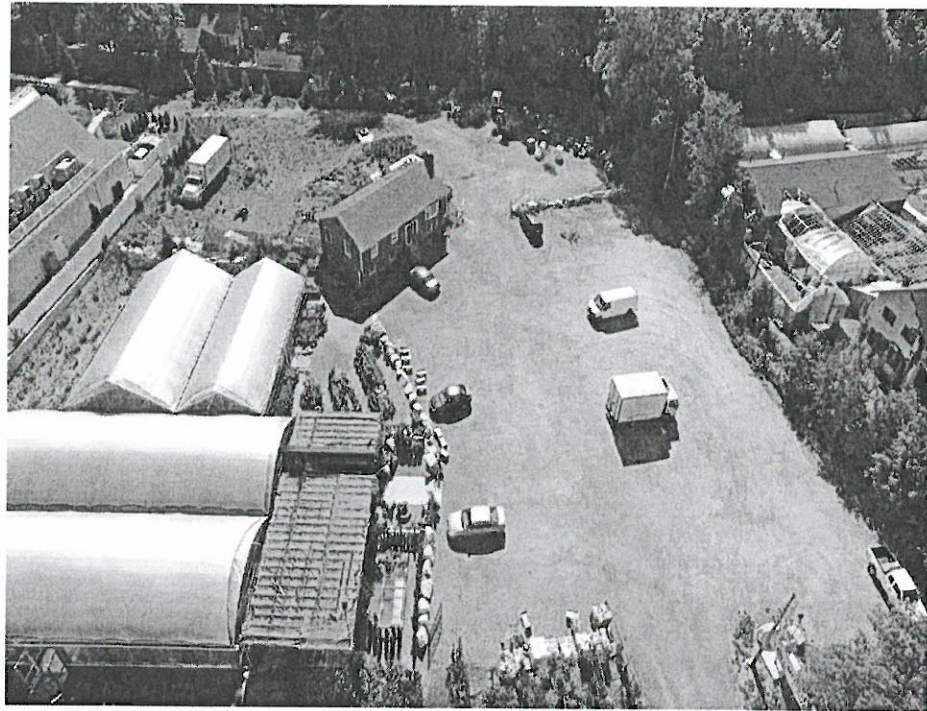
Photograph 4

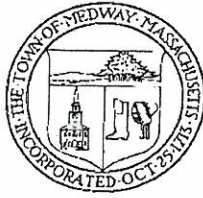
Overall Site



Photograph 5

Overall Site showing area
of proposed gravel access
drive.





TOWN OF MEDWAY

Planning & Economic Development Board

155 Village Street

Medway, Massachusetts 02053



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

August 12, 2014

Minor Site Plan Decision Medway Gardens Center – 34 Summer Street

You are hereby notified that on August 12, 2014, at a duly called and properly posted meeting, the Medway Planning and Economic Development Board (PEDB) acted on the application of Onilleva Realty, LLC of Medway, MA for approval of a minor site plan for a new greenhouse and various site improvements at Medway Gardens, 34 Summer Street.

After reviewing the application and information compiled during the public review process which commenced on June 23, 2014, *(the date of application submittal)*, the Board, on a motion by Robert Tucker and seconded by Matthew Hayes, voted unanimously to approve the Medway Gardens Site Plan dated July 22, 2014 with the waiver as requested and conditions noted herein.

SITE INFORMATION – The application pertains to the Medway Gardens site located at 34 Summer Street in the Commercial V. Zoning district, shown as Parcel 56-40 on the Medway Assessors Map. The site is located on the east side of Summer Street, south of Route 109 and immediately adjacent to the new Cumberland Farms under construction.

PROPOSED SCOPE OF WORK – The project includes a new greenhouse, wooden pergola, and various site improvements including a reorganized and striped parking arrangement, perimeter landscaping/buffering, outside merchandise display and improved access/egress to the site.

PROCEDURAL SUMMARY

June 23, 2014 Onilleva Realty LLC submits an application to the PEDB for a minor site plan for improvements to the Medway Gardens site at 34 Summer Street.

- | | |
|-----------------------------|---|
| July 1, 2014 | Notice of Public Briefing is mailed to abutters and posted with the Medway Town Clerk and to the Town's web site. |
| July 2, 2014 | PED office notifies Town staff of the application and requests review and comments. |
| July 22 and August 12, 2014 | Public Briefing is opened on 7/22/14 and is closed on 8/12/14. |

INFORMATION SUBMITTED BY APPLICANT

- *Application for Minor Site Plan Review* dated June 20, 2014
- *Project Description Letter and Stormwater Evaluation* dated June 18, 2014 prepared Civil Design Group, LLC, North Andover, MA,
- *Site Plan – Medway Gardens*, dated June 18, 2014 prepared by Civil Design Group, LLC, North Andover, MA; revised July 22, 2014.
- *Certified Abutters' List* dated July 18, 2014 from the Medway Assessors Office.

OTHER INFORMATION PRESENTED

- *Minor Site Plan Determination Letter* dated May 2, 2014 from Building Commissioner John F. Emidy
- *Plan Review Letter* dated July 17, 2014 from PGC Associates, the Town's Consulting Planner.
- *Plan Review Letter* dated July 2, 2014 from Tetra Tech, the Town's Consulting Engineer; updated August 6, 2014.
- *Response Letter* (to Tetra Tech and PGC review letters) dated July 22, 2014 from Civil Design Group, LLC.
- *Email Communication* dated July 2, 2014 from Medway Fire Chief Jeff Lynch.

TESTIMONY

- Joe Avellino, Onilleva Realty, Inc. and Medway Gardens
- Philip Henry, P.E. – Civil Design Group, project engineer

WAIVERS


The applicant requested that the Board waive the requirement of the *Medway Site Plan Rules and Regulations, Section 204-3, A. 7)* for the submittal of a Development Impact Statement due to the limited scope of the site improvement project. The Board approved this waiver request.

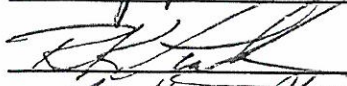
CONDITIONS OF APPROVAL

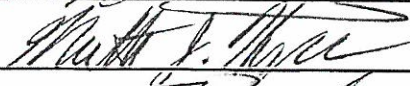
1. **Plan Revisions** - The approved waiver from *Section 204-3, A. 7) of the Medway Site Plan Rules and Regulations* re: a Development Impact Statement shall be noted on the plan sheet.
2. **Plan Endorsement** - Within thirty (30) days after the Board has filed its *Decision* with the Town Clerk, the Applicant shall submit a final site plan reflecting all required revisions to the Board to review for compliance with the Board's *Decision*. The Applicant shall provide an original of the site plan documents in their final form to the Board for signature/endorsement. After endorsement, the Applicant shall provide 2 full copied sets of the endorsed site plan to the Board plus an electronic file.
3. **Project Completion** - At the conclusion of the site improvements, the applicant shall provide the Board with a written certification of a professional engineer registered in the Commonwealth of Massachusetts that all construction work has been completed in strict compliance with the approved and endorsed site plan and decision.


APPEALS - Any person aggrieved by the Board's *Decision* may appeal such to the court within twenty (20) days of the date the *Decision* is filed with the Town Clerk.

PLANNING & ECONOMIC DEVELOPMENT BOARD MEMBERS:









Date: August 12, 2014

ATTEST:



Susan E. Affleck-Childs, Planning & Economic Development Coordinator

cc: John Emidy, Building Commissioner
Thomas Holder, DPS Director
Joe Avellino, Onilleva Realty, LLC
Phil Henry, Civil Design Group

REV	DATE	COMMENT
1	07/27/14	REV FOR PDS COMMENTS

REV	DATE	COMMENT
1	07/27/14	REV FOR PDS COMMENTS

SCALE: 0 10 20 40
FOOTING SCALE IN FEET

DESIGNED BY: MA
CHECKED BY: PPH

SEAL: [Seal]

PHILIP R. HENRY, P.E.

PROJECT: MEDWAY GARDENS
38 SUMMER STREET ROUTE 126
MEDWAY, MA 01951

PREPARED BY: CIVIL DESIGN GROUP, LLC
21 HIGH STREET, SUITE 300A
NORTH ANDOVER, MA 01845
P: 978-794-5400 E: 978-914-161

SHEET: 1

CDC PROJECT # 14048

DATE: 07/27/2014

SITE PLAN

SCALE: 1"=1000'

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

GRANTED WAIVER

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

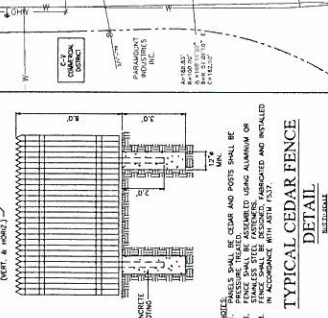
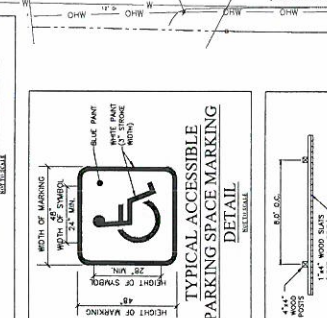
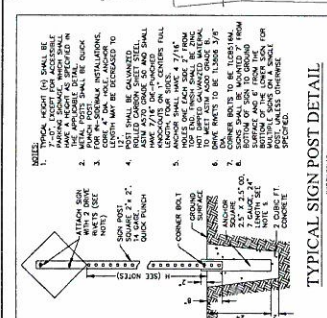
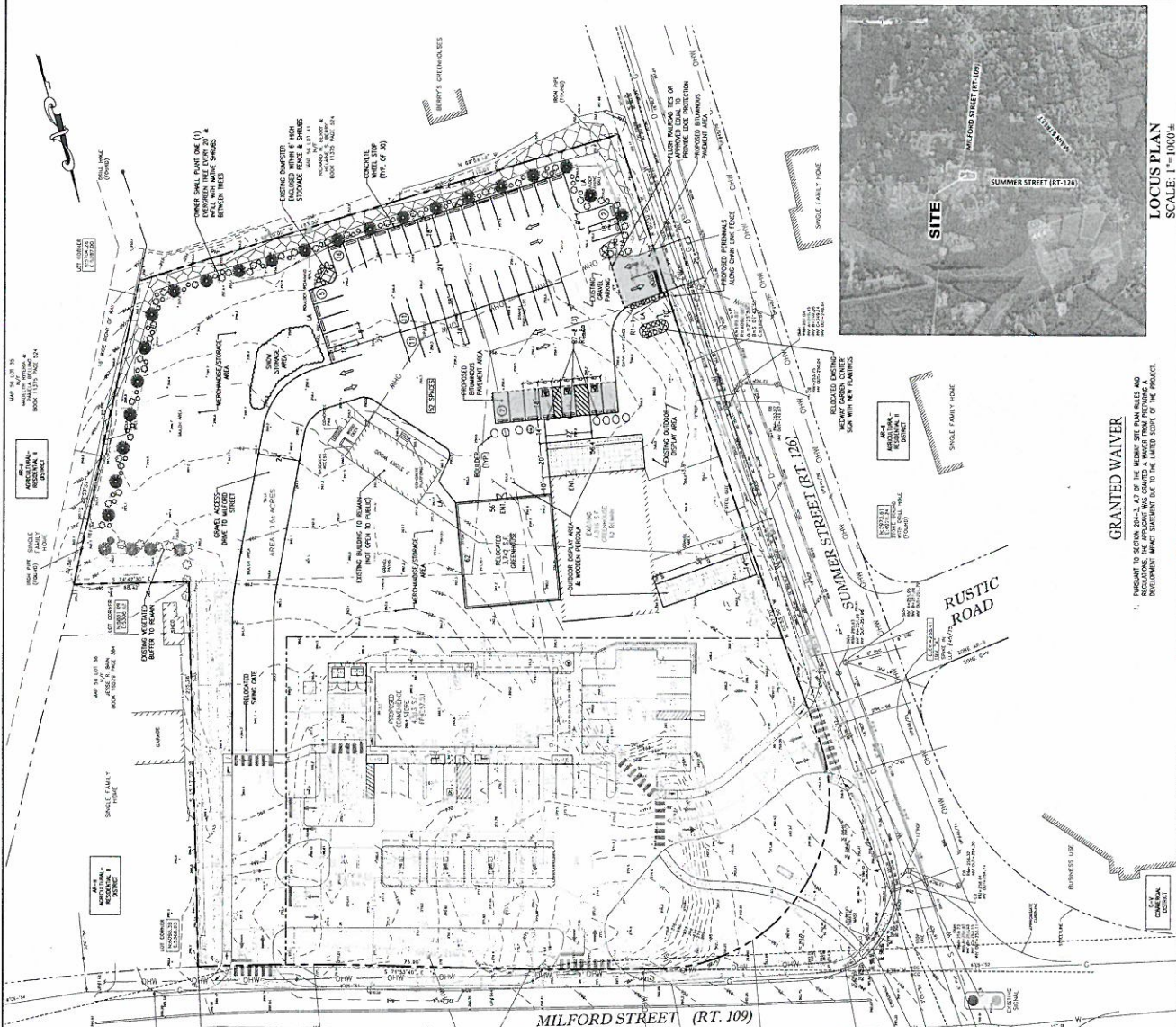
1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

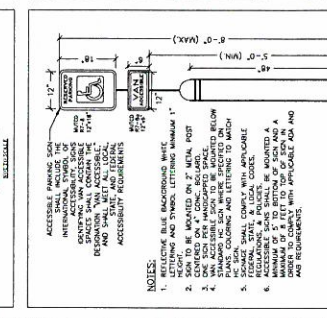
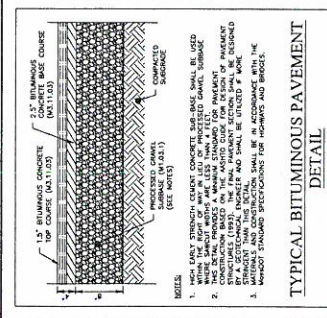
1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.

1. IMPORTANT TO SECTION 3.1.2 OF THE MEDWAY SITE PLAN AND REGULATIONS, THE APPLICANT HAS OBTAINED A WRIT FROM THE PLANNING & ECONOMIC DEVELOPMENT BOARD DUE TO THE LIMITED SCOPE OF THE PROJECT.



ZONING INFORMATION

REGULATORY	MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. LOT COVERAGE
RESIDENTIAL	10,000 S.F.	30 FT.	10 FT.	5 FT.	5 FT.	0.25
COMMERCIAL	10,000 S.F.	30 FT.	10 FT.	5 FT.	5 FT.	0.25



PARKING INFORMATION

TYPE	SPACES	AREA
1. SPACE / 300 S.F. / 200 S.F. / 100 S.F.	20 SPACES	20,000 S.F.
2. SPACE / 300 S.F. / 200 S.F. / 100 S.F.	20 SPACES	20,000 S.F.

GENERAL & SITE LAYOUT NOTES

1. ZONING DISTRICT INFORMATION OBTAINED FROM TOWN OF MEDWAY ZONING MAP DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
2. THE PROJECT LIES WITHIN COMMUNITY (C-1) DISTRICT.
3. NOTIFICATIONS TO THIS PLAN MAY OCCUR AS UNPUBLISHED CHANGES ARE. ALL CHANGES SHALL BE APPROVED BY THE TOWN.
4. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
5. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
6. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
7. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
8. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
9. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
10. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
11. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
12. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
13. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.
14. THE SITE LIES ENTIRELY WITHIN ZONE 1 (RESIDENTIAL) DETERMINED BY THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012, AND THE TOWN OF MEDWAY ZONING MAP, DATED APRIL 17, 2012.



July 12, 2016

**Medway Planning & Economic Development Board
Meeting**

**2 Marc Road – Construction Services
Estimate**

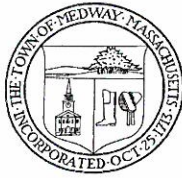
- Tetra Tech Estimate dated June 30, 2016 for \$14,509

Construction Administration Budget

Item No.	Inspection	Site Visits	Hrs/Inspection	Rate	Total
Site					
1	Erosion Control/Check Dams	2	3	\$90	\$540
2	Clear & Grub	1	2	\$90	\$180
3	Existing Swale Rehab	2	3	\$90	\$540
4	Subgrade/Staking	1	2	\$90	\$180
5	Drainage Collection System	1	3	\$90	\$270
6	At-Grade Detention System	3	3	\$90	\$810
7	Water Service Installation	1	3	\$90	\$270
8	Sewer Service Installation	1	3	\$90	\$270
9	Private Utilities	1	3	\$90	\$270
10	Site Subbase Gravel/Fine Grading	1	4	\$90	\$360
11	Binder Course Paving	1	6	\$90	\$540
12	Curb/Berm	1	3	\$90	\$270
13	Frames and Covers/Grates	1	3	\$90	\$270
14	Top Course Paving	1	6	\$90	\$540
15	Adjust Frames & Covers/Grates	1	3	\$90	\$270
16	Landscape/Plantings	1	3	\$90	\$270
17	Bond Estimates	2	6	\$120	\$1,440
18	Punch List Inspections ²	2	6	\$120	\$1,440
19	As-Built Plans ³	2	4	\$120	\$960
20	Meetings	4	2	\$120	\$960
21	Admin	3	2	\$63	\$378
Roadway					
22	Erosion Control	1	3	\$90	\$270
23	Pavement Removal	1	3	\$90	\$270
24	Subgrade/Staking	1	3	\$90	\$270
25	Fine Grading	1	4	\$90	\$360
26	Binder Course Paving	1	6	\$90	\$540
27	Bituminous Berm	1	3	\$90	\$270
28	Top Course Paving	1	6	\$90	\$540
29	Loam and Seed	1	3	\$90	\$270
	Subtotal				\$13,818
	Expenses			5.0%	\$691
	TOTAL				\$14,509

Notes:

- ¹ Each item includes site visit, inspection and written reports. If construction extends beyond June 30, 2017, this estimate will be revised to utilize updated TT/Town of Medway contract hourly rates.
- Punch List Inspections include a final inspection and punch list memo provided to the town. It also includes
- ² one final inspection to verify that comments from the punch list have been addressed and one revision to the Punch List if required.
- ³ This item includes review of submitted As-Built Plans and review letter and coordination with the applicant to address any issues on the plans.



July 12, 2016
Medway Planning & Economic Development Board
Meeting

PEDB Meeting Minutes

- June 28, 2016 Regular Meeting

June 28, 2016
Medway Planning and Economic Development Board Meeting
155 Village Street
Medway, MA 02053

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

ALSO PRESENT:

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

The Chairman opened the meeting at 7:00 pm.

There were no Citizen Comments.

Lawrence Waste Site Plan – Request for Extension of Completion Deadline

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

- June 16, 2016 email from Keith Lawrence requesting a 2 year extension for project completion.
- Site Plan Modification Decision dated June 24, 2014.

Chairman Rodenhiser disclosed that his business has received a proposal from Lawrence Waste for trash removal services, however, he is not presently doing business with Lawrence Waste.

Keith Lawrence was present and is requesting an extension to his project for completion due to escalated cost quotes to complete the project. He would like an extension to seek other quotes to get the financing in place.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to approve a two year extension for completion of the Lawrence Waste Modified Site Plan to July 22, 2018.

Pine Ridge OSRD and Candlewood Subdivision

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

- 4-22-16 Pine Ridge/Candlewood punch list from Tetra Tech.
- 4-19-16 email from Tom Holder – Candlewood punch list.
- Candlewood Improvements sheet from 2008 Pine Ridge OSRD Plan.
- DPS punch list for Candlewood and Island Drive 2005 (hand written notes)

The Chairman called Paul Yorkis for a telephone conference call. Mr. Yorkis is representing developer John Claffey.

Mr. Yorkis provided an update:

- The Notice of Intent is being worked on and will be completed and filed with the Conservation Commission within the next day or two.
- There was a meeting with Mr. Yorkis, Tom Holder, and a contractor to review the various punch lists.
- There will be a site visit on Thursday, June 30th to finalize the punch list.

Member Tucker arrived at 7:14 pm.

Susy Affleck-Childs suggested that Tetra Tech attend the site visit on Thursday.

Paul York strongly disagreed with this recommendation. He commented that if the Town wants to have Tetra Tech present at the Town's expense they can, but he does not want the consultant there at the applicant's expense. Tetra Tech was not supposed to be involved in this work. The original discussion is that Tetra Tech had no bearing on this project. During discussions there was agreement that Mr. Claffey had nothing to do with Candlewood with the exception of completing the punch list.

Susy Affleck-Childs responded that she is not certain about any agreement but will check the Pine Ridge OSRD special permit and definitive plan decisions to see if there is language about retaining a consultant for inspections.

The Board does not recommend inspections from Tetra Tech at this time since the emails from the DPS Director are acknowledged and a punch list is already created.

Paul Yorkis indicated that not all of the work has been completed but a substantial amount has been completed. There is a meeting on June 30, 2016 to reach an agreement on the scope of work and specific areas to be addressed. Mr. Yorkis will get together an action plan to the Board with dates within 7 to 10 days after that on-site meeting. The work which needs to be completed needs about three weeks. The Conservation Commission needs to hold a public hearing and issue an Order of Conditions for the work.

It was noted that there was a sheet attached to the Pine Ridge plan regarding the required Candlewood Drive improvements. Susy will check into this and will email and provide it to Tom Holder and Paul Yorkis.

Susy informed that Board that a Candlewood subdivision construction account bill was sent to John Claffey. Mr. Yorkis responded that he is not in a position to comment about this but he is not sure if Mr. Claffey is responsible for this.

Hartney Acres:

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

- 6-17-16 Hartney Acres punch list from Tetra Tech.

Steve Bouley from Tetra Tech did provide information to Engineer David Faist about work needing to be done at Hartney Acres. The applicant is seeking estimates for the work.

Susy informed that Board that a Candlewood subdivision construction account bill was sent to John Claffey. Mr. Yorkis responded that he is not in a position to comment about this but he is not sure if Mr. Claffey is responsible for this.

Mr. Yorkis would like Susy to provide a memo in writing with the amount the town attorney charges for street acceptance work.

2 Marc Road Site Plan – Public Hearing Continuation

The following was entered into the following: (See attached)

- A letter dated June 17, 2016 from Massachusetts Dept. of Public Health issuing a provisional certificate to CommCan, Inc.
- Public Hearing Continuation Notice dated May 31, 2016.
- Revised draft decision dated 6-23-16.

The section on the applicant's efforts to arrange for a sign for the Medway Industrial Park will clarified to better define what steps the applicant will take. It was recommended to eliminate the reference of the convenience store and vehicular fueling on page 15 of the draft decision.

The Board and applicant reviewed the provided draft decision along with recommended changes.

Findings:

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the findings for 2 Marc Road as written.

Waivers:

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the waivers for 2 Marc Road as written.

There was discussion about including language in the off-site mitigation section to address Parcel 32-027 being cleaned up by June 30, 2017. This will be added.

Decision Vote:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted to approve the site plan and special permits for 2 Marc Road.

Member Tucker explained that he has a problem with the pharmaceutical industry as a whole and cannot support this activity. He has no problem with the building and thinks it has a good design.

Rich Di Iulio aye, Andy Rodenhiser aye, Tom Gay aye, Matt Hayes, and Bob Tucker nay.

Vote passes 4 aye to 1 nay.

Close Hearing:

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to close the hearing for 2 Marc Road.

The decision will be filed on June 29, 2016 and there will be a 20 day appeal process. The Board will plan to sign the endorsed plan at their July 26, 2016 meeting.

Correspondence:

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

- Original proposal to MAPC January 14, 2016.
- Email memo grant award from MAPC April 1, 2016
- Scope of Work – June 9, 2016.

The Town of Medway will be working with MAPC to draft amendments to the Town of Medway's affordable housing/inclusionary zoning bylaw. The goal is to set up an Advisory Committee. The time commitment is three meetings. Member Hayes will be the Board's representative on this committee.

Construction Reports:

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

- Village Estates #4 – June 13, 2016
- Village Estates #5 – June 15, 2016
- Village Estates #6 – June 21, 2016

Establish Application Filing Fee for Administrative Site Plan Review:

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

- 6/22/16 memorandum from Susy Affleck-Childs.

The town meeting recently approved revisions to the site plan section of the zoning bylaw with provisions for administrative site plan review of small projects to be conducted by town staff without involvement of the PEDB. Susy provided information about the fees which some towns charge for administrative site plan review. The fees range from \$150 to \$350. The Board is comfortable with the rate being \$350.00. The Board agrees that the work for staff should not be more than 6 hours. They are also in agreement that there needs to be some documentation and summary of what was determined.

On a motion made by Bob Tucker and seconded by Tom Gay, the Board voted unanimously to establish \$350 as the filing fee for administration site plan review. Member Di Iulio abstained from vote.

PEDB Meeting Minutes:

June 14, 2016:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to approve the minutes from June 14, 2016.

REPORTS:

Rt. 109 Project:

Matt Hayes reported that the contract for the Rt. 109 project was signed. There was a meeting with all parties. The tentative start date is August 1, 2016. The project will take three years to complete. There is going to be a preconstruction meeting on July 12, 2016 at 9:00 am.

OTHER BUSINESS:

- There was a sign task force meeting held on Tuesday, June 21, 2016 at 7:00 pm at the Senior Center.

Member Gay exited at 8:02 pm.

Exelon 9 Summer Street and 34 West Street – Public Hearing Continuation

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

- Public Hearing Continuation Notice dated 5-31-2016.
- Noise Section of Final Environmental Impact Report (FEIR) dated 2-1-2016 by Epsilon Associates.
- Sound level Monitoring Report dated 3-9-2015 by Epsilon Associates
- Peer Review letter dated 10-9-2015 from Acentech.
- Safety documentation letter dated 6-22-2016 from Eric Las, Beals and Thomas.
- Auto Turn Exhibit for Fire Dept. Ladder Truck
- Truck staging and Storage Areas
- Safety Data Sheet Aqua Ammonia by AIRGAS.
- Utility Related Abatement Measures letter dated 6-17-2016 Oil Engineering, Inc.
- Water Supply and Demand Assessment – updated 3-2-2016 by Kleinfelder.
- Design Review Committee letter dated 6-27-2016

Representatives for the Applicant were:

Eric Las – Beals & Thomas
Amy Kwesell, Rubin & Rudman
Tammy Sanford, Exelon
Rob O’Neal, Epsilon
Ted Barten, Epsilon
AJ Tablonowski, Epsilon
Peter Valberg, Gradient
Chris Long, Gradient
Lisa Decker, Exelon
Mary Kate Schneeweis, Beals and Thomas
Bob Tynana, Construction Manager

Action Deadline Extension:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to approve Exelon's request for a deadline extension to July 29, 2016.

The goal is to have a working draft decision for the July 12, 2016 meeting.

Eric Las began the presentation by explaining that the site plan was updated June 17, 2016. There was also an addendum to the stormwater plan dated June 17, 2016. The team did meet with the Design Review Committee on Monday, June 20, 2016 and also on June 27, 2016. The Conservation Commission closed their hearing on June 23, 2016 and the Order of Conditions will be issued by July 14, 2016.

Safety:

Fire Chief Jeff Lynch was present at the meeting. He indicated that he did review the updated plans. In particular the internal circulation. There is a sufficient turning radius for this fire trucks. Chief Lynch also indicated that all concerns about egress width have been addressed.

There was a question if the staging area would be for more than two deliveries. The applicant indicated that the staging area will not have more than two deliveries.

Tammy Sanford responded that the plan is for two trucks per hour.

The Fire Chief Lynch also stated that he is fine with the contingency plan which is in place.

Water:

The next item addressed was water. The Director of Public Services, Thomas Holder, was present.

The applicant indicated that there will be two water tanks on site.

- 500,000 gallon fire service/raw water tank
- 450,000 gallon demineralized water tank

Entered into the record was a letter dated June 8, 2016 from the Massachusetts DEP regarding the on-site well. The Board reviewed the water use summary from the FEIR. The facility is designed for 63% capacity factor. This is a redundant well noted in the DEP letter and none of the numbers are part of the project. This well is there in case it is needed. The onsite well will produce almost all the water needed on site.

The applicant continues to work with the Town of Millis and their consultant to make sure the water evaluation will represent both towns in regards to the design and operation of the pump system. The cost for running the service from Millis to Medway will be incurred by Exelon.

Tom Holder would like to have a consultant look into what the extra pressure will do to the water pipes on the Town's side.

Tom reported that consultant Kleinfelder completed the Medway water assessment in October 2015. Kleinfelder also reviewed the Town of Millis water system assessment and this was completed March 2016.

Village Street is the preferred interconnection point. The Millis Board of Selectmen decided to have the Millis Drinking Water Committee proceed to evaluate the sale. The drinking water committee retained a consultant to assist with the preparation of a price proposal. The negotiations will continue into early August. Tom Holder did recommend that there needs to be research done about what kind of right of way will be needed for the pumping station. The pump station could be above or below ground. There will need to be axillary power. This will be a small building about 15' by 25'.

Noise:

The next item discussed was sound. Robert O'Neal from Epsilon provided a sound level overview. The Board is in receipt of a consultant letter dated October 2015. The team has been working with the State on this project for over three years. The DEP approved the protocol for the sound study. The final EIR was submitted February 2016. Mr. O'Neal explained that noise is measured in decibels and composed of frequencies measured in HERZ. There were examples of decibel levels reviewed. There are specific noise regulations which need to be followed and adhered to and this plan complies with both. The DEP regulation stated that there can be no more than 10 dba increase over existing background day or night and no tonal noise created by project. Sound limits apply to property lines and residences and compliance testing is required. The Town of Medway also has a local zoning bylaw with sound limits by octave band in place from 10 pm to 7 am.

The applicant has proposed noise controls measures and plans to purchase every possible noise control option to reduce the noise. This includes mufflers, oil pump barrier, turbine fan silencers, ultra-low noise cooled heat exchanger fans, gas compressor enclosures, noise barrier walls, acoustic enclosures for VBV stacks, water skids, and intercooler pipes.

The Town's noise consultant Jim Barnes of Acentech agreed that the applicant plans to put in place excellent mitigation measures. The one concern he has is about the exhaust from the combustion turbine and how much attenuation will there be of that noise.

Consultant O'Neal referenced a chart which shows the calculations on this. Mr. Barnes does not think they will be able to achieve this. The consultants will work together to address this item.

Tammy Sanford indicated that the total amount invested in noise control is \$18,000,000. The project permit from the Energy Facilities Siting Board is subject to the DEP permit and there is required maintenance for the operation and noise attenuation measures. This is for the life of the permit. The DEP will follow-up with complaints about noise. There is no history of noise complaints at the current site.

A question was asked if the mechanical buffers have a maintenance plan over the years. It was indicated that there is generally one test done immediately after installation.

The renderings of the sound walls were shown.

The sound levels were taken at seven different locations for 24 hours a day for over a week. The results were shown. The project is below the limits. It is very rare that the plant will be running from 11:00 pm to 6:00 am. The locations for the sound testing were determined by the DEP and the receptors needed to be approved by the DEP. The receptors are located on property lines and permission was granted.

Jim Barnes wanted to know about the cumulative effect between existing units and new units. Is there a commitment to do retroactive controls?

Exelon responded that at 2:00 am, the project will very likely not be operated. Based on history at this site, it is very rare the facility will run at night.

There was another question about if there would be a difference in sound in elevation from one floor to the second floor of an adjacent property. Mr. O'Neil noted that it would not make a difference.

Tammy Sanford indicated that it is highly unlikely that the existing and the new systems will run simultaneously. The newer unit will be called into service first as it is more efficient.

This system meets all the requirements and standards as set.

Design Review Committee Letter:

Mike Buckley, the Chairman was present to discuss the Design Review Committee's review letter. The Board was made aware that the DRC did meet with the applicant on June 27, 2016. The primary discussion points were in regards to the sound wall.

Attorney Amy Kwesell commented that there was resolution at the DRC meeting. She provided a letter dated 6-28-16 in response to the DRC's 6-27-16 letter. The administration building will be painted dark brown while the roof will be off-white. The color chosen is standard R=94, G=80, B=76. Her letter states that the selected colors provide the contrast in colors and meets the Design Guidelines. She further explained that the building will have landscaping which will include larger trees. The team remains in agreement that the 55-ft sound wall should not be multiple colors since it is extremely expensive to do so and there is not a need. The 20 ft. tall L shaped sound wall will be located on the property line at 5 Summer Street. The DRC did recommend landscaping and buffering on this property but it is Exelon's opinion that since the area is not owned by Exelon they cannot propose landscaping. If this were to change, it may be open for discussion and would need to come back to the Board for a plan modification. All were in agreement that the smoke stacks color will be ASA-70 grey since it matches the New England sky.

The DRC did indicate that the entrance of the project will have fencing which will be black vinyl chain link and standard galvanized mesh will be used along the abutting residences. Exelon is researching that the barbed wire at the top of the fencing can also be black.

Exelon agreed that this could be done.

The DRC would like the existing fieldstones to be used when possible.

Electromagnetic Fields:

Dr. Peter Valberg of Gradient Corporation reported that there is no evidence of danger from this site. He indicated that the project complies with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) standards and will not cause health issues.

The applicant asked if the Board would prepare a draft copy of the decision to review at the July 12, 2016 meeting.

Public Hearing Continuation:

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted to continue the hearing the hearing for Exelon to Tuesday July 12, 2016 at 7:30 pm.

Adjourn:

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted to adjourn the meeting.

The meeting was adjourned at 10:20 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Reviewed and edited by,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



July 12, 2016
Medway Planning & Economic Development Board
Meeting

Exelon Expansion Site Plan
Public Hearing Continuation

- Public Hearing Continuation Notice dated 6-29-16
- Letter from Eric Las at Beals & Thomas dated 6-17-16 in response to PGC's review letter dated 3-17-16 and BETA Group's comments dated 3-17-16 and 5-18-16.
- Review comments on revised site plan from PGC Associates dated 7-1-16
- Review comments on revised site plan from BETA Group dated 7-6-17

NOTE – Due to the size of the revised site plan, I have not included it here. On 6-17-16 I emailed you and provided links to the updated plans. The plan is also posted at: http://www.townofmedway.org/sites/medwayma/files/uploads/6-17-16_revised_west_medway_ii_permit_plan_set.pdf

NOTE – I was off 2 days last week and then with the Monday holiday, I have not yet been able to work on a draft decision. I plan to do so on Monday. So, perhaps we will have something to look at Tuesday night.



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

RECEIVED

JUN 29 2016

TOWN CLERK

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

MEMORANDUM

June 29, 2016

TO: Maryjane White, Town Clerk
Town of Medway Departments, Boards and Committees
FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator
RE: *Public Hearing Continuation – Exelon Site Plan, 34 West & 9 Summer Streets*
CONTINUATION DATE: Tuesday, July 12, 2016 at 7:30 p.m.
LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street

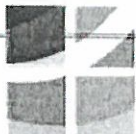
At its meeting on June 28, 2016, the Planning and Economic Development Board voted to continue the public hearing on the application of Exelon West Medway LLC and Exelon West Medway II, LLC of Kennett Square, PA for major site plan approval of the proposed Exelon expansion project to Tuesday, July 12, 2016 at 7:30 p.m. at Town Hall, 155 Village Street. The focus topic for the July 12th hearing will be the review of the revised site plan dated June 17, 2016. The Board will also begin to prepare its decision.

The proposed project is for an expansion of the existing three-turbine, oil fired, 135 mega-watt West Medway Station peak power generating facility located at 34 West and 9 Summer Streets. The planned expansion entails the construction of two 100-megawatt (MW) simple-cycle, fast-starting, peaking electric combustion turbine generators and associated equipment and appurtenances on approximately 13 acres of the 94 acre property. Each of the two stacks will be 160' tall. The generators will run primarily on natural gas using low sulfur diesel oil as a back-up.

The project will interconnect with Eversource via an approximately 1,200 linear foot overhead circuit from a transformer to the Eversource switchyard on the western portion of the property utilized and controlled by Eversource through an easement agreement. The energy generated by the project will be distributed by Eversource to the Southeast Massachusetts/Rhode Island ISO load zone to help meet energy demand during peak times.

The project includes a control/administration and facility services building, a trailer-mounted demineralizer system, an enclosed gas compressor station, a one-million gallon fuel oil tank, a 500,000 gallon service water tank, a 450,000 gallon demineralized water storage tank, a 12,000 gallon fully-diked and covered aqueous ammonia storage tank, advanced emissions control equipment, and a perimeter access road. Site access will be controlled via a motorized security gate located off the relocated driveway from Summer Street. The proposed facility will also include full acoustical enclosures for the gas turbines and generators, a 55' high noise wall, and a full complement of acoustical controls. A 3,080 linear foot lateral interconnection to the existing Algonquin Gas pipeline is also planned along with an associated 14' x 50' building to contain flow control and metering equipment, and a 12' by 16' building to contain gas monitoring and analysis equipment.

NOTE – The revised Exelon site plan dated June 17, 2016 has been posted to the Board's web page at:
http://www.townofmedway.org/sites/medwayma/files/uploads/6-17-16_revised_west_medway_ii_permit_plan_set.pdf



BEALS + THOMAS

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

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

June 17, 2016

Mr. Andy Rodenhiser, Chair
c/o Susan Affleck-Childs, Planning & Economic Development Coordinator
Town of Medway Planning & Economic Development Board
155 Village Street
Medway, MA 02053

Via: email to sachilds@townofmedway.org and Hand Delivery

Reference: Response to Peer Review Comments
West Medway II Facility
9 Summer Street
Medway, Massachusetts
B+T Project No. 1422.10

Dear Chairperson Rodenhiser and Members of the Board:

On behalf of the Applicant, Exelon West Medway, LLC and Exelon West Medway II, LLC, Beals and Thomas, Inc. (B+T) respectfully provides these responses to peer review comments related to the Major Site Plan Review Application for the West Medway II Facility (the Project).

B+T offers this formal response to a letter provided by PGC Associates, Inc., dated March 17, 2016 and a letter provided by BETA Group, Inc., dated May 18, 2016. For clarity of the Administrative Record, the peer review consultant comments are shown below in *italicized* font and our responses in **bold** font.

PGC Associates, Inc., letter dated March 17, 2016:

Zoning

- 1. The property is located within the Industrial II district. This district specifically allows by right both public utilities and electrical power generation facilities. The proposed associated equipment, control and administration building, tanks, etc. are accessory structures integral to the primary use of electric power generation.*

No response necessary.

2. *The proposed development meets the dimensional requirements of the Industrial II district, except for height. The current stack height of 65 feet already exceeds the maximum of 40 feet. New stacks are proposed to be 160 feet tall and the proposed height of the sound wall is 55 feet (and other facilities within the sound wall exceed 40 feet but are under 55 feet). Apparently the Massachusetts Department of Public Utilities can allow greater height.*

Pursuant to M.G.L. c. 40A § 3, the Project is seeking an Exemption from Certain Dimensional Provisions of the Zoning Bylaw from the Department of Public Utilities (DPU) to allow for the construction of the proposed facility's 160-foot stacks, a 55-foot sound wall, an L-shaped sound wall located at the property line and certain essential components associated with the Facility in excess of the 40-foot maximum.

3. *A photometric plan documents that that there is no light trespass in excess of .01 foot-candles at the property lines. Shielded fixtures with LED bulbs are proposed.*

No response necessary.

4. *There are currently 35 parking spaces and this is proposed to increase to 52. The plans indicate that the number of employees is projected to increase from 12 to 18. The requirement for manufacturing is 1 space per 2 employees plus 1 space per 1000 square feet. With 18 employees and more than 43,000 square feet, the parking requirement would be for 53 spaces. However, there is provision for reducing the parking requirement if it can be documented that less is needed. The applicant should consider requesting a reduction if there is not a need for all of the spaces specified. Also, some of the spaces are located between the building and street though they are behind a landscaped berm and should not be visible from the street. The bylaw requires 1 bicycle space per 20 car spaces so three bicycle spaces should be provided. This is waivable by the PEDB, however.*

The area designated as existing owner parking (currently used by employees and visitors of the existing station) will continue to be parking for the existing station employees and visitors. Employees and visitors of the proposed Project will use the new spaces designated on-site with access/egress via the Summer Street driveway.

We hereby Request a Waiver from the Zoning Bylaw Section 7.1.1(I) for the Board's consideration relative to the requirement for 1 bicycle space per 20 car spaces. Due to safety and security concerns, the Applicant does not allow bicycles on the property. Accordingly, the Applicant respectfully requests that the Board approve the waiver request.

5. *No signage is proposed. Any signage would need to conform to the sign requirements of the Zoning Bylaw.*

No response necessary.

Site Plan Rules and Regulations

6. *The only waivers requested are for the requirements pertaining to using a scale of 1" 40' (1' = 60' is used in order to fit the site on a single sheet) and the landscaping requirement for 1" for 1" replacement of trees removed for the project. All of these requests are appropriate for this project.*

No response necessary.

7. *Section 205-6 H requires vertical granite curb or similar around the perimeter of parking lots. Bituminous concrete is proposed.*

Bituminous concrete is appropriate as this is a private industrial project within the industrial zone that will have gated access and is not open to the public. Furthermore, the proposed parking area will not be visible from a public way.

8. *Section 203-9 C specifies criteria for site plan review. The project is a large industrial facility that is a public utility regulated by the state with certain exemptions from local regulations. The proposal appears to meet most of the criteria to the extent practical. The ones most in question would be "2) Departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places is minimized". It is a significant increase in scale of the current facility but it is also an expansion of an existing facility with tall towers and generating units. The other criteria is noise. Significant efforts have been made to mitigate the noise, but it is not clear how successful those will be. However, these factors may be beyond the control of local regulations.*

The Applicant has attended four meetings with the Medway Design Review Committee regarding the visual impact of the Project. The photorealistic renderings demonstrate that the Project will be visible only from limited vantage points on public ways. The proposed landscaping has been designed to maintain a naturalistic appearance, with minimized tree clearing along property boundaries to screen the proposed facility to the maximum extent practicable.

The Project meets the standard found in MassDEP Noise Policy, DAQC 90-001 ("MassDEP Noise Policy") which limits a source to a 10 dBA increase over the ambient sound measured at the property line and at the nearest inhabited residence, as well as prohibiting a "pure tone" condition. Furthermore, the Project also meets

the requirements of the noise section of the Town of Medway Zoning Bylaw. Noise is proposed as a focused discussion topic for the June 28, 2016 public hearing.

General Comments

9. *The application indicates that process water will be treated and disposed into the sewer system. Is it possible to infiltrate that water back into the ground?*

As discussed at the public hearing on March 22, 2016, process water cannot be infiltrated without further treatment, therefore it will be directed to the municipal sewer system for treatment.

10. *Alternatively, the application indicates that most of the process water will be evaporated, and no mitigation (e.g. reduced infiltration and inflow) to the sewer system impact in terms of capacity is proposed. Depending on the volume to be sent to the septic system, mitigation measures should be considered.*

As discussed at the public hearing on March 22, 2016, the Host Community Agreement limits the discharge of water to the sewer to 5,000 gallons per day. A typical operation day for the Project is anticipated to discharge approximately 1,000 gallons per day.

BETA Group, Inc. letter dated May 18, 2016:

Zoning

1. *The maximum allowable building height in the industrial II district is 40 feet. The sound wall is proposed to be 55 feet tall and the chimney stack is proposed to be about 160 feet tall. The applicant should submit a request for a waiver from the maximum height requirements.*

Pursuant to M.G.L. c. 40A § 3, the Project is seeking an Exemption from Certain Dimensional Provisions of the Zoning Bylaw from the DPU to allow for the construction of the proposed facility's 160-foot stacks, a 55-foot sound wall an L-shaped sound wall located at the property line and certain essential components associated with the Facility in excess of the 40-foot maximum.

Chapter 200 – Submission and Review of Site Plans

1. *Section 204-5(C)3 requires that an existing landscape inventory be compiled including the size and major plant species present on the site. The plans indicate areas of “trees and hedgerows”, but do not specify the size of species of the existing trees on site.*

Given the size of the proposed Project, the extent of proposed tree clearing is extremely limited. The proposed limit of work contains 21 evergreen and 87 deciduous trees that would be removed with a 10 inch or greater diameter at breast height (DBH). Exelon is proposing a robust landscaping plan, which was revised to further enhance screening efforts. The proposed landscaping plan includes the planting of 148 new trees and 137 shrubs. The proposed landscaping consists of native vegetation and has been designed to maintain a naturalistic appearance, with minimized tree clearing along property boundaries to screen the proposed Facility to the maximum extent practicable. To screen the proposed Facility as viewed from West Street, the proposed landscaping plan includes fourteen (14) white pine trees in the 6-foot to 7-foot height range and thirteen (13) larger white pine trees in the 10-foot to 12-foot range. Additionally, the area will be planted with other evergreen trees including spruce and cedar trees in the 6-foot to 7-foot height range, along with deciduous and flowering trees to provide a variety of species in an effort to create a more natural landscape. A total of approximately fifty (50) additional trees are proposed in the area that will be used for temporary construction parking along West Street (and are subject to agreement by Eversource, which possesses an easement over this area). Please note that while this area is within the Eversource easement area (and under the control of Eversource), Exelon has agreed to consult with Eversource regarding this additional vegetative screening. As explained in the meetings, further screening along West Street is limited due to the presence of overhead wires and associated wire zones related to the existing switchyard.

2. *The applicant has requested a waiver from Section 205-9(f) requiring an equivalent diameter of trees be provided as replacements for those removed, stating that they are providing a robust planting plan which includes a large number of evergreen trees for year round screening. Without the inventory of existing trees BETA is unable to determine what ratio of replacements has been provided, although the applicant has acknowledged that it is less than 1:1.*

Please refer to the previous response.

Mr. Andy Rodenhiser, Chair

c/o Susan Affleck-Childs, Planning & Economic Development Coordinator

Town of Medway Planning & Economic Development Board

June 17, 2016

Page 6

3. *The applicant has requested a waiver from Section 204-4(b) requiring that drawings be presented at a scale of 1"=40'. The plans are presented at 1"=60' so that the site may fit on one plan sheet and be reviewed more easily. BETA takes no exception to this request.*

No response necessary.

4. *The light pole height was not specified on the plans. Please verify that all light poles are less than 20 feet in height as per section 205-8.C.*

All light poles will be no greater than 20 feet in height.

General Comments

1. *A detail for the surface treatment proposed in the temporary parking area should be provided.*

A detail has been added to the revised site plans on sheet C9.1.

2. *The landscape plans should include loam and seed areas to restore the construction parking area to a natural state.*

Additional notation has been added to the revised site plans on sheet C7.1.

3. *The proposed stockpile locations should be shown on the erosion control plans.*

Temporary soil stockpiling will only occur within the designated staging and laydown areas within the limit of work. No soil stockpiling will occur within jurisdictional wetland resource areas or the buffer zones thereto. Additional notation has been added to the revised site plans on sheet C2.1 to denote the staging and laydown areas.

Stormwater Management Review

1. *The stormwater collected in the containment area for the proposed fuel tank area is calculated as part of the overall sub catchment and identified as having a CN of 39 for being a grass surface in highly permeable soil. Although the area inside the containment berm will be vegetated it will also have an impervious liner. Due to the inability of the soil to accept much recharge the CN of 39 will not be achieved. To be conservative BETA suggests that this area be modeled similar to an impervious surface and the drainage calculations be adjusted accordingly.*

The drainage calculations reflect the area within the containment berm to be modeled with a Curve Number (CN) of 98, to reflect the impervious liner within.

2. *Please verify that the 100 year stormwater flow will be contained within the sump area of the containment berm. It is understood that the water collected in this area will be contained by means of a shut off valve and will not be opened until after it has been visually inspected to verify that there is no oil sheen in the runoff. As the timing of the opening of the valve cannot be assured, we suggest that the sump be capable of holding the 100 year volume so it does not leave the bottom of the storage tank in standing water.*

As discussed at the public hearing on May 24, 2016, it is infeasible and impractical for the volume of the 100-year storm to be contained within the sump area of the containment berm. The containment berm has been sized to retain 110% of the ULSD storage volume.

3. *The snow storage area adjacent to the main access drive drains towards the wetlands by overland flow. Given that this area has been identified as a queuing area for tanker deliveries BETA suggests that snow storage from the pavement areas be placed in a location that will drain to the stormwater collection system for treatment.*

As discussed at the public hearing, the queuing of tanker deliveries (if any) will occur on the 24-foot wide paved access road only. Given that the proposed snow storage area adjacent to the main access drive is located well beyond the limits of any jurisdictional wetland resource areas, it is our opinion that the current location is reasonable.

4. *The grading plans and the HydroCAD model indicate that there is a portion of the pavement around the fuel delivery area that drains to the adjacent slope and then overland to the wetland area. Please revise the grading and drainage layout so that all impervious surfaces within the fuel delivery area drain to the stormwater collection system and an oil water separator.*

The proposed work in the fuel delivery area has been designed to drain to the proposed closed drainage system as requested. The existing fuel delivery area will not be modified and will remain as currently constructed.

5. *The area surrounding the proposed natural gas line connection and metering facility has not been addressed in the stormwater report and calculations of existing and peak flows were not presented. Please provide additional calculations.*

An Addendum including stormwater management calculations was provided in the April 20, 2016 revision of the stormwater management report that addressed the natural gas service lateral and metering facility.

6. *The grading seems to indicate that swales or stormwater management facilities are proposed adjacent to the metering station but construction notes are not shown on the plans. Without calculations and more detailed information on what is proposed we are unable to assess the adequacy of these installations.*

An Addendum was provided in the April 20, 2016 revision of the stormwater management report that addressed the natural gas service lateral and metering facility. The proposed stormwater management BMPs in this vicinity include two small infiltration basins. A detail of the basin spillways has been added to the revised site plans on sheet C6.1.

7. *There is a manhole and pipe shown in infiltration basin 1 that is not labeled. This appears to be a stray line – please confirm.*

The stray linework has been revised on sheet C4.1. The stay linework was related to the temporary sedimentation basin outlet pipe from C2.1, but that pipe will not be permanent.

8. *The HDPE outlet from Infiltration Basin 1 will have approximately one foot cover over the pipe. Maintenance vehicles may drive over this area while servicing the basin. BETA suggests that a ductile iron pipe be considered.*

The proposed Rim and Invert Schedule on sheet C4.1 has been revised to reflect Ductile Iron as the material type for the Basin 1 outlet pipe.

Mr. Andy Rodenhiser, Chair

c/o Susan Affleck-Childs, Planning & Economic Development Coordinator

Town of Medway Planning & Economic Development Board

June 17, 2016

Page 9

9. *The detail for the emergency spillway should be revised to remove the notation of x' and include a numerical depth of the stone required.*

The detail for the emergency spillway has been revised accordingly in the revised site plan set.

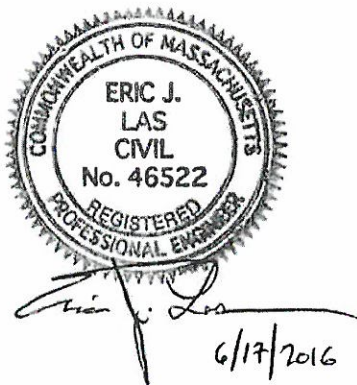
10. *A portion of the berm surrounding infiltration basin 1 is to be constructed over an area of existing trees and hedgerow. A note should be added to the plans to remove all stumps and organic material below the area of fill to ensure the integrity of the berm.*

Additional notation has been added to the revised site plans on sheet C2.1.

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We will be available to discuss this matter further during the public hearing on June 28, 2016.

Very truly yours,

BEALS AND THOMAS, INC.



Eric J. Las, PE, LEED AP
Principal

Enclosures

cc: Medway Conservation Commission (via email to mgrenier@townofmedway.org)
Tammy Sanford, Exelon Power (via email to Tammy.Sanford@constellation.com)

PGC ASSOCIATES, INC.

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

July 1, 2016

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

Re: Exelon Site Plan Review

Dear Mr. Rodenhiser:

I have reviewed the revised site plan submitted by Exelon West Medway LLC I and II of Kennett Square, PA for property at 9 Summer Street/34 West Street, Assessor's Map 56 Parcels 1, 2, 3, 4 and Map 66 Parcels 12 and 13. The plan was prepared by Beals and Thomas Inc. of Southborough and is dated February 9, 2016, with revision dates of April 21, 2016 and June 17, 2016. The property is owned by Exelon West Medway LLC, formerly known as Sithe West Medway, LLC.

The Project includes the construction and operation of two 100-MW combustion turbine generators (CTGs) each with its associated equipment (inlet air filter, intercooler, vent stack for intercooler, air-cooled heat exchangers for the intercooler and lube oil, Selective Catalytic Reduction system (SCR) modules complete with ammonia injection skid, oxidation catalyst, and exhaust stack, three-winding main generator step-up (GSU) transformer, auxiliary transformer, and electrical switchgear). The proposed facility will also include a Control/Administration and Facility Services building housing the control/administration, maintenance, and warehouse areas; a trailer-mounted demineralizer system (which, when necessary, will be removed from the facility and replaced by a fresh trailer); an enclosed gas compressor station with adjacent gas yard; a one million-gallon fuel oil (ULSD) tank; a 500,000-gallon fire/service water tank; a 450,000-gallon demineralized water storage tank; a 12,000-gallon fully-diked and covered aqueous ammonia storage tank; and a perimeter access road.

The comments from my March 17, 2016 letter are repeated with new comments in **bold** as follows:

Zoning

1. The property is located within the Industrial II district. This district specifically allows by right both public utilities and electrical power generation facilities. The proposed associated equipment, control and administration building, tanks, etc. are accessory structures integral to the primary use of electric power generation.
2. The proposed development meets the dimensional requirements of the Industrial II district, except for height. The current stack height of 65 feet already exceeds the maximum of 40 feet. New stacks are proposed to be 160 feet tall and the proposed height of the sound wall is 55 feet (and other facilities within the sound wall exceed 40

feet but are under 55 feet). Apparently the Massachusetts Department of Public Utilities can allow greater height. **The applicant has responded that they are requesting waivers from DPU of local dimensional requirements including the height of the stacks, sound wall, and other associated facilities, as well as the setback distance for the 20-foot L-shaped sound wall on the property boundary.**

3. A photometric plan documents that there is no light trespass in excess of .01 foot-candles at the property lines. Shielded fixtures with LED bulbs are proposed.
4. There are currently 35 parking spaces and this is proposed to increase to 52. The plans indicate that the number of employees is projected to increase from 12 to 18. The requirement for manufacturing is 1 space per 2 employees plus 1 space per 1000 square feet. With 18 employees and more than 43,000 square feet, the parking requirement would be for 53 spaces. However, there is provision for reducing the parking requirement if it can be documented that less is needed. The applicant should consider requesting a reduction if there is not a need for all of the spaces specified. Also, some of the spaces are located between the building and street though they are behind a landscaped berm and should not be visible from the street. The bylaw requires 1 bicycle space per 20 car spaces so three bicycle spaces should be provided. This is waivable by the PEDB, however. **A waiver from the bicycle requirement is now requested on the basis that bicycles are prohibited from the site due to unspecified "safety and security concerns."**
5. No signage is proposed. Any signage would need to conform to the sign requirements of the Zoning Bylaw.

Site Plan Rules and Regulations

6. The only waivers requested are for the requirements pertaining to using a scale of 1" 40' (1' = 60' is used in order to fit the site on a single sheet) and for 1" for 1" replacement of trees removed for the project. All of these requests are appropriate for this project. **Other waiver requests have now been added.**
7. Section 205-6 H requires vertical granite curb or similar around the perimeter of parking lots. Bituminous concrete is proposed. **The applicant responds that it believes bituminous concrete berm is appropriate for the gated site with no public access. However, a waiver request is implied but needs to be specifically requested.**
8. Section 203-9 C specifies criteria for site plan review. The project is a large industrial facility that is a public utility regulated by the state with certain exemptions from local regulations. The proposal appears to meet most of the criteria to the extent practical. The ones most in question would be "2) Departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places is minimized. "It is a significant increase in scale of the current facility but it is also an expansion of an existing facility with tall towers and generating units. The other criterion is noise. Significant efforts have been made to mitigate the noise, but it is not clear how

successful those will be. However, these factors may be beyond the control of local regulations. **The applicant responds that it has had multiple meetings with the Design Review Committee, and they have accommodated many, but not all, of its recommendations. They have also noted that they have complied with both state and Town noise requirements. The Town's noise consultant has confirmed this, but is still reviewing a stack control issue.**

General Comments

9. The application indicates that process water will be treated and disposed into the sewer system. Is it possible to infiltrate that water back into the ground? **The applicant has responded that process water cannot be infiltrated without further treatment so it will be discharged into the Town's sewer system.**
10. Alternatively, the application indicates that most of the process water will be evaporated, and no mitigation (e.g. reduced infiltration and inflow) to the sewer system impact in terms of capacity is proposed. Depending on the volume to be sent to the septic system, mitigation measure should be considered. **The applicant has responded that the Host Agreement limits discharges to the sewer system to 5000 gallons per day and that generally it will not exceed 1000 gallons.**

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.



July 6, 2016

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

Attn.: Ms. Susan E. Affleck-Childs

Re: Exelon Major Site Plan Review
8 Summer Street
Medway, MA
Peer Review

Dear Ms. Affleck-Childs:

BETA Group, Inc. is pleased to provide this follow up peer review of the proposed Exelon West Medway II Facility at 8 Summer Street Medway, MA. This letter is provided to update the Board on the status of the BETA's findings, comments and recommendations. For clarity the responses have been inserted below and the corresponding status of the comment noted.

BASIS OF REVIEW

BETA received the following items:

- Revised Plans titled West Medway Facility II – Permit Plan Set, Prepared by Beals & Thomas dated June 17, 2016
- Revised Stormwater Management Report Addendum 2 prepared by Beals & Thomas dated June 17, 2016.
- Response to Peer Review Comments prepared by Beals & Thomas dated June 17, 2016
- Restoration and Vegetation Management Plans prepared by Beals & Thomas dated June 2016

The review by BETA will include the above items along with the following:

- ***Town of Medway Planning Board Rules and Regulations for the Submission and Review of Site Plans (Chapter 200)***
- ***Massachusetts Stormwater Handbook*** effective January 2, 2008 by MassDEP
- Applicable federal and state regulations

PROJECT OVERVIEW

The project is located on approximately 13 acres of a larger 94 acres property. The site is presently in use as a power generation facility. The proposed project would expand the existing facility. The majority of the site is located within the Industrial II zoning district with the remainder of the site within the Agricultural Residential II zoning district.

Zoning

The plans presented meet the required setbacks and dimensional requirements of the Town of Medway Zoning Bylaws except as noted below:

1. The maximum allowable building height in the industrial II district is 40 feet. The sound wall is proposed to be 55 feet tall and the chimney stack is proposed to be about 160 feet tall. The applicant should submit a request for a waiver from the maximum height requirements. **Response:** *Pursuant to M.G.L. c. 40A § 3, the Project is seeking an Exemption from Certain Dimensional Provisions of the Zoning Bylaw from the DPU to allow for the construction of the proposed facility's 160-foot stacks, a 55-foot sound wall an L-shaped sound wall located at the property line and certain essential components associated with the Facility in excess of the 40-foot maximum. BETA2: BETA takes no exception to the waiver request.*

Chapter 200 – Submission and Review of Site Plans

1. Section 204-5(C)3 requires that an existing landscape inventory be compiled including the size and major plant species present on the site. The plans indicate areas of "trees and hedgerows", but do not specify the size of species of the existing trees on site. **Response:** *Given the size of the proposed Project, the extent of proposed tree clearing is extremely limited. The proposed limit of work contains 21 evergreen and 87 deciduous trees that would be removed with a 10 inch or greater diameter at breast height (DBH). Exelon is proposing a robust landscaping plan, which was revised to further enhance screening efforts. The proposed landscaping plan includes the planting of 148 new trees and 137 shrubs. The proposed landscaping consists of native vegetation and has been designed to maintain a naturalistic appearance, with minimized tree clearing along property boundaries to screen the proposed Facility to the maximum extent practicable. To screen the proposed Facility as viewed from West Street, the proposed landscaping plan includes fourteen (14) white pine trees in the 6-foot to 7-foot height range and thirteen (13) larger white pine trees in the 10-foot to 12-foot range. Additionally, the area will be planted with other evergreen trees including spruce and cedar trees in the 6-foot to 7-foot height range, along with deciduous and flowering trees to provide a variety of species in an effort to create a more natural landscape. A total of approximately fifty (50) additional trees are proposed in the area that will be used for temporary construction parking along West Street (and are subject to agreement by Eversource, which possesses an easement over this area). Please note that while this area is within the Eversource easement area (and under the control of Eversource), Exelon has agreed to consult with Eversource regarding this additional vegetative screening. As explained in the meetings, further screening along West Street is limited due to the presence of overhead wires and associated wire zones related to the existing switchyard. BETA2: The applicant will need a waiver from this section. BETA would take no exception to this waiver request.*
2. The applicant has requested a waiver from Section 205-9(f) requiring an equivalent diameter of trees be provided as replacements for those removed, stating that they are providing a robust planting plan which includes a large number of evergreen trees for year round screening. Without the inventory of existing trees BETA is unable to determine what ratio of replacements has been provided, although the applicant has acknowledged that it is less than 1:1. **Response:** *Please refer to the previous response. BETA2: The applicant has proposed a thoughtful planting plan that provides adequate screening. BETA takes no exception to the waiver request.*

3. The applicant has requested a waiver from Section 204-4(b) requiring that drawings be presented at a scale of 1"=40'. The plans are presented at 1"=60' so that the site may fit on one plan sheet and be reviewed more easily. BETA takes no exception to this request.
4. The light pole height was not specified on the plans. Please verify that all light poles are less than 20 feet in height as per section 205-8.C. **Response: All light poles will be no greater than 20 feet in height.** BETA2: Comment Closed.

General Comments

1. A detail for the surface treatment proposed in the temporary parking area should be provided. **Response: A detail has been added to the revised site plans on sheet C9.1.** BETA2: The detail provided is adequate for the intended use. Comment Closed.
2. The landscape plans should include loam and seed areas to restore the construction parking area to a natural state. **Response: Additional notation has been added to the revised site plans on sheet C7.1.** BETA2: The plans have been revised as suggested. Comment Closed.
3. The proposed stockpile locations should be shown on the erosion control plans. **Response: Temporary soil stockpiling will only occur within the designated staging and laydown areas within the limit of work. No soil stockpiling will occur within jurisdictional wetland resource areas or the buffer zones thereto. Additional notation has been added to the revised site plans on sheet C2.1 to denote the staging and laydown areas.** BETA2: The plans have been revised as suggested. Comment Closed.

Stormwater Management Review

The applicant has provided a comprehensive Stormwater Report detailing the installation of the Stormwater management system to be put in place. The information provided was in compliance with the Town of Medway Stormwater Bylaw, MassDEP Stormwater Standards and standard engineering practice with the exception of those items noted below:

1. The stormwater collected in the containment area for the proposed fuel tank area is calculated as part of the overall sub catchment and identified as having a CN of 39 for being a grass surface in highly permeable soil. Although the area inside the containment berm will be vegetated it will also have an impervious liner. Due to the inability of the soil to accept much recharge the CN of 39 will not be achieved. To be conservative BETA suggests that this area be modeled similar to an impervious surface and the drainage calculations be adjusted accordingly. **Response: The drainage calculations reflect the area within the containment berm to be modeled with a Curve Number (CN) of 98, to reflect the impervious liner within.** BETA2: Comment Closed.
2. Please verify that the 100 year stormwater flow will be contained within the sump area of the containment berm. It is understood that the water collected in this area will be contained by means of a shut off valve and will not be opened until after it has been visually inspected to verify that there is no oil sheen in the runoff. As the timing of the opening of the valve cannot be assured, we suggest that the sump be capable of holding the 100 year volume so it does not leave the bottom of the storage tank in standing water. **Response: As discussed at the public hearing on May 24, 2016, it is infeasible and impractical for the volume of the 100-year storm to be contained within the sump area of the containment berm. The containment berm has been sized to retain 110% of the ULSD storage volume.** BETA2: It is understood from the discussions at the public hearing that the sump will fill in large storm events and that the storage tank is designed to withstand periods of

time where the base of the tank is in standing water. Given these conditions BETA has no further comment.

3. The snow storage area adjacent to the main access drive drains towards the wetlands by overland flow. Given that this area has been identified as a queuing area for tanker deliveries BETA suggests that snow storage from the pavement areas be placed in a location that will drain to the stormwater collection system for treatment. **Response: As discussed at the public hearing, the queuing of tanker deliveries (if any) will occur on the 24-foot wide paved access road only. Given that the proposed snow storage area adjacent to the main access drive is located well beyond the limits of any jurisdictional wetland resource areas, it is our opinion that the current location is reasonable.** BETA2: Acknowledged. Comment Closed.
4. The grading plans and the HydroCAD model indicate that there is a portion of the pavement around the fuel delivery area that drains to the adjacent slope and then overland to the wetland area. Please revise the grading and drainage layout so that all impervious surfaces within the fuel delivery area drain to the stormwater collection system and an oil water separator. **Response: The proposed work in the fuel delivery area has been designed to drain to the proposed closed drainage system as requested. The existing fuel delivery area will not be modified and will remain as currently constructed.** BETA2: Acknowledged. Comment Closed.
5. The area surrounding the proposed natural gas line connection and metering facility has not been addressed in the stormwater report and calculations of existing and peak flows were not presented. Please provide additional calculations. **Response: An Addendum including stormwater management calculations was provided in the April 20, 2016 revision of the stormwater management report that addressed the natural gas service lateral and metering facility.** BETA2: The information was provided. BETA has reviewed the information and takes no exceptions with the calculations. Comment Closed.
6. The grading seems to indicate that swales or stormwater management facilities are proposed adjacent to the metering station but construction notes are not shown on the plans. Without calculations and more detailed information on what is proposed we are unable to assess the adequacy of these installations. **Response: An Addendum was provided in the April 20, 2016 revision of the stormwater management report that addressed the natural gas service lateral and metering facility. The proposed stormwater management BMPs in this vicinity include two small infiltration basins. A detail of the basin spillways has been added to the revised site plans on sheet C6.1.** BETA2: The information was provided. BETA has reviewed the information and takes no exceptions with the plans. Comment Closed.
7. There is a manhole and pipe shown in infiltration basin 1 that is not labeled. This appears to be a stray line – please confirm. **Response: The stray linework has been revised on sheet C4.1. The stray linework was related to the temporary sedimentation basin outlet pipe from C2.1, but that pipe will not be permanent.** BETA2: Plans revised as suggested. Comment Closed.
8. The HDPE outlet from Infiltration Basin 1 will have approximately one foot cover over the pipe. Maintenance vehicles may drive over this area while servicing the basin. BETA suggests that a ductile iron pipe be considered. **Response: The proposed Rim and Invert Schedule on sheet C4.1 has been revised to reflect Ductile Iron as the material type for the Basin 1 outlet pipe.** BETA2: Plans revised as suggested. Comment Closed.
9. The detail for the emergency spillway should be revised to remove the notation of x' and include a numerical depth of the stone required. **Response: The detail for the emergency spillway has been revised accordingly in the revised site plan set.** BETA2: Plans revised as suggested. Comment Closed.

10. A portion of the berm surrounding infiltration basin 1 is to be constructed over an area of existing trees and hedgerow. A note should be added to the plans to remove all stumps and organic material below the area of fill to ensure the integrity of the berm. **Response: Additional notation has been added to the revised site plans on sheet C2.1.** BETA2: Plans revised as suggested. Comment Closed.

Massachusetts Stormwater Management Standards:

The project is subject to the Massachusetts Stormwater Management Standards. The following are the 10 standards and relative compliance provided by the submitted documentation.

No untreated stormwater (Standard Number 1): No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

- The project does not propose untreated stormwater discharges to wetlands – **complies with standard.**

Post-development peak discharge rates (Standard Number 2): Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

- The stormwater management report presented verifies that the project will not increase the peak rate of runoff from the site – **complies with standard.**

Recharge to groundwater (Standard Number 3): Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to maximum extent practicable.

- The site is predominately comprised of soils rated in Hydrologic Soil Group A which is well suited for infiltration. The project includes two infiltration basins and a rain garden. The recharge proposed by the applicant exceeds the requirements. – **complies with standard.**

80% TSS Removal (Standard Number 4): For new development, stormwater management systems must be designed to remove 80% of the annual load of Total Suspended Solids.

- Stormwater runoff from the site is collected and routed through water quality inlets, a rain garden and an infiltration basin prior to discharge to the adjacent wetland areas. TSS worksheets have been provided verifying the removal rates. – **complies with standard.**

Higher Potential Pollutant Loads (Standard Number 5): Stormwater discharges from Land Uses with Higher Potential Pollutant Loads (LUHPPL) require the use of specific stormwater management BMPs.

- The storage of fuel oil on site makes this project a LUHPPL. The applicant has proposed the appropriate BMP's for site. – **complies with standard.**

Critical Areas (Standard Number 6): Stormwater discharges to critical areas must utilize certain stormwater management BMPs approved for critical areas.

- This project is outside limits of a stormwater critical area – **not applicable.**

Redevelopment (Standard Number 7): Redevelopment of previously developed sites must meet the Stormwater Management Standards to the maximum extent practicable.

- This project does not meet the definition for redevelopment – **not applicable.**

Construction Period Erosion and Sediment Controls (Standard Number 8): Erosion and sediment controls must be implemented to prevent impacts during construction or land disturbance activities.

- The project will disturb greater than one acre and will require a Notice of Intent with EPA and a Stormwater Pollution Prevention Plan (SWPPP). A draft SWPPP was provided for review. - **complies with standard.**

Operations/maintenance plan (Standard Number 9): A long-Term Operation and Maintenance Plan shall be developed and implemented to ensure that stormwater management systems function as designed.

- An Operation and Maintenance Plan was included in the Stormwater Drainage Report - **complies with standard.**

Illicit Discharges (Standard Number 10): All illicit discharges to the stormwater management systems are prohibited.

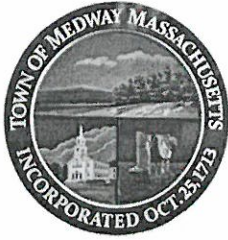
- An illicit discharge statement has been provided but was not signed by the Owner. A signed statement should be provided. - **complies with standard.**

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

Very truly yours,
BETA Group, Inc.



Andrew W. Ogilvie, P.E.
Senior Project Engineer



Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street
Medway MA 02053
508-533-3291
drc@townofmedway.org

July 12, 2016

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: Updated DRC Comments - Exelon Site Plan - 34 West & 9 Summer Streets

Dear Members of the Medway Planning and Economic Development Board:

The DRC has met with the applicant four times (March 7th, April 4th, May 25th and June 6th, 2016) to review their submittal for the expanded Exelon power generating facility. The DRC also discussed the project during its April 25th and May 16th meetings. During these meetings the discussion focused on the aesthetics of the site composition, architecture, landscape and site amenities.

Several large site elements, such as the 55-foot-high sound wall, 160-foot-high smoke stacks and other components that exceed 40 feet in height were the primary points of discussion. The scale of these elements are unprecedented and so, fall well outside the effective scope of the updated *Medway Design Review Guidelines*. Although exemptions are sought for these significant aspects, the DRC has provided recommendations that attempt to better align these features with the *Guidelines*. While improvements were made, none of these features can be brought into complete alignment with the *Design Review Guidelines* and they fail to comply on several points. These comments are prepared using the most recently updated plans that are dated June 17th, 2016.

Landscape - The applicant has provided a landscape plan which complies with the *Design Review Guidelines*. This plan incorporates native vegetation and landscape berms in an effort to naturalize and screen the large site.

- Please note: In the letter to the DRC from Attorney Amy Kwesell, dated 6-14-16, she indicates. "The proposed fencing will be black vinyl (or other coating) chain link at the project entrance and along abutting residences and standard galvanized diamond mesh elsewhere. Exelon is exploring if the barbed wire on the top of the fencing can also be black".
- The plan set dated June 17th does not included this change on Sheet 9.5 Site Details that outlines the fencing specifications but does include it in a note of Sheet C3.1 - Layout and Materials Plans. The DRC recommends that Sheet 9.5 be revised.
- Where possible retain and reuse existing fieldstone walls. Specifically, **the DRC recommends using the stones from the existing stone walls on the property to build a new fieldstone wall along the emergency access road from West Street from north to south. Any excess stone should make a bend at an appropriate**

location westward within 30 feet of the end of the wooden guardrail. Additionally, in the event that no sound wall is constructed along the eastern edge of the Exelon property adjacent to 5 Summer Street, any remaining stones should be used to construct a fieldstone wall along the main entrance into the facility from Summer Street with the wall extending along the property line between Exelon and 5 Summer Street.

Lighting - The applicant has provided a lighting plan which complies with the *Design Review Guidelines*. This plan incorporates LED fixtures, which are color coordinated to their space of use. Roadside fixtures are to be black. Building light fixtures are to be white over the entrances on the sound wall and black on the administration building.

- The DRC recommends that light shrouds be used in spaces where fixtures are adjacent to the light colored sound wall. This would diminish the amount of reflected light off the wall and reduce the visual impact of the site during low light hours.

Building Materials and Architecture - As instructed by the Planning and Economic Development Board (PEDB), the applicant provided variations of color schemes for the site from which the DRC could choose. From the three options provided the DRC has chosen:

Building Colors

- The 55-foot sound wall - Luna (TCI, 9416-9503M).
- The 20-foot sound wall adjacent to day care center - Luna (TCI, 9416-9503M)
- The water tanks - Federal Standard 10219 (R=146, G=121, B=103).
- The administration building walls - Federal Standard 10059 (R=94, G=80, B=76) and the roof of the administration building will be off-white in color
- The two stacks - ASA-70 Grey

Administration Building

- This building is well over 200 feet in length and should have visual breaks in the façade with varied set-backs and color changes. [see DRG Industrial Guidelines section D-1, b) Visually Reduce Large Building Scale and c) Interrupt and Balance Uniform Massing and D-2, a) Emphasize Façade Rhythm and Patterns, b) Avoid Long and Blank Facades, and f) Integrate Utilitarian Aspects of Design]

Sound Walls

- The 55-foot-high sound wall around the turbines and stacks is of great length and height. It should incorporate visual breaks through a vertical change in color from darker to lighter. That is, the DRC recommends that the **colors of the western portion of the sound wall should include [as shown] an upper area in Luna (TCI, 9416-9503M) and the lower section should be colored to match or be similar to the color of the administration building (Federal Standard 10059 (R=94, G=80, B=76) at a height that most closely matches the side wall height of the administration building so as to give the effect of a continuous stripe.** [see DRG Industrial Guidelines section D-1, b) Visually Reduce Large Building Scale and c) Interrupt and Balance Uniform Massing and D-2, a) Emphasize Façade Rhythm

and Patterns, b) Avoid Long and Blank Facades, and f) Integrate Utilitarian Aspects of Design]

- The L-shaped 20-foot-high sound wall at the eastern property line, between the wall and the abutters property, should be planted with a robust landscape screen to buffer its impact on the daycare center [see DRG Industrial Guidelines section C-6, e) Reinforce Additional Residential Landscape Buffer, and f) Integrate Functional Features into Landscape]. Additionally, should that property be sold, the wall will need to be screened when looking into the Exelon site. No landscape plan for this area has been presented.

Water Tanks

- The pair of water tanks are over 40 feet high and with a diameter of 30 or more feet, they are a massive site component that defy screening or visual mitigation. The DRC has recommended tall growing conifers in this area, such as large sized white pines. These species have been included in the current plan. In 10-15 years this vegetation should begin to provide some screen.

Smoke Stacks

- The pair of 160-foot-high smoke stacks are another massive site component that defy screening or visual mitigation. The DRC has recommended a muted grey color ASA-70 Grey that will most closely match the common New England sky.

Signage

No signage plan has been presented and the applicant has indicated they will not install any site or entry signage.

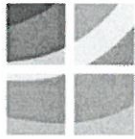
The DRC respectfully submits these review comments for the consideration of the PEDB.

Sincerely,



Matthew Buckley
Chairman

cc: Eric Las, Beals and Thomas
Amy Kwesell, Rubin and Rudman



BEALS + THOMAS

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

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

July 12, 2016

Mr. Andy Rodenhiser, Chair
c/o Susan Affleck-Childs, Planning & Economic Development Coordinator
Town of Medway Planning & Economic Development Board
155 Village Street
Medway, MA 02053

Via: email to sachilds@townofmedway.org and FedEx

Reference: Response to Supplemental Peer Review Comments
West Medway II Facility
9 Summer Street
Medway, Massachusetts
B+T Project No. 1422.10

Dear Chairperson Rodenhiser and Members of the Board:

On behalf of the Applicant, Exelon West Medway, LLC and Exelon West Medway II, LLC, Beals and Thomas, Inc. (B+T) respectfully provides these responses to outstanding peer review comments related to the Major Site Plan Review Application for the West Medway II Facility (the Project).

B+T offers this formal response to a letter provided by PGC Associates, Inc., dated July 1, 2016 and a letter provided by BETA Group, Inc., dated July 6, 2016. For clarity of the Administrative Record, the outstanding peer review consultant comments with original numbering are shown below in *italicized* font and our responses in **bold** font.

PGC Associates, Inc., letter dated March 17, 2016:

Site Plan Rules and Regulations

7. *Section 205-6 H requires vertical granite curb or similar around the perimeter of parking lots. Bituminous concrete is proposed. The applicant responds that it believes bituminous concrete berm is appropriate for the gated site with no public access. However, a waiver request is implied but needs to be specifically requested.*

A Request for Waiver from Rules and Regulations form for use of bituminous concrete berm has been completed and is attached to this letter.

Mr. Andy Rodenhiser, Chair
c/o Susan Affleck-Childs, Planning & Economic Development Coordinator
Town of Medway Planning & Economic Development Board
July 12, 2016
Page 2

BETA Group, Inc. letter dated July 6, 2016:

Chapter 200 – Submission and Review of Site Plans

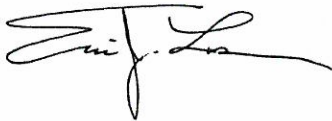
1. *Section 204-5(C)3 requires that an existing landscape inventory be compiled including the size and major plant species present on the site. The plans indicate areas of “trees and hedgerows”, but do not specify the size of species of the existing trees on site. The applicant will need a waiver from this section. BETA would take no exception to this waiver request.*

A Request for Waiver from Rules and Regulations form for relief from the Existing Landscape Inventory requirement has been completed and is attached to this letter.

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We will be available to discuss this matter further during the public hearing on July 12, 2016.

Very truly yours,

BEALS AND THOMAS, INC.



Eric J. Las, PE, LEED AP
Principal

Enclosures

cc: Tammy Sanford, Exelon Power (via email to Tammy.Sanford@constellation.com)
Gino D. Carlucci, Jr., PGC Associates, Inc. (via email to gino@pgcassociates.com)
Andrew Ogilvie, PE, BETA Group, Inc. (via email to Aogilvie@BETA-Inc.com)

MKS/EJL/ars/142210LT009

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

Project Name:	West Medway II Facility
Property Location:	9 Summer Street/34 West Street
Type of Project/Permit:	Major Site Plan Review - new, fast-starting peaking facility
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 205 - 6 H. Parking
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Perimeter of parking areas shall be bounded with vertical granite curb or similar edge treatment
What aspect of the Regulation do you propose be waived?	Use of vertical granite curb as edge treatment
What do you propose instead?	A curb of bituminous concrete around the perimeter of the parking lot +
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Bituminous concrete is appropriate for the proposed parking lot, as the Project is located on a private site within an industrial zone that will have gated access and is not open to the public. Furthermore, the proposed parking area will not be visible from a public way.
What is the estimated value/cost savings to the applicant if the waiver is granted?	
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?	Bituminous concrete will delineate the edge of the parking area in a manner similar to vertical granite curb, as required by the regulations.
What is the impact on the development if this waiver is denied?	The denial of this waiver would result in the same parking layout as currently proposed. +
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	The parking lot as proposed will not be visible from public ways, and the bituminous concrete alternative will provide edge treatment as required.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	Granting of this waiver will likely not result in cost savings or cost avoidance to the Town.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	The Applicant does not propose to provide mitigation to the Town, as the parking lot will not be visible from a public way.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	July 7, 2016 +
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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

Project Name:	West Medway II Facility
Property Location:	9 Summer Street/34 West Street
Type of Project/Permit:	Major Site Plan Review - new, fast-starting peaking facility
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-5 Site Plan Contents
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The above-referenced section details requirements for depicting existing and proposed conditions on plans intended for Site Plan Review
What aspect of the Regulation do you propose be waived?	The requirement to prepare and submit an Existing Landscape Inventory
What do you propose instead?	To submit sufficient existing landscaping information for the Board's approval
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The Applicant proposes a robust landscaping plan, and has reduced the limits of tree clearing to the extent practicable. Accordingly, a full Existing Landscape Inventory will provide limited additional information to the Board.
What is the estimated value/cost savings to the applicant if the waiver is granted?	
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The Applicant has identified 21 evergreen and 87 deciduous trees with a 10 inch or greater diameter at breast height (DBH) that would be removed as a result of the Project. Given the size of the proposed Project, the extent of proposed tree clearing is extremely limited. The proposed landscaping plan has been designed to screen the proposed Facility to the maximum extent practicable
What is the impact on the development if this waiver is denied?	The proposed development is not anticipated to change based on any additional information regarding existing landscaping conditions +
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	The Applicant has worked with the Design Review Committee to increase the number of trees and shrubs in the landscaping plan from 265 to a total of 285, and increase the height of many plantings.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	The Town's peer review consultant, BETA Group Inc., indicated in a letter dated June 7, 2016 that they would take no exception to a waiver from this requirement. Preparation of an existing landscape inventory would result in additional review costs.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	The proposed landscaping plan consists of native vegetation designed to maintain a naturalistic appearance, with minimized tree clearing along property boundaries to screen the Project to the maximum extent practicable.
What is the estimated value of the proposed mitigation measures?	
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	July 7, 2016 +
Questions?? - Please contact the Medway PED office at 508-533-3291.	



July 12, 2016
Medway Planning & Economic Development Board
Meeting

CONSTRUCTION REPORTS

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

[illegible]

Project Village Estates	Date 06-13-2016	Report No. 04
Location Village Street	Project No. 143-21583-15009	Sheet 2 of 2
Contractor Russel Santoro	Weather A.M. SUNNY P.M.	Temperature A.M. 65° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. TT will continue to inspect the site as the contractor is prepared for inspection.
3. New Action Items
 - A. N/A
4. Previous Open Action Items
 - A. N/A
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

Tetra Tech 100 Nickerson Road Marlborough, MA 01752						
Project Village Estates			Date 06-15-2016		Report No. 05	
Location Village Street			Project No. 143-21583-15009		Sheet 1 of 2	
Contractor Russel Santoro			Weather A.M. SUNNY P.M.		Temperature A.M. 85° P.M.	
FIELD OBSERVATIONS						
On Wednesday, June 15, 2016 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:						
1. Observations <ul style="list-style-type: none"> A. The contractor is in the process of importing fill to rough grade Lot 2 to proposed grade as shown on the approved plans. Imported material appears to be clean gravel. Fill material was observed beyond the erosion control line along the eastern property boundary. TT asked Mr. Santoro to remove all soil spilled over the erosion control line and repair line as necessary. B. The contractor has installed filter fabric and crushed stone in Infiltration Basin #1 and is ready for backfill of that area. C. The contractor is in the process of excavating for proposed installation of the gas service along Bedelia Lane. Trench is approximately three feet deep and bedded with sand. Contractor plans to install 4" pvc sleeve to allow for future installation of gas service through the sleeve by the gas company. D. TT inquired about the water services previously installed and not inspected by TT. The applicant stated the services were inspected by the water department during installation. E. TT spoke with Mr. Wayne Brundage, an abutter to the project property. He had concerns regarding the amount of fill being brought into the site and drainage which will originate from the area being filled and potentially flow onto his property. TT stated that the applicant is constructing the project to the plan which shows approximately five-feet of fill being placed on Lot 2 where the proposed dwelling will be placed. TT also explained there is proposed drainage on the approved plan to prevent any further runoff from entering abutting properties. Mr. Brundage was then referred to the town for further comment regarding his concerns. 						
CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS		
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company
Foreman		Backhoe		Asphalt Reclaimer		Description of Work
Laborers		Loader		Vib. Roller		
Drivers		Rubber Tire	1	Static Roller		
Oper. Engr.		Bobcat		Vib. Walk Comp.		
Carpenters		Hoeram		Compressor		
Masons		Excavator		Jack Hammer		
Iron Workers		Grader		Power Saw		
Electricians		Crane		Conc. Vib.		
Flag persons		Scraper		Rock Crusher		
Surveyors		Articulating Dump Truck		Chipper		
Driller		Conc. Truck		Screener		
Blast Crew		Pickup Truck		Drill Rig		
Sewer/Water Tester		Dump Truck 6 Whl		Boom Lift		
		Dump Truck 10 Whl		Water Truck		
		Dump Truck 14 Whl		Lull		
		Dump Truck 18 Whl		Gradall		
Police Details:				RESIDENT REPRESENTATIVE FORCE		
Time on site: 8:30 A.M. – 9:00 A.M.				Name		Name
CONTRACTOR'S Hours of Work:						
						Resident Representative: Steven Bouley

Project Village Estates	Date 06-15-2016	Report No. 05
Location Village Street	Project No. 143-21583-15009	Sheet 2 of 2
Contractor Russel Santoro	Weather A.M. SUNNY P.M.	Temperature A.M. 85° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. TT will continue to inspect the site as the contractor is prepared for inspection.
3. New Action Items
 - A. Contractor to clean material spilled over erosion control line and repair any erosion control as necessary to maintain the proposed plan.
4. Previous Open Action Items
 - A. N/A
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

Tetra Tech 100 Nickerson Road Marlborough, MA 01752			
Project Village Estates		Date 06-21-2016	Report No. 06
Location Village Street		Project No. 143-21583-15009	Sheet 1 of 2
Contractor Russel Santoro		Weather A.M. SUNNY P.M.	Temperature A.M. 80° P.M.
FIELD OBSERVATIONS			
On Tuesday, June 21, 2016 Steven Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:			
1. Observations <ul style="list-style-type: none"> A. TT observed that the contractor has not yet removed soil material spilled over the limit of the erosion control barrier along the eastern side of the property. TT contacted Mr. Santoro an additional time and he stated he was out of town and that it would be cleaned today. TT will follow-up at its next inspection of the site. B. The contractor has backfilled the gas trench located along Bedilia Lane and graded the area to match surrounding grade. C. The contractor has backfilled loam material on top of Infiltration Trench #1. TT contacted Mr. Santoro to remind him of the detail and that stone is to be placed to grade in two locations per the detail which was acknowledged by Mr. Santoro. D. The contractor plans to complete import of soils to bring up the site this week and begin construction of concrete walls, headwalls and check dams for the proposed drainage design. 			
CONTRACTOR'S FORCE AND EQUIPMENT			
Sup't	1	Bulldozer	Asphalt Paver
Foreman		Backhoe	Asphalt Reclaimer
Laborers		Loader	Vib. Roller
Drivers		Rubber Tire	1 Static Roller
Oper. Engr.		Bobcat	1 Vib. Walk Comp.
Carpenters		Hoeram	Compressor
Masons		Excavator	Jack Hammer
Iron Workers		Grader	Power Saw
Electricians		Crane	Conc. Vib.
Flag persons		Scraper	Rock Crusher
Surveyors		Articulating Dump Truck	Chipper
Driller		Conc. Truck	Screener
Blast Crew		Pickup Truck	Drill Rig
Sewer/Water Tester		Dump Truck 6 Whl	Boom Lift
		Dump Truck 10 Whl	Water Truck
		Dump Truck 14 Whl	Lull
		Dump Truck 18 Whl	Gradall
WORK DONE BY OTHERS			
		Dept. or Company	Description of Work
OFFICIAL VISITORS TO JOB			
		Name	Name
Police Details: Time on site: 8:30 A.M. – 9:00 A.M. CONTRACTOR'S Hours of Work:		RESIDENT REPRESENTATIVE FORCE Resident Representative: Steven Bouley	

Project Village Estates	Date 06-21-2016	Report No. 06
Location Village Street	Project No. 143-21583-15009	Sheet 2 of 2
Contractor Russel Santoro	Weather A.M. SUNNY P.M.	Temperature A.M. 80° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. TT will continue to inspect the site as the contractor is prepared for inspection.
3. New Action Items
 - A. N/A
4. Previous Open Action Items
 - A. Contractor to clean material spilled over erosion control line and repair any erosion control as necessary to maintain the proposed plan.
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

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

Cc:

From: Steven Bouley, EIT – Tetra Tech
Frank Guthman III – Tetra Tech



Date: June 2, 2016

Subject: Cumberland Farms Landscape Punch List

On June 1, 2016 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) conducted a site inspection of the current landscape conditions per **Section VII Specific Conditions K.1-K.2** of the "Cumberland Farms at Medway Gardens Special Permit and Site Plan Decision" dated February 4, 2014. The site, located at 38 Summer Street in Medway, was inspected and a punch list generated of landscape items which require maintenance or replacement by the Applicant. The inspections were conducted based upon the approved Site Plan Set titled "Site Plan Set for Cumberland Farms, 38 Summer Street (Route 126), Medway, MA 02053" dated February 13, 2014.

The following is a list of items and issues that should be repaired or replaced:

Landscape

1. Areas on the approved Site Plan Set labeled "Lawn Grass" are overgrown with crabgrass, weeds, and wild flowers. TT recommends these areas be repaired and maintained to their approved design condition. (See Photo 1-5)
 - TT 06/24/16 Update: It appears the Landscape Contractor has addressed this issue by mowing the overgrown "Lawn Grass" sections and reseeding areas of dead grass. However, there is still an abundance of weeds growing in the "Lawn Grass" sections that require attention. TT will revisit the site at a later date to ensure new grass has been established.
2. Various trees located throughout the site have either died or are in the process of dying due to a lack of proper maintenance. TT recommends these trees be removed and replaced in kind with species designated on the plant material list. The Applicant shall then maintain these trees in accordance with the Decision. (See Photo 6-9)
 - TT 06/24/16 Update: It appears the Landscape Contractor has not fully addressed or replaced the trees that are either dead or in the process of dying. Please see Table 1 below for a full list of the trees that require attention.
3. Various flowers, groundcover and shrubs have either died or are in the process of dying due to a lack of proper maintenance. TT recommends these plants be removed and replaced in kind with species designated on the plant material list. The Applicant shall then maintain these plants in accordance with the Decision. (See Photo 10-14)

- TT 06/24/16 Update: It appears the Landscape Contractor has not fully addressed or replaced the shrubs/groundcover/etc. that are either dead or in the process of dying. Please see Table 1 below for a full list of the shrubs/groundcover/etc. that require attention.
4. It appears the irrigation system is not functioning as designed due to the length of the grass and shrubs. Water spraying from the irrigation heads is being blocked by the overgrown vegetation preventing water from reach necessary plantings.
- TT 06/24/16 Update: It appears the Landscape Contractor has addressed this issue by cutting back most of the overgrown vegetation blocking the sprinkler heads. TT will conduct a future site inspection to ensure proper hydration and growth of the approved plants and lawn grass areas.

Parking Lot

5. The parking areas require sweeping as cigarette butts, trash and mulch has washed into the parking areas and is collecting against the sloped granite edging and is generally blowing around the site. These items are also washing into the catch basins which could potentially cause issues to downstream infrastructure if not properly maintained. (See Photo 17-18)
- TT 06/24/16 Update: It appears the Landscape Contractor has not yet addressed this item. There remains an abundance of trash in the lot and plants beds and the catch basins have yet to be cleaned.

On June 24, 2016 at the request of the Medway Planning and Economic Development Board (PEDB), Tetra Tech (TT) conducted a site inspection of the current landscape conditions per **Section VII Specific Conditions K.1-K.2** of the "Cumberland Farms at Medway Gardens Special Permit and Site Plan Decision" dated February 4, 2014. The site, located at 38 Summer Street in Medway, was inspected and a punch list generated of landscape items which require maintenance or replacement by the Applicant. The inspections were conducted based upon the approved Site Plan Set titled "Site Plan Set for Cumberland Farms, 38 Summer Street (Route 126), Medway, MA 02053" dated February 13, 2014. Please see Table 1 below for a full itemized list of items that still need to be addressed.

Table 1			
Section	Symbol	Approved Qty	Comments
#1	JS	4	All plants accounted for and all appear to be in good health.
	PH	6	1 Missing, the rest appear to be in good health.
	CA	4	All plants accounted for and all appear to be in good health.
#2	GT	1	All plants accounted for and all appear to be in good health.
	JS	7	All plants accounted for and all appear to be in good health.
	PH	8	4 plants are missing, the rest appear to be in good health.
#3	CA	4	All plants accounted for and all appear to be in good health.
	CS	21	2 plants are missing, the rest appear to be in good health.
	CA	3	All plants accounted for and all appear to be in good health.
#4	AP	9	All plants accounted for but none appear to be in good health.
	JS	18	7 plants appear to be dying, the rest appear to be in good health.
	IS	14	2 plants are missing, and none appear to be in good health.
	HS	13	All plants accounted for and all appear to be in good health.
	VM	2	No plants could be located.
#5	AP	8	All plants accounted for and all appear to be in good health.
	JS	18	1 plant missing, 3 are dead and the rest appear to be in good health.
	IS	12	2 plants are missing, the rest do not appear to be in good health.
	HS	16	2 plants are dead, the rest appear to be in good health.

	VM	2	No plants could be located.
#6	PCC	1	All plants accounted for and all appear to be in good health.
	JS	9	All plants accounted for and all appear to be in good health.
	PH	5	1 plant is missing and the rest appear to be dead.
	CA	8	All plants accounted for and all appear to be in good health.
#7	RP	5	2 plants are missing, the rest do not appear to be in good health.
	JB	10	3 plants are dying, the rest appear to be in good health.
	PH	11	1 plant missing, 4 plants dead, the rest appear to be in good health.
	CA	8	All plants accounted for and all appear to be in good health.
	VM	1	No plants could be located.
#8	RP	11	3 plants missing, the rest do not appear to be in good health.
	FG	17	6 plants missing, 10 do not appear to be in good health.
	JB	43	All plants accounted for and 17 appear to be dying.
	PH	37	All plants accounted for and 11 appear to be dying.
	CA	12	All plants accounted for and all appear to be in good health.
	VM	3	No plants could be located.
#9	GT	1	All plants accounted for and all appear to be in good health.
#10	BNC	5	All plants accounted for and do not appear to be in good health.
#11	PJM	6	6 plants are missing.
	SA	9	All plants accounted for, all do not appear to be in good health.
	JB	9	All plants accounted for and 3 appear to be dead.
	IS	14	2 plants missing, the rest appear to be dead/dying.
	VM	1	No plants could be located.
#12	PJM	7	3 plants missing and the rest do not appear to be in good health.
	SA	10	6 plants missing and the rest appear to be in good health.
	JB	10	All plants accounted for, 2 plants appear to be dead.
	IS	14	4 plants missing, the rest appear to be dead.
	VM	1	No plants could be located.
#13	PJM	8	All plants accounted for and none appear to be in good health.
	FG	11	2 plants are missing, the rest do not appear to be in good health.
	JB	15	All plants accounted for and 8 appear to be dead.
	HS	21	2 plants missing, the rest appear to be in good health.
	IB	8	3 plants missing, the rest appear to be in good health.
	VM	2	No plants could be located.
#14	GT	1	All plants accounted for and all appear to be in good health.
	HP	3	All plants accounted for and all appear to be in good health.
	VM	1	No plants could be located.
#15	AF	4	All plants accounted for and all appear to be in good health.
	GT	2	All plants accounted for and all appear to be in good health.
	HP	3	All plants accounted for and all appear to be in good health.
	VM	1	No plants could be located.
#16	PPG*	1	All plants accounted for and all appear to be in good health.
	BNC*	2	All plants accounted for and all appear to be in good health.
	FG	10	1 plant missing, 6 appear to be dead.
	VM	2	No plants could be located.
	AF*	1	This tree appears to be dead.
#17	PPG*	2	All plants accounted for and all appear to be in good health.
	BNC*	2	All plants accounted for and all appear to be in good health.
	FG	12	7 plants are missing, 2 appear to be dead.
	VM	3	No plants could be located.
#18	BNC*	1	All plants accounted for and all appear to be in good health.
	FG	3	All plants accounted for and 2 appear to be dead.
	VM	1	No plants could be located.

	AF*	1	Wrong tree was planted in its place.
#19	PH	8	All plants accounted for and all appear to be in good health.
	CA	9	All plants accounted for and all appear to be in good health.
	AP	6	All plants accounted for and all appear to be in good health.
#20	AS	9	All plants accounted for and all appear to be in good health.
	HP	5	All plants accounted for and all appear to be in good health.
	VM	5	No plants could be located.
#21	PPG	3	1 tree is missing.
#22	BNC	3	1 tree appears to be dead, the rest appear to be in good health.
	AP	17	6 plants are missing, the rest do not appear to be in good health. (None flowering)
	JS	15	All plants do not appear to be in good health. Browning in the center.
	IS	16	3 plants are missing, the rest appear to be dead. (None flowering)
	HS	13	All plants accounted for and all appear to be in good health.
	VM	3	No plants could be located.
#23	AF*	4	1 tree is missing, the rest appear to be in good health.
	VM	20	No plants could be located.
#24	AF*	2	1 tree is missing, the other appears to be in good health.
	JS	62	7 plants are missing, 5 appear to be dead.
	AF	2	All plants accounted for and all appear to be in good health.
#25	PCC	2	All plants accounted for and all appear to be in good health.
	TD	15	All plants accounted for and some appear to be dying on their backsides.
	PPG	2	All plants accounted for and all appear to be in good health.
	VM	3	No plants could be located.
#26	PS	3	Cumberland Farms planted their own flowers in place of these plants.
	IB	8	Cumberland Farms planted their own flowers in place of these plants.
#27	PS	2	Cumberland Farms planted their own flowers in place of these plants.
	IB	4	Cumberland Farms planted their own flowers in place of these plants.
#28	PS	2	Cumberland Farms planted their own flowers in place of these plants.
	IB	4	Cumberland Farms planted their own flowers in place of these plants.
#29	PS	3	Cumberland Farms planted their own flowers in place of these plants.
	IB	8	Cumberland Farms planted their own flowers in place of these plants.

TT recommends the applicant consult with a registered landscape architect for inspection during plant installation with TT oversight during the process. These comments are offered as guides for use during the Town's review. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

P:\21583\143-21583-14007 (CUMBERLAND FARMS CONS SERV)\CONSTRUCTION\PUNCH LIST\LANDSCAPE PUNCH LIST\MEMO_MEDWAY-CUMBERLAND FARMS LANDSCAPE PUNCH LIST_2016-06-02 (REVISED 2016-06-24).DOC

GRAPHIC LEGEND

- [illegible]

LANDSCAPE NOTES

-

NOTE: THE TWO EAR SAME RELATION

-

1-2' LONG SCREW IN
EXISTING PLASTER, PER
DETAIL

5. **EXAMINER'S USE ONLY**
- NAME _____
- DATE _____
- GRADE _____
- TEACHER _____

GRAPHIC LEGEND

- LANDSCAPE NOTE

LANDSCAPE NOTES

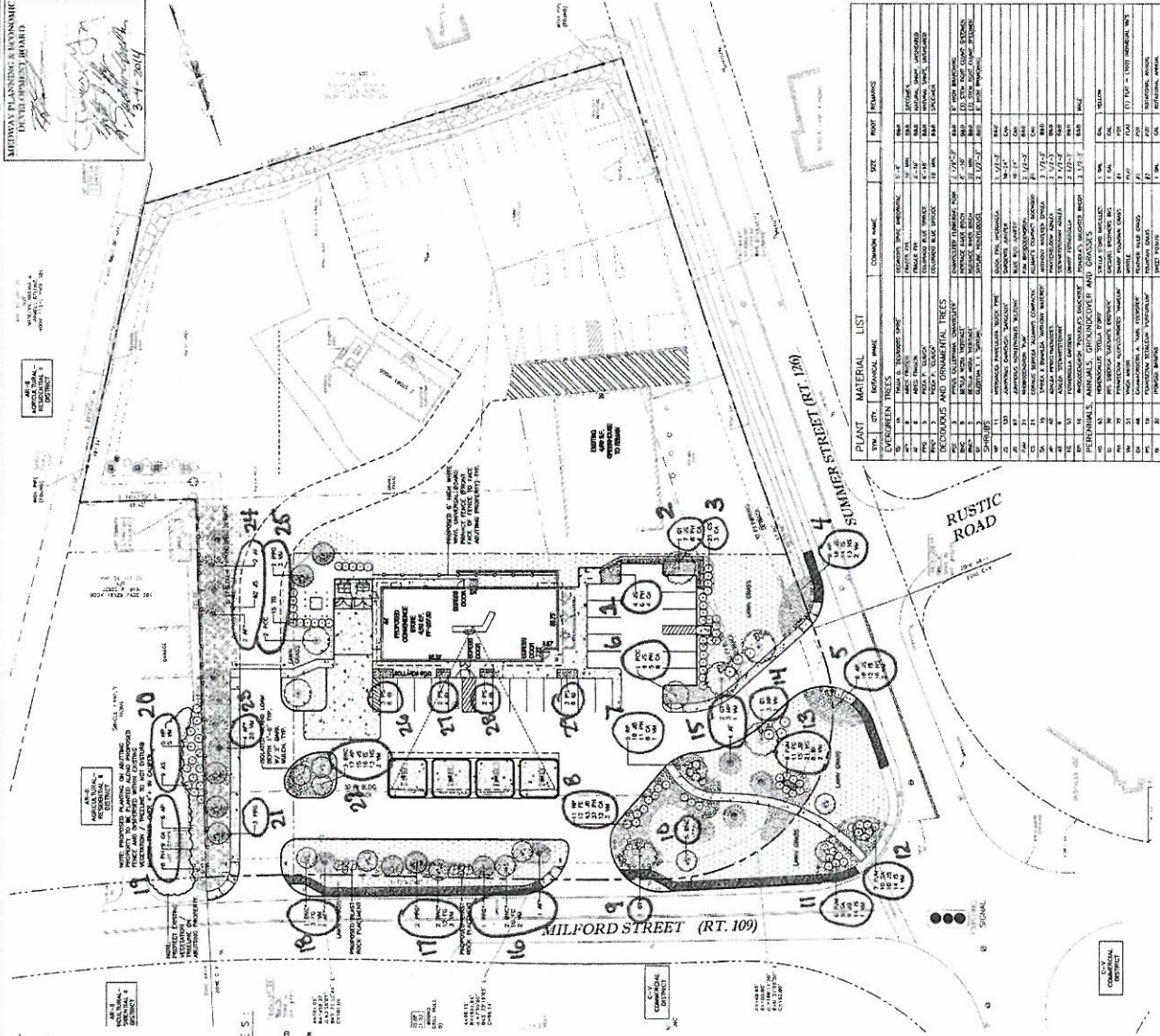
-

NOTE: THE TWO EAR SAME RELATION

- CHARTS ON DINING

1-2' LONG SCREW IN
EXISTING PLASTER. PER

- DAW DEF 1115



PLANT	MATERIAL	LIST	ITEM	QTY	EXTENSION	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES	TROPICAL	TROPICAL	1	1	1	ACACIA FALCATA	1" x 2"	100	100%
			2	1	1	ACACIA FALCATA	1" x 2"	100	100%
			3	1	1	ACACIA FALCATA	1" x 2"	100	100%
			4	1	1	ACACIA FALCATA	1" x 2"	100	100%
			5	1	1	ACACIA FALCATA	1" x 2"	100	100%
			6	1	1	ACACIA FALCATA	1" x 2"	100	100%
			7	1	1	ACACIA FALCATA	1" x 2"	100	100%
			8	1	1	ACACIA FALCATA	1" x 2"	100	100%
			9	1	1	ACACIA FALCATA	1" x 2"	100	100%
			10	1	1	ACACIA FALCATA	1" x 2"	100	100%
DECIDUOUS TREES	TROPICAL	TROPICAL	1	1	1	ACACIA FALCATA	1" x 2"	100	100%
			2	1	1	ACACIA FALCATA	1" x 2"	100	100%
			3	1	1	ACACIA FALCATA	1" x 2"	100	100%
			4	1	1	ACACIA FALCATA	1" x 2"	100	100%
			5	1	1	ACACIA FALCATA	1" x 2"	100	100%
			6	1	1	ACACIA FALCATA	1" x 2"	100	100%
			7	1	1	ACACIA FALCATA	1" x 2"	100	100%
			8	1	1	ACACIA FALCATA	1" x 2"	100	100%
			9	1	1	ACACIA FALCATA	1" x 2"	100	100%
			10	1	1	ACACIA FALCATA	1" x 2"	100	100%
TROPICAL FRUIT TREES	TROPICAL	TROPICAL	1	1	1	ACACIA FALCATA	1" x 2"	100	100%
			2	1	1	ACACIA FALCATA	1" x 2"	100	100%
			3	1	1	ACACIA FALCATA	1" x 2"	100	100%
			4	1	1	ACACIA FALCATA	1" x 2"	100	100%
			5	1	1	ACACIA FALCATA	1" x 2"	100	100%
			6	1	1	ACACIA FALCATA	1" x 2"	100	100%
			7	1	1	ACACIA FALCATA	1" x 2"	100	100%
			8	1	1	ACACIA FALCATA	1" x 2"	100	100%
			9	1	1	ACACIA FALCATA	1" x 2"	100	100%
			10	1	1	ACACIA FALCATA	1" x 2"	100	100%
TROPICAL SHRUBS	TROPICAL	TROPICAL	1	1	1	ACACIA FALCATA	1" x 2"	100	100%
			2	1	1	ACACIA FALCATA	1" x 2"	100	100%
			3	1	1	ACACIA FALCATA	1" x 2"	100	100%
			4	1	1	ACACIA FALCATA	1" x 2"	100	100%
			5	1	1	ACACIA FALCATA	1" x 2"	100	100%
			6	1	1	ACACIA FALCATA	1" x 2"	100	100%
			7	1	1	ACACIA FALCATA	1" x 2"	100	100%
			8	1	1	ACACIA FALCATA	1" x 2"	100	100%
			9	1	1	ACACIA FALCATA	1" x 2"	100	100%
			10	1	1	ACACIA FALCATA	1" x 2"	100	100%
TROPICAL PALMS	TROPICAL	TROPICAL	1	1	1	ACACIA FALCATA	1" x 2"	100	100%
			2	1	1	ACACIA FALCATA	1" x 2"	100	100%
			3	1	1	ACACIA FALCATA	1" x 2"	100	100%
			4	1	1	ACACIA FALCATA	1" x 2"	100	100%
			5	1	1	ACACIA FALCATA	1" x 2"	100	100%

















