### Tuesday July 14, 2020 Medway Planning and Economic Development Board

### REMOTE MEETING

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

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. Board members will be participating remotely via ZOOM. Meeting access via ZOOM is provided for the opportunity for public participation; information for participating via ZOOM is included at the end of the agenda. Members of the public who wish to watch the meeting may do so on Medway Cable Access: channel 11 on Comcast Cable, or channel 35 on Verizon Cable; or on Medway Cable's Facebook page @medwaycable.

### **ALSO PRESENT IN ZOOM MEETING:**

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Amy Sutherland Recording Secretary
- Steve Bouley, Tetra Tech
- Barbara Saint Andre, Director of Community and Economic Development

The Vice Chairman opened the meeting at 7:04 pm.

There were no Citizen Comments.

The Chairman arrived at 7:10 pm.

### <u>PUBLIC HEARING – PROPOSED AMENDMENTS TO THE ADAPTIVE</u> USE OVERLAY DISTRICT (AUOD) RULES AND REGULATIONS:

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

- Public Hearing Notice
- Draft amendments dated 6-24-20

The public hearing for the proposed amendments to the *Adaptive Use Overlay District Rules and Regulations* was opened.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call vote to waive the reading of the public hearing notice.

### **Roll Call Vote:**

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

Among others, the following changes are recommended:

- The date has been amended
- The name of Jessica Chabot has been added to document
- Title has been changed to Planning and Economic Development
- Wording changed from "Planning Board" to Board
- Writing out numbers in text.
- Changing the # of submittal copies from 18 to 3.
- Changing title from Zoning Enforcement Officer to Building Commissioner
- Distribution of application within 35 days.
- Add reference to MGL Chapter 44, Section 53 G for consultant fees.
- Replace the word bond to surety.
- Include language that AUOD special permits are subject to the lapse provisions of Section 3.4.E of the Zoning Bylaw.
- Retain the requirement of the public hearing process for any amendments.
- Delete the requirement to file the AUOD Rules and Regulations with the Registry of Deeds.

The public was asked to provide comments. There were no comments presented.

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call vote to adopt the Rules and Regulations as discussed.

### **Roll Call Vote:**

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

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call vote to close the public hearing.

### **Roll Call Vote:**

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

### **MEDWAY MILL SITE PLAN PUBLIC HEARING:** (See Attached)

• 7-9-20 Andy Rodenhiser declaration to continue the Medway Mill public hearing from July 14, 2020 to July 28, 2020.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by Roll Call to affirm the chairman's declaration and continue the hearing for Medway Mill Site Plan to July 28, 20220 at 8:15 pm.

### **Roll Call Vote:**

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

### ELECTION OF OFFICERS AND SELECTION OF COMMITTEE APPOINTMENTS AND LIAISON ASSIGNMENT:

### Chairman:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by Roll Call vote to select Andy Rodenhiser as the Chairman of the Planning and Economic Development Board.

### **Roll Call Vote:**

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

### Vice Chairman:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call vote to select Bob Tucker as the Vice Chairman to the Planning and Economic Development Board.

### **Roll Call Vote:**

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

### Clerk:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted by Roll Call vote to select Tom Gay as the clerk to the Planning and Economic Development Board.

### **Roll Call Vote:**

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

### **Committee Assignments: (See Attached)**

The Board discussed the variety of committee representatives and liaison assignments. Alternate Member Chabot is interested in serving as the Board's liaison to the ZBA liaison. Member Tucker is happy to pass that assignment to her and retain his other existing liaison duties (Energy and Sustainability, Agricultural Committee, Conservation Commission, and Finance Committee). Member Hayes would like to remain with his current assignments (Community Preservation Committee member and liaison to Capital Improvements Committee and Historical Commission). Member Gay would like to remain on the Design Review Committee and Sign Bylaw task force and take on small projects as needed. Member Di Iulio would like to keep with his assignments (member of the Economic Development Committee, alternate to the DRC, SWAP, and liaison to Open Space Committee) but there has been a conflict with the meetings with OSC since the dates of OSC meetings on the first Tuesday of the month sometimes conflict with PEDB (extra meetings). Andy Rodenhiser will continue on the Redevelopment Authority as a regular member and liaise with Affordable Housing, Board of Assessors, Board of Health, Water/Sewer Commissioners, Town Manager and Board of Selectmen. Susy Affleck-Childs encouraged the Board to see more effort put into liaising with the Energy and Sustainability Committee and the Open Space Committee.

### SALMON SENIOR LIVING COMMUNITY-PROJECT UPDATE

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

- 6-29-20 Susy Affleck-Childs email to Jeff Robinson as a follow-up from PEDB discussion during the 6-23-20 PEDB meeting.
- Follow-Up emails between Salmon development team and Susy Affleck-Childs in response to the above email
- Updated construction schedule dated 7-9-20
- 6-29-20 communication from abutter Tim Choate after heavy rain
- Tetra Tech inspection report dated 6-30-20
- Email dated 7-14-20 from Tom Geer
- SWPPP Site Inspection Report dated 7-2-20 from Coneco Engineering

### Present during the ZOOM call were:

- Jeff Robinson, Managing Partner
- Conservation Agent, Bridget Graziano
- Tetra Tech Consultant, Steve Bouley
- Coneco Engineering, Jonathan Novak
- Abutter, Tim Choate

The Board was informed that the Salmon site had significant issues with the recent rainstorms on June 28 - 30, 2020. There was over 5½ inches of rain over two hours. There was damage to Mr. Choate's property to the immediate east of the Salmon site. Consultant Bouley explained that the silt sacks clogged up and stopped working properly. Consultant Bouley and Conservation Agent Graziano visited the site on June 30, 2020 to evaluate the situation. There was discussion on how to mitigate for future potential storm events. Ms. Graziano noted that no sediment had been discharged into the wetlands. The location of the flooding was on Waterside Run between the eastern abutters. The flooding occurred when the DCB-1 inlet protection constricted water flow through the structure. The grates on DCB-1 were removed during the storm to allow floodwaters to discharge through the cross culvert.

The contractor intends to mitigate future stormwater impacts to abutters' properties by modifying the proposed swale high point elevation to an elevation lower than the abutter's basement to allow the flow to enter the DCB's. Mr. Choate communicated that the Rubicon representative came to site and found the storm drain and took off the cover to the drain to allow the water to drain. He further stated that Salmon was taking care of the damage to his home.

Ms. Graziano indicated that neither she nor Mr. Bouley were contacted directly after this storm event. She was notified by Mr. Choate. For future storm issues on site, she would like to be added to the contact list. Rubicon will take responsibility on contacting Tetra Tech and the Conservation Commission after any rain event over .25". Rubicon has installed a new rain gauge on the construction trailer on site to replace the defective one. Ms. Graziano communicated that one of the biggest issues was that the roof drains from the main building were not connected. Jeff Robinson responded that the roof drains were not yet installed because the siding and roof need to go on first. One of the mitigation measures will be to add a secondary silt sack to assist in mitigating the flow.

The construction schedule was also updated and provided to the Board. Susy Affleck-Childs asked about the status of their plans for the eastern slope. Project developer Jeff Robinson communicated that they did consider putting in sod, but it is July and the sod would not do well due to the heat. Ms. Graziano wants erosion blankets placed along the slope to stabilize site area. Susy Affleck-Childs asked if a field change is needed. Consultant Bouley does not think a field change is needed since the final design has not changed. There was a recommendation to put some documentation about the new mitigations in place for the record as a revision to the SWPPP. Coneco will handle that.

The next item discussed was the fencing. There will be a temporary visual screen on top of guardrails where installed. However, there are not guardrails at the northern section of Waterside Run near the Barstow and Hickey properties. A smaller temporary safety fence will be installed to separate Waterside Run from the neighbors. There has been a fence and gate installed at the bridge at the end of Waterside Run, so that the building is securely removed from Waterside Run.

### **TETRA TECH CONSTRUCTION REPORTS:** (See Attached)

### **Medway Community Church:**

The Medway Community Church project is near completion. Member Gay visited the site and reviewed the punch list from Tetra Tech's previous inspection. The remaining items are landscaping along the interior of the fence line and islands within the parking lot. There was a requirement for a tree, but this area is too small to accommodate this tree and would require a field change. This will be placed on the next agenda.

### Millstone Village:

The Board was informed that there were erosion issues which occurred on site during the June 28, 2020 storm. There was flooding at the low point of the site. Conservation Agent Graziano and Consultant Bouley did a site visit and there a sink hole near basin 4P. Consultant Bouley is getting further data to see if the lining in the system fabric was compromised in the corner of the system. GLM did communicate that they did complete a test pit. The slope has been stabilized.

### **Williamsburg Way:**

The Board was informed that there was a tree which was to be placed in a specific area and it cannot be placed there due to an electrical conduit. Developer Paul Yorkis has indicated he will provide a check for \$250 to the Williamsburg condo association management in lieu of this tree planting. The management company, on behalf of the condo association, is amenable to this. Consultant Bouley indicated that planting a tree in this location is not a good idea since the roots could potentially cause an issue. There will need to be a punch list inspection by Tetra Tech for project completion, but it has not yet been requested by Mr. Yorkis.

### **MEDWAY PLACE SHOPPING PLAZA SITE PLAN:** (See Attached)

• 7-8-20 email from Attorney Gareth Orsmond requesting a continuation of the public hearing.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by Roll Call to continue the hearing for Medway Place Shopping Plaza Site Plan to July 28, 20220 at 7:15 pm.

### **Roll Call Vote:**

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

### **ZBA PETITION** – 14 PHILLIPS STREET:

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

- ZBA petition from Kerry & Kevin Graves
- Email dated 6-25-20 from Andy Rodenhiser to the ZBA with personal comments
- Photos
- Email from Kerry Graves 7.10.20

The Zoning Board of Appeals received a petition from the owners of 14 Phillips Street. The applicant is requesting a nonconforming special permit and/or side setback variance. The owner wants to demolish the existing, non-conforming and dilapidated garage and replace it with a comparably sized garage structure that would still be non-conforming in terms of side setbacks. The house on this property is vintage 1880 but the age of the garage structure is not known. The former property owner had secured a permit from the ZBA in 2011 to allow the garage demolition and new construction, but never acted on it, so it has expired. The applicant, Kerry Graves, was present on ZOOM. She indicated a new garage will improve the neighborhood visually since the current garage is falling down. A question was asked that the previous special permit was for 5 ft from the side property line, but the current application is proposing only a 3½ foot side setback. The Chairman communicated that if this is pre-existing non-conforming structure, shouldn't the proposed structure be exactly the same. He noted the access could be achieved by constructing a conforming structure outside the setback area closer to the home without needed a variance. The other members of the PEDB had no objections or issues with the application and would like to remain silent on this application and not provide any comments to the ZBA.

### **Master Plan Discussion:**

The Board discussed the next steps for the master plan update. Susy asked the Board if they wanted to get started on this process now or postpone working on this until the COVID State of Emergency limitations on meetings and gatherings are removed. There would be several steps to take to establish the Master Plan Update Committee. The Board is in agreement that they would like to hold off on working on the Master Plan and revisit the issue in the fall.

### **CENTRAL BUSINESS ZONING DISCUSSION:**

The Board discussed at their 6-23-20 meeting the possible steps for developing new zoning regulations for the Central Business District. Susy Affleck-Childs had suggested establishing a CBD Zoning Task Force to work with a zoning consultant on this project, similar in concept to how it was done with the Oak Grove zoning task force. The Board was advised that there will need to be a Request for Quote process for hiring a consultant with the \$15,000 approved at Town Meeting. This would be in lieu of a more formal RFP process.

The Board discussed having the Planning Board serve as the "task force" in lieu of creating a separate committee to undertake this work with a consultant. Barbara Saint Andre indicated that the work could be accomplished more readily with the Board as lead. The goal would be to have something ready for the November town meeting. It was decided to handle it as a Board and look at what had initially been proposed for the May town meeting to submit for the November town meeting. was accomplished in May 2020.

Rich Di Iulio made a motion, seconded by Matt Hayes for the Board to set up a task force to look at the Central Business District and report back to the Board and town.

Discussion - Member Chabot noted that there could be a hybrid option to accomplish working with the Consultant and Board. This could include a two-session workshop with various boards to collect ideas/options. The Board could then take this information and craft the zoning from this.

Member Di Iulio withdrew his motion.

The Board discussed having responsibility for this be with the PEDB, but part of the process would be to have a community engagement opportunity which would be similar to Oak Grove Task Force. The committee members/focus group would participate for two or three meetings with Consultant to brainstorm ideas. The Board can then take the information and create the changes.

### **OTHER BUSINESS**

### Planning Board in Person Option for Public Hearings:

Susy Affleck-Childs reported she has been exploring how to get back to the business of the Board conducting hearings on development projects. She is working to get permission to use the Presentation Room at the middle school for meetings. It would be a hybrid meeting with Medway Cable doing the standard broadcast, then offer meeting open to the public for a maximum of 25 people. There will be social distancing within the room. Then offer a ZOOM option where citizens can pose questions through the ZOOM chat feature. This input would be part of the record. This could be a suitable option to hold the public hearings in person. There would need to be clarification of when masks need to be worn. The Board is in support of this option. Barbara Saint Andre communicated that the Board needs to be careful when planning to hold a public hearing since the meeting needs to have room for 10 or 100 people. It needs to accommodate those who want to be heard. There are still logistics which need to be figured out. The goal is to start this at the August 11, 2020 meeting for the Medway Mill project.

### **PEDB MINUTES:**

### June 23, 2020:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted by Roll Call to approve the PEDB meeting minutes as revised from June 23, 2020.

### **Roll Call Vote:**

**Bob Tucker** ave

Tom Gay abstained

Andy Rodenhiser aye Matt Hayes aye Rich Di Iulio aye

### **FUTURE MEETING:**

• Tuesday, July 28, 2020

### **ADJOURN:**

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call vote to adjourn the meeting.

### **Roll Call Vote:**

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

Minutes of July 14, 2020 Meeting Medway Planning & Economic Development Board APPROVED – July 28, 2020

The meeting was adjourned at 9:47 pm.

Prepared by, Amy Sutherland Recording Secretary

Reviewed and edited by, Susan E. Affleck-Childs Planning and Economic Development Coordinator



# July 14, 2020 Medway Planning & Economic Development Board Meeting

### Public Hearing – Proposed Amendments to the Adaptive Use Overlay District (AUOD) Rules and Regulations

- Public Hearing Notice
- Draft amendments dated 6-24-20

#### **Board Members**

Andy Rodenhiser, Chair Robert Tucker, Vice Chair Thomas Gay, Clerk Matthew Hayes, P.E., Member Richard Di Iulio, Member Jessica Chabot, Associate Member



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### TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT BOARD

June 24, 2020

## NOTICE OF PUBLIC HEARING Proposed Amendments to Medway Adaptive Use Overlay District (AUOD) Rules and Regulations Tuesday, July 14, 2020

The Medway Planning and Economic Development Board will conduct a public hearing on Tuesday, July 14, 2020 at 7:00 p.m. to receive comments on proposed amendments to the Medway Adaptive Use Overlay District (AUOD) Rules and Regulations. The hearing will occur during a ZOOM meeting of the Planning and Economic Development Board.

The purpose of the hearing is to give the public an opportunity to comment on a proposed series of minor revisions of the *AUOD Rules and Regulations* which include provisions for authority, definitions, permit application, permit decision, and administration. The hearing and amendments do not pertain to any changes to the AUOD section of the Zoning Bylaw.

The complete text of the proposed amendments to the AUOD Rules and Regulations are on file with the Town Clerk and the Planning offices at Medway Town Hall, 155 Village Street, Medway, MA. The proposed amendments are posted online at the Planning and Economic Development Board's web page the at Town's web site https://www.townofmedway.org/planning-economic-development-board. further For information or questions, please contact the Medway Planning office at 508-533-3291.

Interested persons or parties are invited to review the proposed amendments, participate in the public hearing, and express their views at the designated time. Written comments are encouraged and may be sent to the Planning and Economic Development Board, 155 Village Street, Medway, MA 02053 or emailed to: <a href="mailto:planningboard@townofmedway.org">planningboard@townofmedway.org</a>. All written comments will be entered into the record during the hearing.

### Andy Rodenhiser

Planning & Economic Development Board Chairman

To be published in the *Milford Daily News*Monday, July 6, 2020





### TOWN OF MEDWAY Planning and Economic Development Board Rules & Regulations

Chapter 500

## ADAPTIVE USE OVERLAY DISTRICT (AUOD)

Rules & Regulations for the Review and Approval of Adaptive Use Overlay District (AUOD) Plans and Issuance of Adaptive Use Special Permits

Adopted: July 26, 2005 July 26, 2005 Amended:

### **Medway Planning and Economic Development Board**

Matthew J. Hayes Andy Rodenhiser, Chairman Robert K. Tucker Andy Rodenhiser, Vice-Chairman Alan DeTomaTom Gay, Clerk Karyl Spiller Walsh Matthew J. Hayes, P.E. Cranston (Chan) Rogers Richard Di Iulio Jessica Chabot, Associate Member

### TOWN OF MEDWAY

Planning and Economic Development Board Rules & Regulations

### Chapter 500

## ADAPTIVE USE OVERLAY DISTRICT (AUOD)

Rules & Regulations for the Review and Approval of Adaptive Use Overlay District (AUOD)
Plans and Issuance of Adaptive Use Special Permits

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### Chapter 500 ADAPTIVE USE OVERLAY DISTRICT (AUOD)

Rules and Regulations for Review and Approval of AUOD Plans and Issuance of Adaptive Use Special Permits

Adopted by the Medway Planning and Economic Development Board: July 26, 2005

#### ARTICLE I AUTHORITY

- s. 501-1 ADOPTION The Planning and Economic Development Board (hereinafter referred to as the "Board"). hereby adopts these *Rules and Regulations* governing the review and approval of AUOD plans and the issuance of Adaptive Use Special Permits for AUOD developments pursuant to <u>SECTION 5V</u>, <u>SECTIONUSE REGULATIONS</u>, 5.6.2. Subsection W\_-of the Medway Zoning Bylaw\_approved as Article 19 at the June 28, 2004 Special Town Meeting and as further revised as Articles 43 and 44 at the June 6, 2005 Annual Town Meeting.
- s. 501-2 PURPOSE These Rules and Regulations provide for the procedural and substantive requirements of SECTION 5 V, 5.6.2 Adaptive Use Overlay District Sub-Section W. of the Medway-Zoning Bylaw including the process for submission, review and processing of AUOD plans, issuance of Adaptive Use Special Permits, applicable site, open space, design and construction standards, and the corresponding fees. The purpose of these Rules and Regulations is to guide the applicant and their consultants, Town officials and Boards, and others involved in the preparation, processing and review of AUOD plans and issuance of Adaptive Use Special Permits.

### ARTICLE II DEFINITIONS

s. 502-1 APPLICABILITY – The terms used in these *Rules and Regulations* shall have the meaning as specified in the Medway-Zoning Bylaw, Section 2H. DEFINITIONS in effect at the time the AUOD application is submitted, unless a contrary meaning is required by the context or is specifically prescribed.

### ARTICLE III ADAPTIVE USE SPECIAL PERMIT APPLICATION

- s. 503-1 GENERAL INFORMATION
- A. General An AUOD development shall be permitted only upon the granting of an Adaptive Use Special Permit by the Board. An applicant shall apply for an Adaptive Use Special Permit by submitting an AUOD Plan and all other required information in accordance with the requirements set forth in these *Rules and Regulations*. The Planning Board shall review an Adaptive Use Special Permit Application pursuant to the submission and procedural requirements set forth in these *Rules and Regulations*, and shall review the AUOD Plan for conformance with all standards of SECTION V.5. 5.6.2. Sub-Section W of the Medway Zoning Bylaw. The application, submission, and

procedural review process for an Adaptive Use Special Permit shall adhere to all minimum requirements specified herein. The exact content of an Adaptive Use Special Permit Application beyond the minimum requirements may vary depending on the exact use(s) and structure(s) proposed by the applicant.

- B. Coordination with Site Plan Approval As specified in SECTION V., 5, 5, 6.2.H. Sub-Section W, of the Medway-Zoning Bylaw, the uses and improvements that are the subject of an Approval Adaptive Use Special Permit shall be exempt from the Site Plan Approval requirements of SECTION HH. 3.5, 5V. Sub-Section C. Site Plan Approval of the Medway-Zoning Bylaw. However, in reviewing Adaptive Use Special Permit applications, the Planning Board will consider the impacts of features that are normally the subject of Site Plan Approval including but not limited to drainage, parking, lighting and landscaping. The Development Standards included in the Site Plan Rules and Regulations shall be adhered to to the extent feasible in light of the AUOD purposes of preserving the architectural integrity of the existing buildings and maintaining community character.
- C. Pre-Application Meeting A Pre-Application Meeting with the Planning\_Board prior to submission of an Adaptive Use Special Permit Application is highly recommended. A Pre-Application Meeting will provide the applicant with the opportunity to present preliminary concepts for its AUOD project and gain informal feedback and input from the Planning\_Board, other Town officials and interested citizens at an early stage of project planning. This meeting will also allow the Planning\_Board and other involved officials to provide guidance to the applicant regarding the proposed project as well as the Adaptive Use Special Permit application and review process.
- D. Application Form The Planning\_Board has prepared an application form for the Adaptive Use Special Permit that may be obtained from the Planning Board Planning and Economic Development office or the Town's web site at townofmedway.org. The form requests general information about the applicant and its agents, the location, size and nature of the proposed AUOD development site and a general description of the proposed AUOD development project.

### s. 503-2 STANDARDS FOR AUOD PLAN PREPARATION

- A. The AUOD Plan shall be prepared by a Professional Engineer (PE) and or a Registered Land Surveyor (RLS) licensed to perform work in Massachusetts, and Massachusetts and certified by same with their seal stamp and signature. At the discretion of the Planning Board, this requirement may be waived for projects whose impact on the site and abutting properties is minimal, in the Planning Board's opinion. Conversely, additional professionals, such as an architect and/or landscape architect, may be required in cases where the Planning Board determines that the impact on the site and/or abutting properties is significant.
- **B.** In cases where site changes are minimal, the Planning Board may consider waiving the requirement for an AUOD plan of proposed improvements to be prepared by a Professional Engineer\_Examples of minimal changes include proposals in which the architectural features of the existing building(s) are not altered, and site work is limited to repairs such as painting; replacement of siding, windows or roof; adding fencing or landscaping; increasing impervious surface by no more than one thousand (1,000) squarefeet. At a minimum, however, an AUOD application shall include a plan, prepared by an

RLS, of all existing conditions, including bearings and distances of lot lines, building locations, driveways and parking spaces, utilities, fences and walls, any other impervious surfaces, and significant landscape features.

- C. The Planning Board may also require that plans prepared by a Registered Architect, licensed to perform work in Massachusetts, be submitted in cases where the existing building(s) is being altered by increasing the footprint; relocating or adding windows or doors; adding or removing porches, dormers or other architectural features; changing the roof style, etc. The Board, at its discretion, may also require that a plan, prepared by a professional landscape designer or Registered Landscape Architect, be submitted in cases where landscaping comprises a significant component of the character of the site or neighborhood or where significant buffers for abutting properties are required by the Board.
- D. All plans submitted in support of the AUOD Application shall be clearly and legibly presented in black or blue ink. The plan illustrating site improvements shall be prepared in accordance with Rules and Regulations of the Registry of Deeds, Chapter 36, Section 13A, as amended, pertaining to plan size, materials, ink, lettering height, and related requirements.
- **E.** The AUOD plan shall be at a scale of one inch one (inch (1<sup>22</sup>) equals forty feet (40<sup>2</sup>), or such other scale as the Planning-Board may have accepted in advance to show details clearly and adequately.
- F. All existing and proposed elevations shall refer to the North American Vertical Datum of 1988 (NAVD88).
- G. Sheet sizes shall be twenty four twenty-four by thirty-six inches (24" X 36"), including a three quarter inch (3/4")-border on the top, bottom and right sides and a one and one-half inch (1-1/2")-border on the left side.

### s. 503-3 TOWN CLERK SUBMITTAL REQUIREMENTS – TOWN CLERK

- A. The applicant shall file by delivery in hand, or registered or certified mail, the following:
  - (1) A copy of the Adaptive Use Special Permit Application filed on a form supplied by the Planning-Board.
  - (2) One set of the AUOD Plans in conformance with these *Rules and Regulations* and the requirements of the Medway Zoning Bylaw, SECTION 5. V. Sub Section W5.6.2. Adaptive Use Overlay District.
  - (3) Project Narrative as described in s. 503-4, B. 12 of these Rules and Regulations.
- **B.** The applicant shall secure a receipt from the Town Clerk and provide a copy of such to the Planning Board. Said receipt shall include the date and time the application was filed with the Town Clerk.

### s. 503-4 BOARD SUBMITTAL REQUIREMENTS

**A. Basic Information** – Any person or entity that submits an application and plan for an Adaptive Use Special Permit shall file with the Planning Board all items required herein

for the application to be "duly submitted" in accordance with these Rules and Regulations. Such submissions shall be made directly to the Planning Board.

- **B. Submittals -** The applicant shall file by delivery in hand, or registered or certified mail, the following items to constitute a complete Adaptive Use Special Permit Application:
  - (1) The original Adaptive Use Special Permit Application Form, properly executed, filed on a form supplied by the Planning-Board including the names, addresses, email and telephone numbers of the applicant, land owner if other than the applicant, and all agents such as architect, engineer and attorney;
  - (2) Eighteen (18) Three copies of the AUOD Plan in conformance with these *Rules* and *Regulations* and the requirements of the Medway-Zoning Bylaw, SECTION 5.V. Use Regulations, 5.6.2 Sub-Section W Adaptive Use Overlay District.
  - (3) An AUOD Plan Filing Fee as established in *s. 505-2* of these *Rules and Regulations* and an advance of the Plan Review Fee, both of which are specified in the Planning Board's Fee and Bond Schedule.
  - (4) A list of all abutters within three hundred (300)-feet of the site's property lines as appearing on the most recent tax list as certified by the Board of Assessors.
  - (5) Three (3)-copies of a storm drainage report. At a minimum, this report must consist of a letter signed and stamped by a Professional Engineer discussing the existing drainage on the site and how the proposed drainage design will address the proposed site changes. The Planning Board reserves the right to require higher levels of drainage information (up to and including complete drainage system design and calculations) depending on the extent of changes proposed and the sensitivity of the site and its abutting properties.
  - (6) Copies of all relevant approvals received to date by the applicant from other Boards or commissions (i.e. Determination of Applicability or Order of Conditions from the Conservation Commission; zoning variance from the Zoning Board of Appeals, etc.)
  - (7) Three (3)-sets of Layout/Floor plans with the uses of areas labeled and three (3)-sets of Elevation Drawings of the building(s) facades from all four directions. If no major changes are planned to the buildings, photographs may be substituted for elevation drawings.
  - (8) Locus Map A locus map of the project area showing the street configuration, major land uses, major natural features and zoning district boundaries within two thousand (2,000) feet of the perimeter boundaries of the site, at a minimum scale of one (1) inch equals eight hundred (800) feet.
  - (9) Context Plan A plan showing all property lines and buildings, as shown on the current Assessor's Maps, structures, freestanding signs, driveways and walkways on abutting properties at a minimum scale of one (1)-inch equals one hundred (100) feet.
  - (10) Plot Plan, certified by a Registered Land Surveyor, indicating total land area boundaries, angles, and dimensions of the site and a north arrow.

- (11) AUOD Plan(s) or plan sets, at a minimum scale of one (1)-inch equals forty (40) feet, showing the following on-site conditions:
  - (a) Existing use(s) of land and existing buildings, if any;
  - (b) Proposed use(s) of land and proposed buildings;
  - (c) Dimensions of existing and proposed building(s) or other structures including height, setbacks from property line and total square footage of building area;
  - (d) Design features of the buildings(s) and structures, including, as appropriate, elevations, materials, colors, etc.
  - (e) For non-residential buildings and for non-residential uses in any building, the total square footage of building area on each floor or the total square footage occupied on a given floor by non-residential uses;
  - (f) Locations and dimensions of any easements, public or private rights-of-way, or other burdens (existing or proposed);
  - (g) All parking and loading areas, including surface (at-grade) parking lots and parking structures, showing the number, location and dimension of parking and loading spaces, driveways, other access ways, sidewalks and the like;
  - (h) Other existing and proposed site features including, but not limited to, topography, walls, fences, signs, utilities, trash disposal facilities, landscaping, impervious surface and drainage facilities, and natural features (including wetlands).
- (12) Project Narrative A written narrative describing the proposed AUOD development including the following information:
  - (a) The architectural features of the existing building(s) on site, as well as any historic character of the site;
  - (b) The current and proposed uses of the site;
  - (c) The impacts of the proposed uses on the architectural and historic features of the building and site, with particular emphasis on how such features will be preserved and/or enhanced;
  - (d) Existing and proposed means of access and egress, including how pedestrian access will be accommodated and encouraged;
  - (e) Impacts of the proposed site changes and uses on abutting properties and the neighborhood in general in terms of landscaping, lighting, parking and drainage;
  - (f) A statement describing how the proposed project complies with the purposes and requirements of SECTION 5.V. 5.6.2Sub Section W. Adaptive Use Overlay District of the Medway Zoning Bylaw and the Decision Special Permit Standards and Criteria specified in paragraph 7 thereof.

(13) Receipt from the Town Clerk acknowledging the date and time of the filing of the Adaptive Use Special Permit Application with the AUOD Plan.

### C. Completeness Review

- (1) To ensure the Adaptive Use Special Permit Application contains all required information and to avoid the possibility of denial due to an incomplete application, the applicant is encouraged to review the application and plan documents with the Planning Board or its designee prior to filing the application with the Town Clerk to determine if it meets all submission requirements. Once this completeness review is completed, the applicant may officially file the Adaptive Use Special Permit Application with the Town Clerk and the Planning Board to commence the formal review process.
- (2) The Planning Board may, within fourteen (14) days of the date of receipt of an Adaptive Use Special Permit application, reject the application upon a determination that it does not satisfy the information/submission requirements of these *Rules and Regulations*. The Planning Board shall provide the applicant with a written explanation as to the specific reason(s) for the determination of incompleteness with a citation of the specific provisions of these *Rules and Regulations* regarding the missing or incomplete information and the remedies required to make the application complete. The Planning Board shall send a notice of its determination to the Town Clerk. The Adaptive Use Special Permit Filing Fee shall be retained by the Planning Board and be applied to any future resubmission of the application. When brought into conformity with the content requirements of these *Rules and Regulations*, an Adaptive Use Special Permit application may be resubmitted for consideration by the Planning Board without prejudice.
- S. 503 5 USE OF OUTSIDE CONSULTANTS Upon receipt of an Adaptive Use Special Permit application, the Planning and Economic Development Board may determine that the assistance of outside consultants is warranted due to the size, scale, or complexity of the proposed project or its potential impact on the Town and community. In hiring outside consultants, the Planning Board may engage the services of engineers, planners, traffic consultants, lawyers, urban designers or other appropriate professionals who can assist the Planning Board in analyzing the application and project to ensure compliance with all relevant laws, Bylaws and regulations. If the Planning Board determines that such services are required, the applicant shall pay an AUOD Plan Review Fee as specified in s. 505 3 of these Rules and Regulations.

#### s. 503 – 6 REVIEW BY TOWN OFFICIALS

- A. Within ten (10)-business days of receipt of an Adaptive Use Special Permit application, the Planning-Board shall circulate one (1) copy of the AUOD Plan, Application and Narrative to the following boards, commissions, and departments, inform them of the public hearing schedule and request their review and preparation of an advisory report to assist the Planning Board in evaluating the project.
  - (1) Building Commissioner Zoning Enforcement Officer
  - (2) Conservation Commission
  - (3) Fire Department

- (4) Police Department
- \_(5) Water/Sewer Department
- (5) Assessor's Office
- (6) Board of Health
- (7) Department of Public WorksServices
- (8) Design Review Committee
- (9) Historical Commission
- (11) Disability Commission
- (10) Others as determined to be appropriate depending on the nature of the project.
- **B.** Said boards, commissions, and departments may submit an advisory report or recommendation to the Planning-Board at their discretion. If no report is submitted to the Planning Board within twenty-one (21) thirty-five days of distribution, this shall be deemed lack of opposition thereto.
- C. The advisory report may include an assessment of the project's impact on the community, the status of any meetings or actions the respective board or department has taken or is taking regarding the project and any recommended conditions or remedial measures to avoid, accommodate or mitigate the expected impacts of the proposed development. All reports shall be entered into the public record during the public hearing.
- D. The Zoning Enforcement OfficerBuilding Commissioner is requested to review the Adaptive Use Special Permit application and all associated submittals for compliance with the Medway Zoning Bylaw and provide written communication to the Planning Board, prior to the first public hearing date. Said communication may include, but not be limited to, the Zoning Enforcement Officer'sBuilding Commissioner's findings and any questions or concerns that could be clarified during the Adaptive Use Special Permit review process so as to avoid the need for subsequent modifications after special permit approval and plan endorsement.
- s. 503 7 PUBLIC HEARING The Board shall conduct a public hearing in accordance with G.L. c. 40A
- A. General The Planning Board shall hold a public hearing at which the applicant shall present their proposed AUOD plan and the public shall have an opportunity to be heard, in person, or by agent or attorney, or in writing.
- B. Timing The public hearing shall commence within sixty five (65) days after the Adaptive Use Special Permit Application is duly filed with the Town Clerk. The Planning Board may continue the public hearing as needed.
- C. Abutter Notice—The Planning Board shall prepare the public hearing notice and provide it to the applicant who shall notify all abutters and parties of interest of the time, date and location of the public hearing. The notice shall include a brief description of the site plan project. Said notification shall be sent by certified mail, return receipt requested, at least fourteen (14) days prior to the date of the public hearing. The cost of certified mailing shall be borne by the applicant. The applicant shall submit the signed certified mail cards and receipts from all parties of interest to the Planning Board shall provide notice in accordance with G.L. Chapter 40A prior to the public hearing.

- D. Legal Notice The Planning Board shall provide notice of the public hearing by advertisement in a newspaper of general circulation in the community fourteen (14) days prior to the public hearing and again eight (8) days prior to the public hearing. The cost of the advertisement shall be borne by the applicant. The Planning Board shall also file the public hearing notice with the Town Clerk for posting in a conspicuous place in Town Hall for a period of not less than fourteen (14) days before the day of the hearing.
- E. Closing the Public Hearing Before making its Special Permit Decision, the Planning Board shall close the public hearing.

### ARTICLE IV ADAPTIVE USE SPECIAL PERMIT DECISION

- s. 504-1 TIMING The Planning Board shall file a copy of its decision with the Town Clerk along with a detailed record of its decision within ninety (90) days of the close of the public hearing and within fourteen (14) days of its vote. A minimum of four (4) affirmative votes is necessary to grant the special permit. A certified copy of the decision shall be provided to the applicant. The Planning Board shall send a notice of the decision to all parties in interest.
- s. 504-2 GENERAL REQUIREMENTS In making its decision, the Planning Board must find that the parcel proposed for the Adaptive Use Special Permit has a minimum of fifty (50) feet of frontage on Main Street within the boundaries of the Adaptive Use Overlay District as illustrated in the Adaptive Use Overlay District map, attached to these Rules and Regulations.
- s. 504-3. ALLOWABLE USES—USES In approving an Adaptive Use Special Permit, the Planning-Board may provide for the following-uses or combination of uses and no othersuses as set forth in Section 5.6.2.of the Zoning Bylaw:
- A. Offices for business or professional uses, including, but not limited to accountants, architects, attorneys, counselors, engineers, insurance agents, medical practitioners, planners, real estate sales, and similar uses;
- B. Studios for artists, photographers, interior decorators, and similar design-related uses;
- Retail sales for handcrafted merchandise, original arts and crafts or copies thereof, antiques, and second hand goods;
- Pood services, including but not limited to, bakeries, cafes, coffee shops, delicatessens,
   frozen dessert shops, pastry shops, or sandwich shops;
- E. Repair shops for small electronic equipment, appliances or tools;
- **F.** Personal care services such as barber shops, beauty parlors, and nail salons;
- G. Florists;
- H. The alteration of, addition to, and/or conversion of an existing building to one or two residential dwelling units and one or more business uses listed in items A G above, provided that the exterior appearance of the building is characteristic of a single family dwelling

An Adaptive Use Special Permit shall indicate which of the above allowed uses is specifically permitted and may impose conditions, safeguards and limitations on the permitted use(s).

- s. 504-4 SITE DEVELOPMENT STANDARDS The following site development standards shall apply to any Adaptive Use Special Permit development.
- **A**. Each lot subject to an Adaptive Use Special Permit shall have a building or buildings located on it that was constructed prior to June 28, 2004.
- B. Each Adaptive Use project shall include restoration, renovation or improvement of the primary existing building(s) to maintain, restore or enhance its original architectural integrity. Construction of an addition to an existing building or construction of a new building on the premises may be permitted provided that it is designed to be compatible with other building(s) on the lot and maintain the overall residential character of the Adaptive Use Overlay District.
- C. Unless determined by the Planning-Board to be not feasible, all parking shall be to the rear and side of the building and not in the front yard. Parking areas shall be screened from the public way and abutting properties by structures and/or landscaping. Adequate provisions for on-site retention and treatment of stormwater shall be included. Parking areas shall include provisions for current or future shared and/or linked parking with adjacent properties when such linking can be accomplished without significant degradation of the character of the neighborhood.
- D. Lighting shall be of residential scale, architecturally compatible with the building and character of the neighborhood and shall be designed to ensure that no glare is produced on abutting properties or the public way.
- E. No new curb cuts shall be added, and no existing curb cut shall be expanded, unless the Planning-Board finds that such changes are necessary to ensure safe access to the property.
- F. Significant pedestrian and bicycle access (including bicycle parking) shall be provided.
- G. All developments shall include a landscape plan that maintains or enhances the residential character of the property. The landscape plan shall also provide, in the opinion of the Planning Board, a buffer zone (including one or more of shrubs, trees, grass and fencing) appropriate for the proposed use along any property boundaries with an adjacent residential use, as well as screening for parking, loading and refuse storage facilities.
- **H.** For every 300 square feet of gross floor space, at least one (1)-off-street parking space shall be provided, unless the Planning Board finds that a lesser number is adequate based on site-on-site characteristics and the proposed use (s).
- I. For every residential unit in a building with one (1) or more residences or mixed commercial and residential uses, at least two (2) off-street parking spaces shall be provided, unless the Planning Board finds that a lesser number is adequate based on site characteristics and the proposed use(s).

The Planning-Board may also consider the Development Standards of the Site Plan Rules and Regulations for matters not specifically covered by these Adaptive Use Site Development

Standards. Design and construction details not covered by either these *Rules and Regulations* or the *Site Plan Rules and Regulations* shall follow accepted engineering, construction and landscape architectural practice.

- s. 504-5 SPECIAL PERMIT STANDARDS AND CRITERIA To approve an Adaptive Use Special Permit, the Planning Board must make the following findings pursuant to SECTION 5V2. USE REGULATIONS, 5Sub-Section W.6.2., I, Decision Criteria, paragraph 7 of the Zoning Bylaw2 as follows:
- A. The proposed use(s) is allowed under the provisions of paragraph 3. b) of SECTION 5,V. USE REGULATIONS, 5.6.2. Sub-Section W. Adaptive Use Overlay District of the Zoning Bylaw.
- B. The site is adequate for the proposed use in terms of size, configuration and uses of abutting properties:
- C. Provisions for traffic and parking are adequate for the proposed use(s);
- D. Provisions for pedestrian and bievele access are adequate, based on site characteristics and the proposed use(s):
- E. The proposal restores or enhances the aesthetic appeal of the primary building and its site:
- F. The impact on the neighborhood's visual character, including views and vistas, is positive:
- G. The provision for utilities, including sewage disposal, water supply and stormwater management are adequate.
- H. The proposed project complies with the goals of the Master Plan and the purposes of SECTION 5V., 5Sub-Section W.6.2. of the Zoning Bylaw.

### ARTICLE V. ADMINISTRATION

- s. 505-1 VARIATION Strict compliance with the requirements of these *Rules* and *Regulations* may be waived when, in the judgment of the Planning Board, such action is in the public interest and is not inconsistent with SECTION 5.V. USE REGULATIONS, 5.6.2Sub-Section W. of the Medway-Zoning Bylaw.
- Permit and AUOD Plan are approved by the Planning Board, the Board may determine that the assistance of outside consultants is warranted to observe and inspect the construction due to the size, scale or complexity of the approved plan with any terms or conditions or because of its impact on the Town and the community. In hiring outside consultants, the Planning Board may engage the services of engineers or other appropriate professionals who can assist the Planning Board in the inspection of the Adaptive Use project. The assistance of these consultants may include but not be limited to pre-construction meetings, monitoring or inspecting a project during construction or implementation, preparation of bond estimates and reductions, review of as-built plans and other related professional services. The cost for such services shall be borne by the applicant.

- s. 502 3 AUOD FEES The <u>Planning</u>-Board shall adopt a Fee and <u>BondSurety</u> Schedule, which shall specify the amount of the filing, plan review, construction observation, other applicable fees, and minimum <u>bondsurety</u> amounts for <u>all-</u>AUOD projects.
- A. Pre-Application Meeting Fee A non-refundable Pre-Application Meeting Fee shall be remitted to the Planning Board at such time as a Pre-Application Meeting with the Planning Board is requested.
- **B.A** Adaptive Use Special Permit Filing Fee A non-refundable Adaptive Use Special Permit Filing Fee shall be remitted to the Planning Board at the time the Adaptive Use Special Permit application and AUOD Plan are submitted to the Planning Board.

### **C.B** AUOD Plan Review Fee

- (1) Pursuant to MGL Chapter 40, 22F 44, section 53G, as adopted by the Medway Town Meeting on October 16, 2000, an AUOD Plan Review Fee shall be established by the Planning-Board for review of the AUOD Plan based on an itemized budget estimate prepared by an outside consultant(s). This fee shall be the reasonable costs to be incurred by the Planning Board to assist in the review of the proposed project. The AUOD Plan Review Fee shall not be a fixed amount but will vary with the costs incurred by the Board.
- (2) The applicant shall remit the AUOD Plan Review Fee to the Planning-Board upon receipt of notice and invoice of the estimated AUOD Plan Review Fee and prior to the public hearing. Failure of the applicant to pay the AUOD Plan Review Fee shall be grounds for the Planning Board to reject the plan, withhold plan approval and endorsement, and deny the AUOD Special Permit.
- (3) Should the services of outside consultants be required after the initial AUOD Plan Review Fee has been expended, the applicant shall be required to pay additional fees for the subsequent review of resubmitted and/or revised documents. A new estimate for additional review services shall be remitted to the applicant. Failure of the applicant to pay the necessary additional AUOD Plan Review Fee shall be grounds for the Planning-Board to reject the plan, withhold plan approval and endorsement, and deny the AUOD Special Permit.

### **<u>D-C.</u>** AUOD Construction Observation/Inspection Fee

- If the Planning-Board determines that construction observation services are required, the applicant shall pay an AUOD Construction Observation Fee to the Town of Medway as a condition of AUOD plan endorsement.
- (2) This fee shall be the reasonable costs to be incurred by the Planning Board to observe and inspect the construction of the proposed project and shall be based on an estimate provided by an outside consultant. The AUOD Construction Observation Fee shall not be a fixed amount but will vary with the costs incurred by the Planning Board.
- (3) Should the services of outside consultants be required after the initial AUOD Construction Observation Fee has been expended, the applicant shall be required

to pay an additional fee for the subsequent observation of construction. The Planning Board will keep the developer apprized of the status of the account and invoice as needed. Failure of the applicant to pay necessary additional AUOD Construction Observation Fees shall be grounds for the Planning Board to direct its outside consultant to halt all construction observation services. This may constitute a zoning violation subject to enforcement by the Zoning Enforcement Officer.Building Commissioner.

Cother Costs and Expenses – All expenses for advertising, publication of notices, postage and mailings, recording and filing of documents and all other expenses in connection with an AUOD project including without limitation sampling and/or testing required by the Board or its agents shall be borne solely by the applicant.

### F.E. Payment of Fees

- (1) Fees paid by the applicant shall be by <a href="evertified">evertified</a> check made payable to the Town of Medway and submitted to the <a href="Planning">Planning</a> Board. When the AUOD Plan Review Fee and the Construction Observation/Inspection Fee are received by the <a href="Planning">Planning</a> Board pursuant to this section, they shall be deposited with the Town Treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the <a href="Planning">Planning</a> Board, by majority vote, without further appropriation. Expenditures from the special account shall be made only for services rendered in connection with a specific AUOD project or projects for which a fee has been or will be collected from the applicant. Accrued interest may also be spent for this purpose.
- (2) At the completion of the project, any excess amount in the account, including interest, attributable to a specific project shall be repaid to the applicant or the applicant's successor in interest. A final report of said account shall be made available to the applicant or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Board with documentation establishing such succession in interest.

### s. 505 –4 APPEAL

- A. Selection of Outside Consultant Any applicant may make an administrative appeal of the Planning Board's selection of the outside consultant (for plan review or construction observation services) to the Medway Board of Selectmen. Such appeal must be made in writing and may be taken only within twenty (20) days after the Planning Board has mailed or hand-delivered notice to the applicant of the consultant's selection. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum, required qualifications. The minimum qualifications shall either consist of an educational degree in, or related to, the field at issue or three or more years of practice in the field at issue or a related field. The required time limit for the Planning Board's action upon an application shall be extended by the duration of the administrative appeal. In the event that the Board of Selectmen makes no decision within one (1) month following the filing of the appeal, the consultant selection made by the Planning Board shall stand.
- **B. Appeal of Special Permit Decision** Any person aggrieved by an Adaptive Use Special Permit decision of the <del>Planning Board may file an appeal to the Court of the</del>

Commonwealth by bringing an action within twenty (20) days of the date the Planning Board filed its decision with the Town Clerk.

#### s. 505 – 5 PERFORMANCE GUARANTEE

- **A. General Information** In situations it deems appropriate, the <u>Planning Board may</u> require that a performance guarantee be posted with the Town of Medway to secure faithful and satisfactory construction of the proposed improvements.
- B. Cash Bond Surety If the Adaptive Use Special Permit includes a requirement for a performance guarantee, a deposit of funds shall be made in a joint passbook account with the Town of Medway. Prior to Planning Board's endorsement of the AUOD Plan, the account shall be established and a signed withdrawal slip provided to the Treasurer for this account.
- C. Amount The Planning Board shall set the amount of the guarantee, which shall be in the form of a cash bond. surety. The amount shall reflect the estimated cost to the Town of Medway to complete the work or remediate environmental concerns caused by construction activities should the applicant fail to do so.
- **D. Bond-Surety Release** Upon submission of the as-built plan (*s.* 505-6 *C*) and execution of the Certificate of Completion (*s.* 505-6 *D*), the Planning Board shall vote to release the applicant from the performance obligation.

#### s. 505-6 PROJECT COMPLETION

- A. AUOD special permits are subject to the lapse provisions of Section 3.4.E of the Zoning Bylaw. Construction on an approved AUOD Plan must commence within one (1) year of the issuance of an Adaptive Use Special Permit and must be completed within two (2) years, unless otherwise specified by the Planning Board in the Adaptive Use Special Permit.
- **B.** The applicant shall construct the improvements in compliance with the Adaptive Use Special Permit and approved AUOD Plan. An applicant may make limited on-site changes based on unforeseen conditions, situations or emergencies. Prior to undertaking any on-site alteration, the applicant shall submit a letter to the Planning Board detailing the proposed changes and the reasons therefore. The Planning Board shall make a determination of minor or major revision pursuant to *s. 505-7* of these *Rules and Regulations*.

### C. As-Built Plans

- (1) The applicant shall file with the Planning Board an original and six (6) copies of the "as-built" plan of the completed site work. Additionally, and an electronic file may be required by the Planning Board in a format to be specified by the Town of Medway. The "as-built" plans shall show all improvements on the site, including driveways and parking areas, walkways, utilities, drainage facilities, landscaping, fencing and lighting as constructed on the site.
- (2) The "as-built" plans shall be drawn with a minimum lettering height of 1/8 inch (Registry of Deeds standards) and to a 1" = 40' scale or other approved scale.

- (3) The "as-built" plans will contain the following:
  - (a) graphical scale;
  - (b) property lines and all easements;
  - (c) reference to the approved Adaptive Use Special Permit and AUOD Plan including all plan recording data;
  - (d) locus map;
  - (e) curb type/limits, sidewalks, pedestrian ramps and driveways;
  - (f) all monumentation, including vertical benchmarks;
  - (g) all utilities (water, water services and valves, sanitary sewers, storm drains, manholes, catch basins, electric/telephone/cable TV, gas and fire alarm system) in plan view. A Symbol Key shall be provided along with appropriate labels.
  - (h) water, sanitary sewer and drainage shown on the profile, noting inverts, rims, pipe type and sizes; and
  - centerline stationing with the starting and ending of the layout clearly noted.
- D. Certificate of Completion Upon completion of all required improvements as specified in the Adaptive Use Special Permit and AUOD Plan, the applicant's registered Professional Engineer shall submit a Certificate of Completion to the Planning Board verifying that the improvements were constructed in accordance with the AUOD Plan. The Planning-Board, or its agent, shall conduct a final inspection of the site within twenty-one (21)-days of receipt of the Certificate of Completion. If all work has been completed to the Planning Board's satisfaction, the Board shall sign the Certificate of Completion at the next regularly scheduled Planning Board meeting and file such Certificate with the Town Clerk and the Inspector of Buildings. If the Planning Board does not sign a Certificate of Completion, a complete list of work yet to be completed on or off-site in compliance with the Adaptive Use Special Permit and AUOD Plan shall be provided to the applicant.
- E. Occupancy Permit—The Inspector of Buildings shall not issue an Occupancy Permit for an Adaptive Use Project without a Certificate of Completion signed by the Planning Board or a notification from the Planning Board that adequate security has been provided in an amount determined by the Planning Board to be sufficient to cover the cost of the remaining work.
- s. 505 7 REVISIONS TO APPROVED ADAPTIVE USE SPECIAL PERMIT AND AUOD PLAN
- A. Minor Revisions Subsequent to an Adaptive Use Special Permit granted by the Planning Board, minor revisions in the AUOD Plan and/or Permit may be made from time to time in accordance with applicable law, ordinances, and regulations but the use(s) or development approved under the Adaptive Use Special Permit shall otherwise be in accordance with the plan referred to, and such conditions as may be included, in the decision of the Planning Board.
  - (1) If revisions to an approved AUOD Plan and/or Permit are requested by the applicant, the applicant shall provide written notification to the Planning Board in advance of such revision including an explanation as to the need for the change. Proposed revisions, which in the opinion of the Planning Board are minor in nature, must be reviewed and may be approved by a majority of the Planning

- Board without a public hearing. Such revisions shall not be effective until approved by vote of the Planning Board.
- (2) The Planning Board will notify the Town Clerk of any approved minor revisions to an approved AUOD Plan and/or Permit.
- **B.** Major Revisions Subsequent to an Adaptive Use Special Permit granted by the Planning Board, major revisions in the AUOD Plan and/or Permit may be made from time to time in accordance with applicable law, ordinances, and regulations but the use(s) or development approved under the Adaptive Use Special Permit shall otherwise be in accordance with the plan referred to, and such conditions as may be included, in the decision of the Planning Board.
  - (1) If revisions to an approved AUOD Plan and/or Permit are requested by the applicant, the applicant shall provide written notification to the Planning-Board in advance of such revision including an explanation as to the need for the change. Proposed revisions, which in the opinion of the Planning Board, are major in nature, must be reviewed and may be approved by a majority of the Planning Board with a public hearing. Such revisions shall not be effective until approved by vote of the Planning Board.
  - (2) The Planning Board shall determine whether the proposed revisions are major. Major revisions may include but are not limited to any significant change in the size, type, or location of buildings, access and exit curb cuts, overall parking layout, buffer strips or screening, overall appearance of the building, including building material or fenestration, or the type or intensity of use, or in the conditions specifically addressed in the decision of the Planning Board.
  - (3) The Planning Board shall order that an application for a Revised Adaptive Use Special Permit and AUOD Plan be filed and that additional plan reviews and a new public hearing will be held in the same manner as set forth herein.
  - (4) The Planning Board will notify the Town Clerk of any proposed major revisions to an approved AUOD Plan.

### C. Revision Fees

- Whenever additional reviews by the Planning Board, its staff or consultants are necessary due to plan revisions, the applicant shall be billed for all costs incurred including but not limited to additional AUOD Filing and Plan Review Fees and any other expenses including but not limited to advertising and mailing costs.
- (2) If the revisions affect only specific limited aspects of the site, the Planning Board may reduce the scope of the required review and waive a portion of the additional AUOD Filing and Plan Review Fees.
- s. 505 8 **PENALTIES** Any applicant, individual, property owner or business entity that violates or permits a violation of these *Rules and Regulations* shall be subject to enforcement pursuant to Section 3 of the Zoning Bylaw. a fine as follows:

Maximum fine allowed:	\$ <u>3</u> 100.00	
Enforcement Agent:	Building Commissioner	Zoning Enforcement Officer
Fine Schedule:		
First Offense:		ning (verbal or written)

Fourth and each subsequent offense: \$\frac{300}{100.00} maximum per day				
Each day to constitute a separate violation.				
s. 505 – 9 AMENDMENTS – These <i>Rules and Regulations</i> may be amended from				
time to time by the <del>Planning Board.</del> A public hearing shall be held with appropriate notice with				
the Town Clerk, the Town's web page, and once in a newspaper of general circulation at least				
seven days before the date of the public hearing. in compliance with state statute and local				
Bylows.				
2,14.10.				
s. 505 – 10 VALIDITY – If, in any respect, any provision of these <i>Rules and</i>				
Regulations in whole or in part, shall prove to be invalid for any reason, such invalidity shall				
only affect the part of such provision which shall be held invalid and in all other respects these				
Rules and Regulations shall stand.				

\$ <u>100</u>25.00 \$ <u>200</u>50.00

These Adaptive Use Overlay District Rules and Regulations were initially adopted by a vote of the Medway Planning Board on July 26, 2005. A series of a Amendments were approved on

A copy thereof has been filed with the Town Clerk and the Norfolk

County Registry of Deeds.

Attest:

Susan E. Affleck-Childs

Second Offense:

Third Offense:

Date

Planning and Economic Development Coordinator-Board Assistant

### Commented [SA1]:

There is no requirement in the zoning bylaw that you have to have a public hearing to adopt or amend Rules and Regulations.

**Commented [BSA2R1]:** Yes, there is no requirement in state statute or local bylaws, so I would delete.

**Commented [SA3]:**PEDB decided at its 6-23 meeting to retain requirement for a public hearing.

**Commented [SA4]:** There is no requirement to file these rules and regs with the Registry of deeds.



# July 14, 2020 Medway Planning & Economic Development Board Meeting

### **Medway Mill Site Plan Public Hearing**

 7-9-20 Andy Rodenhiser declaration to continue the Medway Mill public hearing from July 14, 2020 to July 28, 2020

### **Susan Affleck-Childs**

**From:** Andy Rodenhiser < Andy@rodenhiser.com>

**Sent:** Thursday, July 09, 2020 11:08 AM

**To:** Susan Affleck-Childs **Subject:** Medway Mill Site Plan

Dear Susy,

In my role as Chairman of the Medway Planning and Economic Development Board, I declare that the public hearing for the Medway Mill Site Plan scheduled for Tuesday, July 14, 2020 has been continued to Tuesday, July 28, 2020 at 7:15 PM due to the COVID-19 pandemic and the Commonwealth's associated limitations on public meetings.

Thank you.

Andy S. Rodenhiser

President

Rodenhiser Home Services Inc.



# July 14, 2020 Medway Planning & Economic Development Board Meeting

# Election of Officers and Selection of PEDB Members to Serve on Various Committees and Committee Liaisons

 SAC memo to PEDB dated 6-16-20 re: the various boards and committees on which the PEDB has official representation and the boards and committees with which the PEDB liaises.

### **TASKS**

- 1. Elect PEDB officers chair, vice-chair and clerk
- 2. Decide who will serve as the PEDB's official representative (voting member) on various Town committees DRC, EDC, Energy & Sustainability, CPC, etc.
- 3. Decide who will serve as PEDB liaisons to other Town boards and committees

#### Susan E. Affleck-Childs

Planning and Economic Development Coordinator



Medway Town Hall 155 Village Street Medway, MA 02053 Phone (508) 533-3291 Fax (508) 321-4987 Email: sachilds@ townofmedway.org www.townofmedway.org

### TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

## PLANNING AND ECONOMIC DEVELOPMENT OFFICE

June 16, 2020

TO: Planning & Economic Development Board Members

FROM: Susy Affleck-Childs

RE: Board Reorganization - Board/Committee Representatives and Liaisons

It is that time of year for the PEDB to elect its officers and to select PEDB members to serve on or function as liaisons to other Town boards and committees for Fiscal Year 21 (July 1, 2020 – June 30, 2021).

Please review the list below and be prepared to discuss your interests at the June 23<sup>rd</sup> PEDB meeting.

### <u>Presently Assigned</u> <u>FY 21</u>

### The PEDB has official representation on the following committees.

This involves regular attendance at meetings.

Community Preservation Committee	Matt Hayes	
Design Review Committee	Tom Gay	
	(Rich Di Iulio alt.)	
Street Naming Committee	Susy Affleck-Childs	
Economic Development Committee	Rich Di Iulio	
Energy & Sustainability Committee	Bob Tucker	
Open Space & Recreation Plan Update Task Force	Matt Hayes	
Sign Bylaw Review Task Force	Tom Gay	
Oak Grove Zoning Task Force	Matt Hayes	No longer needed.
EPFRAC (Evaluation of Parks, Fields and Recreation Areas Committee)	None	
Town Bylaw Review Committee	Tom Gay	

### Board/Committee Liaisons - Regular meeting attendance not required

Affordable Housing Committee & Trust	Andy Rodenhiser	
Agricultural Commission	Bob Tucker	
Board of Assessors	Andy Rodenhiser	
Board of Health	Andy Rodenhiser	
Board of Water/Sewer Commissioners	Andy Rodenhiser	
Capital Improvements Planning Committee	Matt Hayes	
Conservation Commission	Bob Tucker	
Finance Committee	Bob Tucker	
Historical Commission	Matt Hayes	
Open Space Committee	Rich Di Iulio	
Redevelopment Authority	Andy Rodenhiser	
Route 109 Reconstruction	Matt Hayes	No longer needed.
SWAP	Rich Di Iulio	
Town Administrator/Board of Selectmen	Andy Rodenhiser	
Zoning Board of Appeals	Bob Tucker	
Please also discuss who wants to be involve	ed as an active particip	eant on the:
Master Plan Steering Committee		
Central Business District Zoning Ta	sk Force	
Other Groups		
Medway Business Council	Andy Rodenhiser	·



# July 14, 2020 Medway Planning & Economic Development Board Meeting

## <u>Salmon Senior Living Community –</u> Project Update

Developer Jeff Robinson will "attend" the PEDB mtg.

### **Construction Schedule**

- 6-29-20 Susy Affleck-Childs' email to Jeff Robinson as a follow-up from the PEDB discussion during the 6-23-20 PEDB meeting
- Follow-up emails between the Salmon development team and Susy Affleck-Childs in response to the above email
- Updated construction schedule dated 7-9-20

### **Stormwater Issues**

- 6/29/20 communication from abutter Tim Choate after heavy rain
- Tetra Tech inspection report dated 6-30-20

## **Abutters' Safety Concerns during construction of Waterside Run**

 Collection of emails between Susy Affleck-Childs and Salmon development team and a drawing showing temporary fencing plan

### Susan Affleck-Childs

From: Susan Affleck-Childs

**Sent:** Monday, June 29, 2020 8:51 AM **To:** Jeff Robinson; Rachel Whitermore

Cc: Jack Mee ; Barbara Saint Andre; Michael Boynton; Andy Rodenhiser

**Subject:** Willows - Medway

Dear Jeff and Rachel,

The Planning and Economic Development Board discussed the Salmon Willows development at its June 23<sup>rd</sup> meeting. Abutters Tim Choate and Kathy Hooper "attended" the ZOOM meeting.

The Board was pleased to learn that you are not going to install rip rap and arborvitae along 400' of the eastern slope of the Salmon property adjacent to the Charles River neighborhood as you had reported to me. Good decision. Instead, you will pursue the revised landscaping plan from May 2019. However, we understand that there are understandable concerns about the capability of that slope to support the planned landscaping. How are you planning to address that issue? Please advise.

Tim Choate informed the Board of his conversation with you and reported that you had agreed to action on the following three items for which we would like confirmation.

- 1. You have agreed to immediately install 400 linear feet of temporary fencing.
- 2. You have indicated that the permanent fence will be installed in approximately 8 weeks.
- 3. You have indicated that a binder course will be laid down the week of June 29<sup>th</sup> on Waterside Run.

The Board asks that you prepare and submit an updated schedule for completion of the site's road work, infrastructure work, and landscaping with particular attention to key performance dates as specified in the original decision and the approved modifications and field changes. Please forward that to me by July 1<sup>st</sup>.

The Board was extremely troubled to learn that construction timing continues to be an issue, with work commencing regularly before 7 am. This is in direct contradiction to the ARCPUD special permit decision and conditions. This is not acceptable. The other concern expressed was that more attention needs to be paid to dust control and management, particularly in the eastern portion of the site. I discussed both of these issues this morning with Building Commissioner Jack Mee who will be addressing these matters with you.

Thank you for your attention to these matters.

Best regards,

Susy

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

# Susy

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

#### Susan Affleck-Childs

From: Susan Affleck-Childs

**Sent:** Thursday, July 09, 2020 7:52 AM

**To:** Jeff Robinson; Tom Geer

Cc: Andy Rodenhiser; Rachel Whitermore; Steve Bouley; Bridget Graziano

**Subject:** RE: Willows - Medway

### Good morning,

Thanks for the information.

Tom . . . yes, please send me the updated schedule Thursday afternoon so I can include it in the board packet for next Tuesday's meeting.

Jeff, thank you for agreeing to "attend" the 7-14-20 PEDB meeting. We are doing ZOOM meetings. Will send you the access information later. 7:30 pm please.

Best regards,

Susy

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

From: Jeff Robinson < jrobinson@salmonhealth.com>

Sent: Wednesday, July 08, 2020 5:19 PM

To: Tom Geer <tgeer@willowsatmedway.com>; Susan Affleck-Childs <sachilds@townofmedway.org>

Cc: Andy Rodenhiser <andy@rodenhiser.com>; Rachel Whitermore <rwhitermore@willowsatmedway.com>

Subject: RE: Willows - Medway

Susy, I can attend the meeting if needed.

Jeff

Jeffrey S. Robinson Managing Partner Continuing Care Management, LLC One Lyman Street Westborough, MA 01581 508 898-3416 Cell 508 254-2745 Fax 508 366-1930 jrobinson@salmonhealth.com

From: Tom Geer <tgeer@willowsatmedway.com>

Sent: Wednesday, July 8, 2020 5:09 PM

To: Susan Affleck-Childs <sachilds@townofmedway.org>

Cc: Jeff Robinson / Jeff Robinson

<rwhitermore@willowsatmedway.com>

Subject: RE: Willows - Medway

Susy,

Attached is the most up to date schedule. We are actually updating the schedule Thursday. I can re-send tomorrow afternoon with a more up to date version, somewhere early afternoon.

Also attached is a temp fence plan for Waterside Run. I've discussed this plan with Jeff Robinsion, Jeremy Barstow and Tim Choate.

At the first three lots, we are going to re-install 6' chain link panels, but that will not be available for a week or so, so we have put up 4' snow fence at this location for now.

From this point we will run 4' snow fence to the first neighbor's fence and then pick that up again after their fencing ends. In front of Kelly & Choate's we will install privacy screen on the guardrails, as has been agreed. Next is Hooper who has a fence. South from there we will leave the temp driven fence for a while and if needed swap it out with snow fence to complete landscaping. The key component for all of this is inspecting it twice daily, as this fence will have to be moved at certain times to complete the work.

As far as response to weather events, we have installed a rain gauge to replace our broken one, replaced catch basin silt sacks and we will visit the site in the event of a major rainstorm (over 1"/hr).

The date for permanent vinyl fence is approximately 8/20 as of today. Please note that the vinyl fence does not provide a 100 percent barrier between neighbors and waterside run. We can still deploy 4' snow fence to infill the gaps while we use Waterside Run for access.

Lastly, we will maintain gates at the Village St entry to Waterside Run as well as at the east side of the bridge to the building throughout.

Rubicon does not plan to attend the 7/14 meeting, but please let me know if you need any more information.

Regards, Tom



Tom Geer Superintendent 800 South Main Street Mansfield, MA 02048 c. 508.509.4682 From: Susan Affleck-Childs < sachilds@townofmedway.org>

**Sent:** Wednesday, July 8, 2020 11:33 AM

To: Tom Geer <tgeer@willowsatmedway.com>

Cc: Jeff Robinson <<u>jrobinson@salmonhealth.com</u>>; Andy Rodenhiser <<u>andy@rodenhiser.com</u>>

Subject: RE: Willows - Medway

Good morning,

I am finalizing the agenda for next Tuesday's Planning and Economic Development Board meeting. I would like to schedule Salmon Willows for a 7:30 pm update with the Board.

Who will be available to attend?

Please forward your updated construction schedule to me by 12 noon on Thursday so I can include in the Board packet.

What is your resolution to the safety concerns at the end of Narragansett?

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

From: Tom Geer <tgeer@willowsatmedway.com>

Sent: Monday, July 06, 2020 4:23 PM

To: Jeff Robinson <<u>jrobinson@salmonhealth.com</u>>; Susan Affleck-Childs <<u>sachilds@townofmedway.org</u>>

**Cc:** Rachel Whitermore <<u>rwhitermore@willowsatmedway.com</u>>; Jack Mee <<u>jmee@townofmedway.org</u>>; Barbara Saint Andre <<u>bsaintandre@townofmedway.org</u>>; Michael Boynton <<u>mboynton@townofmedway.org</u>>; Andy Rodenhiser

<andy@rodenhiser.com>; Sean Ditto <sditto@willowsatmedway.com>; John Laperle

<<u>ilaperle@willowsatmedway.com</u>>; Zachary Tarolli <<u>ztarolli@willowsatmedway.com</u>>; Jon Pinto

<jpinto@willowsatmedway.com>; Steve Bouley <steven.bouley@tetratech.com>

Subject: RE: Willows - Medway

What we are doing for Choate & Kelly is not a safety measure, so we are on the same page on that. We will work on an acceptable way to address the safety at Hickey & Barstow.

I spent about 20 minutes with Jeremy Barstow this afternoon; he will speak with Kathleen Hickey. I will discuss this with our team and Jeff Robinson on Tuesday morning and get back in touch with everyone afterwards.



Tom Geer Superintendent 800 South Main Street Mansfield, MA 02048 c. 508.509.4682

**From:** Jeff Robinson < <u>irobinson@salmonhealth.com</u>>

Sent: Monday, July 6, 2020 3:37 PM

To: Susan Affleck-Childs <sachilds@townofmedway.org>; Tom Geer <tgeer@willowsatmedway.com>

 $\textbf{Cc:} \ \ \textbf{Rachel Whitermore} < \underline{\textbf{rwhitermore@willowsatmedway.com}} > ; \ \textbf{Jack Mee} < \underline{\textbf{jmee@townofmedway.org}} > ; \ \textbf{Barbara Saint Andre} < \underline{\textbf{bsaintandre@townofmedway.org}} > ; \ \textbf{Michael Boynton} < \underline{\textbf{mboynton@townofmedway.org}} > ; \ \textbf{Andry Rodenhiser}$ 

<andy@rodenhiser.com>; Sean Ditto <sditto@willowsatmedway.com>; John Laperle

<<u>ilaperle@willowsatmedway.com</u>>; Zachary Tarolli <<u>ztarolli@willowsatmedway.com</u>>; Jon Pinto

<jpinto@willowsatmedway.com>; Steve Bouley <steven.bouley@tetratech.com>

Subject: RE: Willows - Medway

Susy, per Tom," We will be putting up a smaller temporary fence over the next two days that will separate Waterside Run from the neighbors. The driven chain link fence straddled the area of work and had to be removed. We'll make it a point to communicate this better. Please also know that we have installed a fence & gate at the bridge at the end of waterside run, so the building is securely removed from Waterside Run. When our permanent fence goes in, we will remove the temporary fence. When we make the switch to accessing this road with all of construction traffic in a few weeks, we will be sure to have a continuous separation".

Does this answer your concern?

Jeffrey S. Robinson
Managing Partner
Continuing Care Management, LLC
One Lyman Street
Westborough, MA 01581
508 898-3416
Cell 508 254-2745
Fax 508 366-1930
jrobinson@salmonhealth.com

From: Susan Affleck-Childs <sachilds@townofmedway.org>

Sent: Monday, July 6, 2020 2:37 PM

To: Tom Geer <tgeer@willowsatmedway.com>

Cc: Jeff Robinson <jrobinson@salmonhealth.com>; Rachel Whitermore <rwhitermore@willowsatmedway.com>; Jack

Mee < <u>imee@townofmedway.org</u>>; Barbara Saint Andre < <u>bsaintandre@townofmedway.org</u>>; Michael Boynton

<mboynton@townofmedway.org>; Andy Rodenhiser <andy@rodenhiser.com>; Sean Ditto

<sditto@willowsatmedway.com>; John Laperle <jlaperle@willowsatmedway.com>; Zachary Tarolli

<<u>ztarolli@willowsatmedway.com</u>>; Jon Pinto <<u>jpinto@willowsatmedway.com</u>>; Steve Bouley <steven.bouley@tetratech.com>

Subject: RE: Willows - Medway

Hi Tom,

Your comment – "Choate & Kelly have a direct line of site to the building and we are mounting a temporary visual screen on top of guardrails we are putting in. There are not guardrails at the northern section of Waterside Run and they do not have a view of the building. 3 Narragansett has a substantial buffer of trees as well. This can be open for discussion of course."

I appreciate that the temporary screen on top of the new guardrails is to screen the views of the main building for Choate and Kelly. The concern at the western end of Narragansett is one of safety and protection. I ask again that you find some way to address this until the permanent fencing is installed. Perhaps a visit this afternoon to Kathleen Hickey and Jeremy Barstow is in order so you can hear their concerns and devise a way to remedy the situation. Thank you.

Best regards,

Susy

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

From: Tom Geer <tgeer@willowsatmedway.com>

Sent: Monday, July 06, 2020 2:29 PM

To: Susan Affleck-Childs <sachilds@townofmedway.org>

**Cc:** Jeff Robinson < <u>irobinson@salmonhealth.com</u>>; Rachel Whitermore < <u>rwhitermore@willowsatmedway.com</u>>; Jack

Mee < <u>imee@townofmedway.org</u>>; Barbara Saint Andre < <u>bsaintandre@townofmedway.org</u>>; Michael Boynton

<mboynton@townofmedway.org>; Andy Rodenhiser <andy@rodenhiser.com>; Sean Ditto

<sditto@willowsatmedway.com>; John Laperle <jlaperle@willowsatmedway.com>; Zachary Tarolli

<<u>ztarolli@willowsatmedway.com</u>>; Jon Pinto <<u>jpinto@willowsatmedway.com</u>>; Steve Bouley

<steven.bouley@tetratech.com>
Subject: RE: Willows - Medway

Susy,

See responses in black below.

Have a good day, Tom



Tom Geer Superintendent 800 South Main Street

# Mansfield, MA 02048 c. 508.509.4682

From: Susan Affleck-Childs <sachilds@townofmedway.org>

Sent: Monday, July 6, 2020 12:13 PM

To: Tom Geer < tgeer@willowsatmedway.com >

**Cc:** Jeff Robinson <<u>jrobinson@salmonhealth.com</u>>; Rachel Whitermore <<u>rwhitermore@willowsatmedway.com</u>>; Jack

Mee < <u>imee@townofmedway.org</u>>; Barbara Saint Andre < <u>bsaintandre@townofmedway.org</u>>; Michael Boynton

<mboynton@townofmedway.org>; Andy Rodenhiser <andy@rodenhiser.com>; Sean Ditto

<sditto@willowsatmedway.com>; John Laperle <jlaperle@willowsatmedway.com>; Zachary Tarolli

<ztarolli@willowsatmedway.com>; Jon Pinto <jpinto@willowsatmedway.com>; Steve Bouley

<steven.bouley@tetratech.com>
Subject: RE: Willows - Medway

Dear Tom,

Thank you for your note from last week. I have been away on vacation. And yes, I would like to receive the narrative on the construction schedule for Waterside Run.

I received a phone call this morning from long-time Medway resident Kathleen Hickey. She lives at 3 Narragansett. She is upset, angry and disappointed about the recent removal of the chain link fence at the property line in preparation for the roadway work on Waterside Run. She has serious concerns for her grandchildren's safety and the safety of the children of the Barstow family who reside across the street from her at 4 Narragansett during the construction process.

We will be putting up a smaller temporary fence over the next two days that will separate Waterside Run from the neighbors. The driven chain link fence straddled the area of work and had to be removed. We'll make it a point to communicate this better. Please also know that we have installed a fence & gate at the bridge at the end of waterside run, so the building is securely removed from Waterside Run. When our permanent fence goes in, we will remove the temporary fence. When we make the switch to accessing this road with all of construction traffic in a few weeks, we will be sure to have a continuous separation.

I had just read your email and informed her that some temporary fencing was going to be installed in the areas to the west of the Choate property on Iroquois and the Kelly property on Nipmuc as you had reported. She wants comparable temporary fencing to be installed to the west of the Hickey and Barstow properties on Narragansett. Please arrange for that to happen immediately. Thank you.

Choate & Kelly have a direct line of site to the building and we are mounting a temporary visual screen on top of guardrails we are putting in. There are not guardrails at the northern section of Waterside Run and they do not have a view of the building. 3 Narragansett has a substantial buffer of trees as well. This can be open for discussion of course.

I also informed her that the permanent fencing is scheduled for installation in mid-August. She was pleased to hear that.

We will continue to push that this goes in as soon as available throughout Waterside Run.

She reported that construction work is starting too early and I advised her that the Town, developer and contractor are working to remedy that problem.

I am 100 percent sure that no early work is occurring, other than vehicles carrying workers into the site, since the last early morning Jack Mee was onsite (approximately 2 weeks ago). I will continue to police the area between the building and Waterside Run every morning between 6:30am & 7am.

I would like someone from the Willows to attend the ZOOM meeting of the Planning and Economic Development Board on Tuesday, July 14<sup>th</sup> to provide an overall update to the Board including how you are handling the recent stormwater issues.

We will discuss at our next project meeting and determine who should attend.

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

From: Tom Geer < tgeer@willowsatmedway.com >

Sent: Tuesday, June 30, 2020 4:50 PM

To: Susan Affleck-Childs < sachilds@townofmedway.org >

Cc: Jeff Robinson <<u>jrobinson@salmonhealth.com</u>>; Rachel Whitermore <<u>rwhitermore@willowsatmedway.com</u>>; Jack

<mboynton@townofmedway.org>; Andy Rodenhiser <andy@rodenhiser.com>; Sean Ditto

<sditto@willowsatmedway.com>; John Laperle <jlaperle@willowsatmedway.com>; Zachary Tarolli

<ztarolli@willowsatmedway.com>; Jon Pinto <ipinto@willowsatmedway.com>

Subject: RE: Willows - Medway

Susy,

See comments below in red. Also attached is our site schedule. Last week we put together a small narrative of work on Waterside Run. I would be happy to share that with anyone you see fit, and get it to you by whatever timeline necessary each week. We can tailor it to just Waterside Run, all sitework, all exterior work, the entire project, whatever you like, if it will make the Town of Medway's lives easier.

Have a good night, Tom



Tom Geer Superintendent 800 South Main Street

# Mansfield, MA 02048 c. 508.509.4682

From: Susan Affleck-Childs < sachilds@townofmedway.org>

Sent: Monday, June 29, 2020 8:51 AM

To: Jeff Robinson <<u>irobinson@salmonhealth.com</u>>; Rachel Whitermore <<u>rwhitermore@willowsatmedway.com</u>>
Cc: Jack Mee <<u>irobinson@salmonhealth.com</u>>; Barbara Saint Andre <<u>bsaintandre@townofmedway.org</u>>; Michael Boynton

<mboynton@townofmedway.org>; Andy Rodenhiser <andy@rodenhiser.com>

Subject: Willows - Medway

Dear Jeff and Rachel,

The Planning and Economic Development Board discussed the Salmon Willows development at its June 23<sup>rd</sup> meeting. Abutters Tim Choate and Kathy Hooper "attended" the ZOOM meeting.

The Board was pleased to learn that you are not going to install rip rap and arborvitae along 400' of the eastern slope of the Salmon property adjacent to the Charles River neighborhood as you had reported to me. Good decision. Instead, you will pursue the revised landscaping plan from May 2019. However, we understand that there are understandable concerns about the capability of that slope to support the planned landscaping. How are you planning to address that issue? Please advise.

This design is still being finalized. We will be preforming remediation to better handle water runoff pending Bridget Graziano's report and Coneco's direction. We are pushing resolution to this as soon as we can.

Tim Choate informed the Board of his conversation with you and reported that you had agreed to action on the following three items for which we would like confirmation.

- 1. You have agreed to immediately install 400 linear feet of temporary fencing. I discussed this with Jeff Robinson and Tim Choate directly. We will be placing asphalt binder 7/8-7/10, including berm and sidewalks the following week. To complete this work we will remove the temporary chain link fence at the property line. Week of 7/13 we will begin installing steel and wood guardrails at the east edge of roadway. As a visual barrier we will install temporary fencing and scrim on top of this guardrail to the west of the Choate and Kelly houses only (approx. 250 LF). At this point we would plan to open Waterside Run to construction traffic and take out the Willow Pond Circle temporary bridge.
- 2. You have indicated that the permanent fence will be installed in approximately 8 weeks. Permanent fence is still tracking approximately mid-August.
- 3. You have indicated that a binder course will be laid down the week of June 29<sup>th</sup> on Waterside Run. We are locked in with Allied Paving for 7/8-7/10 pending weather.

The Board asks that you prepare and submit an updated schedule for completion of the site's road work, infrastructure work, and landscaping with particular attention to key performance dates as specified in the original decision and the approved modifications and field changes. Please forward that to me by July 1<sup>st</sup>. See attached. We may have done better on some dates, if not for waiting for Eversource and Columbia, but we've been able to maintain some milestone targets.

The Board was extremely troubled to learn that construction timing continues to be an issue, with work commencing regularly before 7 am. This is in direct contradiction to the ARCPUD special permit decision and conditions. This is not acceptable. The other concern expressed was that more attention needs to be paid to dust control and management, particularly in the eastern portion of the site. I discussed both of these issues this morning with Building Commissioner Jack Mee who will be addressing these matters with you. Jack and I have been in contact. We have a good system to prevent early work. We thought we were pretty good but stepped it up. Workers will arrive at 6:30am and no work will occur before 7:00am. I am positioning myself on the west side of the building during this time to police any noises. If I

am out, I will have someone in my place that will be authorized to shut down work. We have been watering the entire site all day long on non-rainy days since April and will continue to do so.

Thank you for your attention to these matters.

Best regards,

Susy

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

SALMON Health and Retirement is proud to offer The Willows Premier Retirement Communities, Whitney Place Assisted Living Residences, SALMON Adult Day Health, Beaumont Rehabilitation and Skilled Nursing Centers, SALMON Centers for Early Education and home care through SALMON VNA, Private Care Options and Hospice. The Salmon family's well-respected senior living and healthcare choices are the culmination of over 60 years of tradition and innovation. Visit <a href="https://www.SalmonHealth.com">www.SalmonHealth.com</a>.

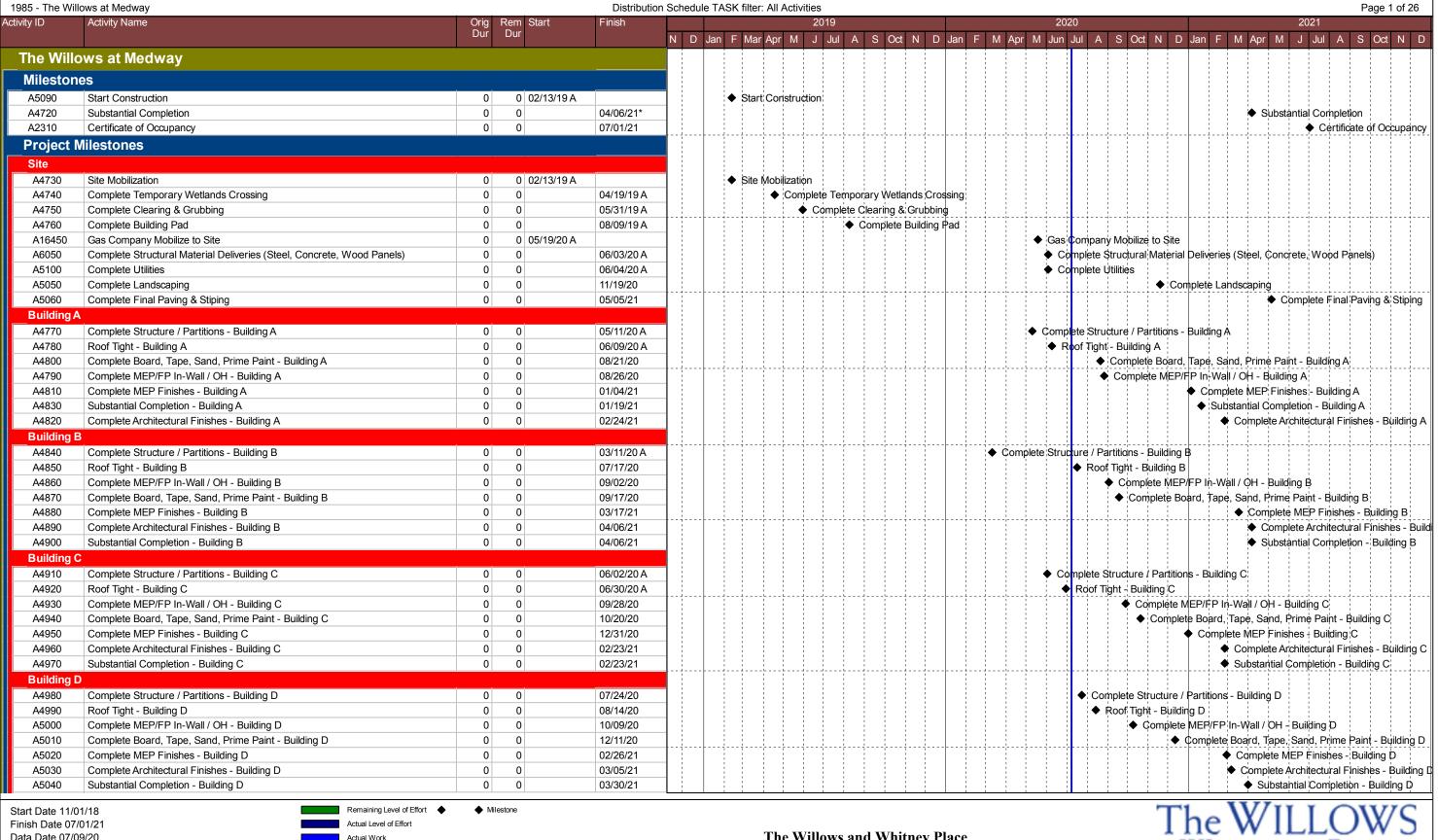
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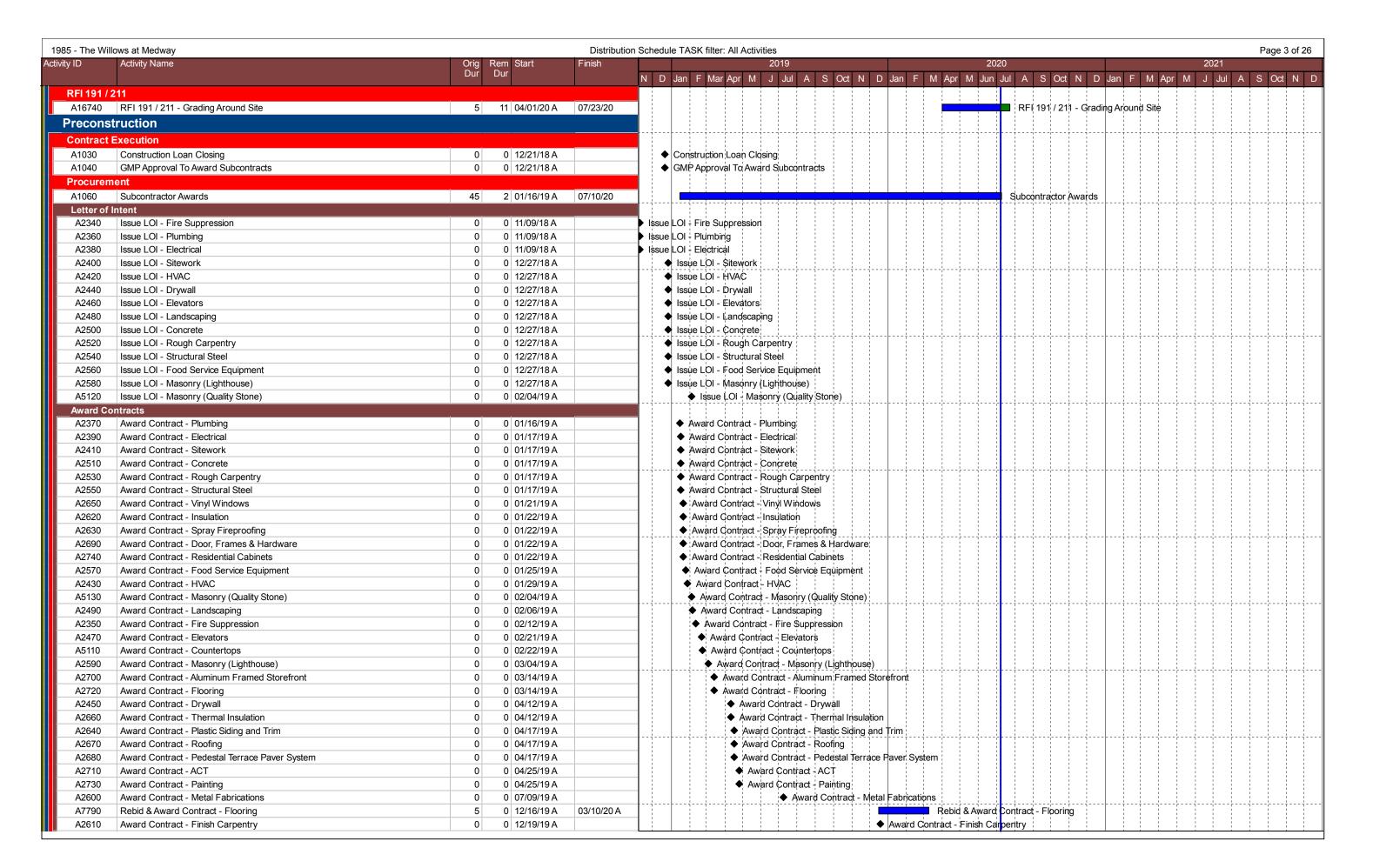
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The Willows and Whitney Place **Project Schedule - Updated 07/09/20** 

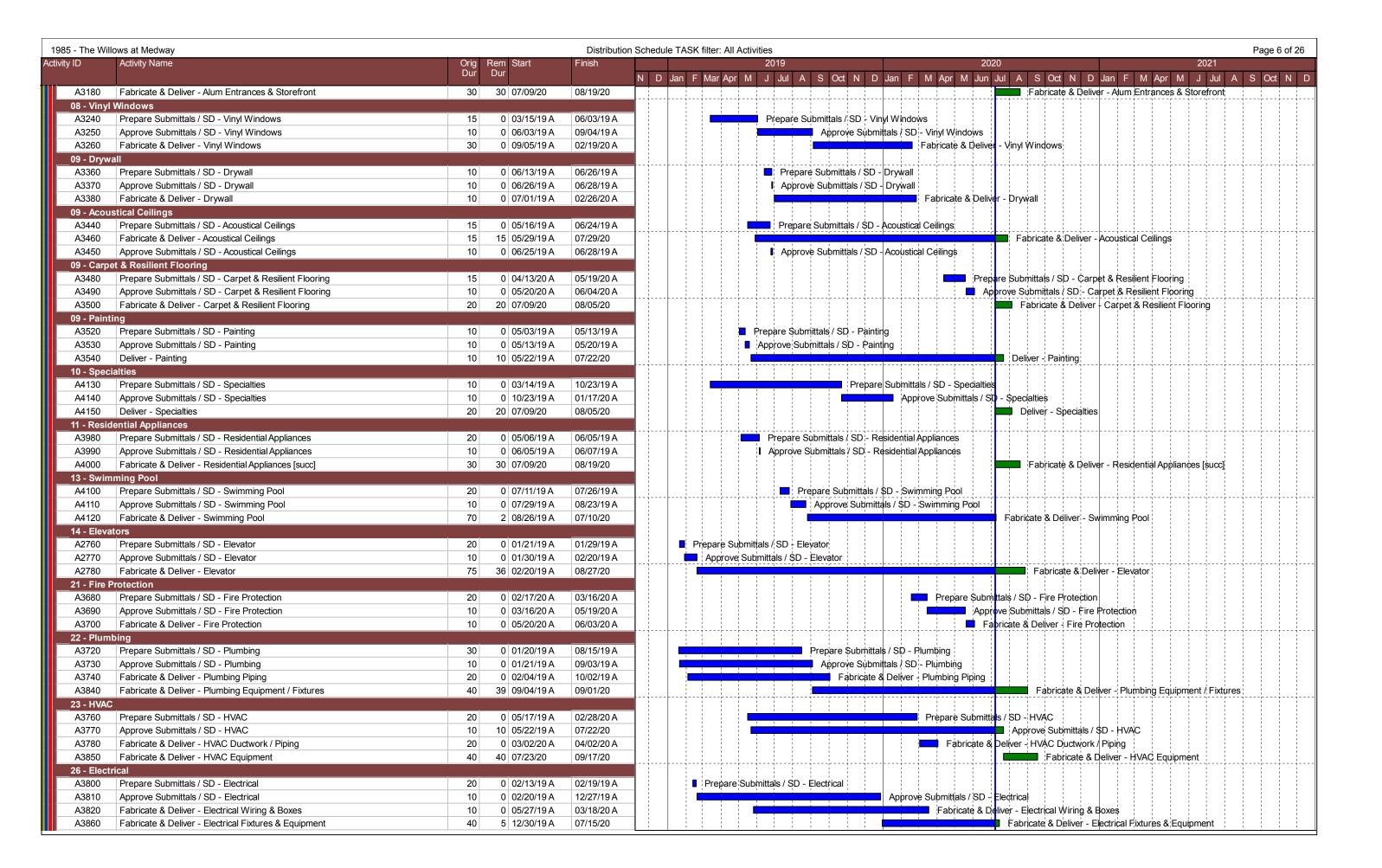


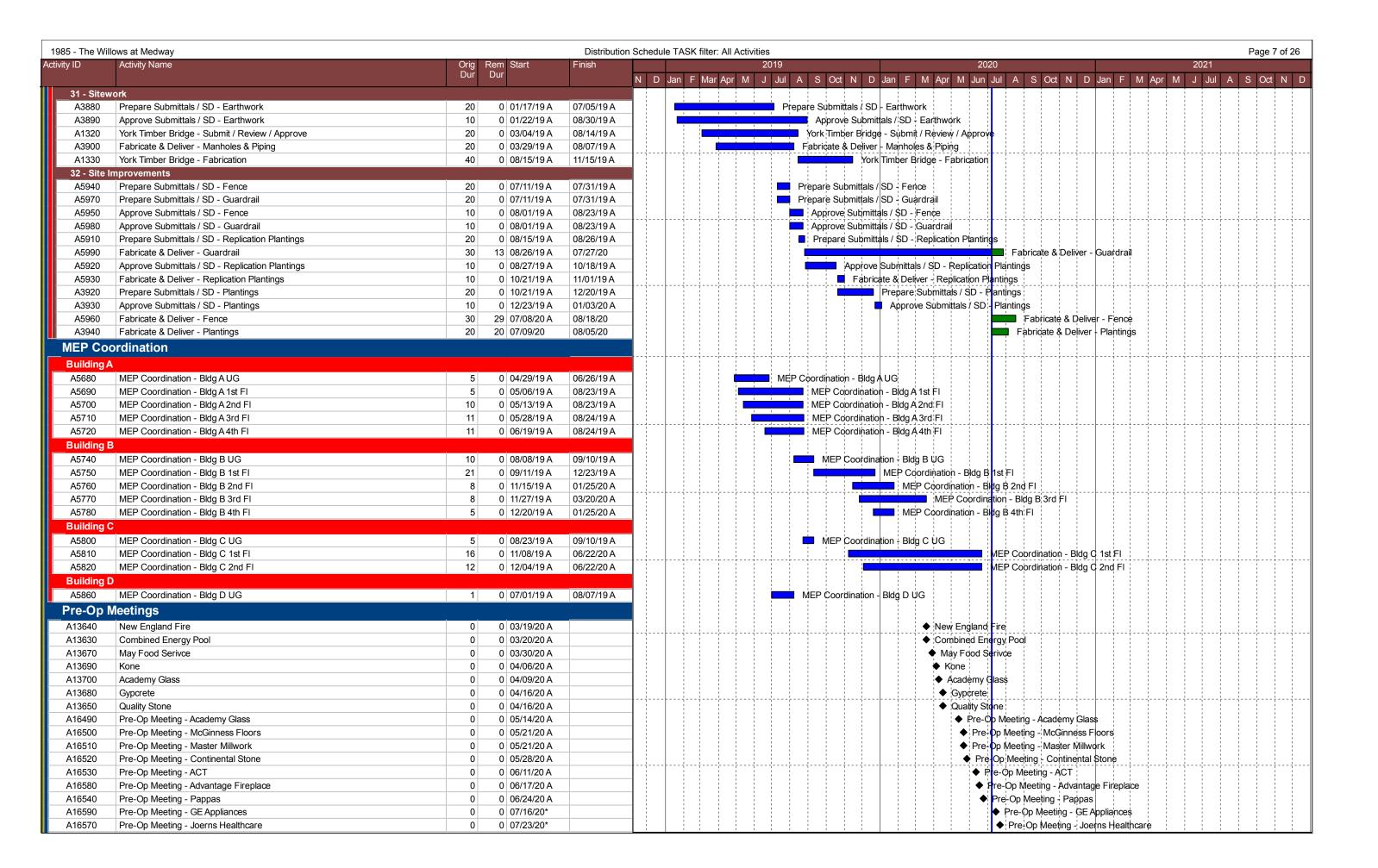
1985 - The Wil	ows at Medway			Distribution S	Schedule TASK filter: All Activities Page 2 of 26
Activity ID	Activity Name	Orig Rem Dur Dur	Start	Finish	2019 2020 2021
		Dui Dui			N D Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct N D
Model Un			\	04/05/04	♦ Model Unit Complete - AL 2058
A6200 A6210	Model Unit Complete - AL 2058  Model Unit Complete - AL 2060	0 0		01/25/21 01/25/21	
A6190	Model Unit Complete - AL 2000  Model Unit Complete - IL2BR 3028	0 0	1	02/02/21	Model Unit Complete - AL 2000     Model Unit Complete - IL2BR 3028
A6220	Model Unit Complete - MEM CARE 1053	0 0		02/08/21	♦ Model Unit Complete - MEM CARE 1053
A16620	Model Unit Complete - IL Cottage Unit B 1008	0 0	1	03/30/21	◆ Model Unit Complete - IL Cottage Unit
	e Impacts			00/00/21	
Site Rede	<del></del>				
A5250	On-Site Meeting with Coneco	0 0	03/29/19 A		◆ On-Site Meeting with Coneco
A5260	Sitework RFIs #32-42 Issued		03/29/19 A	04/12/19 A	Sitework RFIs:#32-42 Issued
A5270	RFI #32-42 Responses Due		0 04/04/19 A	04/19/19 A	RFI;#32-42 Responses Due
A5280	On-Site Meeting with Coneco		0 04/16/19 A	0 107.107.1	◆ On-Site Meeting with Coneco
A5170	Issue Revised Site Drawings		04/29/19 A		♦ Issue Revised Site Drawings
A5180	Constructability Review	5 0	04/29/19 A	05/03/19 A	■ Constructability Review
A5300	Constructability Issues Identified with 04/29/19 Drawings	0 0	05/06/19 A		♦ Constructability Issues Identified with 04/29/19 Drawings
A5310	RFIs on Site Constructability Issues	5 0	05/06/19 A	06/28/19 A	RFIs on Site Constructability Issues
Bridge Ut	ility Hanger Design				
A6170	Design & Approval of Bridge Utility Crossings	20 0	09/03/19 A	03/23/20 A	Design & Approval of Bridge Utility Crossings
A11050	Price Bulletin 08	17 0	01/09/20 A	02/12/20 A	Price Bulletin 08
A11060	Approve Pricing Bulletin 08		02/13/20 A	03/23/20 A	Approve Pricing Bulletin 08
A11040	Issue Bulletin 08	0 0	02/14/20 A		◆ Issue Bulletin 08
Roadbloc					
A6180	Retaining Walls Design		05/13/19 A	06/18/19 A	Retaining Walls Design
A6300	Gas Install Meeting (Columbia)		06/24/19 A		◆ Gas Install Meeting (Columbia)
A6310	Columbia Approve Gas Design		06/24/19 A	08/13/19 A	Columbia Approve Gas Design
A6270	Tel/Data Proposal Issued		07/02/19 A	07/05/40 A	♦ Tel/Data Proposal Issued
A6280 A6290	Tel/Data Proposal Approved  Meeting with Purveyors		0 07/03/19 A 0 07/10/19 A	07/25/19 A	Tel/Data Proposal Approved
A6080	Decision on 257 Village Street Sewerline	0 0		07/25/19 A	<ul> <li>Meeting with Purveyors</li> <li>Decision on 257 Village Street Sewerline</li> </ul>
A6090	Review & Approval of Tel / Data Design	0 0		07/25/19 A	Review & Approval of Tel / Data Design
A7270	Design for Firepump		0 08/05/19 A	10/23/19 A	Design for Firepump
A7260	System #18A Base Material		0 08/06/19 A	08/15/19 A	■ System #18A Base Material
A7280	System #18A Install		08/17/19 A	08/22/19 A	System #18A Install
Oil / Wate	r Seperator				
A7290	Determination on Oil / Water Seperator (not required)	10 0	09/04/19 A	09/18/19 A	Determination on Oil / Water Seperator (not required)
Ceiling He	eights Building B				
A7610	RFI #115 - Ceiling Heights Building B	5 0	10/04/19 A	12/12/19 A	RFI #115 - Ceiling Heights Building B
Weather					
A7670	Snow Days (no work)	3 0	12/02/19 A	12/04/19 A	■ Snow Days (no work)
A7860	Cold Weather (limited work)		12/19/19 A	12/20/19 A	I Cold Weather (limited work)
A7870	Freezing Rain (limited work)	1 0	12/30/19 A	12/30/19 A	Freezing Rain (limited work)
A16470	Rain	1 0	04/09/20 A	04/09/20 A	I Rain
A16480	Rain	1 0	04/13/20 A	04/13/20 A	I Rain
RFI #173	-Architectural vs Structural Dimensions				
A13620	RFI #173 - Architectural vs Structural Dimensions	5 0	02/28/20 A	03/24/20 A	RFI #173 - Architectural vs Structural Dimensions
COVID-19					
A14700	Spray Fire Proofing Delivery Delayed			04/07/20 A	Spray, Fire, Proofing, Delivery Delayed
A16460	Roof Trusses - Denied Acces Through New York - COVID-19	5 0	04/16/20 A	04/28/20 A	Roof Trusses - Denied Acces Through New York - COVID-19
	Building A Roof Redesign				
	RFI 214 - Building A Roof Redesign	5 0	05/14/20 A	05/27/20 A	RFI 214 - Building A Roof Redesign
Bulletin 1					
A16710	Issue Bulletin #10		06/15/20 A		♦ İssue Bulletin #10
A16720	Price Bulletin #10			07/09/20	Price Bulletin #10
A16730	Approve Pricing Bulletin #10	10 10	07/10/20	07/23/20	Approve Pricing Bulletin #10



1985 - The Wi	lows at Medway			Distribution	Schedule TASK filter: All Activities Page 4 of 26
Activity ID	Activity Name	Orig Re	em Start	Finish	2019 2020 2021
		Dur D	Dur		N D Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct N D
Conserva	tion Commission Coordination				
Permittir	<u>~,                                    </u>				
A1120	NPDES Permit	15	0 11/01/18 A	11/21/18 A	■ NPDES Permit
A1090	SWPPP Plan Submission	20	0 12/10/18 A	01/10/19 A	SWPPP Plan Submission
A1110	SWPPP Plan Con Comm Approval	5	0 01/09/19 A	01/17/19 A	SWPPP Plan Con Comm Approval
A1100	DEP Signage Installation	1	0 03/01/19 A	03/01/19 A	I DEP Signage Installation
Administ		-	0 10/10/10 1	40/00/40 4	
A1180	Wetland Replication Areas Bond Submission	5	0 12/19/18 A	12/28/18 A	Wetland Replication Areas Bond Submission
A1150	Clearing & Sequencing Plan	10	0 01/07/19 A	01/21/19 A	Clearing & Sequencing Plan
A1160	Construction Staging Area Established Written Statement Submission	5	0 01/17/19 A	01/23/19 A 02/15/19 A	Construction Staging Area Established
A1170 A1140	Pre-Construction Condition Photo Documentation	5	0 02/01/19 A 0 03/01/19 A	02/15/19 A 03/01/19 A	Written Statement Submission  Pre-Construction Condition Photo Documentation
A5900	Meeting with CONCOM on Replication Plan	0	0 05/01/19 A 0 06/20/19 A	03/01/19 A	Meeting with CONCOM on Replication Plan
A3900 A1200	Wetland Replication Certification to Con Comm	2	0 07/09/19 A	07/09/19 A	Wetland Replication Control to Con Comm      Wetland Replication to Con Comm
A1200 A1190	Wetland Replication Area Weeding Plan Submission	10	0 07/09/19 A	08/02/19 A	Wetland Replication Area Weeding Plan Submission
Erosion	·	10	0 01122119 A	00/02/19 A	Wetland Replication Rea Weeding Flan Submission
A1220	Wetlands Boundary Flagging	10	0 01/16/19 A	03/01/19 A	Wetlands Boundary Flagging
A1230	Pre-Construction Meeting	10	0 02/07/19 A	02/07/19 A	I Pre-Construction Meeting
	tion Notifications	'	5 02:01110A	J 22.377137A	
A1280	Commencement of Construction 5 Day Notification	5	0 02/01/19 A	02/07/19 A	Commencement of Construction 5 Day Notification
A1290	Con Comm Approval to Start Construction	0	0 02/07/19 A	02/0//10/1	Con Comm Approval to Start Construction
A1300	Wetland Replication Area 5 Day Notification	5	0 06/20/19 A	06/26/19 A	■ Wetland Replication Area 5 Day Notification
	Fabrication		00/20/10/1	00/20/10/1	
	onry (Lighthouse)				
A2840	Prepare Submittals / SD - Masonry	15	0 01/21/19 A	02/06/19 A	Prepare Submittals / SD - Masonry
A2850	Approve Submittals / SD - Masonry	10	0 02/06/19 A	02/06/19 A	I Approve Submittals / SD - Masonry
A2860	Fabricate & Deliver - Masonry	10	0 08/30/19 A	12/06/19 A	Fabricate & Deliver - Masonry
	onry (Quality Stone)		00/00/10//	12.00/10/1	
A5140	Prepare Submittals / SD - Masonry	15	0 01/21/19 A	02/28/19 A	Prepare Submittals //SD - Masonry
A5150	Approve Submittals / SD - Masonry	10	0 03/01/19 A	03/15/19 A	Approve Submittals / SD - Masonry
A5160	Fabricate & Deliver - Masonry	30	0 01/23/20 A	02/03/20 A	Fabricate & Deliver - Masonry
03 - Con	crete				
A2800	Prepare Submittals / SD - Concrete	15	0 05/29/19 A	06/18/19 A	Prepare Submittals / SD - Concrete
A2810	Approve Submittals / SD - Concrete	10	0 06/19/19 A	08/12/19 A	Approve Submittals / SD - Concrete
A2820	Fabricate & Deliver - Concrete (Rebar)	15	0 08/13/19 A	09/03/19 A	Fabricate & Deliver - Concrete (Rebar)
05 - Stru	ctural Steel				
A3950	Prepare Submittals / SD - Structural Steel	20	0 03/15/19 A	03/26/19 A	■ Prepare Submittals / SD - Structural Steel
A3960	Approve Submittals / SD - Structural Steel	10	0 03/27/19 A	05/03/19 A	Approve Submittals / SD - Structural Steel
A3970	Fabricate & Deliver - Structural Steel	20	0 10/09/19 A	12/27/19 A	Fabricate & Deliver - Structural Steel
05 - Stair	<del></del>				
A2880	Prepare Submittals / SD - Stairs	15	0 03/23/20 A	04/02/20 A	Prepare Sut mittals / SD - Stairs
A2890	Approve Submittals / SD - Stairs	10	0 04/02/20 A	04/13/20 A	Approve Submittals / SD - Stairs
A2900	Fabricate & Deliver - Stairs	15	0 04/14/20 A	05/06/20 A	Fabricate & Deliver - Stairs
	Panels / Trusses				
Building	· ,		0 04/00/10	00/40/40	
A2920	Prepare Submittals / SD - Trusses - Bldg A 3rd Fl	20	0 04/03/19 A	06/10/19 A	Prepare Submittals / SD - Trusses - Bldg A 3rd FI
A5410	Prepare Submittals / SD - Wall Panels - Bldg A 1st FI	20	0 04/10/19 A	07/08/19 A	Prepare Submittals / SD - Wall Panels - Bidg A 1st FI
A5350	Prepare Submittals / SD - Trusses - Bldg A 4th FI	20	0 04/10/19 A	07/19/19 A	Prepare Submittals / SD - Trusses - Bldg A 4th FI
A5440	Prepare Submittals / SD - Wall Panels - Bldg A 2nd Fl	20	0 04/17/19 A	07/08/19 A	Prepare Submittals / SD - Wall Panels - Bldg A 2nd F
A5500	Prepare Submittals / SD - Trusses - Bldg A Roof	20	0 04/17/19 A	08/01/19 A	Prepare Submittals / SD + Trusses - Bldg A Roof
A5470	Prepare Submittals / SD - Wall Panels - Bldg A 3rd Fl	10	0 04/24/19 A	07/08/19 A	Prepare Submittals / SD - Wall Panels - Bldg A 3rd Fl
A2930	Approve Submittals / SD - Trusses - Bldg A 3rd Fl	10	0 06/11/19 A	08/30/19 A	Approve Submittals / SD + Trusses - Bldg A 3rd Fl  Approve Submittals / SD + Wall Panels - Bldg A 1st Fl
A5420 A5450	Approve Submittals / SD - Wall Panels - Bldg A 1st Fl Approve Submittals / SD - Wall Panels - Bldg A 2nd Fl	10	0 07/09/19 A 0 07/09/19 A	08/30/19 A 08/30/19 A	Approve Submittals //SD + Wall Panels - Bidg A 2nd FI
A5450 A5480	Approve Submittals / SD - Wall Panels - Bldg A 2nd Fl Approve Submittals / SD - Wall Panels - Bldg A 3rd Fl	10	0 07/09/19 A 0 07/09/19 A	08/30/19 A 08/30/19 A	Approve Submittals / SD + Wall Panels - Bidg A 2nd Fi  Approve Submittals / SD + Wall Panels - Bidg A 3rd Fi
A5460 A5360	Approve Submittals / SD - Trusses - Bldg A 4th FI	10	0 07/09/19 A 0 07/22/19 A	08/30/19 A	Approve Submittals / SD + Trusses - Bidg A 4th FI
A5360	The state of the s	10	U UIIZZI ISA	00/30/19 A	The state of the s

	ows at Medway			Distribution Schedule TA	- · · · · · · · · · · · · · · · · · · ·
ivity ID	Activity Name	Orig Rem St Dur Dur	tart F	inish	2019 2020 2021
AEE10	Approve Cultimittels / CD. Truspess, Didg A Doof		9/02/10 A	N D Jan 8/30/19 A	F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct N  Approve Submittals / SD + Trusses - Bldg A Roof
A5510	Approve Submittals / SD - Trusses - Bldg A Roof				Fabricate & Deliver - Trusses - Bldg A Roof
-	Fabricate & Deliver - Trusses - Bldg A Roof			1/22/20 A	
A2940	Fabricate & Deliver - Trusses - Bldg A 3rd Fl			2/27/19 A	Fabricate & Deliver - Trusses - Bldg A 3rd Fl
A5460	Fabricate & Deliver - Wall Panels - Bldg A 2nd Fl			2/13/19 A	Fabricate & Deliver - Wall Panels - Bidg A 2nd FI
A5490	Fabricate & Deliver - Wall Panels - Bldg A 3rd Fl			2/13/19 A	Fabricate & Deliver - Wall Panels - Bidg A 3rd FI
L	Fabricate & Deliver - Trusses - Bldg A4th Fl	30 0 10	0/09/19 A 12	2/27/19 A	Fabricate & Deliver - Trusses - Bldg A4th FI
Building					
A5650	Prepare Submittals / SD - Wall Panels - Bldg C 1st Fl	20 0 04	4/17/19 A 0	7/08/19 A	Prepare Submittals / SD - Wall Panels - Bldg C 1st F
A5320	Prepare Submittals / SD - Trusses - Bldg C 2nd FI	20 0 04	4/24/19 A 08	8/05/19 A	Prepare Submittals / SD - Trusses - Bldg C 2nd FI
A5620	Prepare Submittals / SD - Trusses - Bldg C Roof	20 0 05	5/01/19 A 10	0/09/19 A	Prepare Submittals / SD - Trusses - Blog C Roof
A5660	Approve Submittals / SD - Wall Panels - Bldg C 1st FI	10 0 07	7/09/19 A 10	0/09/19 A	Approve Submittals:/ SD - Wall Panels - Bldg C 1st FI
A5330	Approve Submittals / SD - Trusses - Bldg C 2nd FI	10 0 08	8/06/19 A 08	8/20/19 A	Approve Submittals / SD - Trusses - Bldg C 2nd Fl
A5630	Approve Submittals / SD - Trusses - Bldg C Roof	10 0 10	0/09/19 A 04	4/08/20 A	Approve Submittals:// SD - Trusse's - Bldg C Roof
A5670	Fabricate & Deliver - Wall Panels - Bldg C 1st FI	30 0 02	2/24/20 A 03	3/30/20 A	Fabricate & Deliver - Wall Panels - Bldg C 1st Fi
A5340	Fabricate & Deliver - Trusses - Bldg C 2nd FI	30 0 03	3/02/20 A 03	3/24/20 A	Fabricate & Deliver - Trusses - Bldg C 2nd Ft
A5640	Fabricate & Deliver - Trusses - Bldg C Roof			4/29/20 A	Fabricate & Deliver - Trusses - Bldg C Roof
Building	-				
A5380	Prepare Submittals / SD - Trusses - Bldg D Roof	20 0 04	4/17/19 A 02	2/05/20 A	Prepare Submittals / SD - Trusses - Bldg D Roof
A5530	Prepare Submittals / SD - Wall Panels - Bldg D 1st FI			2/05/20 A	Prepare Submittals / SD - Wall Panels - Bldg D 1st FI
A5390	Approve Submittals / SD - Trusses - Bldg D Roof			6/05/20 A	Approve Submittals / SD - Trusses - Bldg D Roof
A5540	Approve Submittals / SD - Wall Panels - Bldg D 1st FI			6/15/20 A	Approve Submittals / SD - Wall Panels - Bldg D 1st FI
	.,				Fabricate & Deliver - Trusses - Bldg D Roof
A5400	Fabricate & Deliver - Trusses - Bldg D Roof			6/23/20 A	+ +   +   +  + + + + + + +  + + + + + + + + + + + + + + + + + +
A5550	Fabricate & Deliver - Wall Panels - Bldg D 1st FI			7/22/20	Fabricate & Deliver - Wall Panels - Bldg D 1st Fl
	Fabricate & Deliver Cupola	40 40 07	7/17/20* 09	9/11/20	Fabricate & Deliver Cupola
06 - Millw					
A2960	Prepare Submittals / SD - Millwork			6/01/20 A	Prepare Submittals / SD + Millwork
A2970	Approve Submittals / SD - Millwork	10 0 04	4/14/20 A 06	6/15/20 A	Approve Submittals / SD - Millwork
A2980	Fabricate & Deliver - Millwork	60 60 06	6/16/20 A 10	0/01/20	Fabricate & Deliver - Millwork
07 - Spray	/ Fireproofing		_		
A4010	Prepare Submittals / SD - Spray Fireproofing	10 0 05	5/03/19 A 0	5/24/19 A	Prepare Submittals / \$D - Spray Fireproofing
A4020	Approve Submittals / SD - Spray Fireproofing	10 0 05	5/24/19 A 0	5/31/19 A	Approve Submittals / SD + Spray Fireproofing
A4030	Fabricate & Deliver - Spray Fireproofing	10 0 03	3/24/20 A 04	4/07/20 A	Fabricate & Deliver + Spray Fireproofing
07 - Insula					
A3040	Prepare Submittals / SD - Insulation	10 0 08	8/15/19 A 08	8/21/19 A	■ Prepare Submittals / SD - Insulation
A3050	Approve Submittals / SD - Insulation	10 0 08	8/22/19 A 09	9/04/19 A	Approve Submittals / SD - Insulation
A3060	Fabricate & Deliver - Insulation			3/13/20 A	Fabricate & Deliver - Insulation
07 - Roofi			0.02.207.	571572571	
A3080	Prepare Submittals / SD - Roofing	20 0 07	7/11/19 A 08	8/07/19 A	Prepare Submittals / SDi - Roofing
A3090	Approve Submittals / SD - Roofing			8/30/19 A	Approve Submittals / SD - Roofing
A3100	Fabricate & Deliver - Roofing			1/22/20 A	Fabricate & Deliver - Roofing
	stal Terrace Paver System	40 0 09	9/03/19 A 0	1/22/20 A	r adricate & peliver - repoiling
_	<u>-</u>	20 20 07	7/00/00	0/05/00	Blanch Cith wittels VCD1 Belleville Televas Belleville
A4070	Prepare Submittals / SD - Pedestal Terrace Paver System			8/05/20	Prepare Submittals / SD - Pedestal Terrace Paver System
A4080	Approve Submittals / SD - Pedestal Terrace Paver System			8/19/20	Approve Submittals / SD - Pedestal Terrace Paver System
A4090	Fabricate & Deliver - Pedistal Terrace Paver System [succ]	40 40 08	8/20/20 10	0/16/20	Fabricate & Deliver - Pedistal Terrace Paver System [suc
	ic Siding & Trim				
A4040	Prepare Submittals / SD - Plastic Siding & Trim			0/09/19 A	Prepare Submittals:/ SD - Plastic Siding & Trim
A4050	Approve Submittals / SD - Plastic Siding & Trim			1/06/20 A	Approve Submittals:// SDI Plastic Siding & Trim
A4060	Fabricate & Deliver - Plastic Siding & Trim	20 0 03	3/05/20 A 03	3/31/20 A	Fabricate & Deliver - Plastic Siding & Trim
08 - Door,	Frames & Hardware				
A3120	Prepare Submittals / SD - Doors / Frames / Hardware	15 0 03	3/14/19 A 06	6/03/19 A	Prepare Submittals / SD - Doors / Frames / Hardware
A3130	Approve Submittals / SD - Doors / Frames / Hardware	10 0 06	6/03/19 A 09	9/03/19 A	Approve Submittals / SD - Doors / Frames / Hardware
A3830	Fabricate & Deliver - Doors Frames	20 8 09	9/04/19 A 07	7/20/20	Fabricate & Deliver - Doors Frames
A3140	Fabricate & Deliver - Doors & Hardware			9/01/20	Fabricate & Deliver - Doors & Hardware
08 - Alum	inum Entrance & Storefronts				
_	Prepare Submittals / SD - Alum Entrances & Storefront	20 0 03	3/08/19 A 06	6/04/20 A	Prepare Submittals / SD - Alum Entrances & Storefront
A3160	Figure Subillitias / SD - Alum Emiances & Sicientini	20 0 0			





	lows at Medway	Orig Rom Start		Schedule TASK filter: All Activities Page 8 c
ity ID	Activity Name	Orig Rem Start Dur Dur	Finish	2019 2020 2021 N D Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
A16550	Pre-Op Meeting - Frommelt	0 0 07/30/20*		N D Jan F Mar Apr M J Juli A S Oct N D Jan F M Apr M Jun Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M Juli A S Oct N D Jan F M Apr M J Juli A S Oct N D Jan F M Apr M Juli A S Oct N D
416560	Pre-Op Meeting - Division 10 specialties	0 0 07/30/20*		◆ Pre-Op Meeting - 1 on men.  ◆ Pre-Op Meeting - Division 10 specialties
A13660	Pre-Op Meeting - Above Ground Electrical	0 0 08/06/20*		◆ Pre-Op Meeting - Above Ground Electrical
A16600	Pre-Op Meeting - Won Door	0 0 08/13/20*		◆ Pre-Op Meeting - No Door
onstru		0 00/13/20		
Sitework	CHOIL			<del> </del>
A4160	Site Clearing & Grubbing Entrance Road	4 0 02/13/19 A	03/19/19 A	Site Clearing & Grubbing Entrance Road
				Strip Entrance Road to Bridge
A4580	Strip Entrance Road to Bridge	7 0 02/13/19 A 20 0 02/13/19 A	03/28/19 A	
A4210	Erosion Control - Phase 1		03/13/19 A	Erosion Control - Phase 1  Stone Construction Entrances
A1360	Stone Construction Entrances	3 0 03/13/19 A	03/15/19 A 04/01/19 A	
A4590	Cut to Fill Subsoil	4 0 03/27/19 A		Cut to Fill Subsoil
A4600	Rough Road to from Village to Bridge	8 0 03/29/19 A 12 0 04/10/19 A	04/09/19 A 05/31/19 A	Rough Road to from Village to Bridge  Site Clearing & Grubbing - Remander of Site
A4180	Site Clearing & Grubbing - Remander of Site  Install Temp Wetlands Crossing	12 0 04/10/19 A 5 0 04/17/19 A	05/31/19 A 04/19/19 A	Install Temp Wetlands Crossing
A5240	Install Temp vvetlands Crossing Strip Road and Campus Building Area		04/19/19 A 05/16/19 A	■ Install Temp vvetlands Crossing  Strip Road and Campus Building Area
\4620 \4630		5 0 05/10/19 A		<b>├</b>
\4630 \4640	Offsite Borrow from Bridge to Campus Area Strip Loam to Lilac Stockpile Area	10 0 05/15/19 A 10 0 05/15/19 A	05/29/19 A 05/29/19 A	☐ Offsite Borrow from Bridge to Campus Area ☐ Strip Loam to Lilac Stockpile Area
\4650	Cut to Fill Subsoil to Contractor Parking	15 0 05/15/19 A	05/29/19 A 06/04/19 A	Cut to Fill Subsoil to Contractor Parking
44650 45190	Build Detention Basin Berms	4 0 06/03/19 A	09/27/19 A	Build Detention Basin Berms
46320	Strip / Tree Work for Replication Area	5 0 07/29/19 A	08/02/19 A	Strip / Tree Work for Replication Area
46030	Install Replication Area	6 0 08/12/19 A	11/05/19 A	Install Replication Area
46260	Plantings in Replication Area	5 0 10/31/19 A	11/05/19 A	Plantings in Replication Area
Roadway	<u> </u>	5 0 10/31/19 A	11/05/19 A	Plantings in Replication Area
Watersic				
A1410	Drainage & Sewer - Waterside Run	17 0 05/14/19 A	06/07/19 A	Drainage & Sewer - Waterside Run
A6230	Water Utilities - Waterside Run	10 0 06/17/19 A	09/27/19 A	Water Utilities - Waterside Run
A6020	Build Versa-Lok Wall #12 at Timber Bridge [Waterside]	10 0 08/05/19 A	11/25/19 A	Build Versa-Lok Wall #12 at Timber Bridge [Waterside]
A6010	Build Versa-Lok Wall #8 at Timber Bridge [Waterside]	10 0 08/22/19 A	11/25/19 A	Build Versa-Lok Wall #8 at Timber Bridge [Waterside]
A6240	EMH & Ductbank - Waterside Run	10 0 08/26/19 A	09/25/19 A	EMH & Ductbank - Waterside Run
A4190	Build Timber Bridge - Waterside	25 0 11/25/19 A	01/27/20 A	Build Timber Bridge - Waterside
A15590	-	10 0 05/12/20 A	07/06/20 A	Complete Site Main Electrical - Waterside
A6250	Gas Line - Waterside Run	15 0 05/19/20 A	06/04/20 A	Gas Line - Waterside Run
A15610		5 0 06/03/20 A	06/04/20 A	I Gas Bridge Crossing - Waterside
	Fine Grading - Waterside	5 2 06/22/20 A	07/13/20	Fine Grading - Waterside
	Site Lighting Rough / Bases - Waterside	10 1 06/22/20 A	07/09/20	Site Lighting Rough / Bases - Waterside
	Asphalt Binder - Waterside	5 5 07/14/20	07/20/20	■ Asphalt Binder - Waterside
	Granite Curb at Village St - Waterside	3 3 07/21/20	07/23/20	■ Granite Curb at Village St - Waterside
	ADA Sidewalks Ramps - Waterside	3 3 07/24/20	07/28/20	■ ADA Sidewalks Ramps - Waterside
	Asphalt Sidewalks & Berm - Waterside	5 5 07/29/20	08/04/20	Asphalt Sidewalks & Berm - Waterside
	Wood Guardrails - Waterside	10 10 08/05/20	08/18/20	Wood Guardrails - Waterside
	Loam / Seed - Waterside	5 5 08/19/20	08/25/20	■ Loam / Seed - Waterside
	Lift Station - Waterside	10 10 08/19/20	09/01/20	■ Lift Station - Waterside
	Chain Link Fencing - Waterside	15 15 08/19/20*	09/09/20	Chain Link Fencing - Waterside
	Install Light Poles - Waterside	5 5 08/26/20	09/01/20	Install Light Poles - Waterside
	Parking / Roadway Signage - Waterside	2 2 09/02/20	09/03/20	1 Parking / Roadway Signage - Waterside
Waterli			1 2 3 3 3 2 3	
	Valve Install at Village Street / Waterside Run	0 0 06/15/19 A	06/22/19 A	■ Valve Install at Village Street / Waterside Run
	Utility Crossings at Waterside Run Bridge	5 0 12/16/19 A	12/19/19 A	Utility Crossings at Waterside Run Bridge
	Testing & Clorination - Waterline @ Waterside Run	2 0 12/16/19 A	12/20/19 A	Testing & Clorination - Waterline @ Waterside Run
Spring				
	Raise Structures - Waterside	3 3 04/05/21*	04/07/21	I Raise Structures - Watersid
	0 Asphalt Top - Waterside	5 5 04/08/21	04/14/21	■ Asphalt Top - Waterside
	0 Striping - Waterside	2 2 04/15/21	04/16/21	<b>I</b> Striping - Waterside
	Pond Circle to Village Street		, , , , , , , , , , , , , , , , , , ,	
	Structures & Utilities - WPC North	66 0 03/29/19 A	10/04/19 A	Structures & Utilities - WPC North

vity ID	lows at Medway  Activity Name	Orig Re	m Start	Finish	TASK filter: All Activities         Page 9 or           2019         2020         2021
ity iD	Nouvily Hamo	Dur D	ur	T II IIOTT	an F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
A6130	Valve Install at Village Street / Willow Pond Circle	1	0 06/08/19 A	06/08/19 A	I Valve Install at Village Street / Willow Pond Circle
A6110	Install Elec + Tel / Data MHs and Ductbank - WPC North	15	0 07/08/19 A	08/30/19 A	Install Elec + Tel / Data MHs and Ductbank - WPC North
A5220	Start Structures & Utilities - WPC South	66	0 07/29/19 A	11/29/19 A	Start Structures & Utilities - WPC South
A15800			0 06/02/20 A	06/05/20 A	1 Hydrants - WPC
A7600	Install Gas Line - WPC		0 06/18/20 A	06/25/20 A	■ Install Gas Line - WPC
	Complete Site Main Electrical - WPC		12 06/23/20 A	07/24/20	Complete Site Main Electrical - WPC
	Site Lighting Rough / Bases - WPC		10 07/09/20	07/22/20	Site:Lighting Rough / Bases - WPC
A15820			3 07/27/20	07/29/20	■ Site! Eighting Rought Pases - WT G
	Bronco Block at Bridge - WPC		20 08/19/20*	09/16/20	Bronco Block at Bridge - WPC
	Chainlink Fencing - WPC		10 09/10/20	09/10/20	Chainlink Fencing - WPC
A6040	Build Timber Bridge - Willow Pond Circle		30 09/17/20	10/29/20	Build Timber Bridge - Willow Pond Circle
	Gas Bridge Crossing - WPC		5 10/01/20*	10/29/20	Gas Bridge Crossing - WPC
-	Utility Crossings at Bridge - WPC		5 10/30/20	11/05/20	Utility Crossings at Bridge - WPC
	Lift Station - WPC	5	5 10/30/20	11/05/20	■ Lift Station - WPC
<u> </u>	Fine Grading - WPC	5	5 10/30/20	11/05/20	■ Fine Grading - WPC
	Asphalt Binder - WPC		5 11/06/20	11/13/20	Asphalt Binder - WPC
	Granite Curb at Village St - WPC		5 11/16/20	11/20/20	■ Granite Curb at Village St - WPC
	ADA Sidewalk Ramps - WPC		5 11/23/20	11/30/20	■ ADA Sidewalk Ramps - WPC
-	Asphalt Berm & Sidewalks - WPC		5 12/01/20	12/07/20	Asphalt Berm & Sidewalks - WPC
k	Wood Guardrails - WPC		10 12/08/20	12/21/20	■ Wood Guardrails - WPC
	Loam / Seed - WPC	5	5 12/22/20	12/29/20	■ Loam / Seed - WPC
A15900	Install Light Poles - WPC	5	5 12/30/20	01/06/21	☐ Install Light Poles - WPC
A15970	Parking / Roadway Signage - WPC	3	3 01/07/21	01/11/21	■ Parking / Roadway Signage - WPC
Spring :	2021				
A15950	Willows Complex Signage - WPC	5	5 04/05/21	04/09/21	■ Willows Complex Signage - WF
A15920	Raise Structures - WPC	3	3 04/12/21	04/14/21	■ Raise Structures - WPC
A15930	Asphalt Top - WPC	5	5 04/15/21	04/22/21	Asphalt Top + WRC
	Striping - WPC	2	2 04/23/21	04/26/21	■ Striping - WPC
	Pond Circle Building Loop			7	
	Infiltration System - WPC Loop	20	0 04/07/20 A	06/18/20 A	Infiltration System - WPC Loop
k	UG FDC Piping and Finish - WPC Loop		0 04/27/20 A	04/29/20 A	■ UG FDQ Piping and Finish - WPC Loop
	Hydrants - WPC Loop		0 05/11/20 A	05/22/20 A	Hydrants - WPC Loop
	Gas Line - WPC Loop		0 05/29/20 A	06/03/20 A	■ Gas Line - WPC Loop
·	Complete Site Main Electrical - WPC Loop		10 07/27/20	08/07/20	Gas Line - WPC Loop  Complete Site Main Electrical - WPC Loop
	Site Lighting Rough / Bases - WPC Loop		10 07/27/20	08/21/20	■ Site Lighting Rough / Bases - WPC Loop
-					□ Stiel Lightung Rough / Bases - WPC Loop □ Chain, Link Fencing - WPC Loop
	Chain Link Fencing - WPC Loop		09/24/20	10/07/20	
	Fine Grading - WPC Loop		5 11/06/20	11/13/20	■ Fine Grading - WPC Loop
	Asphalt Binder - WPC Loop		5 11/16/20	11/20/20	■ Asphalt Binder - WPC Loop
	Concrete Curb Around Building - WPC Loop	-	15 11/23/20	12/14/20	Congrete Curb Argund Building - WPC Loop
	ADA Sidewalks Ramps - WPC Loop		7 12/15/20	12/23/20	■ ADA Sidewalks Ramps - WPC Loop
k	Asphalt Sidewalks - WPC Loop		10 12/24/20	01/08/21	Asphalt Sidewalks - WPC Ldop
	Parking / Roadway Signage - WPC Loop		5 01/11/21	01/15/21	■ Parking / Roadway Signage - WPC Loop
	Loam / Seed - WPC Loop	10 1	10 01/19/21	02/01/21	Loam / Seed - WPC Loop
A16130	Install Light Poles - WPC Loop	5	5 02/02/21	02/08/21	■ Install Light Poles - WPC Loop
B West					
A16180	B West Footings / Pads	10 1	10 09/11/20	09/24/20	■ B West Footings:/ Pads
A16190	B West Pergola	5	5 09/25/20	10/01/20	■ B West Pergola
A16200	B West Bocce Court		5 09/25/20	10/01/20	■ B West Bocce Court
A16280	B West Bocce Umbrella Tables		8 09/25/20	10/06/20	■ B West Bocce Umbrella Tables
	D B West Bar		10 09/25/20	10/08/20	■ B West Bar
	D B West Horseshoe Pits		3 10/02/20	10/06/20	■ B <sub>i</sub> West Hdrseshoe Pits
	D B West Bollards		3 10/02/20	10/06/20	B.West Bollards
	D B West Pickleball Court		10/02/20	10/06/20	B West Pickleball Court
	B West Putting Green		3 10/07/20	10/09/20	■ B West Putting Green
	B West Benches		3 10/07/20	10/09/20	■ B West Benches
A16260	B West Chain Link Fence	5	5 10/19/20	10/23/20	■ B West Chain Link Fence

1985 - The Willo	ows at Medway			Distributio	Schedule TASK filter: All Activities Page 10 of 26
Activity ID	Activity Name	Orig Dur	Rem Start Dur	Finish	2019 2020 2021
					N D Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jul A S Oct N D Jan F M Apr M D Jan F M Apr M J Jul A S Oct N D
	B West Plantings	10	10 10/26/20	11/06/20	■ B West Plantings
B East	D Foot Footings / Pode	0	0.00/05/00	40/00/00	
	B East Footings / Pads	8	8 09/25/20	10/06/20	■ B East Footings / Pads ■ B East Pergola
	B East Pergola B East Benches	8	8 10/07/20 3 10/13/20	10/19/20 10/15/20	B East Pergola
	B East Plantings	7	7 11/09/20	11/18/20	■ B East Plantings
A South	D East Flaittings	1	7 11/09/20	11/10/20	
	A South Footings / Pads	3	3 10/07/20	10/09/20	■ A'South Footings / Pads
	A South Benches	3	3 10/16/20	10/20/20	■ A South Benches
	A South Plantings	2	2 11/19/20	11/20/20	I A South Plantings
C West	7. Coddi'r iaritingo		2 11/10/20	11/20/20	
	C West Footings / Pads	8	8 10/13/20	10/22/20	■ C West Footings:/ Pads
	C West Benches	3	3 10/21/20	10/23/20	■ C West Benches
	C West Pergola	4	4 10/23/20	10/28/20	■ C West Pergola
	C West Greenhouse	5	5 10/23/20	10/29/20	■ C West Greenhouse
111000	C West Cedar Boxes	4	4 10/30/20	11/04/20	□ C West Cedar Boxes
	C West Privacy Fence	4	4 10/30/20	11/04/20	□ C:West Privacy Ferice
	Loam / Seed All Landscaping Area	10	10 11/05/20	11/19/20	Loam / Seed All Landscaping Area
	C West Plantings	7	7 11/23/20	12/02/20	■ C West Plantings
Spring 2	-				
	Asphalt Berm - WPC Loop	5	5 04/05/21*	04/09/21	Asphalt Berm - WPC Lgop
	Raise Structures - WPC Loop	3	3 04/15/21	04/20/21	■ Raise Structures - WPC Ldop
	Asphalt Top - WPC Loop	5	5 04/23/21	04/29/21	Asphalt Top - WPC Loop
	Striping - WPC Loop	2	2 04/30/21	05/03/21	■ Striping - WPC Loop
	Wheel Stops - WPC Loop	2	2 05/04/21	05/05/21	I Whee Stops - WPC Loop
Building S					
A4660	Fill Campus Building to 2' Below Finish Grade	80	0 06/05/19	A 08/09/19 A	Fill Campus Building to 2' Below Finish Grade
A5290	Build Versa-Lok Walls #7, 9, 11 at Building Pad	60	0 06/25/19	A 08/30/19 A	Build Versa-Lok Walls #7, 9, 11 at Building Pad
A4240	Complete 54" Sewer Relining (by Owner / Marois)	0	0	07/03/19 A	♦ Complete 54" Sewer Relining (by Owner / Marois)
Building A			'	'	
A1450	FRP Footing / Walls - A	20	0 09/03/19	A 10/18/19 A	FRP Footing / Walls - A
A6820	FRP Columns at Garage, A	10	0 09/11/19	A 10/16/19 A	FRP Columns at Garage, A
A7090	MEP Sleeve Install - West, A	5	0 09/17/19		I MEP Sleeve Install - West, A
A7080	MEP Sleeve Install - Central, A	5	0 09/25/19		■ MEP Sleeve Install - Central, A
	Damproofing - A	22	0 09/27/19	A 10/19/19 A	Damproofing - A
A6770	MEP Sleeve Install - East, A	5	0 10/02/19		MEP Sleeve Install - East, A
A1460	Complete Bldg A Foundations	0	0	10/18/19 A	◆ Complete Bldg A Foundations
West					
A6430	Plumbing UG, A	15	0 10/02/19	A 10/16/19 A	Plumbing UG,A
A6350	Electrical UG, A	15	0 10/04/19	A 10/16/19 A	■ Electrical UG, A
A1470	Podium Structural Slab (West)	30	0 10/29/19		Podium Structural Slab (West)
A7100	2nd Floor Layout Framing, A - West	2	0 12/18/19	A 12/20/19 A	■ 2nd Floor Layout Framing, A - West
A7110	2nd Floor Frame Walls, A - West	6	0 12/20/19	A 01/03/20 A	2nd Floor Frame Walls, A-West
A1490	3rd Floor Framing, A - West	6	0 01/02/20	A 01/08/20 A	■ 3rd Ftoor Framing, A - West
A7120	3rd Floor Layout & Wall Install, A - West	6	0 01/08/20	A 01/14/20 A	■ 3rd Floor Layout & Wall Install, A'- West
A7680	2nd Floor Framing Punchlist, A - West	3	0 01/09/20	A 03/23/20 A	2nd Floor Framing Punchlist, A - West
A1510	4th Floor Framing, A - West	7	0 01/10/20	A 01/15/20 A	■ 4th Floor Framing, A - West
A7140	4th Floor Layout & Wall Install, A - West	6	0 01/16/20	A 01/23/20 A	■ 4th Floor Layout & Wa <mark>l</mark> Install, A - West
A7130	3rd Floor Framing Punchlist, A - West	3	0 01/16/20	A 02/03/20 A	□ 3rd Floor Framing Punchlist, A - West
A1540	Roof Wood Structure, A - West	6	0 01/23/20	A 02/10/20 A	Roof Wood Structure, A - West
A7150	4th Floor Framing Punchlist, A - West	3	0 02/03/20	A 04/14/20 A	4th Floor Framing Punchlist, A - West
East					
A7300	Grade & Pave Garage - A	4	0 11/21/19	A 11/27/19 A	☐ Grade & Pave Garage - A
A1480	Podium Structural Slab (East)	30	0 12/16/19	A 01/30/20 A	Podium Structural Slap (East)
A7690	2nd Floor Layout Framing, A - East	2	0 02/07/20	A 02/10/20 A	■ 2nd Floor Layout Framing, A - East
	Erect Structural Steel, A	2	0 02/10/20	A 04/06/20 A	Erect Structural Steel, A

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tivity ID	Activity Name	Orig Rem Start Dur Dur	Finish	2019	2020 2021	
47700	0.151.5		0.4/4.0/00.4	N D Jan F Mar Apr M J Jul A S C	Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Ju	ul A S Oct N
A7700	2nd Floor Frame Walls, A - East	5 0 02/14/20 A	04/10/20 A	4	2nd Floor Frame Walls, A - East	
A6830	CMU at Stairs A/B, A	10 0 02/25/20 A	03/04/20 A	4	■ CMU at Stairs A/B, A	
A7710	3rd Floor Framing, A - East	5 0 02/26/20 A	04/15/20 A		3rd Floor Framing, A - East	
A7730	3rd Floor Layout & Wall Install, A - East	3 0 02/28/20 A	04/22/20 A		3rd Floor Layout & Wall Install, A - East	
A7740	4th Floor Framing, A - East	5 0 03/02/20 A	04/24/20 A	4	4th Floor Framing, A - East	
A7720	2nd Floor Framing Punchlist, A - East	3 0 03/03/20 A 3 0 03/05/20 A	05/15/20 A	1	2nd Floor Framing Punchlist, A - East	
A7770	4th Floor Layout & Wall Install, A - East	0 00.00.2011	04/28/20 A	1	4th Floor Layout & Wall Install, A - East  Roof Wood Structure, A - East	
A7760 A7750	Roof Wood Structure, A - East  3rd Floor Framing Punchlist, A - East	8 0 03/12/20 A 5 0 03/23/20 A	05/11/20 A 05/22/20 A		3rd floor Framing Punchlist, A - East	
A6340	Detail Structural Steel, A	3 0 04/07/20 A	04/22/20 A	1	Detail Structural Steel, A	
A0340 A1520	Wood Structure Complete	0 0	05/11/20 A	1	◆ Wood Structure Complete	
A7780	4th Floor Framing Punchlist, A - East	20 0 05/13/20 A	05/11/20 A 05/22/20 A	1	■ 4th Floor Framing Punchlist, A - East	
Exterior-	-	20 0 03/13/20 A	03/22/20 A		4til riodi Franing Fundinst, A - Last	
A13580	Building A Roof-Tight - West	0 0	03/23/20 A		♦ Building A Roof-Tight - West	
A1560	Building A Roof-Tight - West	0 0	06/09/20 A	1		
A - Sout		0 0	JUJUSIZU A		→ Equicitità y Mont-Tigiti - East	
I <del></del>	CMU Exterior Walls @ Garage West	40 0 01/23/20 A	04/09/20 A	-	CMU Exterior Walls @ Garage West	
A4700 A1550	Roof Shingles, A West	12 0 02/12/20 A	04/09/20 A 03/04/20 A		Roof Shingles, A West	
A7880	Install Windows, A SW	15 0 02/12/20 A	03/04/20 A 03/25/20 A	<del>-</del>	Install Windows, A SW	
A1530	Siding, A SW	25 0 04/06/20 A	05/21/20 A	1	Siding, A SW	
A - North	<u> </u>	23 0 04/00/2074	03/21/2074		Outling, A OW	
l —	CMU at West End Deck, A NW	5 0 03/09/20 A	03/13/20 A	-	CMU at West End Deck, A NW	
A7900	Install Windows, A NW	10 0 03/18/20 A	04/10/20 A		Install Windows, A NW	
	Flat Roofing at West End Deck, A NW	5 0 04/15/20 A	05/12/20 A		Flat Roofing at West End Deck, ANW	
A7940	Siding, A NW	15 11 05/12/20 A	09/03/20	1	Siding, A NW	
ł <del>-</del>	Railings at West End Deck, A NW	4 4 07/09/20*	07/14/20	1	Railings at West End Deck, A NW	
	Stone Pavers at West End Deck, A NW	4 4 07/09/20*	07/14/20	1	Stone Pavers at West End Deck, A NW	
· -	Exterior Lighting, A NW	7 7 09/04/20	09/15/20		Exterior Lighting, A NW	
A13770		10 10 09/04/20	09/13/20		Stone Veneer at West End, A NW	
	Gutters / Downspouts, A NW	6 6 09/21/20	09/28/20	1	Gutters / Downspouts, A NW	
A - Sout		0 0 03/2 1/20	03/20/20		Guters) Edwinspouts, A 1444	
A7890	Install Windows, A SE	15 0 04/01/20 A	05/12/20 A	-	Install Windows, A SE	
A7930	CMU Exterior Walls @ Garage East	30 0 04/09/20 A	04/29/20 A	1	CMU Exterior Walls @ Garage East	
A7950	Siding, A SE	20 0 04/28/20 A	05/21/20 A		Siding, A SE	
A7920	Roof Shingles, A East	15 0 05/11/20 A	06/09/20 A	1	Roof Shingles, A East	
	Roof Drains at South Balconies	3 3 07/27/20	07/29/20	1	Roof Drains at South Balconies	
	Flat Roofing at South Balconies	10 10 07/27/20	08/07/20	1	■ Flat Roofing at South Balconies	
•	Railings at South Balconies	8 8 08/10/20	08/19/20	1	Railings at South Balconies	
· ·	Stone Pavers at South Balconies	8 8 08/10/20	08/19/20	<del>- </del>	Stone Pavers at South Balconies	
l I	Lighting Rough at South Balconies	5 5 08/20/20	08/26/20	1	■ Lighting Rough at South Balconies	
_	Ceilings at South Balconies	5 5 08/27/20	09/02/20	1	Ceilings at South Balconies	
· ·	Lighting Finishes at South Balconies	5 5 09/03/20	09/10/20	1	Lighting Finishes at South Balconies	
A - North		0 0 00,00,20	00/10/20			
	CMU at East End Deck, A NE	5 0 04/14/20 A	04/15/20 A		I CMU at East End Deck, A NE	
	Flat Roofing at East End Deck, A NE	5 0 05/07/20 A	05/12/20 A	1	■ Flat Roofing at East End Deck, ANE	
	Install Windows, A NE	10 0 05/11/20 A	05/14/20 A		I Install Windows, A NE	
A7960	Siding, A NE	10 12 05/27/20 A	08/10/20	1	Siding, A NE	
	Install Exterior Doors & Hardware, A NE	5 5 08/11/20	08/17/20	1	Install Exterior Doors & Hardware, A'NE	
l l===================================	Stone Veneer at East End, ANE	20 20 08/11/20	09/08/20	T	Stone Veneer at East End, ANE	
	Install all A Building Louvers	3 3 09/09/20	09/11/20	1	I Install all A Building Louvers	
<b> </b>	Railings at East End Deck, A NE	4 4 09/09/20	09/11/20		■ Railings at East End Deck, A NE	
	Stone Pavers at East End Deck, A NE	4 4 09/09/20	09/14/20		Stone Pavers at East End Deck, A NE	
-	Install Overhead Doors	5 5 09/09/20	09/14/20		Install Overhead Doors	
l l	Install All Balcony / Deck Entrances	10 10 09/15/20	09/13/20	<del>-</del>	Install All Balcony / Deck Entrances	
· -	Remove Temp Stair Tower / Patch in Siding, ANE	10 10 09/15/20	10/07/20	1	Remove Temp Stair Tower / Patch in Sid	lina ΔNE
- A1303U	Nemove Temp Stall Tower / Fatorill Stully, AINE	10 10 09/24/20	10/07/20		Tellique l'emplorair lower / Patch in Sid	iiig, ANE

	ows at Medway	Orig Dom Clark		ule TASK filter: All Activities	Page 12 c
vity ID	Activity Name	Orig Rem Start Dur Dur	Finish	2019 20 Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun	
A1580	4th Floor Complete	0 0	12/21/20	Jail I Wal Api W J Jul A J Oct N D Jail I W Api W Juli	◆ 4th Floor Complete
A1600	3rd Floor Complete	0 0	01/19/21		◆ 3rd Floor Complete
A1620	2nd Floor Complete	0 0	01/19/21		◆ 2nd Floor Complete
West	Zha i looi dampiota		01/10/21		The state of the s
4th FI W	/est				
	OH Electrical Rough , A 4W	15 0 02/24/20 A	03/06/20 A	OH Electrical Ro	ugh, A 4W
	Corridor Tops & Wall Layout , A4W	4 0 02/27/20 A	03/12/20 A		Wall Layout , A4W
	OH Mechanical Rough , A 4W	15 0 02/27/20 A	03/24/20 A		al Rough , A 4W
	OH Plumbing Rough , A 4W	15 0 02/27/20 A	03/24/20 A	OH Plumbing	1 91
	Frame GWB Walls & Ceiling Grid , A 4W	10 0 03/23/20 A	04/07/20 A	, , , , , , , , , , , , , , , , , , ,	B Walls & Ceiling Grid , A 4W
A8340	In-wall Electrical Rough , A 4W	15 0 03/25/20 A	04/22/20 A		ectrical Rough , A 4W
	In-wall Plumbing Rough , A 4W	15 0 03/25/20 A	05/22/20 A		all Plumbing Rough , A 4W
	In-wall Mechanical Rough , A 4W	10 0 03/30/20 A	06/05/20 A		wall Mechanical Rough , A 4W
	OH Sprinkler Rough , A 4W	15 0 04/09/20 A	04/24/20 A	□ OH Spri	kler Rough , A 4W
A10140	Install Preformed Tubs / Showers , A4W	4 0 04/28/20 A	05/15/20 A	Insta	Preformed Tubs / Showers , A4W
A8380	Insulated Ceilings + Wall above Ceilings , A4W	5 0 04/28/20 A	06/08/20 A		sulated Ceilings + Wall above Ceilings , A 4W
	Inspection / Punch , A 4W	2 0 05/20/20 A	06/09/20 A		spection / Punch , A 4W
A8390	Install GWB , A 4W	8 0 06/10/20 A	06/29/20 A		Install GWB, A 4W
A8420	Tape , A4W	10 0 06/16/20 A	07/02/20 A		Tape , A 4W
A8440	Prime / First Coat , A 4W	5 0 07/01/20 A	07/06/20 A		Prime / First Coat , A 4W
A8410	Gypcrete on Floors , A 4W	2 2 07/09/20	07/10/20		Gyponete on Floors, A 4W
A10280	Expansion Joints, A 4W	3 3 07/13/20	07/15/20		Expansion Joints, A 4W
A8400	Install HM Frames , A 4W	4 4 07/13/20	07/16/20		■ Install HM Frames , A 4W
A8500	Wood Trim , A4W	10 10 07/13/20	07/24/20		■ Wood Trim , A 4W
A8480	MEP Finishes at Walls & GWB Ceilings , A4W	15 15 07/13/20	07/31/20		■ MÉP Finishes at Walls & GWB Ceilings , A 4W
A8430	Floor Tile, A4W	12 12 07/23/20	08/07/20		Floor Tile , A 4W
A8530	Specialties , A 4W	5 5 07/27/20	07/31/20		■ Specialties , A 4W
A8460	Wall Tile, A 4W	10 10 08/10/20	08/21/20		■ Wall Tile, A 4W
A10700	Closet Fitout , A 4W	10 10 08/24/20	09/04/20		Closet Fitout , A 4W
A8490	Plumb Finishes , A 4W	12 12 08/24/20	09/09/20		Plumb Finishes , A 4W
A10630	Cabinets & Counters , A 4W	15 15 08/24/20	09/14/20		Cabinets & Counters , A 4W
A10770	Backsplashes, A 4W	8 8 09/08/20	09/17/20		■ Backsplashes, A 4W
A10840	Counter MEP Finishes, A 4W	10 10 09/11/20	09/24/20		Counter MEP Finishes, A 4W
A10350	Wall Coverings in Corridor, A 4W	4 4 09/15/20	09/18/20		■ Wall Coverings in Corridor, A 4W
A8450	Grid in Corridor , A 4W	3 3 09/21/20	09/23/20		■ Grid in ¢orridor ,A 4W
	MEP Finishes in Corrdior Ceiling, A4W	4 4 09/24/20	09/29/20		■ MEP Finishes in Corrdior Ceiling, A 4W
A10380	Acoustical Ceiling Tiles in Corridor, A 4W	3 3 09/30/20	10/02/20		Acoustical Ceiling Tiles in Corridor, A 4W
A8540	Doors & Hardware , A 4W	6 6 10/05/20	10/13/20		■ Doors & Hardware , A 4W
A8550	Final Paint , A 4W	12 12 10/08/20	10/26/20		Final Paint, A 4W
A8560	Carpet (rooms) , A 4W	8 8 10/19/20	10/28/20		■ Carpet (rooms) , A 4W
	Punchlist, A 4W	10 10 10/23/20	11/05/20		Punchlist, A 4W
3rd FI W					
	OH Electrical Rough , A 3W	15 0 02/27/20 A	03/13/20 A	OH Electrical F	
	OH Mechanical Rough , A 3W	15 0 02/28/20 A	04/07/20 A		ical Rough , A 3W
	OH Plumbing Rough , A 3W	15 0 02/28/20 A	05/08/20 A		mbing Rough , A 3W
	Corridor Tops & Wall Layout , A3W	3 0 03/12/20 A	03/17/20 A		& Wall Layout , A3W
	5	10 0 04/07/20 A	04/24/20 A		WB Walls & Ceiling Grid , A 3W
	In-wall Mechanical Rough , A 3W	10 0 04/13/20 A	06/17/20 A		n-wall Mechanical Rough , A 3W
A8960	OH Sprinkler Rough , A 3W	15 0 04/14/20 A	05/06/20 A		inkler Rough , A 3W
	In-wall Electrical Rough , A 3W	15 0 04/15/20 A	05/13/20 A		Electrical Rough , A 3W
	In-wall Plumbing Rough , A 3W	15 0 04/21/20 A	05/26/20 A		all Plumbing Rough , A 3W
	Install Preformed Tubs / Showers , A 3W	4 0 04/30/20 A	05/18/20 A	-	Preformed Tubs / Showers , A 3W
	Inspection / Punch , A 3W	2 0 06/01/20 A	06/19/20 A		nspection / Punch , A 3W
	Insulated Ceilings + Wall above Ceilings , A 3W	5 0 06/15/20 A	06/23/20 A		nsulated Ceilings + Wall above Ceilings , A 3W
	·	8 0 06/23/20 A	07/08/20 A		Install GWB , A 3W
A9060	Tape, A3W	10 2 06/26/20 A	07/10/20		Tape, A3W

5 - The Willows at Medway	Distribution Schedule T	<u> </u>
y ID Activity Name	Orig Rem Start Finish Dur Dur	2019 2020 2021 F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
A9080 Prime / First Coat , A 3W	5 5 07/09/20 07/15/20	Prime / First Coat: A 3W
A9050 Gypcrete on Floors , A 3W	4 4 07/16/20 07/21/20	■ Gypcrete on Floors , A 3W
A10300 Expansion Joints, A 3W	3 3 07/22/20 07/24/20	I Expansion Joints, A 3W
A9040 Install HM Frames , A 3W	4 4 07/22/20 07/27/20	■ Install HM Frames , A 3W
A9140 Wood Trim , A 3W	10 10 07/22/20 08/04/20	■ Wood Trim, A 3W
A9120 MEP Finishes at Walls & GWB Ceilings , A3W	15 15 07/22/20 08/11/20	MEP Finishes at Walls & GWB Ceilings , A 3W
A9070 Floor Tile , A 3W	12 12 07/28/20 08/12/20	Floor, Tile, A 3W
		Specialties, A 3W
A9170 Specialties , A 3W A9100 Wall Tile , A 3W	5 5 08/05/20 08/11/20 10 10 08/13/20 08/26/20	■ Specialities, A 3W
A10720 Closet Fitout , A 3W	10 10 08/27/20 09/10/20	Closet Fitout , A 3W
A10720 Closet Filout, A 3W  A9130 Plumb Finishes , A 3W		Plumb Finishes , A 3W
A9130 Plumb Finishes , A 3W A10650 Cabinets & Counters , A 3W		q====================================
·		Cabinets & Counters , A 3W
A10790 Backsplashes, A 3W	8 8 09/11/20 09/22/20	■ Backsplashes, A 3W ■ Counter MEP Finishes, A 3W
A10860 Counter MEP Finishes, A 3W	10 10 09/16/20 09/29/20	, , , , , , , , , , , , , , , , , , ,
A10430 Wall Coverings in Corridor, A 3W	4 4 09/18/20 09/23/20	■ Wall Coverings in Corridor, A 3W
A9090 Grid in Corridor , A 3W	3 3 09/24/20 09/28/20	■ Grid in Corridor A 3W
A10450 MEP Finishes in Corrdior Ceiling, A 3W	4 4 09/29/20 10/02/20	MEP Finishes in Corrdior Ceiling, A 3W
A10460 Acoustical Ceiling Tiles in Corridor, A 3W	3 3 10/05/20 10/07/20	Acoustical Ceiling Tiles in Corridor, A 3W  Acoustical Ceiling Tiles in Corridor, A 3W  Acoustical Ceiling Tiles in Corridor, A 3W
A9180 Doors & Hardware , A 3W	6 6 10/08/20 10/16/20	■ Doors & Hardware , A 3W
A9190 Final Paint , A 3W	12 12 10/14/20 10/29/20	Final Paint , A 3 ψ
A9200 Carpet (rooms) , A 3W	8 8 10/22/20 11/02/20	□ Carpet (rooms), A 3W
A10930 Punchlist, A 3W	10 10 11/06/20 11/20/20	Punchlist, A 3W
2nd FI West		
A9530 Corridor Tops & Wall Layout , A2W	3 0 04/10/20 A 04/14/20 A	■ Corridor Tops & Wall Layout , A 2W
A9550 OH Electrical Rough , A 2W	15 0 04/16/20 A 04/24/20 A	OH Electrical Rough , A 2W
A9560 OH Mechanical Rough , A 2W	15 0 04/16/20 A 04/29/20 A	OH Mechanical Rough , A 2W
A9590 Frame GWB Walls & Ceiling Grid , A 2W	10 0 04/27/20 A 05/12/20 A	Frame GWB Walls & Ceiling Grid , A 2W
A9580 OH Sprinkler Rough , A 2W	15 0 04/29/20 A 05/28/20 A	OH Sprinkler Rough ,A 2W
A9600 In-wall Electrical Rough , A 2W	15 0 05/06/20 A 05/21/20 A	In-wall Electrical Rough , A/2W
A9620 In-wall Mechanical Rough , A 2W	10 0 05/08/20 A 07/01/20 A	In-wall Mechanical Rough , A 2W
A9570 OH Plumbing Rough , A 2W	15 0 05/18/20 A 06/10/20 A	□ OH Plumbing Rough , A 2W
A9610 In-wall Plumbing Rough , A 2W	15 0 05/19/20 A 06/23/20 A	n-wall Plumbing Rough , A 2W
A10180 Install Preformed Tubs / Showers , A2W	4 0 06/01/20 A 06/18/20 A	Install Preformed Tubs / Showers , A 2W
A9630 Inspection / Punch , A 2W	2 0 06/24/20 A 07/02/20 A	■ Inspection / Punch , A 2W
A9640 Insulated Ceilings + Wall above Ceilings , A 2W	5 0 06/24/20 A 07/07/20 A	Insulated Ceilings + Wall above Ceilings , A 2W
A9650 Install GWB , A 2W	8 8 07/09/20 07/20/20	■ Install GWB ,,A 2W
A9660 Install HM Frames , A 2W	4 4 07/15/20 07/20/20	■ Install HM Frames , A 2W
A9680 Tape , A 2W	10 10 07/20/20 07/31/20	!
A9700 Prime / First Coat , A 2W	5 5 07/29/20 08/04/20	<b>I</b> Prime √ First Coat , A 2W
A10320 Expansion Joints, A 2W	3 3 08/05/20 08/07/20	I Expansion Joints, A 2W
A9760 Wood Trim , A 2W	10 10 08/05/20 08/18/20	■ Wood Trim , A2W
A9740 MEP Finishes at Walls & GWB Ceilings , A 2W	15 15 08/05/20 08/25/20	MEP Finishes at Walls & GWB Ceilings , A 2W
A9690 Floor Tile , A 2W	12 12 08/10/20 08/25/20	Floor Tile , A 2W
A9790 Specialties , A 2W	5 5 08/19/20 08/25/20	■ Specialties , A 2W
A9720 Wall Tile , A 2W	10 10 08/26/20 09/09/20	₩all Tile ,A 2W
A10740 Closet Fitout , A 2W	10 10 09/10/20 09/23/20	■ Closet Fitout , A 2W
A9750 Plumb Finishes , A 2W	12 12 09/10/20 09/25/20	■ Plumb Finishes , A 2W
A10670 Cabinets & Counters , A 2W	15 15 09/10/20 09/30/20	Cabinets & Counters, A 2W
A10810 Backsplashes, A 2W	8 8 09/24/20 10/05/20	□ Backsplashes, A 2W
A10880 Counter MEP Finishes, A2W	10 10 09/29/20 10/13/20	Counter MEP Finishes, A 2W
A10510 Wall Coverings in Corridor, A 2W	4 4 10/01/20 10/06/20	■ Wall Coverings in Corridor, A 2W
A9710 Grid in Corridor , A 2W	3 3 10/07/20 10/09/20	■ Grid in Corridor , A/2W
A10530 MEP Finishes in Corrdior Ceiling, A2W	4 4 10/13/20 10/16/20	■ MEP Finishes in Corrdior Ceiling, A 2W
A10540 Acoustical Ceiling Tiles in Corridor, A 2W	3 3 10/19/20 10/21/20	■ Acoustical Ceiling Tiles in Corridor, A 2W
A9800 Doors & Hardware , A 2W	6 6 10/22/20 10/29/20	■ Doors & Hardware , A 2W
A9810 Final Paint , A 2W	12 12 10/27/20 11/12/20	Final Paint, A 2W

5 - The Willows at Medway	0	Distribution Schedule TA		Pag
y ID Activity Name	Orig Rem Start Dur Dur	Finish N D Jan	E Mar Ann M J Jul A S Oct N D	2020 2021 Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S
A9820 Carpet (rooms) , A 2W	8 8 11/04/20	11/16/20	I Iviai Api Ivi 3 Juli A 3 Oct Iv D	Carpet (rooms) , A 2W
A10950 Punchlist, A 2W	10 10 11/23/20	12/07/20		■ Punchlist, A 2W
East	10, 10, 11, 11, 11, 11, 11, 11, 11, 11,			
4th FI East				
A8630 OH Mechanical Rough , A 4E	15 0 05/07/20 A	05/27/20 A		OH Mechanical Rough , A 4E
A8620 OH Electrical Rough , A 4E	15 0 05/12/20 A	06/02/20 A	<del></del>	OH Electrical Rough, A 4E
A8600 Corridor Tops & Wall Layout , A4E	3 0 05/14/20 A	05/29/20 A		Corridor Tops & Wall Layout , A 4E
A8660 Frame GWB Walls & Ceiling Grid , A4E	10 0 05/15/20 A	05/27/20 A		Frame GWB Walls & Ceiling Grid , A 4E
A8670 In-wall Electrical Rough , A 4E	15 0 05/26/20 A	06/29/20 A		In-wall Electrical Rough , A 4E
A8690 In-wall Mechanical Rough , A 4E	10 0 05/26/20 A	07/02/20 A		In-wall Mechanical Rough , A 4E
A8640 OH Plumbing Rough , A 4E	15 0 06/03/20 A	07/06/20 A	<del> </del> <del> </del> <del> </del> <del> </del> <del> </del>   <del> </del>	OH Plumbing Rough , A 4E
A8650 OH Sprinkler Rough , A 4E	15 2 06/03/20 A	07/10/20		OH Sprinkler Rough , A 4E
A8680 In-wall Plumbing Rough , A 4E	15 5 06/22/20 A	07/15/20		In-wall Plumbing Rough , A 4E
A10150 Install Preformed Tubs / Showers . A 4E	4 2 07/06/20 A	07/15/20		Install Preformed Tubs / Showers , A4E
A8700 Inspection / Punch , A 4E	2 2 07/09/20	07/10/20		Inspection / Punch , A 4E
A8710 Insulated Ceilings + Wall above Ceilings , A 4E	5 5 07/13/20	07/17/20	<del></del>	Insulated Ceilings + Wall above Ceilings , A 4E
A8720 Install GWB . A 4E	8 8 07/20/20	07/29/20		Install GWB, A 4E
A8730 Install HM Frames , A 4E	4 4 07/24/20	07/29/20		Install GWB, A 4E
A8750 Tape, A4E	10 10 07/29/20	08/11/20		Tape, A4E
A8770 Prime / First Coat , A 4E	5 5 08/07/20	08/13/20		Prime / First Coat A 4E
A8740 Gypcrete on Floors , A 4E	4 4 08/14/20	08/19/20	<del>          -</del>	Gypprete on Floors , A/4E
A10290 Expansion Joints, A 4E	3 3 08/20/20	08/24/20		■ Gyptiete of Floors , A,4E
A8830 Wood Trim , A4E	10 10 08/20/20	09/02/20		
·		1		Wood Trim', A 4E
A8810 MEP Finishes at Walls & GWB Ceilings , A4E	15 15 08/20/20	09/10/20		MEP Finishes at Walls & GWB Ceilings , A 4E
A8760 Floor Tile , A 4E	12 12 08/25/20	09/10/20		Floor Tile , A4E
A8860 Specialties , A 4E	5 5 09/03/20	09/10/20		Specialties , A 4E
A8790 Wall Tile , A 4E	10 10 09/11/20	09/24/20		■ Wall Tile , A 4E
A10710 Closet Fitout , A 4E	10 10 09/25/20	10/08/20		Closet Fitdut , A 4E
A8820 Plumb Finishes , A 4E	12 12 09/25/20	10/13/20		Plumb Finishes , A 4E
A10640 Cabinets & Counters , A 4E	15 15 09/25/20	10/16/20		Cabinets & Counters , A 4E
A10780 Backsplashes, A 4E	8 8 10/09/20	10/21/20		■ Backsplashes, A 4E
A10850 Counter MEP Finishes, A4E	10 10 10/15/20	10/28/20		Counter MEP Finishes, A4E
A10390 Wall Coverings in Corridor, A 4E	4 4 10/19/20	10/22/20		■ Wall Coverings in Corridor, A 4E
A8780 Grid in Corridor , A 4E	3 3 10/23/20	10/27/20		■ Grid in Corridor , A 4E
A10410 MEP Finishes in Corrdior Ceiling, A4E	4 4 10/28/20	11/02/20	<u> </u>	■ MEP Finishes in Corrdior Ceiling, A4E
A10420 Acoustical Ceiling Tiles in Corridor, A4E	3 3 11/03/20	11/05/20		I Acoustical Ceiling Tiles in Corridor, A4E
A8870 Doors & Hardware , A 4E	6 6 11/06/20	11/16/20		■ Doors & Hardware , A 4E
A8880 Final Paint , A 4E	12 12 11/12/20	11/30/20		■ Final Paint , A 4E
A8890 Carpet (rooms), A 4E	8 8 11/20/20	12/02/20		■ Carpet (rooms), A 4E
A10920 Punchlist, A 4E	10 10 12/08/20	12/21/20		■ Punchlist, A 4E
3rd FI East				
A9250 OH Mechanical Rough , A 3E	15 2 05/22/20 A	07/10/20		OH Mechanical Rough , A 3E
A9280 Frame GWB Walls & Ceiling Grid , A 3E	10 4 05/26/20 A	07/30/20		Frame GWB Walls & Ceiling Grid ,A3E
A9220 Corridor Tops & Wall Layout , A3E	3 0 05/27/20 A	06/03/20 A		■ Coridor Tops & Wall Layout , A 3E
A9240 OH Electrical Rough , A 3E	15 1 05/29/20 A	07/09/20	; {{}	OH Electrical Rough , A 3E
A9290 In-wall Electrical Rough , A 3E	15 11 06/02/20 A	08/10/20		In-wall Electrical Rough, A 3E
A9310 In-wall Mechanical Rough , A 3E	10 11 06/02/20 A	08/10/20		In-wall Mechanical Rough , A 3E
A9270 OH Sprinkler Rough , A 3E	15 0 06/11/20 A	06/23/20 A		DH Sprinkler Rough , A 3E
A9260 OH Plumbing Rough , A 3E	15 12 07/06/20 A	07/24/20		OH Plumbing Rough ,A 3E
A9300 In-wall Plumbing Rough , A 3E	15 15 07/27/20	08/14/20		In-wall Plumbing Rough , A 3E
A10170 Install Preformed Tubs / Showers , A3E	4 4 08/11/20	08/14/20		I Install Preformed Tubs / Showers , A3E
A9320 Inspection / Punch , A 3E	2 2 08/13/20	08/14/20		I Inspection / Punch , A 3E
A9330 Insulated Ceilings + Wall above Ceilings , A 3E	5 5 08/17/20	08/21/20		■ Insulated Ceilings + Wall above Ceilings , A3E
A9340 Install GWB , A 3E	8 8 08/24/20	09/02/20		Install GWB , A βE
A9350 Install HM Frames , A 3E	4 4 08/28/20	09/02/20		Install HM Frames , A 3E
A9370 Tape, A3E	10 10 09/02/20	09/16/20		■ Tape , A3E

	ows at Medway			schedule TASK filter: All /	Page 1	
y ID	Activity Name	Orig Rem Start Dur Dur	Finish	N D lan E Mas Ann	2019 M I III A S Oct N D	2020 2021 Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
A9390	Prime / First Coat , A 3E	5 5 09/14/20	09/18/20	N D Jan F Mar Apr	M J Jul A S Oct N D	Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
	Gypcrete on Floors , A 3E	4 4 09/21/20	09/16/20			■ Gypcrete on Floors , A 3E
	Expansion Joints, A 3E	3 3 09/25/20	09/29/20			Expansion Joints, A 3E
	Wood Trim , A 3E	10 10 09/25/20	10/08/20			■ Wood Trim , A3E
	MEP Finishes at Walls & GWB Ceilings , A3E	15 15 09/25/20	10/06/20			MEP Finishes at Walls & GWB Ceilings , A3E
	Floor Tile , A3E	12 12 09/30/20	10/16/20			Floor Tile, A 3E
	Specialties , A 3E	5 5 10/09/20	10/16/20			Specialties . A/3E
	Wall Tile , A 3E	10 10 10/19/20	10/10/20			■ Specialities, A.3E
	Closet Fitout . A 3E	10 10 10/19/20	11/16/20			Closet Fifout: A 3E
	Plumb Finishes , A 3E	12 12 11/02/20	11/18/20			Plumb Finishes A 3E
	Cabinets & Counters , A 3E	15 15 11/02/20	11/23/20			Cabinets & Counters , A 3E
	D Backsplashes, A 3E	8 8 11/17/20	11/23/20			■ Capinets & Counters : A 3E  ■ Backsplashes, A:3E
	Counter MEP Finishes. A 3E		12/04/20			■ Backsplasties, A.3E  □ Counter MEP Finishes, A.3E
	2 22, 2	10 10 11/20/20 4 4 11/24/20				■ Counter MEP Fillisites, A3E ■ Wall Coverings in Corridor, A3E
	Wall Coverings in Corridor, A 3E		11/30/20			
	Grid in Corridor, A 3E	3 3 12/01/20	12/03/20			J Grid in Corridor, A 3E
	MEP Finishes in Corrdior Ceiling, A 3E	4 4 12/04/20	12/09/20			MEP Finishes in Corrdior Ceiling, A 3E
	Acoustical Ceiling Tiles in Corridor, A 3E	3 3 12/10/20	12/14/20			Acoustical Ceiling Tiles in Corridor, A 3E
	Doors & Hardware , A 3E	6 6 12/15/20	12/22/20			Doors & Hardware , A 3E
	Final Paint , A 3E	12 12 12/18/20	01/06/21			Final Paint, A 3E
	Carpet (rooms) , A 3E	8 8 12/29/20	01/08/21			Garpet (rooms) , A 3E
	Punchlist, A 3E	10 10 01/05/21	01/19/21			■ Punchlist, A 3E
2nd FI E						
	Corridor Tops & Wall Layout , A2E	3 0 06/08/20 A	06/10/20 A			Corridor Tops & Wall Layout , A 2E
	OH Electrical Rough , A 2E	15 13 06/10/20 A	07/28/20			OH Electrical Rough A 2E
	OH Mechanical Rough , A 2E	15 13 06/10/20 A	07/29/20			OH Mechanical Rough , A 2E
	0 ;	10 7 06/15/20 A	08/21/20			Frame GWB Walls & Ceiling Grid , A2E
	3 3 .	15 13 06/16/20 A	08/12/20			OH Plumbing Rough , A 2E
	In-wall Electrical Rough , A 2E	15 15 07/01/20 A	09/02/20			In-wall Electrical Rough ,A 2E
	In-wall Plumbing Rough , A 2E	15 15 07/07/20 A	09/02/20			In-wall Plumbing Rough , A 2E
	In-wall Mechanical Rough , A 2E	10 10 08/13/20	08/26/20			■ In-wall Mechanical Rough , A 2E
	1 0 /	15 15 08/24/20	09/14/20			OH Sprinkler Rough , A 2E
	Inspection / Punch , A 2E	2 2 08/27/20	08/28/20			I Inspection / Punch , A 2E
	Install Preformed Tubs / Showers , A 2E	4 4 08/28/20	09/02/20			■ Install Preformed Tubs / Showers , A 2E
	Insulated Ceilings + Wall above Ceilings , A 2E	5 5 09/15/20	09/21/20			Insulated Cellings + Wall above Ceilings , A 2E
	Install GWB , A 2E	8 8 09/22/20	10/01/20			; ; ; ; ;   Install GWB , A 2E ; ; ; ; ; ; ; ;
	Install HM Frames , A 2E	4 4 09/28/20	10/01/20			■ Install HM Frames , A 2E
	Tape , A 2E	10 10 10/01/20	10/15/20			
	Prime / First Coat , A 2E	5 5 10/13/20	10/19/20			■ Prime / First Coat , A 2E
	Expansion Joints, A 2E	3 3 10/20/20	10/22/20			I Expansion Joints, A 2Ē
	Wood Trim , A2E	10 10 10/20/20	11/02/20			<u>■</u> Wood Trim, A 2E
	MEP Finishes at Walls & GWB Ceilings , A2E	15 15 10/20/20	11/09/20			MEP Finishes at Walls & GWB Ceilings , A 2E
	Floor Tile , A 2E	12 12 10/23/20	11/09/20			Floor Tile , A 2E
	Specialties , A 2E	5 5 11/03/20	11/09/20			■ Specialties , A 2E
	Wall Tile, A 2E	10 10 11/10/20	11/24/20			■ Wall Tile , A 2E
	Closet Fitout , A 2E	10 10 11/25/20	12/09/20			Closet Fitout , A 2E
	Plumb Finishes , A 2E	12 12 11/25/20	12/11/20			Plumb Finishes , A 2E
	Cabinets & Counters , A 2E	15 15 11/25/20	12/16/20			Cabinets & Counters , A 2E
	Backsplashes, A 2E	8 8 12/10/20	12/21/20			■ Backsplashes, A 2E
	Counter MEP Finishes, A 2E	10 10 12/15/20	12/29/20			Counter MEP Finishes, A 2E
	Wall Coverings in Corridor, A 2E	4 4 12/17/20	12/22/20			■ Wall Coverings in Corridor, A 2E
	Grid in Corridor , A 2E	3 3 12/23/20	12/28/20			☐ Grid in Corridor A 2E
	MEP Finishes in Corrdior Ceiling, A2E	4 4 12/29/20	01/04/21			■ MEP Finishes in Corrdior Ceiling, A2E
	Acoustical Ceiling Tiles in Corridor, A2E	3 3 01/05/21	01/07/21			
	Doors & Hardware , A 2E	6 6 01/08/21	01/15/21			■ Doors & Hardware , A 2E
	Final Paint , A 2E	12 12 01/13/21	01/29/21			Final Paint A 2E
A10130	Carpet (rooms) , A 2E	8 8 01/22/21	02/02/21			Carpet (rooms), A 2E

	ows at Medway		D		· · · · · · · · · · · · · · · · · · ·	ge 16 d
vity ID	Activity Name	Orig Dur	Rem Start Dur	Finish	2019 2020 2021 N D Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S	Oct
A10960	Punchlist, A 2E	10	10 01/28	/21 02/10/21	Punchlist, A 2E	OCL
Ground F	·		.0 020			
A1630		80	80 08/31	/20 12/24/20	Garlage:	
Corridor						
	Carpet (Corridor), A 4W	5	5 10/05	/20* 10/09/20	□ Carpet (Cprridor), A 4W	
-	Carpet (Corridor), A 4E	5	5 10/13	/20* 10/19/20	□ Carpet (Corridor), A 4E	
l-	Carpet (Corridor), A 3W	5	5 10/20		Carpet (Corridor), A 3W	
	Carpet (Corridor), A 3E	5	5 10/27		Carpet (Corridor), A 3E	
·	Carpet (Corridor), A 2W	5	5 11/03		■ Carpet (Corridor), A 2W	
l-	Carpet (Corridor), A 2E	5	5 11/10		□ Carpet (Corridor), A 2E	
	ector / Vestibule		0 11110			
	FREP Garage Stairs	11	0 03/24	/20 A 04/15/20	FREP Garage Stairs	
					FREF Galage Stalls      I Establish Control	
A14350	Establish Control	2	0 04/07		■ Structural Steel	ļļ-
A14360	Structural Steel	3	0 04/07		Structural Steel	
	FREP Connetor Ramp	5	0 04/13		<b>-</b>	1 1
	Slab on Grade	4	0 05/20	/20 A 05/21/20	I Slab pn Grade	: i
_Building B						: i
A1650	FRP Footings/Walls - B	20	0 10/17		FRP Footings/Walls - B	
A6440	Plumbing UG, B (Deep Utilities)	11	0 12/10		Plumbing UG, B (Deep Utilities)	
A1660	Complete Bldg B Foundations	0	0	12/18/19		
A6420	Electrical UG, B (Deep Utilities)	11	0 12/18	/19 A 12/31/19	□ Electrical UG, B (Deep Utilities)	
A6380	Erect Structural Steel, B	17	0 12/30	/19 A 02/13/20	Erect Structural Steel, B	
A6390	Detail Structural Steel, B	35	0 01/03	/20 A 02/24/20	Detail Structural Steel, B	
A6400	Install Decking / Pour Stop, B	30	0 01/07	/20 A 03/06/20	Install Decking / Pour Stop, B	
A6410	Shear Studs, B	10	0 01/14	/20 A 03/06/20	Shear Studs, B	
A1680	Slab on Metal Decks, B	9	0 02/26	/20 A 03/11/20	Slab on Metal Decks, B	
A1690	Steel Structure and Slabs Complete, B	0	0	03/11/20	◆ Steel Structure and Slabs Complete, B	
A7620	Electrical UG & Fine Grade, B (Remaining Utilities)	15	0 03/16	/20 A 04/02/20	Electrical UG & Fine Grade, B (Remaining Utilities)	
	MEP Hangers, B	6	0 03/18		MEP Hangers, B	
A7630	Plumbing UG & Fine Grade, B (Remaining Utilities)	15	0 03/23		Plumbing UG & Fine Grade, B (Remaining Utilities)	
A11100	Framing Clips, B	5	0 03/31		Framing Clips, B	
	CMU at Elevator 1/2 & 5. B	15	0 04/02		CMU at Elevator 1/2 & 5, B	
	Spray Fireproofing Level 4 & 3, B	6	0 04/13		Spray Fireproofing Level 4 & 3, B	
A1730	Prep & Place Slab on Grade, B	5	0 04/13		Prep & Place Slab on Grade, B	
A7640	Roof Trusses & Sheathing, B	10	0 04/14		Roof Trusses & Sheathing, B	
A11150	CMU @ B/C Match Line, B	10	0 04/14		CMU @ B/C Match Line, B	
	CMU @ Stair C & Elevator 3/4, B	15	0 04/21		CMU @ Stair; C & Elevator; 3/4, B	
A11130	Spray Fireproofing Level 2 & 1, B	15	3 04/29		Spray Fireproofing Level 2 & 1, B	
		45				
A11180	Mech & Plumbing Riser Install & Insulate, B	15	5 05/26		Mech & Plumbing Riser Install & Insulate, B	
A1700	Pool Gunite Structures, B	40	20 05/26		Pool Gunite Structures, B	
	CMU @ West Loading Dock, B	9	0 06/08		□ CMU @ West Loading Dock, B	
A11190	Frame & Close Shaftwalls, B	8	7 07/06		Frame & Close Shaftwalls, B	
A11200	Firestopping @ Shaftwalls, B	4	4 07/23		■ Firestopping @ Shaftwalls, B	
A1780	Freight Elevator, B	49	49 08/28		Freight Elevator, B	
A1810	Passenger Elevators	89	89 11/09		Passenger Elevators	
A1770	4th Floor - Complete	0	0	02/19/21		1 !
	3rd Floor - Complete	0	0	02/19/21		1 i
	2nd Floor - Complete	0	0	02/24/21	◆ 2nd Floor - Complete	
A1850	1st Floor - Complete	0	0	04/06/21	Striper - Complete	
Exterior - E						
A1740	Upper Shingled Roofing, B	11	3 06/10	/20 A 07/13/20	Upper Shingled Roofing, B	
A8050	Upper Flat Roofing, B	11	2 06/23	/20 A 07/10/20	Upper Flat Roofing, B	1 1
	Lower Flat Roofing, B	20	7 06/23		Lower Flat Roofing, B	
A1750	Building B Roof-Tight	0	0	07/17/20	◆ Building B Roof-Tight	
	Install Louvers, B	3	3 08/28		Install Louvers, B	
	Install Overhead Doors, B	3	3 08/28		■ Install Overhead Doors, B	

	ws at Medway	Distribution Schedule TASK filter: All Activities								
ity ID	Activity Name	Orig Rem Start  Dur Dur	Finish	N D lon E M	2019	N D Jan F M Apr M Jur	020 Jul A S Oct N D Jan F M Apr M	2021 J Jul A S Oct I		
A8040	Cupola, B	4 4 09/14/20	09/17/20	N D Jan F Ma	ar April IVI J Juli A S Oct	N D Jan F IVI Apr IVI Jur	Cuppla, B	J Jul A S Oct		
B - West	Cupola, D	4 4 00/14/20	00/17/20				в обры, в			
	Frame & Sheath, B West	15 0 04/30/20 /	07/07/20 A				Frame & Sheath, B West			
	Windows, B West	5 5 07/09/20*	07/15/20				■ Windows, B West			
	Siding, B West	15 15 07/24/20	08/13/20				\$iding, B West			
B - East			73.15.25							
	Frame & Sheath, B East	20 6 05/14/20	A 07/16/20				Frame & Sheath, B East			
	Roof Drains at East Balconies / Overhang, B East	3 3 07/14/20	07/16/20				Roof Drains at East Balconies / Overhang, B	East		
	Flat Roofing at East Balconies, B East	10 10 07/17/20	07/30/20				Flat Roofing at East Balconies, B East			
	Windows, B East	15 15 07/17/20	08/06/20	7			Windows, B East			
A14110	Frame / Sheath Roof of Porte Cochere, B East	5 5 07/20/20	07/24/20				Frame / Sheath Roof of Porte Cochere, B E	ast		
A14120	Roofing at Porte Cochere, B East	5 5 07/27/20	07/31/20				Roofing at Porte Cochere, B East			
	Railings at East Balcony, B East	8 8 07/31/20	08/11/20				Railings at East Balcony, B East			
A8020	Siding, B East	20 20 07/31/20	08/27/20				Siding, B East			
A14150	Paint Exterior Columns at Porte Cochere, B East	2 2 08/03/20	08/04/20	7			Paint Exterior Columns at Porte Cochere,	B East		
A14130	Lighting Rough at Porte Cochere, B East	4 4 08/03/20	08/06/20	7			■ Lighting Rough at Porte Cochere, B East			
	Porte Cochere Ceiling & Siding, B East	7 7 08/07/20	08/17/20				Porte Cochere Ceiling & Siding, B East			
A14050	Stone Pavers at East Balcony, B East	8 8 08/12/20	08/21/20				Stone Pavers at East Balcony, B East			
A14060	Lighting Rough at East Balcony, B East	6 6 08/24/20	08/31/20				Lighting Rough at East Balcony, B Eas	t i		
A14160	Stone Veneer at Porte Cochere, B East	5 5 08/28/20	09/03/20				Stone Veneer at Porte Cochere, B Ea	așt		
A14170	Exterior Lighting, All of B	5 5 08/28/20	09/03/20				Exterior Lighting, All of B			
A14090	Install Balcony Entrances, B East	6 6 08/28/20	09/04/20				■ Install Balcony Entrances, B East			
A14180	Gutters / Downspouts, All of B	6 6 08/28/20	09/04/20				■ Gutters / Downspouts, All of B			
A8070	Storefront, B East	10 10 08/28/20	09/11/20				\$torefront, B East			
A14070	Ceilings at East Balconies / Overhang, B East	8 8 09/01/20	09/11/20				Ceilings at East Balconies / Overhan	g, B East		
A14080	Lighting Finishes at East Balcony, B East	3 3 09/14/20	09/16/20				■ Lighting Finishes at East Balcony, B	East		
Interior - B										
Fourth FI										
	MEP OH Rough, B4	20 17 07/08/20		_			MEP OH Rough, B4			
	Layout / Frame Walls & Hard Ceilings, B4	8 8 07/14/20	07/23/20				Layout / Frame Walls & Hard Ceilings, B4			
	Steel Support @ Bar & Ladder, B4	3 3 07/17/20	07/21/20				Steel Support @ Bar & Ladder, B4			
	Steel Support Bar & Ladder, B4	3 3 07/17/20	07/21/20				Steel Support Bar & Ladder, B4			
	Fireplace Rough-In, B4	2 2 07/24/20	07/27/20				■ Fireplace Rough-In, B4			
	MEP In-Wall Rough, B4	20 20 07/24/20	08/20/20				MEP In-Wall Rough, B4			
	Insulate & GWB Walls & Hard Ceilings, B4	10 10 08/21/20	09/03/20				Insulate & GWB Walls & Hard Ceiling	s, B4		
	Taping, B4	10 10 09/04/20	09/18/20				■ Taping, B4			
	Prime Paint, B4	6 6 09/21/20	09/28/20				Prime Paint, B4			
	Stone Veneer, B4	4 4 09/29/20	10/02/20				Stone Veneer, B4			
	Wall Coverings, B4	6 6 10/05/20	10/13/20				■ Wall Coverings, B4			
	Kitchen Flooring / Protection, B4	5 5 10/14/20	10/20/20	_			■ Kitchen Flooring / Protection, E	34		
	Kitchen Buildout, B4	40 40 10/21/20	12/17/20	_			Kitchen Buildout, B4			
	ACT Grid, B4	5 5 10/28/20	11/03/20				■ ACT Grid, B4			
	MEP Finishes, B4	10 10 11/04/20	11/18/20	_			MEP Finishes, B4			
	Ceiling Tile, B4	3 3 11/19/20	11/23/20	_			■ Ceiling Tile, B4			
	Tile Floors & Walls, B4	15 15 11/24/20	12/15/20	4			Tile Floors & Walls, B	1; ; ; ;		
	VCT Flooring, B4	5 5 12/16/20	12/22/20				■ VCT Flooring, B4			
	Install Lounge Bar, B4	10 10 12/23/20	01/07/21	<b>—</b>			Install Lounge Bar,			
	Counters & Cabinets, B4	5 5 01/08/21	01/14/21	_			■ Counters & Cabir			
	Doors & Hardware, B4	4 4 01/15/21	01/21/21	_			■ Doors & Hardwa			
	Specialties (incl toilet partitions), B4	5 5 01/15/21	01/22/21				■ Specialties (incl			
	Plumbing Finishes, B4	6 6 01/15/21	01/25/21				■ Plumbing Finish			
	Wood Slat Partitions, B4	5 5 01/26/21	02/01/21		· · · · · · · · · · · · · · · · · · ·		■ Wood Slat Par	. 4   +		
	Final Paint, B4	10 10 02/02/21	02/16/21				Final Paiht, I	34		
	Carpet, B4	3 3 02/17/21	02/19/21				<b>I</b> Carpet, B4			
Third Floo	or			<b>-</b>						
	MEP OH Rough, B3	10 10 06/29/20 /	A 08/13/20				MEP OH Rough, B3			

	lows at Medway	Color Donal Olant		n Schedul	e TASK filter: All Activities		Page 18
vity ID	Activity Name	Orig Rem Start Dur Dur	Finish	N D	2019	A S Oct N D Ic	2020 2021 an F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
A11460	Layout / Frame Walls & Hard Ceilings, B3	8 8 07/21/20	07/30/20	N D	Jan F Mar Apr M J Jul 7	A S Oct N D Ja	an F W Apr W Jun Jul A S Oct N D Jan F M Apr W J Jul A S Oct N D Jan F M Apr W J Jul A S Oct N D Jan F M Apr W J Jul A S Oct N D Jan F M Apr W J Jul A S Oct N D Jan F M Apr W Jul A S Oc
	Fireplace Rough-In, B3	2 2 07/31/20	08/03/20				■ Layout, Frame walls & Hard, Cellings, B3
	MEP In-Wall Rough, B3	15 15 07/31/20	08/20/20	$\dashv$			MEP In-Wall Rough, B3
	Insulate & GWB Walls & Hard Ceilings, B3	10 10 08/21/20	09/03/20	-			Insulate & GWB Walls & Hard Ceilings, B3
	·	10 10 08/21/20	09/03/20	-			■ Insulate & GVVB Walls & Hard Cellings, B3 ■ Taping, B3
	Taping, B3 Prime Paint, B3	6 6 09/21/20	09/18/20	-			■ rapility, p.s
	Wall Coverings, B3						
	•	6 6 09/29/20	10/06/20	-			■ Wall Coverings, B3
	ACT Grid, B3	5 5 10/07/20 10 10 10/15/20	10/14/20	-			ACT Grid, B3
	MEP Finishes, B3		10/28/20	-			MEP Finishes, B3
	Ceiling Tile, B3	3 3 10/29/20	11/02/20	-			Ceiling Tile, B3
	Tile Floors & Walls, B3	15 15 11/03/20	11/24/20				Tile Floors & Walls, B3
	VCT Flooring, B3	5 5 11/25/20	12/02/20	-			■ VCT Flooring, B3
	Slatwall in Convenience, B3	3 3 12/03/20	12/07/20	_			■ Slatwåll in Convenience, B3
	Built in Shelves, B3	4 4 12/03/20	12/08/20	-			■ Built in Shelves, B3
	Stone Veneer, B3	4 4 12/09/20	12/14/20	4			Stone Veneer, B3
	Wood Slat Partitions, B3	5 5 12/15/20	12/21/20	<b></b>			■ Wood Slat Partitions, B3
	Wood Trim @ Walls & Ceilings, B3	8 8 12/15/20	12/24/20				■ Wood Trim @ Walls & Cellings, B3
	Counters & Cabinets, B3	5 5 12/22/20	12/29/20	_			■ Counters & Cabinets, B3
	Doors & Hardware, B3	4 4 12/30/20	01/05/21				■ Doors & Hardware, B3
	Specialties, B3	5 5 12/30/20	01/06/21	_			■ Specialties, B3
	Plumbing Finishes, B3	6 6 12/30/20	01/07/21				■ Plumbing Finishes, B3
	Folding Partition Wall, B3	2 2 01/07/21	01/08/21				<b>I</b> Folding Partition Wall, B3
A11740	Glass Wall Shelving, B3	3 3 01/08/21	01/12/21				■ Glass Wall Shelving, B3
A11690	Final Paint, B3	10 10 01/13/21	01/27/21				■ Final Paint, B3
A11700	Carpet, B3	3 3 01/28/21	02/01/21				■ Carpet, B3
Second F							
	MEP OH Rough, B2	8 5 06/22/20 A	08/13/20				■ MEP OH Rough, B2
A11760	Layout / Frame Walls & Hard Ceilings, B2	8 8 07/28/20	08/06/20				Layout / Frame Walls & Hard Ceilings, B2
A11780	Fireplace Rough-In, B2	2 2 08/07/20	08/10/20				■ Fireplace Rough-In, B2
A11790	MEP In-Wall Rough, B2	15 15 08/07/20	08/27/20				MEP In-Wall Rough, B2
A11800	Insulate & GWB Walls & Hard Ceilings, B2	10 10 08/28/20	09/11/20				Insulate & GWB Walls & Hard Ceilings, B2
A11810	Taping, B2	10 10 09/14/20	09/25/20				■ Taping, B2
A11820	Prime Paint, B2	6 6 09/28/20	10/05/20				Prime Paint, B2
A11830	Wall Coverings, B2	5 5 10/06/20	10/13/20	7			■ Wall Coverings, B2
A11840	ACT Grid, B2	5 5 10/14/20	10/20/20	1			■ ACT Grid, B2
A11850	MEP Finishes, B2	10 10 10/21/20	11/03/20	7			MEP Finishes, B2
	Ceiling Tile, B2	3 3 11/04/20	11/06/20	11			□ Ceiling Tile, B2
	Tile Floors & Walls, B2	10 10 11/09/20	11/23/20				Tile Floors & Walls, B2
	VCT Flooring, B2	6 6 11/24/20	12/02/20	1			■ VCT Flooring, B2
	Stone Veneer, B2	3 3 12/03/20	12/07/20	1			Stone Veneer, B2
	Slatwall in Convenience, B2	3 3 12/03/20	12/07/20	1			■ Slatwall in Convenience, B2
	Wood Trim @ Walls & Ceilings, B2	10 10 12/08/20	12/21/20	<b></b>			Wood Trim @ Walls & Ceilings, B2
	Counters & Cabinets, B2	10 10 12/22/20	01/06/21	1			Counters & Cabinets, B2
	Plumbing Finishes, B2	4 4 01/07/21	01/12/21	1			Plumbing Finishes, B2
	Specialties, B2	5 5 01/07/21	01/13/21	-			Specialties, B2
	Doors & Hardware, B2	6 6 01/07/21	01/14/21	1			Doors & Hardware, B2
	Final Paint, B2	10 10 01/15/21	01/29/21	1			Final Paint, B2
	Carpet, B2	3 3 02/22/21	02/24/21	1			I Carpet, B2
First Floo	·		JEIE WEI				The state of the s
	Layout / Frame Walls & Hard Ceilings, B1	10 10 06/15/20 A	08/12/20	-			Layout / Frame Walls & Hard Ceilings, B1
	MEP OH Rough, B1	15 8 06/15/20 A	08/24/20	-			MEP OH Rough, B1
	Fireplace Rough-In, B1	2 2 08/13/20	08/14/20	<del>     </del>			I Fireplace Rough-In, B1
	MEP In-Wall Rough, B1	15 15 08/13/20	08/14/20	$\dashv$			MEP In-Wall Rough, B1
	Insulate & GWB Walls & Hard Ceilings, B1	10 10 09/03/20		+			Insulate & GWB Walls & Hard Ceilings, B1
	-		09/17/20	-			
	Taping, B1	10 10 09/18/20	10/01/20	$\dashv$			Taping, B1
A12080	Prime Paint, B1	6 6 10/02/20	10/09/20	1 :			Prime Paint, B1

1985 - The Willows at Medway tivity ID Activity Name	Orig - Bo	m Start	Finish	Schedule TASK filter: All Activities Page 19 o 2019 2020 2021
IVILY ID ACTIVITY Name	Orig Rei Dur Du	ur Start	FILISH	N D Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct N
A12090 Wood Ceiling Details, B1	4	4 10/13/20	10/16/20	■ Wood Ceiling Details, B1
A12290 Wall Coverings, B1		8 10/19/20	10/28/20	■ Wall Coverings, B1
A12100 ACT Grid, B1		8 10/29/20	11/09/20	■ ACT Grid, B1
A12110 MEP Finishes. B1		5 11/10/20	12/02/20	MEP Finishes, B1
A12120 Ceiling Tile, B1		4 12/03/20	12/08/20	■ Ceiling Tile, B1
A12130 Tile Floors & Walls, B1	15 1	5 12/09/20	12/30/20	Tile Floors & Walls, B1
A12140 VCT Flooring, B1	5	5 12/31/20	01/07/21	■ VCT Flooring, B1
A12300 Porecelain Tile Floor, B1	15 1	5 01/08/21	01/29/21	Porecelain Tile Floor, B1
A12160 Stone Veneer, B1	7	7 02/01/21	02/09/21	■ Stone Veneer, B1
A12170 Bistro Overhead Canopy, B1	5	5 02/10/21	02/17/21	■ Bistro Overhead Canopy, B1
A12180 Millwork & Casework, B1	12 1	2 02/10/21	02/26/21	. I Millwork & Casework, B1.
A12190 Bistro Kitchen Fitout, B1	15 1	5 02/18/21	03/10/21	Bistra Kitchen Fitout, B1
A12220 Plumbing Finishes, B1	5	5 03/11/21	03/17/21	■ Plumbing Finishes, B1
A12240 Specialties (including lockers, shelves, mailboxes), B1	5	5 03/11/21	03/17/21	■ Specialties (including lockers, shelve
A12210 Doors & Hardware, B1	6	6 03/11/21	03/18/21	□ Doors & Hardware, B1
A12260 Final Paint, B1	10 1	0 03/19/21	04/01/21	Final Paint, B1
A12270 Carpet, B1	3	3 04/02/21	04/06/21	■ Carpet, B1
Pool / Spa Fitout				
A12310 Pool Install, Pool/Spa	40 4	07/30/20	09/24/20	Pool Install, Pool/Spa
A12320 Infill Slabs at Pool and Pad @ Laundry, Pool/Spa	5	5 09/25/20	10/01/20	☐ Infill Slabs at Pool and Pad @;Laundry, Pool/Spa
A12330 Storefronts, Pool/Spa	6	6 10/02/20	10/09/20	Storefronts, Pool/Spa
A12340 STO Finish Pool Wallsa, Pool/Spa	10 1	0 10/13/20	10/26/20	■ STO Finish Pool Wallsa, Pool/\$pa
A12350 Tile @ Pool, Pool/Spa	20 2	20 10/27/20	11/24/20	Tile @ Pool, Pool/Spa
A12360 Finish Paint, Pool/Spa	5	5 11/25/20	12/02/20	■ Fihish Paint, Pool/Spa
A12370 Stone / Tile / Glass @ Waterfeature, Pool/Spa	10 1	0 12/03/20	12/16/20	Stone / Tile / Glass @ Waterfeature, Pool/Spa
A12380 Sauna Buildout, Pool/Spa	5	5 12/17/20	12/23/20	■ Sauna Buildout, Pool/Spa
A12390 Full Length Mirrors, Pool/Spa		3 12/24/20	12/29/20	■ Full Length Mirrors, Pool/Spa
A12400 Install Tableaux Panels, Pool/Spa	3	3 12/30/20	01/04/21	■ Install Tableaux Panels, Pool/Spa
B Mechanical Space				
A7830 Underground Plumbing, B Mech	3	0 01/13/20 A	01/14/20 A	I Underground Plumbing, B Mech
A7840 Fine Grading, B Mech	2	0 01/14/20 A	01/15/20 A	I Fine Grading, B Mech
A7850 Form & Place SOG, B Mech	4	0 01/16/20 A	01/28/20 A	
A7800 CMU Walls, B Mech	10	0 02/03/20 A	03/17/20 A	CMŲ Walls, B Mech
A7810 Steel Roof Structure, B Mech	3	0 03/18/20 A	03/19/20 A	I Steel Roof Structure, B Mech
A7820 Steel Decking / Detail, B Mech	3	0 03/20/20 A	03/24/20 A	■ Steel Decking / Detail, B Mech
A8080 Roofing, B Mech		0 04/10/20 A	04/29/20 A	
A8100 Doors, B Mech		0 05/26/20 A	05/27/20 A	I¦ Doo <mark>r</mark> s, B Mech
A8110 Siding, B Mech		5 07/24/20	07/30/20	■ Siding, B Mech
A8090 Louvers, B Mech	2	2 07/31/20	08/03/20	<b>■</b> Louvers, B Mech
Building C				
A1870 FRP Footings / Walls - C		0 12/16/19 A	02/13/20 A	FRP Footings / Walls - C
A7650 Backfill Foundations / Trench for Underground		0 12/31/19 A	02/18/20 A	Backfill Foundations / Trench for Underground
A1880 Complete Bldg C Foundations		0	02/13/20 A	◆ Complete Bldg C Foundations
A6570 Electrical UG N/E, C		0 02/13/20 A	02/24/20 A	□ Electrical UG N/E, C
A1910 Wood Structure Complete		0	06/03/20 A	♦ Wood Structure Complete
A1980 2nd Floor - Complete	-	0	02/08/21	◆ 2nd Floor - Complete
A2000 1st Floor - Complete	0	0	02/23/21	◆ 1st Floor - Complete
Building C - Northeast				
A6580 Plumbing UG N/E, C		0 01/30/20 A	03/09/20 A	Plumbing UG N/E, C
A6930 Fine Grading SOG N/E, C		0 03/03/20 A	03/10/20 A	■ Fine Grading SOG N/E, C
A1930 Vapor Barrier & Slab on Grade N/E, C		0 03/10/20 A	03/19/20 A	■ Vapor Barrier & Slab on Grade N/E, C
A13970 1st Floor Walls, N/E, C	5	0 03/20/20 A	04/02/20 A	■ 1st Floor Walls, N/E, C
A13960 Erect & Detail Structural Steel, N/E, C	3	0 03/23/20 A	03/24/20 A	I Erect & Detail Structural Steel, N/E, C
A13980 2nd Floor Trusses / Sheathing, N/E, C	3	0 04/02/20 A	04/08/20 A	■ 2nd Floor Trusses /Sheathing, N/E, C
A13990 2nd Floor Walls, N/E, C	5	0 04/09/20 A	04/15/20 A	■ 2nd Floor Walls, N/E, C
A14000 Roof Trusses & Sheathing, N/E, C		0 04/29/20 A	05/12/20 A	Roof Trusses & Sheathing, N/E, C

vity ID	ows at Medway  Activity Name	Orig Rem S		n Schedule TASK filter: All Activities Page 20 2019 2020 2021
пу ID	Activity Marine	Orig Rem S Dur Dur		N D Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
A1940	Roof Shingles, C N/E	8 0 0	05/21/20 A 06/20/20	Roof Shingles, C N/E
A1960	Building C Roof-Tight N/E	0 0	06/30/20	■ Building C Roof-Tight N/E
Building				
A12410	Plumbing & Elec UG W, C	15 0 0	03/03/20 A 03/18/20	□ Plumbing & Elec UG W, C
A12420	Fine Grading SOG W, C	8 0 0	03/19/20 A 03/20/20	I Fine Grading SOG W, C
A12430	Vapor Barrier & Slab on Grade W, C	3 0 0	03/23/20 A 03/27/20	■ Vapor Barrier & \$lab on Grade W, C
A6550	Erect & Detail Structural Steel, W, C	3 0 0	03/27/20 A 03/27/20	Il Erect & Detail Structural Steel, W, C
A7190	1st Floor Wall Install, W, C	5 0 0	03/30/20 A 04/07/20	■ 1st Floor Wall Install, W, C
A1890	2nd Floor Trusses / Sheathing, W, C	3 0 0	04/14/20 A 04/22/20	□ 2nd Floor Trusses / Sheathing, W, C
A7210	2nd Floor Wall Install, W, C	5 0 0	04/22/20 A 04/27/20	■ 2nd Floor Wall Install, W, C
A7200	1st Floor Framing Punchlist, W, C	6 0 0	05/11/20 A 05/27/20	. Ist Floor Framing Punchlist, W, C
A1900	Roof Trusses & Sheathing, W, C	8 0 0	05/12/20 A 05/20/20	■ Roof Trusses & Sheathing, W, C
A7220	2nd Floor Framing Punchlist, W, C	6 0 0	05/27/20 A 06/03/20	■ 2nd Floor Framing Punchlist, W, C
A13590	Roof Shingles, C W	8 0 0	06/02/20 A 06/30/20	Roof Shingles, C W
A13600	Building C Roof-Tight W	0 0	06/30/20	◆ Building C Roof-Tight W
Exterior -	C			
C - Sout	41.11			
	Windows, C SE		05/21/20 A 06/02/20	□ Windows, C SE
	Siding, C SE	8 6 0	06/16/20 A 07/31/20	■ Siding, C SE
C - North				
A14200	Roof Drains at North Roof Deck, C	2 0 0	05/28/20 A 06/01/20	Roof Drains at North Roof Deck, C
	Windows, C NE		05/29/20 A 06/03/20	
	Flat Roofing at Roof Deck, C		06/01/20 A 07/01/20	Flat Roofing at Roof Deck, C
	Rough In Electrical, C		06/15/20 A 07/15/20	Rough In Electrical, C
	CMU at Roof Deck, C		06/25/20 A 07/13/20	CMU at Roof Deck, C
	Stone Pavers at Roof Deck, C		07/14/20 07/17/20	■ Stone Pavers at Roof Deck, C
	Siding at Roof Deck, C		07/14/20 07/20/20	■ Siding at Roof Deck, C
	Ceiling at Roof Deck, C		07/16/20 07/22/20	□ Ceiling at Roof Deck, C
	Install Mechanical Vents at Roof Deck, C		07/21/20 07/22/20	I Install Mechanical Vents at Roof Deck, C
	Stone Veener at Roof Deck, C		07/21/20 07/23/20	■ Stone Veener at Roof Deck, C
	Lighting Finishes at Roof Deck, C		07/23/20 07/27/20	Lighting Finishes at Roof Deck, C
	Aluminum Trellis at Roof Deck, C		07/23/20 07/29/20	
A8180	Siding, C NE		08/03/20 08/12/20	Sidinġ, C NE
A14300			09/11/20 09/17/20	■ Exterior Lighting, C
	Gutters / Downspouts, C	6 6 0	09/11/20 09/18/20	Gutters / Downspouts, C
_C - North				
	Windows, C NW		06/04/20 A 06/11/20	■ Windows, C NW
	Siding, C NW	8 12 0	06/30/20 A 08/28/20	Siding, C NW
C - Sout			06/09/20 4	
	Windows, C SW		06/08/20 A 06/15/20	■ Windows, C SW
	Siding, C SW	8 8 0	08/31/20 09/10/20	■ Siding, C SW
Interior -				
North / E				
2nd FI N	V/E Corridor Tops / Fire Cap N/E, C2	10 00	06/15/20 4 07/02/20	Carrida Tana / Fire Can N/F C2
	·		06/15/20 A 07/03/20	□ Corridor Tops / Fire Cap N/E, C2 □ Layout Walls N/E, C2
	Layout Walls N/E, C2		06/16/20 A 07/01/20 06/22/20 A 07/22/20	Layout;Walls N/E, C2
	MEP OH Rough N/E, C2			MEP OH Rough N/E, C2
	Frame Ceilings / Soffits N/E, C2 Frame Walls N/E, C2		07/08/20 A 08/05/20 07/29/20 08/11/20	Frame Ceilings / Sortits N/E, C2
	MEP Wall Rough N/E, C2			■ Frame Walls N/E, C2 ■ MEP Wall Rough N/E, C2
	-		08/12/20 09/01/20 09/02/20 09/09/20	MEP vyali Rough N/E, C2  ■ Insulate & Poly Ceilings & Walls N/E, C2
	Insulate & Poly Ceilings & Walls N/E, C2		09/02/20 09/09/20 09/10/20 09/23/20	■ Insulate & Poly Ceilings & Walls N/E, C2
	GWB Ceilings & Walls N/E, C2		09/10/20 09/23/20 09/22/20 10/05/20	GWB Ceilings & Walls N/E, C2
	Taping N/E, C2 Prime / First Coat Paint N/E, C2		10/05/20 10/06/20 10/13/20	□ Prime / First Coat Paint N/E, C2
	·			kd
	Gypcrete Floors N/E, C2			Gypcrete Floors N/E, C2
4 A12580	MEP Finishes on Walls & Ceilings N/E, C2	10  10 1	10/20/20 11/02/20	■ MEP Finishes on Walls & Ceilings N/E, C2

- The Willows at Medway		Distributio	-0-
ID Activity Name	Orig Rem Start Dur Dur	Finish	2019 2020 2021  Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
A12680 Wood Trim N/E, C2	10 10 10/20/20	11/02/20	Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct
A12590 Floor Tile N/E, C2	10 10 10/27/20	11/09/20	Floor Tile N/E, C2
A12690 Specialties N/E, C2	5 5 11/02/20	11/06/20	Specialties N/E, C2
A12610 Wall Coverings in Corridor N/E, C2	4 4 11/06/20	11/12/20	■ Wall Coverings in Corridor N/E, C2
A12650 Cabinets & Counters N/E. C2	15 15 11/06/20	11/30/20	Cabinets & Counters N/E, C2
A12700 Doors & Hardware N/E, C2	6 6 11/09/20	11/17/20	Doors & Hardware N/E, C2
A12600 Country Kitchen Fitout N/E, C2	15 15 11/10/20	12/02/20	Country Kitchen Fitdut N/E, C2
A12600 Grid In Cooridor N/E, C2	3 3 11/13/20	11/17/20	Gounty Richer Float N.E., G2
A12630 MEP FInishes in Corridor Ceiling N/E, C2	4 4 11/18/20	11/23/20	■ Iditalii Cooridor N/E, C2
A12655 Closet Fitout N/E, C2	10 10 11/23/20	12/07/20	Closet Fitout N/E, C2
A12633 Closet Filout N/E, C2  A12640 Acoustical Ceiling Tiles N/E, C2	3 3 11/24/20	11/27/20	I; Acoustical Ceiling Tiles N/E, C2
A12660 Wall Tile / Backsplashes N/E, C2	5 5 11/30/20	12/04/20	■ Wall Tile / Backsplashes N/E, C2
A12600 Wall file / Backsplasties N/E, C2  A12670 Tile Area MEP Finishes N/E, C2	5 5 12/04/20	12/10/20	■ Tile Area MEP; Finishes N/E, C2
A12710 Final Paint N/E, C2	12 12 12/08/20	12/10/20	Final Paint N/E, C2
·			
A12720 Carpet (Rooms) N/E, C2	8 8 12/21/20 10 10 12/24/20	12/31/20	□ Carpet (Rooms) N/E, C2 □ Punchlist N/E, C2
A12730 Punchlist N/E, C2	10 10 12/24/20	01/08/21	Punchiist N/E, UZ
1st FI N/E	40 00407004	00/45/00 4	
A13030 Corridor Tops / Fire Cap N/E, C1	10 0 06/10/20 A		Oorridor Tops// Fire Cap N/E, C1
A13020 Layout Walls N/E, C1	3 0 06/30/20 A		Layout Walls N/E, C1
A13040 MEP OH Rough N/E, C1	15 15 07/09/20	07/29/20	MEP OH Rough N/E C1
A13050 Frame Ceilings / Soffits N/E, C1	10 10 07/30/20	08/12/20	Frame Ceilings / Soffits N/E, C1
A13060 Frame Walls N/E, C1	10 10 08/06/20	08/19/20	Frame Walls N/E, C1
A13070 MEP Wall Rough N/E, C1	15 15 08/20/20	09/10/20	MEP Wall Rough N/E, C1
A13080 Insulate & Poly Ceilings & Walls N/E, C1	5 5 09/11/20	09/17/20	■ Insulate & Poly Ceilings & Walls N/E, C1
A13090 GWB Ceilings & Walls N/E, C1	10 10 09/18/20	10/01/20	■ GWB ¢eilings & Walls N/E, C1
A13100 Taping N/E, C1	10 10 09/30/20	10/14/20	■ Taping N/E, C1
A13110 Prime / First Coat Paint N/E, C1	5 5 10/15/20	10/21/20	□ Prime / First Coat Paint N/E, C1
A13130 MEP Finishes on Walls & Ceilings N/E, C1	10 10 10/22/20	11/04/20	■ MEP Finishes on Walls & Ceilings N/E, C1
A13140 Floor Tile N/E, C1	10 10 10/29/20	11/12/20	Floor Tile N/E; C1
A13240 Wood Trim N/E, C1	10 10 11/03/20	11/17/20	Wood Trim N/E, ¢1
A13160 Wall Coverings in Corridor N/E, C1	4 4 11/10/20	11/16/20	■ Wall Coverings in Corridor N/E, C1
A13200 Cabinets & Counters N/E, C1	15 15 11/10/20	12/02/20	Cabinets & Counters N/E, C1
A13150 Country Kitchen Fitout N/E, C1	15 15 11/13/20	12/04/20	Country Kitchen Fitout N/E, C1
A13170 Grid In Cooridor N/E, C1	3 3 11/17/20	11/19/20	I Grid In Cooridor N/E, C1
A13250 Specialties N/E, C1	5 5 11/17/20	11/23/20	■ Specialties N/E, ¢1
A13180 MEP FInishes in Corridor Ceiling N/E, C1	4 4 11/20/20	11/25/20	■ MEP FInishes in Corridor Ceiling N/E, C1
A13260 Doors & Hardware N/E, C1	6 6 11/24/20	12/02/20	□ Doors & Hardware N/E, C1
A13210 Closet Fitout N/E, C1	10 10 11/25/20	12/09/20	Closet Fitout N/E, C1
A13190 Acoustical Ceiling Tiles N/E, C1	3 3 11/27/20	12/01/20	. In Acoustical Ceiling Tiles N/E, C1
A13220 Wall Tile / Backsplashes N/E, C1	5 5 12/02/20	12/08/20	■ Wall Tile /ˈBacksplashesˈN/E, C1
A13230 Tile Area MEP Finishes N/E, C1	5 5 12/08/20	12/14/20	■ Tile Area;MEP Finishes N/E, C1
A13270 Final Paint N/E, C1	12 12 12/10/20	12/28/20	Final Paint N/E, C1
A13280 Carpet (Rooms) N/E, C1	8 8 01/04/21	01/13/21	■ Carpet (Rooms) N/E, C1
A13290 Punchlist N/E, C1	10 10 01/11/21	01/25/21	□ Punchlişt N/E, C1
West			
2nd FIWest			
A12750 Corridor Tops / Fire Cap W, C2	10 2 07/02/20 A	07/10/20	Corridor Tops / Fire Cap W, C2
A12740 Layout Walls W, C2	3 0 07/06/20 A	07/08/20 A	Layout Walls W, C2
A12760 MEP OH Rough W, C2	15 15 07/13/20	07/31/20	MÉP OH Rough W, C2
A12770 Frame Ceilings / Soffits W, C2	10 10 08/03/20	08/14/20	Frame Ceilings / Spffits W, C2
A12780 Frame Walls W, C2	10 10 08/10/20	08/21/20	■ Frame Walls W, ¢2
A12790 MEP Wall Rough W, C2	15 15 08/24/20	09/14/20	MEP Wall Rough W, C2
A12800 Insulate & Poly Ceilings & Walls W, C2	5 5 09/15/20	09/21/20	■ Insulate & Poly Ceilings & Walls W, C2
A12810 GWB Ceilings & Walls W, C2	10 10 09/22/20	10/05/20	■ GWB Ceilings & Walls W, C2
A12820 Taping W, C2	10 10 10/02/20	10/16/20	Taping W, C2
	10 10 10/02/20	10, 10,20	Prime / First Coat Paint W, C2

5 - The Willows at Medway y ID Activity Name		Orig Dom Ctart		Distribution Schedule TASK filter: All						0	Page 22 c					
y ID	Activity Name	Orig Rem Start  Dur Dur	Finish	N F	) lan	F Mar Apr I	2019 4 Juli	A S Oct N	D lan	E M Ar		u Jul A S Oct	N D lan I	M Apr M	2021	A S Oct
A12840	Gypcrete Floors W, C2	4 4 10/20	6/20 10/29/20		Julia	Τ Ινιαι Αρι Ι	n 0 001	A 0 Oct N	D Jan	I IVI /-\	N IVI GUIT		Gypcrete Floo		o Juli	A 0 000
	MEP Finishes on Walls & Ceilings W, C2	10 10 10/30											■ MEP Finish		Ceilinas W.	C2
	Wood Trim W, C2	10 10 10/30							:	<del>.</del> <del>.</del> <del>.</del>		+	■ Wood Trim	-+		
	Floor Tile W, C2	10 10 11/06										1 1 1 1	Floor Tile V	T 1 1		
	Specialties W, C2	5 5 11/13											■ Specialties	9 1 1		
	Wall Coverings in Corridor W, C2	4 4 11/19											■ Wall Cove		or W C2	
	Cabinets & Counters W. C2	15 15 11/19	-											& Counters \		
	Doors & Hardware W. C2	6 6 11/20								;;			+	lardware W, (		
	Country Kitchen Fitout W, C2	15 15 11/23											1 1	Kitchen Fitou	1 1 1	
	Grid In Cooridor W, C2	3 3 11/25												oridor W, C2		
	MEP FInishes in Corridor Ceiling W, C2	4 4 12/0											1 1 1	shes in Corrid	1 1 1	N C2
	Closet Fitout W. C2	10 10 12/04												Sites in Como	ioi ceiiiig i	/V, C/2
		3 3 12/0							<del> </del>	<del> </del> <del> </del>				-+		
	Acoustical Ceiling Tiles W, C2													al Ceiling Tiles		
	Wall Tile / Backsplashes W, C2	5 5 12/10												e / Backsplash		
	Tile Area MEP Finishes W, C2	5 5 12/10												ea MEP Finish		
	Final Paint W, C2	12 12 12/18												Paint W, C2		
	Carpet (Rooms) W, C2	8 8 01/14								.     				arpet (Rooms		
	Punchlist W, C2	10 10 01/20	6/21 02/08/21											Punchlist W,	C2	
1st FI We																
	Layout Walls W, C1	2 2 07/09										_Layout Walls W				
	Corridor Tops / Fire Cap W, C1	10 10 07/1:										Corridor Top		21		
	MEP OH Rough W, C1	15 15 07/2										MEP OH				
	Frame Ceilings / Soffits W, C1	10 10 08/1										1 1 1 1	Ceilings / Soffits	W, C1		
	Frame Walls W, C1	10 10 08/24											Walls W, C1			
	MEP Wall Rough W, C1	15 15 09/0											P Wall Rough V			
	Insulate & Poly Ceilings & Walls W, C1	5 5 09/29	9/20 10/05/20										sulate & Poly Ce		W, C1	
	GWB Ceilings & Walls W, C1	10 10 10/00										+	GWB Ceilings 8	Walls W, C1		
A13380	Taping W, C1	10 10 10/19	9/20 10/30/20										Taping W, C1			
	Prime / First Coat Paint W, C1	5 5 11/02	2/20 11/06/20										Prime / First			
A13410	MEP Finishes on Walls & Ceilings W, C1	10 10 11/09	9/20 11/23/20										MEP Finis		Çeilings W	/, C1
A13520	Wood Trim W, C1	10 10 11/16	6/20 11/30/20										■ Wood Tri			
A13420	Floor Tile W, C1	10 10 11/17	7/20 12/01/20										Floor Tile	W, C1		
A13440	Wall Coverings in Corridor W, C1	4 4 11/30	0/20 12/03/20										■ Wall Cov	erings in Corri	dor W, C1	
A13530	Specialties W, C1	5 5 11/30	0/20 12/04/20										Specialtie	s W, C1		
A13480	Cabinets & Counters W, C1	15 15 11/30	0/20 12/18/20										Cabine	ts & Counters	W, C1	
A13430	Country Kitchen Fitout W, C1	15 15 12/0	2/20 12/22/20										Count	y Kitchen Fito	ut W, C1	
A13450	Grid In Cooridor W, C1	3 3 12/04	4/20 12/08/20										Grid In (	Cooridor W. C	1	
	Doors & Hardware W, C1	6 6 12/0		1						+				Hardware W		
	MEP FInishes in Corridor Ceiling W, C1	4 4 12/0												nishes in Corr		W, C1
	Closet Fitout W, C1	10 10 12/14												t Fitout W, C1		
	Acoustical Ceiling Tiles W, C1	3 3 12/1												cal Ceiling Tile		
	Wall Tile / Backsplashes W, C1	5 5 12/18												ile / Backsplas		
	Tile Area MEP Finishes W, C1	5 5 12/24								· · i i ·				rea MEP Finis		
	Final Paint W, C1	12 12 12/29												al Paint W, C1		
	Carpet (Rooms) W, C1	8 8 01/2												Carpet (Roor		
	Punchlist W, C1	10 10 02/09												Punchlist V		
	- Cottages	10 10 02/0	02/20/21										_             <b>"</b>	Giroriiigt v	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	FRP Footings / Walls, D	20 0 09/10	0/10 A 14/05/40						DD Foot	ngs / Walls,						
	-										ا ا					
	Plumbing UG, D	20 0 10/2								bing UG, D						
A6670	Electrical UG, D	20 0 10/2								rical UG, D						
A2030	Complete Cottage Foundations	0 0	11/05/19					<b>♦</b> C	omplete (	Cottage Fou						
A14710	Remaining Utilities, D	10 0 04/1:							<u> </u>	¦¦¦-		ining Utilities, D				
A14720	Fine Grade, D	8 0 05/0									1 1 1	e Grade, D				
A6990	Vapor Barrier Install, D	5 0 05/18										por Barrier Install	D			
A2060	Slab on Grade	8 0 05/22									1 1 1	ab on Grade				
A6650	Erect Structural Steel, D	2 0 05/20	6/20 A 05/27/20	Α							Erec	t Structural Steel,	D			

	lows at Medway	Distribution Schedule TASK filter: All Activities  Orig Rem Start Finish 2019								Page 23 (		
/ ID	Activity Name	Orig Dur	Rem Start Dur	Finish	N D	Jan F	Mar Apr M		A S Oct N D	2020 Ian F M Apr M Jun Jul A S Oct N D Jan F M A	2021 Apr M J Jul A S Oct	
A6660	Detail Structural Steel, D	3	0 05/27/20 A	05/28/20 A	IN D	ouri i	mai 7 pr m	o our /	( 0 GG( N B G	Detail Structural Steel, D	tpr W 0 ddi A 0 ddt	
A2110	Cottages Complete	0	0	03/30/21	<b></b>			iii			Cottages Complete	
D1 / D2 / [												
	Frame Walls, D1/D2/D3	6	0 05/20/20 A	06/16/20 A	1					Frame Walls, D1/D2/D3		
A14390	Framing Punchlist, D1/D2/D3	9	8 06/22/20 A	07/20/20						Framing Punchlist, D1/D2/D3		
A14380	Frame Roof / Sheathing, D1/D2/D3	15	7 06/23/20 A	07/17/20	1					Frame Roof / Sheathing, D1/D2/D3		
A14400	Corridor MEP Rough / Roof Penetrations, D1/D2/D3	7	7 07/20/20	07/28/20	<b></b>			;; ;		□ Corridor MEP Rough / Roof Penetra	ations. D1/D2/D3	
A14410	Asphalt Roofing, D1/D2/D3	12	12 07/22/20	08/06/20	1					■ Asphalt Roofing, D1/D2/D3	2.00.00	
A14420	Flat Roofing, D1/D2/D3	9	9 07/31/20	08/12/20	1					Flat Roofing, D1/D2/D3		
A14430	Windows, D1/D2/D3	6	6 08/07/20	08/14/20	-					■ Windows, D1/D2/D3		
A14480	MEP OH Rough, D1/D2/D3	15	15 08/13/20	09/02/20	1					MEP OH Rough, D1/D2/D3		
A14440	Siding & Porches, D1/D2/D3	18	18 08/17/20	09/10/20						\$iding & Porches, D1/D2/D3		
A14490	Frame Ceilings & Soffits, D1/D2/D3	12	12 08/20/20	09/04/20	1					Frame Ceilings & Soffits, D1/D	02/D3	
A14500	Frame Walls, D1/D2/D3	5	5 09/08/20	09/14/20	1					■ Frame Walls, D1/D2/D3	230	
A14450	Stone Veneer, D1/D2/D3	5	5 09/11/20	09/17/20	1		1 1			■ Stone Veneer, D1/D2/D3		
	MEP Wall Rough, D1/D2/D3	23	23 09/15/20	10/16/20	- 1					MEP Wall Rough, D1/D	2/D3	
A14690	Field Measure & Fabricate Storefronts	50	50 09/15/20	11/25/20							abricate Storefronts	
A14460	Gutters & Downspouts, D1/D2/D3	30	3 09/18/20	09/22/20	-					Gutters & Downspouts, D1/		
A14460 A14520	·	3	6 10/19/20	10/26/20	+					■ Gutters & Downspouts, D I/		
A14520	Insulate & Poly Ceilings & Walls, D1/D2/D3  GWB Ceilings & Walls, D1/D2/D3	0	9 10/27/20	11/06/20	-					■ Insulate & Poly Ceiling ■ GWB Ceilings & Wal		
	HM Frames, D1/D2/D3	9	3 11/09/20		-					HM Frames, D1/D2		
A14730	·	3		11/12/20								
A14540	Taping, D1/D2/D3	15	15 11/13/20	12/04/20	-					Taping, D1/D2/D		
A14470	Storefronts, D1/D2/D3	5	5 11/27/20	12/03/20	-					Storefronts, D1/I		
A14550	Prime & First Coat Paint, D1/D2/D3	8	8 12/07/20	12/16/20	- }						Coat Paint, D1/D2/D3	
A14620	Wood Trim & Prehung Doors, D1/D2/D3	6	6 12/17/20	12/24/20	-						Prehung Doors, D1/D2/D3	
A14560	MEP Finishes on Walls & Ceilings, D1/D2/D3	12	12 12/18/20	01/06/21							es on Walls & Ceilings, D1/D2/D	
A16670	Paint Wood Trim / Doors, D1/D2/D3	5	5 12/28/20	01/04/21	-						Trim / Doors, D1/D2/D3	
A14590	Closet Fitout, D1/D2/D3	9	9 01/05/21	01/15/21	-						out, D1/D2/D3	
	Floor Tile, D1/D2/D3	18	18 01/08/21	02/03/21	-						ile, D1/D2/D3	
A14600	Wall Tile / Backsplashes, D1/D2/D3	6	6 01/19/21	01/26/21	-						/ Backsplashes, D1/D2/D3	
A14580	Cabinets & Counters, D1/D2/D3	12	12 01/21/21	02/05/21	<b></b>					<del>-</del> <del></del>	ts & Counters, D1/D2/D3	
	Countertop MEP Finishes, D1/D2/D3	6	6 01/27/21	02/03/21	1						rtop MEP Finishes, D1/D2/D3	
A14650	Corridor Wall Covering, D1/D2/D3	6	6 01/27/21	02/03/21	1					· · · · · · · · · · · · · · · · · · ·	r Wall Covering, D1/D2/D3	
A14640	Doors & Hardware, D1/D2/D3	8	8 01/29/21	02/09/21	_						& Hardware, D1/D2/D3	
	Specialties, D1/D2/D3	5	5 02/04/21	02/10/21	1						alties, D1/D2/D3	
	Corridor ACT Grid, D1/D2/D3	5	5 02/04/21	02/10/21	<b>-</b>					■ Corrid	or ACT Grid, D1/D2/D3	
A14670	Carpet (Rooms), D1/D2/D3	6	6 02/11/21	02/19/21	1						et (Rooms), D1/D2/D3	
A16690	Corridor MEP Finishes, D1/D2/D3	8	8 02/11/21	02/23/21	_						ridor MEP Finishes, D1/D2/D3	
A14660	Final Paint, D1/D2/D3	11	11 02/17/21	03/03/21	1						al Paint, D1/D2/D3	
A16700	Corridor ACT Tile, D1/D2/D3	5	5 02/24/21	03/02/21	1						rridor ACT Tile, D1/D2/D3	
	Punchlist, D1/D2/D3	15	15 02/24/21	03/16/21	<b>.</b>	.		<u> </u>			Punchlist, D1/D2/D3	
	Vestibule											
	Frame Walls, D4/D5 & Vestibule	5	0 06/15/20 A	06/19/20 A						■ Frame Walls, D4/D5 & Vestibule		
	Frame Roof / Sheathing, D4/D5 & Vestibule	10	12 07/02/20 A	07/24/20	1					Frame Roof / Sheathing, D4/D5 & Vi		
	Framing Punchlist, D4/D5 & Vestibule	6	6 07/17/20	07/24/20	1					■ Framing Punchlist, D4/D5 & Vestibul		
A14770	Corridor MEP Rough / Roof Penetrations, D4/D5 & Vestibule	5	5 07/27/20	07/31/20	1			; ; ;		Corridor MEP Rough / Roof Penetr		
A14780	Asphalt Roofing, D4/D5 & Vestibule	10	10 08/03/20	08/14/20	1					■ Asphalt Roofing, D4/D5 & Vestibu	ıle	
A14790	Flat Roofing, D4/D5 & Vestibule	7	7 08/12/20	08/20/20	_					■ Flat Roofing, D4/D5 & Vestibule		
A14800	Windows, D4/D5 & Vestibule	4	4 08/17/20	08/20/20						■ Windows, D4/D5 & Vestibule		
A14820	Siding & Porches, D4/D5 & Vestibule	12	12 08/21/20	09/08/20			1 1			Siding & Porches, D4/D5 & Ve		
A14810	MEP OH Rough, D4/D5 & Vestibule	10	10 09/03/20	09/17/20	1					MEP OH Rough, D4/D5 & №	estibule	
A14850	Stone Veneer, D4/D5 & Vestibule	5	5 09/09/20	09/15/20				]		■ Stone Veneer, D4/D5 & Vest	ibule	
A14830	Frame Ceilings & Soffits, D4/D5 & Vestibule	4	4 09/14/20	09/17/20	1					■ Frame Ceilings & Soffits, D4	/D5 & Vestibule	
A14840	Frame Walls, D4/D5 & Vestibule	4	4 09/18/20	09/23/20	1					■ Frame Walls, D4/D5 & Ves		
A14860	MEP Wall Rough, D4/D5 & Vestibule	15	15 09/21/20	10/09/20	1					MEP Wall Rough, ⊅4/D5		
	Gutters & Downspouts, D4/D5 & Vestibule	2	3 09/23/20	09/25/20	1		1 1	i i i		I Gutters & Downspouts, D4		

tivity ID	ows at Medway  Activity Name	Orig Rem Start	Finish	Distribution Schedule TASK filter: All Activities Page 24 ish 2019 2020 2021					
IVILY ID	Activity Name	Orig Rem Start Dur Dur	FILISH	Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct					
A14870	Field Measure & Fabricate Storefronts	50 50 09/24/20	12/07/20	Field Measure & Fabricate Storefronts					
A14890	Insulate & Poly Ceilings & Walls, D4/D5 & Vestibule	4 4 10/13/20	10/16/20	■ Insulate & Poly Ceilings & Walls, D4/D5 & Vestibule					
A14900	GWB Ceilings & Walls, D4/D5 & Vestibule	6 6 11/09/20	11/17/20	■ GWB Ceilings & Walls, D4/D5 & Vestibule					
A14910	HM Frames, D4/D5 & Vestibule	2 2 11/18/20	11/19/20	HM Frames, D4/D5 & Vestibule					
A14920	Taping, D4/D5 & Vestibule	10 10 11/20/20	12/04/20	Taping, D4/D5 & Vestibule					
A14930	Prime & First Coat Paint, D4/D5 & Vestibule	5 5 12/07/20	12/11/20	■ Prime & First Coat Paint, D4/D5 & Vestibule					
A14930 A14960	Storefronts, D4/D5 & Vestibule	5 5 12/08/20	12/11/20	Storefronts, D4/D5 & Vestibule					
	·								
A15010	Wood Trim & Prehung Doors, D4/D5 & Vestibule	6 6 12/14/20	12/21/20	Wood Trim & Prehung Doors, D4/D5 & Vestib					
A14940	MEP Finishes on Walls & Ceilings, D4/D5 & Vestibule	8 8 12/15/20	12/24/20	■ MEP Finishes on Walls & Ceilings, D4/D5 & V					
A16630	Paint Wood Trim / Doors, D4/D5 & Vestibule	3 3 12/22/20	12/24/20	Paint Wood Trim/ Doors, D4/D5 & Vestibule					
A14980	Closet Fitout, D4/D5 & Vestibule	6 6 12/28/20	01/05/21	Closet Fitqut, D4/D5 & Vestibule					
A14990	Wall Tile / Backsplashes, D4/D5 & Vestibule	4 4 01/27/21	02/01/21	■ Wall Tile / Backsplashes, D4/D5 & Vestik					
A14950	Floor Tile, D4/D5 & Vestibule	12 12 01/29/21	02/16/21	Floor Tile, D4/D5 & Vestibule					
A14970	Cabinets & Counters, D4/D5 & Vestibule	8 8 02/10/21	02/22/21	☐ Cabinets & Counters, D4/D5 & Vestit					
A15040	Corridor Wall Covering, D4/D5 & Vestibule	4 4 02/17/21	02/22/21	☐ Corridor Wall Covering, D4/D5 & Ve					
A15000	Countertop MEP Finishes, D4/D5 & Vestibule	4 4 02/23/21	02/26/21	Countertop MEP Finishes, D4/D5 &					
A15030	Doors & Hardware, D4/D5 & Vestibule	5 5 02/23/21	03/01/21	□ Doors & Hardware, D4/D5 & Vestib					
A16640	Corridor ACT Grid, D4/D5 & Vestibule	5 5 02/23/21	03/01/21	Corridor ACT Grid, D4/D5 & Vestibu					
A15020	Specialties, D4/D5 & Vestibule	3 3 02/25/21	03/01/21	■ Specialties, D4/D5 & Vestibule					
A16650	Corridor MEP Finishes, D4/D5 & Vestibule	3 3 03/02/21	03/04/21	☐ Corridor MEP Finishes, D4/D5 & Ve					
A15060	Carpet (Rooms), D4/D5 & Vestibule	4 4 03/02/21	03/05/21	☐ Carpet (Rooms), D4/D5 & Vestibula					
A16660	Corridor ACT Tile, D4/D5 & Vestibule	3 3 03/05/21	03/09/21	Corridor ACT Tile, D4/D5 & Vestib					
A15050	Final Paint, D4/D5 & Vestibule	7 7 03/05/21	03/15/21	Final Paint, D4/D5 & Vestibule					
A15070	Punchlist, D4/D5 & Vestibule	10 10 03/17/21	03/30/21	■ Punchlist, D4/D5 & Vestibule					
Exterior -	·								
A2090	Building D Roof-Tight	0 0	08/14/20	◆ Building D Roof-Tight					
D1	Julius ing 2 1 to 5. Fig. it		00,11,20						
A2070	Roofing Shingles, D1	5 5 07/20/20	07/24/20	■ Roofing Shingles, D1					
A2070 A2080	Siding, D1	5 5 07/27/20	07/31/20	■ Rooming Stillingles, D1					
D2	Siding, DT	5 5 01/21/20	07/31/20	□ I Siquig, Di					
	Doefing Chingles DO	E 07/07/00	07/24/20	B Desire Chinales DO					
A8190	Roofing Shingles, D2	5 5 07/27/20	07/31/20	Roofing Shingles, D2					
A8200	Siding, D2	5 5 08/03/20	08/07/20	■ Siding, D2					
D3									
A8210	Roofing Shingles, D3	5 5 08/03/20	08/07/20	■ Roofing Shingles, D3					
A8220	Siding, D3	5 08/10/20	08/14/20	■ \$iding, D3					
D4									
A8230	Roofing Shingles, D4	5 5 08/03/20	08/07/20	■ Roofing Shingles, D4					
A8240	Siding, D4	5 5 08/10/20	08/14/20						
D5									
A8250	Roofing Shingles, D5	5 5 08/10/20	08/14/20	Roofing Shingles, Ф5					
A8260	Siding, D5	5 5 08/17/20	08/21/20	Siding, D5					
Stairs			·						
Stair A									
A15080	Erect Landings / Stringers / Treads - Stair A	15 0 05/06/20 A	05/22/20 A	■ Erec Landings / Stringers / Treads - Stair A					
A15090	MEP Rough - Stair A	5 0 05/27/20 A	06/03/20 A	■ MEP Rough - Stair A					
A15100	GWB / Door Frames - Stair A	5 0 06/10/20 A	07/07/20 A	GWB / Door Frames - Stair A					
				GWB / Door Frames - Stair A					
A15110	Tape / Sand - Stair A	7 4 07/07/20 A	07/14/20						
A15120	Prime Paint - Stair A	4 4 07/15/20	07/20/20	■ Prime Paint - Stair A					
A15130	Metal Railings / Handrails - Stair A	10 10 07/21/20	08/03/20	Metal Railings / Handrails - Stair A					
A15140	MEP Finishes - Stair A	5 5 08/04/20	08/10/20	■ MEP Finishes - Stair A					
A15150	Doors & Hardware - Stair A	3 3 08/11/20	08/13/20	■ Door's & Hardware - Stair A					
Stair B									
A15160	Erect Landings / Stringers / Treads - Stair B	15 0 05/22/20 A	07/02/20 A	Erect Landings / Stringers / Treads - Stair B					
A15170	MEP Rough - Stair B	5 0 06/11/20 A	06/17/20 A	■ MEP Rough - Stair B					
A15180	GWB / Door Frames - Stair B	5 5 07/08/20 A	07/15/20	GWB / Door Frames - Stair B					
A13100									

tivity ID	ows at Medway Activity Name	Orig. E	Rem Start	Finish	edule TASK filter: All Activities Page 25 of 26  2019 2020 2021
טו ועווע	Activity Name	Orig F Dur	Orig Rem Start Dur Dur		D Jan F Mar Apr M J Jul A S Oct N D Jan F M Apr M Jun Jul A S Oct N D Jan F M Apr M J Jul A S Oct N
A15200	Prime Paint - Stair B	4	4 07/27/20	07/30/20	Prime Paint - Stair B
	Metal Railings / Handrails - Stair B	10	10 07/31/20	08/13/20	■ Metall Railings:/ Handrails - Stair; B
	MEP Finishes - Stair B	5	5 08/14/20	08/20/20	■ MEP Finishes - Stair B
A15230	Doors & Hardware - Stair B	3	3 08/21/20	08/25/20	■ Doors & Hardware - Stair B
Stair C					
A15240	Erect Landings / Stringers / Treads - Stair C	15	15 07/09/20	07/29/20	Erect Landings / Stringers / Treads - Stair C
A15250	MEP Rough - Stair C	5	5 07/30/20	08/05/20	■ MEP Rough - Stair C
A15260	GWB / Door Frames - Stair C	5	5 08/06/20	08/12/20	GWB / Door Frames - Stair C
A15270	Tape / Sand - Stair C	7	7 08/13/20	08/21/20	■ Tape / Sand - Stair C
A15280	Prime Paint - Stair C	4	4 08/24/20	08/27/20	■ Prime Paint - Stair C
A15290	Metal Railings / Handrails - Stair C	10	10 08/28/20	09/11/20	Metal Railings / Handrails - \$tair C
A15300	MEP Finishes - Stair C	5	5 09/14/20	09/18/20	
A15310	Doors & Hardware - Stair C	3	3 09/21/20	09/23/20	■ Doors & Hardware - Stair C
Stair E					
A15320	Erect Landings / Stringers / Treads - Stair E	8	0 06/10/20 A	06/22/20 A	■ Frect Landings / \$tringers / Treads - Stair E
A15330	MEP Rough - Stair E	3	3 07/30/20	08/03/20	■ MEP Rough - Stair E
A15340	GWB / Door Frames - Stair E	3	3 08/04/20	08/06/20	I GWB / Door Frames - Stair E
A15350	Tape / Sand - Stair E	5	5 08/07/20	08/13/20	■ Tape / Sand - Stair E
A15360	Prime Paint - Stair E	2	2 08/14/20	08/17/20	■ Prime Paint - Stair E
A15370	Metal Railings / Handrails - Stair E	5	5 08/18/20	08/24/20	■ Metal Railings / Handrails - Stair E
A15380	MEP Finishes - Stair E	3	3 08/25/20	08/27/20	I NEP Finishes - \$tair E
A15390	Doors & Hardware - Stair E	2	2 08/28/20	08/31/20	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
Stair F			,		
A15400	Erect Landings / Stringers / Treads - Stair F	8	0 06/08/20 A	06/23/20 A	Erect Landings / Stringers / Treads - Stair F
A15410	MEP Rough - Stair F	3	3 07/30/20	08/03/20	■ MEP Rough - Stair F
A15420	GWB / Door Frames - Stair F	3	3 08/04/20	08/06/20	I GWB / Door Frames - Stair F
A15430	Tape / Sand - Stair F	5	5 08/07/20	08/13/20	Tape/Sand-Stair F
A15440	Prime Paint - Stair F	2	2 08/14/20	08/17/20	■ Prime Paint - Stair F
A15450	Metal Railings / Handrails - Stair F	5	5 08/18/20	08/24/20	■ Metal Railings / Handrails - Stair F
A15460	MEP Finishes - Stair F	3	3 08/25/20	08/27/20	I, MÉP Finishes - \$tair F
A15470	Doors & Hardware - Stair F	2	2 09/01/20	09/02/20	Doors & Hardware - Stair F
Stair D					
A15480	Erect Landings / Stringers / Treads - Stair D	8	0 06/04/20 A	06/18/20 A	□ Erect Landings / Stringers / Treads - Stair D
A15490	MEP Rough - Stair D	3	3 07/30/20	08/03/20	■ MEP Rough - Stair D
A15500	GWB / Door Frames - Stair D	3	3 08/04/20	08/06/20	
A15510	Tape / Sand - Stair D	5	5 08/07/20	08/13/20	Tape, / Sand - Stair D
A15520	Prime Paint - Stair D	2	2 08/14/20	08/17/20	<b>I</b> Prime Paint - Stair D
A15530	Metal Railings / Handrails - Stair D	5	5 08/18/20	08/24/20	■ Metal Railings / Handrails - Stair D
A15540	MEP Finishes - Stair D	3	3 08/25/20	08/27/20	■ MEP Finishes - \$tair D
A15550	Doors & Hardware - Stair D	2	2 09/03/20	09/04/20	Doors & Hardware - Stair D
Closeout					
A2190	Building B Complete	0	0	08/13/20	◆ Building B Complete
A2170	Cottages Complete	0	0	09/04/20	Cottages Complete
A2180	Building C Complete	0	0	09/04/20	Duilding C Complete
A2230	HVAC Testing, Adjusting & Balancing	30	30 01/13/21	02/25/21	HVAC Testing, Adjusting & Balancing
A2210	Fire Alarm Programming & Pre-Testing	20	20 01/28/21	02/25/21	Fire Alarm Programming & Pre-Testing
A2200	Building A Complete	0	0	02/10/21	♦ Building A Complete
A2250	Design Team Affidavits	10	10 02/26/21	03/11/21	Design Team Affidavits
A2260	Design Team Sign off and Affidavits	0	0	03/11/21	Design Team \$ign off and Affidavits
A2280	Life Safety Walkthroughs	10	10 03/12/21	03/25/21	Life Safety Walkthroughs
A2220	Elevators Balancing & Pre-Testing	10	10 03/22/21	04/02/21	■ Elevators Balancing & Pre-Testing
A2290	Fire Department Sign-off	0	0	03/25/21	♦ Fire Department Sign off
A2240	Elevator Inspection Request & Lead-time	20	20 04/05/21	05/03/21	Elevator Inspection Request 8
/ \L_					■ Elevators Inspection
	Elevators Inspection	5	5   05/04/21	05/10/21	
A2270 A2320	Elevators Inspection Site Improvements Complete	5	5 05/04/21 0	05/10/21 05/05/21	

	ows at Medway			n Schedule TASK filter: All Activities		Page 26 of 2
tivity ID	Activity Name	Orig Rem Start Dur Dur	Finish	2019  N. D. Jan, F. Mar Apr, M. J. Jul, A. S. Oct, N. D.	2020 Jan F M Apr M Jun Jul A S Oct N D Jan F M Ap	2021
A2330	Construction Complete	0 0	07/01/21*		dan i ivi Api ivi dun du A 3 Oct iv D dan i ivi A	
	·					

#### Susan Affleck-Childs

From: Timothy Choate <choatie.sudfd@verizon.net>

**Sent:** Monday, June 29, 2020 1:22 PM

**To:** Susan Affleck-Childs; Jack Mee; Michael Boynton; Bridget Graziano; Jeff Lynch; Mike Fasolino; Mary

Jane White; Beth Hallal; David Damico

**Cc:** dan.hooper@verizon.net; kathyhooper1@verizon.net; michelle.delmarre@state.ma.us

**Subject:** Flooding from Salmon Project **Attachments:** Flooding from 7 Iroquois St.pdf

Hi all- Attached is a presentation of yesterdays overflow from the Salmon Property. First, a thank you to all who responded to this yesterday. Great work!! Mike B. for jumping on Salmon and Rubicon telling them they needed to fix this NOW, FD for helping out and DPW for the "sand bags." I hate to say this but I called it. In the PBEC meetings my concern was the volume of water coming from all along Charles River Rd and how it went through the field and into the brook/swamp. I knew because I grew up in this neighborhood. I've lived in this house for 25 years. I knew this would happen the way it was designed. The road is too tall to block how mother nature wants to move the water. Man made drains and theoretical engineering may try to prove otherwise but debris still can cover their storm drains. From my discussions with them today they are now talking about doing raised drain covers. They too can get blocked. Yes there was a lot of rain yesterday but this has NEVER happened nor should it have happened. One of the workers last night tried to explain I needed to understand there was heavy rain. Heavy rain doesn't exempt them from responsibility.

If someone can forward this to the Select Board and PEBC to see the issue I'd appreciate it. Thank you again to all who helped yesterday. Let's hope this is a one time event and I can be made whole as soon as possible.

Tim Choate

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

# Flooding from 7 Iroquois St. result of Salmon Health drain not working.- June 28, 2020



# Water draining from Iroquois St and points north flooded the swail coming over stonewall





In my 25 years living here, this has never happened. The new built up Salmon road prevents water from dispersing like it always did.





The "bowl" that was created had no place for the water to go. The installed drains for the swail were covered.









# Water funneled into my basement. This too has never happened before.





# Home made obstruction put into place since I didn't have sandbags.

- Still got water in basement and into the boiler.
- FD came to investigate. Unable to pump out because no place to put water.
- DPW came down and supplied 2 silt tubes to act as better barrier.
- This helped considerably.



## Water continued to fill area

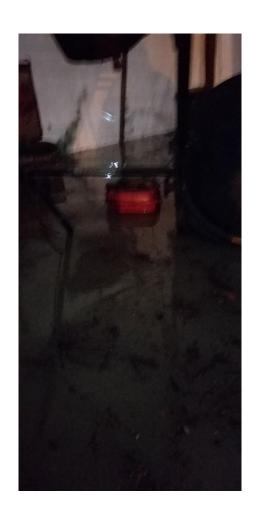


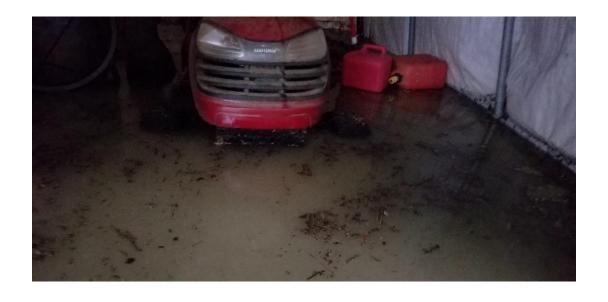


## As storm subsided checked on shed



- As you can see on back wall at this point water had gone down a few inches.
- Push mower under water as well as engine and wiring of ride on mower.
- Both flooded out with water.





# Tom from Rubicon came out and found storm drain and took off the cover to the drain





You can see on back wall the water line and see the water line on mower. Engine and wiring under water and were flooded in water.





# Water line





Sent email to Jeff with Mike cc'd to show type of mowers ruined and comparable mowers for replacement.





- Email from Jeff on Sunday night (with Mike B cc'd) saying Salmon Health will make whole for expenses occurred.
- Subsequent emails were made to try to file insurance claims. My insurance broker said put claims into Salmon; Jeff trying to see about Rubicon.
- Medway Oil came out to check on boiler. Still awaiting status of how to go out and get the 2 new lawn mowers.

# Huge Thank you to:

- Mike Boynton for working on this Sunday and making sure it was dealt with immediately.
- Fire Dept. for coming out to check on it and document. They offered to pump it but there was no place to pump the water.
- DPW for coming out and providing silt barriers to block more water from entering basement. Also told to keep them until Salmon fixes drainage problem. This is peace of mind.

- Face to face discussion with Jeff addressed issues and reassurance he will compensate for the items discussed. The question still remains how to get payment.
- During PBEC meetings I called this would happened and wasn't believed. This is proof. My concern is that it will continue to happen.
- Jeff says they will put dome covers on drain. If they get clogged with debris results may be the same. What if the drain is covered in snow?
- This whole area needs to be fixed and worked on immediately.

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

## FIELD REPORT

Date	Report No.
6/30/2020	41
Project No.	Sheet 1 of
143-21583-15011	2
Weather	Temperature
A.M. CLOUDY	A.M. 75°F
P.M.	P.M.
	6/30/2020 Project No. 143-21583-15011 Weather A.M. CLOUDY

#### FIELD OBSERVATIONS

On Tuesday, June 30, 2020, Steven M. Bouley, PE and Bradley M. Picard, EIT from Tetra Tech (TT) visited the project location with Bridget Graziano (Medway Conservation Commission) to inspect the current condition of the site after intense rainfall on Sunday 6/28 and Monday 6/29. The report outlines observations made during the site visit.

#### 1. OBSERVATIONS

- A. Site Conditions/Erosion Controls: The western portion of the site along Willow Pond Circle is firm, puddles and muddy conditions are present throughout the site from recent intense storms and construction vehicle traffic. Stockpiled construction materials, crushed stone, and soil are present throughout the main open portion of the site but appear to be properly protected from erosion. Silt fence barrier throughout the site is in overall good condition, however, several locations on-site require immediate attention and change to erosion controls to mitigate future impacts. The areas include proposed drainage along the eastern portion of Waterside Run and several locations along the toe of slope downgradient of CB-30.
- B. The first location along Waterside Run flooded during the flash flood emergency on Sunday 6/28. Flooding occurred between the eastern abutters and the filled roadway at DCB-1 (low point in the area). It appears the flooding occurred when debris clogged the DCB-1 inlet protection constricting flow through the structure. DCB-1 grates were removed during the storm event to allow floodwaters to discharge through the cross culvert under Waterside run to FES-7. No concerns were identified by Medway Conservation related to impacts to the downstream wetlands. Contractor intends to mitigate future impacts to abutters' properties by modifying the proposed swale high point elevation between DCB-1 and DCB-5 to an elevation lower than the abutters' basements (the current elevation is approximately equal to the neighboring basement elevation at the Choate property which is the low point in the area) to allow flow to enter the DCB's prior to flooding the abutters' basement. Additionally, the Contractor plans to install rip-rap plunge pools around

	CONTRACTOR'S FORCE AND EQUIPMENT				WORK DONE BY OTHERS		
Sup't	1	Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer			
Laborers	2	Loader	1	Vib. Roller			
Drivers	1	Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	2	Skid Steer		Vib. Walk Comp.	1		
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper		Tack Truck			
Surveyors		Conc. Mixer		Man Lift			
		Conc. Truck		Skidder		OFFICIAL VI	SITORS TO JOB
		Conc. Pump Truck		Compact Track Loader		Bridget Graziano	Conservation Agent
		Pickup Truck	5+	Water Truck			
		Tri-Axle Dump Truck		Crane Truck			
		Trailer Dump Truck		Lull			
		Art. Dump Truck	1	BOMAG Remote Comp.			
Police Details: N/A						RESIDENT REPR	ESENTATIVE FORCE
Contractor's Hours of	Work: 7:00	A.M. to 3:30 P.M.				Name	Time on-site
						Steven M. Bouley, PE	9:30 A.M. – 11:30 A.M.
						Bradley M. Picard, EIT	9:30 A.M. – 11:30 A.M.

Project	Date	Report No.
Salmon Health and Retirement Community	6/30/2020	41
Location	Project No.	Sheet 2 of
Village Street, Medway, MA	143-21583-15011	2

#### FIELD OBSERVATIONS CONTINUED

the grates of DCB-1 and DCB-5 and install check dams in the proposed swale to help decrease velocity of runoff and collect debris (leaves, lawn trimmings, etc.) prior to discharge to the DCB's and their inlet protection. TT and Medway Conservation also stated that the contractor shall be aware of weather conditions at all times and that the site shall be staffed during future events to ensure flow is maintained to the Waterside Run cross-culverts. Slopes adjacent to DCB-1 and DCB-5 have been proposed to be loamed and sodded to prevent material displacement and blockages caused by future rainfall events of similar intensity, however, the contractor must confirm with the owner prior to the change.

- C. A second location on the southwestern side of Willow Pond Circle adjacent to the main campus building and downgradient of CB-30 has encountered several erosion control breaches. Areas were cleaned, repaired and seeded prior to TT arrival. Contractor discussed to plant wildflower mix in breached areas outside of the erosion control limit. It appears this issue is caused by lack of roof drain connection to stormwater infrastructure allowing all runoff to spill to grade and runoff at the low point in the adjacent area at CB-30 (which is protected by a silt sack). The contractor stated they will progress roof drain installation as soon as possible to prevent this from occurring in the future.
- D. TT and Medway Conservation Agent expressed that the SWPPP must be followed and that the document shall be revised continually to account for changing site conditions as construction progresses. Contractor to generate a plan for Town and TT review, which details mitigation efforts for high-intensity storms in these two areas of concern as well as addressing other potential areas which may be affected by intense storm events.

#### 2. SCHEDULE

- A. Contractor to begin rough grading Waterside Run later this week in preparation for binder paving the first week of July along that roadway. Once paving is complete on that side of the project, the contractor will begin installing the bridge at the Willow Pond Circle wetland crossing.
- B. TT will maintain communication with contractor and will inspect the site as construction progresses.

#### 3. NEW ACTION ITEMS

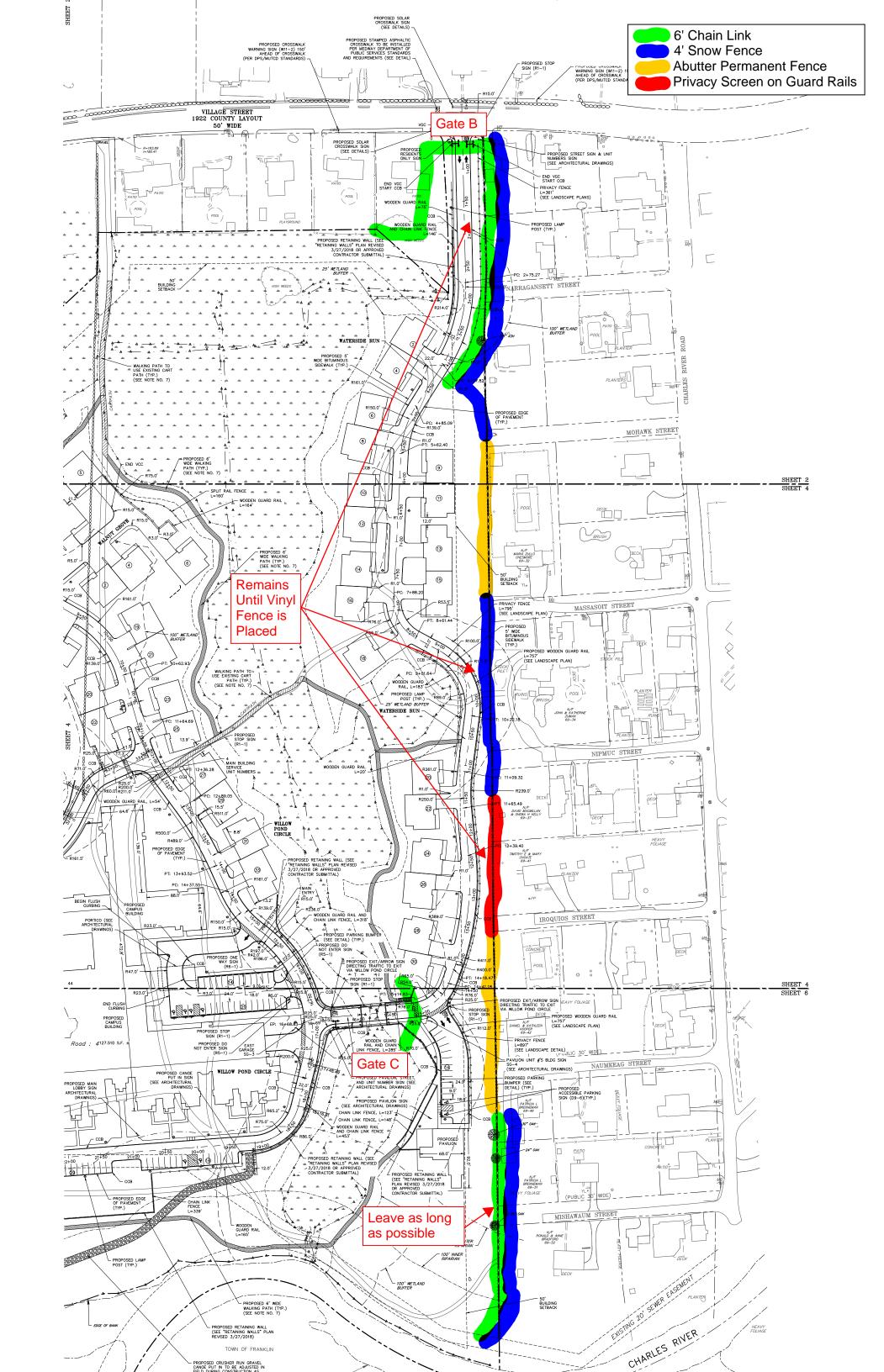
A. Contractor to generate a plan which details mitigation efforts for high-intensity storms in these two areas of concern as well as addressing other potential areas which may be affected by intense storm events.

#### 4. PREVIOUS OPEN ACTION ITEMS

A. N/A

#### 5. MATERIALS DELIVERED TO SITE SINCE LAST INSPECTION

A. N/A



			General Inf (see reverse for				
Name of Project	Salmon H	ealth and Retirement Community	NPDES ID No.	MAR1001Q3	Inspection Date	07/02/2020	
Weather conditions during inspection	Sunny, 8	7°F	Inspection start time	11:45 AM	Inspection end time	2:45 PM	
Inspector Name, Title Contact Information		Damien Dmitruk, P.E., (508) 697-3191 Ext. 108					
Present Phase of Cor	nstruction	Construction of the main car	npus building, roa	dway and site grading, and u	utility installation	1.	
Inspection Location inspections are requ specify location who inspection is being conducted)	ired,	Salmon Health and Retirement Community 261 Village Street Medway, MA 02053					
Inspection Frequency (Note: you may be subject to different inspection frequencies in different areas of the site. Check all that apply)  Standard Frequency:  Every 7 days  Every 14 days and within 24 hours of a 0.25" rain or the occurrence of runoff from snowmelt sufficient to cause a discharge							
Increased Frequency:  Every 7 days and within 24 hours of a 0.25" rain (for areas of sites discharging to sediment or nutrient-impaired waters or to waters designated as Tier 2, Tier 2.5, or Tier 3)							
Reduced Frequency:  Twice during first month, no more than 14 calendar days apart; then once per month after first month; (for stabilized areas)  Twice during first month, no more than 14 calendar days apart; then once more within 24 hours of a 0.25" rain (for stabilized areas on "linear construction sites  Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)  Once per month (for frozen conditions where earth-disturbing activities are being conducted)							
Was this inspection triggered by a 0.25" storm event? ■ Yes □ No If yes, how did you determined whether a 0.25" storm event has occurred? □ Rain gauge on site ■ Weather station representative of site. Specify weather station source: Worcester Regional Airport Station  Total rainfall amount that triggered the inspection (in inches): 2.07							
		y the occurrence of runoff from s	snowmelt sufficient to	cause a discharge? Yes	■ No		
If "yes", con	ne that any	y portion of your site was unsafe					
- Location	n(s) where	conditions were found:					

Condition and Effectiveness of Erosion and Sediment (E&S) Controls (CGP Part 2.2)  (see reverse for instructions)					
Type/Location of E&S Control [Add an additional sheet if necessary]	Maintenance Needed?*	Corrective Action Required?*	Date on Which Maintenance or Corrective Action First Identified?	Notes	
Silt Fence/Compost Sock	■Yes □No	□Yes ■No	8/17/2019	The slope at the back of basin 3 washed into the compost sock and silt fence. Sediment build up against the compost sock should be removed and any damaged compost sock should be repaired (11 in Photo Log)	
2. Compost Sock	■Yes □No	□Yes ■No	5/15/2020	Compost sock has deteriorated along the western side of Willow pond circle and should be replaced.	
3. Construction Entrance	□Yes ■No	□Yes ■No	6/4/2020	The construction entrance of Waterside Run has been removed as the paving of this area has been initiated. Travel in this area should be limited to prevent off site tracking (16 in Photo Log).	
4. Silt Fence/Compost Sock	□Yes ■No	□Yes ■No	6/19/2020	Erosion controls have been removed along the eastern length of Waterside Run per MCC direction (14, 15, and 22 in Photo Log).	
5. Silt Fence	■Yes □No	□Yes ■No	6/26/2020	Silt fence around the outlet east of the Pavilion building and should be repaired (13 in Photo Log).	
6. Silt Fence/Compost Sock	■Yes □No	□Yes ■No	6/26/2020	Coneco recommends that erosion controls remain in place currently should not be removed along the southeastern edge of Willow Pond Circle leading to the Waterside Run Crossing per MCC direction (6, 9, and 10 in Photo Log).	
7. Silt Fence/Compost Sock	■Yes □No	□Yes ■No	7/2/2020	Compost sock and silt fence in need of repair (4, 7, and 8 in Photo Log) Additional silt fence has been placed along Willow Pond Circle above a steep slope (5 in Photo Log). Additional silt fence should be placed along the top of the retaining wall along southwestern edge of Willow Pond Circle leading to the Waterside Run Crossing (8 in Photo Log).	
8. Silt Sacks	■Yes □No	□Yes ■No	7/2/2020	Recent storm events have cause flooding along the eastern side of Waterside Run. Silt sacks should continue to be maintained and slopes should be stabilized to prevent clogging of the system (14 and 15 in Photo Log).	
9.	□Yes □No	□Yes □No			
10.	□Yes □No	□Yes □No			

<sup>\*</sup> Note: The permit differentiates between conditions requiring routine maintenance, and those requiring corrective action. The permit requires maintenance in order to keep controls in effective operating condition. Corrective actions are triggered only for specific conditions, which include: 1) A stormwater control needs repair or replacement (beyond routine maintenance) if it is not operating as intended; 2) A stormwater control necessary to comply with the permit was never installed or was installed incorrectly; 3) You become aware that the stormwater controls you have installed and are maintaining are not effective enough for the discharge to meet applicable water quality standards or applicable requirements in Part 3.1; 4) One of the prohibited discharges in Part 1.3 is occurring or has occurred; or 5) EPA requires corrective actions as a result of a permit violation found during an inspection carried out under Part 4.8. If a condition on your site requires a corrective action, you must also fill out a corrective action form found at <a href="https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources">https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources</a>. See Part 5 of the permit for more information.

Condition and Effectiveness of Pollution Prevention (P2) Practices (CGP Part 2.3)  (see reverse for instructions)						
Type/Location of P2 Practices [Add an additional sheet if necessary]	Maintenance Needed?*	Corrective Action Required?*	Date on Which Maintenance or Corrective Action First Identified?	Notes		
1.	□Yes □No	□Yes □No				
2.	□Yes □No	□Yes □No				
3.	□Yes □No	□Yes □No				
4.	□Yes □No	□Yes □No				
5.	□Yes □No	□Yes □No				
6.	□Yes □No	□Yes □No				
7.	□Yes □No	□Yes □No				
8.	□Yes □No	□Yes □No				
9.	□Yes □No	□Yes □No				
10.	□Yes □No	□Yes □No				

<sup>\*</sup>Note: The permit differentiates between conditions requiring routine maintenance, and those requiring corrective action. The permit requires maintenance in order to keep controls in effective operating condition. Corrective actions are triggered only for specific conditions, which include: 1) A stormwater control needs repair or replacement (beyond routine maintenance) if it is not operating as intended; 2) A stormwater control necessary to comply with the permit was never installed or was installed incorrectly; 3) You become aware that the stormwater controls you have installed and are maintaining are not effective enough for the discharge to meet applicable water quality standards or applicable requirements in Part 3.1; 4) One of the prohibited discharges in Part 1.3 is occurring or has occurred; or 5) EPA requires corrective actions as a result of a permit violation found during an inspection carried out under Part 4.8. If a condition on your site requires a corrective action, you must also fill out a corrective action form found at <a href="https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources">https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources</a>. See Part 5 of the permit for more information.

		on of Exposed Soil (CGP Part 2.2.	14)
		(see reverse for instructions)	
Stabilization Area [Add an additional sheet if necessary]	Stabilization Method	Have You Initiated Stabilization?	Notes
1. Stockpiles	Hydro-seeding	■ YES □ NO If yes, provide date:	Stockpiles that are not actively in use have been hydro-seeded to prevent erosion of the piles. Hydroseeded inactive stockpiles have established vegetation and have no apparent signs of erosion. Many stockpiles are in active use and will not be hydro-seeded.
Finished areas behind retaining walls	Hydro-seeding	■ YES □ NO If yes, provide date:	Areas between retaining walls and erosion control line have been hydro-seeded to prevent erosion.
3. Infiltration Basins	Hydro-seeding	■ YES □ NO If yes, provide date:	The slopes of basins 1 & 3 have been hydro-seeded to prevent erosion.
4. Exposed Soils	Hydro-seeding	■ YES □ NO If yes, provide date:	Completed areas with exposed soils have been hydro-seeded to prevent erosion.
5. Bridge abutments	Bridge abutments Rip rap protection		The base of the bridge abutments parallel with the stream have been stabilized with rip rap.
	Descript	tion of Discharges (CGP Part 4.6. (see reverse for instructions)	6)
Was a stormwater discharge or other of the stormwater discharge or other of the stormwater discharge or other of the stormwater discharge or other		part of your site at the time of the ins	spection?  Yes No
Discharge Location	Observations	arge.	
[Add an additional sheet if necessary]			
1.	Describe the discha	arge:	
			waters of the U.S. in the immediate vicinity, are there any that can be attributed to your discharge?   Yes No
		at you see, specify the location(s) w tenance, or corrective action is nee	where these conditions were found, and indicate whether eded to resolve the issue:
2.	Describe the discha	arge:	
			waters of the U.S. in the immediate vicinity, are there any that can be attributed to your discharge?
		at you see, specify the location(s) w tenance, or corrective action is nee	where these conditions were found, and indicate whether eded to resolve the issue:

Contractor or Subcontractor Signature and Certification (see reverse for instructions)
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."  Signature of Contractor or Subcontractor:  Damien Dmitruk - Coneco Engineers & Scientists
Operator Signature and Certification  (see reverse for instructions)
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."
Signature of Operator or "Duly Authorized Representative": Date:
Printed Name and Affiliation:



**Photo 1 (looking southeast)**View of Willow Pond Circle construction entrance.



Photo 2 (looking southwest)
Compost sock and silt fence along the end of the swale near Willow Pond Circle entrance.

\*Erosion control maintenance in these areas shall be a priority for the contractor  $07/02/2020\,$ 



Photo 3 (looking south)
Compost sock and silt fence at the outlet of basin 1.



Photo 4 (looking southwest)

The double compost sock and silt fence along the western side of Lilac Path has been torn and should be repaired.

<sup>\*</sup>Erosion control maintenance in these areas shall be a priority for the contractor  $07/02/2020\,$ 



Photo 5 (looking southwest)

Regraded slope west of the main campus building. A double silt fence has been in place at the bottom of the slope. Additional silt fence has been added along the top of the slope after recent storm events caused erosion. Coneco has recommended the silt fence is extended further along the top of the slope. The slope should be stabilized per the plan as soon as possible to prevent further erosion.



Photo 6 (looking east)

Coneco does not recommend that the compost sock along the retaining wall south of the future main campus building should be removed per Medway Conservation Commission direction. Stormwater travels along the side and back of the wall in this area. During large storm events sediment is held on site by the silt fence and compost sock. Built up sediment along and on top of the compost sock should be removed.



\*Photo 7 (looking southeast)

The silt fence at the end of the eastern sewer easement has fallen and should be repaired. It is recommended that the construction zone for the eastern sewer line structure installation shall have additional moveable compost filter sock placed at the bottom of the site slope to mitigate erosion due to high flows to the sewer easement area.



\*Photo 8 (looking south)

Coneco recommends that silt fence should be added along the top of the retaining wall leading to the southern side of Waterside Run Crossing to prevent sediment flowing over the top of the wall.



Photo 9 (looking north)

Coneco does not recommend that the compost sock and silt fence leading to the southern side of Waterside Run Crossing to be removed per Medway Conservation Commission direction. Extreme storm events have caused stormwater to flow over the retaining wall.



Photo 10 (looking east)

Seeding along the southern abutment of the waterside crossing. Coneco does not recommend that the compost sock and silt fence leading to the southern side of Waterside Run Crossing to be removed per Medway Conservation Commission direction. Extreme storm events have caused stormwater to flow over the retaining wall.



Photo 11 (looking east)

The slope at the back of basin 3 washed into the compost sock and silt fence. Slope should be repaired, and soil should be removed from in front of the sock.



**Photo 12 (looking south)** 

The compost sock and silt fence around the outlet for basin 3.

<sup>\*</sup>Erosion control maintenance in these areas shall be a priority for the contractor 07/02/2020



\*Photo 13 (looking south)

The compost sock and silt fence around outlet east of the Pavilion building. Silt fence should be repaired.

<sup>\*</sup>Erosion control maintenance in these areas shall be a priority for the contractor  $07/02/2020\,$ 



Photo 14 (looking north)

Erosion control has been removed along the eastern length of Waterside Run. During the recent storm events Rubicon indicated excessive ponding in this area. Coneco believes stormwater flow was impeded by the silt sacks within the catch basins, along with the elevated grate due to finish grade not being established in this area and did not flow as freely as the drainage system had been designed. Coneco recommends that additional cleaning of the silt sacks is maintained throughout the completion of the project. Grade should be established and stabilized as soon as possible to prevent sediment from entering the system.



**Photo 15 (looking northeast)** 

Erosion control has been removed along the eastern length of Waterside Run. During the recent storm events Rubicon indicated excessive ponding in this area. Coneco believes stormwater flow was impeded by the silt sacks within the catch basins, along with the elevated grate due to finish grade not being established in this area and did not flow as freely as the drainage system had been designed. Coneco recommends that additional cleaning of the silt sacks is maintained throughout the completion of the project. Grade should be established and stabilized as soon as possible to prevent sediment from entering the system.



**Photo 16 (looking southeast)** 

View of Waterside Run entrance. This entrance is being prepared for paving. Rubicon has indicated that use of the entrance has been limited to necessary travel only until the pavement has been placed.



Photo 17 (looking southwest)

Compost sock and silt fence have been removed per the Medway Conservation Commission as indicated by Marois. Soils in this area should be stabilized once construction in this area has been completed.

\*Erosion control maintenance in these areas shall be a priority for the contractor 07/02/2020



Photo 18 (looking west)

Compost sock and silt fence at the outlet along the western side of Waterside Run across from Narragansett Street.

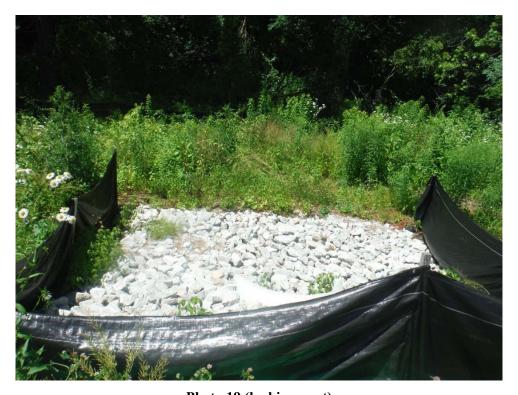


Photo 19 (looking west)

Compost sock and silt fence along the western side of Waterside Run at the outlet across from Mohawk Street.

\*Erosion control maintenance in these areas shall be a priority for the contractor 07/02/2020



Photo 20 (looking west)
Silt fence along the western side of Waterside Run leading to the outlet across from Massasoit Street.



Photo 21 (looking southwest)
Silt fence along the western side of Waterside Run at the outlet across from Iroquios Street.

<sup>\*</sup>Erosion control maintenance in these areas shall be a priority for the contractor  $07/02/2020\,$ 



Photo 22 (looking west)

Compost sock and silt fence along the northern side of the bridge abutments at the Waterside Run crossing will be removed per Medway Conservation Commission direction. Exposed soils have been seeded. Erosion is not expected in this area during this time.



Photo 23 (looking north)

Compost sock and silt fence east of the Willow Pond Circle south of the Medical Building.

\*Erosion control maintenance in these areas shall be a priority for the contractor 07/02/2020



# July 14, 2020 Medway Planning & Economic Development Board Meeting

### **Construction Reports**

- Medway Community Church status report
- Millstone stormwater issues

#### **Susan Affleck-Childs**

From:

tag70c3@verizon.net

Sent:

Wednesday, July 08, 2020 3:43 PM

To:

Susan Affleck-Childs

Cc:

Bouley, Steven

Subject:

RE: Medway Community Church project completion

Attachments:

20200708\_112544.jpg; 20200708\_112536.jpg

I stopped by the church late this morning and things look good.

From my perspective the plan as approved has essentially been executed. The only thing missing is the trees in the islands in the parking lot. From Carl's perspective there is some concern about trees growing up and interfering with the light poles. I explained the purpose of the trees (not just aesthetic) which seemed to help him understand the requirement. From my perspective, I dont think it's a big deal if they are left out. I did tell Carl the PB could talk that out Tuesday evening.

Fence looks real good.

Stone walls have been filled in.

Entrances have been dressed up and look nice.

Pavement and striping looks good.

Although it's been dry it does appear drainage system is doing its job.

Buffer beyond fence is thick and filling in. There are some dead trees that will be coming out in the next month at the request of a neighbor... that should further promote growth of natural undergrowth. My personal opinion is that additional plantings in the buffer will be challenging and difficult to maintain as overcrowding might be all that's accomplished... I don't think additional is needed.

I think overall result (afterall it is a parking lot) is positive.

Attached are some pictures.... will send additional pictures as size dictates.

TAG

On Jul 8, 2020 3:04 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Pastor Carl says he doesn't believe any additional landscaping is needed. I really want both of your thoughts on whether any supplemental landscaping is needed to provide suitable buffer to the neighbors. Thanks.

From: Bouley, Steven <Steven.Bouley@tetratech.com>

Sent: Wednesday, July 08, 2020 2:23 PM

To: Susan Affleck-Childs <sachilds@townofmedway.org>

Cc: Tom Gay <tag70c3@verizon.net>

Subject: RE: Medway Community Church project completion

I believe we only have the final inspection remaining. I suggest they finish everything to substantial completion, including landscaping, and we can take a look.				
Steven M. Bouley, P.E.   Senior Project Engineer   Tetra Tech Direct +1 (508) 786-2382   Business +1 (508) 786-2200   steven.bouley@tetratech.com				
While we are operating remotely in response to COVID-19, Tetra Tech teams remain fully connected and hard at work servicing our clients and ongoing projects. We would also like to wish health and wellness to you and your family.				
This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.				
From: Susan Affleck-Childs < <u>sachilds@townofmedway.org</u> > Sent: Monday, July 6, 2020 8:15 AM To: Bouley, Steven < <u>Steven.Bouley@tetratech.com</u> > Cc: Tom Gay < <u>tag70c3@verizon.net</u> > Subject: FW: Medway Community Church project completion				
⚠ CAUTION: This email originated from an external sender. Verify the source before opening links or attachments. ⚠				
Hi Steve,				
See note below from Pastor Carl Schultz.				
Tom, when you are back in town, could you visit the site and see what you think about project completion?				
Steve, what do you think about another site inspection?				
Susy				

Sent: Wednesday, July 01, 2020 1:38 PM  To: Susan Affleck-Childs < sachilds@townofmedway.org >  Subject: Re: MCC project completion
Hi Susy,
Sorry I was away last week. I think from our perspective - only some landscaping remains. We have planted grass around the perimeter of the parking lot and added some plantings. The plan specified "supplement existing landscaped buffer as needed" but from our perspective this isn't really any more needed.
Thanks,
Carl
On Jun 16, 2020, at 7:50 AM, Susan Affleck-Childs < sachilds@townofmedway.org > wrote:
Hi Carl,
Thanks very much for the update. I will forward your note to Steve Bouley.
From your perspective, what else remains to be completed?
Susy
From: Carl Schultz < pastor.carl@medwaycc.org > Sent: Monday, June 15, 2020 7:58 PM  To: Susan Affleck-Childs < sachilds@townofmedway.org > Subject: Re: MCC project completion

From: Carl Schultz carl@medwaycc.org>

Hi Susy,
Just to give you an update, in addition to the Clover repairs that Tetratech was onsite for, the following items have been completed:
Rock wall sections were rebuilt to close up the two driveways that we discontinued the use of.
A total of seven bollards that were specified in the plan have been put in place.
Required signage - (Stop Sign and No left turn) has been installed.
We have hydroseeded/mulched the islands and surrounding areas bordering the parking lot.
Added to our landscaping contract monthly sweeping of the parking lot.
Best Regards,
Carl
On Jun 15, 2020, at 4:31 PM, Susan Affleck-Childs < sachilds@townofmedway.org > wrote:
Hi Carl,

Check received. Thanks very much.

Take care,

Susy

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

**Town of Medway** 

155 Village Street

Medway, MA 02053

508-533-3291

From: Carl Schultz carl@medwaycc.org>

Sent: Thursday, June 04, 2020 1:04 PM

To: Susan Affleck-Childs < sachilds@townofmedway.org>

Subject: Re: MCC project completion

Hi Susy,

I submitted a check request and it should be processed by our bank tomorrow. Depending on the US mail, it should arrive early next week.

Thank You,

From: Susan Affleck-Childs <sachilds@townofmedway.org>

Subject: RE: MCC project completion

Date: June 3, 2020 at 1:23:25 PM EDT

To: Carl Schultz carl@medwaycc.org>

Cc: "Steve Bouley " < steven.bouley@tetratech.com>

Hi Carl,

Hope you and yours and MCC are doing well. Challenging but interesting times we are in. Doing church in new ways must be fascinating!

Attached is an updated project accounting sheet which reflects the partial payment you provided in March and the invoice we received from Tetra Tech for its recent inspection. The account now has a balance of -\$910.98.

Please forward a check for \$910.98 made payable to the Town of Medway to us. Please let me know when you believe it will arrive and I will alert the Treasurer's office to expect it and direct it to me upon receipt. If you need an invoice, please advise.

Thanks. Take care.

Best regards,

Susy

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

**Town of Medway** 

155 Village Street

Medway, MA 02053

508-533-3291

From: Susan Affleck-Childs

**Sent:** Monday, February 10, 2020 1:05 PM **To:** Carl Schultz carl@medwaycc.org

Subject: RE: MCC project completion

Hi Carl,

The letter and invoice I sent you reflected Tetra Tech's services provided through the end of November, 2019. They have not provided any services since then. So the invoice is primarily to cover their last bill for \$679 and to be ahead of the game come the spring when work will resume.

All communication to applicants regarding invoices, etc. comes from this office. The timing of invoices rests with me and fitting that work in among my other duties.

Would you like to see the Tetra Tech invoices? I can certainly scan them and email to you.

Best regards,

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

**Town of Medway** 

155 Village Street

Medway, MA 02053

508-533-3291

From: Carl Schultz [mailto:pastor.carl@medwaycc.org]

Sent: Monday, February 10, 2020 11:28 AM

To: Susan Affleck-Childs

Subject: [BULK] Re: MCC project completion

Importance: Low

Hi Susy,

I'm a bit puzzled and disappointed at the timing of this invoice. The last communication we had with Tetratech was on Nov. 14, when we told Steve that the remaining punch list items would need to wait until spring, to which he agreed to. I would think it would be appropriate for the project owner to receive ongoing updates & notifications of billable hours by Tetratech, instead of receiving an invoice a couple of months after work had stopped until spring.

Regards,

Carl Schultz

From: Susan Affleck-Childs <sachilds@townofmedway.org>

**Date:** Tuesday, February 4, 2020 at 8:49 AM **To:** Carl Schultz <<u>pastor.carl@medwaycc.org</u>>

Subject: FW: MCC project completion

Good morning,

Just wanted to follow-up on this. Please let me know when you are processing this for payment and I will alert the Medway Treasurer/Collector's office to be on the lookout. I want to make sure it gets deposited correctly this time around.

Thanks.

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

**Town of Medway** 

155 Village Street

Medway, MA 02053

508-533-3291

From: Susan Affleck-Childs

Sent: Tuesday, January 28, 2020 8:34 AM

To: 'Carl Schultz'

Subject: RE: MCC project completion

Good morning,

Hope the winter season is going well for everyone at MCC!

See attached letter and yes, another construction services invoice.

Let me know if you have any questions.

Best regards

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street

508-533-3291

From: Carl Schultz [mailto:pastor.carl@medwaycc.org]

**Sent:** Friday, January 03, 2020 8:41 AM **To:** Susan Affleck-Childs; Matthew Barry

(mbarry@tataandhoward.com)

Subject: [BULK] Re: MCC project completion

Importance: Low

Happy New Year. We have an open "punch list" with Rodenhiser. We were not able to complete the project before the colder weather arrived and the remaining items will need to wait for spring. The stone walls are included in the list.

From: Susan Affleck-Childs

<sachilds@townofmedway.org>

**Date:** Thursday, January 2, 2020 at 11:49 AM **To:** Carl Schultz pastor.carl@medwaycc.org>,
"Matthew Barry (mbarry@tataandhoward.com)"

<mbarry@tataandhoward.com>

Subject: FW: MCC project completion

Hi there.

Happy New Year!

See attached photos of the stone rubble along Slocumb Place. Clearly the stone wall infill has not

been completed. Hopefully, this can be attended to in the near future.

Thanks.

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

**Town of Medway** 

155 Village Street

Medway, MA 02053

508-533-3291

 $\textbf{From:} \underline{tag70c3@verizon.net} \ [\underline{mailto:} \underline{tag70c3@verizon.n} \\$ 

<u>et</u>]

Sent: Thursday, January 02, 2020 11:29 AM

To: Susan Affleck-Childs

Subject: MCC project completion

As discussed, I don't know that the stone piles in old curb cuts comply with the definition of or requirement to "fill" the openings....

**TAG** 









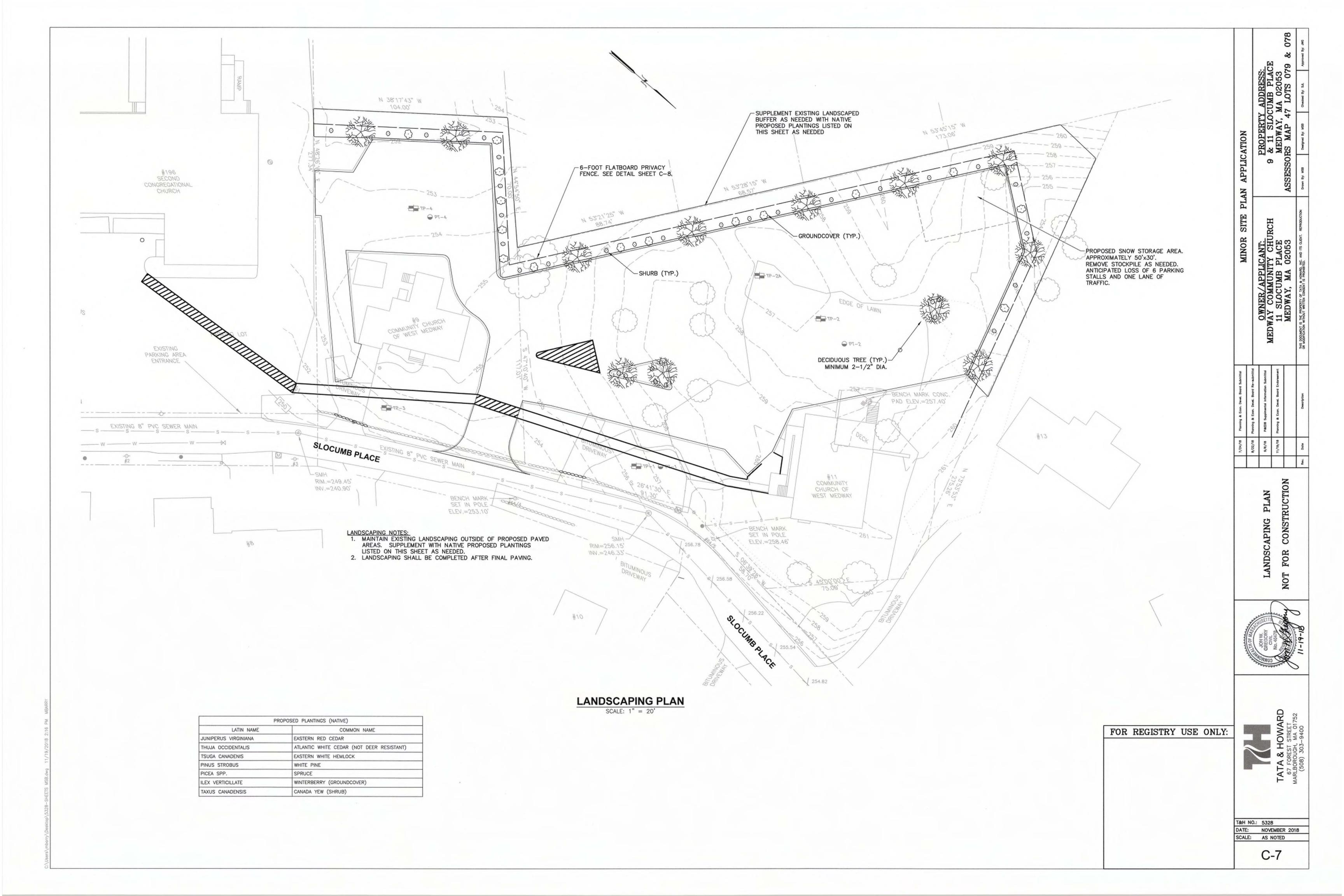












#### Susan Affleck-Childs

**From:** Bouley, Steven < Steven.Bouley@tetratech.com>

**Sent:** Monday, June 29, 2020 6:01 PM

**To:** Robert Truax

Cc: Bridget Graziano; Susan Affleck-Childs; Andy Rodenhiser; Andy Rodenhiser; 'brian-clarke@live.com'

**Subject:** Millstone Flooding fieldstone flood.jpg

Hi Rob,

Got a few calls and emails this morning related to flooding at Millstone. Particularly at the low point at CB #55 and #56, see attached file "fieldstone flood" from a resident. I suggest you take a look at this area because these intense storms are happening with greater frequency and I expect this to be an on-going issue. There was no ponding when I got there this afternoon but the outlet from Basin #4 (HW #61) was flowing about half full during the inspection and flow was brown. Soil from the newly landscaped walking path/common area on the west side of the site appeared to be washing into the roadway between units #27/#28 and into the system.

Additionally, the forebay at Basin #1 (HW#4) washed out again. I suggest the berm be rebuilt or armored with riprap to prevent this from occurring in the future.

Please let us know if you have any questions, thanks.

Steve

**Steven M. Bouley, P.E.** | Senior Project Engineer
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | Fax +1 (508) 786-2201 | steven.bouley@tetratech.com

**Tetra Tech** | *Leading with Science*® | United States Infrastructure Division – INE Operating Unit 100 Nickerson Road, Suite 200 | Marlborough, MA 01752 | <u>tetratech.com</u>

While we are operating remotely in response to COVID-19, Tetra Tech teams remain fully connected and hard at work servicing our clients and ongoing projects. We would also like to wish health and wellness to you and your family.

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## July 14, 2020 Medway Planning & Economic Development Board Meeting

### Medway Place Shopping Plaza Site Plan Public Hearing

• 7-8-20 email from attorney Gareth Orsmond requesting a continuation of the public hearing.

#### Susan Affleck-Childs

From: Gareth Orsmond <gorsmond@PierceAtwood.com>

Sent: Wednesday, July 08, 2020 3:40 PM

**To:** Susan Affleck-Childs

**Subject:** RE: Medway Place - Public Hearing Continuation

Hi Susan,

I hope you're well.

I understand there has been a hold-up on the stormwater permit. Can we please continue this matter?

Also, can we try to schedule that call I requested for sometime next week?

Thx. Gareth

#### **Gareth Orsmond**

#### PIERCE ATWOOD LLP

PH 617.488.8181

From: Susan Affleck-Childs <sachilds@townofmedway.org>

Sent: Wednesday, June 24, 2020 11:13 AM

**To:** Gareth Orsmond <gorsmond@PierceAtwood.com> **Subject:** Medway Place - Public Hearing Continuation

#### \*\*\*This message originated outside your organization\*\*\*

FYI.

Susy

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



## July 14, 2020 Medway Planning & Economic Development Board Meeting

### **ZBA Petition – 14 Phillips Street**

The ZBA has received a petition requesting a nonconforming special permit and/or side setback variance for 14 Phillips Street. The owners wish to demolish the existing, non-conforming and dilapidated garage and replace it with a comparably sized garage structure that would still be non-conforming (but less so) in terms of side setback. The hearing is scheduled for July 15<sup>th</sup>. The ZBA has asked for the Board's review and comments.

- ZBA petition from Kerry & Kevin Graves
- Email dated 6-25-20 from Andy Rodenhiser to the ZBA with personal comments
- Photos

The house on this property is vintage 1880 according to the Assessor's office. We do not know the age of the garage structure. Please note that the former property owner had secured a permit from the ZBA in 2011 to allow the garage demolition and new construction, but never acted on it, so it has expired. That decision is included with the ZBA application materials.

I would recommend the Board encourage the ZBA to ask the applicant to provide a drawing of the proposed garage structure and include a condition that the garage design is appropriate for the site and reflective of the character of this older neighborhood.

#### **GENERAL APPLICATION FORM**



Phone: 508-321-4915 | zoning@townofmedway.org www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

#### TO BE COMPLETED BY THE APPLICANT

Applicant/Petitioner(s):	Application Request(s):	Application Request(s):	
Kerry & Kevin Graves			
Property Owner(s):	<b></b>		
Kerry & Kevin Graves	Appeal		
	Special Permit	~	
Site Address(es): 14 Phillips St	Variance		
	Determination/Finding		
	Extension		
	Modification		
Parcel ID(s):	Comprehensive Permit		
58-171	Comprehensive Permit		
Zoning District(s): VR-Village Residential			
Registry of Deeds Book & Page No. and Date or Land			
Book # 29787 Page 180	3/26/12		
TO RE COMPL	LETED BY STAFF:		
Check No.:	LEILU DI SIAIT.		
Date of Complete Submittal:			
Comments:			

#### APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as coapplicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): Kerry & Kevin Graves	Phone: 617-777-2546	
	Email: KerryL613@yahoo.com	
Address:		
14 Phillips Street		
Attorney/Engineer/Representative(s): N/A	Phone:	
	Email:	
Address:		
Owner(s): Same	Phone:	
	Email:	
Mailing Address:		
Please list name and address of other parties with $N\!/\!A$	n financial interest in this property (use attachment if necessary)	):
Please disclose any relationship, past or present, i $N/A$	nterested parties may have with members of the ZBA:	
complies with all applicable provisions of Statu	cation and plans submitted herewith are correct, and that the attestions, and Bylaws to the best of my knowledge, a Board of Appeals public hearing associated with this application	and that al
Signature of Applicant/Petitioner or Representative	Date	
Signature Property Owner (if different than Applicant/Petition	er) Date	

Page | 2

#### **GENERAL APPLICATION FORM**

#### APPLICATION INFORMATION YES NO Applicable Section(s) of the Zoning Bylaw: Requesting Waivers? 1 Does the proposed use conform to the page 47 section 5.5e current Zoning Bylaw? Has the applicant applied for and/or been **Present Use of Property:** refused a building permit? garage Is the property or are the buildings/ structures pre-existing nonconforming? Is the proposal subject to approval by the **Proposed Use of Property:** BOH or BOS? garage Is the proposal subject to approval by the Conservation Commission? Date Lot was created: Is the property located in the Floodplain unknown District? Date Building was erected: Is the property located in the Groundwater **Protection District?** unknown Does the property meet the intent of the Design Is the property located in a designated **Review Guidelines?** Historic District or is it designated as a Historic Landmark? ves **Describe Application Request:** We would like to tear down our existing garage and replace it with a new one, that will be built to code. Our current garage has fallen into disrepair due to age, weather and lack of maintenance prior to our purchase of the house. With the snowstorms back a few years ago, the roof of the garage split open and is caving in. This is an eyesore for our neighbors at 16 Phillips St as they get to see that portion of the garage from their backyard. The existing structure is not safe and could fall into the backvard of 16 Phillips as there is no foundation or slab and rotting wood is holding it up. The current structure is right on the lot line, and we would like to rebuild a new garage, to code in 3.5 feet from the lot line. The land is flat, so drainage is not an issue, but due to the narrowness of the lot (65 feet) we don't have much room to work with. We love our neighborhood and all of the antique homes and want a structure to match the look and feel of all of the homes on our street. This will increase the property value and benefit the neighborhood since the falling down structure will no longer be a deragatory part of the area.

#### **GENERAL APPLICATION FORM**

#### FILL IN THE APPLICABLE DATA BELOW

Required Data	Bylaw Requirement	Existing	Proposed
A. Use		garage	garage
B. Dwelling Units	1	1	same
C. Lot Size	22500'	16888'	same
D. Lot Frontage	150'	65.96'	same
E. Front Setback	20'	approx 15'	same
F. Side Setback	10'	1.5'	3.5'
G. Side Setback	10'	44.1'	38.1'
H. Rear Setback	10'	approx 160	143.8
I. Lot Coverage	30%		
J. Height	35'	12'	20'
K. Parking Spaces		2	2
L. Other			

FOR TOWN HALL USE ONLY		
To be filled out by the Building Commissi	ioner:	
Date Reviewed	Medway Building Commissioner	
Comments:		

After completing this form, please submit an electronic copy to <a href="mailto:zoning@townofmedway.org">zoning@townofmedway.org</a> and 4 paper copies to the Community & Economic Development Department.



Phone: 508-321-4915 | zoning@townofmedway.org www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

#### TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Special Permit Decision Criteria, outlined below, is met. Please write "N/A" if you believe any of the Criteria is Not Applicable. Provide attachments if necessary.

The proposed site is an appropriate location for the proposed use:  The proposed garage will sit at the end of the driveway.
2. Adamsta and appropriate facilities will be provided for the appropriate of the propriate of
2. Adequate and appropriate facilities will be provided for the operation of the proposed use: n/a
3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians, or
the environment:
The rebuild of the garage will remove the hazard to abutters.
4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area:  No additional traffic will be generated.
5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site, or operational attributes of the proposed use:
This will improve the neighborhood visually since the current garage is falling down.
6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district:
We intend to mirror the stlye and character of the neighborhood in the new garage.

#### **GENERAL SPECIAL PERMIT FORM**

Co	7. rec	The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw: ct.	
n/a	8.	The proposed use is consistent with the goals of the Medway Master Plan:	
n/a	9.	The proposed use will not be detrimental to the public good:	
Signat	ure o	f Applicant/Petitioner or Representative	Date

Page | 2 Received by: \_\_\_\_\_\_ Date: \_\_\_\_\_



Phone: 508-321-4915 | zoning@townofmedway.org www.townofmedway.org/zoning-board-appeal

NOTE: THE APPLICATION WILL NOT BE CONSIDERED "COMPLETE" UNLESS ALL NECESSARY DOCUMENTS, FEES, & WAIVER REQUESTS ARE SUBMITTED. A GENERAL APPLICATION FORM MUST BE COMPLETED FOR ALL APPLICATIONS.

#### TO BE COMPLETED BY THE APPLICANT

Please provide evidence regarding how the Variance Criteria, outlined below, is met. All Variance Criteria must be met to be considered. Provide attachments if necessary.

<ol> <li>What circumstances exist relating to the shape, topography, or soil conditions of the do not generally affect other land in the zoning district? (See MGL c. 40A Section 10)</li> </ol>	e subject property which
«land is flat	
· will not affect anyone else's pro	perty
with regards to drainage	
<ol> <li>What substantial hardship, financial or otherwise, is caused by the circumstances lis literal enforcement of Medway Zoning Bylaw is applied? (See MGL c. 40A Section 10 hardship)</li> </ol>	ited above when the )) (Cannot be <i>personal</i>
· lot is to narrow - 65Ret	
· want to replace existing structure	moundin
from he lot line	Las Break
. too Par back waster be close to Chic	Cerybicon
3. State why desirable relief may be granted without substantial detriment to the pub	lic good.
· o agrage that exists is a hazard	
· new garage will improve reighboorhood	2
o new agrage built to code	
· Une corner & garage could Callin	**
<ol> <li>State why relief may be granted without nullifying or substantially derogating from the Zoning Bylaw.</li> </ol>	*
· corners garages closer to lot line than	1 buchesed
· being able to rebuild in the aprox. loca	ation but
· being able to rebuild in the aprox. local Cuther in will be better for both prop	erties
. moving to 10' feet in would prohibit truc	ic occess to
back yourd for thee work etc.	
Kennen	6/18/20
gnature of Applicant/Petitioner or Representative	Date

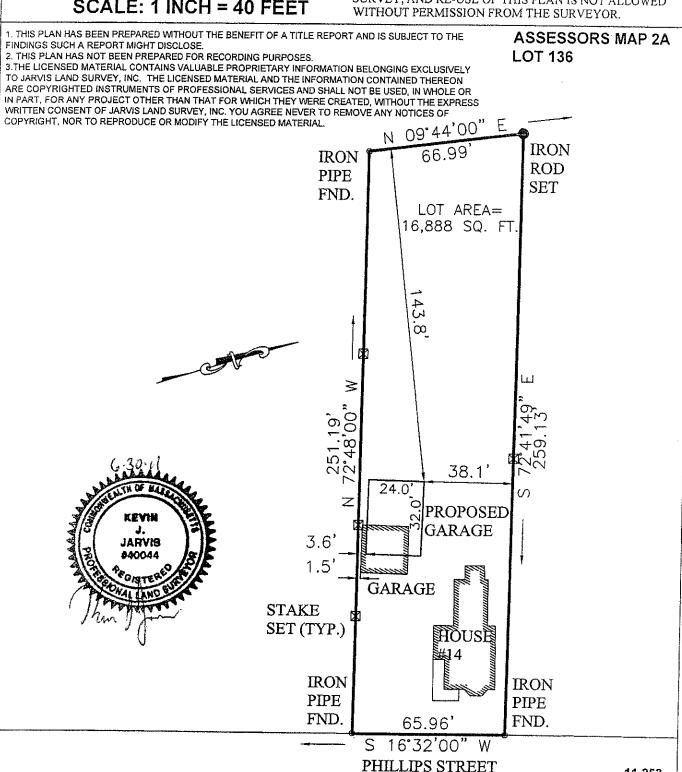
Page | 1

# PLOT PLAN PREPARED FOR HOLLY M. PARENT 14 PHILLIPS STREET MEDWAY, MASSACHUSETTS JUNE 20, 2011 SCALE: 1 INCH = 40 FEET

JARVIS LAND SURVEY, INC 29 GRAFTON CIRCLE SHREWSBURY, MA 01545 TEL. (508) 842-8087 FAX. (508) 842-0661 EMAIL: JARVISLAND@AOL.COM

11-253

THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT DEPARTS ON THE SURVEYOR



#### **COMMONWEALTH OF MASSACHUSETTS**

NORFOLK, SS

OCT 05 2011 TOWN SERVER

IN THE MATTER OF:

Holly Parent

Petitioner

Property Owner:

Holly Parent

14 Phillips St.

Medway, MA 02053

OPINION OF THE BOARD

REQUEST FOR SPECIAL PERMIT 14 Phillips St.

Hearing: September 21, 2011

Decision: October 5, 2011

**MEMBERS PRESENT:** 

Joseph F. Musmanno, Chairman

David Cole

Anthony Biocchi Carol Gould

THE WRITTEN OPINION WAS DELIVERED ON OCTOBER 5, 2011

#### OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Medway, MA (hereinafter the Board) acting under the Zoning By-Laws of the Town of Medway, MA, 02053 and the Massachusetts General Law C40A, as amended, in which the petitioner, Holly Parent, requests relief to allow the demolition and reconstruction of a garage structure at 14 Phillips St, Medway, MA 02053.

#### Hearing

Notice of the Public Hearing by the Zoning Board of Appeals in this matter was published in the Milford Daily News on September 7 and 14, 2011. Notice also was sent to all "parties in interest" and posted in the Town Hall as required by Massachusetts General Laws Chapter 40A, Section 11.

The Public Hearing was held and the record closed on September 21, 2011. At the hearing, no one spoke in favor of, nor did anyone speak in opposition to, the application.

#### **Hearing Summary**

The Applicant, Holly Parent, came before the Board to request relief to allow the demolition of an existing garage structure that has fallen into disrepair and rebuild a new garage structure. The property is located at 14 Phillips St., within the ARII zoning district, and pre-existing, non-conforming to current zoning standards. This is an older neighborhood, with homes and accessory buildings over 100 years old. Plot plans and photos were submitted showing the existing garage to be 1.5 feet from the side lot line, and the proposed new 24' x 32' garage construction to be 3.6 feet from the side lot line. Ms. Parent testified that the new structure could not be constructed in conformance with current side setback requirements due to the position of the house, large trees, and need to maintain vehicular access to the rear of the property, as well as a stream in the rear of the property. Further, she testified the new construction would pose no detriment to the public good and in fact would enhance the property.

#### Findings:

By Vote of 4-0:

- 1. The side setbacks of buildings on adjoining lots deviate significantly from side setback requirements.
- 2. Grant of relief in this instance would be consistent with the Special Permit criteria set forth in Section III.J of the Medway Zoning Bylaw.

Parent, Holly 14 Phillips St. Page 2

#### Relief Granted:

By vote of 4-0:

Grant a Special Permit to Holly Parent, 14 Phillips St., Medway, MA 02053 in accordance with Section V.F.7 of the Medway Zoning By-Law for the construction of a garage as described in the petition, subject to the condition that the garage shall be placed no nearer than 5 feet from south side lot line.

The Board hereby makes a detailed record of its findings and proceedings relative to this petition, sets forth its reasons for its findings and decision, incorporates by reference any plan or diagram received by it, directs that this decision be filed in the office of the Town Clerk and be made a public record and that notice and copies of its decision be made forthwith to all parties or persons interested.

IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAW, CHAPTER 40A, SECTION 11 NO VARIANCE, SPECIAL PERMIT OR CONSTRUCTIVE GRANT OF A VARIANCE TAKES EFFECT UNTIL RECORDED IN THE REGISTRY OF DEEDS.

Joseph F. Musmanno, Chairman

David Cole

Anthony Biocchi

Carol Gould

#### Susan Affleck-Childs

From: Andy Rodenhiser < Andy@rodenhiser.com>

**Sent:** Thursday, June 25, 2020 12:12 AM

To: Stefany Ohannesian
Cc: Susan Affleck-Childs

**Subject:** Re: REQUEST FOR COMMENTS: 14 Phillips Street

#### My thoughts:

Is there a current building department order condemning the existing structure that appears to be in worse shape today than it was in 2011?

Is there any complaints or history of enforcement?

If it's a pre existing non conforming structure that's being proposed to be rebuilt 8 ft taller...Shouldn't the proposed structure be exactly the same regardless of the specifics of the non conformity.

If the reason for the minimal movement within the setback is the access...then couldn't the access be achieved by constructing a conforming structure outside the setback closer to the home and afford access to the rear of the lot through the setback.

It seems as though the previous owner was granted a variance and did nothing. The current owner has room to rebuild to the right of the existing and was aware of the condition of the existing structure when they purchased the home. The idea that the neighborhood would benefit from rebuilding the garage is not a reason to grant relief. If the structure is unsafe and at risk of collapse, than the building commissioner should condemn the building and order it raised.

Andy Rodenhiser
President
Rodenhiser Home Services Inc.

On Jun 23, 2020, at 2:24 PM, Stefany Ohannesian <sohannesian@townofmedway.org> wrote:

<14 Phillips Street Application.pdf>

WebPro Page 1 of 1





#### Stefany Ohannesian

**Medway, MA 02053** 

From: Sent: To: Cc: Subject: Attachments:	Kerry Graves <kerryl613@yahoo.com> Friday, July 10, 2020 9:44 AM Stefany Ohannesian Barbara Saint Andre Re: Zoning Board Zoom Information pic of walkway and back door.pdf; plot plan with drawing of driveway, walkway and location if garage were at 10 from lot line.pdf</kerryl613@yahoo.com>
Hi Stefany,	
Thank you for the reminder, I hope	e you enjoy your vacation!
and garage location if it were to be move it to outside the setbacks, the	g back door and walk way as well as a copy of the plot plan with the driveway walkway a moved to outside the setbacks. Our backdoor is our main entrance, and if we were to be garage would line up with the back of the house and we would have to pave over that ay and completely changing the way our family functions and the aesthetic of the house.
they were only willing to give us al	stands, after the 2015 snowstorms, we called our insurance company to replace it, and bout 3K to fix it, to which we knew wouldn't be enough, and we could not at the time saved up over the last few years, to be able to build a structure that lines up with the od.
Thanks,	
Kerry	
On Thursday, July 9, 2020, 10:57:	58 AM EDT, Stefany Ohannesian <sohannesian@townofmedway.org> wrote:</sohannesian@townofmedway.org>
Hi Kerry,	
	arbara Saint Andre (she is CC'ed) next week if any questions or concerns come up. I be additional pictures along so if you send them after tomorrow please send them to
Stefany Ohannesian	
Administrative Assistant	
Community and Economic Deve	elopment
Town of Medway	
155 Village Street	

From: Stefany Ohannesian

**Sent:** Thursday, July 9, 2020 8:54 AM **To:** Kerry Graves <kerryl613@yahoo.com> **Subject:** Zoning Board Zoom Information

Hi Kerry,

Below is the information for next week's Zoning Board meeting. Let me know if you need anything else!

Topic: Zoning Board of Appeals Zoom Meeting July 15, 2020 Time: Jul 15, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://us02web.zoom.us/j/82818990392

Meeting ID: 828 1899 0392

One tap mobile

- +13126266799,,82818990392# US (Chicago)
- +19294362866,,82818990392# US (New York)

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Germantown)
- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)
- +1 253 215 8782 US (Tacoma)

Meeting ID: 828 1899 0392

#### **Stefany Ohannesian**

**Administrative Assistant** 

**Community and Economic Development** 

**Town of Medway** 

155 Village Street

Medway, MA 02053

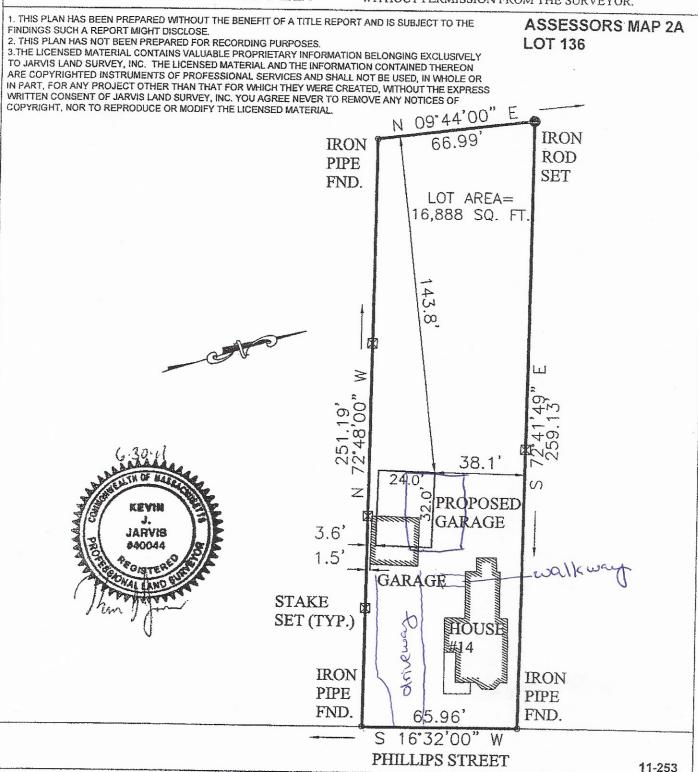
(508) 321 - 4915



# PLOT PLAN PREPARED FOR HOLLY M. PARENT 14 PHILLIPS STREET MEDWAY, MASSACHUSETTS JUNE 20, 2011 SCALE: 1 INCH = 40 FEET

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# July 14, 2020 Medway Planning & Economic Development Board Meeting

### **CBD Zoning Discussion**

At the June 23<sup>rd</sup> PEDB meeting, we discussed next steps for developing new zoning regulations for the Central Business District. At that time, I had suggested establishing a CBD Zoning Task Force to work with a zoning consultant on this project, similar in concept to how we had approached the Oak Grove zoning initiative.

I recently updated Barbara Saint Andre on the plan of action. She has advised that we need to do a Request for Quote process as the funding available is \$15,000. This is in lieu of a more formal RFP process. Also, Barbara has suggested an alternative organizational approach which is for the PEDB to serve as the "task force" in lieu of creating a separate committee to undertake this work with a consultant. She feels the work could be accomplished more readily with the Board as lead in the hope of having something ready for consideration at the November town meeting.

On 7-7, Barbara and discussed this with Andy and me. We decided to ask the Board to review and consider this alternative approach.



# July 14, 2020 Medway Planning & Economic Development Board Meeting

### **PEDB Meeting Minutes**

• Draft minutes of the June 23, 2020 PEDB meeting

#### Tuesday June 23, 2020 Medway Planning and Economic Development Board 155 Village Street Medway, MA 02053

Members	Andy	Bob	Tom	Matt	Rich	Jessica
	Rodenhiser	Tucker	Gay	Hayes	Di Iulio	Chabot
Attendance	X	X	Absent with Notice	X	X	X

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. Members of the public who wish to watch the meeting may do so, on Medway Cable Access: channel 11 on Comcast Cable, or channel 35 on Verizon Cable; or on Medway Cable's Facebook page @medwaycable.

#### **ALSO PRESENT IN ZOOM MEETING:**

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Amy Sutherland, Recording Secretary

The Chairman opened the meeting at 7:03 pm.

There were no Citizen Comments.

#### SALMON SENIOR LIVING COMMUNITY

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

 Collection of emails among Salmon project manager Rachel Whitermore, Susy Affleck-Childs, and Steve Bouley regarding possible changes to landscaping along the eastern property boundary.

The Board was made aware that there were a series of emails regarding changes to the landscaping along the eastern property boundary by installing rip rap with arborvitae. Salmon has since withdrawn their request for these changes.

Consultant Bouley indicated that the approved plan shows a slope of 2:1 in this area. The untouched buffer area will increase that slope beyond 2:1 where it would be difficult to grow grass or properly maintain vegetation. Slopes which are steeper than the 2:1 are prone to erosion. The issue is also that the neighbors will be looking at a wall of rip rap until the arborvitae grows in. If the plan is to now go back to the original plan, this slope area will be susceptible to erosion.

Abutter Tim Choate was part of the ZOOM meeting and he referenced the ARCPUD decision's requirement for a permanent privacy fence. It was supposed to be installed in 2019 prior to the building permit being issued. Mr. Choate reported that Salmon principal Jeff Robinson had

informed him that there will be another 8 weeks before that fence is installed. Mr. Choate reported that Mr. Robinson had agreed to install about 400 ft. of temporary fence to screen the adjacent neighborhood during construction of Waterside Run. The natural buffer will remain, and the 2019 plan modification will be in effect for the landscaping requirements. Susy sent that document to Mr. Choate during the meeting. He also informed the Board that the contractor is on site prior to the work hours in the decision. There has been a significant issue with dust. It was recommended that Mr. Choate inform the Building Inspector. Mr. Choate responded that Building Inspector Jack Mee was on site after his telephone call to look at the dust control measures.

Consultant Bouley indicted that there is a water truck on the property throughout the entire day.

The Board would like Susy to follow-up with Jack Mee with any of the items with specific date requirements in the decision. The applicant should provide an update on these items.

#### **CONSTRUCTION REPORTS:** (See Attached)

- 6-15-20 email from Pastor Carl Schultz re: Medway Community Church
- Field Report 50 Adler Street Report No. 7 (2020-06-03)
- Field Report 50 Adler Street Report No. 8 (2020-06-06)
- Field Report 50 Adler Street Report No. 9 (2020-06-08)
- Field Report Salmon Health Report No. 38 (2020-06-15)
- Field Report Salmon Health Report No. 39 (2020-06-16)

#### **Medway Community Church:**

The Board was made aware that the following items have been completed. The rock wall sections were rebuilt to close off the driveways that were discontinued. There has also been installation of signs and bollards. There has also been hydroseeding of the island and surrounding areas bordering the parking lot. There has not been a request for a final inspection punch list.

#### Salmon:

There was installation of infiltration trench #23 located on the northern side of the main campus building. The gas line has been installed. The binder will be down within the next few weeks. Tetra Tech will be present during the paving.

#### **50 Adler Street:**

There was the installation of the top course paving and driveway apron installation and sidewalk. There has been no request for the final punch list.

#### **Medway Greens:**

The final inspection for Medway Green was completed. There are only a few benches which need to be installed.

#### Millstone Village:

There was a drive through of the site. Landscaping has been completed. There will need to be inspection of the final punch list items but to date this has not been requested. GLM Engineer, Rob Truax called and informed Steve Bouley that there was a catch basin installed and it was not

shown on the plan, Steve will follow-up and review the as built. There has been a delay on the planting of the grasses and plantings. This is projected to be a 2-month delay.

NOTE - Resident Kathy Hooper joined the Zoom meeting to express her concerns with the Salmon development about construction work starting on site prior to 6:30 am. Ms. Hooper is a resident on Naumkeag adjacent to the Salmon development.

#### **ELECTION OF OFFICERS:**

The Board would like to hold the election of officers at the July 14, 2020 when the full board is present.

#### **COMMITTEE APPOINTMENTS:**

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

• SAC Memo to PEDB dated 6-16-20 re: appointment of Keith Peden to the Economic Development Committee for another 2-year term.

On a motion made by Bob Tucker, seconded by Rich Di Iulio, the Board voted unanimously to appoint Keith Peden to the Economic Development Committee through June 30, 2022.

#### **Roll Call Vote:**

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

# SELECTION OF PEDB MEMBERS TO SERVE ON VARIOUS COMMITTEES & COMMITTEE LIASONS

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

• SAC memo to PEDB dated 6-16-20 re: the various boards and committees on which the PEDB has a representative and the boards and committees with which the PEDB liaison

Since there is not a full Board present, the liaison committee appointments will be determined at the July 14, 2020 meeting.

The Chairman asked Associate Member Jessica Chabot if she would consider the list and look at what would interest her. Member Chabot will look at the list and will communicate back to Susy.

#### MEDWAY MILLS SITE PLAN PUBLIC HEARING:

• Due to the State of Emergency the Chairman declared that this hearing will be continued until July 14, 2020. (**See Attached**)

## <u>PLAN REVIEW FEE ESTIMATE - HARMONY ESTATES 218 MAIN STREET:</u>

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

- PGC estimate dated June 16, 2020
- Tetra Tech estimate dated June 17, 2020

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted by Roll Call to approve the plan review fee estimates for the proposed Harmony Estates Multi-Family development at 218 Main Street in the amount of \$7,598.00 for Tetra Tech and \$900 for PGC Associates.

#### **Roll Call Vote:**

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

#### **PEDB MEETING MINUTES:**

#### June 9, 2020:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted by Roll Call to approve the minutes of the June 9, 2020 PEDB meeting as presented.

#### **Roll Call Vote:**

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

#### **RED GATE SUBDIVISION:**

Susy informed the Board that the Board has been carrying Redgate Subdivision on the unaccepted street list for many years. In the late 1980's the Town and developer were sued by an abutter. This went to court and lingered, and former town counsel advised not accepting the street until the lawsuit was resolved. The court dismissed the lawsuit this past fall. The Board has since been contacted by the developer and asked for the street to be accepted and the bond funds returned (approximately \$13,000.00). They have indicated that the as-built plan was previously provided. Susy has asked them to resupply but they have not been able to do such. Susy will work with Barbara on a response. Member Tucker would like a copy of this response.

#### ADAPTIVE USE OVERLAY DISTRICT RULES AND REGULATIONS:

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

• Draft amendments to the AUOD Rules and Regulations

The Board is looking to update the Adaptive Use Overlay District Rules and Regulations at the encouragement of Community and Economic Development Director Barbara Saint Andre. They were first adopted in 2005 and have not been changed since then. The amendments are about the process on how the Board reviews an application. They are more editing than content driven. The document contains the red line edits which were done by Susy, Barbara and Stefany. Barbara. Many of the edits were clean up items and clarity on language. Redundant text was taken out. The numbering within the document will be corrected with the recommended edits to correspond to the Zoning Bylaw. There was a question about the section with the requirements for As-Built plans and the allowance for the electronic file with a wet stamp. Member Hayes referenced page 11 h. and noted the original change was correct not the red line version. There is a recommendation to not have to hold a public hearing to make these types of changes to the rules and regulations but instead to make these changes during a PEDB regular meeting. The Board would like to retain the public hearing requirement and appreciates receiving comments from the public and wishes for its work to remain transparent. The Chairman explained that since the Board has held these public hearings in the past, he felt that it is important to continue to do so for transparency. Susy will check what is in the bylaw to see if a public hearing is required. The Board would like Susy to check the requirements for an electronic wet stamping as related to filing of As-Built plans. The Board would like to hold a public hearing on this during the July 14, 2020 meeting.

#### CENTRAL BUSINESS DISTRICT ZONING:

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

• SAC Memo to PEDB dated 6-17-20 re: next steps

The Board discussed that at the May town meeting, the Town allocated \$15,000.00 for the PEDB to develop new zoning regulations for a Central Business District. This money will be available on July 1, 2020. It is recommended to set up a task force with representatives from the Planning and Economic Development Board, Design Review Committee, Economic Development Committee, Medway Business Council, and a member of the Board of Selectmen. If the Board wants to move forward with this an RFP will need to be drafted. There will also need to be scope of work. The Board did mention that Ted Browvitz was good to work with on the Oak Grove plan. The Board would like to move forward with this task. Susy will put together some recommendations and will present to Board the scope of the task force which will be created. The timeframe to accomplish this would be a 6 to 8-month period. It was suggested to keep the committee to 5 or 6 and structure in some group meetings with various committees or departments and those ideas would be brought back to the main task force. The first meeting of the task force would be the time to establish the vision. The Consultant should be part of the vision as part of a brainstorming session and be included in the RFP scope. Susy will begin working on the RFP.

A question was asked about drive-thru services which had been eliminated as an allowed use. Is this too restrictive now with COVID? The Committee would need to think about this and with COVID and the latest pandemic issues. Maybe allow for outdoor dining and dedicated parking for curbside delivery.

#### OTHER BUSINESS:

• The Board was made aware that the final revisions to the Open Space and Recreation Plan have been updated. This has been sent to the Division of Conservation Services for final approval.

# MEDWAY PLACE SHOPPING PLAZA SITE PLAN CONTINUATION PUBLIC HEARING:

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

- Public Hearing continuation hearing
- Minutes of the last public hearing held on February 11, 2020
- Confidential Memorandum dated March 2, 2020 from Town Counsel Amy Kwessel, KP Law
- Confidential Memorandum, dated May 4, 2020 from Town Counsel Amy Kwessel, KP Law
- Collections of photos of site conditions at the plaza taken by Andy Rodenhiser on or around March 5, 2020.

The Board was informed that 5epresentatives of Medway Place had been asked to attend the meeting to update the Board on their stormwater planning work with the Medway Department of Public Works. They did not do so.

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted by Roll Call to continue the public hearing for Medway Place Shopping Plaza to July 14, 2020 at 8:15 pm.

#### **Roll Call Vote:**

Bob Tucker
Rich Di Iulio
Andy Rodenhiser
Matt Hayes
aye

#### **FUTURE MEETING:**

• Tuesday, July 14, 2020

#### **ADJOURN:**

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

#### **Roll Call Vote:**

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

The meeting was adjourned at 8:36 pm.

Minutes of June 23, 2020 Meeting Medway Planning & Economic Development Board REVISED DRAFT (sac) – July 8, 2020

> Prepared by, Amy Sutherland Recording Secretary

Reviewed and edited by, Susan E. Affleck-Childs Planning and Economic Development Coordinator

