

March 22, 2016
Medway Planning and Economic Development Board Meeting
Medway Middle School - 45 Holliston Street
Medway, MA 02053

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

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates
Steve Bouley, Tetra Tech

Vice Chairman Tucker opened the meeting at 6:00 pm.

There were no Citizen Comments.

Salmon/Willows ARCPUD Continuation:

The continuation of the public hearing for the Salmon/Willows ARCPUD special permit was opened at 6:00 pm.

The following documents were entered into the record. (See Attached)

- Photograph of gazebo dated 3-9-16
- Detail Sheet for proposed bike rack
- Updated Construction Sequence Plan dated 3-10-16
- Construction Phasing Time Estimates dated 3-10-16
- Supplemental landscaping ideas prepared by DRC and discussed at the special 3-16-16 DRC meeting
- Buffer landscaping plan by CHA Landscape received 3-17-16 based on discussion at the 3-16-16 DRC mtg
- Revised draft special permit decision dated 3-18-16. Note – The draft decision is incorporated into the body of these minutes and is not attached as a separate document.
- Email from Jeff Watson, Sergeant Medway Police Department dated 3-21-16
- Communication from DRC dated 3-22-16

Applicant Jeff Robinson explained and reviewed the construction sequence plan and schedule.

The Board is in receipt of an email from Sergeant Watson regarding the traffic gate suggested by abutter Jeremy Barstow. It is his opinion that the gate would cause a safety danger issue. Instead he recommends signage that notes “Waterside Run Residents Only” at the entrance on Waterside Run off of Village Street. It was recommended to place another “Waterside Run Residents Only”

on Waterside Run just west of the entrance to the club house parking entrance. The applicant feels the signage is not necessary and will confuse visitors. Member Gay noted that the intent is to stop the through traffic. Member Hayes is fine with just putting in a sign directing vehicles to exit out Willow Pond Circle.

DRC Chairman Buckley was present to explain his recommendations from the Design Review Committee as presented in the DRC's letter dated March 22, 2016. The applicant is intending to prepare a landscape plan based on the recommendation letter. There is an inventory of trees noted in the letter. The majority of the letter addresses the DRC's concerns about buffering. The applicant would like some control of the scheme for the buffering. The DRC was clear about what the expectations were for buffering. Matt Buckley visited the site on Friday March 18, 2016 to view the buffer area. There was a lot of discussion about the color of the fence and the fill in trees to further create the buffer for the existing neighborhood. The choice of trees and placement is an attempt to address the concerns regarding the placement of the road along with the swale and fence. The last drawing was referenced. It was recommended to add a new section in the decision which addresses the landscaping. The photos presented show the intent of what is desired.

Resident Patti Brenneman, 7 Naumkeag Street:

Ms. Brenneman wanted to clarify what would be in the buffer area at the southern portion of site. Her concern is that this area will be completely clear cut. In relation to a pass through the fence, the neighbor next to her wants this but she does not.

The Board's consensus is to not have a pass through in the fence.

The applicant responded that the proposed buffer in this area is included and it has been kept. The idea is to not remove vegetation but fill it in within the buffer areas. The applicant also responded that there were numerous discussions about the fencing as it relates to the type and color. The intent was to not have the fence stick out but instead blend in.

Susy Affleck-Childs noted that that an earlier version of the site plan showed a fence with a wood texture and the current version of the plan is missing this detail. The color is tan.

The Board began to review the draft decision from where they left off at the prior meeting. The inclusion of recently received documents will be added to the list of documents in the decision.

4. Construction Phasing

- a. The applicant plans to build out the infrastructure of this project in accordance with the Construction Sequence Plan, Sheet C62 of the Site Plan set, dated 12/11/15, last revised 1/27/16.**
- b. Any adjustments to the phasing plan require approval of the Board. Such approval may be granted by the Board at a scheduled meeting without a public hearing.**

(The following comments were made: include language that this needs to be initiated within 90 days. Also add what will be included within each phase of the construction. The phasing will need to run parallel with the bonding. It was requested that the eastern side of the project be started early. Jeff Robinson noted that the marketing dictates the phasing. Dennis Crowley would like to know about the water and when the draw down will take place.

5. **Open Space – Public Access and Conservation Restriction.**

- a. The designated Open Space portion of the site shall be subject to a Conservation Restriction granted by the Applicant to the Town of Medway in perpetuity, acting through its Conservation Commission, for conservation and passive recreation purposes and shall permit public access to the open space area and the pathways and parking area to be constructed thereon. The Conservation Restriction shall include language specifying the Applicant's ongoing responsibility to retain and maintain the trail system. (Include language that this needs to be initiated within 90 days...)
- b. The aforementioned Conservation Restriction shall be submitted for review and approval by the Medway Board of Selectmen, the Medway Conservation Commission, and the Secretary of Energy and Environmental Affairs (the Secretary) pursuant to G.L. c. 184, sections 31, 32 and 33, to ensure that the restriction remains enforceable in perpetuity. The Applicant shall file the proposed Conservation Restriction with the Secretary of Energy and Environmental Affairs within the later of 120 days after the Board endorses the Plan of Record or 30 days after preliminary approval of the proposed Conservation Restriction by the Medway Board of Selectmen and Medway Conservation Commission. (The Applicant shall diligently pursue final approval of the Conservation Restriction by EEOA and the Medway Board of Selectmen and Conservation Commission. This language was added.)
- c. Within the open space area, the applicant shall construct a parking area which shall be gravel and contain sufficient area for 6 parking spaces and shall be accessible from Village Street via Willow Pond circle to provide public access to the Open Space area and trails. (There was a comment that this should be more than 6 spaces)
- d. The applicant's improvements to the Open Space area including the trails, canoe launch, gazebo and parking area shall be completed (Include language to tie it to the certificate of occupancy for the main building).
- e. The Applicant and assigns shall be subject to the provisions included in the Conservation Restriction approved by the Secretary of Energy and Environmental Affairs for maintenance of

the open space parcel, trails and parking area.
(A suggestion was made to take out trails and canoe launch)

- f. Applicant to prepare a baseline inventory of the open space area subject to the Conservation Restriction and provide to the Conservation Commission for its annual property inspection. Bridget will provide language.

6. **Recording of Plans/Documents**

- a. The Plan of Record associated with this special permit is: Salmon Health and Retirement Community ARCPUD Special Permit Site Plan, Village Street, Medway, MA, dated 6-12-15, last revised 2-18-16 to be further revised as specified herein, prepared by Coneco Engineers and Scientists of Bridgewater, MA; Dario Designs Inc. of Northborough, MA; and CHA Companies of Keene, NH. (There was discussion about only recording the necessary sheets.)
- b. **No land clearance or construction shall begin on the site and no building permit shall be issued before the following documents/plans are recorded at the Norfolk County Registry of Deeds:**
 - 1) **This special permit decision including the Plan of Record endorsed by the Planning and Economic Development Board**
 - 2) Restrictive Covenant with the Town of Medway (FORM G – *Medway Subdivision Rules and Regulations*).
- c. The previously noted Conservation Restriction as approved and executed in compliance with the conditions of this decision shall be recorded at the Norfolk County Registry of Deeds before the Town issues an occupancy permit for the ____ dwelling unit.
(This should be tied into the occupancy permit)
- d. Within thirty days of recording, the Applicant or his assign shall provide **the Planning and Economic Development Board with a receipt from the Norfolk County Registry of Deeds indicating that all documents have been duly recorded, or supply another alternative verification that such recording has occurred.**

7. **Drainage/Stormwater Management**

- a. The Applicant and operator shall be responsible for keeping the constructed stormwater drainage system in a clean and well-functioning condition, and shall do nothing which would alter the drainage patterns or characteristics as indicated on the Plan approved herein without the express written approval of the Planning and Economic Development Board.

- b. The stormwater drainage system, water and sewer systems shall be maintained by the applicant and its successors and assigns and shall not be dedicated to the Town. It is the intent of the Planning and Economic Development Board and the applicant that these systems not be accepted by Town Meeting.
 - c. The applicant and operator shall maintain the stormwater management system in accordance with the following guidelines for the operation and maintenance of the stormwater management system prepared by the applicant's registered professional engineer – *Salmon Health and Retirement Community Stormwater Report*, 6/12/15, last revised 2/18/16, prepared by Coneco Engineers and Scientists.
 - d. In the event a separate management company is engaged, the stormwater operation and maintenance guidelines shall be incorporated by reference in the management contract.
 - e. In the event that the Applicant, its successors, or agent fails to maintain the stormwater management system in accordance with the applicable guidelines for operation and maintenance, the Town may conduct such maintenance or repairs as the Town determines in its sole discretion are reasonably necessary, and the Applicant hereby consents to allow the Town and its agents, employees and contractors entry onto the Property to implement the measures set forth in such guidelines. In the event the Town conducts such maintenance or repairs, the Applicant shall promptly reimburse the Town for all reasonable expenses associated therewith; if the applicant fails to so reimburse the Town, the Town may place a lien on the site or any unit therein to secure such payment.
8. **Scenic Road** – Pursuant to the *Scenic Road Work Permit* approved by the Planning and Economic Development Board on August 25, 2015 on file with the Medway Town Clerk, the applicant shall make a payment of \$600 to the Medway Tree Fund as mitigation for removing one 30' (change to 30" and include word diameter) ash tree in the Town's right of way on Village Street adjacent to this project. Such payment shall be made within six months after site construction commences.
9. **Off-Site Mitigation/Pedestrian Access Improvements on Village Street**
- a. install an advance warning crosswalk signs on east and westbound Village Streets
 - b. install two enhanced crosswalks with associated RRFB across Village Street to connect with existing sidewalks on the north side of Village Street with associated included language: rectangular rapid flash beacons (RRFB). One crosswalk will be at the main entrance driveway and one will be at the eastern entrance driveway. Both crosswalks will be fully

ADA/AAB compliant. (The RRFB fixtures shall be in a style comparable to the fixtures being installed on Main Street as part of the Route 109 reconstruction project.)

10. **Fire Notification Systems:** The applicant shall install a radio master box system to service the Main Residence/Campus Building and the Medical Office Building on the site for fire alarm notifications to the Town. The system is to be specified and designed by the Town under the direction of the Fire Chief. The applicant has agreed to make a voluntary contribution in the amount of \$59,500 to be used to purchase said system receivers, with said contribution to occur prior to the issuance of the first occupancy permit.
11. **Tree Preservation** – A tree preservation plan prepared by a certified arborist for the trees identified on the plan for protection shall be submitted to the Board prior to the start of construction. BOND LANGUAGE???
12. **Conservation**
 - a. The development is relying on the Town's public water system and the Town is held to its Water Management Act Permit with the Mass Department of Environmental Protection. To conserve water, at a minimum, the Applicant shall incorporate the following water conservation measures throughout the development: well water for landscape irrigation, rain-gauge controlled irrigation systems, and low flow household fixtures.
 - b. All appliances throughout shall be Energy Star rated.
 - c. The underground parking area shall be equipped with at least 4 electronic vehicle charging stations for use by residents and employees.
13. **Coordination with Medway Conservation Commission** – The applicant shall provide any future plans approved by the Medway Conservation Commission pursuant to an Order of Conditions for this site to the Planning and Economic Development Board. If there is any inconsistency between the endorsed Salmon Health and Retirement ARCPUD Site Plan and any plans approved by the Conservation Commission, the Applicant shall submit an amended plan to the Planning and Economic Development Board for review and approval. Said amended plan shall be accompanied by a letter setting forth a description of any and all changes from the Salmon Health and Retirement ARCPUD Site Plan as approved herein.
14. **Open Space Signage** – The applicant shall install signage guiding the public to the open space area and trails upon consultation with the Medway Open Space Committee.

15. **Restrictions on Construction Activities** – During construction, all local, state federal laws shall be followed regarding noise, vibration, dust and blocking of Town roads. The applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following restrictions on construction activity shall apply:
- a. *Construction Time* – Outdoor Construction work at the site and in the building and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Friday and 8 a.m. to 4 p.m. on Saturday. No construction (inside or outdoor) shall take place on Sundays or legal holidays without the advance approval of the Inspector of Buildings.
 - b. All erosion and siltation control measures shall be installed by the contractor prior to the start of any site preparation/clearing and construction and shall be observed by the Planning and Economic Development Board's consulting engineer. The erosion and siltation control measures shall be maintained in good repair throughout the construction period.
 - c. Privacy fencing along the eastern boundary of the site shall be installed prior to (issuance of building permits for any of the cottages, main building, and community center pavilion).
 - d. The applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces. (There was discussion with the Building Commissioner to include language that would reference that the applicant may be required to power wash/clean properties after the accumulation of dust on driveways, vehicles, and houses.)
 - e. There shall be no tracking of construction materials onto any public way or adjacent private property. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve (12) hours of its occurrence.
(The Board has an email from Sergeant Watson in relation to the gates. It is the conclusion that this is not in the best interest of safety.)
 - f. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis.

- g. *Construction Traffic/Parking* – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.
- h. *Noise* - Construction noise shall not exceed the noise standards as specified in the *Medway Zoning Bylaw*, Section 8.3. C. 2.
- i. *Blasting*
 - 1) The applicant shall follow all procedures as specified by the Massachusetts Department of Fire Services regarding site blasting.
 - 2) The applicant shall provide at least 24 hours written notice of the scheduling blasting to all property owners and residents within 500 feet of the subject parcels.
 - 3) Blasting shall be limited to occur between the hours of 9:00 am and 5:00 pm, Monday through Friday only. No blasting to occur on Saturdays, Sundays or legal holidays.

(There was language added about the use of Waterside Run – except for the houses to be built on Waterside Run, it shall not be used as a route into or out of the site for contractors and product deliveries during construction.)

16. Neighborhood Relations

- a. The Applicant shall regularly inform the residents of Village Street and the adjacent neighborhoods (*as listed in the certified list of abutters accompanying the application*) of the construction schedule.
- b. The Applicant shall inform all abutters (*as listed in the certified list of abutters accompanying the application*) of a phone number and email contact to use for questions, concerns and complaints. The applicant shall reply to such inquiries within 24 hours.
- c. (Include website and email information).

17. Deliveries

- a. Deliveries shall occur no earlier than 7 am and no later than 5 pm
- b. Delivery trucks shall access the site only from Willow Pond Road.
(Include Dumpsters 8:00 am and Pavilion deliveries 8:00 am -5:00 pm.)

- 18. Restrictions/Limitations on Use of Waterside Run** - The Applicant shall take all possible measures to ensure that employees, deliveries, service vehicles, visitors, and residents of dwelling units located on Willow Pond Road, Walnut

Grove and Lilac Path will access and egress the site via Willow Pond Road. These measures include but are not limited to signage, employment policies, contracts with vendors and promotional materials. (Do not use as a construction entrance)

19. **Limitations on Use of Pavilion Space –**

(The hours of operation for the operation for the outdoor use of the community center, pavilion, and patio shall be limited to 8:00 am to 10:00 pm. These hours need to be posted).

20. **Exterior Lighting**

- a. Lighting shall not exceed the maximum allowed as specified in Section 7.1.2 Exterior Lighting of the *Medway Zoning Bylaw*.
- b. The applicant shall notify the Board upon completion of the site lighting installation. After said notification, the Board shall have one year to review illumination. During this review period, the Board reserves the right to require adjustment of the number and/or intensity of the exterior light fixtures if it determines that spill-over onto adjacent properties is occurring.

21. **Utilities** – All utilities in the development will be private. The roadway and sidewalk including plowing as well as private trash and recycling collection will be the responsibility of the owner. Also upkeep of stormwater management system, water and sewer lines, etc.

22. **Landscape Maintenance**

1. The site's landscaping shall be maintained in good condition throughout the life of facility and to the same extent as shown on the endorsed Plan. Any shrubs, trees, bushes or other landscaping features shown on the Plan that die shall be replaced by the following spring.
2. Within 60 days after one year after the occupancy permit is issued for the convenience store, the Town's Consulting Engineer shall conduct an initial inspection of the landscaping to determine whether and which landscape items need replacement or removal and provide a report to the Board. At any time subsequent to this initial inspection, the Town's Consulting Engineer may conduct further inspections of the landscaping to determine whether and which landscaping items need replacement or removal and provide a report to the Board. The Board may seek enforcement remedies with the Inspector of Buildings/Zoning Enforcement Officer to ensure that the comprehensive landscaping plan is maintained.

(There was a question from the applicant about when the inspection of this needs to take place. Member Tucker responded that it is usually a year after the planting.)

The Board will discuss the remainder of the decision at the next meeting.

NOTE – At its March 8, 2016 meeting, the Board had voted to also continue this public hearing to March 24, 2016.

Member Gay recused himself from the Eversource and Exelon hearings.

Eversource Site Plan – Public Hearing Continuation.

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

- Letter from Beals and Thomas dated 3-7-16 and supplemental materials in response to initial plan review letters from PGC Associates and Tetra Tech dated 2-18-16.
- Plan Review letter from Tetra Tech dated 3-17-16 in response to B & T submittal dated 3-7-16.
- Plan Review letter from PGC Associates dated 3-17-16 in response to B & T submittal dated 3-7-16.
- Collection of requests for waivers from the *Site Plan Rules and Regulations*.
- Citizen comment letter from Attorney Barry Queen, dated 3-3-16, on behalf of the owner of 33 West Street.
- Email from Jack Lopes of Eversource, dated 3-18-16

The Board reviewed the information presented. It was noted that the signature block on the plan set should indicate the Planning and Economic Development Board and not the Board of Selectmen.

Consultant Carlucci informed the Board that all of his comments have been addressed by the applicant.

Consultant Bouley also indicated that all of the comments from Tetra Tech have been addressed.

The applicant wanted to know if they would be able to get the decision prior to April 12, 2016.

It was noted that the landscaping was approved by the Conservation Commission. There are plantings near the wall.

The goal is to have the decision for the April 12, 2016 meeting.

Public Hearing Continuation: On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to continue the public hearing for Eversource to Tuesday, March 29, 2016 at 8:00 p.m.

Exelon Site Plan Public Hearing:

Prior to the opening of the Exelon Hearing, Tetra Tech Consultant Steve Bouley recused himself as Tetra Tech has a conflict of interest.

It was announced that BETA Engineering will be the Board's engineering consultant on the project. Andrew Ogilvie of BETA joined the meeting.

The Chairman reviewed the procedures and ground rules for how the hearing will be conducted.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to dispense with the reading of the public hearing notice.

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

- Public Hearing Notice dated 2-24-16
- Email memo dated 2-25-16 from Tom Gay recusing himself from the Exelon site plan review process due to a conflict of interest
- Site Plan Application dated 2-9-16
- Section 2.0 Project Narrative
- Project Summary dated 3-4-16
- West Medway II Facility – Permit Plan Set dated 2-9-2016 (not attached to minutes due to its size)
- Request for Waivers from Site Plan Rules and Regulations
- Section 7.0 – Photographic Rendering
- Photos of Stack Locations
- Line of Sight Profiles
- Email note dated 3-15-16 from Beals & Thomas
- PGC Review Comments dated 3-17-16
- Citizen Comment letter dated 3-3-16 from Attorney Barry Queen on behalf of owner of 33 West Street

Project Representatives were introduced:

- Robert Tynan, Exelon Project Director
- Tammy Sanford, Exelon Project Manager
- Amy Kwesell, Rubin and Rudman Legal Counsel
- Eric Lars, Beals and Thomas Civil Engineer and Permitting.
- Mary Kate Schneeweis, Beals and Thomas Environmental and Permitting.
- James Borrebach, OHI Engineering, Inc. Licensed Site Professional.
- Marshall Murphy, Exelon Director of Generation Communications.
- Derek Dolch, Exelon Construction
- Lisa Decker, Exelon Legal Counsel

Eric Lars from Beals and Thomas which is the engineering firm for the project provided an overview of the Exelon expansion project. The project is located at 34 West and 9 Summer Street. This project is an expansion of the existing three turbine, oil fired, 135 mega-watt West Generating Station peak power generating facility. The planned expansion entails the construction of two new turbines. This will encompass 13 acres of the 94 acre property. The two stacks will each be 160' tall. The generators will run on natural gas using low sulfur diesel oil as a back-up. This project will interconnect with Eversource by an approximately 1200 linear foot

overhead circuit from a transformer to the Eversource switchyard on the western portion of the property. There will need to be an easement agreement with Eversource. This energy will be distributed to the Southeast Massachusetts/ Rhode Island ISO area. There will be a control/administration and facility services building, a trailer mounted demineralizer system, an enclosed gas compressor station, a one million gallon fuel oil tank, a 500,000 gallon service water tank, a 450,000 gallon demineralized water storage tank, a 12,000 gallon fully diked and covered aqueous ammonia storage tank, advanced emissions control equipment, and a perimeter access road. The access to the site will be controlled via a motorized security gate. This will be located off the relocated main site access driveway from Summer Street. The facility will include full acoustical enclosures gas turbines and generators. There will be a 55' high noise wall, and acoustical controls. There will be a 3,080 linear foot lateral interconnection to the existing Algonquin Gas pipeline is also planned along with a 14' x 15' building to contain flow control and metering equipment, and a 12' by 16' building to contain gas monitoring and analysis equipment.

The Board was also made aware that a petition to construct was filed with the Massachusetts Energy Facility Siting Board (EFSB) and a Petition for a Zoning Exemption was filed with the Department of Public Utilities. Those petitions have been combined and are currently under review.

During the construction of the facility it is anticipated to require approximately 200 employees during the peak hours. At the testing phase of the construction period, this will require approximately 50 workers during the peak hours. After construction, it is anticipated that six full-time employees will be required to operate and maintain the facility.

The Board was made aware that there will be a landscaped berm along the southern portion of the property to screen the proposed facility. There will be plantings on the top of the berm. The forested buffer along Summer Street and the northeastern boundary of the property is proposed to be maintained. There will be additional trees and landscaping proposed. This will be a mixture of native deciduous and evergreen trees and shrubs. There will be replacement plantings which will include Red Maple, Sugar Maple, Pin Oak, Eastern Red Cedar, White Spruce, and a variety of flowering shrubs. The proposed berm is anticipated to be 5 to 9 feet in height. The top of the proposed berm varies in width, but is approximately 30 feet wide on average. The proposed berm is approximately 1,000 feet in length. It was referenced in Section 7.0 of their submittal for the photorealistic rendering.

The Chairman noted that the elevation and visual impact of the stacks has been a concern.

There were over 42 renderings done which are available electronically. One drawing shows the visual perspective from 2 West Street. The rendering was done from a two scale representation of the site. The view would be proposed black chain link fence and earth and landscape berm. There is a buffer and the roof of the administration building was shown. The proposed sound wall was noted.

Consultant Carlucci wanted to know the height of stacks at the Bellingham site for a means of comparison.

Ms. Sanford responded that she believes those are 190'. She can confirm this. Ms. Sanford further explained that the proposed colors of the stacks will be decided but are not as white as shown in the renderings.

The photos have a defoliated view. None of the vegetation shown will be removed. The location of the emergency access road was noted.

The Chairman informed the Board that at the Design Review Committee meeting there was discussion about the trees which will need to be taken down for the parking of the 250 employees during the construction phase.

Ms. Sanford responded that they looked into other locations for construction parking. This construction will take about a year and a half construction.

The following views of the stacks were shown:

- West Medway stacks at 160' not visible at day care.
- View from Restaurant 45 was shown – not visible due to vegetation.
- Fisher Street and Pine Meadow – not visible
- Fisher Street and Milford Street – not visible at this location.
- Gray Squirrel Drive - top of stacks a little visible but majority not visible,
- Parking lot at Medway Plaza – not visible

The Chairman wanted to know if these renderings were stamped as certified by a professional engineer. Ms. Sanford responded that these are not stamped engineered drawings. The Chairman wanted to know about the integrity of those drawings.

Ms. Sanford explained that the plans were completed under the supervision of a professional engineer and submitted to Mass Energy Facilities Siting board. The particular locations of the renderings were as requested by the Board of Selectmen during the discovery phase of the project.

Susy Affleck-Childs responded that if there are other locations for which the Board desires to see sight line sketches, this is something the Board could ask for supplemental information on.

Member Tucker asked about the new buildings which were explained. He wants to see more details about those on the plans since they are new structures. He also was wondering if an easement and access will be granted.

Ms. Sanford responded that this is under negotiation. There is a buffer on the access side of the area and it meets regulations.

A photograph of the Acoustic Barrier Wall Panels was shown. It will have a perforated interior liner with galvanized finish. The layers were shown on page 7.

There was a question if the new water tanks are going to be visible from West Street and from Summer St. The applicant will confirm this.

The Chairman wants to make sure that all the submittals to the various agencies are the same. He would like this to be confirmed.

Member Tucker wants to know when the buildings will be reviewed.

Susy Affleck-Childs indicated that she thinks the buildings can be part of a supplemental application and that Eversource could sign this. She will talk with town counsel about the submittal.

Beals and Thomas indicated that this package could be provided to the Board within three weeks.

The applicant informed the Board that they are currently in the process of getting things together for their submission to the Conservation Commission.

The parking area was noted. There will be a plan to deal with how the water and run off will be handled. This must comply with the new MS4 stormwater regulations.

A question was asked if there a problem on the site with contamination.

James Borrebach, OHI Engineering, Inc. and a Licensed Site Professional (LSP) said that there is an open action with DEP. There was a release in the 70's. There has been ongoing monitoring of the wells. This is being addressed with the DEP. The Conservation Agent is also aware of the previous event. All of this also has been reported to the EPA. The monitoring reports can be provided.

The water agreement with the Town of Millis is still in negotiation. There will be a decision made by the Millis BOS at their meeting on March 28, 2016. The Town of Millis Drinking Water Committee voted at their last meeting to recommend the Town enter into an agreement with Exelon for water. The applicant is expecting a favorable response. There will no costs to the Town of Medway for this. The pumping station will be in the Town of Millis. Tom Holder has been involved with the discussions.

Public Comments:

Resident, Adam Houser, 14 Little Tree Rd:

Mr. Houser had questions about the site plan in relation to the truck deliveries from Summer Street. He also is concerned about the location of the snow storage. Another question was about where the well will be on site.

Consultant Lars indicated on the plan the width of the access road. This will allow for the staging of trucks. This road will have a width of 24 ft. and be paved with asphalt. In relation to another well, this is being discussed.

Ms. Sanford responded that there is currently negotiations ongoing with the day care facility on Summer Street. They are filing an exemption with the state for the sound wall.

The Chairman responded that he would like to see this for the proper buffering to be put in place.

Attorney Kwesell referenced Section 40 about the fact that energy generating facilities have exemptions from public utilities. The applicant submitted a motion to consolidate the zoning exemption for any component over 40 ft. high to include the sound wall.

Resident, Sue Rorke, 34 Ells Street:

Ms. Rorke was inquiring about the liner being able to hold a million gallons. She also wanted to know how many hours the plant will be operating. She also asked about the burning of oil in relation to pollution.

The representative from Exelon responded that the specifications are noted that the tank will hold 1,000,000 gallons. If there is any leak, it will be caught. It was also explained that the old turbines will not be abandoned.

Ms. Sanford further explained that on average, the facility will run on average about 8 hours a day on the high end, but it might not run at all on some days. The current facility runs approximately 80 hours a year. There will be an agreement in place about the number of hours running along with substantial fines/penalties if this amount is exceeded.

There was a question if there is a facility which can be visited which will be similar to this site. It was explained that there is no design exactly like the one proposed at this site, but a site somewhat similar to this is in Waterford, CT.

Resident, Brian Adams 2 Milford Street:

Mr. Adams wanted to know if the fire access road will be going through the wetlands. He also was asking about the increase in decimals from 5 to 8.

The Exelon representatives indicated no.

Resident William McDermotte, 39 Populatic Street:

Mr. McDermotte wanted to know if the emergency well was included in water numbers.

Attorney Kwesell responded that this will not change the amount of water being drawn. This industrial water and it meets different standards. The Board was made aware that the applicant met with the Building Inspector Jack Mee about the definition of building. This structure may not qualify as a building.

Ms. Sanford responded that no water comes in contact with the turbines. This will not change. The water from the turbines will go off site. The Town's sewer can handle 5,000 gallons per day.

The Chairman would like a letter from DPS verifying that this is fine with his department.

Resident Houser mentioned that there might be another project from Spectra Pipeline. His concern is with this project and the Rt. 109 project, there is going to be significant construction happening in town. He wants to know their intent in relation to starting the project.

The applicant would like to begin October 2016.

Resident, Mr. Sibley 403 Village St:

Mr. Sibley is concerned about the line of sight. He further asked about the status of the Little Tree property and if it will remain. He also asked if a scenic road permit will be needed for tree removal.

Ms. Sanford responded that there is no decision about the day care property but negotiations are ongoing.

Consultant Carlucci responded that this application does not trigger a scenic road permit. The requirement for a scenic road permit does not apply to trees on private property.

There will be additional discussion with the Design Review Committee in relation to landscaping, mitigation and buffering.

Resident Joseph Palladino, 8 Old Summer Street:

Mr. Palladino informed the applicant that his house was not noted in any of the photographs. He is concerned about the size of the stacks and how it will appear from his property.

The Chairman responded that the applicant was not responsible for photographing all abutters' property. The Board of Selectmen provided the locations of the photographic renderings.

Resident, Adam Houser, 14 Little Tree Road:

Mr. Houser wanted to know if the abutters will be notified when the plant is running so that the noise can be monitored.

Ms. Sanford responded that the DEP requires extensive noise testing. There has been significant attention to reduce the sound levels through noise controls and enhancements to the equipment layout. There will be muffling enclosures on continuously running equipment such as air compressors and welding generators. There will be the selection of the quietest equipment alternatives where feasible.

The following is also proposed as noise mitigation:

- Ultra-Low Noise Air cooled Heat Exchanger Fans
- Gas compressor enclosure
- Gas Compressor yard noise barrier wall (25 ft.)
- Power block noise barrier wall (55 ft.)

Attorney Kwesell indicated that there will be records kept on when the facility is running.

The Chairman asked if it would be possible to have something on the website which would indicate when the facility is running.

Ms. Sanford responded that there are safety concerns about posting this information on a website. There is no way to determine when the facility will be running. There will be

committee notification as part of the commissioning. There is no way to predict in advance when it will be called upon to operate.

Ms. Sanford indicated that there will not be any lights on the stacks.

Recommendations:

- Showing the stack height and scale was
- Possible to have a website to indicate when running.
- Show photos if site near Old Summer St.

Continuation:

On a motion made by Rich Di Iulio and seconded by Bob Tucker, the Board voted unanimously to continue the hearing for Exelon to Tuesday, April 26, 2016 7:30 pm in Sanford Hall.

PEDB Meeting Minutes:

February 2, 2016:

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to accept the minutes from February 2, 2016.

February 8, 2016:

On a motion made by Matt Hayes and seconded by Bob Tucker, the Board voted unanimously to accept the minutes from February 8, 2016.

Tri Valley Commons – Faux Windows at Direct Tire and Advance Auto

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

- Email from Direct Tire owner Barry Steinberg dated 2-22-16
- Sheet #18 of the TVC Site Plan showing the Direct Tire façade elevation.
- DRC memo dated 3-9-16 recommending approval of Mr. Steinberg's request.
- Email memo dated 3-14-16 from Building Commissioner Jack Mee.
- Email dated 3-16-16 from TVC Developer Rich Landry.
- Email note dated 3-13-16 and renderings from Matt Buckley.

The Board was made aware that Direct Tire owner Barry Steinberg is requesting that two faux windows not be installed on east façade of Direct Tire building. The Design Review Committee recommends approval of Mr. Steinberg's request. The Building Commissioner sent an email indicating that the scope of the modification is an insubstantial change. Developer Rich Landry agrees with the requested change.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to accept the request for a construction change for Tri-Valley Commons as presented.

Other Business

A representative from FinCom was present to indicate that if there are any questions about the warrant please feel free to attend the public hearing.

2015 Annual Report:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the Annual Report as presented. (See Attached)

Adjourn:

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

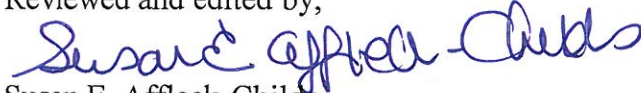
The meeting was adjourned at 10:30 pm.

Respectfully Submitted,



Amy Sutherland
Recording Secretary

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Proposed Gazebo



16' x 16' size

Received 3-9-16 from Dario Designs, Inc.

12.93.13/AAA
Buyline 1533

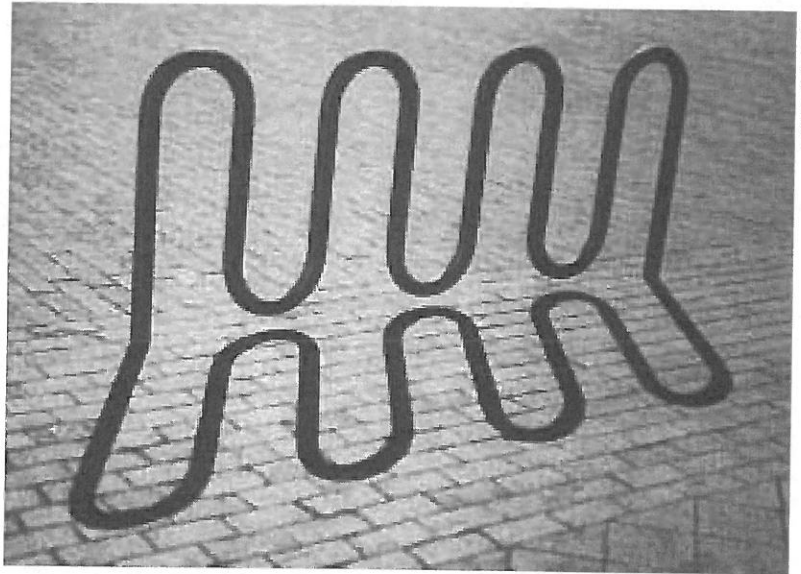
The Original Ribbon® Rack

brandir®

IDSA National Design Award Winner
Permanent Design Collection—Museum of Modern Art

Innovation takes shape: The Ribbon Rack.

The most innovative and unique bicycle rack ever. Graceful curves of tubular steel, sculpted to fit and enhance any architectural setting. The Ribbon Rack. Recognized by the IDSA "for its elegance and simplicity while providing maximum functional security." And recognized by architects everywhere for its striking harmony of form and function.



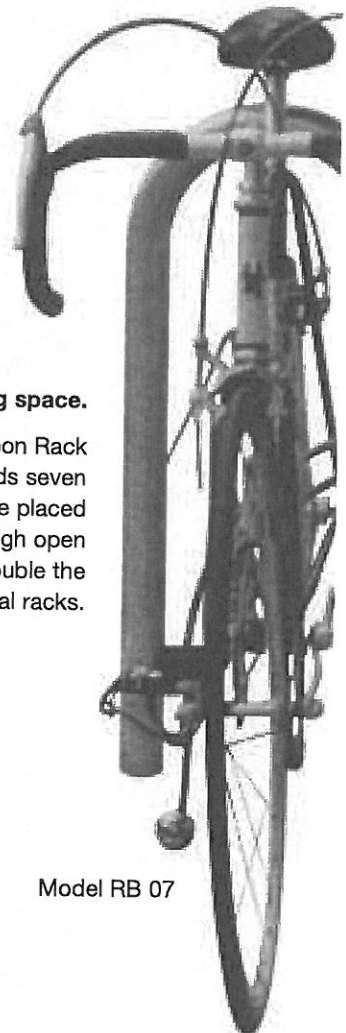
The Ribbon Rack is compatible with all standard locks and chains, including popular high-security horseshoe-shaped locks.



Saving space.

This five foot Ribbon Rack (Model RB 07) holds seven bicycles. Bicycles are placed alternately through open spaces yielding double the storage of conventional racks.

Model RB 07



“Recognized for its elegance and simplicity while providing maximum functional security.”

—*Industrial Designers Society of America*

Award-winning design.

The Ribbon Rack's unusual design makes other bicycle racks obsolete. Its open configuration saves space and keeps areas orderly. That's because the Ribbon Rack holds twice as many bicycles in the same space as conventional racks. One in each bend, and one on each end. Its free form makes the Ribbon Rack the safest rack you can find, because it has no sharp edges or corners that cause injury. Its rust-proof galvanized steel makes the Ribbon Rack durable, maintenance-free and weather-resistant.



Maximum-security Ribbon Rack.

From its aesthetic form comes the Ribbon Rack's principal function: providing maximum security for bicycles. Its heavy gauge, one-piece tubular construction makes the Ribbon Rack truly theft- and vandal-proof. Its open design allows the bicycle frame and both wheels to be fastened securely and completely upright. The Ribbon Rack accommodates all bicycle sizes. And, all standard locks and chains, including the popular high-security horse-shoe shaped locks, attach easily.

Salmon Health and Retirement Community

Construction Phasing Estimated

Timeline

3/10/16

Phase I, (3 months) to complete phase I.

Phase II, (21 months) to complete phase II entirely. We estimate the infrastructure, medical office building, pavilion and first six cottages to be completed 10 months from the commencement of phase II. The main building which houses the memory care, assisted living and independent apartments will take all 21 months to complete.

Phase III, (8 months), to complete phase III. Phase III to commence upon leasing all cottages in phase II, estimated to be month 8.

Phase IV, (8 months), to complete phase IV. Phase IV to commence upon leasing all cottages in phase III, estimated to be month 16.

Phase V, (8 months), to complete phase V. Phase V to commence upon leasing all cottages in phase IV, estimated to be month 24.

Phase VI, (8 months), to complete phase VI. Phase VI to commence upon leasing all cottages in phase V, estimated to be month 32.







Phase VII, (8 months), to complete phase VII. Phase VII to commence upon leasing all cottages in phase IV, estimated to be month 40.

Phase VIII, (1 month) to be completed, Phase VIII to commence upon completing all cottages in phase VII, estimated to be month 49.

Water and sewer availability to be needed at the certificate of occupancy of all items in phase II thru phase VII.

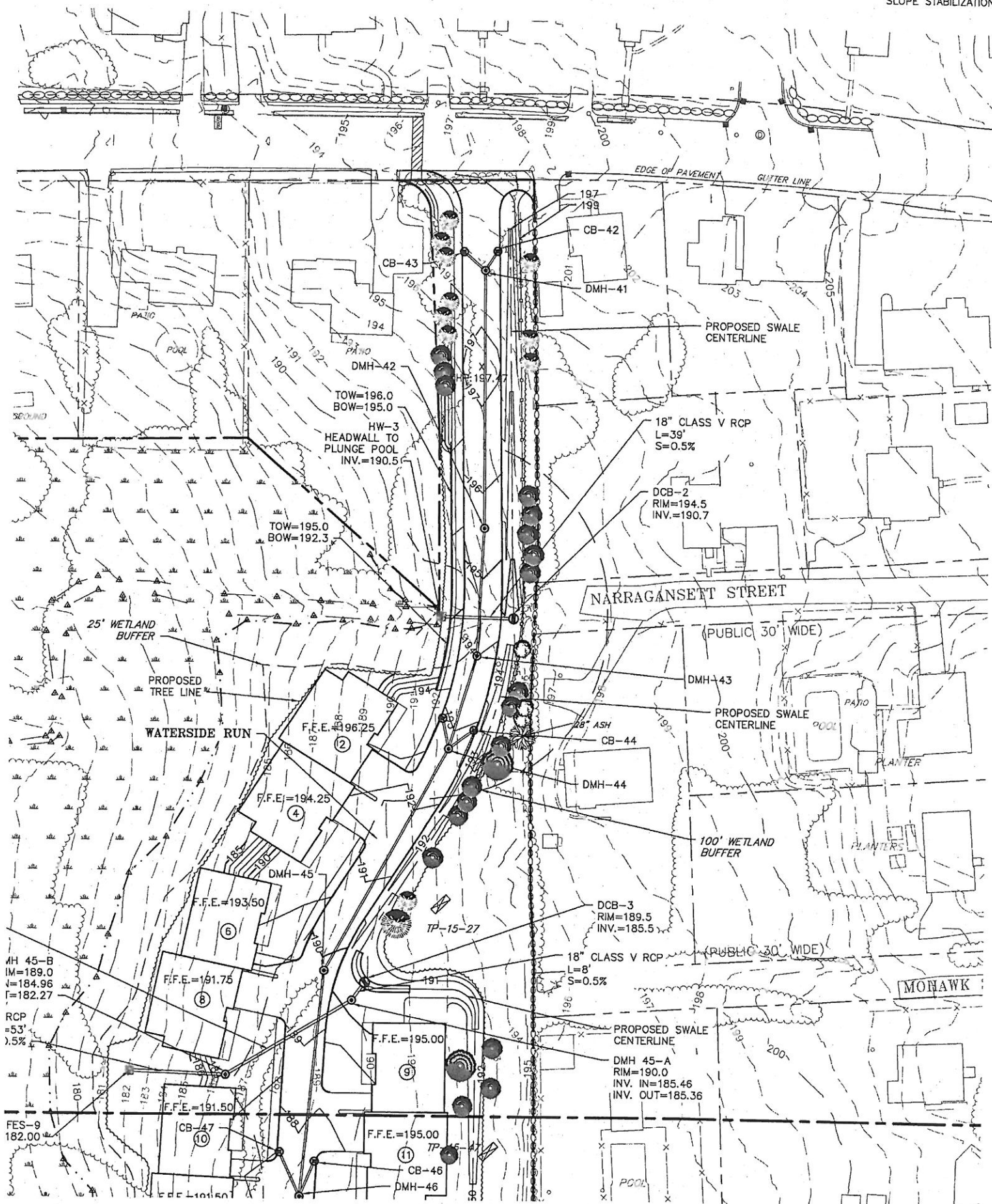
Salmon Health & Retirement Landscape Plan - Buffer Enhancement Plants

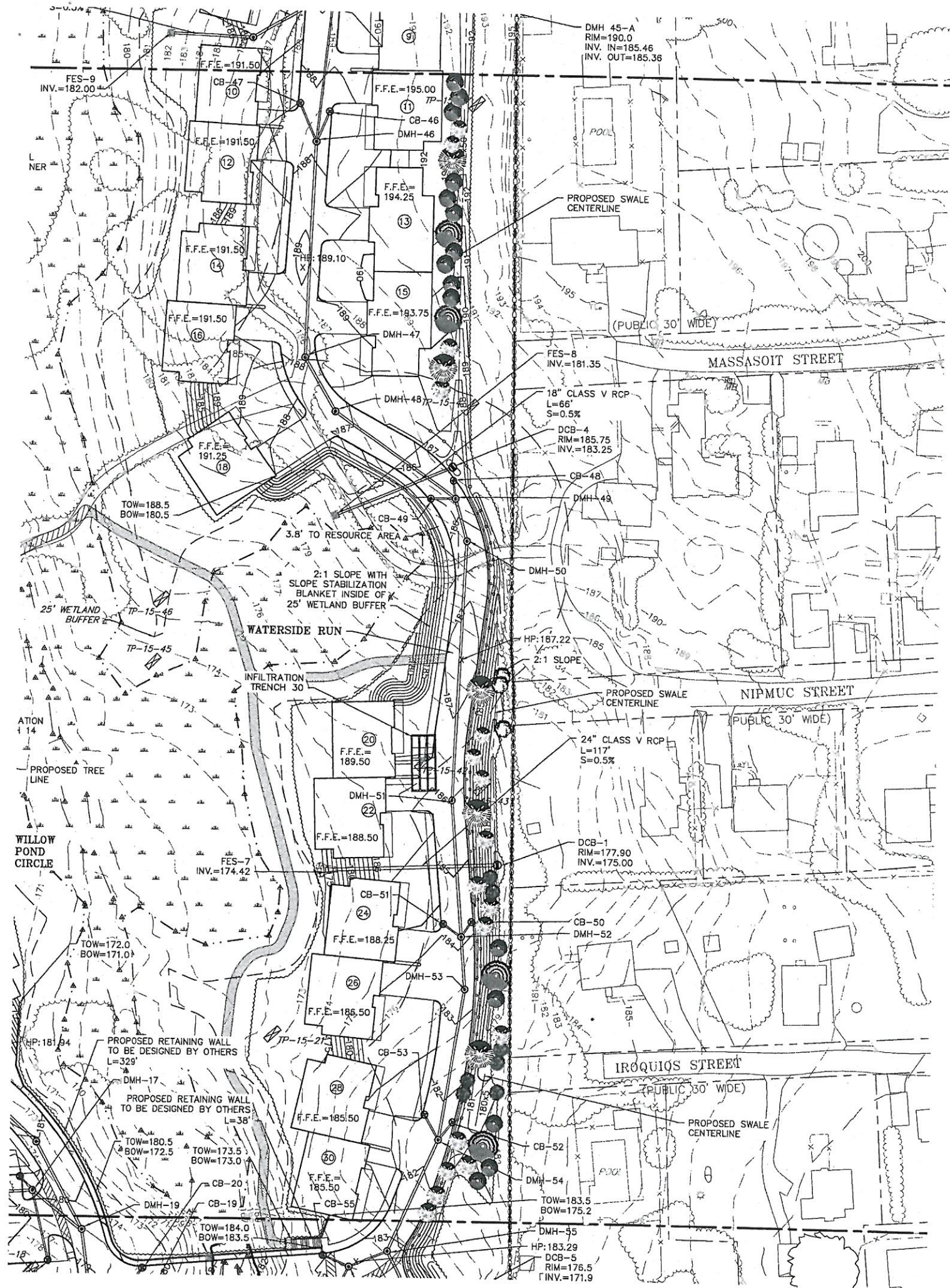
Plant Key:

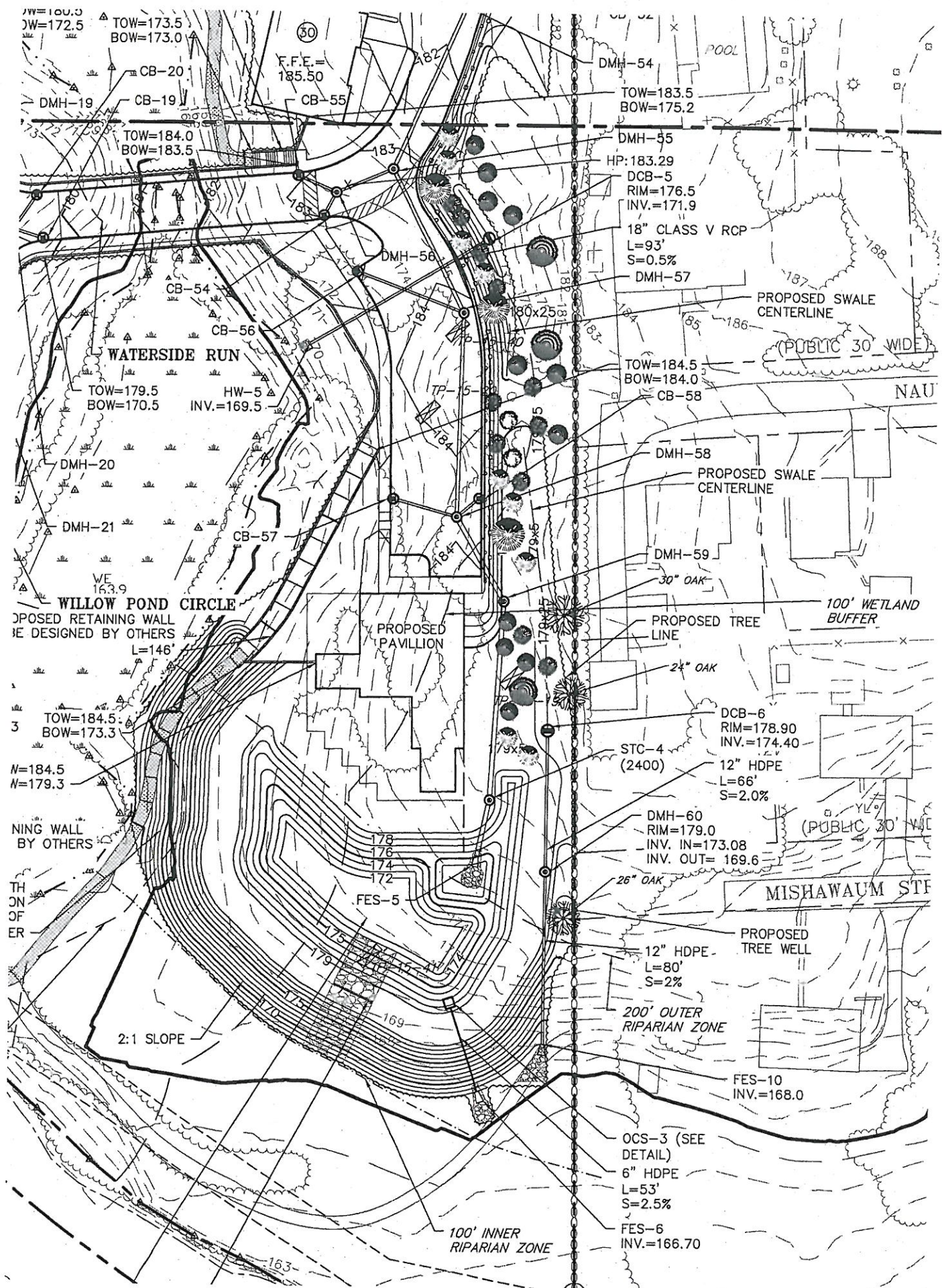
-  Canadian Hemlock (*Tsuga canadensis*)
-  Canadian Hemlock (*Tsuga canadensis*) - 12'H or larger specimens
-  Eastern White Pine (*Pinus strobus*)
-  Eastern White Pine (*Pinus strobus*) - 12'H or larger specimens
-  Mountain Laurel (*Kalmia latifolia*)
-  Rhododendron, Catabwa or Rosebay (*Rhododendron catabwabiense* or maximum)

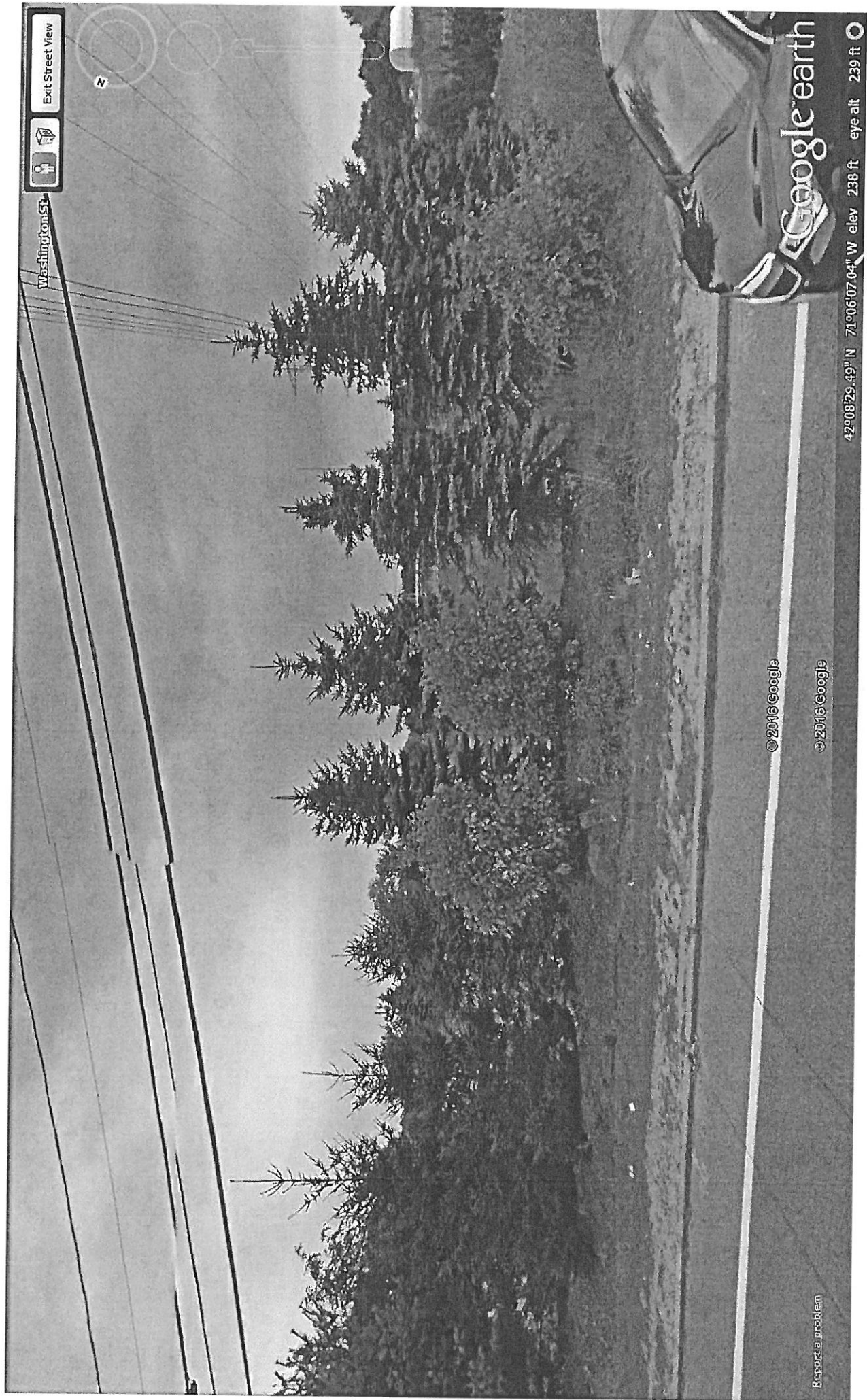
NOTE: Plants and plant locations shown relating to this Plant Key are in addition to the plants designated on the Salmon Health & Retirement - Landscape Plan, date 2/18/16.

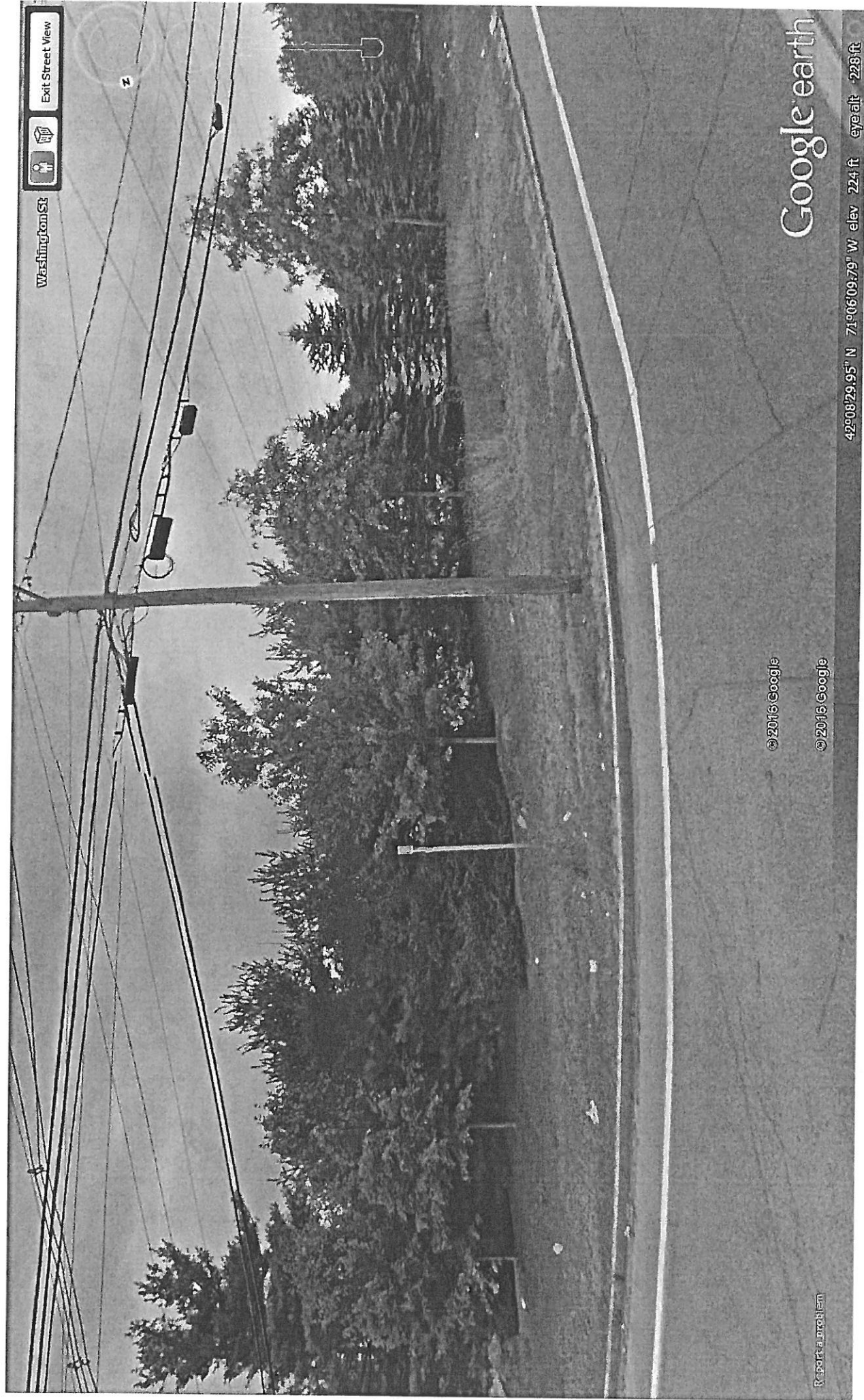
4. ALL 2:1 SLOPES OUT
SLOPE STABILIZATION











Washington St

Exit Street View



[Report a problem](#)

© 2016 Google

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Google earth

42°08'29.95" N 71°06'09.79" W elev 224 ft eye alt 228 ft









^aTypical small multi-stemmed tree.
Eurostylis
Rosa brachyphylla
Diospyros
Thymus
Sorbus
Prunella
Salix
Ulmus
Malus
Crataegus
Amelanchier
Astragalus
Hamamelis
Cornus
Quercus
Lonicera
Juniperus
Thuja
Abies
Picea
Pinus
Taxus
Podocarpus
Yucca
Agave
Chamaecyparis
Metasequoia
Ginkgo
Platanus
Ficus
Alnus
Betula
Populus
Salix
Myrica
Sagittaria
Najas
Chara
Elodea
Vallisneria
Hydrocotyle
Sparganium
Scirpus
Juncus
Cyperus
Potamogeton
Eleocharis
Sagittaria
Najas
Chara
Elodea
Vallisneria
Hydrocotyle
Sparganium
Scirpus
Juncus
Cyperus
Potamogeton
Eleocharis

1. Federal annual audit of the Department of Education.

Serviceberry

proawboc

Salmonella rhod-

**Typical mu

Mountain Lake

Voluntary Ethical

Canadian Year

Susan Affleck-Childs

From: Sgt. Jeffrey Watson <JWatson@medwaypolice.com>
Sent: Monday, March 21, 2016 12:17 AM
To: Susan Affleck-Childs
Cc: barstowbuilding@gmail.com
Subject: The Willows

Susan,

I had the opportunity to sit down with Medway Resident Jeremy Barstow. He had some safety concerns about the new Proposed Salmon Health and Retirement Community Development off of Village Street.

He stated that he was concerned about the amount of potential traffic that could be on Waterside Run in the development. This road has a number of individual buildings and is located directly behind his house on Narraganset St. He proposed the idea of installing a gate system that would help reduce the unnecessary use of the roadway by service vehicles and employees. I advised him that I understood his concerns, however I felt the gate would create a public safety danger. The gate would delay emergency personnel from gaining access to the residents. It would also create a safety issue when vehicles try to exit the development and are unable to exit because of the gate and will have to turn around.

After looking at the plans I offered an alternative signage resolution. The following would be my recommendation to the planning board that would help alleviate any unnecessary Traffic .

Place a sign stating "Waterside Run Residents Only" at the entrance of Waterside Run off of Village Street.

Place another "Waterside Run Residents Only" on Waterside Run just West of the entrance to the club house parking entrance.

Place a Exit Arrow pointing down Willow Pond at Willow Pond and Waterside Run.

If you have any questions or concerns please contact me.

Respectfully,

Jeffrey W. Watson
Sergeant
Medway Police Department



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

March 22, 2016

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Update - Salmon Senior Living Community
The Willows and Whitney Place ARCPUD Special Permit

Dear Members of the Medway Planning and Economic Development Board,

Following the request of the PEDB during the public hearing on March 8th, the DRC provided specific recommendations to supplement the landscape buffer along the eastern property line for the Salmon ARCPUD. These recommendations included a detailed drawing that illustrates a planting scheme and species of vegetation. [Please see attached.] This drawing was provided to the applicant for review. On Wednesday, March 16th, the DRC held a special meeting to try to resolve the buffer landscaping issue. Applicant Jeff Robinson was unable to attend. Instead, the DRC met with landscape architect Dave Thompson of CHA Landscaping to discuss the DRC's ideas for supplemental plantings.

During that meeting, Mr. Thompson furnished several images of a successful four season evergreen buffer that his company had recently installed in Sharon as an example of a possible landscape treatment for the Salmon site. These included clusters of 5-7 large evergreen trees, planted in staggered arrays and of heights varying from 8-12 feet. [Please see attached.]

The DRC agreed that this was appropriate and recommended the following measures:

- The species be of hemlock, cedar and white pine.
- The species should be selected for appropriate conditions, as determined in the field.
- These clusters should be placed at frequent intervals along the border where the swale and privacy fencing permit.
- Specifically, [7-9] grouping of these clusters should be placed following south from Narragansett to just south of Massasoit, where the proposed road bends toward the property line.
- [3-5] groupings of these clusters should be placed between Iroquois and Naumkeag.
- [6] groupings of three hemlocks should be planted where the privacy fence closely abuts the property line from the point halfway between Massasoit and Nipmuc, following south to Iroquois.

Mr. Thompson reflected a concern over the viability of certain planting areas due to conditions and suggested the use of other shrub like species such as mountain laurel, holly, rhododendrons and yew. The DRC concurred with the idea of these additional shrub plantings.

On March 17th, Mr. Thompson provided a landscape drawing to the DRC. That drawing included only these shrub like species. [Please see attached.] All of the large buffers of 8-12 foot cedar, hemlock, and white pines which the DRC had recommended and discussed with Mr. Thompson on March 16th were not shown.

The DRC discussed this matter again at its March 21st meeting and reviewed the above noted landscape drawing. The DRC believes the inclusion of a variety of shrub species is appropriate, but they must be planted in conjunction with taller growing evergreen tree species to achieve an acceptable buffer. That is, the examples shown during the meeting by Mr. Thompson would provide a complete screen from the ground to a minimum height of approximately 8 feet. Shrubs alone cannot provide this same amount of screening. Any shrub like plantings should be of a large initial size of 6 feet or greater to provide immediate screening.

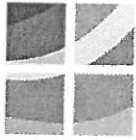
The DRC also discussed installing a scheme of multi-trunk deciduous trees, such as serviceberry, river birch and dogwood, interspersed with a variety of low shrubs against the east side of the fence where the fence most closely abuts the property line, toward the northeast of the property. The DRC recommends this format of additional screening in these specific areas.

The DRC also recommends that the privacy fence be offset in [3-5] areas to create passages for trail access and wildlife.

Sincerely,

A handwritten signature in cursive script, appearing to read "Matthew J. Buckley".

Matthew Buckley, Chairman



BEALS + THOMAS

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

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

March 7, 2016

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

Via: email to sachilds@townofmedway.org and FedEx

Reference: Response to Comments
Station 65 and 446 Control Buildings
34 West Street
Medway, Massachusetts
B+T Project No. 1422.11

Dear Chairperson Rodenhiser and Members of the Board:

On behalf of the Applicant, NSTAR Electric Company d/b/a Eversource Energy, Beals and Thomas, Inc. (B+T) respectfully provides these responses to peer review comments related to an Application for Major Site Plan Review for the Station 65 and 446 control buildings project, as well as comments made at the public hearing on February 23, 2016.

B+T offers this response to a letter provided by PGC Associates, Inc., dated February 18, 2016. For clarity of the Administrative Record, PGC Associates, Inc. comments are shown below in *italicized* font and our responses in **bold** font.

Zoning

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

No response necessary.

- 2. The proposed development meets all dimensional requirements of the Industrial II district.*

No response necessary.

3. *The only proposed new lighting is for a safety and security light to be mounted above each of the doors to the control structures (2 doors each for a total of 4 lights). However, no information is provided as to whether these lights are in compliance with the lighting requirements.*

Please refer to the response to PGC Associates, Inc. Comment 9 for discussion of the proposed lighting in relation to applicable requirements.

4. *No additional parking is proposed, but the site is not open to the public and there will be no additional employees on site due to these structures. Occasional maintenance personnel can park within the fenced compound.*

No response necessary.

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

No response necessary.

Site Plan Rules and Regulations

6. *Due to the limited nature of the proposed project, most of the site plan rules and regulations are not applicable. Waivers are requested for the requirements pertaining to conducting a traffic study, using a scale of 1" = 40' and plan size of 24" x 36" and use of the Design Guidelines. Additional waivers should include at a minimum the requirements for an Existing Landscape Inventory, and Landscape Architectural Plan. All of these requests are appropriate for this project. The submittal does include a Development Impact Statement, and Community Impact Statement and does not trigger the need for a Traffic Impact or an Environmental Impact Statement.*

A Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for strict adherence to Existing Landscape Inventory requirements is enclosed for the Board's review. As detailed in the request, many of the requirements for site plan submission do not apply to a minor amendment to the pre-existing industrial use on the site. The Applicant respectfully requests that the Board approve the waiver.

As discussed in PGC Associates, Inc. Comment 11, the Applicant has provided a Landscape Plan stamped by a Registered Landscape Architect.

7. *A detailed and specific narrative statement is provided, which, combined with the plans, provides adequate information to determine that the proposal meets the criteria of Section 203-9 C.*



No response necessary.

General Comments

8. *No information on erosion control is provided.*

Erosion control will consist of staked straw wattles placed downgradient of the limit of disturbance.

9. *Documentation of compliance with the lighting standards should be provided.*

Please refer to the enclosed statistical analysis of the proposed lighting fixture from the manufacturer's website. Technical specifications for the proposed lighting fixtures were provided at the hearing on February 23, 2016.

The project will comply with the development standards for lighting as follows:

- A wallpack will be installed over the frame of each access doorway in each control building at an approximate height of eight (8) feet five (5) inches above grade. Based on the enclosed statistical analysis, the proposed lights are anticipated to achieve the 0.01 foot-candle standard within approximately seventy five (75) feet of the light source. The Station 65 control building is sited approximately one hundred and fifty (150) feet from the nearest public way, and the Station 446 control building is sited approximately two hundred and fifty (250) feet from the nearest public way; the lights are thus not anticipated to impact neighboring properties or generate glare or light trespass across property lines.
- The lighting provided for the proposed structures represents the minimum necessary for safety and security purposes. The lighting will allow for emergency nighttime access to the control buildings while minimizing brightness and intensity to the extent feasible given the existing character of the site.

10. *A retaining wall is shown on the plan as "designed by others." Details of the design should be provided.*

The proposed retaining wall is approximately one hundred and fifty (150) linear feet long, and varies in height from two (2) feet to six (6) feet. The retaining wall will be constructed of Redi-Rock. A brochure and stamped engineering plans for the retaining wall were provided at the hearing on February 23, 2016.

11. *While the control structures are relatively minor additions to a large industrial site, and existing vegetation provides some buffering to nearby residential uses, additional landscape screening would be appropriate, especially along West Street in the vicinity of Beech Street.*

A Landscape Plan stamped by a Registered Landscape Architect is provided. Screening consists of a mix of evergreen and deciduous native shrubs and small trees along West Street in the vicinity of Beech Street, and in front of the retaining wall.

In order to prevent unnecessary outages, Eversource policy prohibits plantings along transmission line right-of-ways (ROW) that exceed three (3) feet in height at maturity under conductor wires. In addition, vegetation in the “border zone,” which extends from 10 feet outside the conductor wires to the edge of the right-of-way, are intended to be no taller than twenty five (25) feet at maturity. In this particular location, where several right-of-ways converge at a single complex substation, the aforementioned transmission line ROW requirements shall apply. The proposed plantings are anticipated to provide a significant improvement in screening at the intersection of West and Beech Streets and for the closest abutter across West Street, where currently no plantings exist.

The most critical watering time period is the first two weeks and then during any drought period. To promote establishment of the landscaping, plantings will be checked and watered every other day for two weeks, taking into account any rain. The plantings will be watered daily during drought periods. To prevent water lost to evaporation, plantings will be mulched with native, composted leaf litter to a depth of two (2) inches tapered and not touching the root flange. The plantings will be watered every other day for two weeks, or daily during drought periods. Plants then should be watered once a week depending on rainfall.

B+T also offers this response to peer review comments provided by Tetra Tech in their letter dated February 18, 2016. For clarity of the Administrative Record, Tetra Tech comments are shown below in *italicized* font and our responses in **bold** font.

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

1. *The applicant requested a waiver to eliminate a traffic impact assessment from the required elements of the Development Impact Statement. (Ch. 200 §204-3.A.7.a) The applicant states that no new vehicle trips will be generated as the proposed buildings are intended to replace existing facilities and that no additional parking is proposed. TT is not opposed to granting this waiver request, however the applicant should provide additional information regarding the existing facilities to be replaced and also confirm in writing that there is no anticipated increase in the number of employees.*

As discussed at the public hearing on February 23, 2016, the physical structure of the existing control buildings will remain, but the majority of the equipment will be relocated to the new control buildings. No increase in the number of employees is proposed.

2. *The applicant requested a waiver from the requirements for plan size listed in the Standards for Site Plan Preparation. (Ch. 200 §204-4.C) TT recommends approval of this waiver as the proposed information is adequately shown on the submitted 11x17 plan sheets.*

No response necessary.

3. *The applicant requested a waiver from the Design Standards regarding the required architectural elements of the proposed buildings. (Ch. 200 §205-2) Due to the utility nature of the buildings and the stated safety concerns, TT does not oppose this waiver, but recommends that this waiver request be discussed with the Design Review Committee.*

As discussed at the public hearing on February 23, 2016, the review of the project by the Design Review Committee was determined not to be necessary.

4. *The applicant shall verify that all existing and proposed elevations refer to North America Vertical Datum of 1988 (NAVD1988). (Ch. 200 §204-4.D)*

All elevations refer to NAVD 1988.

5. *The applicant shall provide Board of Selectmen's endorsement signature block, name of project and sheet number. (Ch. 200 §204-4.F)*

A Board of Selectmen's endorsement signature block, project name, and sheet index are provided on the enclosed cover sheet.

6. *The applicant shall provide a cover sheet that includes the project name, name and address of owner, name and address of applicant, name and address of engineering and other professional firms responsible for the plan, current date, list of revision dates, project street address, project Assessor's Map and Parcel number, zoning district classification, list of requested waivers from the Rules and Regulation, Board of Selectmen's Signature Block, and list of drawings/contents. (Ch. 200 §204-5.A)*

Please refer to the enclosed cover sheet. A Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for strict adherence to Site Context Sheet requirements is enclosed.

7. *The applicant shall provide a Site Context Sheet containing the information listed in the Standards for Site Plan Preparation. (Ch. 200 §204-5.B.1-6)*

A Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for strict adherence to Site Context Sheet requirements is enclosed.

8. *The applicant shall provide buildings and structures, utilities and underground infrastructure. The Existing Conditions plan does not match Stormwater Management System: Station 65 and 446 existing features. (Ch. 200 §204-5.B.1)*

The Existing Conditions plan prepared by Eversource and the Stormwater Management System plans prepared by B+T were prepared for different purposes. The proposed stormwater management system design does not change due to any differences in the existing conditions information between the two plans.

A Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for strict adherence to the Existing Conditions Sheet requirements is enclosed.

9. *The applicant shall provide location and dimension of proposed buildings and structures including setbacks from front, side and rear lot lines. (Ch. 200 §204-5.D.1)*

Locations of the proposed control buildings are depicted on the previously submitted plans. Both buildings are thirty (30) feet by sixty-four (64 feet). The Station 65 control building is set back one hundred and twenty (120) feet from the nearest property line, and the Station 446 control building is set back one hundred and fifty five (155) feet from the nearest property line. These distances are in excess of the thirty (30)-foot front and rear yard setbacks and twenty (20)-foot side yard setback applicable to the district

10. *The applicant shall provide erosion control measures to be specified including sedimentation barriers and stabilizing materials (Ch. 200 §204-5.D.5)*

Erosion controls will consist of staked straw wattles placed downgradient of the limit of disturbance.

11. *The applicant shall provide a Site Utility Plan showing utility connections (water, sewer, electric, communications, gas, etc...) to the proposed buildings. (Ch. 200 §204-5.D.6)*

No water or sewer connection to the control buildings is proposed.

12. *The applicant shall provide specification on proposed building style, materials, and colors from all elevations. (Ch. 200 §204-5.D.8)*

Brochures and photographs regarding the proposed building style, color, and materials were provided at the hearing on February 23, 2016.

13. *The applicant shall provide a Color Rendering of the project. (Ch. 200 §204-5.D.9)*

The Project is sited within the limits of the existing substations, and will be consistent with the character and scale of the existing equipment. A Landscape Plan stamped by a Registered Landscape Architect to provide screening to the extent feasible is enclosed. Accordingly, a Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for a color rendering is enclosed.

14. *The applicant shall add a table to the site plans outlining the proposal's conformance with zoning requirements including lot area, continuous frontage, lot depth, lot width, front, side, and rear setbacks, building heights, lot coverages, gross floor area, maximum seating capacity, number of employees, and number of parking spaces including handicapped and employee spaces, and other items as appropriate for the zone and proposed uses. (Ch. 200 §204-5.D.15)*

Refer to TetraTech Comment 9 for a discussion of the control buildings' setbacks. The Project is consistent with the existing use on the site. Accordingly, a Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for additional details regarding conformance with zoning requirements is enclosed.

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



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

Due to the presence of sensitive underground infrastructure in the vicinity of the proposed stormwater management system, the excavation of test pits requires a specialized contractor. Accordingly, the Applicant respectfully requests that the soil type at the location of the stormwater BMPs be verified in the field during construction. The stormwater management system design will be modified as a result of any observed differences in soil type.

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

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

No water or sewer connection to the control buildings is proposed.

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

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

The Project: S15101 and S-1591 cover clearly refers to Medway Substation 65 and Medway Substation 446. These shop drawings were provided primarily for the Board's reference. It is not practical to revise the approved shop drawings to clarify the project town.

In addition to the above written comments, the following paraphrased comments were made by the Board and members of the public at the hearing on February 23, 2016:

Verify the location of the Project relative to wetland resource areas, including Hopping Brook.

As depicted on the Landscape Plan, both control buildings and the retaining wall are located outside of the 200-foot Riverfront Area to Hopping Brook, based on information provided by MassGIS. The proposed landscaping plantings are located within the 200-foot Riverfront Area; however, native plantings within the Riverfront Area are exempt from filing under the Massachusetts Wetlands Protection Act. No additional wetland resource areas were mapped in the vicinity of the project. The location of the plantings does not represent pristine Riverfront Area, as the plantings will be located adjacent to a roadway in cleared areas, in the vicinity of overhead wires.

A copy of this letter and the Landscaping Plan has been provided to the Town of Medway Conservation Agent.

Verify the location of soil disturbance, including the retaining wall, relative to a historic release of polychlorinated biphenyls (PCBs).

Based upon a review of files from the Massachusetts Department of Environmental Protection (MassDEP) Bureau of Waste Site Cleanup, PCBs and total petroleum hydrocarbons (TPH) were detected in the soil at Station 65 in 1994. The suspected source of the release was a transformer. The boundary of the historic release is approximately 220 feet from the retaining wall, and 200 feet from the Station 65 Control Building. Refer to the attached sketch for the release location.

MassDEP approved a cleanup plan involving the excavation and disposal of TPH- and PCB-impacted soils located adjacent to the transformer in December 2000, and a Class A-2 Response Action Outcome (RAO) prepared by RAM Environmental was submitted on February 28, 2001. The Class A-2 RAO concludes that a level of No Significant Risk exists at the site, and the Class A-3 RAO and Activity and Use Limitation were retracted.

Mr. Andy Rodenhiser, Chair
Town of Medway Planning & Economic Development Board
March 7, 2016
Page 10

We appreciate the opportunity to respond to the comments provided and thank you for your consideration of this Application. If you have any questions or require further information, please contact our office at (508) 366-0560. We look forward to discussing this matter with the Board at the hearing on March 22, 2016.

Very truly yours,

BEALS AND THOMAS, INC.



Mary Kate Schneeweis
Environmental Specialist

Enclosures

cc: Ms. Bridget Graziano, Conservation Agent, Medway Conservation Commission, via email: bgraziano@townofmedway.org
Mr. Duane Boyce, Project Manager, Construction, Eversource Energy, via email: Duane.Boyce@eversource.com

MKS/reh/mo/142211LT001

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

Project Name:	Station 65 and 446 Control Buildings
Property Location:	34 West Street
Type of Project/Permit:	Construction of Two Support Buildings/Major Site Plan Review
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-5 Site Plan Contents
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The above-referenced section details requirements for depicting existing and proposed conditions on plans intended for Site Plan Review
What aspect of the Regulation do you propose be waived?	The requirement to prepare and submit the level of detail required for a Site Context Sheet, Existing Conditions Sheet, Existing Landscape Inventory, Site Utility Plan, Color Rendering, and zoning compliance table.
What do you propose instead?	To submit sufficient information for the Board's approval without strict adherence to these requirements
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The Project consists of two control buildings, a retaining wall, and fence. The Project is sited within the limits of the existing substations, and will be consistent with the character and scale of the existing equipment. Accordingly, strict adherence to the Site Plan Contents requirements will provide minimal relevant information.
What is the estimated value/cost savings to the applicant if the waiver is granted?	The estimated cost savings includes the time and effort necessary to perform site visits and prepare plans as required.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The approval of this waiver would result in the same development as would be proposed with adherence to the Site Plan Contents. However, the delay in construction would likely result in lost development time and cost, which would negatively impact the Applicant.
What is the impact on the development if this waiver is denied?	The denial of this waiver would likely result in lost development cost and time, which would negatively impact the Applicant.
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	Granting this waiver will allow for timely construction, with minimal delays, resulting in further minimized impacts to the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	The time and salary associated with Town staff managing, coordinating, and potentially conducting the review of additional submission materials.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation is proposed.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	March 8, 2016

Questions?? - Please contact the Medway PED office at 508-533-3291.

RIGHT LIGHT

- ▼ LUMINAIRE
- ▼ ARRANGEMENT / LAYOUT
- ▼ ISOLINES
- ▼ DISPLAY
- ANALYSIS

☒ Show Statistical Area

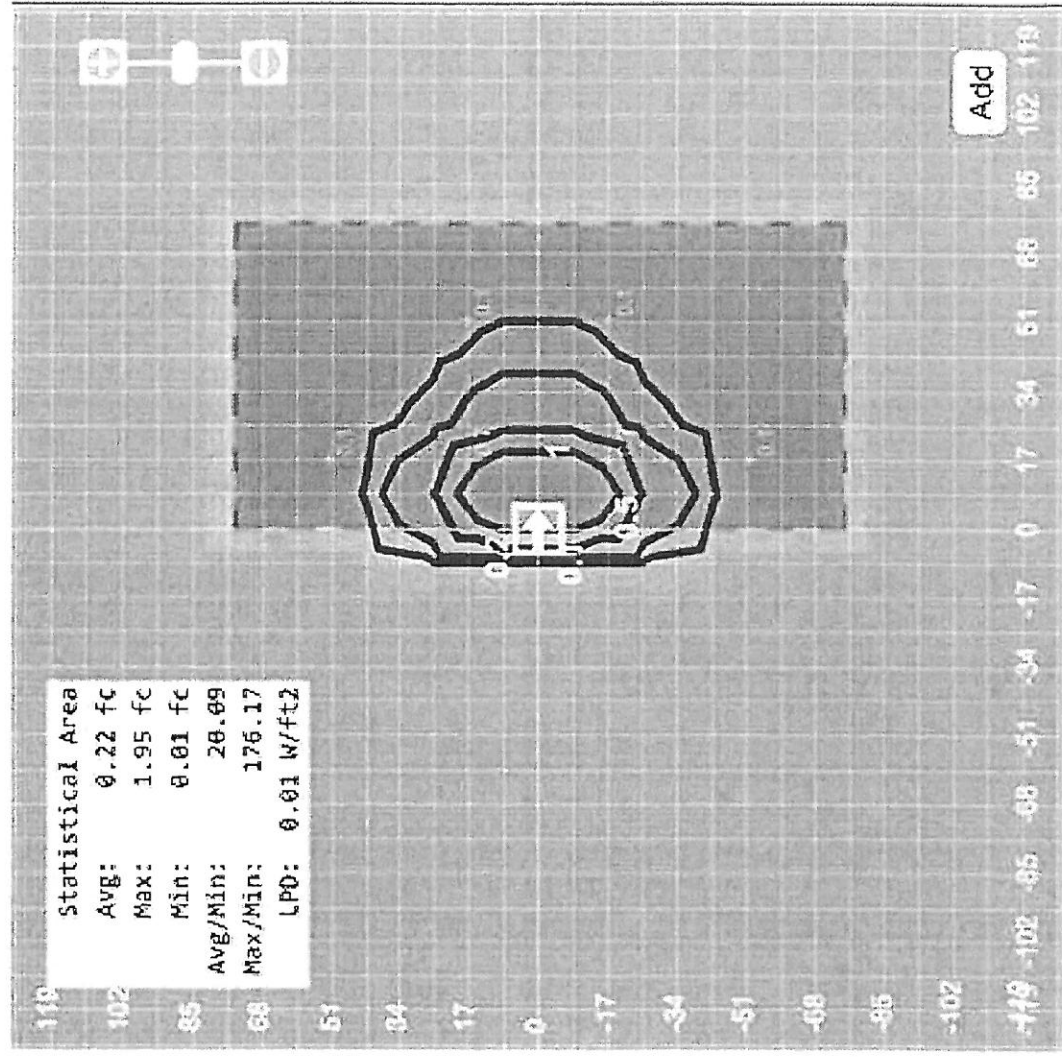
Left (X):	0	ft
Bottom (Y):	-75	ft
Length (X):	75	ft
Width (Y):	150	ft

✓ Show Summary

- | | | |
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| <input checked="" type="checkbox"/> Avg | <input checked="" type="checkbox"/> Max/Min | <input checked="" type="checkbox"/> LPD |
| <input checked="" type="checkbox"/> Max | <input checked="" type="checkbox"/> Avg/Min | <input type="checkbox"/> LPD Area |
| <input checked="" type="checkbox"/> Min | <input type="checkbox"/> Max/Avg | <input type="checkbox"/> LPD Watts |
| <input checked="" type="checkbox"/> Units | | <input type="checkbox"/> Total Watts |

1000

- ▼ UNITS
▼ OUTPUT / HELP





March 17, 2016

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

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

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has received a letter dated March 7, 2016, prepared by Beals + Thomas and containing responses to the review comments we offered in our initial February 18, 2016 review letter. We have reviewed these responses and offer the following comments as noted. Our initial 2/18/2016 comment is typed in plain text, the B+T 3/7/2016 response is typed in *italic* text and our followup comment is typed in **bold** text. The project includes the construction of two control building and served as an accessory use to the principal "electric power generation" use. The stormwater design consist of an infiltration basin for station 65 and a subsurface infiltration system for station 446.

TT is in receipt of the following materials:

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

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

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

- 1) The applicant requested a waiver to eliminate a traffic impact assessment from the required elements of the Development Impact Statement. (Ch. 200 §204-3.A.7.a) The applicant states that no new vehicle trips will be generated as the proposed buildings are intended to replace existing facilities and that no additional parking is proposed. TT is not opposed to granting this waiver request, however the applicant should provide additional information regarding the existing facilities to be replaced and also confirm in writing that there is no anticipated increase in the number of employees.

B+T: As discussed at the public hearing on February 23, 2016, the physical structure of the existing control buildings will remain, but the majority of the equipment will be relocated to the new control buildings. No increase in the number of employees is proposed.

TT: This item has been addressed to our satisfaction.

- 2) The applicant requested a waiver from the requirements for plan size listed in the Standards for Site Plan Preparation. (Ch. 200 §204-4.C) TT recommends approval of this waiver as the proposed information is adequately shown on the submitted 11x17 plan sheets.

B+T: No response necessary.

TT: This item has been addressed to our satisfaction.

- 3) The applicant requested a waiver from the Design Standards regarding the required architectural elements of the proposed buildings. (Ch. 200 §205-2) Due to the utility nature of the buildings and the stated safety concerns, TT does not oppose this waiver, but recommends that this waiver request be discussed with the Design Review Committee.

B+T: As discussed at the public hearing on February 23, 2016, the review of the project by the Design Review Committee was determined not to be necessary.

TT: This item has been addressed to our satisfaction.

- 4) The applicant shall verify that all existing and proposed elevations refer to North America Vertical Datum of 1988 (NAVD1988). (Ch. 200 §204-4.D)

B+T: All elevations refer to NAVD 1988.

TT: This item has been addressed to our satisfaction.

- 5) The applicant shall provide Board of Selectmen's endorsement signature block, name of project and sheet number. (Ch. 200 §204-4.F)

B+T: A Board of Selectmen's endorsement signature block, project name, and sheet index are provided on the enclosed cover sheet.

TT: This item has been addressed to our satisfaction.

- 6) The applicant shall provide a cover sheet that includes the project name, name and address of owner, name and address of applicant, name and address of engineering and other professional firms responsible for the plan, current date, list of revision dates, project street address, project Assessor's Map and Parcel number, zoning district classification, list of requested waivers from the

Rules and Regulation, Board of Selectmen's Signature Block, and list of drawings/contents. (Ch. 200 §204-5.A)

B+T: *Please refer to the enclosed cover sheet.*

TT: We have reviewed the provided cover sheet and are satisfied with the exception of the required list of waivers. It is our recommendation that all of the waivers approved (or recommended for approval) by the Planning Board be listed on the cover sheet prior to endorsement of the approved plans.

- 7) The applicant shall provide a Site Context Sheet containing the information listed in the Standards for Site Plan Preparation. (Ch. 200 §204-5.B.1-6)

B+T: *A Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for strict adherence to Site Context Sheet requirements is enclosed.*

TT: Tetra Tech recommends approval of the submitted waiver request with respect to relaxation of the Site Plan Preparation Standards on the requirement for a Site Context Sheet.

- 8) The applicant shall provide buildings and structures, utilities and underground infrastructure. The Existing Conditions plan does not match Stormwater Management System: Station 65 and 446 existing features. (Ch. 200 §204-5.B.1)

B+T: *The Existing Conditions plan prepared by Eversource and the Stormwater Management System plans prepared by B+T were prepared for different purposes. The proposed stormwater management system design does not change due to any differences in the existing conditions information between the two plans.*

A Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for strict adherence to the Existing Conditions Sheet requirements is enclosed.

TT: Tetra Tech recommends approval of the submitted waiver request with respect to relaxation of the Site Plan Preparation Standards on the required contents of an Existing Conditions Sheet.

- 9) The applicant shall provide location and dimension of proposed buildings and structures including setbacks from front, side and rear lot lines. (Ch. 200 §204-5.D.1)

B+T: *Locations of the proposed control buildings are depicted on the previously submitted plans. Both buildings are thirty (30) feet by sixty-four (64) feet. The Station 65 control building is set back one hundred and twenty (120) feet from the nearest property line, and the Station 446 control building is set back one hundred and fifty five (155) feet from the nearest property line. These distances are in excess of the thirty (30)-foot front and rear yard setbacks and twenty (20)-foot side yard setback applicable to the district.*

TT: It is our recommendation that the recently provided setback distances be shown on the Permit Plan Set. The "Stormwater Management System: Station 65 & 446 Locus Map" looks to be a logical sheet for this information.

- 10) The applicant shall provide erosion control measures to be specified including sedimentation barriers and stabilizing materials (Ch. 200 §204-5.D.5)

B+T: *Erosion controls will consist of staked straw wattles placed downgradient of the limit of disturbance.*

TT: The proposed erosion controls are acceptable. To make sure that the contractor receives proper direction for installation of the erosion controls, we recommend that the proposed locations be indicated on the Permit Plan Set along with appropriate detail(s) and requirements regarding inspection and maintenance of the controls.

- 11) The applicant shall provide a Site Utility Plan showing utility connections (water, sewer, electric, communications, gas, etc...) to the proposed buildings. (Ch. 200 §204-5.D.6)

B+T: *No water or sewer connection to the control buildings is proposed.*

TT: This item has been addressed to our satisfaction.

- 12) The applicant shall provide specification on proposed building style, materials, and colors from all elevations. (Ch. 200 §204-5.D.8)

B+T: *Brochures and photographs regarding the proposed building style, color, and materials were provided at the hearing on February 23, 2016.*

TT: This item has been addressed to our satisfaction.

- 13) The applicant shall provide a Color Rendering of the project. (Ch. 200 §204-5.D.9)

B+T: *The Project is sited within the limits of the existing substations, and will be consistent with the character and scale of the existing equipment. A Landscape Plan stamped by a Registered Landscape Architect to provide screening to the extent feasible is enclosed. Accordingly, a Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for a color rendering is enclosed.*

TT: Tetra Tech recommends approval of the submitted waiver request with respect to relaxation of the Site Plan Preparation Standards on the requirement for a color rendering.

- 14) The applicant shall add a table to the site plans outlining the proposal's conformance with zoning requirements including lot area, continuous frontage, lot depth, lot width, front, side, and rear setbacks, building heights, lot coverages, gross floor area, maximum seating capacity, number of employees, and number of parking spaces including handicapped and employee spaces, and other items as appropriate for the zone and proposed uses. (Ch. 200 §204-5.D.15)

B+T: *Refer to TetraTech Comment 9 for a discussion of the control buildings' setbacks. The Project is consistent with the existing use on the site. Accordingly, a Request for Waiver from Rules and Regulations relating to Section 204-5: Site Plan Contents for additional details regarding conformance with zoning requirements is enclosed.*

TT: With the exception of the setback information discussed in our followup response to item 9 above, Tetra Tech recommends approval of the submitted waiver request with respect to relaxation of the Site Plan Preparation Standards on the requirement for a zoning data table.

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

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

B+T: Due to the presence of sensitive underground infrastructure in the vicinity of the proposed stormwater management system, the excavation of test pits requires a specialized contractor. Accordingly, the Applicant respectfully requests that the soil type at the location of the stormwater BMPs be verified in the field during construction. The stormwater management system design will be modified as a result of any observed differences in soil type.

TT: Tetra Tech is not opposed to allowing the observation of test pits at the time of construction in this particular case due to the sensitive underground infrastructure. We recommend that the applicant provide complete documentation of the soil evaluation in accordance with Volume III, Chapter 1 of the Massachusetts Stormwater Handbook. If the soil conditions differ from the original design basis, a revised design will need to be submitted for review.

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

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

B+T: No water or sewer connection to the control buildings is proposed.

TT: This item has been addressed to our satisfaction.

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

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

B+T: The Project: S15101 and S-1591 cover clearly refers to Medway Substation 65 and Medway Substation 446. These shop drawings were provided primarily for the Board's reference. It is not practical to revise the approved shop drawings to clarify the project town.

TT: This item has been addressed to our satisfaction.

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

Very truly yours,



Colin T. Johannessen, PE
Project Manager

P:\21583\143-21583-16002 (EVERSOURCE MAJOR SITE PLAN REVIEW)\DOCS\REVIEW\TR_STATION 65 AND 446 CONTROL BUILDINGS-REVIEW COMMENT LETTER-UPDATE-2016-03-17.DOCX

PGC ASSOCIATES, INC.

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

March 16, 2016

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

Re: Eversource Site Plan Review

Dear Mr. Rodenhiser:

I have reviewed the responses to my comments of February 18, 2016 and the added landscape plan dated March 8, 2016 and lighting information provided by the applicant. The site plan was submitted by NStar Electric Company dba Eversource Energy of Norwood for property at 34 West Street, Assessor's Map 66, Parcel 12. The plan was prepared by Beals and Thomas Inc. of Southborough and is dated January 25, 2016. The property is owned by Sithe West Medway, LLC, c/o NStar Services Co. of Hartford, CT.

The plan proposes to install 2 modular control buildings, each 1920 square feet, on the site, with drainage for roof runoff, minimal lighting and no additional parking, signage or landscaping. The comments from my February 18 letter that remain relevant are repeated with new comments in **bold** as follows:

Zoning

3. The only proposed new lighting is for a safety and security light to be mounted above each of the doors to the control structures (2 doors each for a total of 4 lights). However, no information is provided as to whether these lights are in compliance with the lighting requirements.

Lighting information has now been provided and the new lighting will meet the requirements of the bylaw.

Site Plan Rules and Regulations

6. Due to the limited nature of the proposed project, most of the site plan rules and regulations are not applicable. Waivers are requested for the requirements pertaining to conducting a traffic study, using a scale of 1" = 40' and plan size of 24" x 36" and use of the Design Guidelines. Additional waivers should include at a minimum the requirements for an Existing Landscape Inventory, and Landscape Architectural Plan. All of these requests are appropriate for this project. The submittal does include a Development Impact Statement, and Community Impact Statement and does not trigger the need for a Traffic Impact or an Environmental Impact Statement.

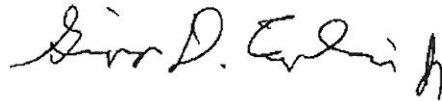
A waiver is now requested for Section 204-5, pertaining to site plan contents.

General Comments

8. No information on erosion control is provided.
Erosion control information is now provided.
9. Documentation of compliance with the lighting standards should be provided.
As stated above, the lighting information is now provided.
10. A retaining wall is shown on the plan as "designed by others." Details of the design should be provided.
Details of the retaining wall were provided at the initial hearing. As noted, the wall had already been constructed.
11. While the control structures are relatively minor additions to a large industrial site, and existing vegetation provides some buffering to nearby residential uses, additional landscape screening would be appropriate, especially along West Street in the vicinity of Beech Street.
A landscape plan prepared by a Registered Landscape Architect has now been submitted. It shows plantings in front of the retaining wall and in the vicinity of the intersection of Beech and West Streets. The plantings range from 3-7 feet at planting with growth up to 15 feet, in compliance with regulations for plantings in the vicinity of power lines.

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

Sincerely,

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

Gino D. Carlucci, Jr.

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

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

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

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

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

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

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
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Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The above-referenced section details requirements for depicting existing and proposed conditions on plans intended for Site Plan Review
What aspect of the Regulation do you propose be waived?	The requirement to prepare and submit the level of detail required for a Site Context Sheet, Existing Conditions Sheet, Existing Landscape Inventory, Site Utility Plan, Color Rendering, and zoning compliance table.
What do you propose instead?	To submit sufficient information for the Board's approval without strict adherence to these requirements
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The Project consists of two control buildings, a retaining wall, and fence. The Project is sited within the limits of the existing substations, and will be consistent with the character and scale of the existing equipment. Accordingly, strict adherence to the Site Plan Contents requirements will provide minimal relevant information.
What is the estimated value/cost savings to the applicant if the waiver is granted?	The estimated cost savings includes the time and effort necessary to perform site visits and prepare plans as required.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The approval of this waiver would result in the same development as would be proposed with adherence to the Site Plan Contents. However, the delay in construction would likely result in lost development time and cost, which would negatively impact the Applicant.
What is the impact on the development if this waiver is denied?	The denial of this waiver would likely result in lost development cost and time, which would negatively impact the Applicant.
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	Granting this waiver will allow for timely construction, with minimal delays, resulting in further minimized impacts to the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	The time and salary associated with Town staff managing, coordinating, and potentially conducting the review of additional submission materials.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation is proposed.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	March 8, 2016
Questions?? - Please contact the Medway PED office at 508-533-3291.	

BARRY L. QUEEN, Esq.
% KAPLAN LAW OFFICES
291 Main Street
Milford, Massachusetts 01757

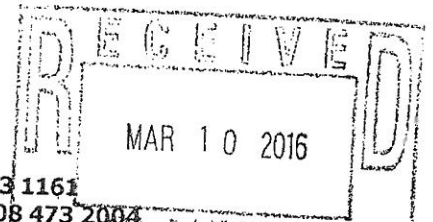
E-Mail barrylaw2@aol.com

Voice 508 473 1161

Fax 508 473 2004

In association with Law Offices of Michael M. Kaplan
291 Main Street, Milford, MA 01757

SERVING: Milford, Boston, Acton, Framingham, Marlboro & Waltham
Milford Office# 508 473 1161



Thursday, March 3, 2016

Town of Medway
Planning & Economic Development Board
155 Village Street
Medway Massachusetts, 02053

RE: Letters of 02/18/16 and 02-02-16 Eversource site plan 34 West & Exelon 9 West & 34 Summer

Dear Board Members:

My client owns the Home at 33 West Street, Medway, MA. She is presently, for the winter months, residing in Florida and unable to fly up to attend the meetings. Therefore, she requested that I write to express her concerns.

This expansion and plans for both sites will detrimentally affect her property and the neighborhood in general as to the living conditions. Trucks currently come at all times of the night presently and this will become more prevalent if there is not some control placed on them in the approval to allow the neighbors some peace.

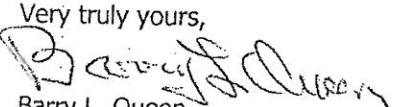
Further when several trucks presently come at the same time they are not staging on the property but park on the street with their engines running. If there is not enough room on the street the trucks turn into the main road of the currently approved but not developed Hopping Brook Estates Glenn Brook circle adjacent to my clients Home. If they are allowed the changes requested it should be in the approval that this is not to occur under any circumstances.

In fact the approval should state that all vehicles must park on site with engines off and not on public roads and accesses to the sites.

Further, the Board should consider noise regulation for each project for evenings, nights weekends and holidays.

Thank you for your consideration in this matter

Very truly yours,


Barry L. Queen

BLQ/cas

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

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

Questions?? - Please contact the Medway PED office at 508-533-3291.

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

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

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

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

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

Project Name:	Station 65 and 446 Control Buildings
Property Location:	34 West Street
Type of Project/Permit:	Construction of Two Support Buildings/Major Site Plan Review
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-5 Site Plan Contents
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The above-referenced section details requirements for depicting existing and proposed conditions on plans intended for Site Plan Review
What aspect of the Regulation do you propose be waived?	The requirement to prepare and submit the level of detail required for a Site Context Sheet, Existing Conditions Sheet, Existing Landscape Inventory, Site Utility Plan, Color Rendering, and zoning compliance table.
What do you propose instead?	To submit sufficient information for the Board's approval without strict adherence to these requirements
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The Project consists of two control buildings, a retaining wall, and fence. The Project is sited within the limits of the existing substations, and will be consistent with the character and scale of the existing equipment. Accordingly, strict adherence to the Site Plan Contents requirements will provide minimal relevant information.
What is the estimated value/cost savings to the applicant if the waiver is granted?	The estimated cost savings includes the time and effort necessary to perform site visits and prepare plans as required.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The approval of this waiver would result in the same development as would be proposed with adherence to the Site Plan Contents. However, the delay in construction would likely result in lost development time and cost, which would negatively impact the Applicant.
What is the impact on the development if this waiver is denied?	The denial of this waiver would likely result in lost development cost and time, which would negatively impact the Applicant.
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	Granting this waiver will allow for timely construction, with minimal delays, resulting in further minimized impacts to the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	The time and salary associated with Town staff managing, coordinating, and potentially conducting the review of additional submission materials.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation is proposed.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	March 8, 2016
Questions?? - Please contact the Medway PED office at 508-533-3291.	

BARRY L. QUEEN, Esq.
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Milford, Massachusetts 01757

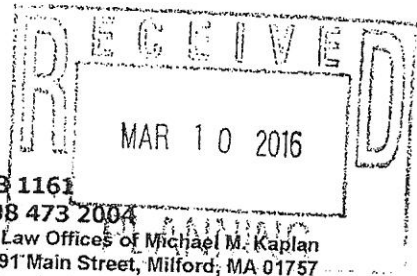
E-Mail barrylaw2@aol.com

Voice 508 473 1161

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Milford Office# 508 473 1161



Thursday, March 3, 2016

Town of Medway
Planning & Economic Development Board
155 Village Street
Medway Massachusetts, 02053

RE: Letters of 02/18/16 and 02-02-16 Eversource site plan 34 West & Exelon 9 West & 34 Summer

Dear Board Members:

My client owns the Home at 33 West Street, Medway, MA. She is presently, for the winter months, residing in Florida and unable to fly up to attend the meetings. Therefore, she requested that I write to express her concerns.

This expansion and plans for both sites will detrimentally affect her property and the neighborhood in general as to the living conditions. Trucks currently come at all times of the night presently and this will become more prevalent if there is not some control placed on them in the approval to allow the neighbors some peace.

Further when several trucks presently come at the same time they are not staging on the property but park on the street with their engines running. If there is not enough room on the street the trucks turn into the main road of the currently approved but not developed Hopping Brook Estates Glenn Brook circle adjacent to my clients Home. If they are allowed the changes requested it should be in the approval that this is not to occur under any circumstances.

In fact the approval should state that all vehicles must park on site with engines off and not on public roads and accesses to the sites.

Further, the Board should consider noise regulation for each project for evenings, nights weekends and holidays.

Thank you for your consideration in this matter

Very truly yours,


Barry L. Queen

BLQ/cas

Susan Affleck-Childs

From: Jack.Lopes@eversource.com
Sent: Friday, March 18, 2016 3:10 PM
To: Susan Affleck-Childs
Subject: [BULK] Eversource March 22nd meeting
Importance: Low

Hi Susan,

On February 23rd, Eversource met with the Planning & Economic Development Board in reference to work been done at the electrical substation on West Street, we understand the work was done at the site without the necessary permits, once this was brought to our attention in January we ordered our contractor to stop all work on the site until they obtained the proper permits. When we met on February 23rd the Board asked for additional information, to our knowledge, all was submitted to the Board in preparation for our meeting on March 22nd, our goal is to have met all requirements and get approval for this project at the March 22nd meeting.

The purpose of this work was mandated by ISO-NE (Independent System Operator - New England) they are a federal agency that has full control of the Electrical Transmission System in New England, They had a reliability study done of the transmission system in New England and the result showed some deficiencies. A total of over 40 project have been identified, with one of those projects been some of the work at the Medway Station, this work/system upgrade is needed in order to maintain the required reliability in the Transmission System for the region. Another part of this work or system upgrade is due to the transmission improvements that have been done, the existing control house is antiquated and needs to be upgraded in order to meet the required reliability of the improvements already made.

We look forward to meeting and working with the board next week to get the permitting resolved.

Thank you

Jack Lopes, CEM

Community Relations & Economic Development Specialist

Eversource Energy

One NSTAR Way - Walpole

Westwood, MA 02090

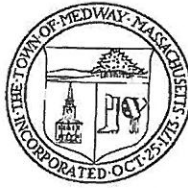
Telephone: 508-660-5251

Fax: 508-660-5240

jack.lopes@eversource.com

www.eversource.com

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

RECEIVED

FEB 24 2016

TOWN CLERK

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

February 24, 2016

-- UPDATED INFORMATION --

Exelon Expansion Site Plan – 34 West & 9 Summer Streets ***NOTICE OF PUBLIC HEARING – Tuesday, March 22, 2016***

In accordance with the Medway Zoning Bylaw, Section 3. Administration, Sub-Section 3.5 Site Plan Review and certain provisions of Chapter 40A, Massachusetts General Laws, notice is hereby given that the ***Medway Planning and Economic Development Board will conduct a Public Hearing on Tuesday, March 22, 2016 at 7:45 p.m. in the School Committee Presentation Room, Medway Middle School, 45 Holliston Street, Medway, MA to consider the application of Exelon West Medway LLC and Exelon West Medway II, LLC of Kennett Square, PA for approval of a major site plan to construct West Medway II, a fast-starting peaking facility at 34 West & 9 Summer Streets.***

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

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

The project includes a control/administration and facility services building, a trailer-mounted demineralizer system, an enclosed gas compressor station, a one-million gallon fuel oil tank, a 500,000 gallon service water tank, a 450,000 gallon demineralized water storage tank, a 12,000 gallon fully-diked and covered aqueous ammonia storage tank, advanced emissions control equipment, and a perimeter access road. Access to the site will be controlled via a motorized security gate located off the relocated main site access driveway from Summer Street. The proposed facility will also include full acoustical enclosures for the

Telephone: 508-533-3291 Fax: 508-321-4987
planningboard@townofmedway.org

gas turbines and generators, a 55' high noise wall, and a full complement of acoustical controls. A 3,080 linear foot lateral interconnection to the existing Algonquin Gas pipeline is also planned along with an associated 14' x 50' building to contain flow control and metering equipment, and a 12' by 16' building to contain gas monitoring and analysis equipment.

The subject property is bordered on the north by land abutting Route 109/Milford Street, on the east by Route 126/Summer Street and adjacent properties, and on the south and west by West Street and adjacent properties. The specific lots where the installation is planned are Medway Assessors Map/Parcels 66-012, 66-013, 56-001, 56-002, 56-003, and 56-004. The property is owned by Exelon West Medway LLC, and Eversource. The majority of the property is located within the Industrial II zoning district, with a small portion located in the Agricultural Residential II zoning district.

A *Petition to Construct* was filed with the Massachusetts Energy Facility Siting Board (EFSB) and a *Petition for a Zoning Exemption* was filed with the Department of Public Utilities. The Petitions were consolidated and are currently under review by the EFSB. Whether the project is allowed is solely within the jurisdiction of the EFSB. The role of the Planning and Economic Board is limited to addressing various site design and engineering issues only.

The application, site plan drawings and supporting documentation were filed with the Town of Medway on February 9, 2016. The site plan drawings were compiled by Beals and Thomas of Southborough, MA. The complete application, proposed site plan, and other application documents are on file with the Medway Town Clerk and the Planning and Economic Development office at the Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plans and application documents will be posted at the Planning and Economic Development Board's web page at:
http://www.townofmedway.org/Pages/MedwayMA_Bcomm/PlanEcon/ApplicationsDocs/recent

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

Andy Rodenhiser
Chairman

To be published in the *Milford Daily News*
Tuesday, March 8, 2016
Monday, March 14, 2016

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

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

Susan Affleck-Childs

From: Gay, Thomas <thomas.gay@fmglobal.com>
Sent: Thursday, February 25, 2016 12:49 PM
To: Susan Affleck-Childs
Cc: Stephanie Mercandetti; Andy Rodenhiser ; Matt Buckley
Subject: Excelon Application - Planning and Design Reviews

Hi Susy,

After discussion with my employer, FM Global, I have made the decision to step away from participation in the project reviews, decision and permitting for the Excelon project scheduled to come before the Town of Medway. Upon looking into the situation there are several potential conflict of interest points. I believe it would be better for the Town of Medway, the Applicant and me if I do not participate, thereby eliminating any potential problems. This applies to both Planning Board and Design Review Committee

The several points include but may not be limited to the following:

- This is a very high-profile project both publicly and privately
- FM Global, my employer, is Excelon's property insurance provider
- Excelon is a high profile client with whom we have a good working relationship that we do not want to compromise
- I run a section of FM Global's Engineering arm that controls all engineering documentation including Plan Review, Loss Prevention Engineering, Site Plans and Natural Hazard Assessment.
- There is no way to stop documentation from flowing through my section
- There is a potential for other locally based FM Global employees (including family) to be assigned to the project
- There are several FM Global employees, who are residents of Medway with their own opinions about the project, that I have almost daily interaction with

Rather than introducing any opportunity for controversy based on those points and a few other reasons, I will not be participating.

My apologies to other board members for passing added responsibility to them. However, in the long run I believe it will ultimately be cleaner for all parties.

Respectfully,

Thomas A. Gay
Planning & Economic Development Board, Clerk
Design Review Committee, P&EDB Representative.



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

Application for Major Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

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

February 9, 2016

APPLICANT INFORMATION

Applicant's Name: Exelon West Medway, LLC and Exelon West Medway II, LLC
Mailing Address: 300 Exelon Way
Baltimore, Kennett Square, PA, 19348
Name of Primary Contact: Tammy Sanford
Telephone:
Office: (410) 470-0236
Cell: (410) 227-6067
Email address: Tammy.Sanford@constellation.com

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

MAJOR SITE PLAN INFORMATION

Development Name: West Medway II Facility
Plan Title: West Medway II Facility
Plan Date: February 9, 2016
Prepared by:
Name: _____
Firm: Beals and Thomas, Inc.
Phone #: (508) 366-0560
Email: elas@bealsandthomas.com

PROPERTY INFORMATION

Location Address: 9 Summer Street/34 West Street

The land shown on the plan is shown on Medway Assessor's Map # 56; 66 as Parcel # 001, 002, 003, 004; 012, 013

Total Acreage of Land Area: ±118 ac

General Description of Property: Refer to Section 2.2 of Project Narrative

Medway Zoning District Classification: Industrial II; Agricultural Residential II

Current Use of Property: 135 MW power plant

Length of Existing Frontage: _____ On what street? _____

Setbacks for Existing Structure (if applicable)

Front: Varies
Back: Varies
Side: Varies
Side: Varies

Lot	Frontage Street	Frontage (ft)
56-001	Milford St	±96.2 ft
56-002	Milford St	±101.1 ft
56-003	---	---
56-004	---	---
66-012	West St	±906.13 ft
66-013	Summer St	±1049.76 ft

Scenic Road

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

 Yes X No If yes, please name street: _____

Historic District

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

 Yes - Rabbit Hill
 Yes - Medway Village

Wetlands

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

Groundwater Protection

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

Flood Plain

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

Zoning Board of Appeals

Will this project require a variance or special permit?

 Yes X No

Explanation: "Electric power generation..." allowed by right in the Industrial II District; DPU Petition
filed for exemption from certain dimensional standards outlined in Section 2.6.

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: West Medway II

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

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

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

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

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Exelon West Medway, LLC (formerly known as Sithe West Medway, LLC)

Mailing Address: 300 Exelon Way

Kennett Square, PA 19348

Primary Contact: Todd Cutler, Assistant Secretary

Telephone:

Office: (610) 765-5602

Cell: (610) 772-1886

Email address: todd.cutler@exeloncorp.com

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

CONSULTANT INFORMATION

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Southborough, MA 01772

Primary Contact: Eric J. Las

Telephone:

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ATTORNEY: Rubin and Rudman LLP
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OFFICIAL REPRESENTATIVE INFORMATION

Name: Beals and Thomas, Inc.
Address: 144 Turnpike Road
Southborough, MA 01772
Telephone: Office: (508) 366-0560 Cell: _____
Email address: elas@bealsandthomas.com

SIGNATURES

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

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

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

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

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

[Signature]
Signature of Property Owner
[Signature]
Signature of Applicant (if other than Property Owner)
[Signature]
Signature of Agent/Official Representative

2/5/16
Date
2/5/16
Date
2/9/16
Date

MAJOR SITE PLAN FEES

Filing Fee

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

Advance on Plan Review Fee

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

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

MAJOR SITE PLAN APPLICATION CHECKLIST

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

Section 2.0

Project Narrative

2.0 PROJECT NARRATIVE

2.1 Introduction

This application for Site Plan Review is for the expansion of the existing West Medway Generating Station owned and operated by Exelon West Medway, LLC and Exelon West Medway II, LLC (collectively referred to hereinafter as "Exelon"). The expansion entails the construction of two 100-megawatt (MW) turbines (200 MW total) and associated appurtenances (the Project). The proposed facility will be located on approximately 13 acres of the 94-acre Property to the south of the existing three-turbine 135 MW power plant. Work is proposed on the Property (including Assessor's Map 66 Lot 012, and Map 66 Lot 013), as well as on the abutting land owned by Eversource (Map 56 Lot 001, Map 56 Lot 002, Map 56 Lot 003, and Map 56 Lot 004). The majority of the Property is located within the Industrial II zoning district, with portions of Map 66 Lot 012, and Map 66 Lot 013 and the entirety of Map 56 Lot 001, Map 56 Lot 002, Map 56 Lot 003, and Map 56 Lot 004 located within the Agricultural Residential II zoning district. This addition will provide a facility for peak power generation, and is anticipated to operate only during times of peak energy demand.

2.2 Existing Conditions

The overall 94-acre Property is bordered on the north by land abutting Route 109 (Milford Street), on the east by Route 126 (Summer Street) and adjacent properties abutting this roadway, and on the south and west by West Street and adjacent properties, primarily residential in nature. Exelon West Medway, LLC currently operates a 135 MW power plant which includes: three 45-MW electric generators, each served by two Ultra-low Sulfur Distillate (ULSD)-fired combustion turbine sets, which operate during periods of peak demand or testing, which is typically less than 100 hours per year. The Property has been used for power generation since 1970.

The existing facility is completely fenced and mostly surfaced with concrete. The existing facility includes three turbine buildings (each building housing a 45 MW electric generator, two combustion turbine sets and two 65-foot tall square-to-round stacks), two 157,000-gallon above-ground fuel oil tanks, and a two-story building housing the control room. The remainder of the Property is largely vegetated and undeveloped. The 13-acre portion of the Property south of the existing power generation facility where the proposed facility is sited (the Site) is currently vegetated, primarily by mowed grass fields separated by hedgerows.

The existing facility is served by Town water for potable and fire protection purposes. Sanitary water and sewage is discharged via a private septic system and leach field.

Eversource holds an easement on approximately 54 acres of the Property, on which it owns and operates transmission and switchyard facilities to the southwest and west of the existing facility. Each transmission switchyard includes transformers, switchgear, transmission lines/towers, and other associated infrastructure dispersed through the Eversource easement.

The Property contains wetland resource areas including Riverfront Area, Inland Bank, Land under Water Bodies and Waterways, Bordering and Isolated Vegetated Wetlands, and Isolated Land Subject to Flooding. The Medway Conservation Commission issued an Order of Resource Area Delineation on September 10, 2015, confirming the extent of these state and locally-regulated wetland resource areas.

2.3 Proposed Conditions

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

The CTGs and associated equipment will be placed on concrete foundations and pads. The general power block yard area is anticipated to be finished with crushed stone. A paved perimeter access road is anticipated to connect to the internal driveway, which currently serves as access to the existing facility. Access to the proposed facility will be controlled via a motorized security gate located off of the relocated main site access driveway.

The proposed facility will have full acoustical enclosures for the gas turbines and the generators. A 55-foot high noise wall will surround the entire power island, including air cooled heat exchangers. In addition, the proposed facility will be equipped with a full complement of acoustical controls. These controls will include combustion air inlet silencers, insulation for the SCR/oxidation catalyst enclosure, acoustical enclosures or barriers around many components, stack exhaust silencers, an acoustically-treated enclosure to house the fuel gas compressors, and a 25-foot high fuel gas yard perimeter noise wall.

Natural gas for the Project will be delivered via an interconnection to the existing Algonquin Gas Transmission Company (AGT) pipeline. The existing AGT main runs in a generally southwesterly to northeasterly direction, passing within a short distance from the northwest corner of Exelon's Medway Property. A service lateral is anticipated to be installed approximately three to five feet below the existing surface elevation. Two buildings are proposed to support the gas service lateral. The first will be approximately 14 feet wide by 50 feet in length, and will contain flow control and metering equipment. The second, smaller building will be approximately 12 feet wide by 16 feet in length and will contain gas monitoring and analysis equipment. The length of the proposed interconnection is approximately 3,080 feet, and is anticipated to be constructed on Map 56 Lot 001, Map 56 Lot 002, Map 56 Lot 003, and Map 56 Lot 004, owned by Eversource. The final location of the gas service lateral will be based upon the outcome of negotiations between Exelon and Eversource for determination of an easement.

Eversource will distribute electric power generated by the Project through its bulk transmission system. The Project will interconnect with Eversource via an approximately 1,200-foot overhead circuit from a GSU transformer to Eversource's SEMA/RI switchyard to the southwest of the Project.

2.3.1 Uses

The proposed use is consistent with the existing use on the Property. The entirety of the proposed facility will be located within the Industrial II Zoning District. Under the Bylaw, "*Electric power generation including but not limited to renewable or alternative energy...*" is a use allowed by right in the Industrial II District. The proposed gas service lateral located within the Agricultural Residential II zoning district will be constructed entirely within existing natural gas and transmission rights of way.

2.3.2 Proposed Construction

The first actions that will take place upon initial mobilization is anticipated to include construction staking; installation of construction-phase soil erosion, sediment, and stormwater control measures; limited site clearing; and establishing locations for temporary facilities for trailers/laydown, which will include basic grading. Initial work activity will also include re-routing the current entry road into the existing and proposed facilities and installation of permanent security fencing that will sustain the construction phase. The stormwater detention/infiltration basin will be constructed in two phases. The first phase will be performed early in the construction process to help manage storm flows during construction, and the second phase will be performed later in the construction phase to establish the final footprint of the detention/infiltration basin.

Underground utilities, including electrical ductbank/conduit, process (e.g., gas, fire suppression) piping and gravity piping, along with stormwater collection/transport systems will be installed earlier in the construction period to allow for accessibility for aboveground construction and on-site traffic.

Aboveground utilities, including ULSD fuel oil piping and select electrical systems will be constructed in unison with the placement of foundations. The bulk of the proposed facility will be installed on shallow mats or spread footings. After foundation concrete curing, several field-erected tanks will be installed. The Control/Administration and Facility Services Building will use a pre-engineered building style, with metal wall and roof panels, windows, and doors. Other pre-manufactured or engineered enclosures include the fuel gas compressor enclosure, fire protection pumps, and PDC housing the electrical switchgear.

Much of the early construction will focus on the areas around the primary power block and foundations, to enable immediate installation and interconnection of major equipment with the constructed balance of plant support systems. Major equipment will include the CTGs and their auxiliaries; SCR/CO modules; and generator step-up and auxiliary transformers.

Final construction efforts will involve tank fills, natural gas pressurization, tie-in of utilities with existing systems (e.g., water, wastewater, gas, transmission), and construction-phase testing.

2.3.3 Project Intended to Serve

The proposed Project is anticipated to provide additional needed capacity to the Southeast Massachusetts/Rhode Island (SEMA/RI) load zone in the ISO-New England electric grid, to help meet energy demand during peak times.

2.3.4 Number of Employees

During construction, the proposed facility is anticipated to require approximately 200 during peak periods. At the testing stage of the construction period, the proposed facility is anticipated to require approximately 50 workers during peak periods. It is anticipated that up to six new full-time employees will be required to operate and maintain the facility after construction.

2.3.5 Hours of Operation

The proposed facility is anticipated to operate during periods of peak energy demand, which may occur at any point, 24 hours a day, seven days a week.

2.3.6 Anticipated Project Timetable

Construction of the proposed Project is scheduled to begin in the fall of 2016. The Project is required to commence commercial operation no later than June 2018. The construction and testing phase will consist of the following sequential events:

- Receipt of required approvals and permits (September 2016);
- Initial site mobilization ("Construction Start") (October 2016 – February 2017);
- Early site construction, including installation of construction-phase soil erosion, sediment control, and stormwater management systems; underground utilities; and temporary construction facilities (e.g. trailers, laydown spaces, work areas) (October 2016 to May 2017);
- Foundation and building construction (October 2016 to October 2017);
- Receipt and installation of power-generating and balance of plant equipment and systems; tanks; transformers; utilities including natural gas service lateral, transmission interconnection and water/wastewater interfaces and construction-phase testing and readiness actions to verify construction completion (April 2017 to February 2018);
- Startup and commissioning ("Testing"), including first-fire of the CTGs, synchronization of the facility to the Eversource grid, generator verification tests for ISO-NE and NPCC compliance, performance tests, and final commissioning (September 2017 to June 2018).

At completion, the proposed facility will be available for commercial operation and dispatch.

2.3.7 Cost Estimate

The capital costs of the Project are anticipated to total \$240 million.

2.3.8 Mitigation

The proposed facility is not anticipated to contribute to any significant health risks, and the cumulative health impacts from the project have been minimized. The terms and conditions to be incorporated into permits required for this Project will constitute all feasible measures to avoid damage to the environment, and will minimize and mitigate such damage to the maximum extent practicable.

Exelon understands that the Town of Medway has retained consultants to review and provide comments regarding air quality, noise, and water supply in relation to the proposed Project.

Noise

Significant attention has been paid to reduce sound levels from the proposed facility through a combination of noise controls and enhancements to the equipment layout.

Construction

Though increased community sound levels are an inherent consequence of construction activities, every reasonable effort will be made to minimize noise impacts during construction of the proposed facility. These noise mitigation measures are anticipated to include:

- Using appropriate mufflers on all equipment and ongoing maintenance of intake and exhaust mufflers;
- Muffling enclosures on continuously running equipment, such as air compressors and welding generators;
- Replacing specific construction operations and techniques with less noisy operations and techniques, where feasible;
- Selecting the quietest equipment alternatives, where feasible;
- Scheduling the noisiest construction activities during daylight hours;
- Turning off idling equipment; and
- Locating noisy equipment at locations that protect sensitive locations through shielding or distance.

Operation

The Applicant intends to purchase every noise control enhancement available for the generating equipment. Additionally, the Applicant proposes the following additional noise mitigation:

- 'Ultra Low Noise' Air Cooled Heat Exchanger Fans
- Gas compressor enclosure
- Gas compressor yard noise barrier wall (25 feet tall)
- Power block noise barrier wall (55 feet tall)

The noise barrier wall systems proposed for the fuel gas compressor yard and power block yard will be constructed of wall panels with a solid steel exterior, acoustic insulation, and a perforated sound-absorbing interior liner plate to provide significant site far field noise reduction. The proposed barrier locations are situated as close as possible to the equipment while maintaining adequate ventilation and accessibility. Air flow openings and other egress areas in the noise wall will be designed to maintain overall noise attenuation performance of the wall. As a general design guideline, the interior faces of the barrier wall will be covered with a perforated sound absorbing liner plate to reduce reflection from the barrier surface which would otherwise increase sound levels at other locations. The sound absorptive material will include a protective face that is weather, fire, corrosion, and abuse resistant and exhibits sufficient hanging and tear strength. The contractor selected will be responsible for the design, detailing, and adequacy of the framework, supports, and attachment methods required for the proper construction of the noise barrier wall.

Air Quality

Construction

During construction, the Applicant will require that all contractors associated with the proposed facility comply with MassDEP's Clean Air Construction Initiative. The main aspects of the program include:

- All contractors shall use ULSD oil in diesel-powered non-road vehicles;
- All non-road engines used on the construction site shall meet the applicable non-road engine standard limitations per 40 CFR 89.112;
- All contractors shall utilize the best available technology for reducing the emission of PM and NO_x for diesel-powered non-road vehicles;
- All contractors shall turn off diesel combustion engines on construction equipment not in active use and on dump trucks that are idling while waiting to load or unload material for five minutes or more;
- All contractors shall establish a staging zone for trucks that are waiting to load or unload material at the work zone in a location where diesel emissions from the trucks are anticipated to not be noticeable to the public;
- All contractors shall locate construction equipment away from sensitive receptors such as residents and passersby, fresh air intakes to buildings, air conditioners, and windows.

In addition, fugitive dust will be minimized by dust suppression during earth moving which will include the use of water trucks to wet ground surfaces, stabilization of soils, and use of stabilized construction and exit points.

Operation

The Project will use state-of-the-art emission control techniques to minimize and mitigate air emissions. The Project will comply with all air quality regulatory requirements. Exelon has submitted an application for a Major Comprehensive Air Plan Approval (MCPA) to MassDEP documenting in greater detail how the Project will comply with air regulations and minimize impacts.

Air emissions will be minimized using Lowest Achievable Emission Rate (LAER) for nitrogen oxides (NO_x). NO_x emissions from the Project will be controlled to a stack concentration of 2.5 parts per million (ppm, by volume dry basis corrected to 15% oxygen) with natural gas firing and 5.0 ppm with ULSD firing. For all pollutants, Best Available Control Technology (BACT) will be used to minimize air emissions as detailed in the table below.

Table 1

Pollutant	Planned Control Measure
NO _x	Water Injection / Selective Catalytic Reduction
VOC	Oxidation Catalyst
CO	Oxidation Catalyst
SO ₂	Low Sulfur Fuels
PM	Primary Use of Natural Gas
NH ₃	Air Permit Emissions Limits
Pb	Primary Use of Natural Gas
H ₂ SO ₄	Low Sulfur Fuels
CO ₂	Primary Use of Natural Gas and Use of Highly Efficient Turbines
HAPs	Primary Use of Natural Gas and Oxidation Catalyst



2.4 Site Plan Review Standards

2.4.1 General Design Principles

The proposed facility will be consistent with the current character of the Property and the Town of Medway. The Project is a continuance of the current use located on the Property and does not conflict with the zoning designation on the Site. The Project is consistent with the Medway Master Plan, adopted by the Planning and Economic Development Board in 2009, which identifies that the expansion of the commercial/industrial tax base *"...is needed to offset the costs of servicing existing and new residential development."* Additionally, the Master Plan encourages *"...development of commercial and industrial properties along the Bellingham line."* The existing and proposed facilities are located along the Bellingham line and would expand Medway's tax base. Lastly, the Project is consistent with Economic Development Goal 6, which includes as an action item for the Town, *"Identify key personnel at Exelon and work with them to encourage revival of the expansion of the peak electricity generating plant."* The proposed facility is therefore consistent with the 2009 Medway Master Plan.

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

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

2.4.2 Design Standards

The proposed Project follows the Town of Medway Design Review Guidelines for Industrial Zones, dated August 2015, to the maximum extent feasible. Pitched roofs have been incorporated into the design of several proposed structures, such as the fuel gas compressor enclosure and the Control/Administration and Facility Services building. Improvements to the access drive are proposed to reflect a unique and rural New England character.

A landscaped berm is proposed along the southern portion of the Property to screen the proposed facility to the maximum extent practicable. The plantings on top of the berm are designed to maintain a naturalistic appearance. The dense forested buffer along Summer Street and the northeastern boundary of the Property is proposed to be maintained. Please refer to Section 2.4.9 for additional discussion of trees and landscaping, and Section 7.0 for photograph renderings showing anticipated visual conditions.

2.4.3 Traffic

The proposed facility will be accessed via the existing facility site driveway. The sight lines from the existing driveway locations exceed industry standards to allow safe vehicle exits. No new curb cuts on public ways are proposed.

Internal site driveways consist of a 24-foot wide perimeter access road bounded by a bituminous concrete berm extending from the existing facility site driveway, and a 12-foot wide gravel access road connecting to the existing emergency access drive from West Street. The internal circulation has been designed to ensure adequate on-site truck circulation using AutoTURN[®] analyses with both a WB-50 design vehicle (55 feet long) and fuel delivery design vehicle (62 feet long). This is anticipated to be adequate for emergency vehicle access.

Traffic analysis studies were completed by MDM Transportation Consultants, Inc., as part of the Transportation section of the Draft Environmental Impact Report (DEIR) and supplemental construction period transportation evaluation dated October 16, 2015 (Updated February 3, 2016) to evaluate the impacts of the proposed facility. In summary, the studies found that there will be adequate capacity along Summer Street and at the study intersections to accommodate the Facility. Incremental traffic increases at the study intersections due to the Facility do not result in any change in operating levels relative to No-Build conditions, which are shown to be below capacity. Therefore, no additional off-site roadway improvements are warranted to accommodate the Facility. Recommended access improvements, on-site circulation/traffic management improvements, and a construction traffic management plan will support the proposed operational needs of the Facility while minimizing on-site and adjacent roadway impacts. American Association of State Highway and Transportation Officials' ("AASHTO") criteria for stopping sight distance and intersection sight distance for the ambient travel speeds are satisfied at the site driveway intersections with Summer Street and West Street.

A copy of Traffic Information is provided in Section 5.0 of this Application.

2.4.4 Drainage and Stormwater Management

A stormwater management system consisting of infiltration basins, bioretention basins/rain gardens, catch basins and water quality filters, has been designed to control peak runoff rates, provide water quality, promote groundwater recharge and sediment removal. The system maximizes on-site stormwater infiltration, which is an effective way to mitigate phosphorus in stormwater runoff. The Project will not engineer any “direct connections” to the Town’s municipal separate storm sewer systems (MS4).

The system has been designed to comply with:

- The 2008 Massachusetts Department of Environmental Protection (DEP) Stormwater Management Handbook,
- The Massachusetts Wetland Protection Act (310 CMR 10.00),
- The Town of Medway General By-Laws of the Town Article XXVI Stormwater Management,
- The Town of Medway Planning Board Rules and Regulations Chapter 200 – Submission and Review of Site Plans, and
- Rules and Regulations of the Town of Medway Conservation Commission.

The site does not contain, nor is it tributary to, any Critical Areas as defined in the Massachusetts Stormwater Handbook.

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

2.4.5 Utilities

Utilities will be located underground where feasible.

A new water line connecting to the Town's water supply system along West Street will supply potable water to the proposed facility and the demineralization system. On an annual average, the proposed facility is anticipated to use approximately 95,000 gallons per day (gpd) of water, and a maximum of approximately 190,000 gpd when operating under high-demand winter load conditions (both turbines operating at 100% load for 24 hours per day). Exelon understands that the Town of Medway does not have the capacity to meet this demand under its existing Water Management Act permit; accordingly, the preferred source of water for the Project is a combination of an on-site well and the Town of Millis municipal water supply. Exelon proposes to transport Millis water to the proposed facility via the Town of Medway municipal water system by activating the existing interconnection between the two water supplies at Village Street. At this time, Exelon anticipates that required water supply agreements include an Inter-Municipal Agreement between Millis and Medway, a contract between Exelon and Millis, and a contract between Exelon and Medway.

Most of the water used by the proposed facility is anticipated to be evaporated in the exhaust of the combustion turbines and be discharged as water vapor from the stacks. The existing septic system and leach field will be abandoned, and a new 6-inch sanitary and process sewer connection will connect to the existing 18-inch Town sewer main along West Street. Sanitary waste and process skid drains and demineralizer rinse water will be discharged to the sewer. Turbine wash-water will be collected in a wash water drain tank and transported off-site for disposal by an approved waste hauler as needed.

2.4.6 Parking

Parking for the proposed facility will consist of the existing parking lot and 16 new proposed spaces adjacent to the maintenance and warehouse area. The new parking area is located adjacent to a side lot line, and will be screened from view by the landscape berm along the southern portion of the Property. The perimeters of the new parking areas are bounded by bituminous concrete berm. The stalls comply with the dimensional requirements of the Regulations.

During construction, the parking area for workers will be in an existing material lay-down lot in the southern portion of the Property along West Street. The temporary lot will be re-enforced with crushed stone to facilitate construction employee parking. Upon completion of the construction, the material lay-down-lot will be restored with loam and seed.

2.4.7 Snow Removal

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

2.4.8 Outdoor Lighting

Proposed site lighting includes standard pole mounted 4000K LED luminaries and 4000K LED wall packs mounted on sound walls and buildings. Proposed light poles are a maximum 20 feet tall, and wall packs are mounted at heights varying from a minimum of 10' to a maximum of 22'.

Adequate lighting has been provided for safe movement of persons and vehicles, as well as security. Proposed foot candle readings at all property lines do not exceed 0.01 foot candles.

Abutting land uses consist of an existing generating station, switching station, and transmission line right-of-way, forested land, residential uses, and limited commercial uses. As the uses vary, the surrounding area lighting is variable in nature as well. The proposed lighting in the context of this area and the Industrial II zoning district is considered appropriate in both scale and light levels.

2.4.9 Trees and Landscaping

Approximately 20% of the Property currently is wooded. There is a dense buffer of forested area along Summer Street and along the northeastern boundary of the Property, screening the residential areas to the north. These trees are not proposed to be removed.

The project will remove approximately 2 acres of trees, 0.5 acres of which consist of the inner hedgerows of the existing fields where the proposed facility will be built. Approximately 1 acre of proposed replacement plantings (including Red Maple, Sugar Maple, Pin Oak, Eastern Red Cedar, White Spruce, and Eastern White Pine, and a variety of flowering shrubs) are proposed in a landscape berm along the southern portion of the Property. The proposed berm is anticipated to be approximately 5 to 9 feet in height. The top of the proposed berm varies in width, but is approximately 30 feet wide on average. The proposed berm is approximately 1,000 feet in length.

Please refer to Section 7.0 for a photorealistic rendering showing anticipated visual conditions in the vicinity of the proposed berm.

2.4.10 Environmental Considerations

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

During the design phase of the site layout, consideration was given to conserving environmentally sensitive features and minimizing impact on the existing hydrology. To achieve this, extensive grading was avoided and the site was designed to match the existing terrain where feasible. Minimizing earthwork helps to maintain the existing drainage patterns to the maximum extent practicable under post-development conditions. Through careful site planning the proposed impervious surfaces have been minimized, reducing the impact the project may have on the existing watershed. Large portions of the power block, fuel gas yard and switchyard are proposed to be surfaced with crushed stone, a pervious surface. Additionally the impervious areas associated with the roadways and parking area were minimized to the maximum extent while still complying with local bylaw requirements and provided vehicular safety.

On-site wetland resource areas were excluded to the maximum extent from the development envelope. A Notice of Intent for work within wetland resource areas and associated buffer zone is anticipated to be filed with the Medway Conservation Commission in the second quarter of 2016.

2.4.11 Construction Standards

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

- The site was designed to match the existing terrain where feasible and extensive cut and fill will be avoided.
- Tree removal was minimized where possible, and a landscape berm is proposed along the southern portion of the Property to minimize the visual impact of the facility.
- The stormwater management system has been designed to provide treatment for stormwater runoff associated with the proposed impervious surfaces on site, and a draft Stormwater Pollution Prevention Plan (SWPPP) has been developed to control construction-related impacts from erosion, sedimentation and other pollutant sources.
- Construction-period noise impacts have been reduced to the extent feasible as outline in Section 2.3.8.

2.5 Development Impact Statement

2.5.1 Traffic Impact

The proposed Project contains frontage on a public way. Accordingly, a Traffic Impact Assessment is required under Section 204-3(A)(7)(a) of the Regulations. A copy of the Transportation section of the Draft Environmental Impact Report (DEIR) and supplemental construction period transportation evaluation dated October 16, 2015 (Updated February 3, 2016) are provided under Section 5.0 to fulfill this requirement.

Existing Traffic Conditions

Summer Street in the immediate study area carries approximately 7,885 vehicles per day (vpd) with 710 vehicles during the peak hour, which represents 9% of the daily traffic volumes. West Street in the immediate study area is a low volume roadway that carries approximately 880 vpd with up to 98 vehicles during the peak hour, which represents approximately 11% of the daily traffic volumes.

Volume and Effect of Projected Traffic

Under a worst case operational scenario with both the existing and proposed facilities experiencing peak operating conditions, the Site would generate 8 truck trips per hour (4 entering and 4 exiting trips) and approximately 176 truck trips per day (approximately 88 entering and 88 exiting). This anticipates that four trucks per hour would be delivering fuel to both the existing station and the Proposed Project. The traffic study has found that incremental traffic associated with the Project is not expected to materially impact operating conditions at the study intersections. Accordingly, no additional roadway improvements are warranted.

Truck trips associated with replenishment of fuel supplies (oil) at the site will originate from Providence, RI. As a result, trucks destined to/from the Project will use Route I-495 to/from the south and Route 126 to/from the west. These roadways are well established commercial truck routes, and provide the most direct and efficient means of travel to the site.

Mitigation

While no off-site transportation improvements are necessary, the following on-site improvements are proposed to support the operational needs of the Project while minimizing impact to adjacent roadways:

Site Access Improvements

- A STOP sign (R1-1) and STOP line pavement marking will be installed on the driveway approach to Summer Street. The sign and pavement marking shall be compliant with the Manual on Uniform Traffic Control Devices ("MUTCD").
- Plantings (shrubs, bushes) and structures (walls, fences, etc.) will be maintained at a height of two feet or less above the adjacent roadway grade within the sight lines in vicinity of the site driveway in order to continue to provide unobstructed sight lines.

Onsite Circulation/Traffic Management Improvements

- AutoTURN[®] analysis was completed for the preliminary site plan using both a WB- 50 design vehicle (55 feet long) and fuel delivery design vehicle (62 feet long). Based on recommendations a number of areas for on-site roadways have been widened to ensure adequate on-site truck circulation.
- A truck by-pass will be constructed in the fuel-unloading zone to increase the efficiency of fuel delivery operations.
- On-site truck staging areas have been identified to accommodate fuel-truck storage while waiting for an unloading zone to clear. The primary fuel truck staging area has been identified adjacent to the existing on-site roadway. The potential truck staging areas can accommodate 6 fuel oil delivery trucks in the primary staging area and up to an additional 13 trucks in the overflow staging area. To the extent trucks are staged on-site they will be actively managed by on-site staff. Based on previous experience, it was estimated by Exelon that the process of entering the site, unloading and exiting the site would take approximately 45 minutes or less to perform. Under the worst case scenario the Site (existing and proposed Project combined) will generate approximately 4 inbound and 4 outbound truck trips per hour resulting in the need to stage approximately 2 vehicles. The designated staging areas for fuel unloading will be distinct from those for truck deliveries of other materials.

Construction Traffic Management Plan

A traffic-construction management plan will be implemented in cooperation with the Town and the Project's EPC Contractor prior to the start of construction. The construction traffic management plan will include but will not be limited to the following:

- Designated parking areas will be provided for construction employees in an existing material laydown lot in the southern portion of the site along West Street, which will be reinforced during the construction phase of the site and returned to grass upon completion of the project.
- Construction periods (i.e., worker arrival/departure times) and material deliveries will be designated to coincide with off-peak travel periods of the area roadway.
- The current arrival/departure periods are 5:00 – 6:00 am and 6:00 – 7:00 pm, which have been shown to be off peak travel periods.
- Exelon will establish waiting and staging areas on-site for all material deliveries and the management of truck traffic.
- Dust suppression methods will be implemented at unpaved construction areas as needed (e.g., use of water trucks to wet the ground surface, stabilization of soils, creation of wind breaks, and/or use of stabilized construction and exit points).

2.5.2 Environmental Impact

The proposed Project is anticipated to disturb greater than thirty thousand (30,000) square feet of land or greater. Accordingly, an Environmental Impact Assessment is required under Section 204-3(A)(7)(b) of the Regulations. A copy of the Final Environmental Impact Report (FEIR) filed under the Massachusetts Environmental Policy Act (MEPA) is provided as a compact disk under Section 6.0 to fulfill this requirement.

2.5.3 Community Impact

Visual and Historic Character

The adjacent properties, primarily those to the south of the Property, are well-buffered with trees, both deciduous and coniferous. There is a dense buffer of forested land along Summer Street and along the northeastern boundary of the Property, which provides screening for the residential areas to the north. In addition, a landscape berm is proposed along the southern portion of the Property. Please refer to Section 7.0 for photographic renderings showing anticipated visual conditions.

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

Goals of Existing Community Plans

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

Medway Master Plan (2009)

In 2009, the Town conducted a survey which indicated that residents found that maintaining the small-town feel, high taxes, and availability/quality of drinking water were the three largest concerns for residents. The proposed facility is anticipated to help in achieving *Goal 2 of Land Use: Encourage commercial/industrial development*, of the 2009 Medway Master Plan. This goal references need for increased commercial/industrial zoning to encourage more of this type of development to raise tax revenue and ease the tax burden on residential properties. The proposed facility is not anticipated to result in an increased amount of land zoned as industrial; however, the proposed facility is anticipated to generate increased revenue for the Town through a Payment in Lieu of Taxes (PILOT) Agreement between the Town and Exelon. The Proposed Project has the added benefit of locating on existing, but underutilized, industrial-zoned land.

The proposed facility is also anticipated to help the Town achieve Goal 6 of Economic Development: Attract new (and retain existing) businesses and increase the industrial/manufacturing base. The proposed facility is anticipated to increase the industrial base by expanding an existing industrial facility on existing underutilized industrial land. More specifically, Economic Development Goal 6 includes as an action item for the Town, *"Identify key personnel at Exelon and work with them to encourage revival of the expansion of the peak electricity generating plant."*

Medway Open Space and Recreation Plan (2010)

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

Quality of Life

The proposed facility will provide peak-demand power generation for the eastern part of Massachusetts, which includes Medway. The proposed facility will be located on a site which currently serves as a power generation facility. The proposed facility is anticipated to generate negligible traffic and is anticipated to provide six new full-time jobs, as well as approximately 200 construction jobs. Significant mitigation is proposed for impacts from noise. The proposed facility is anticipated to provide additional industrial tax revenue for the Town on an existing, underutilized industrial-zoned property, which is anticipated to help to provide services for residents and reduce the tax burden for residential properties. Therefore, it can be reasonably concluded that this development is anticipated to have a net positive impact on the quality of life for residents of Medway.

2.5.4 Parking Impact

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

2.6 Waivers

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

1. Site Plan Scale – Section 204-4(B) – *The site plan shall be drawn at a scale of one (1) inch equals forty (40) feet or such other scale that has been approved in advance by the Planning Board and that clearly and adequately represents the proposed improvements.*
2. Tree Replacement – Section 205-9(F) – *The total diameter of all trees over ten (10) inches in diameter that are removed from the site shall be replaced with trees that equal the total breast height diameter of the removed trees. The replacement trees may be placed on or off site as recommended by the Planning Board.*

Requests for Waivers from the Rules and Regulations are included in Section 1.0 of this Application.

In addition to the above waivers, the Project is seeking an Exemption from Certain Dimensional Provisions of Zoning Bylaw from the Department of Public Utilities (DPU) to allow for the construction of the proposed facility's 160-foot stacks, a 55-foot sound wall and certain essential components associated with the Facility (listed on Table 2, many of the listed components are integral elements of the two GE LMS100 CTG main power blocks, and are located within the 55-foot high sound wall). Section 6.1 of the Revised Zoning Bylaw provides for a maximum building height of 40 feet.

Table 2

Component	Proposed Height
Unit 1 Combustion Turbine	52'
Unit 1 SCR/CO Module	45'
Unit 1 SCR/CO Module Exhaust Stack	160'
Unit 1 Air Cooled Heat Exchanger and Lube Oil Air Cooled Heat Exchanger	45' ±
Unit 2 Combustion Turbine	52'
Unit 2 SCR/CO Module	45'
Unit 2 SCR/CO Module Exhaust Stack	160'
Unit 2 Air Cooled Heat Exchanger and Lube Oil Air Cooled Heat Exchanger	45' ±
Power Block Noise Wall	55'
115 kV Transformer High Side A-Frame	57'
115 kV Transmission Support Poles #1 to #5 (total of 5)	73.5'
115 kV Dead End Structures (total of 3)	40'

In addition, a variance is required to construct the 20-foot sound wall to meet certain setback requirements of the Zoning Bylaw. The Project is also seeking an Exemption from Certain Dimensional Provisions of Zoning Bylaw from the DPU for this portion of the work. Specifically, Section 6.1 of the Zoning Bylaw imposes minimum front- and rear-yard setbacks of 30 feet and a minimum side-yard setback of 20 feet for structures. The sound wall, which will be located at the Property line, will not meet the 30-foot setback.



**West Medway II
Exelon West Medway, LLC and Exelon West Medway II, LLC
Overview**

- Nominal 200 MW simple-cycle dual fuel combustion turbine facility;
- Located on a 13-acre site within Exelon's 94-acre property on Summer St (Route 126) in the Town of Medway, MA;
- Exelon property has been in use for energy infrastructure for many decades (including an existing Exelon 135 MW simple-cycle combustion turbine facility and extensive Eversource 345 kV and 115 kV transmission infrastructure);
- Site zoned IND II (Industrial II);
- The peaking Project is based on 2 quick-start, flexible General Electric LMS100 combustion turbine generators. With a heat rate of 7,776 BTU/kWhr (LHV @ ISO conditions), the aero derivative LMS100PA+ is the world's most efficient simple cycle gas turbine engine;
- The proposed Project will be dual fuel. Natural gas will be the primary fuel. ULSD will be available for reliability and fuel diversity purposes (proposed at 30 days full load equivalent);
- The proposed Project will be equipped with a state of the art clean air technologies, closed-cycle cooling for the turbine intercooler and lube oil system and significant noise attenuation features;
- The Project will be limited to a 43% capacity factor on a three-year rolling average, with a maximum one year capacity factor of 60%. Expected annual capacity factor is ~30% with 10 days of ULSD firing (full load equivalent);
- The Project has an estimated capital cost of \$240 million; 100% privately funded;
- The Project will be built using union labor;
- The Project will bring significant benefits to the Town of Medway. A PILOT agreement negotiated by the Medway Selectmen and Exelon calls for payments of ~\$75 million over a 20 year period (~\$3,750,000 per year);
- The Project has also finalized a Host Community Agreement (HCA) with the Town of Medway. Provisions include \$750,000 for the purchase of fire-fighting apparatus, \$15,000 per year for emergency responder training, \$20,000 per year for an Energy Conservation Awareness Fund, a Property Value Security Fund, a \$2 million decommissioning guarantee and a host of other measures. The HCA also includes a ULSD "penalty" of \$5 per MW-hr;

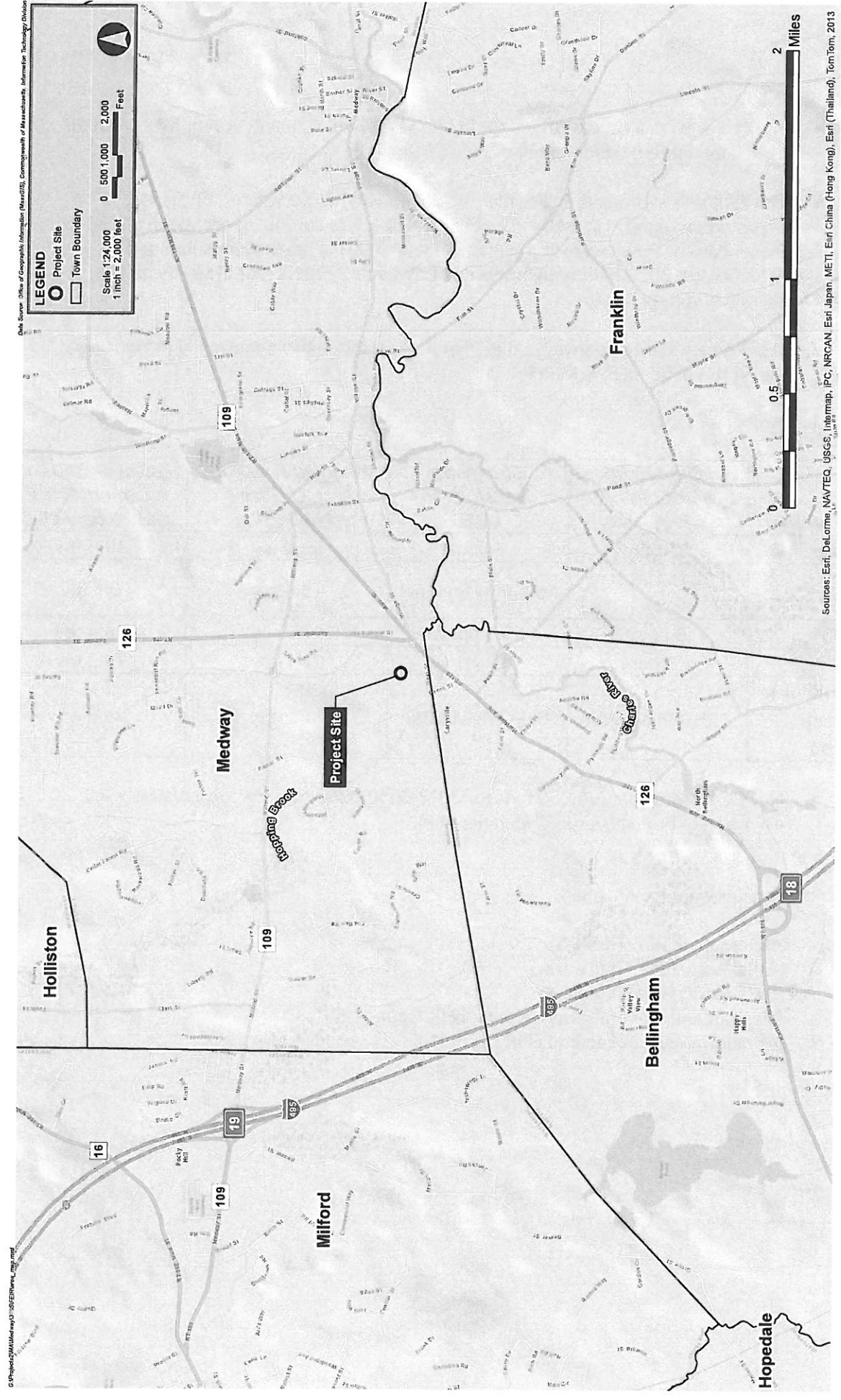
- The Project was a successful bidder in ISO's Forward Capacity Auction #9 with an associated on line commitment of June 2018;
- The FEIR was submitted on February 1, 2016, with the Secretary's decision expected on March 18, 2016. The EFSB Petition was submitted on March 13, 2015. Evidentiary hearings were completed in January 2016; briefs were submitted on February 29, 2016 with reply briefs due on March 7, 2016. An EFSB decision is expected in June 2016;
- Local reviews are underway; a Site Plan Review submission was made in February, the NOI will be filed in March;
- Emissions Table

<i>Pollutant</i>	<i>Short-term emissions on natural gas</i>	<i>Short-term emissions on ULSD</i>	<i>Potential Emissions in Air Plan Application</i>	<i>Potential Emissions based on 43% CF and 30 days ULSD</i>
NOx	2.5 ppm	5 ppm	66.0 tpy	49.8 tpy
SO ₂	0.92 gr/100 scf S in fuel	15 ppmw S in fuel	13.4 tpy	9.6 tpy
CO	5 ppm	5.0 ppm	67.4 tpy	48.4 tpy
VOC	2.5 ppm	4.5 ppm	20.7 tpy	15.3 tpy
Particulate Matter (PM)	0.018 lb/MMBtu	0.032 lb/MMBtu	58.2 tpy	46.0 tpy

- Net CO₂ reduction 226,000 tons for 2018-2030 period, using conservatively low estimates of Project's projected generation.

Illustrative Graphics Attached:

- Area Map, FEIR Figure 1-1
- Aerial Map, FEIR Figure 1-3
- Site Layout, FEIR Figure 1-4
- Site Plan and General Arrangement, FEIR Figure 1-5
- Elevation Views of Facility, FEIR Figure 1-6

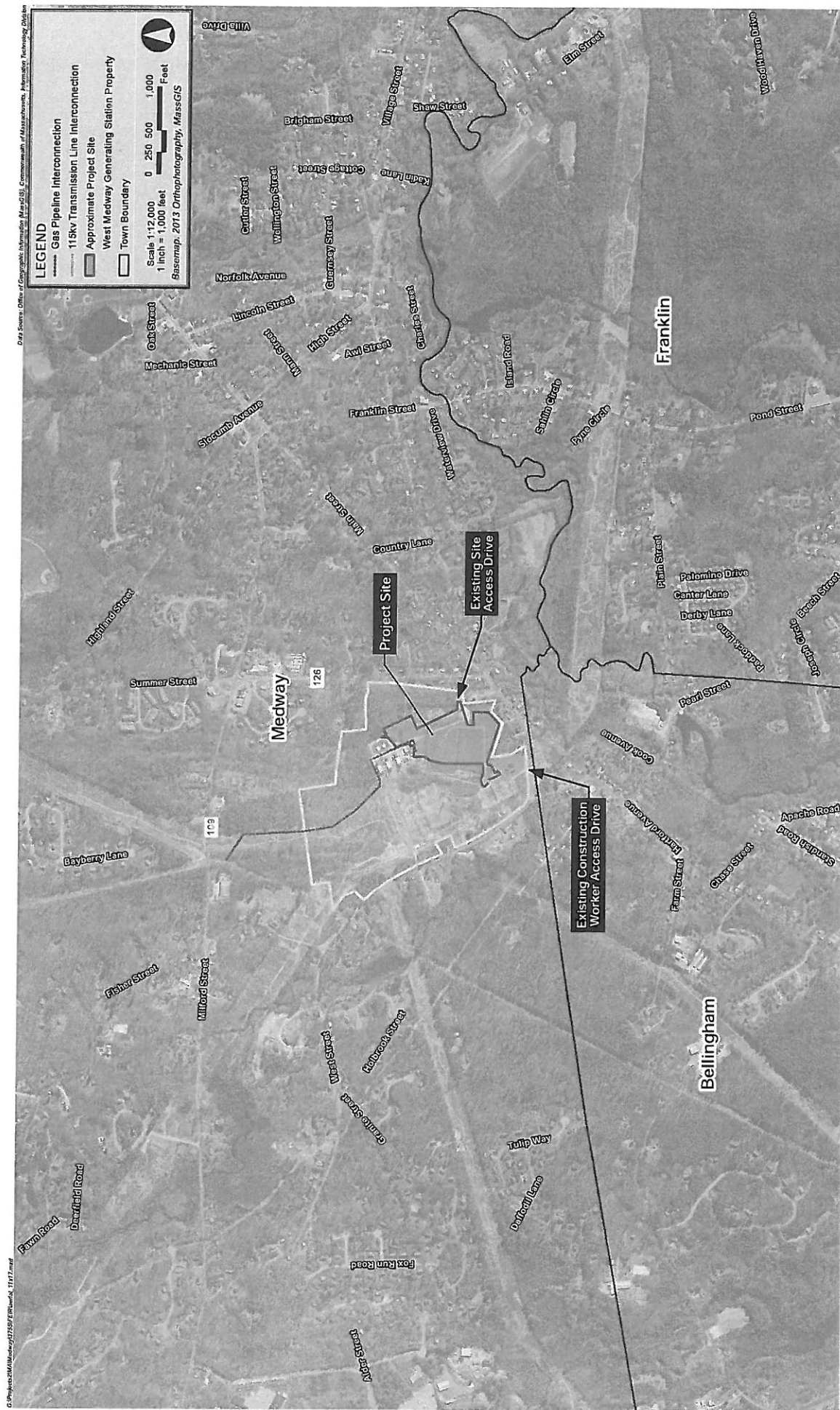


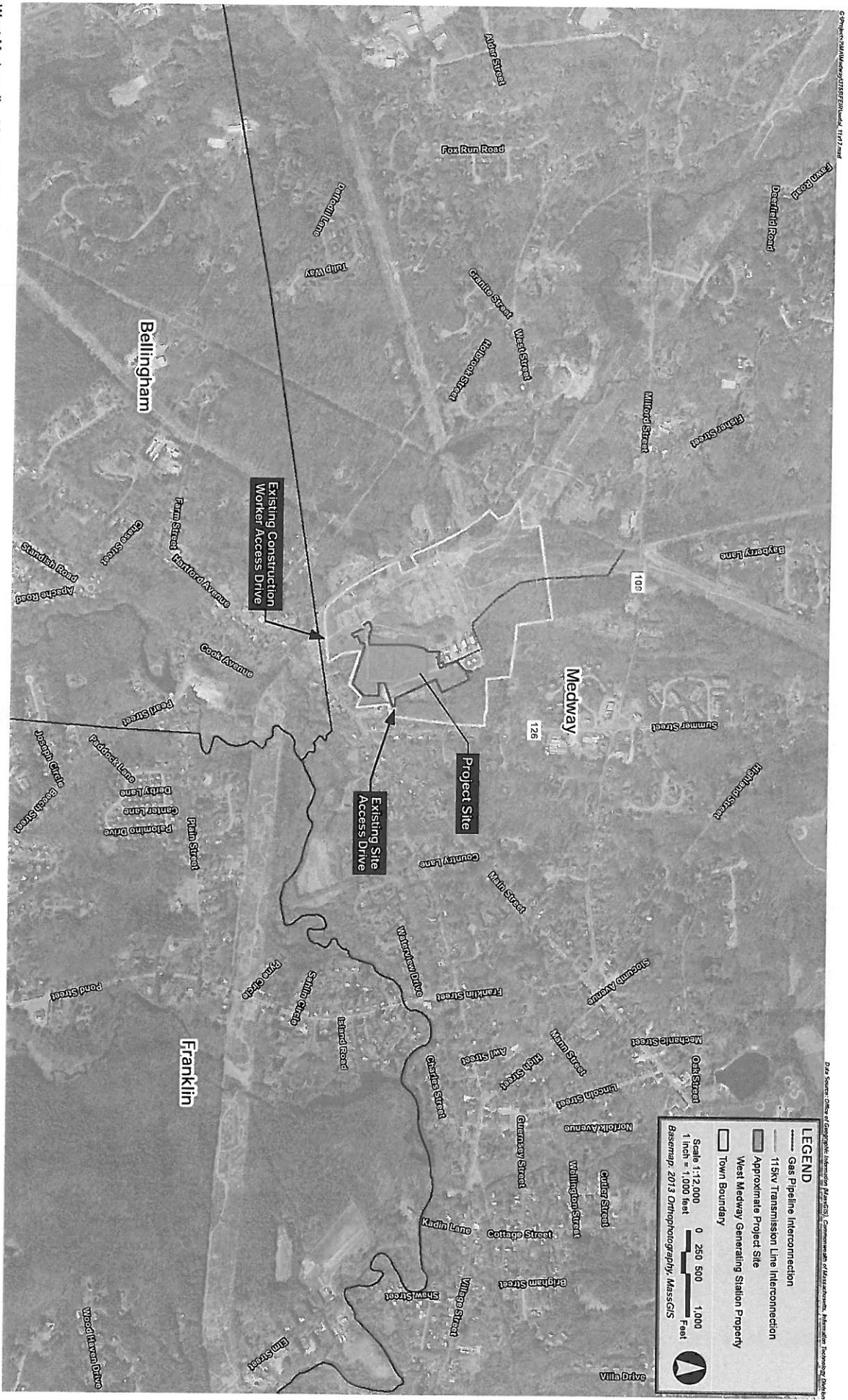
Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Figure 1-1
Area Map

West Medway II Medway, Massachusetts

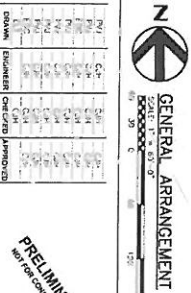






H2R

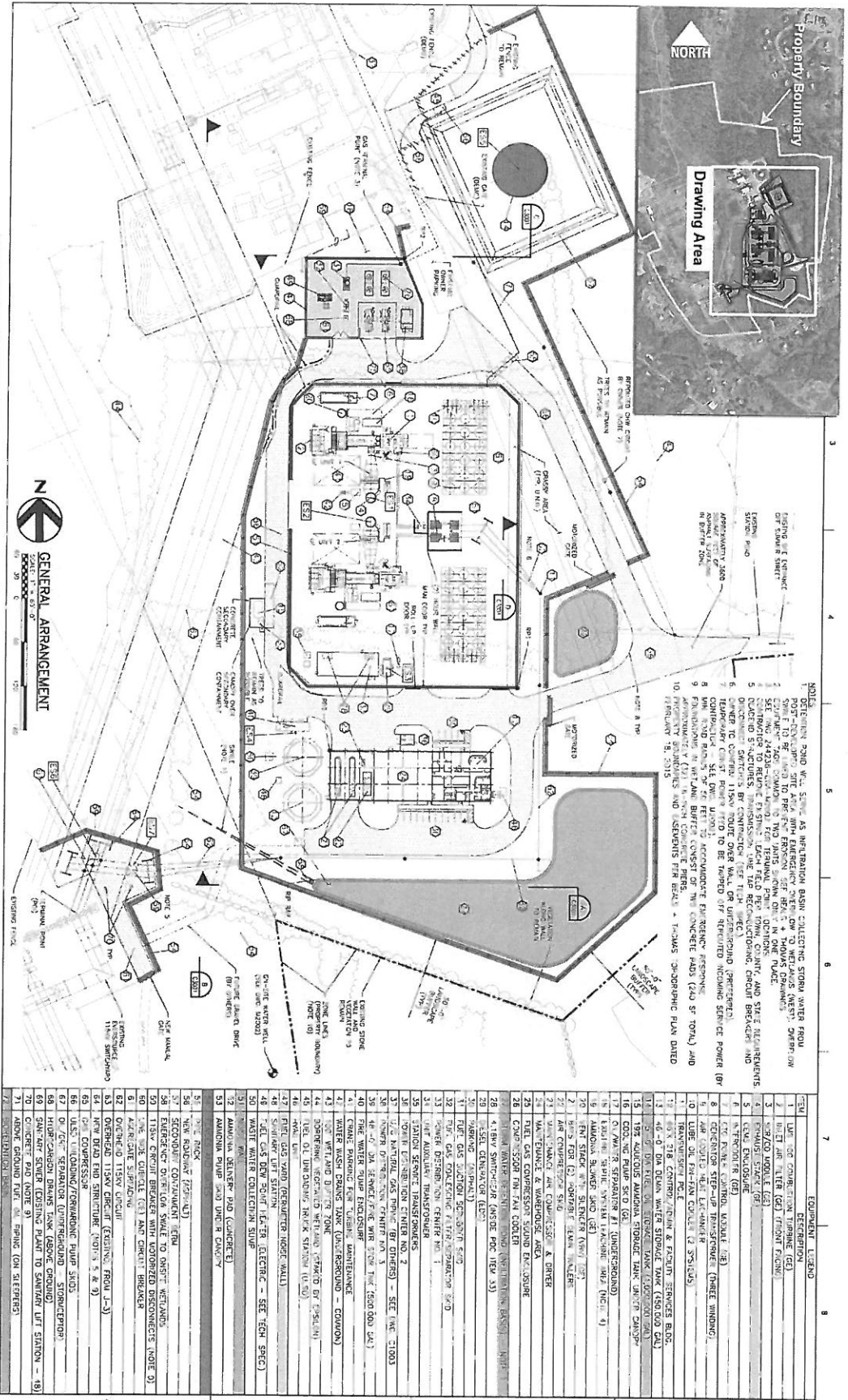
DATE	DESCRIPTION	BY	CHKD
01/15/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	
02/02/15	GENERAL LAYOUT - 15' SCALE	W. J. GIBSON	



Exelon

PRELIMINARY
NOT FOR CONSTRUCTION

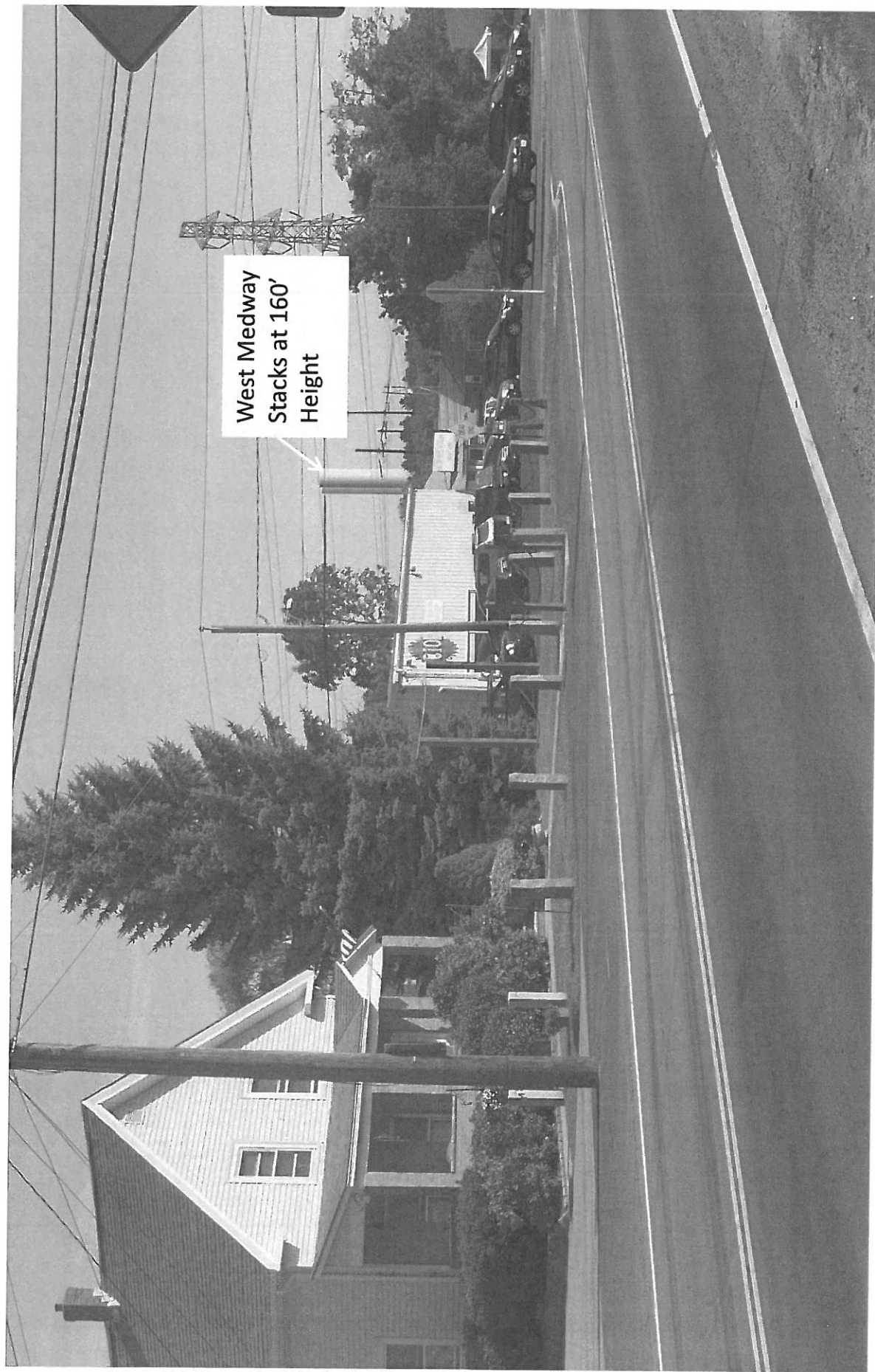
EXELON WEST MEDWAY FACILITY
GENERAL ARRANGEMENT
SITE PLAN
2X0 LMS 100 SIMPLE CYCLE
SHEET
244238-CGA-C-1001



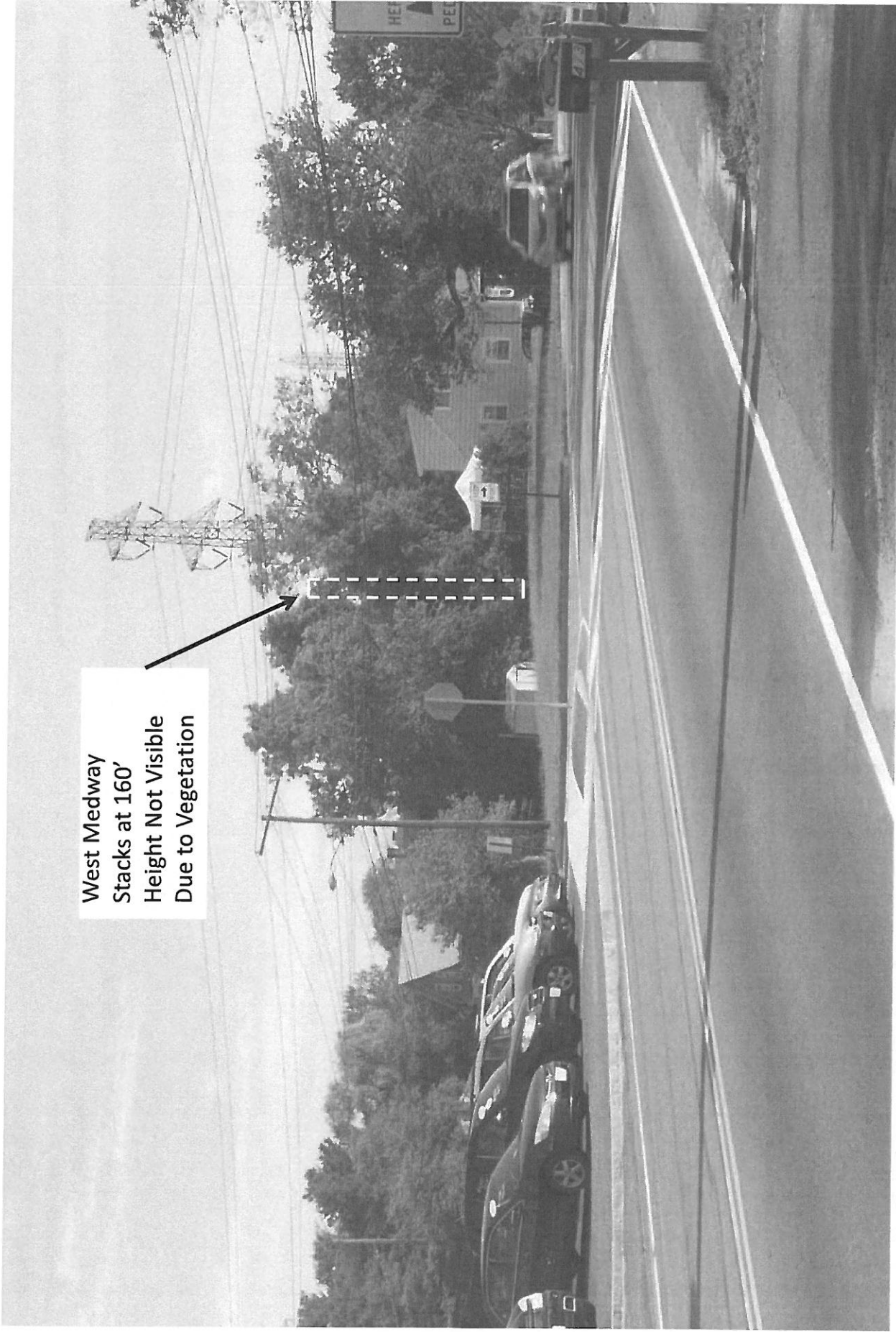
- NOTES:
1. DETERMINE POND WALL, SEE AS NEUTRALIZATION BASIN COLLECTING STORM WATER FROM SURFACE TO BE USED TO PREVENT FLOODING OF POND AREA. OVERFLOW OF POND AREA TO BE USED TO PREVENT FLOODING OF POND AREA.
 2. CONSTRUCT TWO CONCRETE POND WALLS TO PREVENT FLOODING OF POND AREA.
 3. CONSTRUCT TWO CONCRETE POND WALLS TO PREVENT FLOODING OF POND AREA.
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NO.	DESCRIPTION
1	1.00' DIA. CONCRETE TANK (CE)
2	2.00' DIA. CONCRETE TANK (CE)
3	3.00' DIA. CONCRETE TANK (CE)
4	4.00' DIA. CONCRETE TANK (CE)
5	5.00' DIA. CONCRETE TANK (CE)
6	6.00' DIA. CONCRETE TANK (CE)
7	7.00' DIA. CONCRETE TANK (CE)
8	8.00' DIA. CONCRETE TANK (CE)
9	9.00' DIA. CONCRETE TANK (CE)
10	10.00' DIA. CONCRETE TANK (CE)

Figure 1-5
Site Plan and General Arrangement



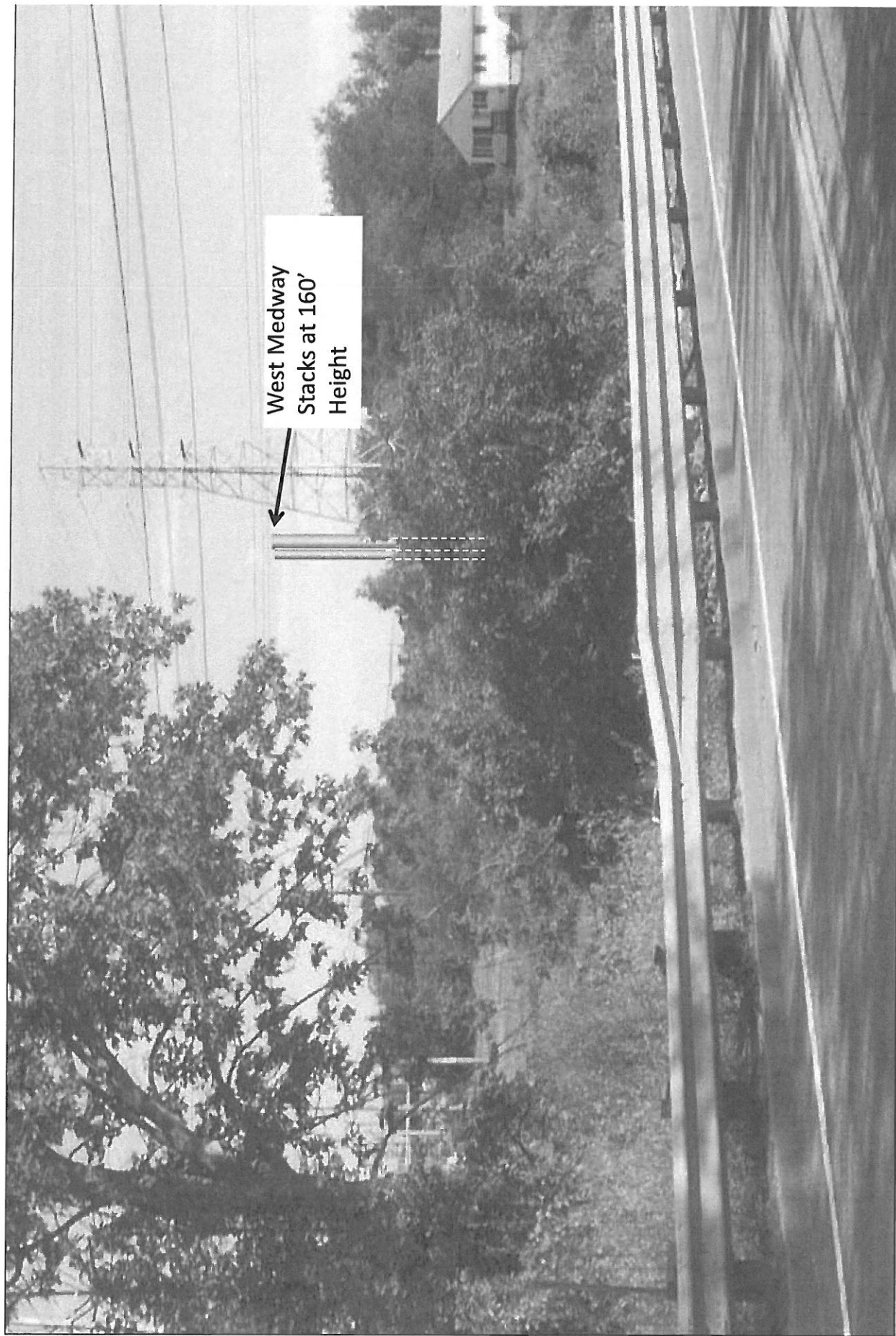
465 Hartford Ave
Bellingham, MA
Looking Northeast



West Medway
Stacks at 160'
Height Not Visible
Due to Vegetation

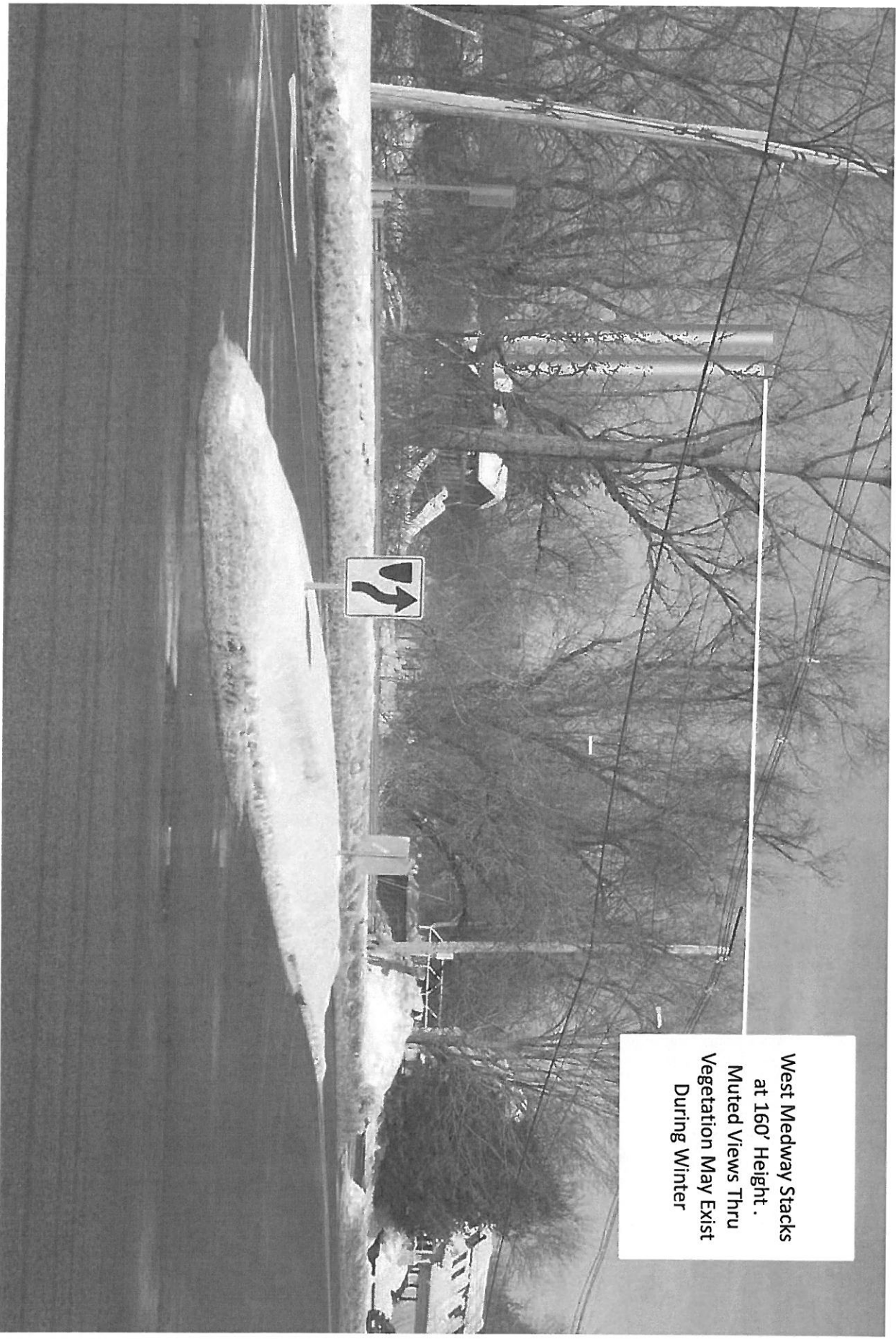
473 Hartford Ave
Bellingham, MA
Looking Northeast

Medway-V-2 a.) Rte 126 heading east as you enter Medway from Bellingham



491 Hartford Ave/Hopping Brook
Bellingham, MA
Looking Northeast

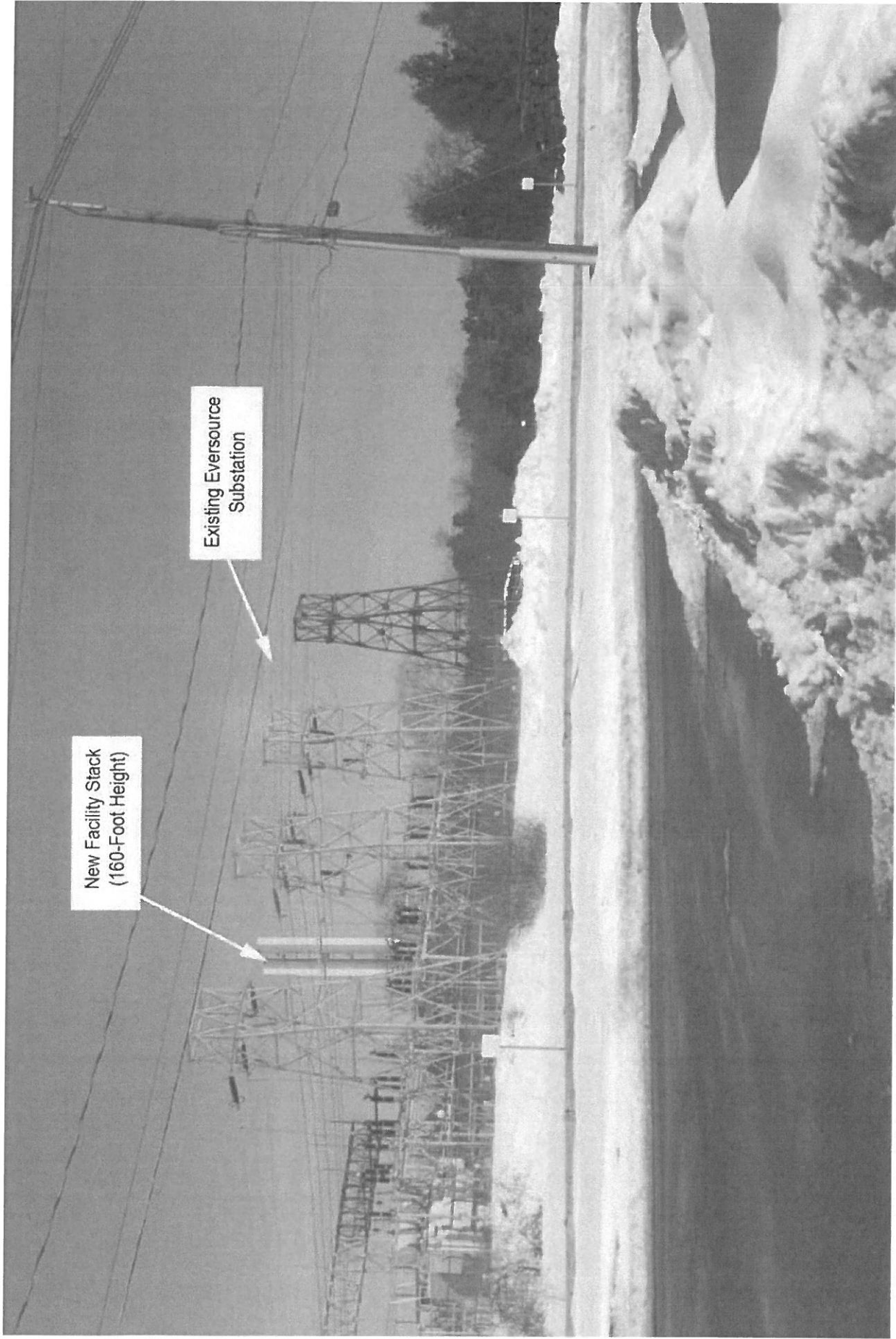
Medway-V-2 a.) Rt 126 heading east as you enter Medway from Bellingham



West Medway Stacks
at 160' Height.
Muted Views Thru
Vegetation May Exist
During Winter

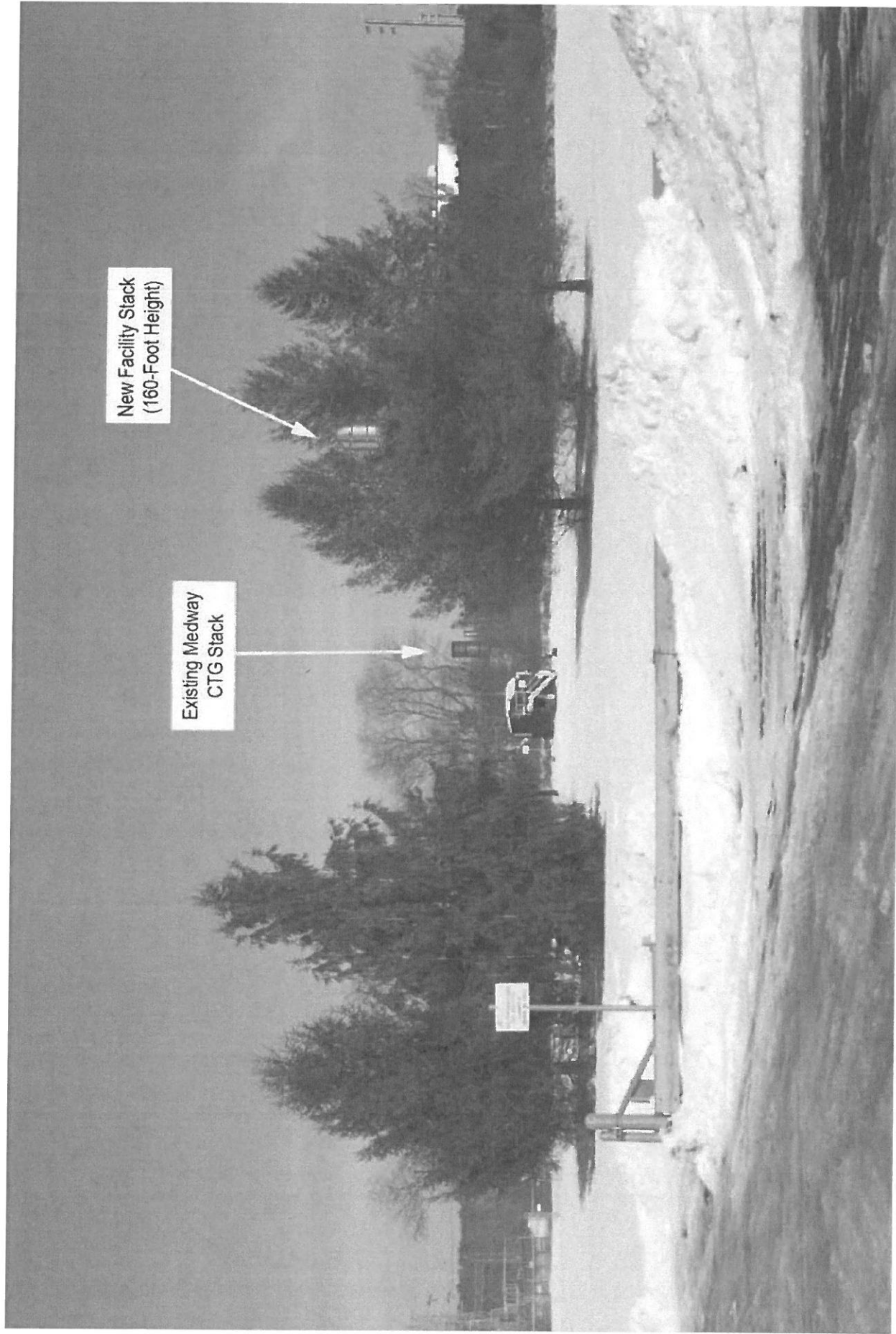
Summer and Main Streets
Medway, MA
Looking Northwest

Medway-V-2 a.) Rt 126 heading east as you enter Medway from Bellingham



West and Beech, over Eversource Substation
Medway, MA
Looking Northeast

Medway-V-2 b.) West St. from the entrance to the Eversource substation,
and other spots along the street



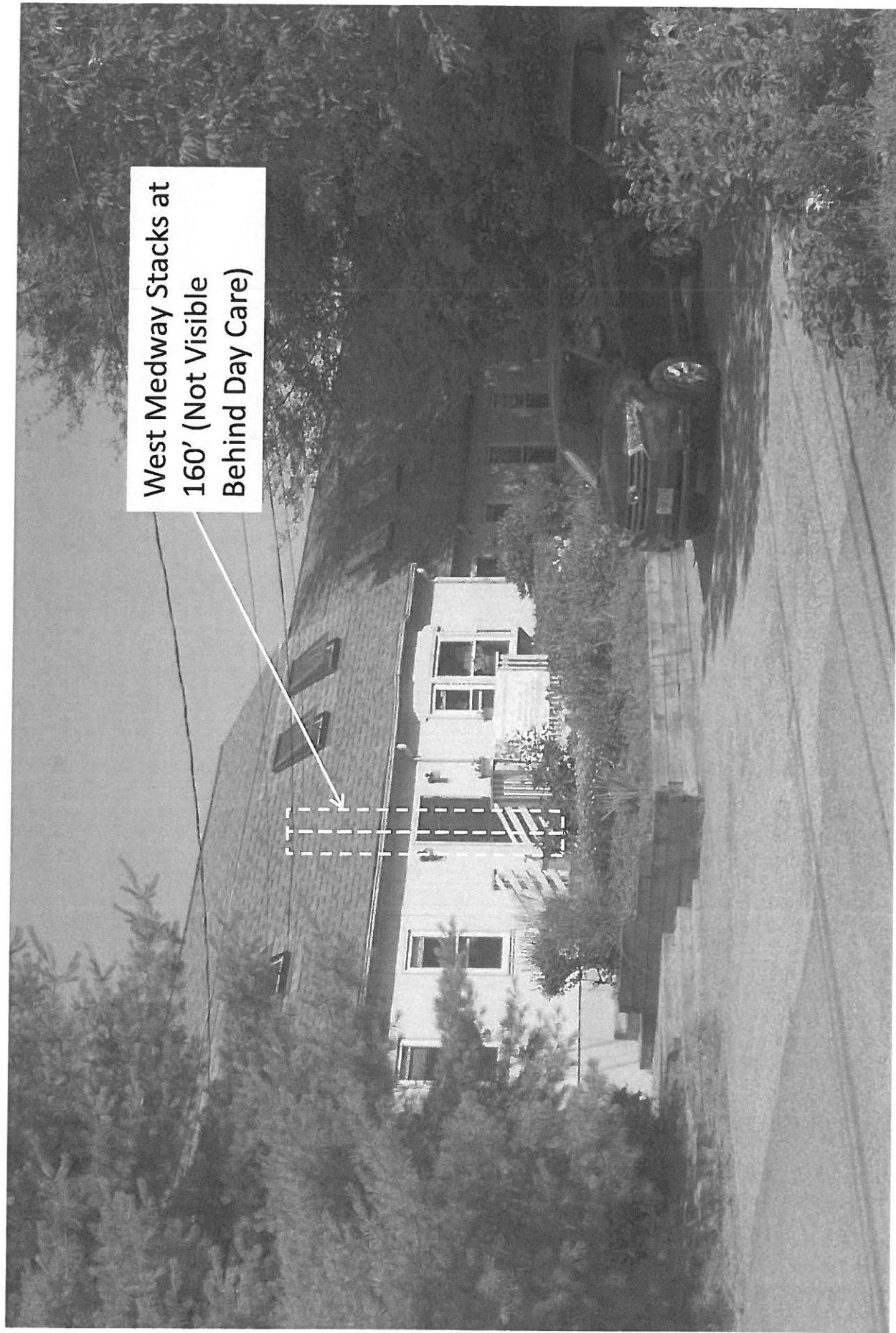
West Street at Eversource Substation Access Drive
Medway, MA
Looking Northeast

Medway-V-2 b.) West St. from the entrance to the Eversource substation,
and other spots along the street



West Street, East of Eversource Substation Access Drive
 Medway, MA
 Looking Northeast

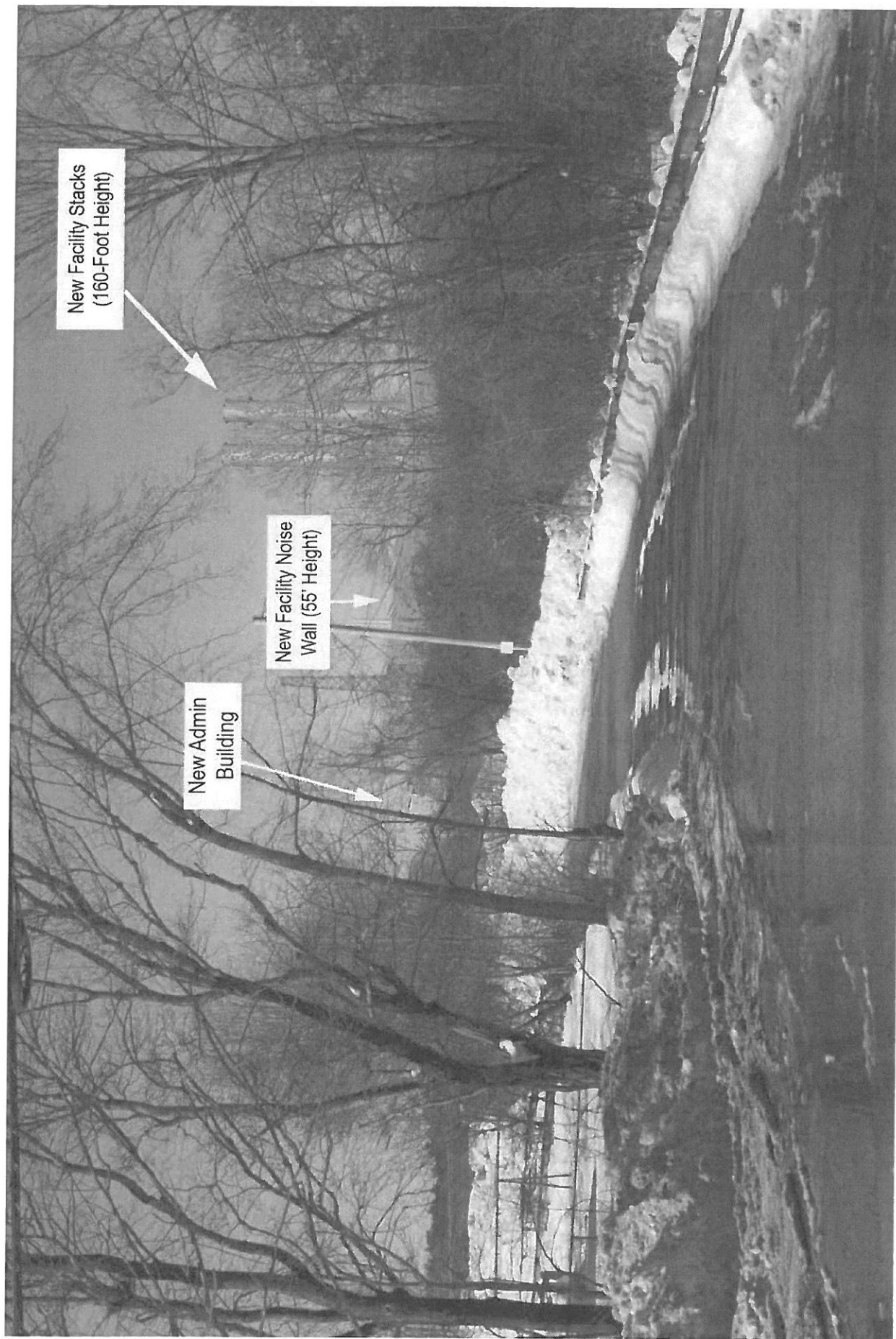
Medway-V-2 b.) West St. from the entrance to the Eversource substation,
 and other spots along the street



West Medway Stacks at
160' (Not Visible
Behind Day Care)

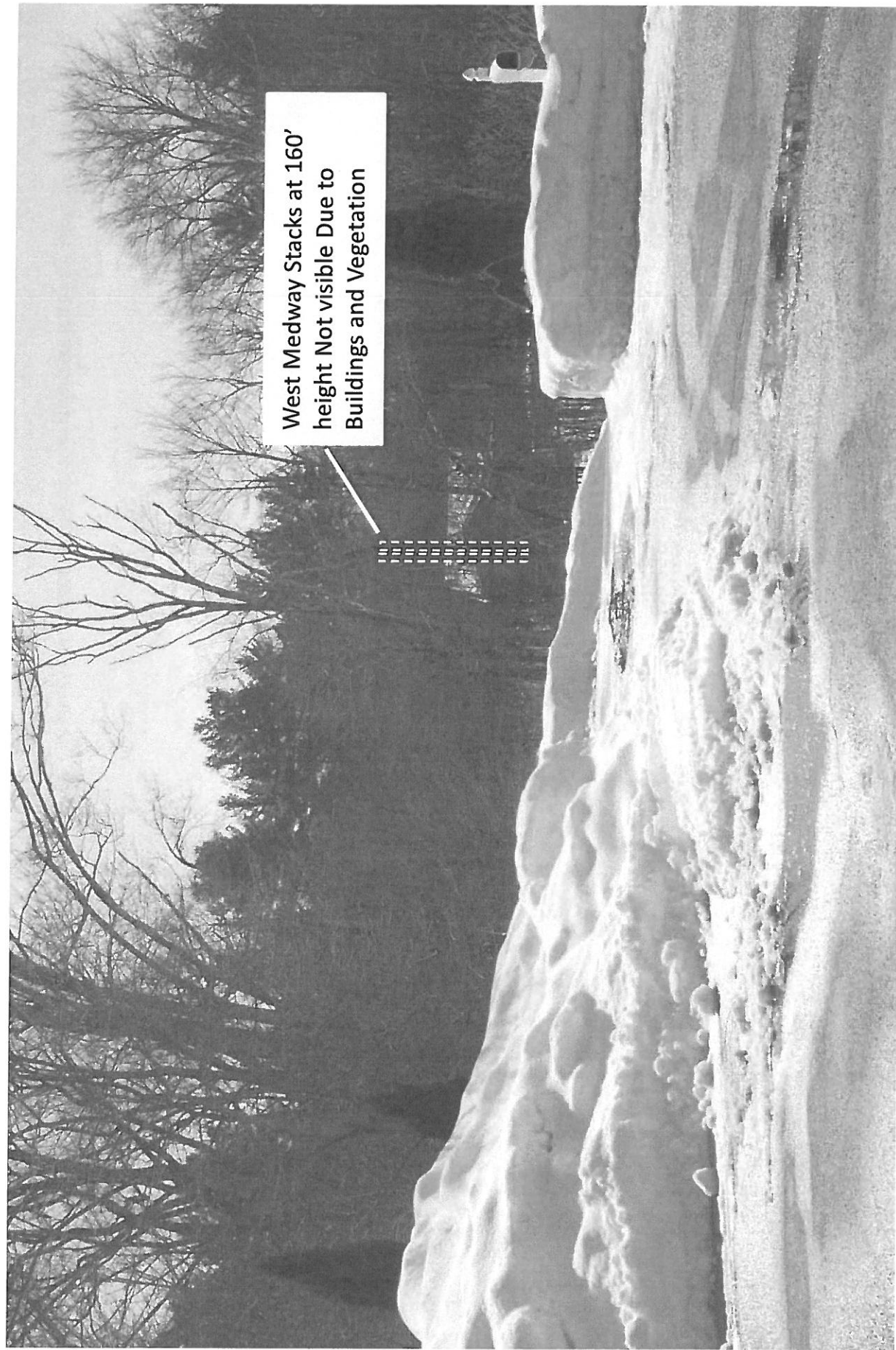
Summer Street Day Care Parking Lot
Medway, MA
Looking Northwest

Medway-V-2 c.) The parking lot of the adjacent day care center



Station Driveway
Medway, MA
Looking West

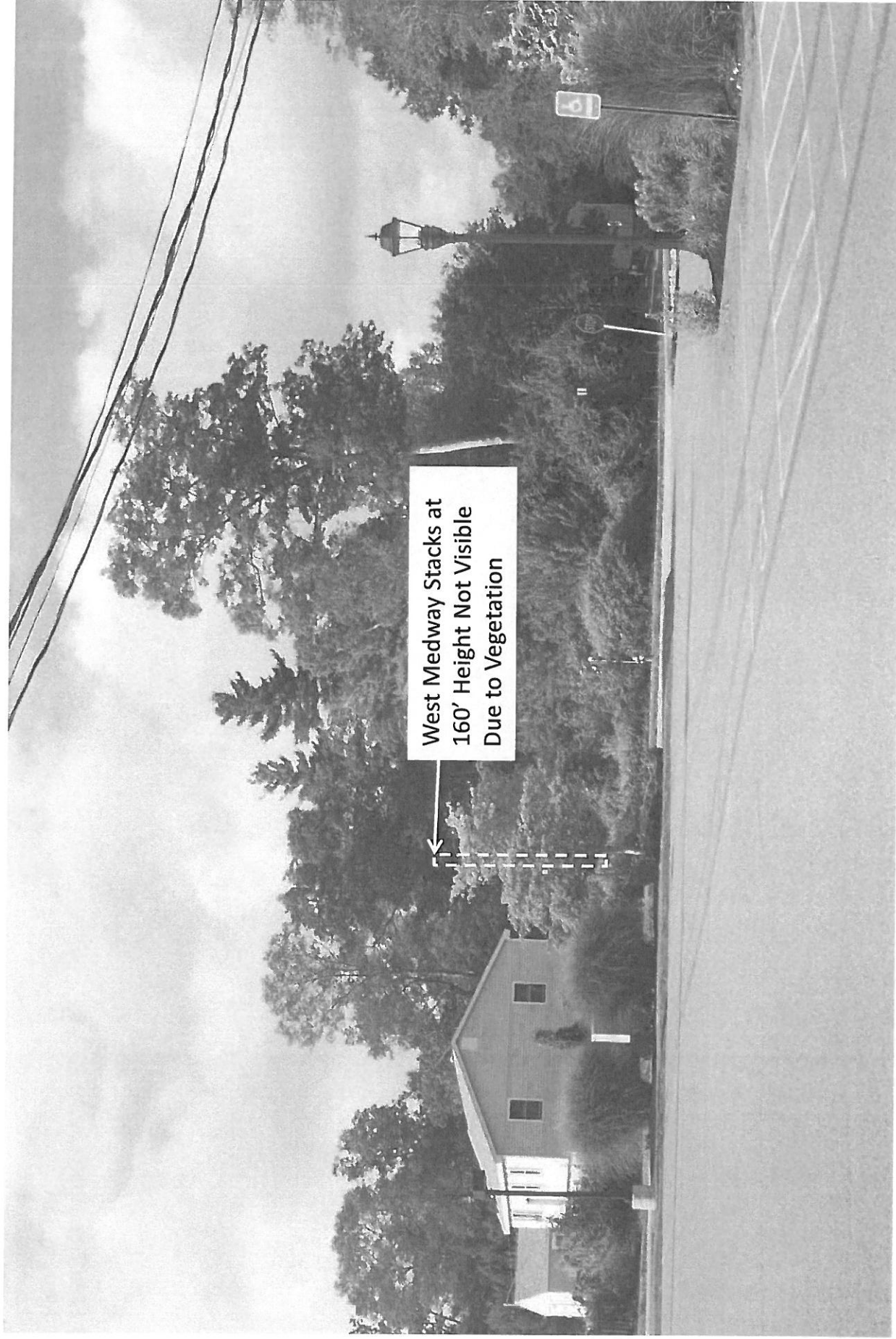
Medway-V-2 c.) The parking lot of the adjacent day care center



West Medway Stacks at 160'
height Not visible Due to
Buildings and Vegetation

Little Tree Road
Medway, MA
Looking South

Medway-V-2 d.) Little Tree Road, Restaurant 45, the Fire Station, and Dunkin Donuts



Restaurant 45 (45 Milford Street)
Medway, MA
Looking South

Medway-V-2 d.) Little Tree Road, Restaurant 45, the Fire Station, and Dunkin Donuts



West Medway Stacks at 160'
Height Not Visible Due to
Vegetation and Building

Fire Station (44 Milford Street)
Medway, MA
Looking South

Medway-V-2 d.) Little Tree Road, Restaurant 45, the Fire Station, and Dunkin Donuts



Dunkin' Donuts (42 Summer Street)
Medway, MA
Looking South

Medway-V-2 d.) Little Tree Road, Restaurant 45, the Fire Station, and Dunkin Donuts



West Medway Stacks
at 160' Height Not
Visible Due to
Vegetation

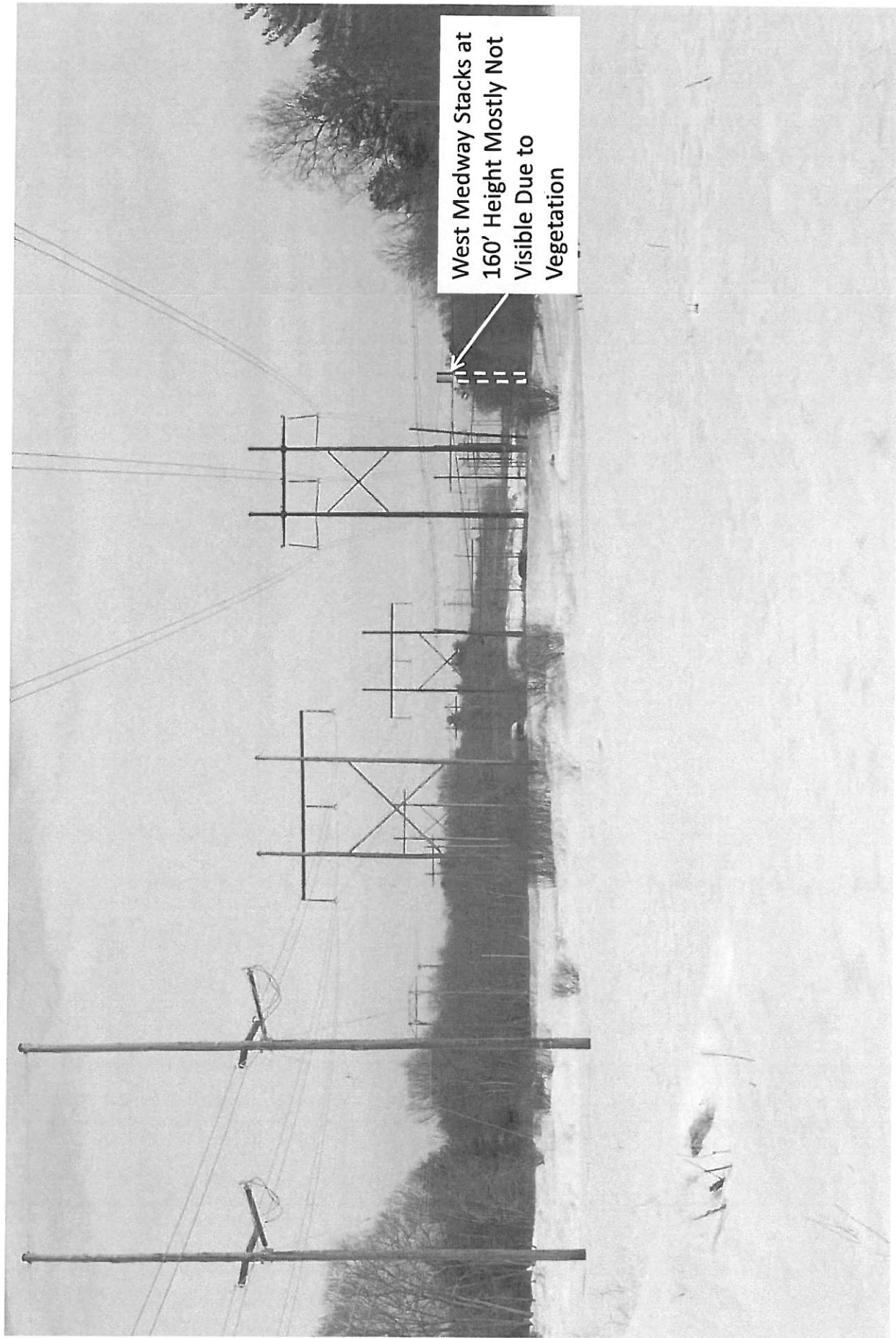
Fisher Street at Pine Meadow Lane
Medway, MA
Looking Southeast

Medway-V-2 e.) Fisher St.



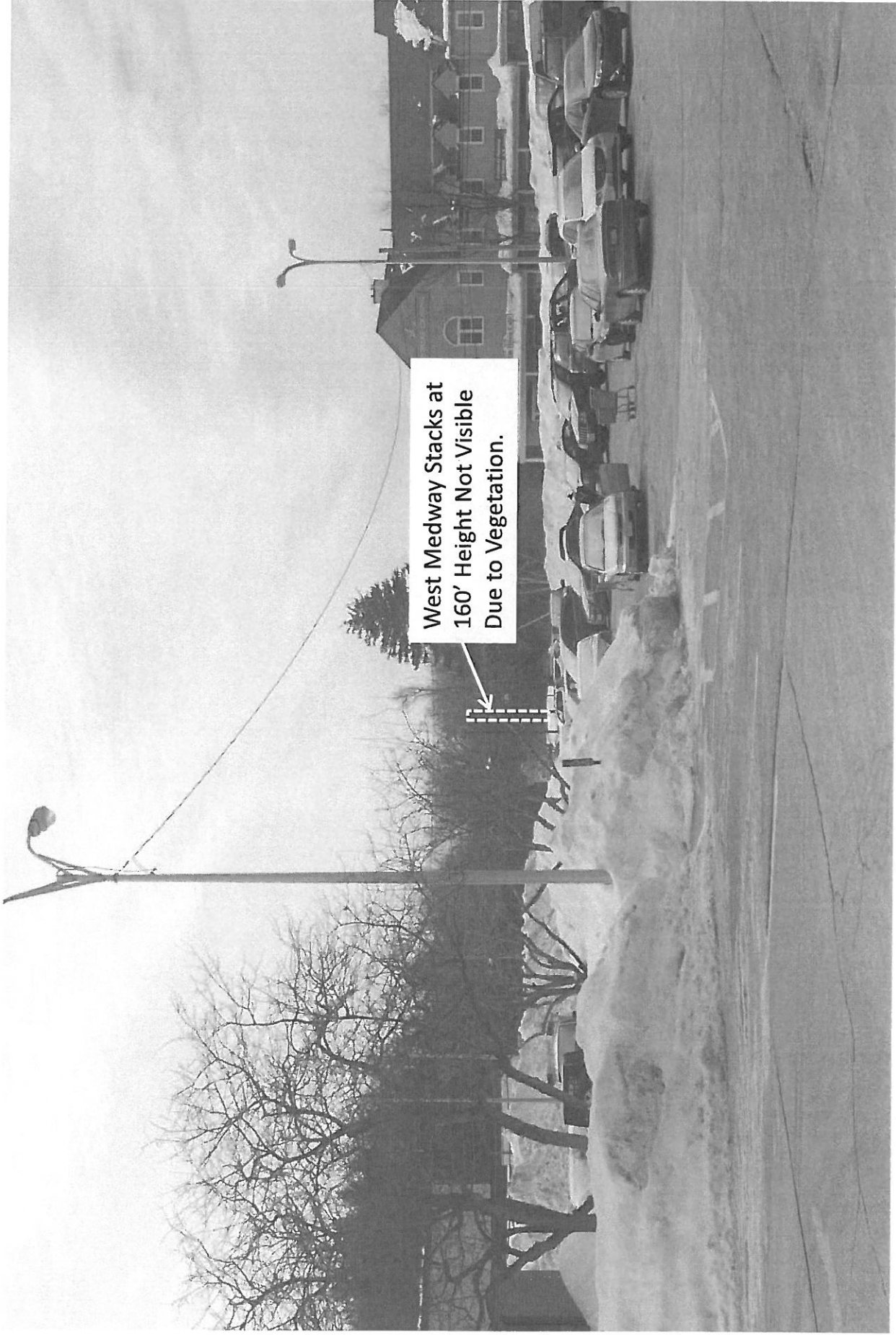
Fisher Street at Milford Street (109)
Medway, MA
Looking Southeast

Medway-V-2 e.) Fisher St.



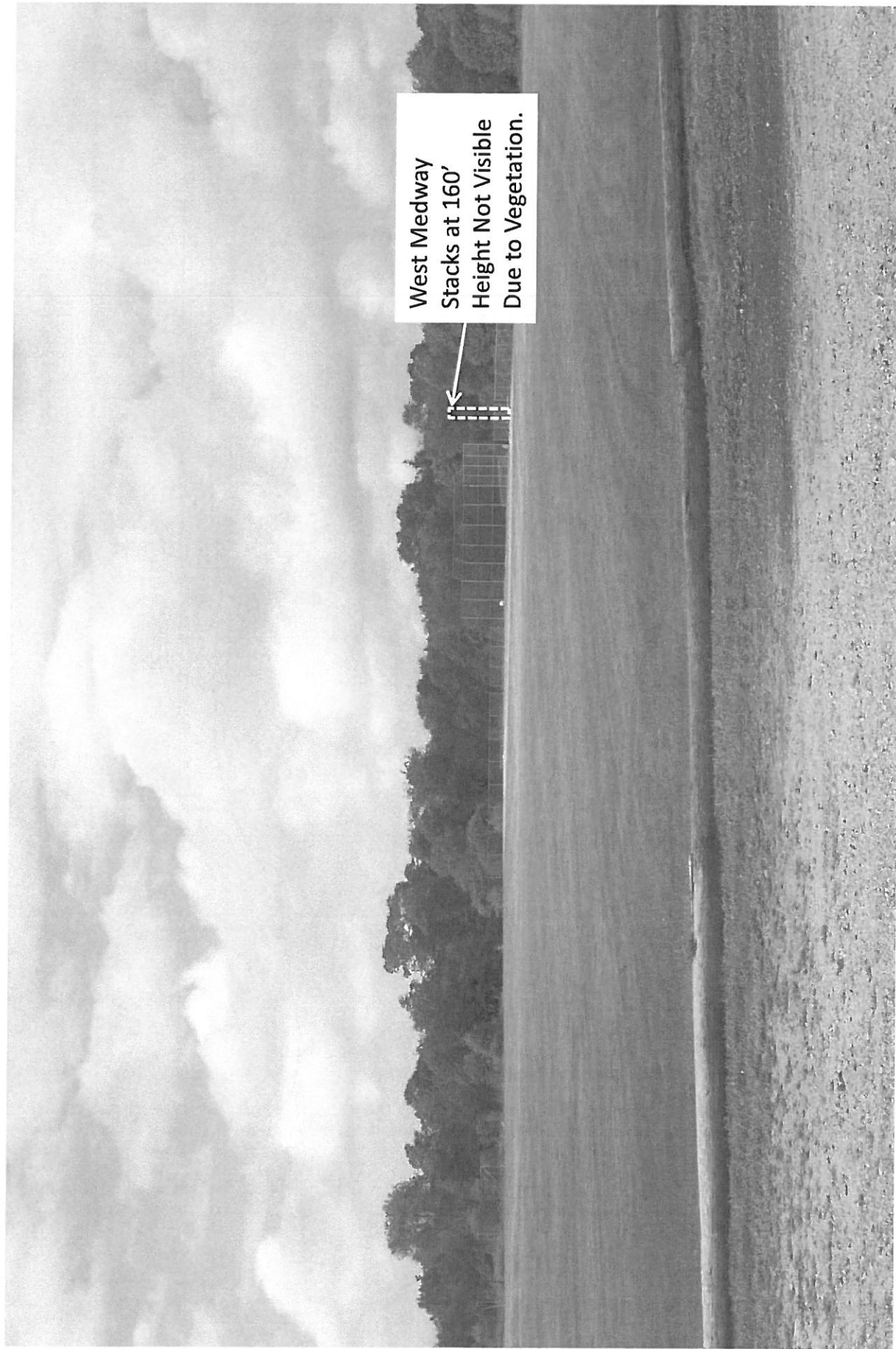
Gray Squirrel Drive
Medway, MA
Looking Southeast

Medway-V-2 f.) Gray Squirrel St.



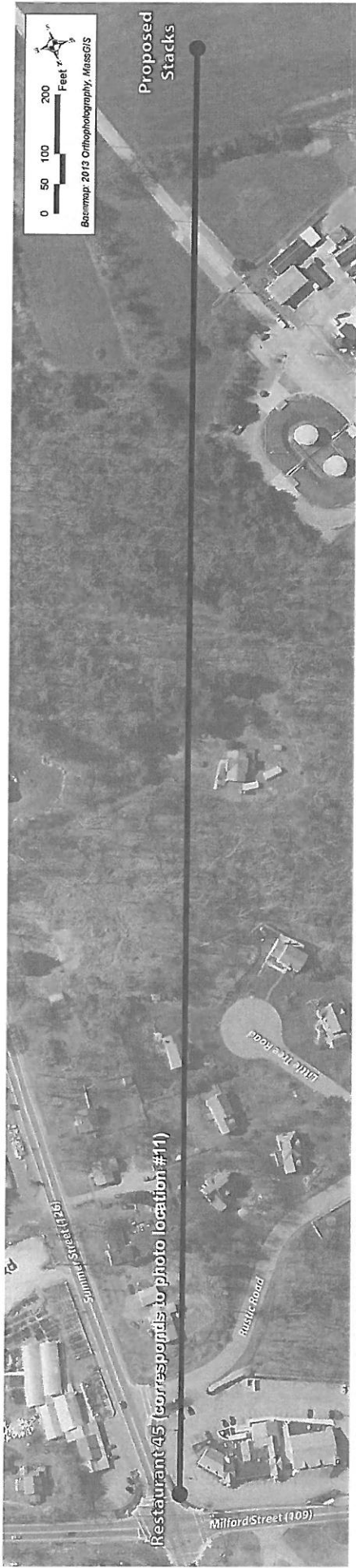
The Parking Lot at Medway Plaza
Medway, MA
Looking West

Medway-V-2 g.) The parking lot at Medway Plaza



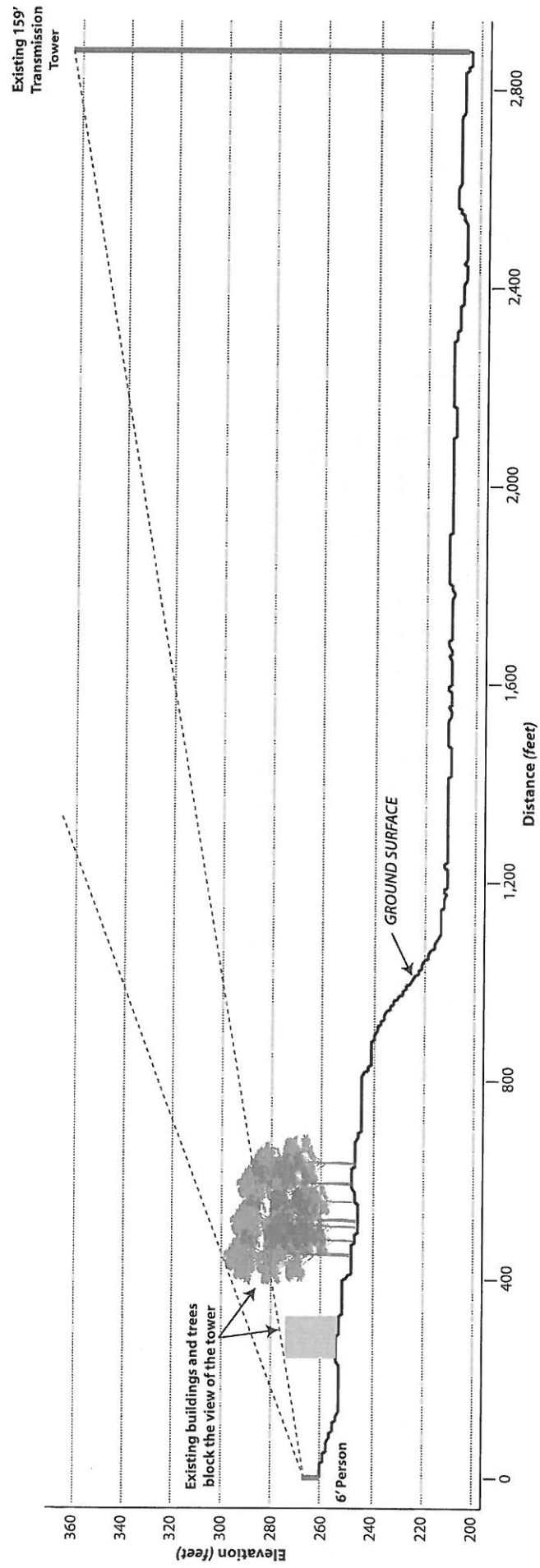
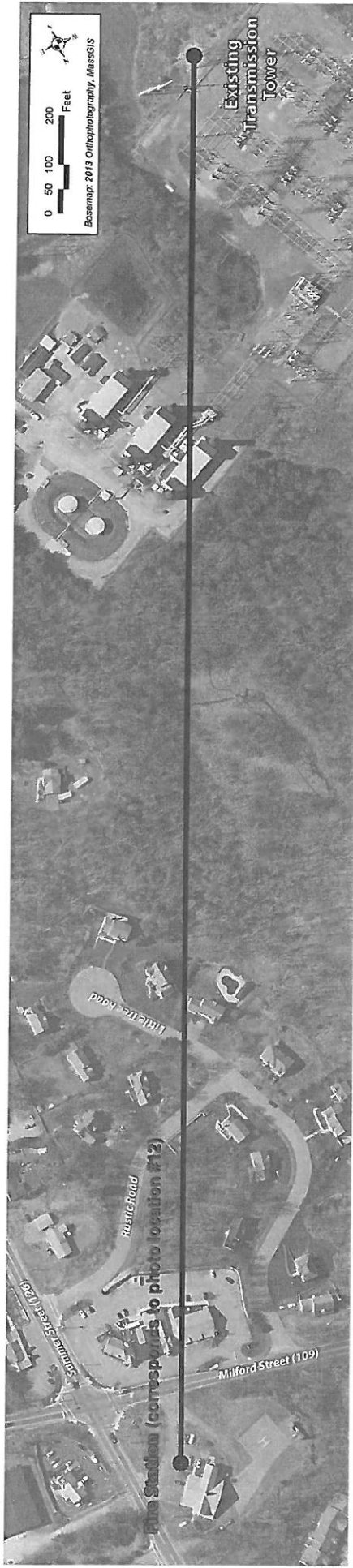
Idylbrook Field
Medway, MA
Looking South

Medway-V-2 h.) Idylbrook Field



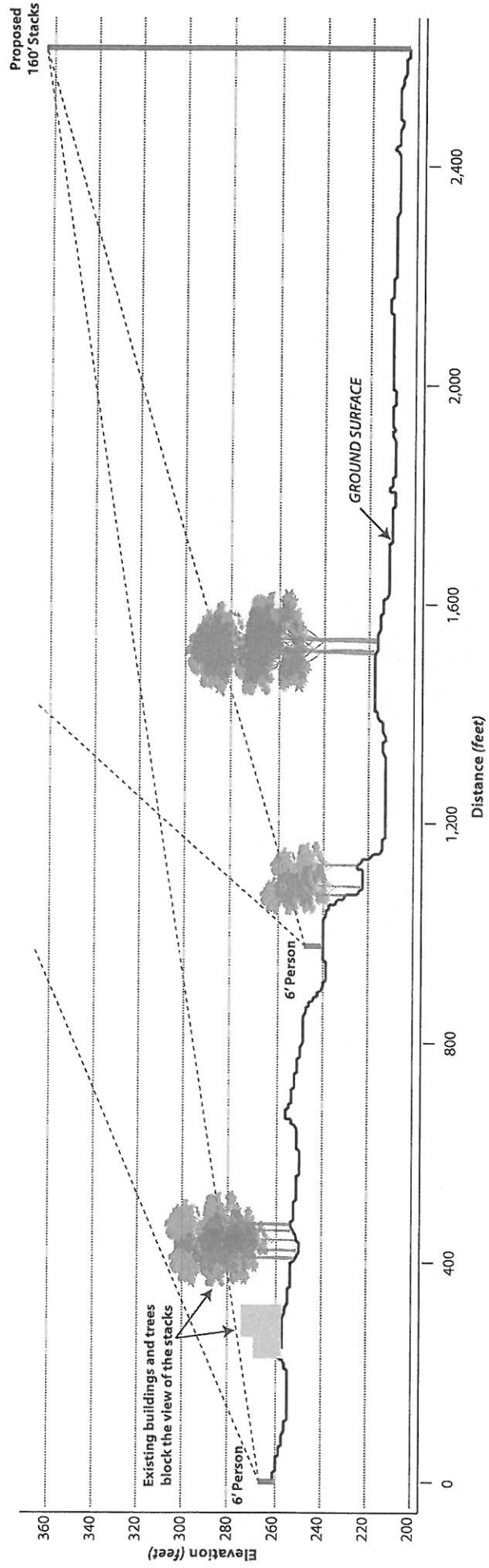
West Medway Generating Station Medway, Massachusetts

epsilon
ENGINEERS, INC.



West Medway Generating Station Medway, Massachusetts

psilon
ENGINEERS, INC.



West Medway Generating Station Medway, Massachusetts



West Medway II

Major Site Plan Review

Medway Planning and Economic Development Board

Presented by:



BEALS + THOMAS

March 22, 2016

Team Introduction

- Robert Tynan, Exelon (Project Director)
- Tammy Sanford, Exelon (Project Manager)
- Derek Dolch, Exelon (Construction)
- Lisa Decker, Exelon (Legal Counsel)
- Marshall Murphy, Exelon (Director, Generation Communications)
- Amy Kwesell, Rubin and Rudman (Legal Counsel)
- James Borrebach, OHI Engineering, Inc. (Licensed Site Professional)
- Mary Kate Schneeweis, Beals and Thomas (Environmental and Permitting)
- Eric Las, Beals and Thomas (Civil Engineer and Permitting)



BEALS + THOMAS

West Medway II Project

- Nominal 200 MW peaking facility
- Operates during periods of peak energy demand
- Electric generation shifts and increasing renewable energy create need for Project
- Will maintain greater electric grid reliability and dependability
- High efficiency, fast start
- Runs primarily on natural gas and limited fuel oil



BEALS + THOMAS

Project Milestones

- Exelon notified Town of proposed expansion: November 2014
- Petition to Construct submitted to EFSB: March 2015
- Host Community Agreement: October 2015
- Medway Public Forum: October 2015
- Eleven EFSB evidentiary hearings: December 2015 to January 2016
- Site Plan Review submission: February 2016
- Notice of Intent submission: anticipated April 2016
- Payment in Lieu of Taxes (PILOT) Agreement: Town vote May 2016



BEALS + THOMAS

Medway Review Consultants

- Town-hired independent professional consultants
 - Water: Kleinfelder (completed: October 2015)
 - Air Quality: Air Quality Associates (completed: October 2015)
 - Noise: ACENTECH (completed: October 2015)
 - **Planning: PGC Associates, Inc.** (peer review letter: March 2016)
 - **Engineering/Traffic: BETA Group, Inc.** (peer review letter: upcoming)



Initial Hearing Exhibits

- Tonight – Project introduction and overview of major components
 - Regional Context
 - Existing Conditions
 - Project Overview
 - Key Components
 - Construction Staging and Site Preparation
 - Grading, Drainage and Utilities
 - Landscape and Lighting



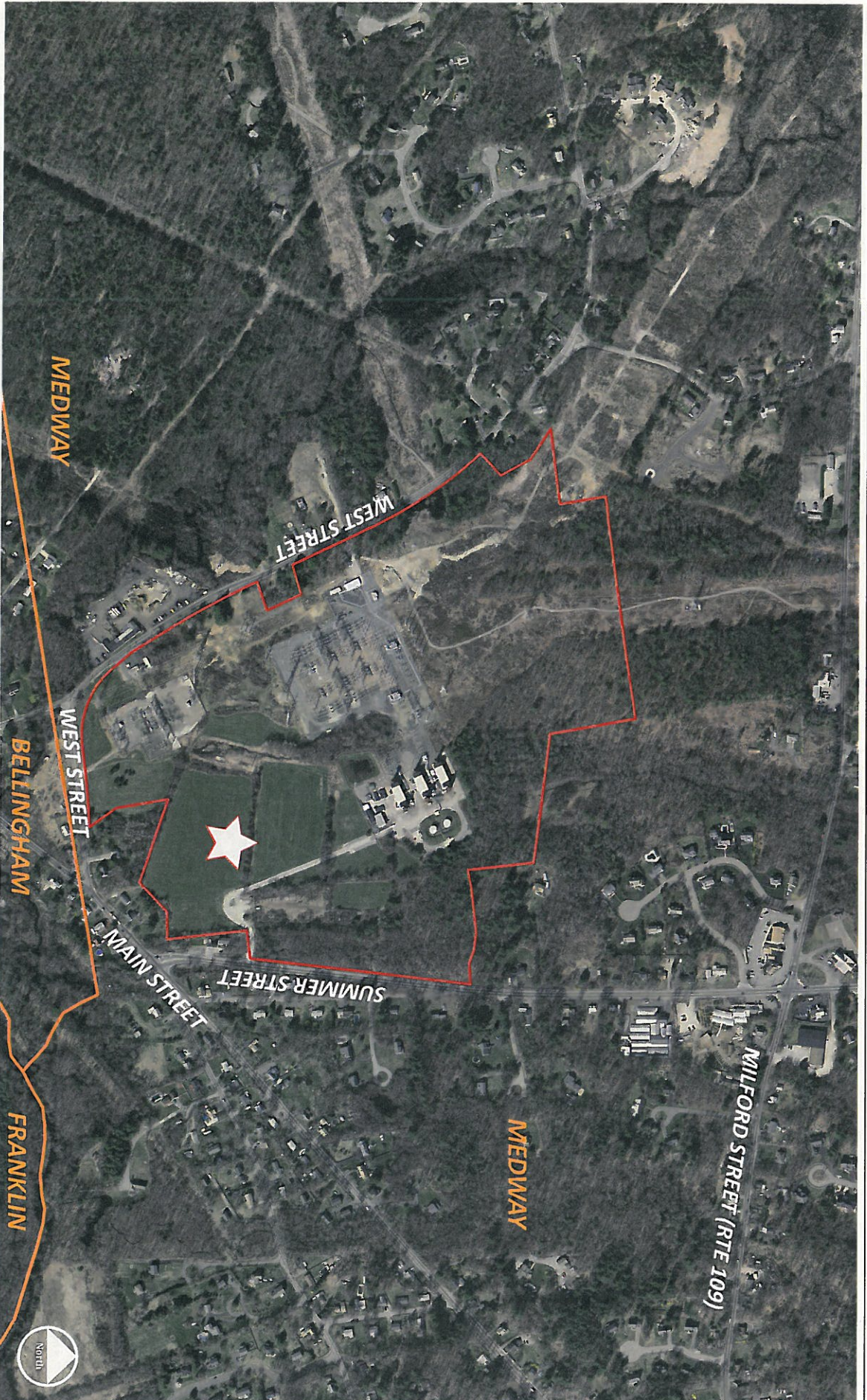
Initial Hearing Exhibits

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 - Regional Context
 - Existing Conditions
 - Project Overview
 - Key Components
 - Construction Staging and Site Preparation
 - Grading, Drainage and Utilities
 - Landscape and Lighting



BEALS + THOMAS

West Medway II Facility Existing Conditions Plan

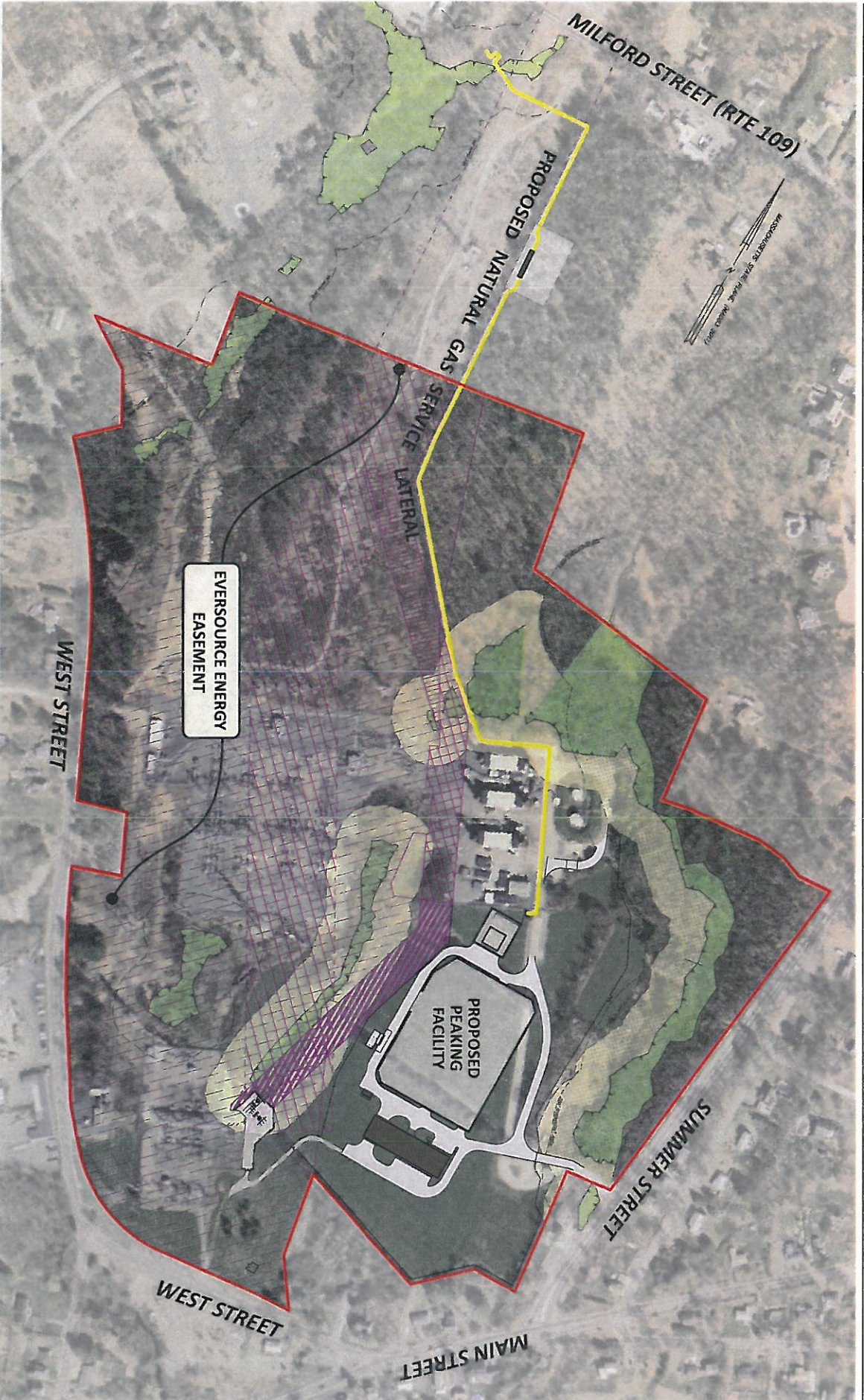


BEALS+THOMAS

DATE: 03/18/2015
BTI FILE NO: 142210965A-002

Exelon West Medway, LLC and Exelon West Medway II, LLC

West Medway II Facility Project Overview Plan

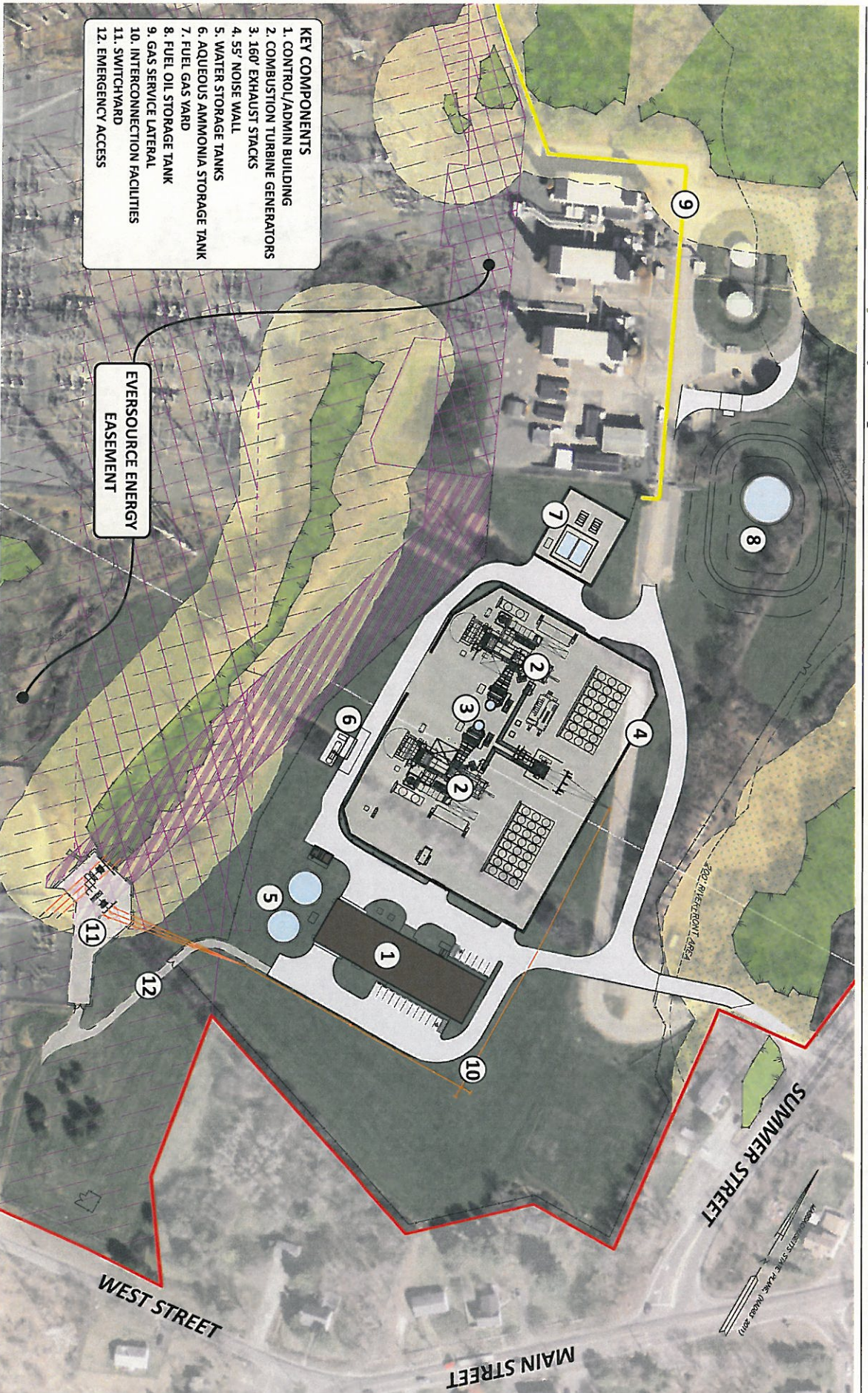


BEALS+THOMAS

DATE: 03/18/2016
BTL FILE NO.: 142210P045A-003

Exelon West Medway, LLC and Exelon West Medway II, LLC

West Medway II Facility Key Components Plan

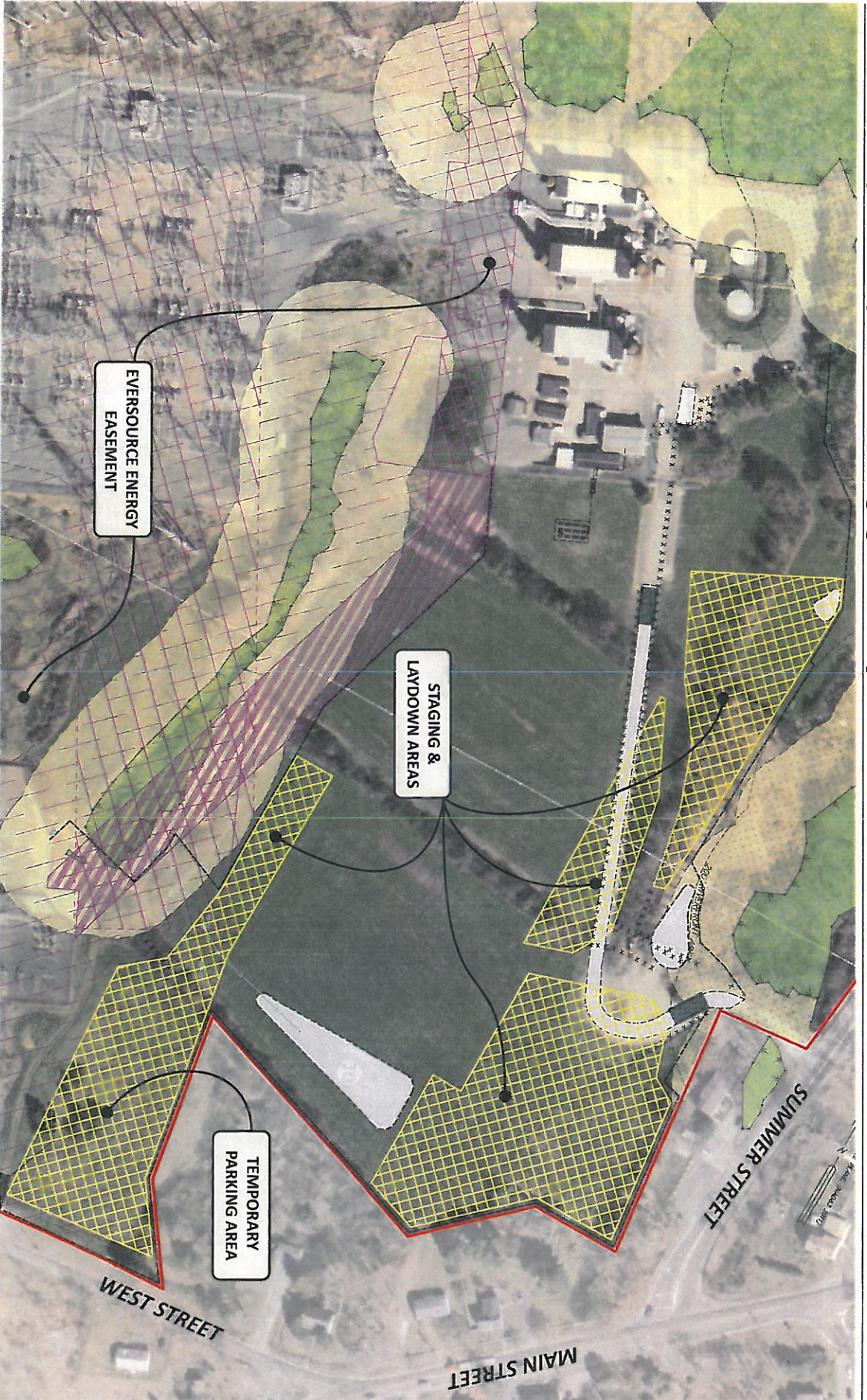


BEALS + THOMAS

DATE: 03/18/2016
BTI FILE NO: 142210P45A-004

Exelon West Medway, LLC and Exelon West Medway II, LLC

West Medway II Facility Construction Staging and Site Preparation Plan

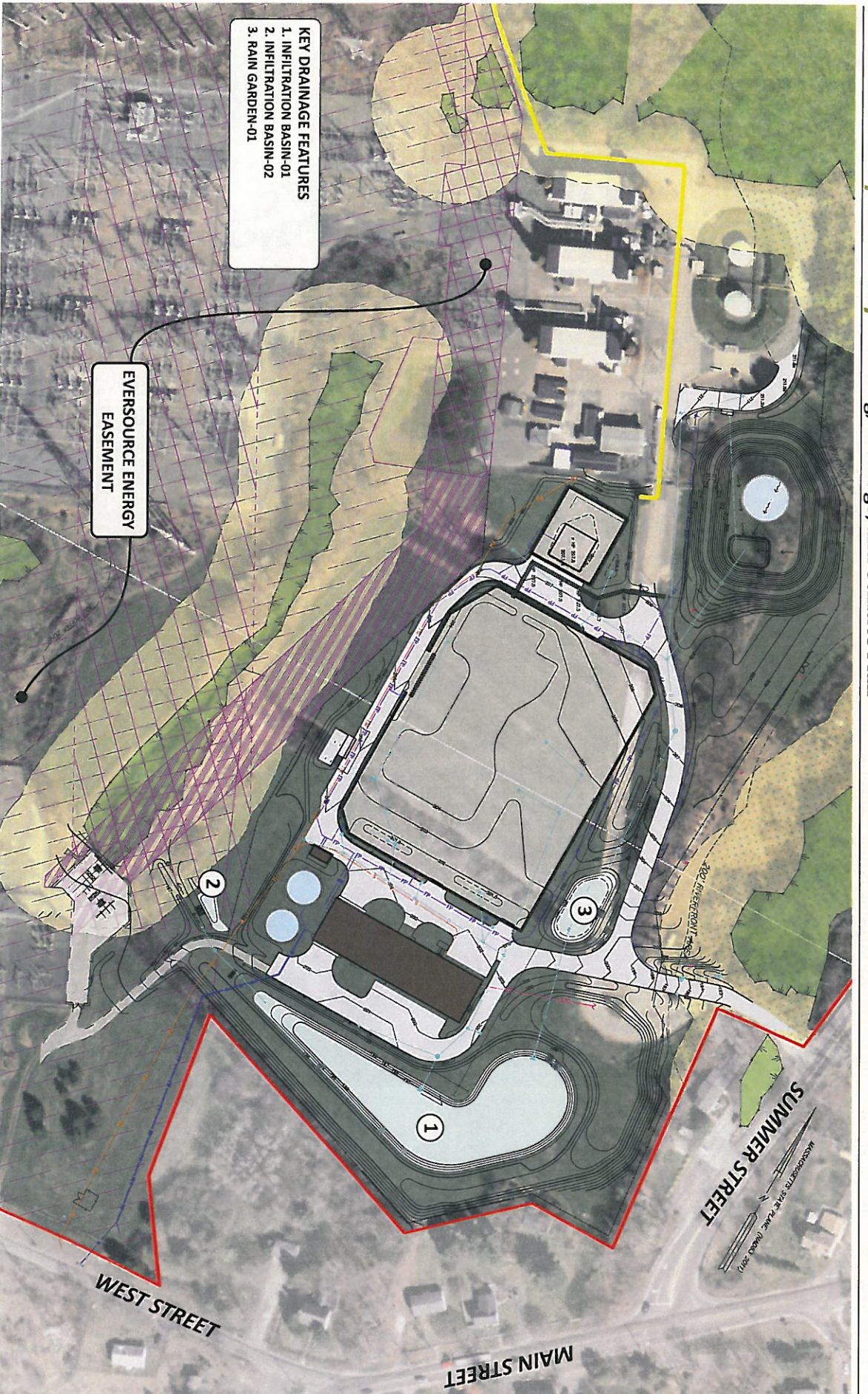


BEALS+THOMAS

DATE: 03/18/2016
BTT FILE NO.: 142210045A-005

Exelon West Medway, LLC and Exelon West Medway II, LLC

West Medway II Facility Grading, Drainage, and Utilities Plan



BEALS+THOMAS

DATE: 03/18/2016
BTI FILE NO: 142210945A-006

Exelon West Medway, LLC and Exelon West Medway II, LLC

Public Hearing Process

- Initial public hearing
 - General overview
- Future hearings will focus on detailed review of topics including:
 - Traffic
 - Stormwater and water quality
 - Noise
 - Visual
- Response to peer review comments from PGC Associates and BETA Group
- Response to comments from Planning Board and Design Review Committee



PGC ASSOCIATES, INC.

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

March 17, 2016

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

Re: Exelon Site Plan Review

Dear Mr. Rodenhiser:

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

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

I have comments as follows:

Zoning

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

Susan Affleck-Childs

From: Eric Las <elas@bealsandthomas.com>
Sent: Tuesday, March 15, 2016 9:04 AM
To: Susan Affleck-Childs
Cc: Sanford, Tammy D:(GenCo-Pwr); Mary Kate Schneeweis; Amy E. Kwesell
Subject: RE: Medway Exelon - Engineering Consultant

Hi Susy – Following up on recent telephone communication with you, I would like to confirm our request for a brief postponement of BETA's technical review of the site plans and stormwater report. As we had noted, we will soon be submitting our Notice of Intent application to the Conservation Commission with an updated site plan set with minor revisions that will also be provided to the Planning Board. In an effort to avoid duplication of peer review effort, our preference would be to have BETA perform their technical review of the revised site plan set once submitted. We agree that it is appropriate for PGC Associates to begin their peer review of our original submission and for BETA to attend the initial public hearing on 3/22. Please let us know if you have any questions. Thank you. –Eric

Eric J. Las, P.E.
Principal
Beals + Thomas
T: 508.366.0560

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Wednesday, March 09, 2016 11:51 AM
To: Sanford, Tammy D:(GenCo-Pwr)
Cc: Eric Las; Mary Kate Schneeweis; Amy E. Kwesell
Subject: Medway Exelon - Engineering Consultant

Hi,

Just wanted to let you know that the Planning and Economic Development Board has selected BETA Group, Inc. as the board's consulting engineer for the Exelon project in lieu of Tetra Tech.

The Town needs to enter into a contract with BETA Group. Assuming all paperwork can be worked through, we plan to have our Board of Selectmen execute a contract with BETA at the 3-21-16 BOS meeting.

A representative from BETA will be in attendance for the first night of the public hearing on 3/22, but will not have yet had an opportunity to review the plans by then.

Please let me know if you have any questions.

Susy Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Matt Buckley

On Feb 10, 2016, at 12:02 PM, Barry Steinberg <barry@directtire.com> wrote:

Matt,

Very nice meeting you last evening.

As I told Susy I am going to put whatever pressure it takes to get Rich put a priority on these

windows and the three versions to see what looks best.

The look now is totally unacceptable and I realize that the public sees these buildings as Advance Auto Parts and Direct Tire NOT Landry Architecture.

I take a great deal of pride in the name I have build over the past 41 years and am looking forward

to creating a successful and respectful location in Medway.

I have know Kevin for over 30 years and I consider him a friend and have a great deal of respect

for him and the business that he and Shawn have created and I am not coming to town to disrupt that.

It's like McDonalds and Burger King, CVS and Walgreen there is enough good business out there for all of us

if we earn it.

As I told Kevin better off with me than Goodyear, Firestone or a Town Fair tire and so is the Town. I know you

understand that a family owned business is always more focused on doing things by the book as apposed to

following directions from Akron, Ohio or some corporate office.

Thank you again for the input on the windows and I will keep you posted as to the progress with Rich.

Be well,

Barry Steinberg

Direct Tire and Auto Service

617 710 1000 cell 24/7/365

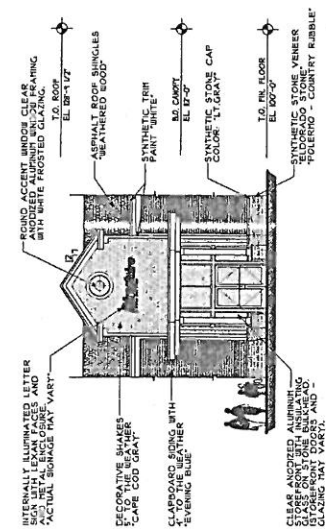
617 923 1800 office

barry@directtire.com

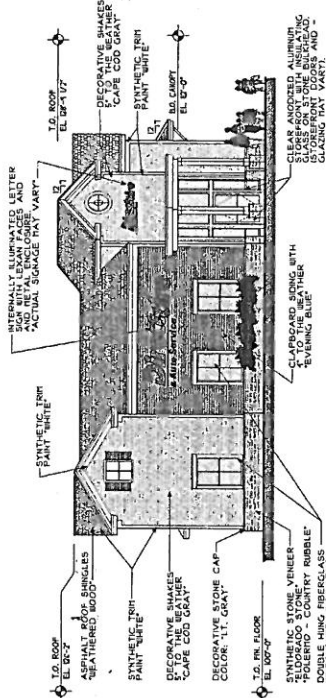
www.directtire.com

<Barry!.vcf>

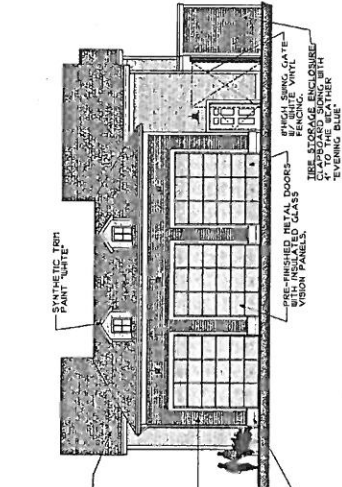
PARTIAL FRONT ELEVATION



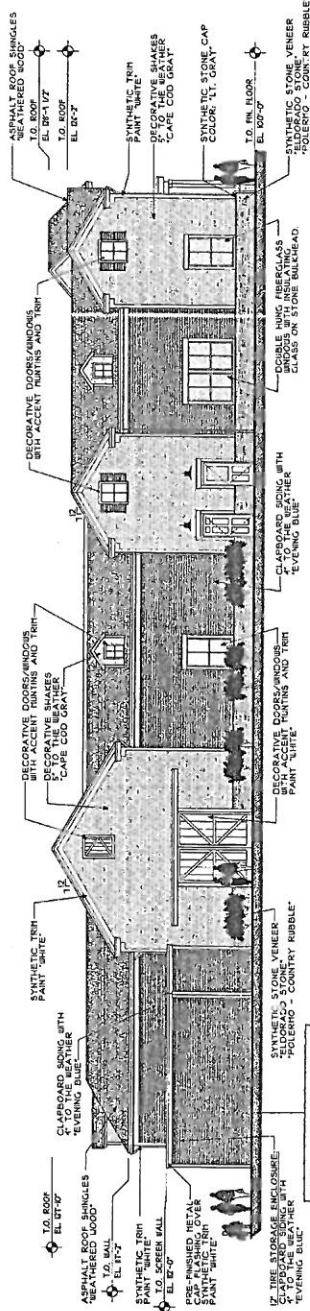
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



APPROVED DATE: 8-11-15
10 MEDWAY PLANNING AND
 ECONOMIC DEVELOPMENT BOARD

SIGNATURE DATE: 9-8-15
BEING A MAJORITY

LEFT SIDE ELEVATION

NOTE:
FIRE STORAGE UNIT SHALL BE
A "CONEX" TYPE STORAGE UNIT
WITH ENCLOSED TOP.

Susan Affleck-Childs

From: Matt Buckley <matt@matthewbuckley.com>
Sent: Monday, February 22, 2016 2:43 PM
To: Barry Steinberg; Matt Buckley
Cc: Susan Affleck-Childs
Subject: Re: Direct Tire and Auto Service

Barry,

Let me look at this when I get a moment. I can't imagine it would be an issue, but please know that any site changes must be done through the Planning Board. I have copied Susy Affleck-Childs on the email so that she is aware of your interest and can help facilitate any changes you may seek. I'll take a look at the site plan and give you input on the design in the morning.

Best,
Matt Buckley

On 2/22/16 2:35 PM, Barry Steinberg wrote:

Matt,

I am looking at my building and I am wondering for some reason there are 2 "fake" widows on the wall to the right of my 5 garage doors facing the doll house, oops sorry Advance Auto.

I think the wall would look so much better without those 2 windows. Is there any possibility of eliminating those without going back and having Rich re-apply of whatever takes place when something is changed.

I just think it would look so much cleaner without 2 more windows especially since my "real" windows look GREAT and the garage doors have a good look to them.

I would appreciate your opinion on this request.

Barry

From: Matthew J Buckley
Sent: Wednesday, February 10, 2016 12:52 PM
To: Barry Steinberg
Subject: Re: Direct Tire and Auto Service

Barry,

On behalf of the DRC, we are very glad to have you in town and are pleased with your strong interest in the appearance of your business. You more than reflected this intent during our meeting late last year, to discuss the monument sign at Tri-Valley.

We have worked exhaustively to improve Tri-Valley Commons' appearance over the course of the past 3 proposals. At times, this created some unpopular views of the DRC, but I believe that the end result of the current site appearance is testament enough. We will continue to observe the ongoing changes to the site and provide input to insure the desired outcome. Frankly, I think all parties know what it should look like, it is just a matter of getting the builder to follow through. The DRC has believed that if this site is attractive it will succeed and then put pressure on adjacent property owners to improve their sites, resulting in improvement and viability throughout that sector. Please feel free to turn to us with any questions, we are a group of design professionals offering who are glad to offer our advice. I hope to see you around town and good luck with the new store.

Best regards,



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

March 9, 2016

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: Tri-Valley Commons - Direct Tire - Barry Steinberg

Dear Members of the Medway Planning and Economic Development Board

Mr. Steinberg of Direct Tire contacted the DRC via email on February 22nd, 2016 to request a minor alteration to the exterior of the Direct Tire building. This email was referred to PEDB liaison, Susan Affleck-Childs. In it, Mr. Steinberg requested the two false windows at the right end of the East facing façade be removed for the purpose of aesthetic improvement.

The DRC discussed this alteration on Monday, February 29th and concluded that it was in keeping with the architectural scheme of the building and would have little effect on the appearance. The DRC recommends that the PEDB allow Mr. Steinberg to make this alteration.

The DRC respectfully submits this for the consideration of the PEDB.

Sincerely,

Matthew Buckley
Chairman

Susan Affleck-Childs

From: Jack Mee
Sent: Monday, March 14, 2016 6:10 PM
To: Susan Affleck-Childs
Subject: Re: Direct Tire at Medway Commons - Possible facade change

Susy,

In my opinion this proposal would certainly be an insubstantial modification as requested. I actually believe that this would be an aesthetic improvement on that sidewall.

As such I am in favor of this change

Sincerely,

Jack Mee

Sent from my iPad

On Mar 14, 2016, at 3:41 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi Jack,

We have received a request from Barry Steinberg of Direct Tire. He would like to NOT have two faux windows installed on the northern end of the east facing façade of the Direct Tire Building. See attached emails and Sheet 18 from the endorsed revised Tri Valley Commons plan set with a comment note from me showing the location of the subject windows.

Mr. Steinberg's request was reviewed by the DRC at its meeting on February 29th and the DRC is amenable to this change. See attached memo from Matt Buckley.

The Zoning Bylaw, Section 3.5.2. A. 3. c. specifies as follows: "Any work in deviation from an approved site plan shall be a violation of these Bylaws unless such deviation is approved in writing by the Board or determined by the Building Inspector to be an insubstantial change." The Bylaw does not define an "insubstantial change".

I plan to bring this to the PEDB for its meeting on 3/22/16. If possible, could you weigh in on this as to whether or not the removal of two faux windows constitutes an insubstantial change.

Many thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291

Susan Affleck-Childs

From: Richard Landry <rl@landryarchitects.com>
Sent: Wednesday, March 16, 2016 12:00 PM
To: Susan Affleck-Childs
Cc: Barry Steinberg
Subject: Re: Direct Tire at Medway Commons - Possible facade change

I'm fine with it if the PEDB and the DRC is ok with it.

On Mar 16, 2016, at 10:40 AM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Hi Rich,

Any concerns or issues about removing two faux windows?

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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From: Susan Affleck-Childs
Sent: Monday, March 14, 2016 3:42 PM
To: Jack Mee
Cc: Stephanie Mercandetti; Andy Rodenhiser ; 'Barry Steinberg'; Rich Landry
Subject: Direct Tire at Medway Commons - Possible facade change

Hi Jack,

We have received a request from Barry Steinberg of Direct Tire. He would like to NOT have two faux windows installed on the northern end of the east facing façade of the Direct Tire Building. See attached emails and Sheet 18 from the endorsed revised Tri Valley Commons plan set with a comment note from me showing the location of the subject windows.

Mr. Steinberg's request was reviewed by the DRC at its meeting on February 29th and the DRC is amenable to this change. See attached memo from Matt Buckley.

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I plan to bring this to the PEDB for its meeting on 3/22/16. If possible, could you weigh in on this as to whether or not the removal of two faux windows constitutes an insubstantial change.

Many thanks.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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Town of Medway – *A Massachusetts Green Community*

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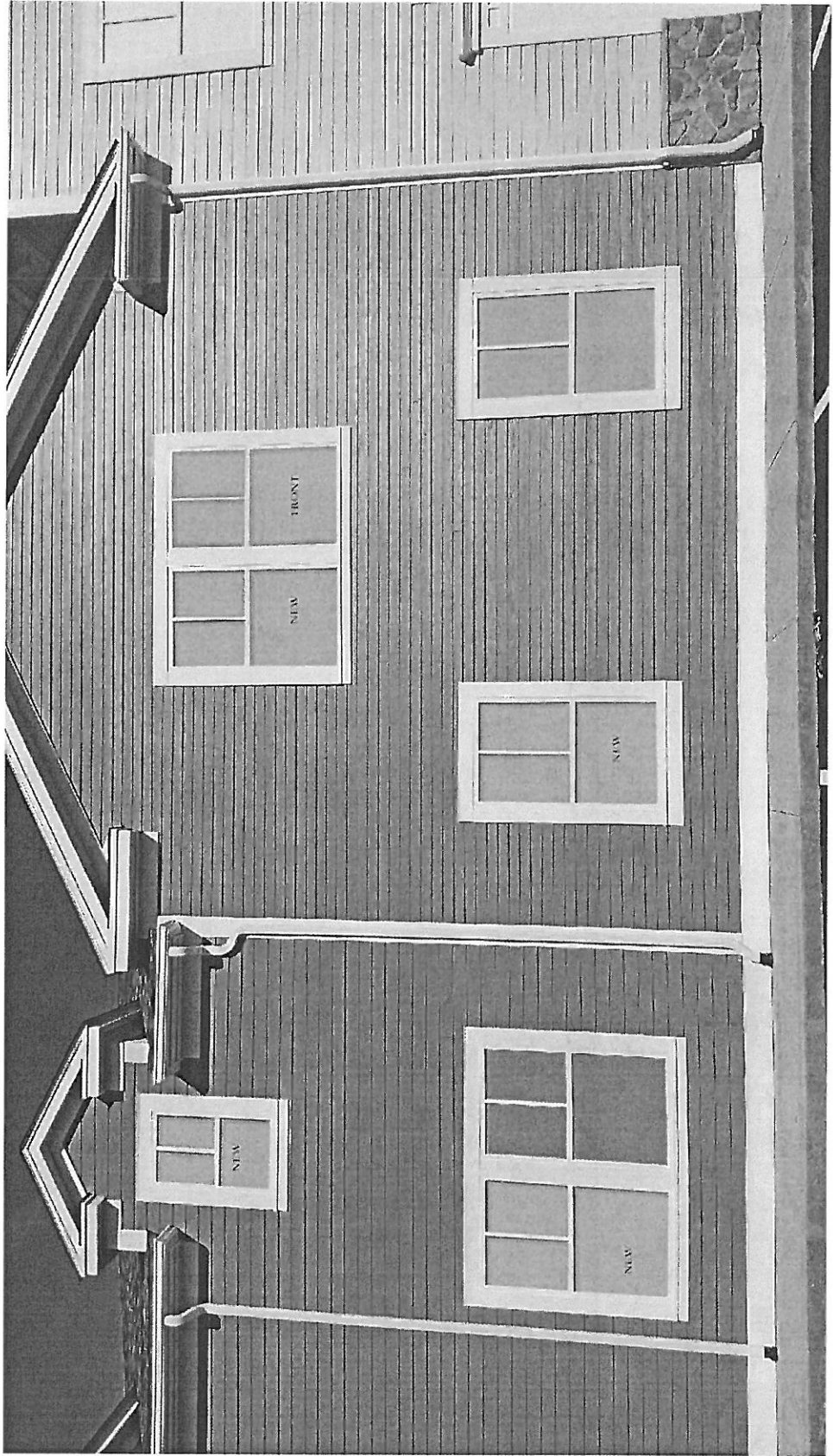
<Emails with Barry Steinberg about not having windows on east facade of Direct Tire bldg.pdf><9.8.15 TVC Endorsed Site Plan (Modified Set) Sheet 18 - Direct Tire elevations.pdf><DRC Direct Tire Request to remove 2 faux windows - MJB 3-9-16.pdf>

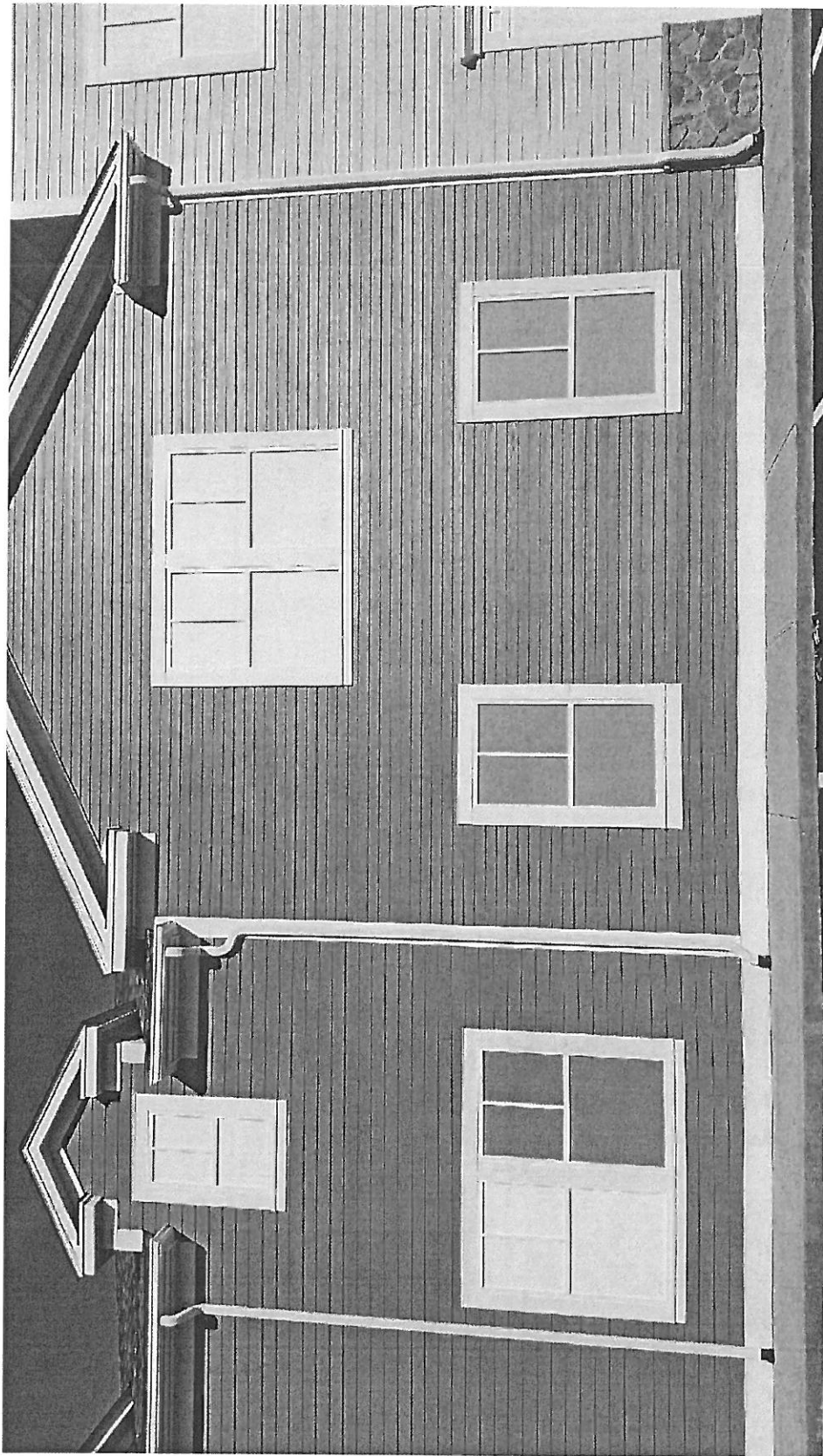
Susan Affleck-Childs

From: Matthew J Buckley <matt_buckley2@yahoo.com>
Sent: Sunday, March 13, 2016 12:51 PM
To: Susan Affleck-Childs
Cc: Andy Rodenhiser; Andy Rodenhiser; Bob Tucker; Bob Tucker; Matthew Hayes; Rich Di Iulio; Thomas Gay; Julie Fallon; Julie Fallon; Lisa Graves; Mary Weafer; Rachel Walsh
Subject: Re: Faux Windows at Tri Valley Commons

I offer the attached image for review. In this image I colored four windows along a portion of the top and one side with the lightest grey used at the site. I then added a narrow dark edge along the mullion edge along with a broader darkened grey inner border. This drop-shadow should be added to the southern side of any window [that is the eastern side of the building would have them on the left and western on the right]. Those windows at the front could have this done on three sides. An example of this is shown as well. I have left some windows unchanged to offer a comparison. The paint should have some more luster, perhaps semi gloss.

Regards,
Matt





amended
as amended

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD 2015 ANNUAL REPORT

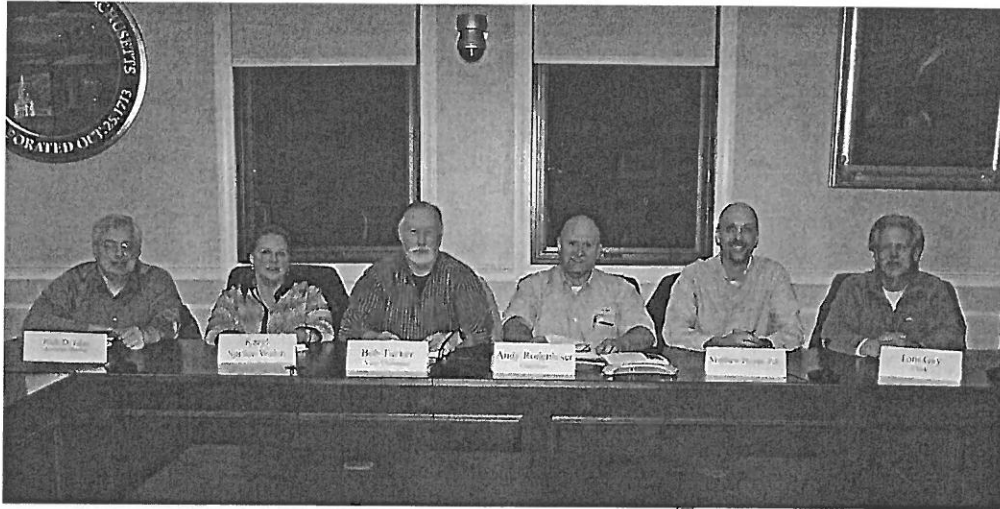
OVERVIEW – The mission of the Medway Planning and Economic Development Board (the Board) is to develop policies, program initiatives and zoning provisions to guide the future development of Medway in ways that are consistent with the vision and values outlined in the Medway Master Plan.

The Town's adoption of a Charter in the spring of 2008 resulted in an expansion of the Board's traditional planning role to include *economic development*. To that end, we work to try to meet the mandate of the new charter and provide leadership to expand the Town's economic development efforts in partnership with the Medway Economic Development Committee, the members of which are appointed by the Board. The Board endeavors to serve the Town of Medway with the highest degree of consideration for Medway's citizens by preserving the community's land/natural resources while also working to facilitate economic development investment in Medway.

State law authorizes municipal planning boards to review and approve subdivisions, recommend street acceptance to Town Meeting, update the *Zoning Map*, issue special permits, recommend amendments to the *Zoning Bylaw*, and conduct Scenic Road public hearings. Pursuant to the *Medway Zoning Bylaw*, the Board serves as the special permit granting authority for Adult Retirement Community Planned Unit Developments (ARCPUD), Open Space Residential Developments (OSRD), rehabilitation projects in the Adaptive Use Overlay Districts (AUOD), mixed use developments in the Commercial I zoning district, and multi-family developments in the recently established Multi-family Overlay District. The *Zoning Bylaw* also authorizes the Board to review and act on all applications for site plan approval.

The Board is available for informal pre-application discussions with prospective developers; those are scheduled to occur during a regular Board meeting and the Town's other land use boards/committees are invited to attend and participate.

BOARD COMPOSITION – The Board is comprised of five elected members and an Associate Member who is appointed jointly by the Board of Selectmen and the Planning and Economic Development Board. At the May 2015 election, Medway's voters re-elected Tom Gay to serve a three year term through May 2018. Following the 2015 general election, the Board selected its officers for the next 12 months. Andy Rodenhiser was re-elected to the position of Chairman, Bob Tucker was re-elected to serve as Vice-Chairman, and Tom Gay was re-elected to serve as Clerk. Continuing members were Karyl Spiller-Walsh and Matthew Hayes. In June 2015, longtime Board member Karyl Spiller-Walsh resigned her position. Karyl provided many years of dedicated and visionary service to the Town of Medway through her involvement with both the Board and the Design Review Committee. That position was filled by appointment of Richard Di Iulio, who had been serving as the Board's Associate Member.



*Planning and Economic Development Board Members:
Rich Di Iulio, Karyl Spiller-Walsh, Bob Tucker, Andy Rodenhiser, Matthew Hayes, and Tom Gay*

MEETINGS - The Planning and Economic Development Board meets regularly on the second and fourth Tuesday evening of each month at 7 pm in Sanford Hall at Medway Town Hall. Additional meetings are scheduled, usually on Tuesday nights, when the workload necessitates. During 2015, the Board held 45 regular and special meetings including joint meetings with other boards or committees. Included within those meetings were public hearings for proposed site plans, adult retirement community developments (ARCPUD), subdivisions, amendments/modifications to previously approved plans and decisions, and proposed amendments to the *Medway Zoning Bylaw*.

COLLABORATION - The Board continued its efforts to improve communication and promote collaboration with other Town boards, committees and departments. The Board is represented on the Town's Community Preservation Committee, Energy Committee, Design Review Committee and Economic Development Committee. A Board or staff member serves as a liaison to the following Town boards/committees - Conservation Commission, Board of Selectman, Open Space Committee, and Capital Improvements Planning Committee. We also continue to work toward positive relations with other Town boards and departments which are impacted by the Board's activity including the Treasurer/Collector's office, Assessor's office, Building Department, Department of Public Services, Zoning Board of Appeals, and the Fire and Police Departments. In addition, Board chairman Andy Rodenhiser now serves on the newly established Medway Redevelopment Authority. This position enables him to represent the Board's long-standing interest in planning for the development of the Oak Grove/bottle cap lots area of Medway.

2015 KEY ACCOMPLISHMENTS

- Continued to amend the *Medway Zoning Bylaw* - The Board proposed and Town Meeting approved a recodification of the *Bylaw* at the May 2015 Annual Town Meeting. Town Meeting also approved a new Multi-Family Overlay District and provisions which established the option for developing multi-family developments as authorized by a special permit from the Board.
- Worked toward street acceptance for the Pine Meadow Subdivision. The November 2015 Town Meeting voted to accept Pine Meadow Road and Lantern Lane as public ways.

- Completed review of a major site plan and special permit for the development of Tri Valley Commons at 72 Main Street.
- Began the review of the application of Continuing Care Management LLC of Westborough, MA for and adult retirement community special permit for the Salmon Health and Retirement Community on a 58 acre parcel off of Village Street.
- In partnership with the Design Review Committee, completed a comprehensive update of the Medway *Design Review Guidelines* to incorporate graphics and illustrations to better communicate the desired aesthetics the community seeks for development projects.
- Initiated a process to evaluate the Town's progress toward meeting the goals and objectives of the 2009 *Medway Master Plan*.
- Created a Sign Bylaw Review Task Force with a specific mandate to review and make recommendations on ways to revise Medway's sign regulations.

SUBDIVISIONS

- **Applegate Farm** (Applegate Road) - During 2014, an application was filed to modify a previously approved subdivision plan for Applegate Farm, a 22 lot subdivision at the northeast corner of Coffee and Ellis Streets. Infrastructure construction continued. The Board approved a plan modification to revise the plan to reflect changes to the stormwater drainage system to manage stormwater flow from Virginia Drive across Ellis Street onto the Applegate property. House construction is underway.
- **Hartney Acres** (Newton Lane) - 8 lot subdivision east of Nobscott Road. House construction is completed. Street acceptance during 2016 is anticipated.
- **Norwood Acres** (Trail Drive) - 2 lot, private way subdivision off of the west side of Summer Street. Site clearance, infrastructure and house construction were completed.
- **25 Summer Street** (Summer Valley Lane) - 2 lot, private way subdivision on the west side of Summer Street. Subdivision is completed.
- **Village Estates** (Bedelia Lane) - 2 lot, private way subdivision located off the north side of Village Street. No construction has occurred on the roadway or infrastructure.
- **The Haven** (Sorrento Lane) - 2 lot, private way subdivision located off the west side of Fisher Street. Application received, decision issued, plan expected to be endorsed in early 2016.

During 2015, the Board reviewed six applications for **Subdivision Approval Not Required (ANR) Plans**. ANR plans were endorsed for the following properties:

- 36 & 40 Lincoln Street
- 70 Village Street
- 70 & 72 Main Street
- 3 & 4 Memory Lane
- 59 Winthrop Street 153 Holliston Street

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENTS (ARCPUD)

Millstone Village - An ARCPUD is a planned residential development for residents 55 years of age and older. In June 2014, the Board approved an ARCPUD special permit for a 51 acre site at Winthrop and Lovering Street for Millstone Village. The development will include 80 residential condominiums in 53 buildings comprised of single family homes, duplex

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD
2015 ANNUAL REPORT

townhouses and triplex townhouses; 3,270 linear feet of privately owned roadway; sewage and water service; drainage/ stormwater management facilities; 20.4 acres of dedicated open space with walking trails available to the public; paved sidewalks; a community house; and associated parking and landscaping. Site access and egress will be from Winthrop Street, a Medway Scenic Road.

Infrastructure and house construction at Millstone continued through 2015. The development will be constructed in phases and will include eight affordable dwelling units.

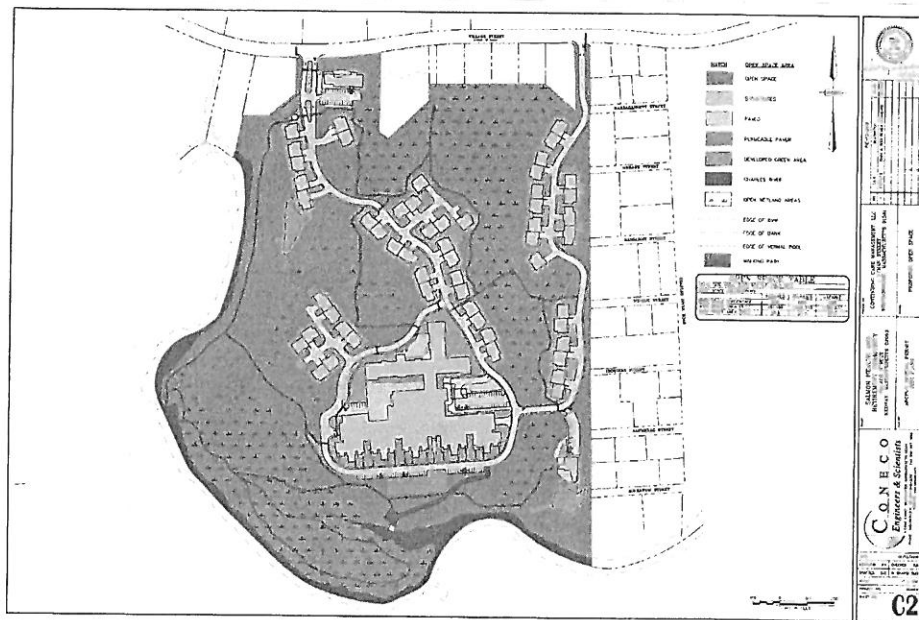


Aerial photograph of construction at Millstone Village – February 22, 2016

Salmon Health and Retirement • In June 2015, the Board received an application for an adult retirement community special permit from Continuing Care Management, LLC of Westborough, MA to develop an age-restricted, active adult/senior residential living community on a 56.9 acre site located at 259, 261, 261R and 263 Village Street. To be known as The Willows at Medway and Whitney Place, the proposed development consists of 54 cottage style independent living homes located in 29 buildings, a main building to include 15 cottage style independent living homes, 40 memory care apartments, 60 assisted living apartments and 56 independent living apartments, a 3,522 sq. ft. community center/pavilion and a 11,475 sq. ft. medical office building. Planned improvements include 5,498 linear feet of privately owned roadway, sewage and water service; drainage/stormwater management facilities; 37.4 acres of dedicated open space open to the public; paved sidewalks; walking trails/paths; and associated parking and landscaping. Site access and egress will be from Village Street, a Medway Scenic Road.

The open space land will be owned by the applicant and will be protected through a Conservation Restriction and Easement granted to the Town of Medway, acting through its Conservation Commission, for conservation and passive recreation purposes and to permit public access to the open space land, trails/pathways and parking area.

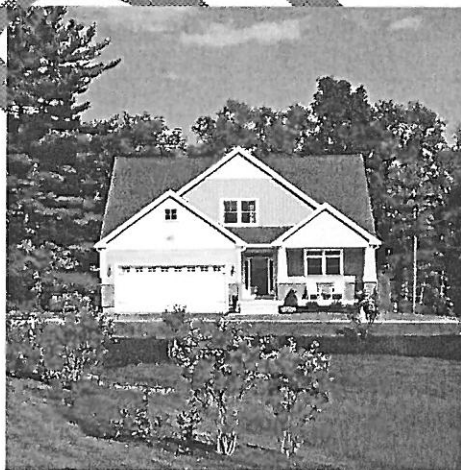
The Board held public hearings throughout the summer and fall of 2015 and expects to issue a special permit decision during the second quarter of 2016.



Site Plan for Proposed Salmon/Willows Senior Living Community off of Village Street

OPEN SPACE RESIDENTIAL DEVELOPMENTS (OSRD)

Charles River Village – In March 2011, the Board approved an OSRD special permit for a 13 unit, single family, cottage style condominium community on a 7.8 acre site at 6 Neelon Lane abutting the Charles River. That decision was appealed by an abutter. During 2012, the lawsuit was withdrawn and the applicant filed for approval of the Definitive Plan which the Board approved. The special permit was modified in April 2013 reducing the number of units from 13 to 11. Infrastructure has been completed. Home construction began in 2013 and continued through 2015; 10 of the 11 properties have been sold. The development includes 4+ acres of open space abutting the Charles River which has been conveyed to the Town of Medway and is accessible to the public.

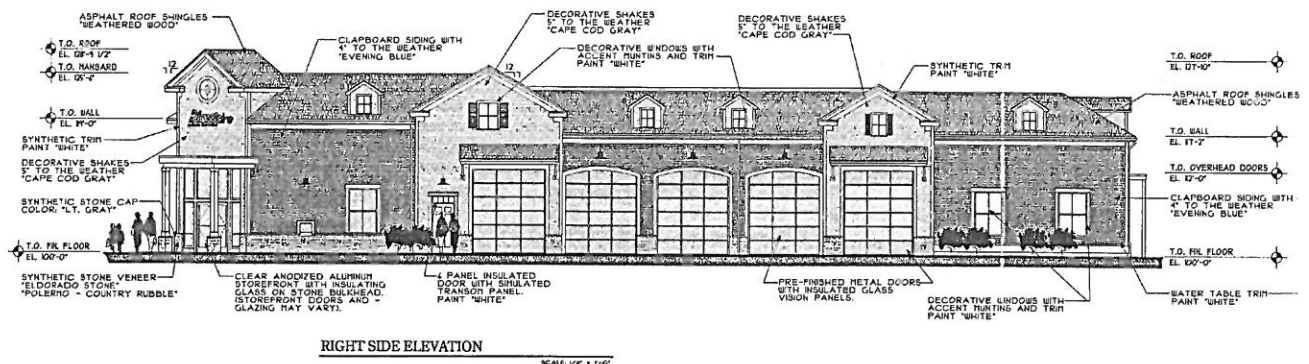


Cottage style condominiums at Charles River Village

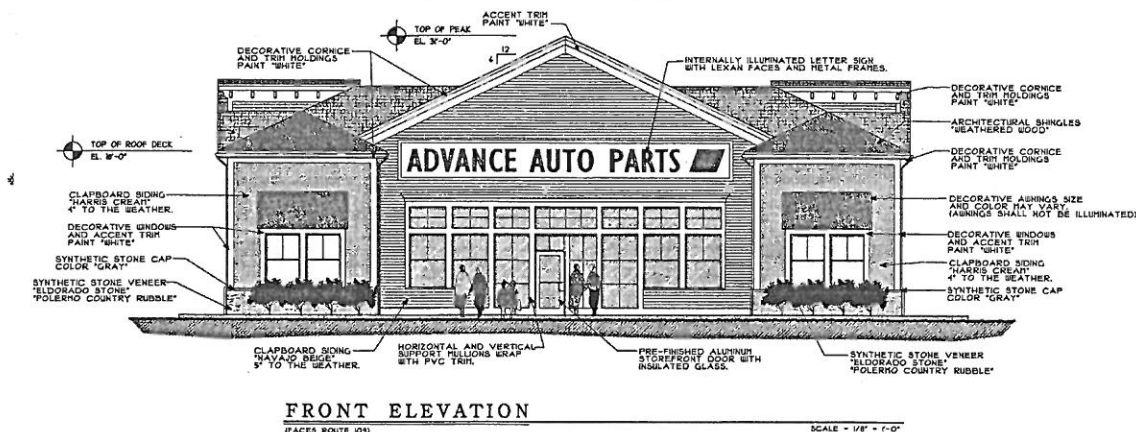
SITE PLANS - During 2015, the following site plan activity occurred:

Tri Valley Commons, 72 Main Street – During 2013, the Board conducted an extensive site plan review public hearing for a proposed 34,000 sq. ft. shopping center to be located on property on the north side of Route 109/Main Street between Charles River Bank and Papa Gino's. In July 2013, the petitioner withdrew its application thus halting the Board's site plan review process. In July 2014, a new developer submitted a site plan application to the Board for a very similar development. In September 2014, that developer withdrew its application. During 2015, that same developer submitted a revised site plan which was ultimately approved by the Board in August 2015. The approved Tri Valley Commons development site plan shows three commercial buildings, two of which went under construction during 2015. The approved elevations for those buildings are shown below – Direct Tire, a 6,650 sq. ft. building and Advance Auto, a 6,912 sq. ft. building. A third building is planned, but will not be constructed until a tenant is announced.

Direct Tire



Advance Auto Parts



ADAPTIVE USE OVERLAY DISTRICT (AUOD) SPECIAL PERMITS – An Adaptive Use Special Permit provides for the commercial and mixed use of residentially zoned property, in scale with the surrounding homes, on portions of Main Street/Route 109 between Mechanic Street and Elm Street and in the area around Medway Village. No adaptive use special permit applications were received during 2015.

STREET ACCEPTANCE –The Board and the Board of Selectmen have established a policy to accomplish street acceptance for at least one of the long-standing, unaccepted subdivisions per year. During 2015, the Board directed its attention to the Pine Meadow subdivision. As previously indicated, Pine Meadow Road and Lantern Lane were accepted as public ways at the November 2015 town meeting.

SCENIC ROAD WORK PERMITS – Medway has designated 25 roadways as official Medway Scenic Roads. To protect the scenic/rural quality of these roadways, efforts are made to preserve the trees and stone walls that are located in the right of way of these Town streets. Whenever construction occurs on a scenic roadway that would result in the removal of trees or the destruction of stone walls that are located in the Town's right of way, the Medway Planning and Economic Development Board and the Tree Warden are required to conduct a public hearing and issue a Scenic Road Work Permit. During 2015, the Board granted two scenic road work permits – one associated with the Route 109 reconstruction project and another for the proposed Willows senior living community on Village Street. These hearings pertained to removal of trees in the right of way on the south side of Main and Village Streets.

PERSONNEL – Medway's Planning office is staffed by Susy Affleck-Childs who works full time as the Planning and Economic Development Coordinator and by Administrative Assistant Fran Hutton Lee whose time is split among the Planning/Economic Development Board office, the Building Department and the Health Department. Amy Sutherland serves as the Board's recording secretary to take notes and produce minutes of Board meetings.

Gino Carlucci, of PGC Associates in Franklin, is the Town's consulting planner. His help has been instrumental in assisting the Board to review commercial and residential development plans and to draft proposed amendments to *Medway Zoning Bylaw*. He participates in various regional planning and economic development organizations including the 495 Partnership and chairs the Southwest Area sub-region of the Metropolitan Area Planning Council. Gino is a staunch advocate for Medway throughout the region and always represents us well.

Tetra Tech, based in Framingham, serves as the Town's engineering consultant. The Board was capably assisted during 2016 by professional engineer Sean Reardon and engineer Steve Bouley and other specialized Tetra Tech staff with particular expertise in traffic engineering and stormwater management. Tetra Tech prepares technical engineering reviews for all development projects that are before the Board to ensure that development plans meet the Town's standards and regulations. Tetra Tech also conducts site inspections during the construction of roadways and infrastructure for subdivisions and other development projects. Tetra Tech serves as the Board's eyes on the ground to ensure that roadway and infrastructure construction are completed in accordance with approved plans.

The Board is most appreciative of Town Counsel Barbara Saint Andre, formerly of Petrini and Associates and now with Kopelman and Paige, for her ready advice and assistance as we attempt to craft creative zoning initiatives and manage the legal details of subdivisions, special permits, performance security, and street acceptance. A high commitment to protecting the Town's best interests is inherent in all her work and we appreciate Barbara's diligence and care.

We sincerely appreciate the staff and consultants with whom we work for their steadfast service to Medway's Planning and Economic Development Board and office. They are a great team.

2016 PRIORITIES

- Continue to refine the Medway Zoning Bylaw with needed improvements identified during the bylaw recodification process undertaken during 2015. Consideration at the 2016 Annual Town Meeting of proposals to amend the accessory family dwelling unit and site plan review provisions.
- Act on a special permit application for the Salmon/Willows senior living community to be comprised of independent living cottages and apartments, assisted living apartments and memory care apartments.
- Act on a site plan application from Exelon for expansion of the power generating facility at Summer and West Streets.
- Receive recommendations from the Sign Bylaw Review Task Force and begin drafting amendments to the signage provisions of the Medway Zoning Bylaw.
- Receive and act on an application for a 60,000 sq. ft. industrial facility in the east Medway industrial park.

CLOSING COMMENTS – We believe Medway continues to be on the cusp of some key development opportunities that will invigorate and excite the possibilities for future generations of Medway's residents.

This Board believes that good results come from good planning. With that philosophy, we hope that the community will continue support us as elected officials and embrace the fundamental soundness of good planning and engineering practices. With each passing year, the build-out of more of Medway's land continues. It becomes even more imperative that Medway be vigilant in its efforts to grow smartly. This is how we endeavor to serve.

We will continue to work toward a vision that establishes and promotes a more diversified tax base for Medway, thereby creating a more economically stable community for us. We will do that by utilizing proper planning techniques, giving attention to design elements that make our community attractive, respecting residents' opinions and perspectives, and balancing the community's vision with private property rights. Past Planning Boards built the platform on which the current Planning and Economic Development Board bases its work. They developed and promoted the adoption of zoning bylaw amendments to expand the available supply of commercially zoned land and a broader range of business types. Other zoning changes allowed for alternative housing options such as adult retirement communities and open space subdivisions. More recently, the Town approved new provisions for multi-family developments.

I would like to recognize the hard work of the allied land-use committees with whom we directly collaborate - the Design Review Committee, Open Space Committee, the Economic Development Committee, the Affordable Housing Committee and Trust, and the newly established Medway Redevelopment Authority. I encourage you to read their individual annual reports for highlights of their activities during 2015.

It has been my privilege and pleasure to serve Medway during 2015 with my fellow Board members Tom Gay, Chan Rogers, Karyl Spiller-Walsh, Bob Tucker, Matt Hayes and Rich Di Iulio. I admire their dedication and thank them for providing their time, talents and thoughtful

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perspectives. I especially want to thank Vice Chairman Bob Tucker for his support and always being available to step in to run Board meetings when I wasn't able to participate.

On behalf of the full Board, I want to thank the citizens of Medway for electing us to guide the growth and development of this wonderful community we call HOME!

Respectfully submitted,
Andy Rodenhiser, Chairman
March 21, 2016

DRAFT