

March 8, 2016
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Stephanie Mercandetti, Director of Planning and Economic Development
Gino Carlucci, PGC Associates

Chairman opened the meeting at 7:00 p.m.

Exelon Site Plan Review Fees

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

- Site plan review estimate dated March 3, 2016 from BETA Group,

The Board was made aware that there is a conflict with Tetra Tec to complete the consultant work for Exelon. The Board is in receipt of the proposal from BETA Engineering in the amount of \$18,715.00

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the estimate for BETA in the amount of \$18,715.00.

The Board was made aware that member Gay will be excusing himself from any of the discussion on Exelon on both the PEDB and Design Review Committee due to a work conflict of interest.

The Board was made aware that there was a meeting with Exelon and the Design Review Committee on March 7th. Six representatives from Exelon attended. There was no one from the community present. Exelon was receptive to the DRC's ideas.

Andy Rodenhiser volunteered to step in as an interim representative to the DRC in place of Tom Gay for the discussions on Exelon at the Design Review Committee meetings.

Design Review Committee Appointment:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to appoint Andy Rodenhiser to the Design Review Committee until the conclusion of the Exelon Hearings.

PEDB Meeting Minutes:

February 23, 2016:

On a motion made by Rich Di Iulio and seconded by Matt Hayes the Board voted unanimously to approve the minutes from February 23, 2016.

Planning Consultant's Report:

- There will be a SWAP meeting on Tuesday March 15, 2016 at 9:30 am at the Thayer House. The topic is medical marijuana.
- There will be a planned event for SWAP to discuss the Transportation Improvement Program (TIP) process. The date and time need to be determined.

Other Business:

Stormwater MW4 Permit:

The Board was made aware that the new MS4 permit will become effective on April 5, 2016. There will be a period of time for communities to comply with this. Selectmen Crowley communicated that the town may need to create a new budget line item to deal with the expenses of this. There is a warrant to allocate \$100,000. A task force has been set up to see how the Town is going to fund and manage the new storm water regulations.

Office Relocation:

The PEDB office is in the process of moving from downstairs in the Town Hall to the upstairs area where DPS used to be located. All of the office materials should be moved by the end of the week.

Medway Redevelopment Authority:

The first public forum for the Urban Renewal Plan will be held on Wednesday March 23, 2016 at 7:00 pm. This will be at the Thayer House.

Sign Bylaw Task Force:

The Sign Bylaw Task Force meeting will be held Tuesday, March 22, 2016 at 7:00 pm at the Senior Center.

Route 109 Reconstruction Project:

Mass DOT opened the bids for the Route 109 project on March 8, 2016. Amorello and Sons was the lowest bidder.

Zoning Bylaw Amendment Warrant Articles:

There will be a public hearing for the Zoning Bylaw amendments on Tuesday March 29, 2016 at 7:00 pm. The Board has received information back from Town Counsel regarding the warrant articles. This will be reviewed later in the meeting.

Eversource:

The Board was made aware that the information requested from Eversource was received. This pertains to the Eversource site plan. The information was provided to the consultants for review.

Salmon/Willows ARCPUD Public Hearing Continuation:

The Remote Participation form was signed for Tom Gay who is out of town for business. (See Attached)

Chairman Rodenhiser called Member Gay who joined the meeting.

The Chairman opened the continued hearing to the Salmon Willows ARCPUD.

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

- Email communication from Dan Hooper dated 2/26/16.
- Revised plan set dated 2/18/16 (not included due to size)
- Plan review letter dated 3/3/16 from PGC Associates
- Citizens' Petition received 3/4/16 in opposition to the proposed ARCPUD
- Draft ARCPUD Decision dated 3/4/16 – Note, the draft decision is incorporated into the body of these minutes.
- Tetra Tech plan review letter dated 3/4/16
- DRC review letter dated 3/7/16
- Email from Conservation Agent Bridget Graziano dated 3/8/16

Member Hayes read aloud the petition dated March 4, 2016 in opposition to the proposed ARCPUD. There are 86 signatures.

PEDB members are in receipt of the draft decision. It was also indicated that all items in the Tetra Tech consultant letter have been addressed. It was explained that some of the items from DRC need to be included on the plan set.

Resident, Dan Hooper, 7 Naumkeag:

Mr. Hooper wanted to see if the lighting regarding no spill could be rechecked and if this would be reported back to the board. It was also discussed that there is language on page 22 which addresses the lighting and that there is time within one year where the board shall review and can make adjustments to the lighting. There was a recommendation that this be reviewed prior to occupancy and not wait for one year.

The DRAFT decision is included below and was reviewed by the Board.

***Adult Retirement Community Planned Unit Development (ARCPUD)
SPECIAL PERMIT DECISION***

Applicant:	Continuing Care Management, LLC of Westborough, M
Property Owner:	Charlotte Realty LLC of Sharon, MA
Location:	259, 261, 261R and 263 Village Street
Assessor's Reference:	Medway Assessors Map 69 – Parcels 13-1, 14, 15-1 & 21
Zoning District:	Agricultural Residential II
Engineer/Surveyor:	Coneco Engineers and Scientists, Bridgewater, MA
Architect:	Dario Designs Inc. of Northborough, MA
Landscape Architect:	CHA Companies, Keene, NH
Plan:	<i>Salmon Health and Retirement Community ARCPUD Special Permit Site Plan, Village Street, Medway, MA, dated 6-12-15, last revised 2-18-16</i>

PROJECT DESCRIPTION

The application was filed under the Adult Retirement Community Planned Unit Development section of the Medway Zoning Bylaw (SECTION 8.5). The 56.9 acre site is located at 259, 261, 261R and 263 Village Street in the ARII zoning district. The site is presently owned by Charlotte Realty LLC of Sharon, MA.

Continuing Care Management, LLC of Westborough, MA (hereinafter referred to as “Applicant” and includes the Applicant’s successors and assigns) proposes to construct an age-restricted, active adult/senior residential living community on the site to be known as The Willows at Medway and Whitney Place. The proposed development consists of 54 cottage style independent living homes located in 30 29buildings, 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. pavilion and a 11,475 sq. ft. medical office building. Planned improvements include 5,498 linear feet of privately owned roadway (Willow Pond Circle, Waterside Drive, Lilac Path, and Walnut Grove), 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 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.

PROCEDURAL BACKGROUND

The application for an Adult Retirement Community Planned Unit Development (ARCPUD) special permit was filed with the Planning and Economic Development Board (the Board) and the Town Clerk on June 12, 2015. The application package consisted of the following documents:

- Site Plan Application dated June 12, 2015

- Project Narrative
- Site Plan, Building Elevations and Landscape plans dated June 12, 2015
- Development Impact Report
- Parking Impact Report
- Community Impact Report
- Stormwater Management Report, June 12, 2015, prepared by Coneco Engineers and Scientists, Bridgewater, MA
- Traffic Impact Study, April 2015, prepared by McMahon Associates, Inc. of Boston, MA
- Requests for Waivers from the ARCPUD Rules and Regulations
- Filing Fee and Advance on Plan Review Fee
- Abutters List
- Order of Resource Area Delineation dated May 21, 2015 – Medway Conservation Commission
- Purchase and Sale Agreement dated September 14, 2014

A public hearing was scheduled for July 14, 2015. Notice of the public hearing was filed with the Town Clerk on June 22, 2015 and was posted to the Town's web site. A legal advertisement for the public hearing was published in the *Milford Daily News* on June 29, 2015 and July 6, 2015. Notices were sent by certified sent mail to abutters, parties of interest and the Planning Boards of all adjacent towns on June 24, 2015.

On June 22, 2015, an email communication from the Planning and Economic Development Board was sent to the Building Commissioner, Board of Health, Conservation Commission, Design Review Committee, Police Chief, Fire Chief, and Department of Public Services. The memo noted that the public hearing was scheduled to begin on July 14, 2015 and requested plan review comments.

The Board convened the public hearing on July 14, 2015. The public hearing was continued to 7/28/15, 8/11/15, 8/25/15, 10/13/15, 10/27/15, 11/10/15, 12/8/15, 12/29/15, 1/12/16, 1/26/16, 2/9/16, 2/23/16, 3/8/16 and [REDACTED] when the public hearing was closed. On each occasion when the public hearing was continued, the Town Clerk was so notified. At the public hearing, comments were received from the general public, municipal boards and/or departments, and the Planning and Economic Development Board's consultants including Tetra Tech, the Town's Consulting Engineer and PGC Associates, the Town's Planning Consultant, and Town Counsel Barbara Saint Andre of Kopelman and Paige. Other entities including the applicant, Coneco Engineering, Dario Designs, CHA Landscaping and McMahon Associates, Inc. also provided testimony. All persons in attendance were provided the opportunity to comment and present evidence. All members voting on this Special Permit were present at all sessions or provided a Mullins Rule certification when absent.

All matters of record were available for public review in the office of the Planning and Economic Development Board and the Town Clerk for all times relevant thereto.

EXHIBITS/PLANS/DOCUMENTS

Subsequent to the application package, the applicant submitted the following additional items.

- Requests for Waivers dated 8-8-15
- Affordable Housing Narrative provided by the applicant
- Sheet with definitions of congregate housing
- Schedule of fees for health care services
- Open Space Map dated 7-31-15 prepared by Coneco Engineers & Scientists
- Architectural plans updated 7-27-15
- Email memo dated 8-20-15 from Gary Buono of Dario Designs re: changes in Landscape plan
- Landscape plan updated 8-18-15.
- Lighting report with supplemental Arts and Crafts lighting fixtures
- Signage Plan
- A letter from Dave Thompson of CHA dated 8-24-15
- Architectural Drawings – Revised 10-13-15
- Landscape Drawings – Revised 10-13-15
- Site Plan/Civil Drawings – Revised 10-13-15
- Letter dated 10-13-15 from Dario Designs in response to the previous plan review comments/letters from: PGC Associates, Fire Chief, Department of Public Services, Design Review Committee, Open Space Committee and Tetra Tech re: traffic study
- Letter dated 10-13-15 from Coneco Engineering Inc. in response to Tetra Tech 8-5-15 plan review letter
- Site Plan/Civil Drawings – Revised 10-20-15
- Email dated 10-21-15 from Coneco Engineering Inc.
- Revised Stormwater Reports – October 13, 2015; October 20, 2015; December 11, 2015 and February 18, 2016
- Letter and documents from McMahon Associates dated 9/24/15.
- Letter dated 11/5/15 from Dario Designs and CHA Landscaping in response to questions from 10/27/15 hearing.
- Revised site plan dated December 11, 2015
- Memo dated 1-20-16 from applicant's attorney Paul Kenney
- Revised civil/site plan, landscape plan and architectural plans dated February 18, 2016 prepared by Coneco Engineers and Scientists

PUBLIC HEARING TESTIMONY

*Written Comments/Review Letters/Verbal Testimony from Town of Medway
Departments, Boards, Committees and Consultants*

- Application Completeness Review letter from Gino Carlucci/PGC Associates dated June 18, 2015

- Plan Review letter from Gino Carlucci/PGC Associates dated July 9, 2015
- Review letter dated 8-4-15 from Gino Carlucci/PGC Associates re: open space map and calculations
- Review comments from DPS Director Tom Holder dated June 22, 2015
- Plan Review letter from Sean Reardon/Tetra Tech dated August 6, 2015
- Public Hearing Schedule prepared by Susy Affleck-Childs
- Design Review Committee (DRC) review letters dated July 13, 2015 and August 10, 2015
- Police Department Review letter from Sergeant Jeff Watson dated July 14, 2015.
- Traffic study review letter prepared by Mike Hall/Tetra Tech, dated July 22, 2015
- Affordable Housing memorandum from Susy Affleck-Childs dated July 23, 2015, revised July 28, 2015
- Review letters from Fire Chief Jeff Lynch dated July 8, 2015 and August 5, 2015
- CONFIDENTIAL email from Town Counsel Barbara Saint Andre dated July 23, 2015
- Charlie Ross, Medway Open Space Committee
- Sean Reardon, Tetra Tech
- Comment letter from Open Space Committee dated August 5, 2015
- Email dated August 7, 2015 from DPS Director Tom Holder re: construction dates of water and sewer infrastructure that will serve The Willows
- Email letter dated August 10, 2015 from Charles River Pollution Control District re: sewage treatment capacity plus February 17, 2015 letter
- Preliminary review comments from Conservation Agent Bridget Graziano dated August 11, 2015
- David D'Amico, Deputy Director, Medway Department of Public Services
- Review letter dated November 2, 2015 from Tetra Tech/Mike Hall in response to McMahon response letter dated September 24, 2015
- Review letter dated November 4, 2015 from Gino Carlucci/PGC Associates in response to revised plans
- Email communication dated 10/27/15 from Chief Jeff Lynch
- Plan Review letter dated 11/6/15 from Sean Reardon/Tetra Tech regarding revised plans
- Plan Review letter from Gino Carlucci/PGC Associates dated January 6, 2016
- Plan Review letter from Sean Reardon/Tetra Tech dated January 7, 2016
- Comments from the Design Review Committee dated January 12, 2016
- Conservation Commission status memo dated January 22, 2016 from Conservation Agent Bridget Graziano
- Letter dated January 6, 2016 from Fire Chief Jeff Lynch re: provisions of radio fire alarm box receivers
- Letter dated January 22, 2016 from Gino Carlucci/PGC Associates
- Confidential email from Town Counsel Barbara Saint Andre dated 1-25-16
- Review letter dated February 9, 2016 from the Design Review Committee
- Plan Review letter dated March 3, 2016 from Gino Carlucci/PGC Associates

Testimony during the Public Hearings on behalf of applicant

- Jeff Robinson, Continuing Care Management, LLC
- Attorney Paul Kenney
- Dario DiMare from Dario Designs
- David Thompson, CHA Company
- Jon Novak, Coneco Engineers & Scientists
- Erin Fredette, P.E. of McMahon Associates
- Shane Oates, Coneco Engineers & Scientists

Citizen/Abutter Comments

- Patricia Brenneman, 7 Naumkeag Street
- Tim Choate, 7 Iroquois Street
- William Goodwin, 5 Brookside Rd
- Kathleen Choate, 5 Iroquois Street
- Loretta Wilhelm, 255 Village Street
- Email dated 7-21-15 from Christine Kersnason, 2 Charles River Road
- Jeremy Barstow, 4 Narragansett Street
- Email letter dated 8-4-15 from abutter Tim Choate, 7 Iroquois Street
- Kathleen Hickey, 3 Narragansett Street
- Dan Hooper, 6 Naumkeag
- Kelly Sheba, 5 Nipmuc Street
- Anne Bradford, 3 Mishawaum Street
- David MacMillan, 5 Nipmuc Street
- Sue Rorke. 34 Ellis Street
- Karyl Spiller Walsh, 168 Holliston Street
- Dave Kaeli, 7 Puddingstone Lane
- Jim Wieler, 62 Adams Street
- Email letter dated January 26, 2016 from Dan and Kathy Hooper, 7 Naumkeag Street
- Email letter dated February 4, 2016 from residents Dan and Kathy Hooper, 7 Naumkeag Street
- Email letter dated February 9, 2016 from resident Tim Choate, 7 Iroquois Street Suggested putting a time reference on email to distinguish between both emails.
- Email letter dated February 9, 2016 from resident Tim Choate, 7 Iroquois Street
- Kathy Hooper, 7 Naumkeag Street
- Handout provided by Kathy Hooper, 7 Naumkeag Street February 9, 2016
- Email letter dated February 22, 2016 from Jeremy Barstow, 4 Narragansett Street
- Email letter dated February 26, 2016 from Dan and Kathy Hooper, 7 Naumkeag Street
- Citizens petition in opposition to the development received March 4, 2016

FINDINGS

To make its findings, decision, and conditions of approval, the Board carefully reviewed the Plan, and all the materials, studies and documentation presented by the applicant, the Board's consultants, letters and testimony from Town officials and boards, together with the comments and correspondence of abutters and members of the public, and carefully analyzed the general purpose of the ARCPUD provisions of the Zoning Bylaw and its specific requirements and standards, the goals and objectives of the Medway Master Plan, as well as the requirements of G.L. c. 40A Section 9 and Section 3.4 of the Medway Zoning Bylaw relating to special permits.

On _____, on a motion made by _____ and seconded by _____, the Board voted to make the following FINDINGS regarding this application in accordance with the Medway Zoning Bylaw, SECTION 8.5. Adult Retirement Community Planned Unit Development. The motion was _____ by a vote of _____ in favor and _____ against.

1. The Board finds that the proposed Salmon Health and Retirement Community complies with the ARCPUD Applicability requirements (Section 8.5. – B.) as the subject site consists of multiple, contiguous lots that in aggregate total 56.9 acres. The site exceeds the 10-acre minimum.
2. The Board finds that the Salmon Health and Retirement Community complies with the ARCPUD Use Regulations (Section 8.5. – D.) as follows:
 - a. The project is a master planned residential community providing 225 senior living dwelling units to help accommodate the housing needs of Medway's growing active adult (+55) and senior citizen population.
 - b. The development will provide a range of housing types including 54 independent living townhouse type cottages constructed primarily as duplexes, 15 independent living cottages attached to the main building, and a combination of 56 congregate apartment units, 60 assisted living apartment units, and 40 memory care apartment units located in the main campus building. None of the above noted types of residential uses are allowed by right in the underlying ARII zoning district but are authorized under the ARCPUD special permit bylaw. This additional supply of housing options will help meet the needs of Medway's senior citizen population by offering a greater variety of housing types than the conventional single family detached subdivision home that is customarily provided in the ARII zoning district.
 - c. The development will include an 11,475 sq. ft. medical office building catering primarily but not exclusively to the medical service needs of the senior population. This is one of the allowed accessory uses. The medical office building will (change to word may) provide convenient access to

medical services for both the residents of the development and for other area residents. It is anticipated that the medical office building will also include an adult day care facility. There was discussion that all the possible uses should be included which will provide another option to support and accommodate the long-term social and care needs of Medway seniors and their families. The medical office building will be owned and operated by the applicant/ project developer Continuing Care Management, LLC.

- d. The project includes community center type facilities located within the main campus building for use by all of the residents of the senior living community to meet their educational, recreational and social needs. In addition to dining, the facilities will (may include but is not limited to include the following resident services: bank, spa, salon/barber shop, fitness center, indoor pool, general store, library, billiards lounge, workshop, creative arts studio, greenhouse, and a great room with bar. The campus will also include a 3,522 sq. ft. pavilion building providing additional opportunities for social and family interaction. *(Resident Patty wanted the hours of the pavilion to be indicated and mentioned that this type of facility needs to be licensed. Jeff Robinson stated that he has not had to secure a liquor license at any of their other locations.)*
 - e. The project uses creative and innovative site planning to preserve Medway's limited land resources. It has integrated a variety of housing types and accessory uses within a bend of the Charles River in a manner that protects the River, 2 vernal pools, a grove of specimen black walnut trees, and wetlands while also maximizing access to the resources that both residents of the development and members of the general public may view and otherwise enjoy. Wetland resource areas are protected via an Order of Conditions issued by the Conservation Commission on _____. The development establishes an area of preserved open space, includes an efficient vehicular access and circulation system, and establishes a network of pedestrian pathways within the site. The design of buildings and site amenities suitably reflect the Medway *Design Review Guidelines*. *(DRC Chairman would like to see a plan for the gazebo area.)*
3. Subject to any conditions specified below, the Board finds that the Salmon Health and Retirement Community complies with the ARCPUD Density and Dimensional Regulations (Section 8.5. – E.) as follows:
- a. *The maximum number of permitted housing units in an ARCPUD shall be determined by multiplying the gross acreage of the ARCPUD site by a factor of three (3.0). Considering the entire 56.9 acre site, 171 units would be the maximum possible number of dwelling units allowed at 3 units per acre. The proposal is for 225 dwelling units which equates to 147 dwelling units calculated per the housing unit equivalency formula specified in Section 8.5. E. 2. as follows:*

54 detached cottages	@ 1:1 = 54
15 independent living cottages attached to main building	@ 1:1 = 15
56 congregate apartments	@ 2:1 = 28
60 traditional assisted living apartments	@ 2:1 = 30
40 memory impaired assisted living apartments	@ 2:1 = <u>20</u>
Total	147

- b. *Each tract of land proposed for an ARCPUD shall have a minimum of 250 linear feet of frontage on an existing public way.* The proposed Salmon Health and Retirement Community has four contiguous lots with a total of 314 linear feet of frontage on Village Street, a Medway public way.
- c. *Each building in the ARCPUD shall have a minimum front yard of no less than 20 feet and a side yard of not less than 10 feet, both measured from the edge of the paved way to the closest point of the structure.* As shown on the 2/18/16 site plan, all Salmon Health and Retirement Community buildings have at least a 20-foot front yard setback and at least a 10-foot side yard setback from the edge of the paved way to the closest point of the structure. Final house locations shall be shown on the as-built plans.
- d. *No buildings shall be constructed within 50 feet from the right-of-way line of a public way or within 50 feet from the perimeter lot line. The 50-foot buffer shall be maintained in its natural state or a landscaped open space.*

As shown on the 2/18/16 site plan, all buildings in the Salmon Health and Retirement Community (cottages, main building, medical office building and pavilion) are located more than 50' from Village Street and more than 50' from the site's perimeter property line.

Within the 50-foot area along the site's eastern property line, the applicant plans to construct 776 linear feet of roadway (18,380 sq. ft.), 614 linear feet of guard rails, 17,295 square feet of stormwater drainage swales, 386 linear feet of sidewalks (1,930 sq. ft.), and 1,041 linear feet of privacy fencing and landscaping to screen the development from adjacent property owners.

The ARCPUD provisions do not specify any items other than buildings which cannot be constructed or installed in the 50' area from the perimeter lot line. The language does state that the 50-foot buffer area shall be maintained in its natural state or as landscaped open space. However, no definition of "*natural state or a landscaped open space*" is included in the ARCPUD bylaw. Accordingly, the Board must use its best judgment as to what constitutes "*natural state or a landscaped open space*".

The Board has consulted with both its Planning Consultant and Town Counsel and listened to the testimony presented during the public hearing. The ARCPUD bylaw (Section 8.5.H. 2.) specifically references the definition of open space in the Open Space Residential Development portion of the Zoning Bylaw (Section

8.4. F). That language provides that up to 10% of a development's open space may be covered by gravel roadways and pavement. The proposed 776 linear feet of roadway (Waterside Run) equals 18,380 sq. ft. of surface area which is .42 (.46) of an acre. The proposed 386 linear feet of sidewalks is 1,930 sq. ft. which is .04 of an acre. Combined, the roadway and sidewalk equal .424 of an acre which is considerably less than 3.74 acres (10% of the 37.4 acres of open space for the site).

Therefore, the Board (finds) is comfortable with the construction of the various site improvements noted above within this 50' area.

4. Subject to Condition # _____ specified below, the Board finds that the development will comply with the ARCPUD Age Restriction (Section 8.5. F.).
5. Subject to any conditions specified below, the Board finds that the Salmon Health and Retirement Community complies with the ARCPUD Open Space Requirements (Section 8.5. H.) as follows:
 - a. *At least 40 percent of the total land area of the ARCPUD shall be set aside and maintained as open space.* The ARCPUD bylaw requires that 22.8 acres (40%) of the 56.9 acre site be designated as open space. Sheet C2 *Proposed Open Space and Trails* dated 6/12/15, last revised 2/17/16, displays the open space area. The plan and additional information provided during the course of the public hearing indicate that 37.4 acres of the 56.9 acre site are designated as open space. This land area constitutes 66% of the total site. Therefore the 40% requirement is fully met. The open space area is available for the recreation and enjoyment of both the ARCPUD residents and the general public.
 - b. *A minimum of 40 percent (of the required open space) shall be suitable and designed for recreational purposes.* As noted in item 5. - a. above, 22.8 acres of the site are required to be open space. 40% of that 22.8 acres is 9.102 acres that must be designed for recreational purposes. Sheet C2 notes that 27.5 acres of the open space area is *useable* (suitable for recreational purposes). Thus, the requirement of open space area for recreational purposes is met under Section 8.5. - H. The plan shows a total of 9,857 linear feet of trails throughout the open space area and a public canoe launch will be provided.
 - c. *A minimum of 50 percent of the (required open) space in an ARCPUD shall be Common Open Space as described in Section 5.5.3(F) and subject to the requirements and specifications provided therein unless modified or waived by the Planning and Economic Development Board.*

The above reference to Common Open Space as described in Section 5.5.3 (F) refers to an early draft of the recodified Zoning Bylaw, the final version of which was approved by Town Meeting on May 11, 2015. The correct reference to the actual Common Open Space section in the approved recodified Zoning Bylaw is to Section 8.4 F. Common Open Space. The language is the same. The section title is what differs.

As noted in item 5. - a. above, 22.8 acres of the site are required to be open space. 50% of that 22.8 acres is 11.4 acres that must be Common Open Space. The Common Open Space requirements were reviewed by the Board's Planning Consultant Gino Carlucci, of PGC Associates who determined in a letter dated August 4, 2015, that all of the Common Open Space requirements were fulfilled.

- d. *Wetland resources as defined in Medway Wetlands Protection Bylaw shall comprise not more than 50 percent of the required ARCPUD open space unless waived by the Planning and Economic Development Board.*

With this standard, the open space area shall not include more than 11.4 acres of wetlands. Sheet C2 shows notes that 27.5 acres of the total 37.4 acres of open space area are "useable" meaning they are uplands. The remaining 9.9 acres are wetlands so this requirement is met.

- e. *Drainage facilities shall not be located in the ARCPUD open space, but land within the open space may be utilized as natural courses for disposal of stormwater runoff. Other than minor berming and riprap at pipe outflows, no significant disruption of the open space land for drainage shall be permitted.*

According to the Board's Planning Consultant, Gino Carlucci of PGC Associates, there are no drainage facilities located within the designated open space area. Planning Consultant Gino Carlucci's review letter on this matter is dated August 4, 2015. In subsequent revisions, drainage swales with minor berming were located within open space areas so this requirement remains in compliance.

6. The Board finds that the Salmon Health and Retirement Community has complied with the required Pre-Application process outlined in Section 8.4 of the Zoning Bylaw. The applicant and their consultants met with the Board for an informal, pre-application discussion during the Board's regular meeting on February 10, 2015.
7. The Board finds that the Salmon Health and Retirement Community has complied with the Four-Step design process outlined in Section 8.4 of the Zoning Bylaw. During the pre-application meeting held with the Board on February 10, 2015, David Thompson of CHA Associates reviewed the four step design process (as required by the ARCPUD bylaw).
8. The Board finds that the proposed Salmon Health and Retirement Community has complied with the ARCPUD application requirements as specified in the Board's ARCPUD Rules and Regulations (Section 303). The Board's Planning Consultant, Gino Carlucci of PGC Associates, reviewed the application materials for completeness. As documented in the PGC Associates completeness review letter dated June 18, 2015, the application package was found to be substantially complete.

9. The Board finds that the proposed Salmon Health and Retirement Community meets the purposes, requirements and design standards of Section 8.5 of the Zoning Bylaw.
 - a. It provides a variety of housing types and amenities for senior citizens to accommodate their long-term social, cultural, recreational and continuing care needs.
 - b. The project site exceeds 10 acres and is located within the AR-II zoning district.
 - c. The project provides 4 (3) (congregate housing, assisted living, long-term care (take out long term care) and independent living) of the 6 types of allowed housing exceeding the required minimum of one. It also includes 2 (detached cottage and multifamily dwelling) of the 3 housing styles allowed, along with conservation and recreation uses and 3 (medical offices, adult day care and community center) of the 4 types of accessory uses. The accessory uses do not occupy more than 5% of the aggregate floor area of the entire ARCPUD.
 - d. The maximum number of units allowed is 171 and 147 are being provided.
 - e. As documented above, the dimensional requirements for area, frontage, lot size and setback are met.
 - f. As conditioned below, the occupancy of the units will be limited to residents 55 years of age and older.
 - g. As documented by the Board's Consultants and Town staff, the ARCPUD Rules and Regulations are met, except where specifically waived herein.
 - h. As documented above, the Open Space requirements are met.
 - i. The procedural requirements, including a pre-application meeting and Four-Step design process have been met.
 - j. This Decision includes sufficient conditions, safeguards and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with Section 3.4 and 8.5.
 - k. The development is consistent with the goals of the Medway Master Plan.
 - l. The total number of approved ARCPUD units (including this project) remains under the maximum of 10% of the Town's detached single-family dwellings.
10. As required by Section 3.4 of the Zoning Bylaw, the Board must find that the adverse effects of the proposed Salmon Health and Retirement Community ARCPUD will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site.

a. **General Findings**

- 1) The proposed Salmon Health and Retirement Community ARCPUD is a sizeable development. Spread out over 56.9 acres, it includes 54 cottage style homes in 29 buildings, an 11,475 sq. ft. medical office building, a 3,522 sq. ft. pavilion and a 305,457 sq. ft. main building on four floors including parking. The main building stands 71' feet high at its highest point, extends 616 ft. from east to west at its longest, and is 500 ft. wide from north to south at its widest. The ground floor footprint of the main building including the garage and attached cottages consumes 127,023 sq. ft. of the site's 56.9 acres. This constitutes 5.12% of the site's surface area. The main building is set back 1028 ft. into the site from Village Street. The main building's position on the site is 338' ft. from the closest point of the eastern boundary. The closest cottage style dwelling unit is located 50 ft. from the eastern boundary. The pavilion is located 51+ ft. from the property's eastern boundary.
- 2) Due to the age restricted nature of this development, the economic impact to a (Medway) municipality of an active adult/senior living community is far more beneficial than that of a conventional, family oriented subdivision development.
- 3) The development will provide enhanced quality of life offerings for the wider Medway community – adult day care program,(remove adult day care program although it might be a possibility) medical services, public walking trails and ice skating, and job opportunities. Located within a bend of the Charles River, the development will create access to the Charles River to both the residents of the Salmon Health and Retirement Community and to the community at large.

b. The Board makes the following specific findings related to the Section 3.4 criteria.

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

The Adult Retirement Community Planned Unit Development section of the Zoning Bylaw was first adopted by the Town in 2000 with the specific intent of encouraging this type of residential development in Medway. The stated purpose of Section 8.5 is "to develop a variety of housing for senior citizens and accommodate their long-term social, cultural, recreational and continuing care needs." The proposed Salmon Health and Retirement Community includes both cottage and apartment-style independent living units, assisted living apartment units, memory care apartment units, medical offices, and a variety of facilities to meet the recreational, social and cultural needs of its residents. Therefore, it meets the purpose of the Zoning Bylaw.

- 2) *The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.*

The development's location off of the south side of Village Street is a sound location for a senior living community. Village Street is a major east/west

street within Medway and ultimately connects to Routes 109 and 126. The proposed use is compatible with the mixed use nature of Medway's ARII zoning district in which this property is located. The ARII district includes the older, historic sections of Medway with a much wider variety of uses than the conventional half acre lot subdivision zoning it prescribes for new home construction. The ARII district includes residential neighborhoods off of Village Street that have some of the densest housing in Medway, including both rental and condominium multifamily housing. The zoning district also includes a variety of non-residential uses as well - two school complexes, Town Hall, churches, a redeveloped mill building and small, independent professional businesses. The proposed medical office building is compatible with the existing professional businesses located along Village Street.

The site plan and building elevations show both the establishment of a new neighborhood and a high quality design aesthetic. A variety of housing types will be available offering a continuum of options to allow residents to age in place within the development as their physical, medical and social needs change. Walking paths interconnect throughout the development. Opportunities abound for social interaction. Building architecture for the cottages, main building, medical office building and pavilion have been reviewed by the Design Review Committee and found to be consistent with Medway's *Design Review Guidelines*. Although the main campus building is sizeable, it has been designed in part to reflect an older hotel of which there were several in Medway further east on Village Street (toward Millis).

Owners of residential properties to the east of the subject site have expressed concerns about the negative impact on their quality of life of developing the subject site in accordance with the proposed Salmon Health and Retirement Community ARCPUD site plan. The neighbors have identified the following issues:

- a) Increased stormwater runoff on adjacent east/west roads and on their property.
- b) Visual dominance of the large and tall main building.
- c) Disturbance from traffic using Waterside Run, the development's easterly roadway that is close to the easterly property line.
- d) Noise disturbance from use of the nearby Pavilion building.
- e) Loss of adjacent undeveloped land to which the neighbors are accustomed.

The Applicant and the Board have endeavored to address these concerns. Over the course of the public hearing, the applicant has revised the plan in an effort to reduce a number of the identified impacts. The stormwater

management plan was substantially redesigned to address existing stormwater conditions on the adjacent streets and properties caused by older, inadequate stormwater management facilities at those locations. Other plan changes included moving Waterside Run westerly, relocating the sidewalk to the west side of the street, and including privacy fencing and landscaping along much of the eastern boundary. Additional measures, conditions, safeguards and limitations to address noise and traffic volume on Waterside Run are specified in the Conditions section of this decision to further protect the neighboring properties. (Susy noted she had more items to include in this section)

The applicant's traffic study was reviewed by the Town's traffic engineering consultant. The results of the analysis presented in the study indicate that the project will have a minimal impact on traffic operations at the intersections along Village Street and that the additional traffic from the proposed project will not change the existing level of service (LOS) at the majority of the nearby intersections.

In summary, the Board finds that the site is appropriate for the proposed senior living community use, the use does not significantly alter the existing character of the ARII zoning district, and the adverse effects of the development have been suitably addressed to reduce its impacts on the adjacent neighborhood to the east.

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

The Salmon Health and Retirement Community will connect to Town water and sewer. It will provide for its own trash removal, and offer its own transportation service for residents. It will maintain its roadways, utilities and stormwater management facilities. In addition, the facility will offer a variety of social and recreational amenities and services for its residents' personal needs including both indoor facilities (banking, barber and beauty services, a pavilion for social events, etc.) and outdoor facilities (walking trails, canoe launch, benches, etc.). Its internal roadway system and stormwater management system have been reviewed by the Town's Public Safety and Public Services staff and the Board's Consulting Engineer and found to be adequate.

- 4) *The proposed use will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or visual or other nuisances.*

The proposed use is primarily residential in nature with a medical office building. No inordinate odors or smoke will be generated. Lighting will be in conformance with the Town's lighting bylaw, thereby preventing light trespass onto neighboring properties. Further, pursuant to Condition , the

lighting installation shall be evaluated to determine if refinements are needed to meet the Zoning Bylaw requirements. Refuse will be contained within a building on the west side of the main building far away from abutting residents before being properly transported to an authorized disposal facility. The Design Review Committee has reviewed the proposed buildings and landscaping and its recommendations have been incorporated into the design. 1,041 linear feet of privacy fencing will be installed along the eastern edge of the site to reduce the visual impacts of the development on the immediate abutters and to block vehicular lights from intruding on the butters. Concerns about noise are addressed in Conditions # _____. No other nuisances are anticipated.

- 5) *The proposed use will not cause undue traffic congestion in the immediate area.*

The facility will have a major entrance/egress and a secondary entrance/egress. A traffic study has been conducted by the applicant's engineer and peer reviewed by the Town's Consulting Traffic Engineer. No undue vehicular traffic congestion is anticipated. Pedestrian and bicycle traffic is expected to be enhanced with the addition of two lighted crosswalks on Village Street and bicycle racks on the property. [Note my review comments that I can't seem to find the bicycle racks. We may need a Condition or waiver of this requirement]

- 6) *The proposed use is consistent with the Medway Master Plan.*

The Salmon Health and Retirement ARCPUD helps Medway work toward achieving both Housing and Open Space goals of the 2009 Medway Master Plan. Housing Goal #5 is: Explore and Utilize Creative Development Opportunities. Objective #4 of this goal is: Encourage use of ARCPUD and OSRD development options. For open space, this development meets Open Space Goal #2: Provide and maintain a diversity of conservation and recreation land with opportunities for both passive and active recreation; Goal #3: Promote the development of trails and access to open spaces; and Goal 6: Encourage compact development. Therefore, this project is specifically consistent with the Master Plan.

11. The Board finds that the proposed Salmon Health and Retirement Community does not exceed the ARCPUD Development Limitation requirement of Section 8.5 of the Zoning Bylaw whereby the maximum number of housing units in all permitted ARCPUD developments in Medway cannot exceed 10 percent of the existing detached single-family dwellings (excluding ARCPUD units) located in the Town of Medway, as determined by the Board of Assessors.

Per the Medway Board of Assessors, there were 3,663 detached single-family residential housing units in the Town of Medway on January 1, 2015. With the maximum 10% rule, no more than a total of 366 ARCPUD units are to be permitted in Medway. The only other ARCPUD project is the 80 unit Millstone ARCPUD

development that is presently under construction. When the Millstone unit count is combined with the proposed equivalent of 149 ARCPUD dwelling units for Salmon/Willows, the total of ARCPUD dwelling units in Medway will be 219, which is well under Medway's maximum 10% threshold of 366 units.

12. Subject to Condition specified herein, the Board finds that the applicant will comply with Section 8.6 of the Zoning Bylaw regarding affordable housing. The applicant has agreed to make a payment of \$274,550 to the Medway Affordable Housing Trust in lieu of constructing eight affordable dwelling units on site. (This amount needs to be changed as it was based on 56 cottages, not 54)
13. Subject to Condition specified herein, the Board finds that the applicant will comply with Section 7.1.1. of the Zoning Bylaw regarding parking. The required parking is 2 spaces per dwelling unit. Based on the equivalent of 149 dwelling units, a total of 298 parking spaces are needed. The bylaw also requires 1 parking space per 300 square feet of net usable area for other uses. The medical office building requires 32 spaces based on a size of 9,584 sq. ft. of net useable area. The pavilion needs 10 parking spaces based on a size of 2,988 sq. ft. of net useable area. The total number of required parking spaces is 336 spaces. The table below shows that adequate parking will be provided. (indicate number of bike racks)

	Required	Provided
Parking spaces provided at 54 independent cottages (2 per unit) plus driveway space (1 space for 7 cottages with 1 car garages and 2 spaces for 47 cottages with 2 car garages)	108	108 111
Parking spaces provided at 15 attached cottages (2 per unit)	30	32
Parking spaces provided at main building (1 per unit)	156	164
Parking spaces provided at medical office building (1 space per 300 sq. ft. of useable area) NOTE – 9,584 sq. ft. of useable area	32	32
Parking spaces provided at pavilion (1 space per 300 sq. ft. of useable area) NOTE – 2,988 sq. ft. of useable area	10	15
	336	452

[Note: Again, I don't see bicycle racks – we need a condition or waiver]

14. Subject to Condition specified herein, the Board finds that the applicant will comply with Section 7.1.2 of the Zoning Bylaw regarding exterior lighting.

Concern about lighting impacts were expressed at the public hearing. A photometric plan has been provided indicating compliance with the Section 7.1.2.

DECISION

After reviewing the application and all information gathered during the public hearing process, the Medway Planning and Economic Development Board, at a duly posted meeting held on Tuesday, March ___, 2016, on a motion made by _____ and seconded by _____ voted to _____ an ARCPUD special permit to Continuing Care Management, LLC of Westborough, MA and to _____ the *Salmon Health and Retirement Community ARCPUD Special Permit Site Plan*, Village Street, Medway, MA, prepared by Coneco Engineers and Scientists, Dario Designs, Inc. and CHA Companies, dated June 12, 2015, last revised _____ to develop an Adult Retirement Community Planned Unit Development (ARCPUD) subject to the PLAN MODIFICATIONS, CONDITIONS, AND LIMITATIONS listed below and certain WAIVERS from the *ARCPUD and Subdivision Rules and Regulations*. This _____ is transferable to successors in title of the subject property, or assignees. The motion was _____ by a vote of ___ in favor and ___ against.

Planning and Economic Development Board Members

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

MODIFICATIONS – Prior to plan endorsement, the Plan and the associated documents shall be further revised to include the additional, corrected, or modified information as specified herein.

1. Plan Revisions Needed before Endorsement
 - a. Detail on versa-lok retaining wall
 - b. Detail on fencing above retaining wall
 - c. Detail on wetlands crossing bridges
 - d. Detail on gazebo
 - e. More details on trail construction – width, materials, etc.
 - f. Separate sheet for off-site mitigation
 - g. Expanded and fuller landscape planting along eastern boundary line
 - h. reference to a Covenant on the cover sheet
 - i. additional bike rack locations and style

It was suggested the modifications listed above be included on the plan set. It was also suggested that more language be included about the buffer. Regarding the OOC from Conservation, it will need to be checked if this will include maintenance plan of open space parcels and trails.

CONDITIONS/LIMITATIONS/SAFEGUARDS

1. Notwithstanding any future amendment of the Medway Zoning Bylaw, G.L. C.40A or any other legislative act:
 - a. The maximum number of dwelling units to be constructed under this special permit shall be 225 (54 independent living cottages, 15 independent living cottages attached to the main building, and a combination of 56 independent living apartments, 60 assisted living apartments and 40 memory care apartments in the main building). In addition to the dwelling units there shall be one medical office building and one pavilion, as shown on the Plans.
 - b. The tract(s) of land on which this ARCPUD is to be located shall not be altered or used except:
 - 1) as granted by this special permit
 - 2) as shown on the plan entitled 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 modified as referenced herein; and
 - 3) in accordance with subsequent approved plans or amendments to this special permit.
 - c. The tracts of land and buildings comprising the Salmon Health and Retirement Community shall not be used, sold, transferred or leased except in conformity with this special permit and shall not be further divided except as may be required for open space conservation restriction purposes.
2. Age Restrictions
 - a. All dwelling units in this development are subject to a permanent age restriction to limit occupancy of the dwelling unit to people age fifty-five or older and their spouses (if applicable) of any age expect that a person of any age may occupy a dwelling unit as a personal care assistant for a resident senior with disabilities.
 - b. Guests aged younger than 55 years are age are permitted for a period of time not to exceed 90 days.
 - c. In the event of the death of the Qualified Occupant(s) of a unit or other involuntary transfer of a unit, a one year (suggest this to be 5 years check with town counsel) exemption shall be allowed to allow for the rental or sale of the unit to another Qualified Occupant(s) (the "Age Restriction") so long as the provisions of the Housing Laws (defined below) are not violated by such occupancy,
 - d. The Age Restriction is intended to be consistent with, and is set forth in order to comply with the Fair Housing Act, 42 USC section 3607, as

amended, the regulations promulgated thereunder, 24 CFR Subtitle B, c. 1, section 100.300 et seq. and G.L. c. 151B, section 4 (the "Housing Laws"). This special permit shall be construed so as to be consistent with federal and state law, and nothing in this special permit shall require or permit the Applicant or its successors or assigns to take any action in violation of federal or state law.

- e. The age qualification requirements for the affordable housing units shall be in conformity with DHCD's requirements for inclusion on the Subsidized Housing Inventory. ~~(delete this section)~~

- 3. **Affordable Housing Payment in Lieu of Construction** – To fulfill its affordable housing responsibilities pursuant to Section 8.6 of the Bylaw, the applicant shall pay a total of \$274,550 to the Medway Affordable Housing Trust in lieu of constructing 8 affordable dwelling units on site. 1/8 of this amount (\$34,318.75) shall be paid upon occupancy of the 10th, 20th, 30th, 40th, 50th, 60th cottage unit, and 2/8 of this amount (\$68,637.50) shall be paid upon occupancy of the 70th cottage unit. ~~(the amounts on this need to be adjusted)~~

- 4. **Payment of Balance of Fees/Taxes** - Prior to plan endorsement, the Applicant shall pay the balance of any fees for outstanding plan review services provided by any outside consultants retained by the Board which assisted in the review of this project. The Applicant shall also pay a fee for construction services to be provided by outside engineering and legal consultants. The fee shall be established by the Planning and Economic Development Board. The Applicant shall also be current with the Medway Town Treasurer/Collector for all real estate taxes, betterments, charges, obligations, fees and any penalties and back charges resulting from the non-payment of taxes for all property included in this development.

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 about 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 about 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.
 - 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 within ____ years after plan endorsement.
 - 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. Is a separate access & use easement needed in addition to the

Conservation Restriction? Check with Town Counsel.
(There needs to be clarity in language when this needs to take place)

- g. 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*).
- d. 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' (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. 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. (Check the plan set)

There was a discussion about the entrance at the easterly section of site will worsen due to the existing conditions. Mrs. Hooper expressed her concern that this area is extremely dangerous and the improvements do not make for better situation. The Chairman noted that this is an existing problem and the town needs to address this issue.

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???**

There was discussion about including stronger language about having the protected trees staked out. Also include language about what will happen if there is clear cutting. The replacement needs to be substantial so that the applicant would work to preserve. Consultant Carlucci will work on the language in this section.

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 comply with the Order of Conditions issued by the Medway Conservation Commission. (It was suggested that this first sentence be removed) 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 and 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* - 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. and 4 p.m. on Saturday. No construction shall take place on Sundays or legal holidays without the advance approval of the Inspector of Buildings.
(The board would like this section to make the distinction between outside work and inside work. It was the recommendation to keep the Saturday hours. The Board would like this to be discussed with the building inspector.)
 - 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 commencement of site preparation/clearing and construction.
(There was discussion that the Conservation Commission was clear about what can and cannot be planted. It was suggested to have the landscape architect attend the next DRC meeting to address issues regarding infill ideas along with the concern with the diameter of the root balls and the buffers.)
 - 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. **(Include language about keeping a buffer. It was suggested to consult with the building inspector.)**

- 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.

(There was discussion about the construction entrance. The applicant does not want to have a gate. Resident Barstow suggested that there be a sensor gate for the residents. Resident Hooper agrees that a gate could be an attractive feature.)

- 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.

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.

17. **Deliveries**
 - a. Deliveries shall occur no earlier than ___ am and no later than ___ pm
 - b. Delivery trucks shall access the site only from Willow Pond Road.
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)

NOTE - The rest of the decision will be reviewed at the next meeting.

19. **Limitations on Use of Pavilion Space** – Hours of operation?? Noise?
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.

23. **Snow Storage/Removal**

1. On-site snow storage shall not encroach upon nor prohibit the use of any parking spaces required by the zoning bylaw.
2. Accumulated snow which exceeds the capacity of the designated snow storage areas on-site shall be removed from the premises within 24 hours after the conclusion of the storm event.

24. **Other Town Permits** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits, including but not limited to a Street Opening/Roadway Access Permit from the Department of Public Services.

25. **Amendments/Modifications to Decision and/or Plan**

- a. This Approval is subject to all subsequent conditions that may be imposed by other Town boards, agencies or commissions. Any changes to the Plan that may be required by the decisions of other boards, agencies or commissions shall be submitted to the Planning and Economic Development Board for review as plan modifications pursuant to Section 8.5 of the *Medway Zoning Bylaw*.
- b. Any work that deviates from the approved Plan and Decision shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan or decision modification pursuant to Section 8.5 of the *Medway Zoning Bylaw* and such approval is provided in writing to the Planning and Economic Development Board.
- c. Whenever additional reviews by the Planning and Economic Development Board, its staff or consultants are necessary due to proposed modifications to the site plan and/or decision, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Planning and Economic Development Board may reduce the scope of the required review and waive part of the filing and review fees.

26. Construction Observation/Inspection

- a. Inspection by the Town's Consulting Engineer of the construction of the roadways, infrastructure, stormwater management facilities, water and sewer facilities, site amenities including landscaping, and other utilities is required. Prior to plan endorsement, the Applicant shall pay a construction observation fee under G.L. c. 44 §53G to the Town of Medway for such inspections. The Board will use the funds at its discretion to retain professional outside consultants. In addition to inspections, the funds may be used to pay professional outside consultants to review legal documents, prepare bond estimates, and review as-built plans. The amount shall be determined by the Board based on an estimate provided by the Town's C Consulting Engineer and shall be paid prior to plan endorsement. The Applicant shall provide supplemental payments to the Town of Medway, for reasonable construction services, upon invoice from the Board until the road construction and stormwater drainage system are completed, utilities and site amenities are installed, and the as-built plan has been reviewed and determined to be satisfactory for filing with the Town.
- b. Planning and Economic Development Board members, its staff, consultants or other duly authorized agents of the Town of Medway shall have the right to enter upon the property to inspect the site at any time, for compliance with the endorsed site plan and the terms, provisions and conditions of this special permit.
- c. The Department of Public Services will conduct inspections for any construction work occurring in the Town's right-of way in conjunction with the Town of Medway Street Opening/Roadway Access Permit.

27. **Pre-Construction Conference** - A preconstruction conference with the developer, general contractor, Department of Public Services, Police and Fire Departments, the Conservation Agent, the Planning and Economic Development Coordinator, and the Town's Consulting Engineer shall be held prior to the commencement of construction. For the purposes of this decision, "commencement of construction" shall occur when the clearing and grubbing (*removal of stumps and topsoil*) has been initiated. The general contractor shall request such conference at least one week prior to commencing construction by contacting the Planning and Economic Development office. At the conference, a schedule of inspections shall be agreed upon by the developer, the Town's Consulting Engineer and other municipal officials or boards in accordance with Section 6.5 Construction Observation/ Inspection of the *Subdivision Rules and Regulations*. At the pre-construction meeting, the developer shall provide a copy of the final Stormwater Pollution Prevention Plan (SWPP) and a detailed construction schedule.

28. Performance Security Guarantee

- a. *Restrictive Covenant* - Prior to plan endorsement, the applicant shall sign a Restrictive Covenant, to be reviewed and approved by Town Counsel, to secure construction of the roadways, installation of stormwater management facilities, utilities, services, pedestrian facilities/trails/pathways, all site amenities including but not limited to lighting, landscaping, fencing, and any off-site improvements, all as shown on the Plan of Record. Reference to the restrictive covenant shall be noted on the cover sheet of the Plan of Record and shall be recorded at the Norfolk County Registry of Deeds.
- b. *Performance Guarantee* - At such time as the Applicant wishes to obtain a building permit for any structure on the site and after the Applicant has completed the minimum infrastructure construction as specified in Section 6.6.3 of the *Subdivision Rules and Regulations* for the Phase I area as shown on Sheet 62 Construction Sequencing Plan, the Restrictive Covenant may be replaced by one of the types of performance guarantees set forth in G.L. c. 41 Section 81U, which method or combination of methods shall be selected and from time to time varied by the Applicant, in a sufficient amount, source and form acceptable to the Planning and Economic Development Board, Treasurer/Collector, and Town Counsel. Such performance guarantee shall secure performance of the construction of the roadways and installation of stormwater management facilities, utilities, services, pedestrian facilities/trails/pathways, all appurtenances thereto, and all site amenities including but not limited to lighting, landscaping, and fencing and any off-site improvements all as shown on the Plan of Record and the maintenance thereof. The performance guarantee agreement shall:
 - 1) define the obligations of the developer and performance guarantee company;
 - 2) specify a scheduled date by which the applicant shall complete construction in accordance with the Plan of Record;
 - 3) state that it does not expire until released in full by the Planning and Economic Development Board; and
 - 4) include procedures for collection upon default.

The applicant shall be current with the Town of Medway for any taxes/fees associated with the subject property before the Board will enter into a performance security agreement.

- c. *Amount* - The face amount of the performance guarantee shall be the amount that would be required for the Town of Medway to complete the construction of the roadways and installation of stormwater management facilities, utilities, services, pedestrian facilities/trails/pathways, all appurtenances thereto, and all site

amenities including but not limited to lighting, landscaping, and fencing as specified in the Plan of Record and any off-site improvements that remain unfinished at the time the performance guarantee estimate is prepared. The estimate shall be based on unit prices in the latest Weighted Average Bid Prices issued by the MassDOT. The estimate shall also include the cost to maintain the roadways, stormwater management system and other infrastructure in the event the applicant fails to adequately perform such. The estimate shall reflect the cost for the Town to complete the work as a public works project, which may necessitate additional engineering, inspection, legal and administrative fees, staff time and public bidding procedures. In determining the amount of the performance guarantee, the Board shall be guided by the following formula in setting the sum of the security.

- 1) the estimate of the Town's Consulting Engineer of the cost to complete the work; plus
- 2) a twenty-five percent (25%) contingency.

- d. *Adjustment of Performance Guarantee* - At the Applicant's written request, the amount of the performance guarantee may be reduced, from time to time, by the Board and the obligations of the parties thereto released by the Board in whole or in part, upon the partial completion of the roadways and infrastructure improvements as defined herein. In order to establish the amount to adjust the performance guarantee, the Town's Consulting Engineer shall prepare an estimate of the current cost for the Town to complete all work as specified in the Plan of Record that remains unfinished at the time the estimate is submitted to the Board. The estimate shall be based on unit prices in the latest Weighted Average Bid Prices issued by the MassDOT. The estimate shall also include the cost to maintain the roadways, stormwater management system and other infrastructure in the event the developer fails to adequately perform such. The estimate shall reflect the cost for the Town to complete the work as a public works project, which may necessitate additional engineering, inspection, legal and administrative fees, staff time and public bidding procedures. The estimate shall also include the estimated cost to produce as-built plans and for project closeout services. In determining the amount of the adjustment of the performance guarantee, the Board shall be guided by the following formula to determine the reduction amount:

1. the estimate of the Town's Consulting Engineer of the Town's cost to complete the work; plus
2. a twenty-five percent (25%) contingency.

The first request for a reduction of the performance guarantee shall not be made until the applicant has completed the minimum roadway and infrastructure improvements as specified in Section 6.6.3 of the

Subdivision Rules and Regulations for the Phase II area as shown on Sheet 62, Construction Sequencing Plan.

The Board shall not approve subsequent requests for a reduction of the performance guarantee until the applicant has completed the minimum roadway and infrastructure improvements as specified in Section 6.6.3 of the *Subdivision Rules and Regulations* for the area included in each subsequent Phase.

The applicant shall not make any request for a reduction of the performance guarantee of less than \$100,000 or such lesser amount remaining on the performance guarantee.

- e. Any such surety shall be released by the Planning and Economic Development Board in accordance with the procedures of G.L. c. 41, § 81U.
- 29. **Construction Standards** - All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.
- 30. **Timetable for Project Completion**
 - a. The Applicant shall construct the roadways and all related infrastructure including the stormwater management system, install all utilities and site amenities as shown on the Record Plan, to the satisfaction of the Board, within ___ years of the date of endorsement of the plan, unless extended as provided in subparagraph b. below.
 - b. A request to extend the completion time limit must be made in writing to the Board at least thirty (30) days prior to the specified expiration date. The Board herewith reserves its right and power to grant or deny such an extension, to issue any appropriate changes to the special permit, and to require any appropriate modifications of the Plans.
- 31. **Project Completion** – Upon completion of all work, and prior to the issuance of the final certificate of occupancy and release of the last \$40,000 of performance guarantee, the following items shall be completed to the Board's satisfaction:
 - a. *As-Built Plans* – The Applicant shall prepare and provide an as-built plan of the roadways, utilities and other infrastructure prepared in accordance with the *Subdivision Rules and Regulations* in effect at the time the as-built plans are submitted, for review by the Town's Consulting Engineer and Board approval. The as-built plan shall be

prepared by a Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts.

- b. *Engineer's Certification* – The Applicant shall provide a written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all buildings, site work, infrastructure and site amenities have been constructed and completed in substantial compliance with the Plan of Record as may be amended by the Board.
- c. *Certificate of Site Plan Completion* - The Board shall prepare a Certificate of Site Plan Completion which serves as the Planning and Economic Development Board's confirmation that the completed work conforms to the approved Plan and any conditions and modifications thereto, including the construction of any required on and off-site improvements.
- d. The applicant shall be current with the Town of Medway for any taxes/fees associated with the subject parcels.

32. **Enforcement** - The Planning and Economic Development Board or its agent(s) may use all legal options available to it, including referring any violation to the Inspector of Buildings/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Special Permit and Conditions of Approval.

WAIVERS – The Applicant has requested a series of waivers from the *Site Plan Rules and Regulations*. The requests were reviewed by the Planning and Economic Development Board during a duly called and properly posted public hearing on _____. On _____, the Planning and Economic Development Board, on a motion made by _____ and seconded by _____, voted to _____ the Applicant's *Requests for Waivers*. The motion was _____ by a vote of ____ in favor and ____ opposed. Waivers from the following sections of the *Site Plan Rules and Regulations* were approved:

Section 204-5 D.7 – Proposed Site Information Sheets (Landscape Architectural Plan) – Plan graphics on the Landscape Architectural Plan shall reflect, as closely as possible, the actual canopy dimension of proposed tree plantings at the time of installation with a “lesser” intensity graphic used to represent potential canopy at maturity.

Explanation – The applicant has requested relief from showing graphics for tree canopy size at the time of planting. Instead, they will show tree canopy size at approximately 10 years after planting. Due to the extent of the landscaping plan, eliminating the additional graphic showing the tree size at planting will make the plans easier to read during the review process.

Findings -

Section 204-5 C. 3 - Existing Conditions Sheets – An Existing Landscape Inventory shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. This inventory shall include a mapped overview of existing landscape features and structures and a general inventory of major plant species including the specific identification of existing trees with a diameter of one (1) foot or greater at four (4) feet above grade.

Explanation – The applicant has requested relief from this regulation due to the size of the subject parcel (56.9 acres). It is heavily wooded and could include hundreds, if not thousands of trees matching this size requirement. The task to undertake such a tree survey would be expensive and time consuming.

Findings – The Board is amenable to a middle ground whereby the applicant will conduct an inventory of trees 18 inches in diameter and present that to the Board.

Section 205-9 B. – Landscape Buffers – Planting of new or replacement trees shall be native, deciduous hardwoods from the following list (red oak, pin oak, scarlet oak, red maple, silver maple, sugar maple, thornless honey locust, green ash).

Explanation - The applicant has requested that they be allowed to plant species not included on the Town's current tree list. The applicant wants to use trees which are indigenous and native to area but not be limited to the tree list. They wish to provide for a greater plant diversity on site, contribute to a more varied collection of trees to promote seasonal interest, and provide protection against possible future disease.

Findings – The Board finds that this is a reasonable request as long as the selected trees are native and indigenous to this area.

Section 205-9 F. – Tree Replacement – 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.

Explanation – The applicant has requested relief from strict interpretation of this requirement. Instead the applicant has presented a landscaping plan for the planting of 440 trees, 836 shrubs, and miscellaneous perennials and ground cover materials.

Findings -

APPEAL - Appeals, if any, shall be pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws, as amended, and shall be filed within twenty (20) days after the date of filing of this Decision in the Office of the Town Clerk.

After the appeals period has expired, the applicant must obtain certified notice from the Town Clerk that no appeals have been made. Said notice must be filed at the Registry of Deeds with this special permit. A copy of said recording must be returned to the Town Clerk to complete the file.

Other Business:

Planning and Economic Development Office:


The Planning and Economic Development office will be moving the week of March 7, 20016.

Adjourn:

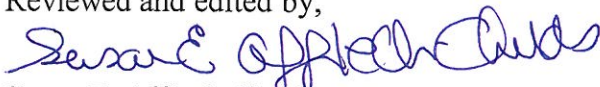
On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 10:00 pm.

Respectfully Submitted,


Amy Sutherland
Recording Secretary

Reviewed and edited by,


Susan E. Affleck-Childs
Planning and Economic Development Coordinator



March 3, 2016

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

Attn.: Ms. Susan E. Affleck-Childs

Re: Excelon Major Site Plan Review
8 Summer Street
Medway, MA
Peer Review Scope & Fee

Dear Ms. Affleck-Childs:

BETA Group, Inc. is pleased to provide this proposal for peer review services of the proposed Excelon West Medway II Facility at 8 Summer Street Medway, MA. This letter is provided to outline the scope and fee of BETA's review.

BASIS OF REVIEW

BETA received the following items:

- Application for Major Site Plan Approval dated February 9, 2016
- Plans titled West Medway Facility II – Permit Plan Set, Prepared by Beals & Thomas dated February 9, 2015
- Stormwater Management Report prepared by Beals & Thomas dated February 9, 2016.
- Traffic Impact Report prepared by MDM Transportation Consultants Inc., dated February 9, 2016
- Final Environmental Impact Report prepared by Epsilon Associates, Inc dated February 1, 2016

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

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

PROJECT OVERVIEW

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

SCOPE OF REVIEW

BETA's review will include the following tasks:

Site Plan Review

- BETA will conduct one (1) site visit to review the existing conditions, topography and potential impacts of the proposed improvements.
- Review submitted materials for conformance with the Town of Medway Rules and Regulations for Site Plan Review, other pertinent state and federal regulations and good engineering practice.

Stormwater Management Review

- BETA will review the submitted materials for conformance with the MassDEP Stormwater Management standards, Town of Medway Stormwater Bylaw and good engineering practice. It is understood from discussions with the Town's conservation agent that this stormwater review will be used by the Conservation Commission in their review of the Applicant's Notice of Intent filing.

Traffic Review

- BETA traffic engineers will conduct one (1) site visit to verify existing traffic conditions and observe existing traffic patterns.
- Review the proposed site plans for conformance with applicable traffic standards and good engineering practice.
- Review the analysis and conclusions presented in the Traffic Impact Report.

Submittal

- BETA will prepare a letter report summarizing our findings and recommendations in the above review to the Town of Medway Planning and Economic Development Board.

Meetings

- BETA will attend up to five (5) meetings. It is anticipated that BETA will attend three (3) public hearings and two (2) coordination meetings with Town staff and the applicants engineer.

Revisions

- BETA will provide one (1) follow up review of any revised Site Plans and associated materials. A letter report detailing the status of the original comments and the disposition of each will be provided to the Board.

REVIEW FEE

The proposed fee for the Site Plan Review is provided on a time and materials basis. The proposed fee of \$18,715 will not be exceeded without prior approval from the Town of Medway.

<u>Task</u>	<u>Fee</u>
Site Plan Review (30 Hours)	\$4,650
Stormwater Management Review (18 Hours)	\$2,610
Traffic Review (52 Hours)	\$7,540
Meetings (15 hours)	\$2,175
Revisions (12 Hours)	<u>\$1,740</u>
Total Fee	\$18,715

If the Town of Medway requires any additional meetings, studies, reviews, or items not included under this scope of services (described above) BETA will provide an additional scope and fee prior to commencing those tasks. Additional time required will be billed on an hourly rate basis according to the attached rate schedule.

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

Very truly yours,
BETA Group, Inc.



Kevin Aguiar, P.E.
Senior Associate



BILLING RATE SCHEDULE

TITLE	NAME OF INDIVIDUALS	Fixed Hourly Rate	FY 2017
1. Project Manager	Bill McGrath	\$180.00	\$185.00
2. Subdivision/Site Plan Reviewer	Andrew Ogilvie	\$145.00	\$149.00
3. Drainage Plan Reviewer	Nicole Iannuzzi	\$145.00	\$149.00
4. Subdivision/Site Plan Observer	Mark Merrill	\$108.00	\$111.25
5. Survey Crew	Daniel Moniz	\$118.50	\$122.00
6. Developer of Construction Cost Estimates	Joe DiPilato Herman Peralta	\$151.50 \$118.50	\$156.00 \$122.00
Others (Itemize)			
Sewer/Wasterwater	Steve Richtarik	\$162.75	\$167.50
Sewer/Wasterwater	Robert Baglini	\$138.00	\$142.00
Traffic	Kien Ho	\$180.00	\$185.00
Traffic	Michael Wasielewski	\$145.75	\$145.75
Landscape Architecture	Randall Collins	\$175.00	\$180.00
Landscape Architecture	Scott Ridder	\$138.00	\$142.00
Direct Expenses			
Mileage	\$0.56 / mile	\$0.56 / mile	\$0.56 / mile
Sub-consultant if required	Cost plus 10%	Cost plus 10%	Cost plus 10%

Susan Affleck-Childs

From: dan.hooper@verizon.net
Sent: Friday, February 26, 2016 11:37 AM
To: Susan Affleck-Childs
Cc: kathyhooper1@verizon.net; barstowbuilding@verizon.net
Subject: Salmon

Hi Susy,

As you know, I have always tried to play by the rules. Within the rules and with respect to the Salmon project proposal, I continue to encourage the PEDB to act reasonably and appropriately on this neighborhood's behalf until the remaining few issues have been fairly addressed and solved. In that vein, the following is a response to the PEDB concerning PGC's January 22, 2016 review and some comments on the whole. My goal is and always was to encourage the PEDB to make decisions that are within their authority, reasonable and defensible - decisions that are good for Medway:

Using an OSRD definition in the Zoning Bylaw to apply to and define a phrase in the ARCPUD

This is wrong, and not defensible. If Common Open Space was defined in the zoning bylaw in the general "Definitions" section, it would apply across all sections of the zoning bylaw. That's not the case here. One can't cherry-pick definitions specific to other areas of a zoning bylaw in an attempt to interpret or define similar words and phrases elsewhere in the zoning bylaw. I would recommend the PEDB not use this interpretation in their decision. However, in my opinion the PEDB does have the authority to interpret the ARCPUD reference, "...buffer... maintained in its natural state or as a landscaped open space." as it was meant: to keep or enhance a vegetative buffer from an intense institutional/residential proposal from its conventional-home, ARIL-zone neighbors. That's what the zoning bylaw does to its core: allows for certain development approaches beneficial to the town in certain areas while, amongst other things, protecting current residents from any potential property value loss resulting from such development. Adequate buffers are beneficial to all parties.

So, regardless of the above definition issues, what abutters on the project's east side - by far the most affected neighbors of this project - are asking for at this point is for a more concerted and effective effort to vegetatively "buffer" the project land disturbance and buildings from our views (and visa versa, to the project's benefit), which was precisely what the ARCPUD zoning bylaw intended even if it may fall short in its effectiveness. Doing so also satisfies a primary goal of planning and zoning by protecting and preserving the well being of citizens and their property values, even if primarily for just a dozen home owners like myself. A 6' fence along with little trees planted every few dozen feet is not an effective buffer when you consider what existed for woodland screening and the magnitude and intensity of what is being proposed, particularly on the southeasterly half, where the main building will be as close as 370' away from homes with little existing vegetation remaining to screen it from view. A 6'H vinyl fence does not effectively buffer view of a 71'H x 550' x 550' building, elevated from existing grade some 10', even from 400' away. This building is larger dimensionally than most Walmart stores...and more than twice as tall. It will be one of the largest buildings and perhaps the tallest without a steeple. Buffering heavily with mature vegetation is the only fair and reasonable approach to integrate it respectfully and as this bylaw intended.

Issues related to the wetlands and others under the Conservation Commission's authority have made this an elongated and involved special permit project for the PEDB. This should come as no surprise to anyone given all the water and water-related limitations of the site and the magnitude of the proposal. The concerns of us as neighbors have been just a tiny blip in this process, really. Barely a sound, if any, came from any of us at the previously-approved ARCPUD proposal for this site since the project satisfied the letter and intent of the ARCPUD bylaw and Master Plan. With this proposal being far more intense, closer in proximity, slow in resolving drainage designs and more devastating to any existing vegetative buffers, we now have comments and questions. These concerns are inexplicably met with the Board's impatience and annoyance. This has forced us to become more urgent with our message. Any citizen knowing what zoning bylaws afford us and who is concerned about his home's value in a similar environment like this would do the same.

I'm happy to work with the applicant to address these issues but the PEDB needs to promote this as a concern, otherwise the developer will not be motivated to do so. This is not an unduly burdensome request of Salmon. It's a logical and mutually beneficial one, if anything. This is not a pre-existing commercial site (Medway Gardens/Cumberland Farms) or a wooded site that has no immediate residential neighbors (Tri Valley Commons) or residential subdivision with conventional homes on conventional lots. It's unique and its massive by any measure. For Medway and most any other community in this area, this would be viewed as a very large institutional/commercial/residential complex proposal in terms of its expected operation and physical magnitude...and it's to be inserted up against a pre-existing neighborhood. Ask for a more intense buffer where it is needed because it is right AND defensible. Ask for this as elected officials serving all existing residents, and particularly those most affected. If you do, the applicant, neighbors and Medway will stand to gain.

Thanks for your continued consideration,
Dan Hooper



Town of Medway

Remote Participation Request

I, THOMAS A. GAY (print name), hereby request to participate remotely at the meeting of the PLANNING & ECO. DEV. (Board/Committee/Commission) to be held on MARCH 8TH, 2016 (date). I certify to the Chair that my absence is the result of one or more of the following factors which make my physical presence unreasonably difficult:

- ☐ (1) Personal Illness or Disability ☐ (2) A Family or Other Emergency
☐ (3) Military Service ☒ (4) Geographic Distance (Employment / Board Business)

Explanation: WILL BE IN WASHINGTON DC. AT AN OGC
TECHNICAL STANDARDS MEETING FROM 3-6 PM
3-11-2016

During the meeting, I will be at the following location:

HAMPTON INN, 1729 H ST NW
Address WASHINGTON DC

508-341-5174
Phone Number

Thomas A. Gay
Signature of Member

3-3-2016
Date

Please sign and return to Chair

Request received by _____
Chair (please print) _____ Date _____

Method of Participation _____ (e.g. speakerphone)

Request Approved _____ Request Denied* _____

Signature of Chair

Date

Signed form to be appended to the meeting minutes.

*All Denied Requests are Final and Not Appealable.

Susan Affleck-Childs

From: dan.hooper@verizon.net
Sent: Friday, February 26, 2016 11:37 AM
To: Susan Affleck-Childs
Cc: kathyhooper1@verizon.net; barstowbuilding@verizon.net
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Issues related to the wetlands and others under the Conservation Commission's authority have made this an elongated and involved special permit project for the PEDB. This should come as no surprise to anyone given all the water and water-related limitations of the site and the magnitude of the proposal. The concerns of us as neighbors have been just a tiny blip in this process, really. Barely a sound, if any, came from any of us at the previously-approved ARCPUD proposal for this site since the project satisfied the letter and intent of the ARCPUD bylaw and Master Plan. With this proposal being far more intense, closer in proximity, slow in resolving drainage designs and more devastating to any existing vegetative buffers, we now have comments and questions. These concerns are inexplicably met with the Board's impatience and annoyance. This has forced us to become more urgent with our message. Any citizen knowing what zoning bylaws afford us and who is concerned about his home's value in a similar environment like this would do the same.

I'm happy to work with the applicant to address these issues but the PEDB needs to promote this as a concern, otherwise the developer will not be motivated to do so. This is not an unduly burdensome request of Salmon. It's a logical and mutually beneficial one, if anything. This is not a pre-existing commercial site (Medway Gardens/Cumberland Farms) or a wooded site that has no immediate residential neighbors (Tri Valley Commons) or residential subdivision with conventional homes on conventional lots. It's unique and its massive by any measure. For Medway and most any other community in this area, this would be viewed as a very large institutional/commercial/residential complex proposal in terms of its expected operation and physical magnitude...and it's to be inserted up against a pre-existing neighborhood. Ask for a more intense buffer where it is needed because it is right AND defensible. Ask for this as elected officials serving all existing residents, and particularly those most affected. If you do, the applicant, neighbors and Medway will stand to gain.

Thanks for your continued consideration,
Dan Hooper

PGC ASSOCIATES, INC.

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

March 3, 2016

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

**Re: Salmon Health and Retirement Comment Community Revised ARCPUD
Special Permit Applications (The Willows).**

Dear Mr. Rodenhiser:

I have reviewed the revised plans dated February 18, 2016 for an ARCPUD special permit submitted by Continuing Care Management, LLC of Westborough. The owner is Charlotte Realty LLC, of Sharon.

The proposal is to construct a complex for persons over 55 consisting of 54 (a reduction of 2 from previous plans) detached independent living cottages, 15 independent living cottages attached to the main building, 56 apartments in a common building along with 60 assisted living units and 40 memory care assisted living units. Also included are a pavilion and a medical office building along with walking paths, open space, parking, drainage, landscaping, etc. The plans were prepared by Coneco Engineers and Scientists of Bridgewater (engineers), CI IA of Keene New Hampshire (Landscape Architects) and Dario Designs of Northborough (Architects), and are dated June 12, 2015, with a latest revision date of February 18, 2016

The property is located Village Street in the Agricultural-Residential II zoning district. I have repeated the comments from my November 4, 2015 letter which included only those relevant comments from my previous letters with new comments in **Arial bold font** as follows:

Zoning

14. Section 7.1.1.I requires that there be 1 bicycle space for each required vehicle parking space. No bicycle spaces are shown.

The applicant has provided bike racks for employees within a fence-enclosed area and has requested a waiver from this requirement. As a Zoning Bylaw requirement, the Planning Board does not have the authority to waive this. It would need a variance from the ZBA. Furthermore, while applicant states that the residents would not use bicycles (this may not be true of the residents in independent living units), bicycle racks would be useful for the public who may take advantage of the publicly accessible open space and trails. With 336 spaces (exempting the individual garage spaces), 17 bicycle spaces would be required. It is not clear how many are provided for employees, but it appears that only 8-10 additional rack spaces would be needed to comply.

I could not find the bicycle racks that had been shown on the previous plan. Despite my comment above, the bicycle requirement is waivable by the PEDB as part of site plan review. ARCPUD projects are exempt from site plan review and the Zoning Bylaw states that when site plan review is not required, the Building Inspector may waive the bicycle requirement "based on individual site conditions." As stated above, bicycle racks would be useful for persons wishing to travel to the public open space and trails.

I am still unable to find bicycle racks.

15. Section 7.1.2.E requires that there be no light trespass onto abutting properties. The photometric plan indicates light trespass up to .4 foot-candles on property to the west.

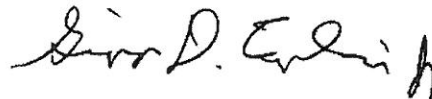
The revised Photometric Plans now document that this requirement is met.

The Photometric Plans continue to show no light trespass. However, those plans show 0.0 foot-candles directly under some of the light fixtures along the eastern entrance (which are different than most of the other fixtures on site). While light can be precisely directed, these values should be verified.

The Photometric Plans have been corrected.

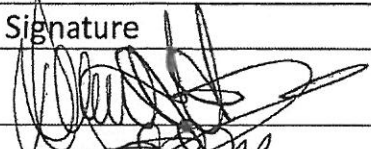

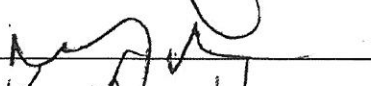


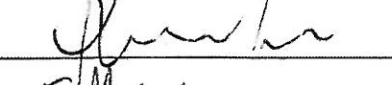


If there are any questions about these comments, please call or e-mail me.

Sincerely,

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

Gino D. Carlucci, Jr.

Petition to the Medway Planning and Economic Development Board Regarding the Willows Project

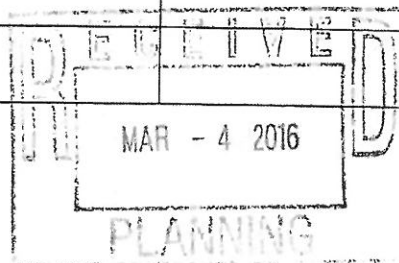
Name	Signature	Address
DAN HOPPER		6 NAWMKEAG ST
Rachel Walsh		168 Holliston St.
MARY WEAVER	Mary W	13 VERNON RD
Maureen Buckley		201 Main St.
Kathy Hooper	Kathleen Hooper	6 NAWMKEAG STREET
Patty Brennan	Patty Brennan	7 NAWMKEAG STREET
FRED PROUTTE	Fred Proutte	7 NAWMKEAG ST.
Janet Sheehan	Janet Sheehan	6 King Philip St.
TURGER LOBERT		21 Charles River Rd.
John Ehrmanntrant	John Ehrmanntrant	18 Charles River
Frank B. Whiting	Frank B. Whiting	30 Carverway St
Tom Irwin	Tom Irwin	15 Florence Cir
Robinson		18 Diane Drive
	Diana Loss	17 Hooksett Cir
Jeff Selby		18 Weckitt Cir
Charles Dwyer	Chell Dwyer	32 Oakley Circle
Brian Gray	Brian Gray	8 Hickory Dr
KENNETH J. MacLEOD	Kenneth J. MacLeod	54 MILFORD ST.
Michael Kasse		7 Saddle Hill Rd
Tom McIntosh	Tom McIntosh	15 Green Valley Rd.

MAR - 4 2016

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Petition to the Medway Planning and Economic Development Board Regarding the Willows Project

Name	Signature	Address
RICHARD L POTTER	Richard L. Potter	14 HOWE ST.
William Scherison	William Scherison	45 LOVERING STREET
TCM BLANGE	Alma Blange	22 Hemlock Dr
Susan Cable	Susan Cable	16 Charles River Rd.
Andrew Mahan	Andrew Mahan	4 Lilly St
COLLEEN MAHAN	Colleen Mahan	4 Lilly St
Tim Garry	Tim Garry	4 Lilly St
DAVE THOMSON	Dave Thomson	3 Riverview St.
Susan Thomson	Susan Thomson	3 Riverview St.
William Dwyer	William Dwyer	17 Charles River Road
BYRON VINTON	Byron Vinton	24 POND ST
Denise Vinton	Denise Vinton	24 Pond St
Gerald TRACY	Gerald Tracy	287A Village ST.
MELINDA TRACY	Melinda Tracy	287A Village ST.
Nancy E Vinton	Nancy E. Vinton	16 Lincoln St.
Paul L. Trufant	Paul L. Trufant	9 Prospect St.
Barbara Trufant	Barbara Trufant	9 Prospect St



Petition to the Medway Planning and Economic Development Board Regarding the Willows Project

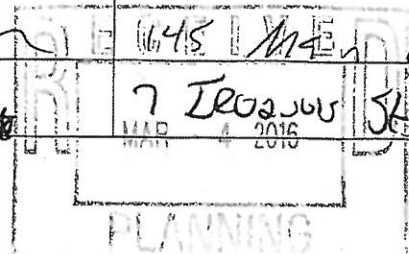
Name	Signature	Address
Arlene L Moreau	Arlene L Moreau	8 mallard Dr.
Kevin J. MOREAU	Kevin J. Moreau	8 mallard Dr.
Kevin S. Moreau	Kevin S. Moreau	9 cottage st apt 5
Loretta Federico	Loretta Federico	5 Clark St.
Lyn Tumolo	Lyn Tumolo	6 CLARK ST.
Joanna Greene	Joanna Greene	31A Evergreen St.
KEISEY NORTON	Keisey Norton	5 Buttercup Ln
Cathy Roach	Cathy Roach	21 Summer Hill Rd
Shannon Choate	Shannon Choate	7 Iroquois St.
Pat Wong	Pat Wong	8 Kelley St
Nicholas Fitzgerald	Nick Fitzgerald	1 Lakeshore Dr.
Bailey Davin	Bailey Davin	26 Dogwood LN
TERESA PROCTOR	Teresa Proctor	8 CHARLES RIVER RD
Janet Hahn	Janet Hahn	15 Charles River Rd
Ronald A. Bradford	Ronald A. Bradford	3 MISHAWAM ST
ANNE C. BRADFORD	Anne C. Bradford	3 MISHAWAM ST.
Vivale Porter	Vivale Porter	2 Mishawam St.
Rob Better	Rob Better	3 Nipmuc St.
Deborah S. Trust	Deborah S. Trust	6 MASSAPOAG ST.
Jeffrey S. TRUST	Jeffrey S. Trust	6 Massapoag St.

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Petition to the Medway Planning and Economic Development Board Regarding the Willows Project

Name	Signature	Address
Kathleen Choate	Kathleen Choate	5 Ingersoll St
ANNE WASNIEWSKI	Anne Wasniewski	26 Oakland St
Ronald Wasniewski	Ronald Wasniewski	26 Oakland St
LORETTA RUDNICKI	Loretta Rudnicki	253 Village St.
HENRY RUDNICKI	Henry Rudnicki	253 Village St
STANLEY WILHELM	Stanley Wilhelm	1 Lilly St.
EDNA MACDONALD	Edna MacDonald	3 Waverly St.
Karen Pratt	Karen Pratt	280 Village St
Victoria Stilwell	Victoria Stilwell	9 Center St
Mitchell Wilhelm	Mitchell Wilhelm	255 Village St.
Jodi Johnson	Jodi Johnson	255 Village St.
Virginia Dale	VIRGINIA DALE	236 VILLAGE ST
Lucien Camoroff	Lucien Camoroff	237 VILLAGE ST.
Virginia Camoroff	Virginia Camoroff	237 Village St
Karl Hahn	Karl Hahn	15 Charles River Rd.
Sarah Hahn	Sarah Hahn	15 Charles River Rd.
Christine Verdolino	Christine Verdolino	48 Lovering, Unit 4
Terence Terrey	Terence Terrey	42 Oakland St
Steven Boly	Steven Boly	1645 Main St
Timothy E. Chubb	Timothy E. Chubb	7 Ingersoll St



Petition to the Medway Planning and Economic Development Board Regarding the Willows Project

Whereas, Continuing Care Management has proposed developing an Adult Retirement Community Planned Unit Development (ARCPUD) to be called The Willows at Medway and Whitney Place on the property bordered by Village Streets and the neighborhood and associated side streets off of Charles River Rd.; and

Whereas, the proposed development is subject to Medway Special Permit By-Law 3.4 and ARCPUD Special Permit By-Law 8.5 as well as the conditions set forth in the Town Of Medway Planning and Economic Development Board (PEDB) Rules and Regulations (R and R); and

Whereas, under this Special Permit there is no height restriction classified; and

Whereas, the proposed main building is listed as being 71' tall with a foot print of 550' by 550'; and

Whereas, if this building were to be built elsewhere it would be prohibited due to height restrictions as set forth by the Medway Zoning By-Law in which the maximum height allowed anywhere in Medway, and only in a commercial zone, is 60' and

Whereas, this 71' tall building will be mixed into an existing residential neighborhood within approx. 400' of existing homes; and

Whereas this will be a 24 hour a day functioning commercial facility within a residentially approved zoning district; and

Whereas, Town Of Medway PEDB R and R 200 s.205 A-Height States "the height of any proposed construction should be compatible with the character and scale of surrounding buildings and adjacent neighborhoods within the zoning requirements."

Whereas, the proposed development current plan is the almost complete clearing of the natural vegetation along the eastern edge of the development negatively affecting the buffer between the new commercial/residential development and the established residential neighborhood; and

Whereas, abutters and parties of interest, who also are Medway residents and taxpayer, have been actively involved in attempting to collaborate with the PEDB and Developer in order to minimize the impact to the established neighborhood to protect property values, to address the detrimental and offensive concerns brought forward by abutters and parties of interest, and to ensure that the 71' tall main building does not alter the character of the zoning district; and

Whereas, Special Permit By-Law 3.4 states

C. Decision Criteria. Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. The determination shall include findings that all of the following criteria for granting a special

Petition to the Medway Planning and Economic Development Board Regarding the Willows Project

permit are met:

1. The use is in harmony with the general purpose and intent of this Zoning Bylaw.
2. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.
3. Adequate and appropriate facilities will be provided for the operation of the proposed use.
4. The proposed use will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or visual or other nuisances.
5. The proposed use will not cause undue traffic congestion in the immediate area.
6. The proposed use is consistent with the Medway Master Plan.

Whereas, the 2009 Medway Master Plan, as specified in Special Permit By-Law 3.4, identifies several "Goals" that relate to protection of property, economic development, open space, historical, cultural and natural resources that run counter to this development.

Be it resolved that we the undersigned, as resident and taxpayers, want to ensure that the PEDB, as well as the governing body of the Town of Medway, understand that this development will have detrimental effects to the existing neighborhood and will have consequences affecting all of Medway if approved as presented, and

Be it further resolved that that we the undersigned, as residents and taxpayers, state that By-Law 3.4 and the aforementioned Rules and Regulations must be compliant in its entirety as specified in 3.4 Section C before this plan is approved by the PEDB.



TETRA TECH

August 5, 2015
(revised November 5, 2015)
(revised January 7, 2016)
(revised March 3, 2016)

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

**Re: The Willows at Medway
ARCPUD Subdivision Review
Medway, Massachusetts**

Dear Ms. Affleck-Childs,

Tetra Tech (TT) has performed a review of the proposed ARCPUD Subdivision Plans for the above mentioned project. The proposed project includes the construction of freestanding detached and attached cottages, apartments, assisted living facilities, pavilion building and medical office building located on an approximate 57 acre plot of land with frontage along Village Street. The project also proposes to construct a loop road with two entrances to the site from Village Street. Traffic analysis has been completed and part of a separate review letter from TT. The stormwater design will consist of catch-basins, manholes and water quality units that outlet to at-grade and underground detention/infiltration basins prior to flowing off-site.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Salmon Health and Retirement Community, ARCPUD Special Permit Site Plans, Village Street, Medway, Massachusetts 02053", dated June 12, 2015, prepared by Coneco Engineers & Scientists (CES).
- A stormwater management report (Stormwater Report) entitled "Stormwater Management Report" dated June 12, 2015, prepared by CES.
- A traffic report (Traffic Report) entitled "Traffic Impact Study for the Salmon Health and Retirement Senior Community" dated April 2015, prepared by McMahon Transportation Engineers & Planners (MTEP)
- A narrative (Projection Narrative) entitled "Salmon Health and Retirement Senior Community" prepared by Continuing Care Management LLC (CCM)
- A form (Application Forms) set entitled "Application for Adult Retirement Community Planned Unit Development (ARCPUD)", dated June 12, 2015, prepared by CCM.

Marlborough Technology Park
100 Nickerson Road
Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201



- A form set entitled "Medway Planning and Economic Development Board, Request for Waiver from Rules and Regulations", dated July 8, 2011, prepared by CHA Consulting Inc. (CHA).

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 the Review and Approval of Land Subdivisions (Chapter 100):

- 1) It appears labeling of the profiles is incorrect. The profiles appear to be drawn correctly, however, the vertical scale reads 1"=40' instead of 1"=4'. (Ch. 100 §5.6.3)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 2) The name for the project on the proposed Plans is not consistent with "The Willows" title which has been used for the project recently. All material should reflect the permanent name of the project. (Ch. 100 §5.7.3)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 3) The applicant has not shown existing trees (12 in. dia.) on the existing conditions plan. This information is utilized in determining the extent of disturbance to the land and to help the board better understand the magnitude of tree removal on-site. (Ch. 100 §5.7.6)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 4) The zoning district is not shown on the Plans. (Ch. 100 §5.7.13)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 5) Building setbacks are not shown on the Plans. (Ch. 100 §5.7.14)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 6) A waiver list is not shown on the cover sheet of the Plans. (Ch. 100 §5.7.16)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 7) The applicant has not provided the notation that the Plans are subject to a covenant to be recorded with the Plans. (Ch. 100 §5.7.18)



TETRA TECH

- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 8) The applicant has not provided invert information for the infiltration trenches associated with the drain infrastructure. (Ch. 100 §5.7.23.c)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 9) The applicant has not provided an O & M Plan on the Plans. (Ch. 100 §5.7.23.e)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 10) A typical cross-section of the proposed roadways has not been provided. (Ch. 100 §5.7.25)
 - TT 11/05/15 Update: The applicant has provided a cross-section of the roadway. However, the pavement thickness should be increased to 4" per the town of Medway "Permanent Private Roadway" detail.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 11) The applicant has not provided street name signs on the Plans. Stop signs have been provided but no mention of street name signage. It is recommended the applicant also place a note on the plan to coordinate signage installation with Medway DPS prior to construction. Also, confirmation of approval of street names have not been provided. (Ch. 100 §5.7.27)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.

Conformance with Planning Board Rules and Regulations for Review and Approval of ARCPUD Plans and Issuance of ARCPUD Special Permits (Chapter 300):

- 12) It appears labeling of the profiles is incorrect. The profiles appear to be drawn correctly, however, the vertical scale reads 1"=40' instead of 1"=4'. (Ch. 300 §303-4.A.8)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 13) The applicant has not provided a locus map detailing street configuration, major land uses, major natural features and zoning district boundaries within 2,000 feet of the boundary of the site at a minimum scale of 1"=800'. (Ch. 300 §303-4.A.9)
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 14) A list of waivers has not been supplied on the Plans. (Ch. 300 §303-6.N)



TETRA TECH

- TT 11/05/15 Update: This item has been addressed to our satisfaction.

The following items were found to be not in conformance with the MA DEP Storm Water Management Standards, Town of Medway Stormwater Design Standards (Chapter 100 Section 7.7) or requiring additional information as it relates to site drainage facilities:

- 15) The applicant should update the HydroCAD report pond descriptions to correspond to the descriptions on the Grading and Drainage Sheets (i.e. update description for Pond MF to Infiltration Trench 1).
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 16) The applicant should show test pit locations on the Grading and Drainage Sheets for ease of reviewing the proposed drainage.
 - TT 11/05/15 Update: Test pit locations are shown on the Grading and Drainage sheets. However, the applicant has not provided a test pit within the footprint of all proposed infiltration BMP's. At a recent meeting with the applicant, they stated they will be conducting test pits at each infiltration BMP.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 17) Runoff rates and volumes must be detained on-site for the two (2), ten (10), twenty-five (25), and one hundred (100) years storm events. For ease of review, please include a comparison table for runoff volumes in Appendix C of the Stormwater Management Report. (Ch. 100 §7.7.2.g)
 - TT 11/05/15 Update: A comparison table for runoff volumes has been provided. However, the Applicant should confirm the proposed total runoff for the "Offsite West" design point since the values included in Appendix C do not match the HydroCAD report.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 18) All drain pipes except sub-drains shall be Class IV reinforced concrete pipe as required by the regulations. Utilities Note #7 on sheet C1 states that "*Utility pipe materials shall be as follows unless otherwise notes on the plan: storm drainage pipes shall be double wall, smooth interior high density polyethylene (HDPE)*". However, TT has no objection to the pipe specified for the project. (Ch. 100 §7.7.4.b)
 - TT 11/05/15 Update: Comment acknowledged, the applicant is requesting a waiver. This item has been addressed to our satisfaction.



- 19) The applicant has not provided foundation perimeter drains on the Plans. (Ch. 100 §7.7.4.d)
 - TT 11/05/15 Update: Comment acknowledged, the applicant is requesting a waiver. This item has been addressed to our satisfaction.
- 20) On sheet C17, infiltration trench adjacent to Unit 50 on Lilac Path is not labeled.
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 21) On sheet C19, infiltration trench adjacent to Unit 27 on Willow Pond Circle is not labeled.
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 22) The applicant should confirm the areas for all subcatchments. The existing conditions HydroCAD report has a total area of 57.491 acres. The proposed conditions HydroCAD report has a total area of 50.981 acres (2,220,716 sf) and the proposed Unit Infiltration Systems HydroCAD report has a total area of 3.261 acres. There is a 3.249 acre decrease under the proposed conditions. However, the outer subcatchment boundary on Figures 7 and 8 appear to be identical.
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 23) The applicant should update the Charles River subcatchment data on Figure 7 to match the data in the existing HydroCAD report.
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 24) The applicant should update the Charles River, Intermediate Roadway, Main Campus, and Pond Drive subcatchment data on Figure 8 to match the data in the proposed HydroCAD report.
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 25) The applicant should confirm that all infiltration BMPs have a minimum separation from seasonal high groundwater of at least two (2) feet. If the separation is less than four (4) feet, provide a mounding analysis per Volume 3, Chapter 1, pages 28-29 of the 2008 Massachusetts Stormwater Handbook.
 - TT 11/05/15 Update: Based upon our meeting with the applicant, they will be providing a table indicating separation to groundwater.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.



- 26) The applicant should confirm that all proposed infiltration BMP's are able to drain fully within 72 hours. The calculations included in Appendix C of the Stormwater Management Report includes a general calculation, however, a calculation should be included for each infiltration BMP.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 27) The Stormwater Management Report indicates that *"a total of 85,057 cubic feet is provided on the site in just the underground infiltration systems"*. The applicant should confirm this number against the HydroCAD report.
- TT 11/05/15 Update: Stormwater Management Report indicates that Basin 1 provides 16,904 cf of infiltration capacity and Basin 2 provides 20,933 cf of infiltration capacity. However this does not match the HydroCAD Report. Credit for the infiltration capacity should be taken below the lowest outlet. Also, the report should be updated to reference Basin 3, since Basin 2 has been deleted.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 28) The applicant should confirm the saturated hydraulic conductivity (rawls rate) for all infiltration BMPs. The proposed HydroCAD report utilizes an exfiltration value of 2.41 inches/hour which corresponds to loamy sand, HSG A but the Drawdown calculations utilize an exfiltration value of 1.0 inches/hour which corresponds to sandy loam, HSG B.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 29) Per Volume 1, Chapter 1, page 11 of the 2008 Massachusetts Stormwater Handbook Infiltration Basins & Infiltration Trenches provide 80% TSS removal provided it is combined with adequate pretreatment such as a sediment forebay, vegetated filter strip, grass channel, or a water quality swale prior to infiltration. The TSS removal calculations in Table 4 of the Stormwater Management Report accounts for Infiltration BMPs having a TSS removal rate of 80% however Infiltration Basins 1, 2, and 3 do not have adequate pretreatment.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 30) The Charles River (segment ID MA72-04) is listed as an impaired water. If a TMDL exists that indicates a need to reduce pollutants other than TSS please provide documentation showing that the proposed BMPs are consistent with the TMDL.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.



- 31) The applicant should confirm that all proposed Stormceptor units are capable of treating the water quality volume. Refer to the following MassDEP document, *"Standard Method to Convert Required Water Quality Volume to a Discharge Rate for Sizing Flow Based on Manufactured Proprietary Stormwater Treatment Practices"* which is located at the following webpage:
<http://www.mass.gov/eea/agencies/massdep/water/regulations/stormwater-policies-guidance.html>
- TT 11/05/15 Update: The Applicant has provided calculations. However, the incorrect data was used in calculating Stormceptor water quality flow rate. The impervious area discharging to the stormceptor unit should be used in calculating the Stormceptor water quality flow rate not the total area. The applicant should confirm the water quality volume treatment depth. In the Water Quality Volume calculations 0.5 inches is used, however in the Stormceptor water quality flow rate calculations 1.0 inches is used. Also the applicant should confirm that the Stormceptor units are capable of fully treating the water quality flow rate without any bypass.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 32) Inverts of all proposed Stormceptor units should be confirmed by the applicant. On sheet C21, the invert into the unit is equal to the invert out for all the units. However, this does not correspond to the *Inlet and Outlet Pipe Invert Elevations Differences* listed in the *Stormceptor Design Notes* in Appendix I of the Stormwater Management Report.
- TT 11/05/15 Update: The Applicant has spoken to the Stormceptor manufacturer and confirmed that inverts can match without jeopardizing the effectiveness of the units. This item has been addressed to our satisfaction.
- 33) The applicant should update the inverts for all infiltration trenches in the HydroCAD report to correspond to the inverts listed in the Infiltration Trench Summary Table on sheet C21. For example on sheet C21 Infiltration Trench 1 has a bottom of trench elevation of 175.21 and a bottom cultee elevation of 176.21. However, in the HydroCAD report the elevations are 0.00 and 1.00.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 34) Per Volume 2, Chapter 2, page 91 of the 2008 Massachusetts Stormwater Handbook Basins 1, 2 and 3 shall have a 15 foot vehicle access around the entire basin perimeter.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.



TETRA TECH

- 35) Per Volume 2, Chapter 2, page 91 of the 2008 Massachusetts Stormwater Handbook Basins 1, 2 and 3 shall have a drawdown device to draw the basin down for maintenance purposes.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 36) The inlets to Basins 1, 2, and 3 are submerged during the 25-year storm event. The applicant should confirm that the storm drain pipe networks into the basins have sufficient freeboard available to accommodate the tailwater condition.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 37) The intent of Basin 2 is unclear as shown on the Plans. It appears Cultec infiltration chambers are placed below an at-grade detention basin. This condition may cause issues with maintenance of both BMP's and may also cause increases in earthwork at this location. It is recommended the applicant research options to provide one BMP or the other at this location.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 38) The applicant confirm the berm elevation of Basin 1. On sheet C17 the berm elevation is 180.0 however in the HydroCAD report the berm elevation is 181.0.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 39) The applicant has not provided a minimum of one foot of freeboard in Basin 2.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 40) The applicant should confirm the berm elevation of Basin 3. On sheet C20 the berm elevation is 179.0, however, in the HydroCAD report the berm elevation is 180.0.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 41) The applicant should confirm invert of FES-2. On sheet C17 the invert of FES-2 is 173.50, however, in the HydroCAD report the invert is 176.50.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 42) The applicant should confirm invert of FES-4. On sheet C19 the invert of FES-4 is 166.5, however, in the HydroCAD report the invert is 173.5.



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- TT 11/05/15 Update: The Applicant has replaced FES-4 with a headwall. However, the Applicant should confirm the outlet information since the information provided on sheet C26 does not match the HydroCAD report.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 43) The applicant should confirm invert of FES-6. On sheet C20 the invert of FES-6 is 166.5, however, in the HydroCAD report the invert is 173.50.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 44) Runoff from the abutting side streets (Nipmuc Street and Iroquios Street) flows to the west towards the wetlands in the Existing Condition. On sheet C18 the proposed grading on the eastern side of the roadway appears to be creating a low spot. The applicant should confirm that the proposed grading will not impact the abutting side streets.
- TT 11/05/15 Update: The Applicant has added a 24 inch nyloplast area drain (AD-1) north of Narragansett Street and a double catch basin (DCB-1) north of Iroquios Street. TT met with the applicant and this area is being redesigned and a revision will be provided at a later date.
 - TT 01/07/16 Update: The applicant has revised drainage infrastructure adjacent to the eastern property limit to include multiple collection points and cross culverts to direct stormwater entering the property from the east to on-site wetlands. This item has been addressed to our satisfaction.
- 45) It appears that existing runoff from adjacent properties near Naumkeag Street discharges to Basin 3. However, the subcatchment for Basin 3 does not include any area from the adjacent properties. The applicant should confirm Basin 3 has adequate storage to mitigate runoff from the adjacent properties.
- TT 11/05/15 Update: The Applicant has added a swale along the eastern property line to convey off-site flows however the Applicant should confirm that the swale has adequate capacity to convey flows and that no ponding will occur on the adjacent property. Appendix C of the Stormwater Management Report includes swale calculations, however the input data does not match what is shown on the Grading and Drainage Sheets. The Applicant should also provide a construction detail for the swale.
 - TT 01/07/16 Update: The applicant has revised drainage infrastructure adjacent to the eastern property limit to include multiple collection points and cross culverts to



TETRA TECH

direct stormwater entering the property from the east to on-site wetlands. This item has been addressed to our satisfaction.

- 46) Many of the proposed infiltration trenches are located on or near slopes. The applicant should confirm that there will be no break-out from the infiltration trenches.
- TT 11/05/15 Update: The Applicant noted that impermeable barriers can be added to ensure that breakout does not occur. However, further analysis is required to determine where impermeable barriers are required.
 - TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 47) Per Volume 1, Chapter 1, page 9 of the 2008 Massachusetts Stormwater Handbook, the following information should be added to the Long Term Pollution Prevention Plan:
- a) Maintenance of lawns, gardens and other landscaped areas;
 - b) Pet waste management;
 - c) Proper management of deicing chemicals and snow;
 - d) If a Total Maximum Daily Load (TMDL) has been developed that indicates that use of fertilizers containing nutrients must be reduced, a Nutrient Management Plan shall be included in the Long Term Pollution Prevention Plan.
- TT 11/05/15 Update: The Applicant will further develop the Long Term Pollution Prevention Plan prior to construction and the establishment of property management.
 - TT 01/07/16 Update: This item will be reviewed with the Conservation Commission and will be further developed during that review process based upon meeting with the applicant, Medway Conservation Agent and TT on 12/22/2015. This item has been addressed to our satisfaction.
- 48) The following information has not been provided in the Operation and Maintenance Plan:
- a) Plan showing the location of all the stormwater BMPs and maintenance access areas;
 - b) Description and delineation of public safety features
 - c) Estimated operation and maintenance budget;
 - d) Maintenance schedule for the surface infiltration basins (i.e. Basins 1, 2, and 3);
 - e) Maintenance schedule for the Cultec infiltration trenches.
- TT 11/05/15 Update: The Applicant will further develop the Long Term Pollution Prevention Plan prior to construction and the establishment of property management.



TETRA TECH

- TT 01/07/16 Update: This item will be reviewed with the Conservation Commission and will be further developed during that review process based upon meeting with the applicant, Medway Conservation Agent and TT on 12/22/2015. This item has been addressed to our satisfaction.
- 49) The Stormwater Management System Operation & Maintenance Checklist has a typo at the bottom of the page (i.e. *Appendix I*).
- TT 11/05/15 Update: This item has been addressed to our satisfaction.

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

- 50) 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)
- TT 11/05/15 Update: 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:

- 51) It does not appear the applicant has included detectable warning panels for ADA ramps throughout the site.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 52) Vertical granite curbing has not been provided on the plans for the main entrance as shown on Sheet C9.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 53) The applicant has not provided concrete encasement of vertical concrete curb as shown on the "Vertical Concrete Curb (VCC)" detail on Sheet C53.
- TT 11/05/15 Update: Concrete encasement of all curb is recommended. Although dowels are detailed for the concrete curb in the plan set, typically they are not installed in the field due to ease of installation for the contractor.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 54) Sidewalk throughout the site terminates at Village Street at both entrances. Provisions for a crosswalk to the northern side of Village Street should be shown to provide connectivity with existing sidewalk infrastructure on Village Street.



TETRA TECH

- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 55) The applicant has not provided a retaining wall detail.
- TT 11/05/15 Update: Details of the wall will be provided prior to construction. Further discussion regarding the type of wall and proximity to drainage infiltration infrastructure will be required once the design is received. Impervious barriers may be necessary adjacent to infiltration chambers to prevent breakout of water through the wall.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 56) The applicant should provide more detail on the construction sequencing plan. It is expected this project will be constructed in a phased approach and the plan should reflect that. The applicant should also provide a SWPPP and copy of the NPDES Construction General Permit.
- TT 11/05/15 Update: The applicant stated that a SWPPP will be submitted to the town prior to construction. This item has been addressed to our satisfaction.
- 57) The applicant has not provided Finish Floor Elevations (FFE) for the proposed buildings on site. This information is necessary to determine if further grading will be required around the buildings. There is concern that additional grading will be required to install the buildings and encroach on nearby wetlands.
- TT 11/05/15 Update: The applicant has provided a table detailing the foundations of each unit. However, we recommend placing finish floor elevations on the site plans for ease of review.
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 58) A lighting report has been provided. However, details of the lighting are not shown on the Plans.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 59) The applicant has not provided a fire truck turning diagram throughout the site. Coordination between the applicant and the fire chief should be provided to confirm proper fire safety is achieved.
- TT 11/05/15 Update: The applicant has coordinated with the fire department regarding all truck turning on-site. This item has been addressed to our satisfaction.



- 60) The applicant has not provided a table providing compensatory storage at each elevation of altered floodplain.
- TT 11/05/15 Update: TT met with the applicant and provided additional comments regarding this item. The applicant will revise the set of plans to show impacts and compensatory storage on the same sheet for ease of review. Conservation to also review this item.
 - TT 01/07/16 Update: This item will be reviewed with the Conservation Commission and will be further developed during that review process based upon meeting with the applicant, Medway Conservation Agent and TT on 12/22/2015. This item has been addressed to our satisfaction.
- 61) The applicant has not provided detail on the landscape plan regarding plantings within the wetland replication area.
- TT 11/05/15 Update: This item should be reviewed by Conservation to ensure proper plantings have been provided.
 - TT 01/07/16 Update: This item will be reviewed with the Conservation Commission and will be further developed during that review process based upon meeting with the applicant, Medway Conservation Agent and TT on 12/22/2015. This item has been addressed to our satisfaction.
- 62) The plans reference the riverfront area as a buffer. Riverfront area is considered a resource area under the MassDEP Wetlands/Rivers Protection Act.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 63) The applicant has not provided a detail of the proposed walking paths. Additional to the detail, there is concern that there is no grading shown for the paths which would further impact the surrounding wetland. It should also be noted that it is expected the paths within the wetland area will be greater in area than 5,000 s.f. Coordination between the applicant and MassDEP should be provided if the paths are acceptable to the state.
- TT 11/05/15 Update: This item should be reviewed by Conservation to ensure proper requirements are met.
 - TT 01/07/16 Update: This item will be reviewed with the Conservation Commission and will be further developed during that review process based upon meeting with the applicant, Medway Conservation Agent and TT on 12/22/2015. This item has been addressed to our satisfaction.



- 64) The applicant should provide correspondence with the utility company responsible for the cross-country sewer located in the southern portion of the site. Construction is proposed within the sewer easement.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 65) The applicant has not provided the sewer main on the plan and profile. It is unclear if the site buildings will be serviced by sewer or septic systems.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 66) The water main appears to be closer than 10-feet to the sewer adjacent to the southeast corner of the proposed campus building. DPS should advise on the treatment of this condition.
- TT 11/05/15 Update: The applicant will coordinate with DPS prior to construction. This item has been addressed to our satisfaction.
- 67) The water/gas main appear to be above grade at the cross culvert as shown on Sheet C29. There is concern the water main could freeze during the winter months.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 68) There are many high points in the water main shown. Air release valves are recommended to be installed at high points to release air which may be trapped in the water main.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 69) Gate valves are not shown on the Plans. Water main should be installed per the water/sewer rules and regulations.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.
- 70) Detail of the proposed water main connection in Village Street should be detailed. The town requires controlled density fill be used as a backfill material under pavement in all rights-of-way.
- TT 11/05/15 Update: This item has been addressed to our satisfaction.



The following additional comments are based on revised submission dated October 20, 2015 provided by the applicant:

CES has supplied TT with a revised submission based upon comments provided by TT in our previous letter. Revised comments are shown by "TT 11/5/15 Update" bulleted below each item. Text has been grayed for items which have been completed or superseded. TT has reviewed Stormwater Only from the revised October 20, 2015 submission. Site layout, utilities, additional drainage revisions and good engineering practice will be reviewed and comments provided in subsequent letters.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Salmon Health and Retirement Community, ARCPUD Special Permit Site Plans, Village Street, Medway, Massachusetts 02053", dated June 12, 2015, revised October 20, 2015, prepared by CES.
- A stormwater management report (Stormwater Report) entitled "Stormwater Management Report" dated June 12, 2015, revised October 20, 2015, prepared by CES.
- Stream Crossing Calculations, dated October 14, 2015.

The revised Plans, Drainage Report and accompanying materials were reviewed for conformance with the MA DEP Storm Water Management Standards (Revised January 2008) and good engineering practice.

- 71) The Applicant should confirm that the proposed culverts at the stream crossing are capable of conveying flows for the fifty (50) year storm event and that the calculations include the appropriate headwater and tailwater analyses. (Ch. 100 §7.7.2.h)
 - TT 01/07/16 Update: This item has been addressed to our satisfaction.
- 72) The Applicant has added Subcatchment AR (abutter runoff) to the HydroCAD analysis. This subcatchment under the proposed hydrologic conditions should be subdivided to indicate the tributary area discharging to AD-1, DCB-1, and the proposed swale along the eastern property line.
 - TT 01/07/16 Update: The applicant has revised drainage infrastructure adjacent to the eastern property limit to include multiple collection points and cross culverts to direct stormwater entering the property from the east to on-site wetlands. This item has been addressed to our satisfaction.
- 73) TT met with the applicant and his engineers on Tuesday November 3, 2015 to discuss revision of the drainage infrastructure along the eastern portion of the site. Once revisions are received, that portion of the drainage will be reviewed and comments provided in a subsequent review letter.



- TT 01/07/16 Update: The applicant has revised drainage infrastructure adjacent to the eastern property limit to include multiple collection points and cross culverts to direct stormwater entering the property from the east to on-site wetlands. This item has been addressed to our satisfaction.

The following additional comments are based on revised submission dated December 11, 2015 provided by the applicant:

CES has supplied TT with a revised submission based upon comments provided by TT in our previous letter. Revised comments are shown by "TT 01/07/16 Update" bulleted below each item. Text has been grayed for items which have been completed or superseded.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Salmon Health and Retirement Community, ARCPUD Special Permit Site Plans, Village Street, Medway, Massachusetts 02053", dated June 12, 2015, revised December 11, 2015, prepared by CES.
- A stormwater management report (Stormwater Report) entitled "Stormwater Management Report" dated June 12, 2015, revised December 11, 2015, prepared by CES.

The revised Plans, Drainage Report and accompanying materials were reviewed for conformance with the MA DEP Storm Water Management Standards (Revised January 2008) and good engineering practice. Based on this review, TT concludes that the plan set and associated drainage report reflect all comments as stated in previous TT comment letters. Items on the plans/drainage report may change as a result of coincident Conservation Commission review. Any further changes will be reviewed as revised plans are provided. This letter concludes TT's technical review of the project design barring further revisions by the applicant.

The following additional comments are based on revised submission dated February 18, 2016 provided by the applicant:

CES has supplied TT with a revised submission based upon comments provided by TT in our previous letters and subsequent meetings with Medway Conservation Commission (MCC). The revised Plans, Stormwater Report and accompanying materials were reviewed for conformance with the MA DEP Stormwater Management Standards (Revised January 2008) and good engineering practice. Text has been grayed for items which have been completed or superseded since our previous letter.

TT is in receipt of the following materials:

- A plan (Plans) set entitled "Salmon Health and Retirement Community, ARCPUD Special Permit Site Plans, Village Street, Medway, Massachusetts 02053", dated June 12, 2015, revised February 18, 2016, prepared by CES.
- A stormwater management report (Stormwater Report) entitled "Stormwater Management Report" dated June 12, 2015, revised February 18, 2016, prepared by CES.



Based on our review, TT concludes that Plan/Stormwater Report revisions resulting from MCC review meet applicable standards. Any further changes to the Plans/Stormwater Report will be reviewed as revised plans are provided. This letter concludes TT's technical review of the project design barring further revisions by the applicant.

These comments are offered as guides for use during the Town's review. However, due to the large number of comments included in this letter and size of the project, we are expecting additional comments as plans are revised throughout the review process. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. P. Reardon', with a long horizontal line extending from the end.

Sean P. Reardon, P.E.
Vice President

P:\21583\143-21583-15011 (WILLOWS ARCPUD REVIEW)\DOCS\REVIEWLTR_THE WILLOWS-REVIEW COMMENT LETTER 04-2016-01-07 (REVISED 2016-03-04).DOCX



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

March 7, 2016

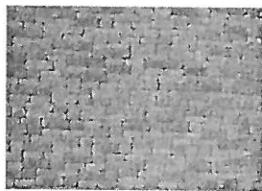
TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Update - Salmon Senior Living Community - The Willows and Whitney Place ARCPUD Special Permit

Dear Members of the Medway Planning and Economic Development Board

The DRC met Monday, February 29th and reviewed the most recently updated plans dated February 18, 2016 for the proposed Salmon ARCPUD. During that meeting, the Committee prepared a group of recommendations for the buffer at the eastern property line. Additionally, the DRC noted that a number of recommendations that had been previously addressed during the public hearing are not included on the most recent plan update. The DRC would like to call those out for specific inclusion on the future plans.

Those recommendations that should be included in the plan are:

- The fencing photo detail on Sheet L1.02 for the vinyl fence to be located on the east side of the property shows as a smooth white fence. The applicant had agreed to a specific color and texture. The plans should be revised to note that the fencing will have a natural wood color in a tan tone, with a textured surface.
- A detail of the Versa Lok for the retaining wall south of main building is absent. The DRC's recommendation of the "Country Stone" style and in a variegated pattern with granite and rust colors is included here.



- Detail on the stone face on the bridge crossings is absent. The DRC recommends the form that includes the impressed field stone pattern be used where above grade. An image of that style, taken from the presentation, is included here.



- Detail of the pool style fencing, on top of the retaining wall south of the main building, is absent. An image of that style, taken from the presentation, is included here.



- Details on the gazebo near the main entrance are absent from the plan. The gazebo is shown on L1.01 with only an octagonal shape. No details have been shown. The gazebo style should be in keeping with the architectural styles of the main building, pavilion and cottages.

The discussion of the site layout along the eastern property line has evolved to a point that allows the DRC to make a recommendation. Therefore, the DRC presents the following recommendations for buffering the site along that border to the existing residential abutters.

- To attain a consistent four season buffer, a large selection of evergreen species should be planted in a scheme that provides dense, full height screening.
- That scheme should include large caliper, taller trees, augmented with mid-level and ground covering evergreen plantings.
- Plant an odd numbers of trees in mixed groupings of 9-15 trees of varying heights, positioned 8-12 feet apart, in species such as Eastern Hemlock, Eastern White Pine, Eastern White Cedar and an occasional Concolor Fir.
- Substantial clusters of evergreen shrubs, such as rhododendron, holly and lower growing juniper varieties, should augment these trees.
- These should be planted along the ends of the residential roads most in need of buffering - Massasoit, Nipmuc, Iroquois, Naumkeag and Mishawaum. They should be positioned to screen each residence to the maximum extent possible.
- Where site structures and roadways approach the property line closely, the areas available for buffers are diminished. In those locations, landscape berms should be used to increase the effectiveness of the buffer. Areas shown on Sheet L1.06 that closely abut the pavilion building would benefit from this technique.

It is noted that some of the above planting recommendations might also suitably be implemented on property of the abutters with their permission, of course. These would be considered off-site mitigation measures.

The DRC respectfully submits these recommendations for the consideration of the PEDB and applicant for the Salmon Health and Retirement Community ARCPUD.

Sincerely,

Matthew Buckley, Chairman

Susan Affleck-Childs

From: Bridget Graziano
Sent: Tuesday, March 08, 2016 3:22 PM
To: Susan Affleck-Childs
Subject: CR-agreement

Susy,

At the December 10, 2015 public meeting of the Conservation Commission, the Commission discussed the opportunity to act as the holder/enforcer of the Conservation Restriction for the Salmon Retirement Community development. The Commission held favorable discussion on this opportunity and agreed it would be something they would be in favor of if the opportunity officially presented itself.

**Town of Medway
Conservation Commission
Bridget Graziano, Agent
155 Village Street
Medway, MA 02053**

**508.533.3292 (o)
508.918.5986 (c)
bgraziano@townofmedway.org**

A Green Community