May 23, 2017
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	Absent with Notice	Absent with Notice	X	X

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Gino Carlucci, PGC Associates
Sean Reardon, Tetra Tech
Amy Sutherland, Recording Secretary (arrived at 8:00 pm)

The Chairman opened the meeting at 7:01 pm.

There were no Citizen Comments.

Appointment to Open Space and Recreation Plan Update Task Force:

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

- May 17, 2017 memo from Susy Affleck-Childs recommending one additional appointment to the OSRP Update Task Force.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to appoint Glenn Trindade as the Board of Selectmen's representative on the OSRP Update Task Force.

PEDB Meeting Minutes:

May 9, 2017:
On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from the May 9, 2017 meeting.

Tetra Tech Construction Reports:

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

- 2 Marc Road Inspection Report #22 (5/17/17)
- Collection of emails (4/25/17 - 5/19/17) re: landscaping at Cumberland Farms

Consultant Reardon presented the Tetra Tech construction reports. The developer from Village Estates met with the DPS Director and the sewer connection is resolved. There was an issue with sediment at Millstone Village. The Conservation Agent informed the town that the size of

the houses tends to be creeping upward with the addition of decks and patios. There was a meeting with Cumberland Farms about replacing the trees and making sure the landscaping is maintained. The PEDB discussed that there needs to be more monitoring of projects and how to make sure the funding of the inspections for monitoring to be undertaken by consultants is done at the applicants expense.

Village Estates:

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

- Endorsed Village Estates Definitive Subdivision Plan from June 2015.
- Sewer layout plan as approved by DPS.

Developer Russ Santoro was present and shared several photographs regarding a rain storm in April. The basins were noted on the photos showing that there was some overflow. The swales were dry. The hay bales are solid and are in place along with the sock. He did indicate that there had been discussion with the DPS Director about moving the location of the sewer line extension. The current plan is for the sewer line to continue northerly inside the eastern property line from the existing stub and then turn and go northwest to the new location of the house. There will be a sewer easement.

The Chairman responded that his main concern is with the sheet run off running close to the adjacent property at 268 Main Street. Another concern is the quality of the material being used for the roadway paving.

Mr. Santoro responded that the material used was from a place in Plainville and is crusher stone gravel.

Abutter, Mr. Wayne Brundage, of 268 Village Street is concerned about the impact of the construction of the sewer line extension on the tree line on the western edge of his property.

The Chairman communicated that he is not in favor of having the sewer line so close to the property line. Other sewer options need to be explored including going around the front of house at 272 Village Street. These would need to be two separate services.

Wayne Brundage indicated that 272 Village Street does not have an independent sewer line.

Engineer Reardon indicated that a sketch of inverts and pipe slopes needs to be provided.

It was communicated by Mr. Brundage that there are photos of the area behind 272 Village from the rain storm on April 9, 2017. The side lawn was all water.

It was noted in the consultant's report that there is some run off due to no grading being done at the back of the site. NOTE – This will be completed when the house is constructed.

Mr. Brundage also brought up that the approved plan and the design for the duplex as shown on Zillow do not match.

Susy Affleck-Childs responded that Mr. Santoro has not yet applied for a building permit. She also referenced that the listing on Zillow which shows this as two single family homes with a connection piece in between. The building inspector will need to review this when the permit is sought. Is this a duplex?

Mr. Santoro responded that these units will have a homeowners association and will be set up as a condominium.

Susy Affleck-Childs recommended that Mr. Santoro speak with the Assessors.

There was a recommendation that the Tetra Tech, DPS Director Dave D'Amico, and Mr. Santoro have a conference call about the routing of the sewer extension.

Merrimack Building Supply Site Plan – Public Hearing Continuation

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

- Public hearing continuation notice – 4/26/2017.
- 5/2/17 letter from Peter Lavoie of Guerriere and Halnon in response to the 4/20/17 Tetra Tech review letter
- Revised site plan dated 4/25/17 by Guerriere and Halnon
- Building elevation plans dated 5/11/17
- 5/18/17 letter from Peter Lavoie in response to the 4/5/17 PGC review letter
- Tetra Tech review letter dated 5/18/17 regarding the revised site plan and updated drainage report
- PGC review letter dated 5/18/17 regarding revised site plan.
- Waiver requests.

The Board was made aware that Guerriere and Halnon submitted a revised site plan which has been reviewed by Tetra Tech and PGC Associates. The building elevation plans from Cubic Architects will be reviewed by the DRC at its May 22, 2017 meeting.

Engineer Peter Lavoie summarized the revisions which were made to the site plan:

- Relocated the proposed driveway outside the 15' setback.
- The site plan has been revised to label the employee and customer parking areas.
- The site plan has been revised to reduce the parking and impervious area.
- The site plan has been revised to reflect parking stalls to be 10' by 20'.
- The site plan has been revised to reflect the adding of wheel stops at the head of the parking stalls that abut pedestrian sidewalks.
- The plans relocated the parking area to the east of the proposed building.
- The plans have been revised to include the lighting/photometric plan.
- The rain garden was sized to handle the entire roof area existing and proposed.

The applicant also indicated that they met with the Design Review Committee and the colors of the buildings were discussed. A letter from the DRC is forthcoming. There will be a meeting with the Conservation Commission on May 25, 2017.

Consultant Reardon indicated that 90% of Tetra Tech's comments have been addressed. There is a concern about an area which looks like an existing stormwater basin. It appears that this was part of the original development and was an attempt to mitigate runoff. This needs to be identified for what its purpose is. Is it an existing pond, or a new pond?

Consultant Carlucci communicated that the photometric plan was provided and needs to be adjusted.

The Board discussed the waivers as presented.

Waivers:
Section 204-5(c) (3): Existing Landscaping Inventory:
On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to approve a waiver to not submit an existing landscape inventory.

Section 204-6(H): Vertical Granite Curb:
On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to approve a waiver to not have vertical granite curbs.

Section 204-3 Development Impact Statement:
On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to approve a waiver to not have to submit a development impact report.

Section 204-(a) (7) Traffic Impact Assessment:
On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to approve a waiver to not have to submit a traffic impact assessment.

Action Deadline Extension:

Susy Affleck-Childs reported that an extension of the Board's action deadline needs to be approved. The current deadline is June 12, 2017.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to accept the applicant's request to extend the action deadline to June 30, 2017

Public Hearing Continuation:
On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to continue the public hearing to June 13, 2017 at 8:45 pm.

Salmon Senior Living:

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

- Letter dated 5-7-17 from Dario DiMare of Dario Designs, architect for Salmon Health.

Jeff Robinson from Salmon Senior Living was present.

The members were made aware that the developer plans to reduce the size of the main building. The details are specified in the letter dated May 7, 2017 from Dario Designs. There will be a change in the width of the two long hallways. These will go from 8 ft. to 6 ft. There is also a reduction in the large common rooms. There is no change to the exterior. Susy will prepare a document for the Board to sign for recording at the Registry of Deeds to go as a supplement to the original special permit.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to approve the minor modification for Salmon as presented and referenced in the letter from Dario Designs dated May 5, 2017.

The Board was made aware that the Salmon ARCPUD plan still needs to be endorsed. The applicant would like the site work to start in fall 2017.

Hopping Brook Subdivision:

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

- Application dated May 2, 2017 from developer Paul Zonghi asking the PEDB to rescind the Hopping Brook subdivision.
- Endorsed Hopping Brook subdivision plan dated May 16, 2006 by VEO Associates.
- Subdivision Covenant from June 2006.
- Confidential email memo dated April 3, 2017 from Town Counsel.

Mr. Zonghi was present and reported that he had submitted the necessary application to request rescission of the subdivision known as Hopping Brook. The members reviewed the presented materials. The Subdivision Covenant provided for an automatic rescission of the subdivision if it was not completed within 3 years.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to rescind the Hopping Brook subdivision.

The Board was presented with a letter from Mr. Zonghi requesting that the Town return the sidewalk money he had paid to the Town per the subdivision. Susy Affleck-Childs indicated she would look into it to see if that could occur.

Glen Brook Way:

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

- 4-28-17 email notification about the ZBA's receipt of 40B/comprehensive permit application with a request for comments.
- Memo dated 5/17/17 from Susy Affleck-Childs with discussion topics for PEDB comments.
- Memo from Susy Affleck-Childs dated 4/4/17 with comments on the Glen Brook Way LIP application to MASS DHCD.
- Glenn Brook Way Comprehensive Permit application and associated documents (233 pages)
- Glen Brook Way Site Plan Set – April 24, 2017.

The members were made aware that the application for Glen Brook Way has been filed with the ZBA. The hearing has started. This will be a friendly 40B project. Susy has supplied the members with a memo with comments regarding the Glen Brook project. The Board and Susy would like the ZBA to have Tetra Tech involved in reviewing the application.

Member Di Iulio stated he thought the buildings should have an elevator.

The members are in receipt of a memorandum letter from Susy Affleck-Childs showing a matrix with the Zoning requirements under ARII zoning and under the multifamily overlay district. The memo also references concerns and issues she has identified upon her initial review. This document will be adapted and forwarded to the Medway Zoning Board of Appeals.

Zoning and General Bylaws/Fall Town Meeting

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

- Updated list dated 5/19/17 with preliminary staff recommendation.

The Board discussed the packet with possible amendments for the November 2017 town meeting.

The noted below were recommended.

- Clean up district boundary lines at many locations to coincide with parcel lines
- Rename business and industrial districts
- Establish a definition for accessory appurtenances
- Establish a Certificate of Zoning Compliance
- Add Section on DRC and reference DRC Review Guidelines
- Establish special permit criteria for two family houses
- Establish special permit criteria for drive-thrus
- Outside storage as an accessory use in business and industrial districts (pallets of merchandise)
- Add requirement for sidewalks or improve the existing along property frontage in multifamily.
- Add requirement for sensitivity to historic properties for multi-family housing.
- Specify what accessory structures/buildings can be included in the standard setback areas and what setbacks would apply
- Allow sheds less than 10 by 12 to be closer that 15 to side and back property lines if set back at least 100 ft. from front lot line.
- Require that sheds and stored boars, trailers, swimming pool cannot be located within the front setback of any lot.
- Specify minimum distance between driveways.
- Outdoor storage add special regulations to address screening of outside storage areas.
- Revisit noise.
- Regulate the amount of and quality of fill being brought onto development site.
- Noise bylaw
- Scenic road bylaw

Doug Havens wanted to know about the process to get something on the warrant. Susy Affleck-Childs communicated that he can send an email to the PEDB if it is a zoning matter.
The Board discussed holding a meeting with the community to seek ideas for warrants.

REPORTS:

- The Historical Commission held its hearing regarding 181 Main Street. It was well attended. The Committee will be voting regarding whether it will invoke a 9 month demolition delay.
- O'Brian and Sons has filed a site plan with the Planning and Economic Development Board for the newly created parcel at 17 Trotter Drive.
- The 495 Partnership will hold a meeting on May 25, 2017.
- The first meeting of the Open Space and Recreation Plan Update Task Force on May 30, 2017.

Future PEDB Meeting:

- Tuesday, June 13, 2017.

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 9:45 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Reviewed and edited by,

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

TOWN OF MEDWAY

Planning & Economic Development

155 Village Street
Medway, Massachusetts 02053

MEMORANDUM

May 17, 2017

TO: Planning and Economic Development Board
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Appointments to the Open Space and Recreation Plan Update Task Force

It is the Planning and Economic Development Board's responsibility to appoint members of the Task Force to update the Town's Open Space and Recreation Plan.

The Task Force is to consist of representative from the Open Space Committee, Conservation Commission, Board of Parks Commissioners, Planning and Economic Development Board, School Committee, Board of Selectmen or their designees, and an unaffiliated resident. Key Town staff involved in planning, conservation, and public facilities operations/maintenance will provide staff support and guidance. The Task Force will function for approximately 6-8 months to work with the selected consultant and Town staff.

At the April 25th meeting, you appointed Matt Hayes and Paul Mahoney (Parks Commission) to the Task Force. At the May 9, 2017 meeting, you appointed Denise Legee (Open Space Committee), David Blackwell (Conservation Commission), Paul Atwood (Citizen At Large), and Richard Eustis (School Committee).

With the 5/16/17 re-election of Glenn Trindade to the BOS, the PEDB can now appoint him to serve on the OSRP Update Task Force as the BOS representative.

Tetra Tech
100 Nickerson Road
Marlborough, MA 01752

FIELD REPORT

Project	Date	Report No.
2 Marc Road	05/17/2017	22
Location	**Project No.**	**Sheet 1 of**
2 Marc Road – Medway, MA 02053	143-21583-16009	2
Contractor	**Weather**	**Temperature**
Rosenfeld Realty – Jon Rosenfeld	A.M. P.M. SUNNY	A.M. P.M. 90° F

FIELD OBSERVATIONS

On Wednesday May 17, 2017, Steve Bouley from Tetra Tech (TT) visited the project site to inspect the current condition of the site and check on construction progress. The following report outlines observations made during the site visit.

1. Observations
   A. The contractor is in the process of backfilling the installed water services entering the site. Services were tested and all passed. Services were bedded and backfilled with 3/4" stone and "WATER BELOW" warning tape.

   B. The contractor is in the process of backfilling the sewer main located on the eastern side of the proposed building. The main was connected from the site to the existing sewer structure in Marc Road. Ductile iron pipe was used at the crossing of the sewer main and water main located in Marc Road. Ductile iron was installed 10' to either side of the crossing. Sewer pipe was bedded and backfilled with ¾" stone and "SEWER BELOW" warning tape.

CONTRACTOR'S FORCE AND EQUIPMENT						WORK DONE BY OTHERS	
Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer			
Laborers		Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.	1	Bobcat		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	1	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper					
Surveyors		Conc. Mixer					
		Conc. Truck				OFFICIAL VISITORS TO JOB	
		Pickup Truck	1				
		Dump Truck 6 Whl					
		Dump Truck 10 Whl					
		Dump Truck 14 Whl					
		Dump Truck 18 Whl					

	RESIDENT REPRESENTATIVE FORCE	
Police Details: None	Name	Name
Time on Site: 12:00 P.M. – 1:00 P.M.		
Contractor's Hours of Work:		
NOTE: Please use reverse side for remarks and sketches	Resident Representative Steve Bouley	

TETRA TECH

Project	Date	Report No.
2 Marc Road	05/17/2017	22
Location	Project No.	Sheet 1 of
2 Marc Road – Medway, MA 02053	143-21583-16009	2
Contractor	Weather	Temperature
Rosenfeld Realty – Jon Rosenfeld	A.M. P.M. SUNNY	A.M. P.M. 90° F

FIELD OBSERVATIONS (continued)

2. Schedule
   A. The contractor plans to complete the water and sewer backfilling operation today.
   B. The contractor plans to begin work on electrical trenching ahead of the utility company arriving on-site to conduct their work.

3. New Action Items
   A. N/A

4. Previous Open Action Items
   A. Applicant/contractor to determine cause of standing water in swales and ensure final stabilized swales are clean of all sediment. **TT Update:** Issues with the swales should be resolved by the end of June 2017.

5. Materials Delivered to the Site Since Last Inspection
   A. N/A

Susan Affleck-Childs

From: Stephen Clifford <stephen@greenscape.us.com>
Sent: Friday, May 19, 2017 6:25 AM
To: frank.guthman@tetratech.com
Cc: Thomas Cacciola; Steven.Bouley@tetratech.com; Susan Affleck-Childs; Lynda Lee Martone; Dan Rezendes
Subject: FW: Medway Cumberland Farms Landscaping

Morning Frank,

The spring clean-up (SCU) has been completed at this location.

Lawn care applications and weed control in the beds are scheduled for next week.

I'll be working on the proposals to complete the following, per our site walk through:

- Replace the dead 5-6' Norway Spruce tree
- Tree top pruning of the larger Spruce trees
- Removal of any dead plant material from vehicle strike in parking lot islands

Please let me know if any questions.

Thanks

From: Thomas Cacciola [mailto:TCacciola@cumberlandfarms.com]
Sent: Thursday, April 27, 2017 8:24 AM
To: Guthman, Frank <Frank.Guthman@tetratech.com>
Cc: Chris Connors <chris@greenscape.us.com>; Bouley, Steven <Steven.Bouley@tetratech.com>; Thomas Cacciola <TCacciola@cumberlandfarms.com>; Susan Affleck-Childs (sachilds@townofmedway.org) <sachilds@townofmedway.org>; Stephen Clifford <stephen@greenscape.us.com>
Subject: Re: Medway Cumberland Farms Landscaping

Todd Hartley from cf will be there

Tom Cacciola
Vice President Facilities
165 Flanders Road
Westboro Ma 01581
Office 508 270 4414
Cell 617 699 7132

On Apr 27, 2017, at 8:21 AM, Guthman, Frank <Frank.Guthman@tetratech.com> wrote:

Are we all set to meet at 9:30 this morning?

Frank H Guthman III | Civil Engineer
Direct **+1 (508) 786-2367** | Cell **+1 (203) 644-2386** | Fax **+1 (508) 786-**

2201 | frank.guthman@tetratech.com

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On Apr 25, 2017, at 2:09 PM, Chris Connors <chris@greenscape.us.com> wrote:

Sounds good. Tom will that work for your team?

Chris Connors MCLP
Branch Manager

<image007.jpg>

Greenscape Land Design, Inc.
6 Mill St
Bellingham, MA 02019
Phone: (508) 977-9100
Cell (617) 438-7654
Email: Chris@greenscape.us.com
Website: www.greenscape.us.com

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From: Guthman, Frank [mailto:Frank.Guthman@tetratech.com]
Sent: Tuesday, April 25, 2017 2:08 PM
To: Chris Connors <chris@greenscape.us.com>; Bouley, Steven <Steven.Bouley@tetratech.com>; Thomas Cacciola <TCacciola@cumberlandfarms.com>
Cc: Susan Affleck-Childs (sachilds@townofmedway.org) <sachilds@townofmedway.org>
Subject: RE: Medway Cumberland Farms Landscaping

Chris, can you meet Thursday at 9:30am?

Frank

Frank H Guthman III | Civil Engineer
Direct **+1 (508) 786-2367** | Cell **+1 (774) 329-4409** | Fax **+1 (508) 786-2201** |
frank.guthman@tetratech.com

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From: Chris Connors [mailto:chris@greenscape.us.com]
Sent: Tuesday, April 25, 2017 2:04 PM
To: Bouley, Steven <Steven.Bouley@tetratech.com>; Thomas Cacciola <TCacciola@cumberlandfarms.com>
Cc: Guthman, Frank <Frank.Guthman@tetratech.com>; Susan Affleck-Childs (sachilds@townofmedway.org) <sachilds@townofmedway.org>
Subject: RE: Medway Cumberland Farms Landscaping

Hi Steven,

Yes I can meet on site to review, would Thursday or Friday late morning work?

Chris Connors MCLP
Branch Manager

<image006.jpg>

Greenscape Land Design, Inc.
6 Mill St
Bellingham, MA 02019
Phone: (508) 977-9100
Cell (617) 438-7654
Email: Chris@greenscape.us.com
Website: www.greenscape.us.com

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From: Bouley, Steven [mailto:Steven.Bouley@tetratech.com]
Sent: Tuesday, April 25, 2017 11:04 AM
To: Thomas Cacciola <TCacciola@cumberlandfarms.com>; Chris Connors <chris@greenscape.us.com>
Cc: Guthman, Frank <Frank.Guthman@tetratech.com>; Susan Affleck-Childs (sachilds@townofmedway.org) <sachilds@townofmedway.org>
Subject: Medway Cumberland Farms Landscaping

Tom/Chris,

We have noticed that the trees on-site haven't changed much since our meeting last summer and one additional tree has died since then (near the sign). We would like to conduct a follow-up meeting with you in order to rectify some of these issues with the landscaping and hopefully close out any issues the town has with the site. Please let me know when you are free this week and I will have Frank meet you on-site. I also attached the response letter you sent over last year after our meeting. Let me know if you have any questions, thanks.

Steve

Steven M. Bouley, EIT | Senior Project Engineer
Direct: 508.786.2382 | Main: 508.786.2200 | Fax: 508.786.2201
steven.bouley@tetratech.com

Tetra Tech, Inc. | Water, Environment and Infrastructure
Marlborough Technology Park | 100 Nickerson Road, Suite 200 | Marlborough, MA 01752 www.tetratech.com

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VILLAGE ESTATES

DEFINITIVE SUBDIVISION

PERMANENT PRIVATE WAY

REVISED DATE: JULY 25, 2011
PER COMMENTS PLANNING BOARD CONSULTANT'S DATED: JUNE 23, 2011

REVISED DATE: SEPTEMBER 12, 2011
MOVE ROAD LAYOUT 2 FT.

REVISED DATE: OCTOBER 6, 2011
ADD WAIVER REQUESTS & REPLACE WATER MAIN WITH TWO WATER SERVICE LINES

REVISED DATE: OCTOBER 21, 2011
DRAINAGE SWALE

REVISED DATE: NOVEMBER 16, 2011
RIP-RAP SWALE & ROAD SHOULDER

REVISED DATE: JUNE 10, 2015
DECISION REQUIREMENTS

GENERAL NOTES

1.) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MASS DOT HANDICAP REQUIREMENTS AND THE CURRENT ADA/AAB REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

2.) VERTICAL GRANITE CURBING SHALL BE INSTALLED AT THE THE STREET INTERSECTION ROUNDINGS.

3.) THE PROPOSED LOCATIONS FOR THE ELECTRIC, TELEPHONE AND CABLE CONDUIT'S SHALL BE DETERMINED BY THE UTILITIES SERVICE PROVIDER.

4.) REPAIRS MAKE TO EXISTING SIDEWALK ALONG VILLAGE STREET SHALL COMPLY WITH THE DPW CONDITIONS FOR THEIR ROAD OPENING PERMIT.

SUBDIVISION AREA CHART

TOTAL AREA OF EXIST. LAND = 88,271 SQ. FT.
TOTAL NUMBER OF LOTS & PARCELS = 3
TOTAL AREA OF LOTS & PARCELS = 88,271 SQ. FT.
TOTAL AREA DEDICATED TO STREET PURPOSES = 17,847 SQ. FT.
TOTAL AREA DEDICATED TO EASEMENTS = 0
TOTAL AREA DEDICATED TO OPEN SPACE = 0
TOTAL SUM OF ABOVE 194,392 = TO 88,271 SQ. FT.

ABUTTING STREET INFORMATION

VILLAGE STREET	50 FT COUNTY LAYOUT	27 FT WIDE PAVEMENT (SCENIC ROAD)
SAMOSET CIRCLE	40 FT PUBLIC WAY	23.5 FT WIDE PAVEMENT
BROOKSIDE ROAD	33 FT PRIVATE WAY	19 FT. WIDE PAVEMENT
FOREST ROAD	45 FT PUBLIC WAY	24 FT. WIDE PAVEMENT

WAIVER REQUEST LIST

7.6.2 B) WATER FACILITIES INSTALLATION
REQUEST WAIVER FROM INSTALLATION OF WATER MAIN, HYDRANT AND VALVES AND OTHER FITTINGS REQUIRE FOR WATER MAIN TIE IN.

7.7.2 P) STORM WATER
REQUEST WAIVER FROM REQUIRED 30 FT SETBACK FROM PROPERTY LINES

7.9.1 D) STREET AND ROADWAY LOCATION
REQUEST WAIVER FOR 2 FT. RESERVE STRIP OF LAND ALONG ROAD LAYOUT.

7.9.2 ALIGNMENT
REQUEST WAIVER FROM REQUIRED CURB RADIUS OF 40 FT TO 24 FT @ ROAD WAY ENTRANCE LOCATED ON NORTH WEST SIDE OF ROAD.

7.9.9 (H) ROADWAY CONSTRUCTION
REQUEST WAIVER FROM REQUIRED INSTALLATION OF HOT MIX ASPHALT ROAD PAVEMENT.

7.10.2 CURBS AND BERMS
REQUEST WAIVER FROM REQUIRED INSTALLATION OF HOT MIX ASPHALT CAPE COD BERM.

7.17.1 FIRE PREVENTION
REQUEST WAIVER FROM REQUIRED INSTALLATION OF FIRE ALARM SYSTEM.

7.21 STREET LIGHTS
REQUEST WAIVER FROM REQUIRED INSTALLATION OF STREET LIGHTS.

NOTE:

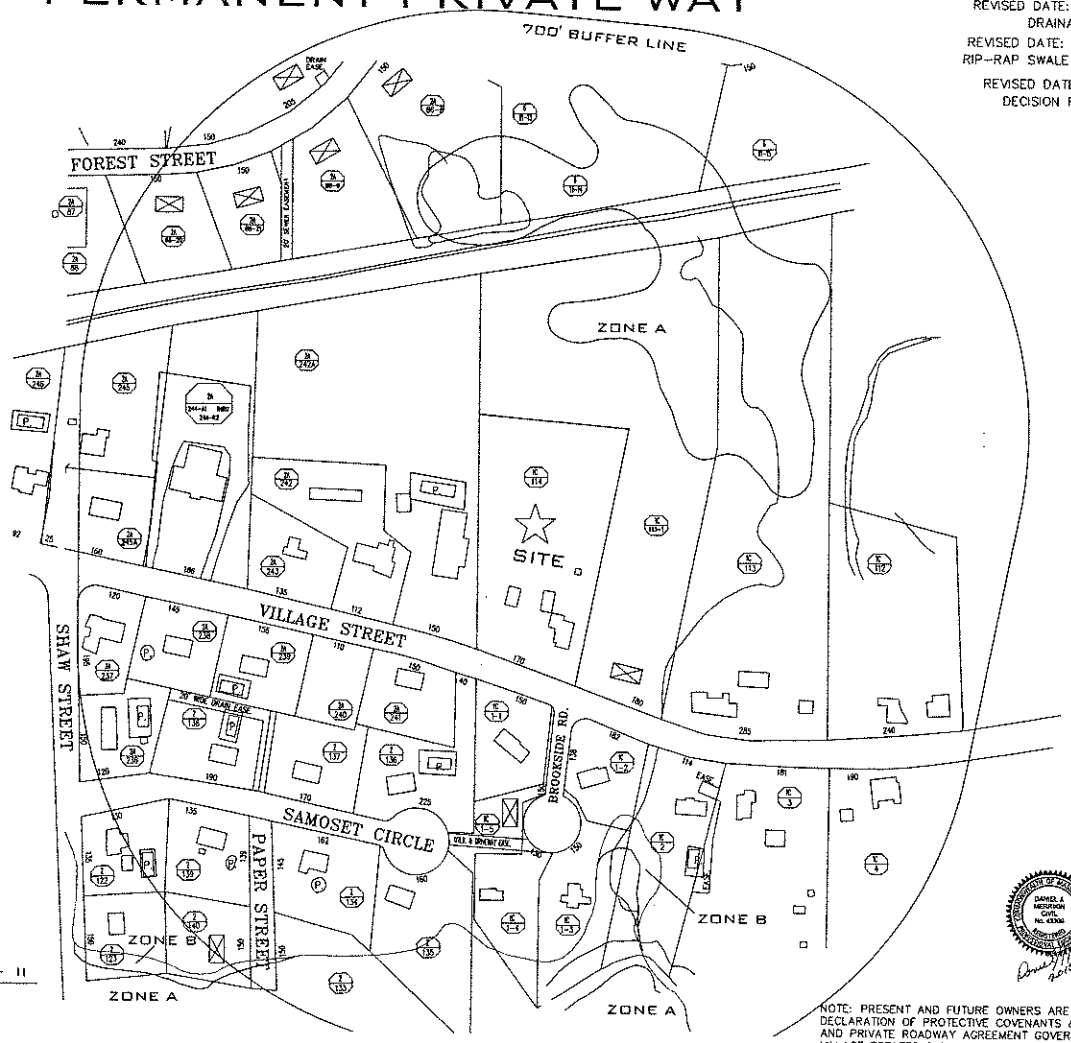
THE SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.
THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE FLOOD PLAIN.
VILLAGE STREET IS AN SCENIC ROAD
HOUSE # 272 IS PRE-EXISTING AND NON CONFORMING.

LEGAL REFERENCE

DEED BK 25456 PG 529
PL. BK. 339 PL # 886
PL. BK. 377 PL # 58
NORFOLK COUNTY LAYOUT 1922

MEDWAY ZONE AR - II

MIN. FRONTAGE	150 FT.
FRONT SETBACK	35 FT.
SIDE SETBACK	15 FT.
REAR SETBACK	15 FT.
MIN. LOT AREA	22,500 SQ. FT.



NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE: 6/16/15

DATE APPROVED: 11/25/2011

MEDWAY PLANNING BOARD

DATE ENDORSED 6/23/2015

APPROVED 11/25/2011 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY RUSSELL & DOROTHY SANTORO DATED 6/23/2015 AND TO BE RECORDED HEREWITH.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE: 6/10/15

TOWN CLERK

VILLAGE ESTATES

DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY

PLAN OF LAND
IN
MEDWAY, MA

MAP 1C PARCEL 114

ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
MEDWAY, MA 02053

DATE: MAY 19, 2011
SCALE 1" = 200'

COLONIAL ENGINEERING, INC.
11 AWL STREET
MEDWAY, MA 02053
508-533-1644

MERRIKIN ENGINEERING LLP
730 MAIN STREET (SUITE 2)
MILLIS, MA 02054
508-376-8883

0' 100' 200' 300'

COVER SHEET
SHEET 1 OF 8

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

REVISED DATE: JULY 25, 2011
PER COMMENTS PLANNING BOARD CONSULTANT'S
DATED: JUNE 23, 2011

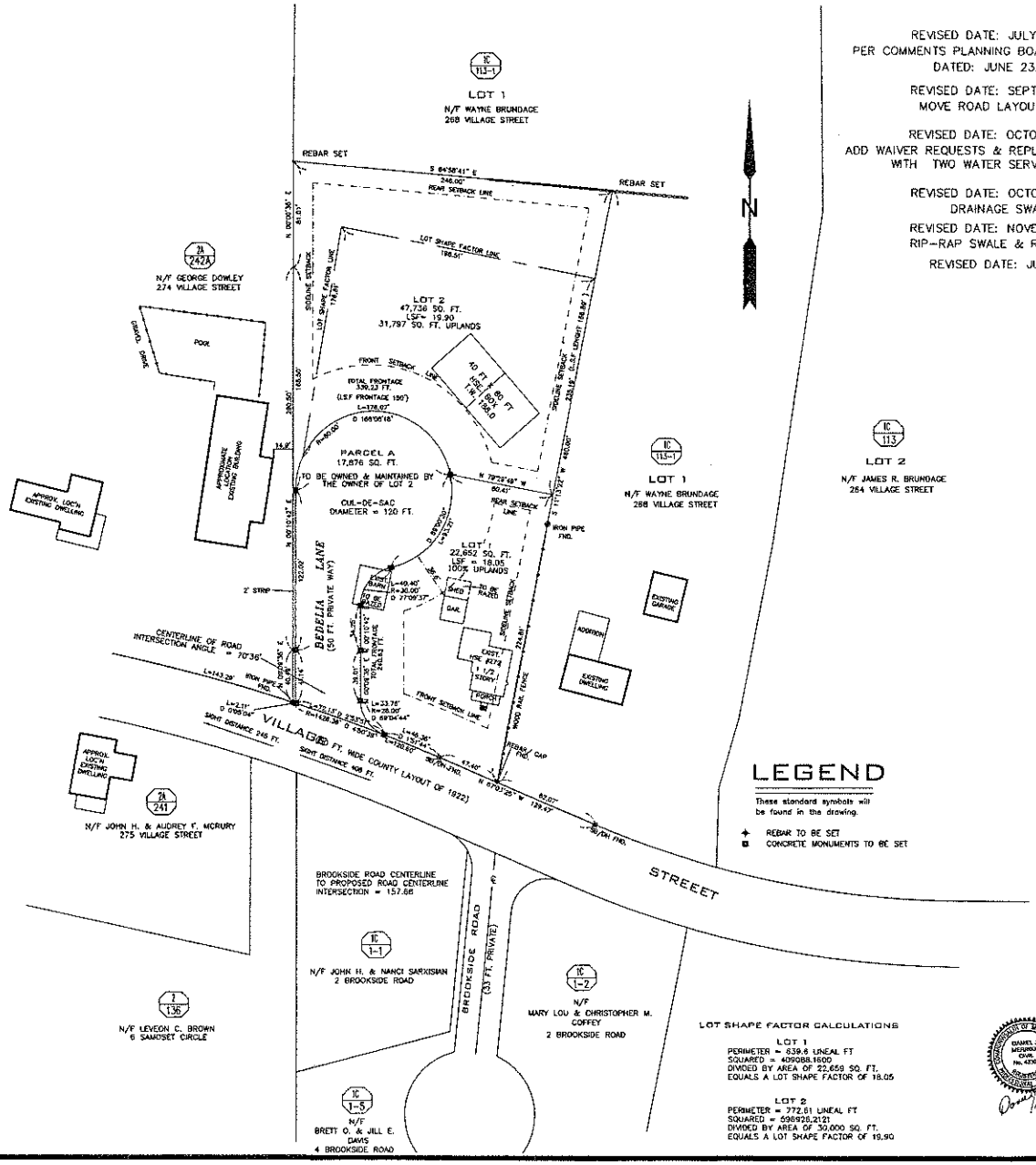
REVISED DATE: SEPTEMBER 12, 2011
MOVE ROAD LAYOUT 2 FT.

REVISED DATE: OCTOBER 6, 2011
ADD WAIVER REQUESTS & REPLACE WATER MAIN
WITH TWO WATER SERVICE LINES

REVISED DATE: OCTOBER 21, 2011
DRAINAGE SWALE

REVISED DATE: NOVEMBER 16, 2011
RIP-RAP SWALE & ROAD SHOULDER

REVISED DATE: JUNE 1



MEDWAY ZONE AR - II

MIN. FRONTAGE	150 FT.
FRONT SETBACK	35 FT.
SIDE SETBACK	15 FT.
REAR SETBACK	15 FT.
MIN. LOT AREA	22,500 SQ. FT.

LEGAL REFERENCE

DEED BK 25456 PG 529
PL. BK. 339 PL # 886
PL. BK. 377 PL # 58
NORFOLK COUNTY LAYOUT 1922

NOTE:

THE SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE FLOOD PLAIN.

VILLAGE STREET IS AN SCENIC ROAD

HOUSE # 272 IS PRE-EXISTING AND NON CONFORMING.

LEGEND

These standard symbols will be found in the drawing.

- REBAR TO BE SET
- CONCRETE MONUMENTS TO BE SET

LOT SHAPE FACTOR CALCULATIONS

LOT 1
PERIMETER = 639.6 LINEAL FT
SQUARED = 409088.1600
DIVIDED BY AREA OF 22,659 SQ. FT.
EQUALS A LOT SHAPE FACTOR OF 18.05

LOT 2
PERIMETER = 772.61 LINEAL FT
SQUARED = 596926.2121
DIVIDED BY AREA OF 30,000 SQ. FT.
EQUALS A LOT SHAPE FACTOR OF 19.90

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE: 6/16/15

DATE APPROVED: 11/29/2011

MEDWAY PLANNING BOARD

DATE ENDORSED 6/23/2015

APPROVED 11/29/2011, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY RUSSELL & DOROTHY SANTORO

DATED_____ AND TO BE RECORDED HEREWITH.

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DATE: 6/17/15

TOWN CLERK

VILLAGE ESTATES

DEFINITIVE SUBDIVISION
PERMANANT PRIVATE WAY

PLAN OF LAND
IN
MEDWAY, MA

MAP 1C PARCEL 114

ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
MEDWAY, MA 02053

DATE: MAY 19, 2011
SCALE 1" = 40'

COLONIAL ENGINEERING, INC.
11 AWL STREET
MEDWAY, MA 02053
508-533-1644

MERRIKIN ENGINEERING LLP
730 MAIN STREET (SUITE 2)
MILLIS, MA 02054
508-376-8883

0' 40' 80' 120'

LEGAL SHEET
SHEET 2 OF 8

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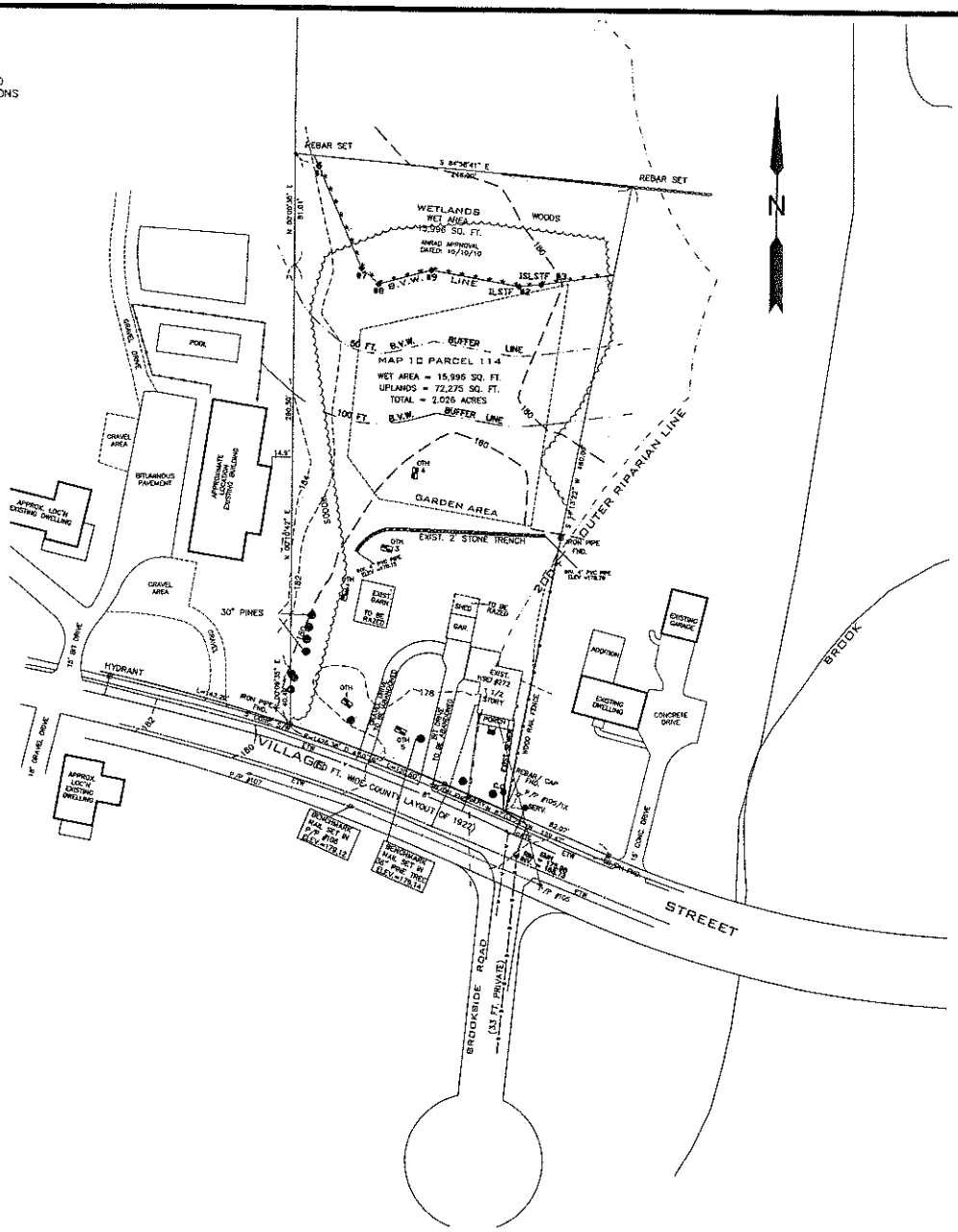
REVISED DATE: JUNE 10, 2015
DECISION REQUIREMENTS



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MEDWAY PLANNING BOARD

DATE ENDORSED 6/22/2015

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RUSSELL & DOROTHY SANTORO

DATED 6/22/2015 AND TO BE RECORDED HEREWITH.

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DATE: 6/17/15

TOWN CLERK

VILLAGE ESTATES

DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY

PLAN OF LAND
IN
MEDWAY, MA

MAP 1C PARCEL 114

ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
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508-376-8883

0' 40' 80' 120'

EXISTING CONDITIONS
SHEET 3 OF 8

EXISTING CONDITIONS NOTES:

1. EXISTING UTILITY INFORMATION IS BASED ON AVAILABLE INFORMATION AND IS NOT WARRANTY TO BE ACCURATE WHERE FEATURES ARE BURIED. CONTRACTOR CONTACT DIGSAFE PRIOR TO ANY EXCAVATION ACTIVITY AND SHALL CONFIRM ALL UTILITY LOCATIONS WITH APPLICABLE UTILITY COMPANIES.

2. EXISTING CONDITIONS INFORMATION FOR OFF-SITE PROPERTIES ARE NOT BASED ON FIELD SURVEY AND ARE TAKEN FROM MASSGIS AERIAL PHOTOGRAPHY.

NOTE:

THE SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE FLOOD PLAIN.

VILLAGE STREET IS AN SCENIC ROAD

HOUSE # 272 IS PRE-EXISTING AND NON CONFORMING.

REVISED DATE: JULY 25, 2011
PER COMMENTS PLANNING BOARD CONSULTANT'S
DATED: JUNE 23, 2011

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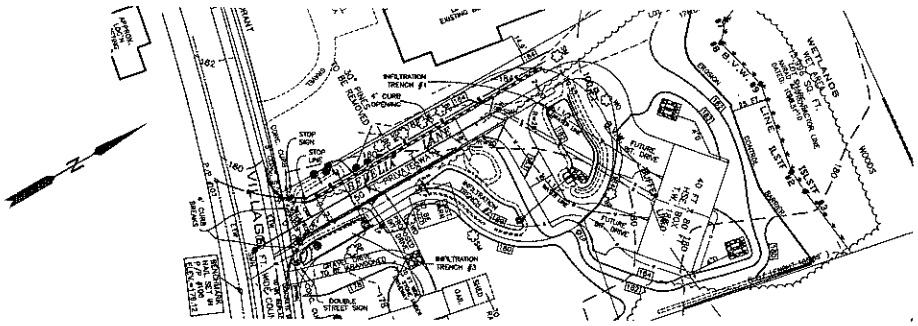
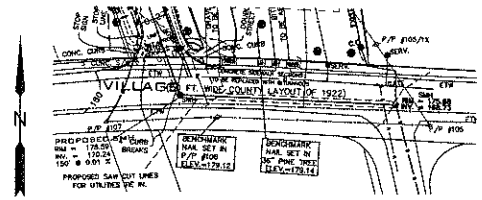
REVISED DATE: JUNE 10, 2015
DECISION REQUIREMENTS



PLAN VIEW – BEDELIA LANE

SCALE: 1"=40'

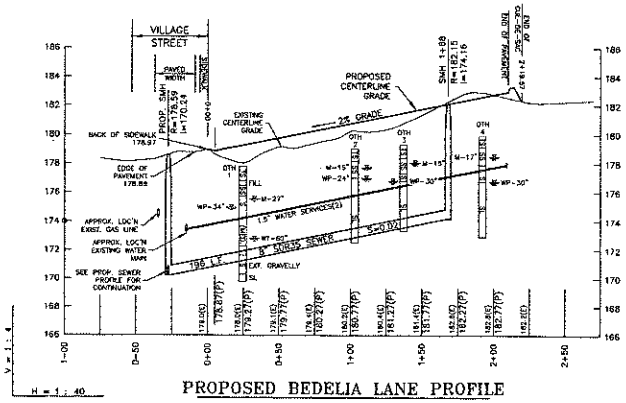


PLAN VIEW – VILLAGE STREET

SCALE: 1"=40'

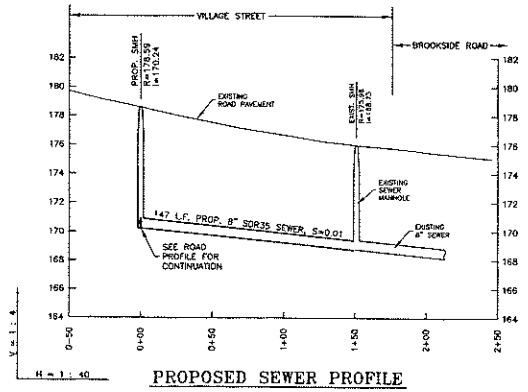
PROFILE LEGEND

ABBREV./ SYMBOL	DESCRIPTION
M-XX"	MOTTLES AT XX-INCHES
WT-XX"	STANDING WATER AT XX-INCHES
WP-XX"	WEEPING WATER AT XX-INCHES
NW-XX"	NO GROUNDWATER INDICATORS
B-XX"	ESTIMATED SEASONAL-HIGH GROUNDWATER FROM GROUNDWATER MONITORING PROGRAM IN WALPOLE PARK SOUTH
R-XX"	REFUSAL AT XX-INCHES
TS	TOPSOIL
SS	SUBSOIL
S	SAND
LS	LOAMY SAND
SL	SANDY LOAM



PROPOSED BEDELIA LANE PROFILE

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



PROPOSED SEWER PROFILE

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE: 6/10/15

DATE APPROVED: 11/28/2011

MEDWAY PLANNING BOARD

DATE ENDORSED 6/23/2015

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DATE: 8/17/15

TOWN CLERK

VILLAGE ESTATES

DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY

PLAN OF LAND
IN
MEDWAY, MA

MAP 1C PARCEL 114

ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
MEDWAY, MA 02053

DATE: MAY 19, 2011
SCALE AS NOTED

COLONIAL ENGINEERING, INC.
11 AWL STREET
MEDWAY, MA 02053
508-533-1644

MERRIKIN ENGINEERING LLP
730 MAIN STREET (SUITE 2)
MILLIS, MA 02054
508-376-8883

PLAN & PROFILE
SHEET 4 OF 8

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

NAVD 1988 DATUM

NOTE: ROAD INTERSECTION SIGNS TO BE PLACED 250 FT IN BOTH DIRECTIONS FROM ROAD ENTRANCE.

NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION DIG SAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION DIG SAFE 1-888-DIG-SAFE

NOTES:

1. THE PROPOSED DWELLING, DRIVEWAYS, ROOF RUNOFF LEACHING FIELDS, AND ASSOCIATED GRADING, ARE NOT PART OF THE INFRASTRUCTURE CONSTRUCTION AND WOULD ONLY BE PROVIDED IF AND WHEN THE LOT IS DEVELOPED.

2. ROOF RUNOFF LEACHING FIELDS SHALL BE PROVIDED AS SHOWN TO CAPTURE RUNOFF FROM THE REAR PORTION OF THE PROPOSED DWELLING.

3. INFILTRATION TRENCHES #1, #2 & #3 SHALL BE CONSTRUCTED AS PART OF THE SUBDIVISION INFRASTRUCTURE.

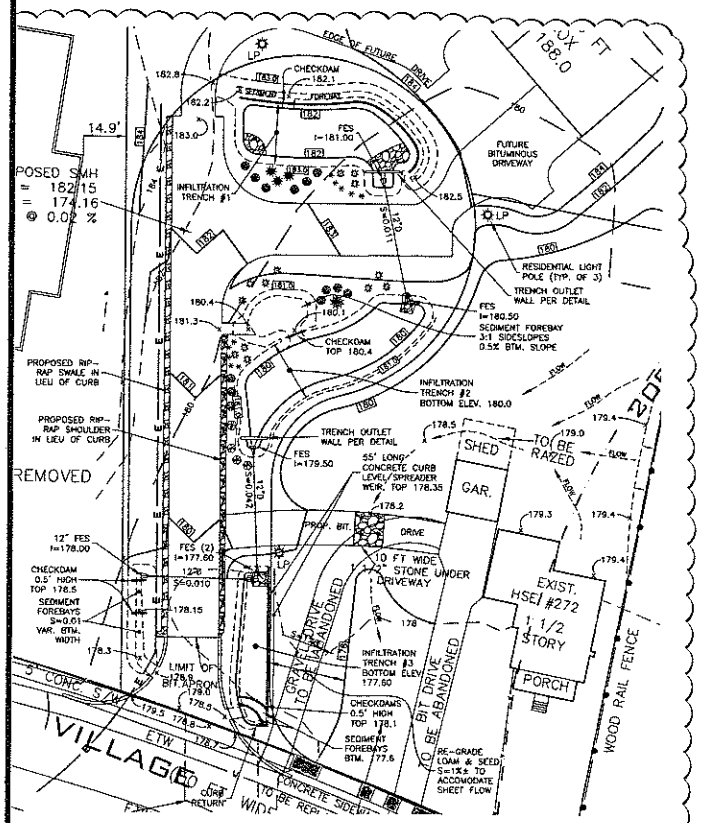
4. ALL PROPOSED DRAIN PIPING FOR THE ROADWAY SYSTEMS SHALL BE CLASS IV RCP.

STORMWATER PLANTING LEGEND

- JAPANESE HOLLY (ILEX CR. COMPACTA) 18"-24"
- PJM RHODODENDRON, 18"-24"
- LITTLE PRINCESS SPIREA, 18-24"
- GREY OWL JUNIPER, 18-24"
- BLUE MAID HOLLY (ILEX M. BLUE MAID) 2.5-3.5'
- MAIDEN GRASS (MISCANTHUS SINESIS) 1-2 GAL.
- HYBRID DAYLILIES (HEMEROCALLIS HYBRID) 1 GAL.

PLANTING NOTES:

1. SHRUBS SHALL BE INSTALLED IN AT LEAST THE SAME QUANTITIES AS SHOWN. SHRUB SPECIES SUBSTITUTION IS ALLOWED, DEPENDING ON NURSERY AVAILABILITY.



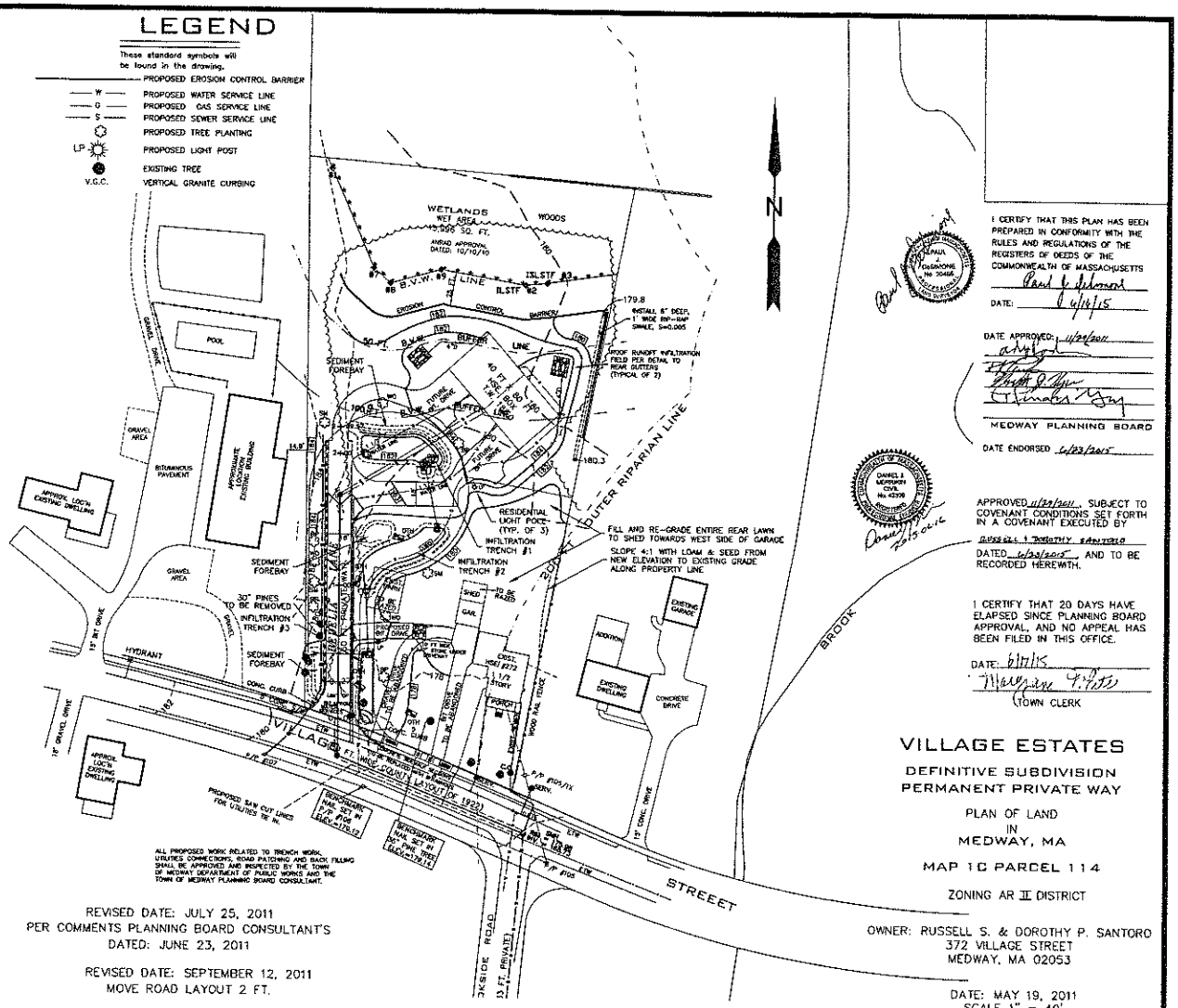
ENLARGED STORMWATER PLAN

SCALE: 1" = 20'

LEGEND

These standard symbols will be found in the drawing.

- PROPOSED EROSION CONTROL BARRIER
- W — PROPOSED WATER SERVICE LINE
- G — PROPOSED GAS SERVICE LINE
- S — PROPOSED SEWER SERVICE LINE
- PROPOSED TREE PLANTING
- LP — PROPOSED LIGHT POST
- EXISTING TREE
- V.G.C. — VERTICAL GRANITE CURBING



REVISED DATE: JULY 25, 2011
PER COMMENTS PLANNING BOARD CONSULTANT'S
DATED: JUNE 23, 2011

REVISED DATE: SEPTEMBER 12, 2011
MOVE ROAD LAYOUT 2 FT.

REVISED DATE: OCTOBER 6, 2011
ADD WAIVER REQUESTS & REPLACE WATER MAIN WITH TWO WATER SERVICE LINES

REVISED DATE: OCTOBER 21, 2011
DRAINAGE SWALE

REVISED DATE: NOVEMBER 16, 2011
RIP-RAP SWALE & ROAD SHOULDER

REVISED DATE: JUNE 10, 2015
DECISION REQUIREMENTS

NAVD 1988 DATUM

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DATE: 6/18/15

DATE APPROVED: 11/29/2011

MEDWAY PLANNING BOARD

DATE ENDORSED 6/23/2015

APPROVED 11/29/2011, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY DOROTHY SANTORO

DATED 6/23/2015, AND TO BE RECORDED HEREWITH.

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DATE: 6/17/15

TOWN CLERK

VILLAGE ESTATES

DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY

PLAN OF LAND
IN
MEDWAY, MA

MAP 1C PARCEL 114

ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
MEDWAY, MA 02053

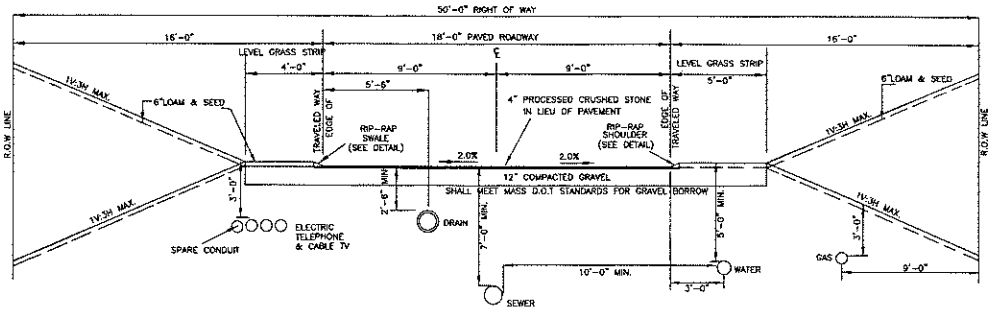
DATE: MAY 19, 2011
SCALE 1" = 40'

COLONIAL ENGINEERING, INC.
11 AWL STREET
MEDWAY, MA 02053
508-533-1644

MERRIKIN ENGINEERING LLP
730 MAIN STREET (SUITE 2)
MILLIS, MA 02054
508-376-8883

0' 40' 80' 120'

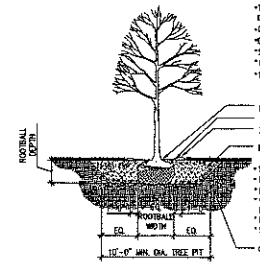
PROPOSED GRADING
SHEET 5 OF 8



PERMANENT PRIVATE ROADWAY TYPICAL SECTION

NOT TO SCALE

NOTE: BEDELIA LANE SHALL BE CONSTRUCTED OF DENSE-GRADED CRUSHED STONE, CONFORMING TO MASS DOT SPECIFICATIONS, TO A DEPTH OF AT LEAST 4".



- *TREE TO HAVE STRAIGHT TRUNK & SINGLE LEADER, DOUBLE LEADER TRUNKS ARE UNACCEPTABLE
- *DO NOT CUT LEADER
- *DO NOT USE TREE WRAP
- *SET TREE PLUMB
- *FLOOD SAUCER THICE DURING FIRST 24 HOURS AFTER PLANTING
- *MKE PIT TO BE 3 TIMES WIDTH OF ROOT BALL OR 10' DIA. MINIMUM

- PLANT TREE WITH ROOT FLARE 1" ABOVE FINISHED GRADE AFTER SETTLEMENT
- 2" DEPTH MULCH (KEEP MULCH 1" FROM TRUNK)
- 3" HIGH EARTH WATERING SAUCER, LOCATE 1'-0" BEYOND TREE ROOT BALL
- PLANTING MIXTURE
- * SYNTHETIC BURLAP IS UNACCEPTABLE
- * LOOSE OR CRACKED ROOTBALLS ARE UNACCEPTABLE
- * REMOVE TOP 2/3 OF WIRE BASKETS
- * CONTAINERIZED PLANTS: REMOVE CONTAINER PRIOR TO PLANTING, SCARIFY ROOT BALL EDGES 1/2" DEEP IN FOUR LOCATIONS
- * REMOVE 1/3 BURLAP PRIOR TO BACKFILL.
- * SCARIFY PIT SURFACE TO 4-6" MIN. DEPTH PRIOR TO PLANTING.
- COMPACTED BACKFILL OR UNDISTURBED SUBGRADE

DECIDUOUS TREE PLANTING

Scale: NOT TO SCALE

TREE'S TO BE PLANTED

SEE PLANNING BOARD RULES AND REGULATIONS SECT 7.19-7.19.9

4) WO = WHITE OAK TREE
3) BP = BRADFORD PEAR TREE
3) SM = SUGAR MAPLE TREE

10 TOTAL TREES TO BE PLANTED

LOCATION OF TREE PLANTING AS SHOWN ON PLAN & PROFILE ALSO PROPOSED GRADING SHEETS

REVISED DATE: JULY 25, 2011
PER COMMENTS PLANNING BOARD CONSULTANT'S DATED: JUNE 23, 2011

REVISED DATE: SEPTEMBER 12, 2011
MOVE ROAD LAYOUT 2 FT.

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DATE: 6/16/15

DATE APPROVED: 11/28/2011

MEDWAY PLANNING BOARD

DATE ENDORSED 6/23/2015

APPROVED 11/28/2011, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY

RUSSELL S. SANTORO & DOROTHY P. SANTORO

DATED 6/23/2015 AND TO BE RECORDED HEREWITH.

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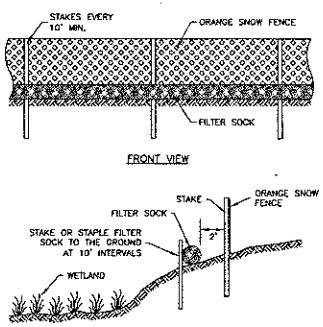
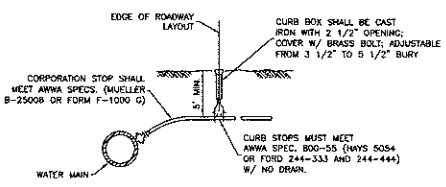
TOWN CLERK



NOTE: FILTER SOCK TO BE CONSTRUCTED OF A NON-BIODEGRADABLE SOCK SHELL FILLED WITH FILTER MEDIA (BIODEGRADABLE OR OTHERWISE). FILTER SOCKS CAN BE FILLED ON-SITE OR PRE-FILLED. IF PRE-FILLED, JOINTS SHALL BE OVERLAPPED BY AT LEAST TWO FEET.

FILTER SOCK WITH SNOW FENCE DETAIL

NOT TO SCALE



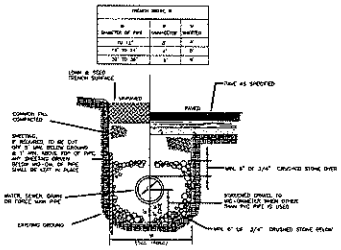
NOTES:

COPPER TUBING SHALL MEET AWWA SPEC. 76-OR TYPE K OR FEDERAL SPEC. WWT-799 TYPE K.

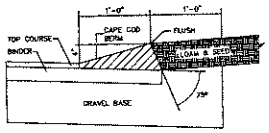
1 1/2-INCH AND LARGER SERVICES SHALL BE INSTALLED WITH A SADDLE.

WATER SERVICE CONNECTION

NOT TO SCALE

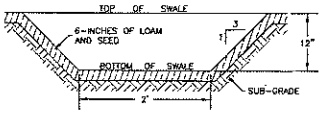


TYPICAL TRENCH SECTION



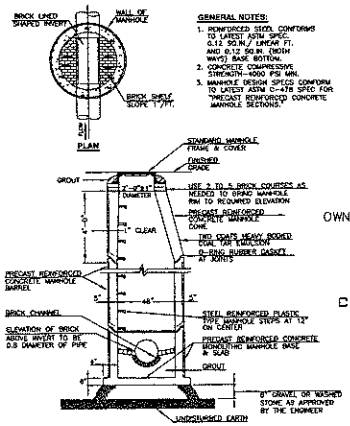
CAPE COD BERM

(NOT TO SCALE)



SWALE DETAIL

NOT TO SCALE



TYPICAL SEWER MANHOLE

(NOT TO SCALE)

GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ.IN./ LINEAR FT. AND 0.12 SQ.IN. (BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS"

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

VILLAGE ESTATES

DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY

PLAN OF LAND
IN
MEDWAY, MA

MAP 1C PARCEL 114

ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
MEDWAY, MA 02053

DATE: MAY 19, 2011

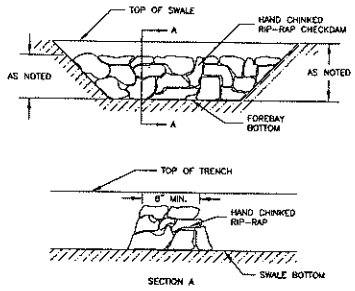
COLONIAL ENGINEERING, INC.
11 AWL STREET
MEDWAY, MA 02053
508-533-1644

MERRIKIN ENGINEERING LLP
730 MAIN STREET (SUITE 2)
MILLIS, MA 02054
508-376-8883

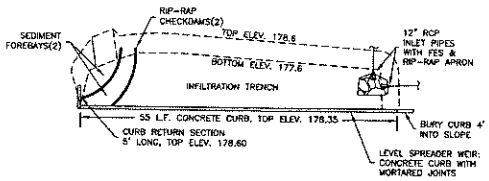
SCALE AS NOTED

DETAIL SHEET

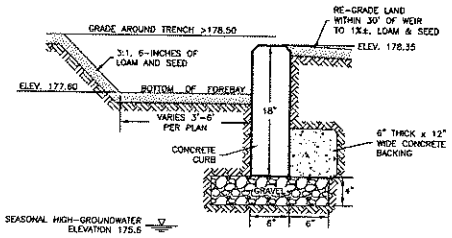
SHEET 6 OF 8



RIP-RAP CHECK DAM DETAIL
NOT TO SCALE

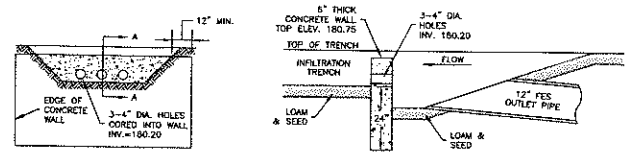


PLAN VIEW



TRENCH CROSS-SECTION

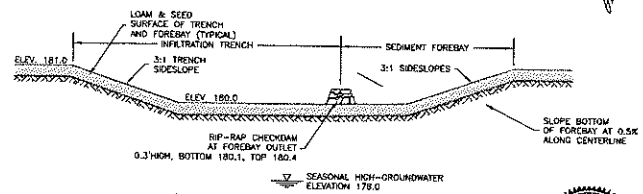
INFILTRATION TRENCH #3 DETAIL
NOT TO SCALE



CROSS-SECTION THROUGH TRENCH

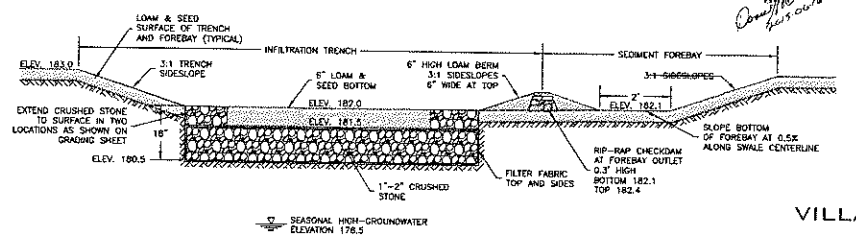
SECTION A - THROUGH OUTLET WALL

OUTLET HEADWALL



TRENCH CROSS-SECTION

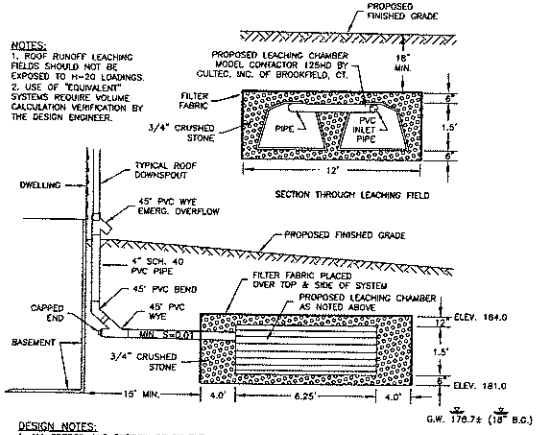
INFILTRATION TRENCH #2 DETAIL
NOT TO SCALE



TRENCH CROSS-SECTION

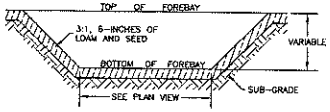
INFILTRATION TRENCH #1 DETAIL
NOT TO SCALE

NOTES:
1. ROOF RUNOFF LEACHING FIELDS SHOULD NOT BE EXPOSED TO H-20 LOADINGS.
2. USE OF "EQUIVALENT" SYSTEMS REQUIRE VOLUME CALCULATION VERIFICATION BY THE DESIGN ENGINEER.

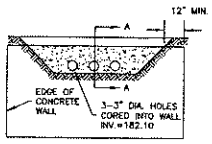


DESIGN NOTES:
1. ALL TOPSOIL AND SUBSOIL BELOW THE BOTTOM OF THE SYSTEM SHALL BE REMOVED AND REPLACED WITH SAND.
2. THE COMPLETED ROOF RUNOFF COLLECTION SYSTEM MUST COLLECT RUNOFF FROM THE ENTIRE REAR ROOF AREA OF THE PROPOSED DWELLING, WITH THE FLOWS TO EACH APPROXIMATELY BALANCED.
3. THIS FIELD IS NOT PART OF THE SUBDIVISION INFRASTRUCTURE BUT SHALL BE CONSTRUCTED WITH THE NEW DWELLING.
4. PROVIDE TWO INSPECTION PORTS PER FIELD TO THE SURFACE AND COVER WITH AN IRRIGATION BOX.

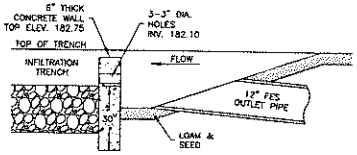
ROOF RUNOFF INFILTRATION FIELD
NOT TO SCALE



SEDIMENT FOREBAY SECTION
NOT TO SCALE



CROSS-SECTION THROUGH TRENCH



SECTION A - THROUGH OUTLET WALL

OUTLET HEADWALL

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.

REVISED DATE: JULY 25, 2011
PER COMMENTS PLANNING BOARD CONSULTANT'S DATED: JUNE 23, 2011

REVISED DATE: SEPTEMBER 12, 2011
MOVE ROAD LAYOUT 2 FT.

REVISED DATE: OCTOBER 6, 2011
ADD WAIVER REQUESTS & REPLACE WATER MAIN WITH TWO WATER SERVICE LINES

REVISED DATE: OCTOBER 21, 2011
DRAINAGE SWALE

REVISED DATE: NOVEMBER 16, 2011
RIP-RAP SWALE & ROAD SHOULDER

REVISED DATE: JUNE 10, 2015
DECISION REQUIREMENTS

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

DATE: 6/16/15

DATE APPROVED: 11/28/2011

MEDWAY PLANNING BOARD

DATE ENDORSED 6/23/2015

APPROVED 11/28/2011 SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY RUSSELL & DOROTHY SANTORO DATED 6/23/2015 AND TO BE RECORDED HEREWITH.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE: 8/7/15

TOWN CLERK

VILLAGE ESTATES

DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY

PLAN OF LAND
IN
MEDWAY, MA

MAP 1C PARCEL 114

ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
372 VILLAGE STREET
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DATE: MAY 19, 2011

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508-533-1644

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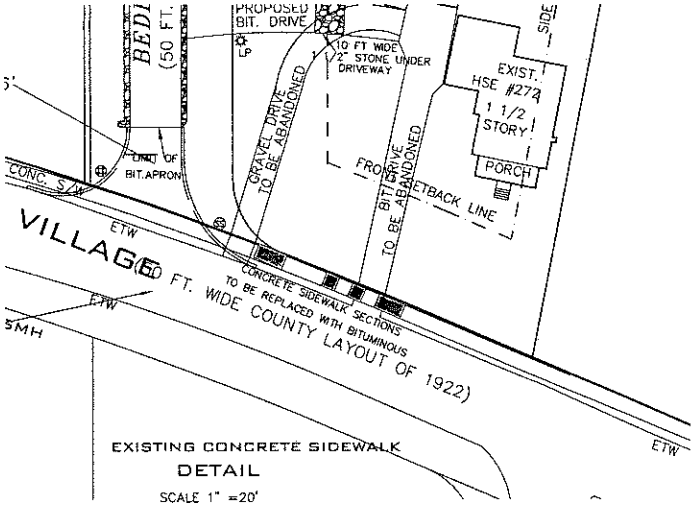
508-376-8883

SCALE AS NOTED

DETAIL SHEET

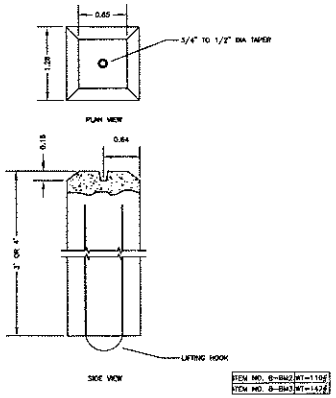
SHEET 7 OF 8

NOTE: PRESENT AND FUTURE OWNERS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS & RESTRICTIONS AND PRIVATE ROADWAY AGREEMENT GOVERNING THE VILLAGE ESTATES SUBDIVISION.



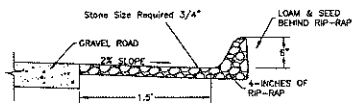
EXISTING CONCRETE SIDEWALK DETAIL

SCALE 1" =20'

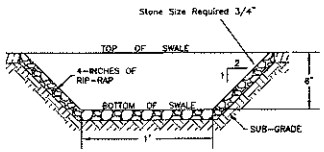


NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS

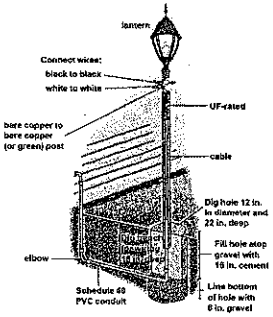
BOUNDARY MARKERS



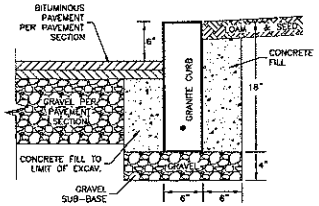
RIP-RAP SHOULDER DETAIL
NOT TO SCALE



RIP-RAP SWALE
NOT TO SCALE

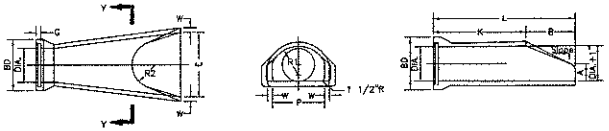


RESIDENTIAL LIGHT POST DETAIL



NOTES:
1. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

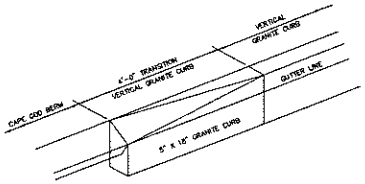
VERTICAL GRANITE CURB DETAIL
(NO SCALE)



DIA.	W	A	B	C	D	E	BD	K	L	P	DIA. 2:1	R1	R2	S	G	Slope
12"	2"	4"	2'-0"	1'-4 1/8"	1'-1 1/2"	2'-0"	20"	1'-4 1/8"	1'-4 1/8"	8 1/8"	13"	10 1/8"	9"	4"	2 1/2"	3:1
15"	2 1/4"	6"	2'-3"	1'-10"	1'-1 1/2"	2'-6"	24"	1'-4 1/8"	1'-4 1/8"	8 1/8"	16"	12 1/2"	11"	4"	2 1/2"	3:1
18"	2 1/2"	8"	2'-3"	1'-10"	1'-1 1/2"	3'-0"	28"	1'-4 1/8"	1'-4 1/8"	8"	19"	15 1/2"	12"	4"	2 3/4"	3:1
21"	2 3/4"	9"	2'-11"	1'-2"	1'-1"	3'-6"	32"	1'-4 1/8"	1'-4 1/8"	11 3/8"	22"	18 1/8"	13"	4"	2 3/4"	3:1
24"	3"	9 1/2"	1'-7 1/2"	2'-6"	1'-1"	4'-0"	36"	1'-9 1/2"	1'-9 1/2"	11 3/8"	25"	18 1/8"	14"	4"	3"	3:1

NOTES:
ALTERNATE DETAIL IS AN HDPE PIPE CUT AT 4:1 SLOPE ACTING AS A FLARED END SECTION.

R.C.P. FLARED END SECTION DETAILS
NOT TO SCALE



CURB TRANSITION
(NOT TO SCALE)

REVISED DATE: JULY 25, 2011
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DATE: 6/16/15

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MEDWAY PLANNING BOARD

DATE ENDORSED 6/23/2015

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DATE: 8/17/15

TOWN CLERK

VILLAGE ESTATES

DEFINITIVE SUBDIVISION
PERMANENT PRIVATE WAY

PLAN OF LAND
IN
MEDWAY, MA

MAP 1C PARCEL 114

ZONING AR II DISTRICT

OWNER: RUSSELL S. & DOROTHY P. SANTORO
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MILLIS, MA 02054
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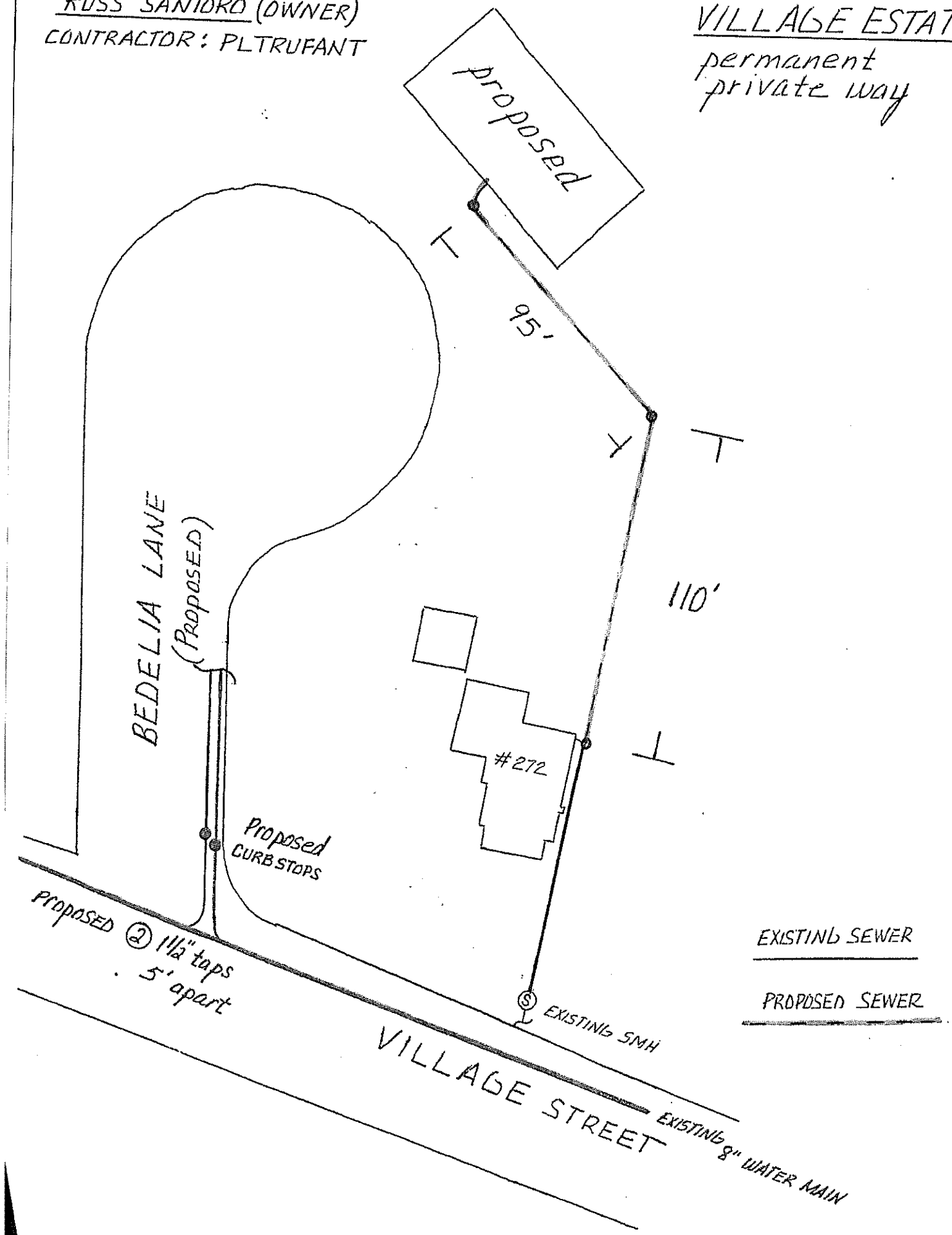
SCALE AS NOTED

DETAIL SHEET

SHEET 8 OF 8

RUSS SANTORO (OWNER)
CONTRACTOR: PLTRUFANT

VILLAGE ESTATES
permanent private way



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

RECEIVED
APR 26 2017
TOWN CLERK

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

MEMORANDUM

April 26, 2017

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

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

RE: ***Public Hearing Continuation:*** ***Merrimack Building Supply (20 Trotter Drive)***
Major Site Plan & Groundwater Protection Special Permit
CONTINUATION DATE: ***Tuesday, May 23, 2017 at 7:15 p.m.***
LOCATION: ***Medway Town Hall – Sanford Hall, 155 Village Street***

At its meeting on April 25, 2017, at the request of the applicant, the Planning and Economic Development Board voted to continue the public hearing on the applications of Merrimack Building Supply of Medway, MA for major site plan approval and a groundwater protection special permit for a proposed building expansion project at its facility at 20 Trotter Drive to Tuesday, May 23, 2017 at 7:15 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.

The subject property is 10.73 acres and is located at the southwest end of Trotter Drive in the Industrial III zoning district (Map 64 - Parcel 002). It is owned by Medway Trotter, LLC. The site includes wetland resources, a small portion of Stall Brook, and is located within the groundwater protection district.

The applicant proposes to construct a 19,500 sq. ft. addition to the existing 10,000 sq. ft. building including added warehouse space and a new customer entrance, expanded parking, a new loading dock and paved area for truck access to the loading dock, installation and relocation of utilities to accommodate the new addition, abandonment of the existing septic system and connection to Town sewer, installation of a stormwater drainage system for the entire site, and site landscaping and lighting. The plan is titled *Merrimack Building Supply Site Plan for 20 Trotter Drive*, is dated March 10, 2017, and was prepared by Guerriere and Halnon of Milford, MA and Cubic Architects Inc. of Plymouth, MA.

The applications, site plan, stormwater report, and other documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The application, plan, report and other documents are also posted at the Planning and Economic Development Board's web page at:
http://www.townofmedway.org/planning-economic-development-board/pages/merrimack-building-supply-expansion-%E2%80%93-major-site-plan-gpd

We expect the applicant will submit a revised plan to us within the next 7-10 days. Upon receipt, we will forward to Town staff for review and additional comments if appropriate.

Pease contact me if you have any questions. Thanks.

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

G-8542

Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
www.gandhengineering.com
Est. 1972

Milford Office
333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

May 2, 2017

Susan Affleck-Childs
Medway Planning & Economic Dev. Coordinator
Medway Town Hall
155 Village Street
Medway, MA 02053

RE: Merrimack Building Supply, Medway, MA
Major Site Plan Review

Dear Ms. Affleck-Childs:

The following is Guerriere & Halnon, Inc.'s (G&H) responses to comments by Tetra Tech (TT) dated April 20, 2017. We have reiterated TT's comments with G&H's response following each comment.

Site Plan Review Regulations (Chapter 200)

1. The proposed Project required an Environmental Impact Assessment (EIA) since the proposed addition is greater than fifteen thousand (15,000) square feet. Disturbance to the site also appears to be greater than thirty thousand (30,000) square feet. A waiver has been requested from this regulation by the application. Due to the location of the site within the Zone II area, we recommend the applicant provide the Board with the EIA.
   A Waiver has been requested from providing the EIA.

2. Site plans are required to be drawn at a scale of 1"=40'. Plans provided are at a scale of 1"=30' and do not show the entire site. We appreciate the level of detail and clarity provided by the 1"=30' scale but recommend the plans be reformatted to show the entire site.
   The plans have been revised to be at a scale of 1"=40'.

3. The applicant has not provided existing landscape inventory at the site. A waiver from this regulation has been requested.
   A waiver has been requested.

4. The plans do not show setback lines.
   The Site Plan sheet hasbeen revised to show the setback lines.

5. The plans do not show proposed curb radii for parking areas.
   The Site Plan has been revised to show the curb radii for the parking areas.

6. Existing/Proposed dumpster location and screening are not shown on the plans.
   The dumpster & screening locations have been added to the Existing Conditons & Site Plan.

7. A color rendering of the project has not been provided.
   The color rendering is being provided.

8. Proposed lighting/photometric plan has not been provided.
   The lighting/photometric plan has been added to the revised plan set.

9. We recommend the applicant speak with the Medway Fire Chief to confirm additional hydrants are not needed to meet demands of the new building. Nearest hydrant to the building is located in the cul-de-sac area of Trotter Drive.
   A letter from the Fire Chief has been issued indicating that additional hydrants are not needed.

10. We recommend the applicant provide statement regarding any proposed on-site generation of noise and/or odors which may result from the expanded development of the site.
    There are no changes in the use or hours of operation. There will not be any increase of noise or odors resulting from the expansion.

11. It appears the proposed internal site driveway is located within 15-feet from a side lot line.
    The plan has been revised to relocate the proposed driveway outside the 15' from lot line.

12. The applicant has not provided vertical granite curb throughout the limit of the internal site driveway. If the applicant wishes to use Modified Cape Cod Berm, a waiver must be requested.
    A waiver is requested to use Cape Cod Berm in lieu of granite curbing.

13. The plans do not distinguish between employee parking and customer parking areas.
    The Site Plan has been revised to label the employee and customer parking areas.

14. It appears the applicant is providing greater than the required parking for the site. We recommend the applicant limit parking to only what is required, if possible, in order to reduce impervious area.
    The Site Plan has been revised to reduce the parking and impervious area.

15. Proposed parking stalls are designed at 9'x18' and include a "±" designation. The regulations require stalls to be no smaller than 10'x20'.
    The Site Plan has been revised to reflect parking stalls to be 10'x20'.

16. Wheel stops are required at the head of parking stalls that abut pedestrian sidewalks.
    The Site Planhas been revised to add wheel stops at the head of parking stalls that abut pedestrian sidewalks.

17. In appears the parking area to the east of the proposed building is located within 15' of a side lot line.
    The plans have been revised to relocate the parking area to the east of the proposed building.

18. The applicant is proposing to use Modified Cape Cod Berm along the parking area instead of Vertical Granite Curb as specified in the regulation. A waiver has been requested from this regulation.

A waiver is requested to use Cape Cod Berm in lieu of granite curbing.

19. Snow removal areas have not been shown on the plans.
    The Site Plan has been revised to show the location of the snow removal areas.
20. Proposed lighting at the site has not been provided.
    The plans have been revised to include a lighting/photometric plan.

MA DEP Stormwater Management Standards

21. Site is located in the Zone II area and requires 44% TSS removal prior to discharge to the proposed infiltration basin. The applicant proposed the use of an Infiltration Basin coupled with a Sediment Forebay which achieves 80% TSS removal credit. However, the proposed Sediment Forebay cannot be double counted as shown on the TSS removal spreadsheet, additional pre-treatment is required to meet the standard.
    The calculations have been revised to show the 44% removal prior to the infiltration area located within the basin. The TSS work sheet was also calculated to show the 80% removal as it leaves the basin and discharges which is over 100' away from any wetland.

22. Metal roofs are not permitted for use in Zone II areas unless roof runoff is properly pre-treated prior to discharge to an infiltration BMP. The applicant proposes use of a rain garden in order to pre-treat roof runoff for the existing building and proposed addition. Information provided does not adequately address how this requirement is met. Additional information is needed to confirm anticipated roof drain routing and size of proposed BMP.
    Additional information regarding the rain garden and how it meets the pre-treatment requirement is being provided. The proposed rail garden was sized to handle the entire roof area existing and proposed. The small parking area in front of the proposed addition was removed from the rain garden drainage area. The rain garden will only handle the roof area.

23. The existing storage shed, which is designated to remain, has a metal roof which does not appear to be receiving any treatment prior to discharge. The applicant should confirm existing and proposed roof type and amount of roof runoff discharging to the rain garden.
    The runoff from the existing storage shed is a pre-existing condition.

24. We recommend the applicant provide a list of materials being stored at the site to determine if the site meets criteria for LUHPPL.
    The Applicant has provide a list of materials being stored at the site.
    Drywall, Insulation, Ceiling tile, ceiling grid, Dryvit (exterior finish system), Lumber and Steel

25. The proposed Project results in a net increase in impervious area and as such does not meet the Redevelopment Standard.
    The Project is not a Redevelopment Project, but some existing condition will be unchanged..

Town Stormwater Regulations

26. It appears the paved area north of the proposed building is pitching toward the drainage swale located on the adjacent property. The applicant should confirm grading at the rear of the building and/or provide documentation for drainage easement on the abutting property.
    The Grading Plan have been revised to re-grade the area north of the proposed building so it does not pitch toward the drainage swale located on the adjacent property. Bituminous berm

has been added to prevent runoff from flowing onto abutting property and into the new drainage system on the site.

27. The stormwater report should be stamped and signed by a Registered Professional Engineer.
    The report has been signed and stamped by Elizabeth Mainini, P.E.

28. Pipe sizing calculations should be provided for the 25-year storm event. Please include sizing information for roof drain laterals.
    The calculations have been provided for pipe sizing for the 25-year storm event and sizing information for roof drain laterals.

General Stormwater Comments

29. Test pits are required to confirm groundwater depths at the proposed infiltration basin location. None have been provided and basins are proposed in areas where groundwater can be reasonably expected within two feet of the proposed bottom of infiltration basin. We recommend test pits be conducted in each of the infiltration areas and design reflect minimum offsets required.
    The test pit locations and results have been added to the Grading Plan.

30. We recommend the applicant model the rain garden as a pond in order to determine stage storage elevations since the rain garden is also receiving flows from the adjacent parking lot and areas offsite. Provide calculations for drawdown within the 72 hour required period.
    The rain garden model/calculations are being provided with the revised plans/stormwater report.

31. A stormwater checklist should be provided and stamped by Professional Engineer.
    The stamped stormwater checklist is included in the revised stormwater report.

32. Total study area between existing and proposed analysis do not match. Existing study area is 7.7 acres and proposed study area is 8.46 acres. Please address.
    The study area has been reviewed and the discrepancy has been fixed.

33. One-foot of freeboard is required in the proposed infiltration basin. Furthermore, it appears the grades are labeled incorrectly on the basin as the contour offsets appear similar but increase by different values (el. 235 to 236 is same contour offset as el. 236 to 238). Please address.
    The spillway elevation has been revised.

General Items

34. Content of Locus Map on Cover Sheet is not consistent and does not provide clear coverage of area. We request the Locus Map be compiled from a single source.
    The Locus Map has been revised.

35. Lot Detail on Cover Sheet indicates additional existing site improvements (material handling area) in the southern portion of the site and in very close proximity to wetland resources. This area is excluded from subsequent site plan sheets. We suggest the Site Plans include the entire parcel and show all site activities.
    The site plan has been revised to show the entire parcel and all site activities proposed in this application.

36. Scale bars should be provided on the plans to confirm drawing/plot scales.
The plans have been revised to show scale bars.

37. Work is proposed within several easements. We request confirmation that easements do not restrict development improvements shown.
Easements are providing access to Sewer Department. The easements do not restrict development improvements. The applicant is working with the sewer department by providing a gravel access drive along the existing sewer line.

38. The driveway appears to narrow as it approaches Trotter Drive. We request the applicant provide additional detail showing how driveway and sidewalk transition to existing conditions and how required widths for two-way circulation are maintained.
The plans have been revised to show a ramp for the driveway and sidewalk transition.

39. The northerly edge of the driveway, as it approaches the first parking lot, does not show any edge treatment (curb). It does not appear this was intended. Please address.
The northerly edge of the driveway is a proposed sidewalk out to Trotter Drive and not edge of pavement.

40. The summary table provided on the Cover Sheet indicates only "1" accessible space is required and provided. Applicable guidelines require two accessible spaces for parking areas of 26-50 spaces, of which, one must be van accessible. Additionally, the table indicates 48 spaces are provided however the Site Plan only shows 46. Please amend the table to show the correct information.
The summary table has been revised.

41. We request the applicant provide the industrial classification (SIC Code) for the site and what, if any, NPDES stormwater permits are required for the use and/or construction.
The SIC Code for the site is 503308, no NPDES permits are required.

42. The limits of pavement demolition/reclamation/repaving are unclear. Please provide additional detail to clearly indicate limits.
All pavement will be reclaimed and parking areas repaved. This has been noted on the revised plans.

43. Erosion/Sediment control measures should extend along the northern limit of the property to control runoff along the edge of new construction.
The plans have been revised to extend the erosion/sediment control measures.

44. Please show calculation confirming proposed 6" roof drain connections are sufficient to handle runoff from roof.
The calculations for a 100-year storm indicate the roof drain connection should be 12"; the plans have been revised to reflect a 12" pipe.

45. The Erosion Control Plan indicates construction runoff will be directed to the proposed infiltration basin using "Proposed Cross Trench". Accumulation of sediments from construction is likely to negatively impact infiltrative capacity needed for proper function of the basin. The practice is specifically prohibited in the Mass DEP Stormwater Handbook (Volume 2) which states "Never

use infiltration basins as temporary sediment traps for construction activities". Please provide detail on how Mass DEP design standards will be met including how basin will be treated to restore infiltration rates or provide alternate location for construction controls.
The plans have been revised. All runoff during construction will be directed into the forbay area of the infiltration basin and will be maintained during construction.

46. The Planting Plan and the Site Plan show different treatment of driveway entrance. Please coordinate the two plans to show consistent treatment of the site.
The plans have been revised to be consistent.

47. Bollard detail should be added to the plans.
The Detail sheet has been revised to add a bollard detail.

48. Site driveway traffic flow arrow markings are shown backwards on the plans.
The Site Plan has been revised to fix the traffic flow arrow markings.

If you have any questions or additional comments, please do not hesitate to contact us.

Sincerely,

Peter M. Lavioe, Proj. Engineer

DATE:	DATE:

APPROVED DATE: _____ PLANNING BOARD

SIGNATURE DATE: _____ BEING A MAJORITY

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NOTES

#	DATE	DESCRIPTION	INIT
2	4/25/17	REVISED PER COMMENTS.	PML
1	3/23/17	ADDED BANK FLAGS.	PML

OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

SITE
PLAN OF LAND
IN
MEDWAY, MA

SCALE: ONE INCH EQUALS 40 FEET
DATE: MARCH 10, 2017

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

SHEET C-3

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WAIVER REQUESTS:

1) WAIVER REQUESTING NOT REQUIRING THE WRITTEN DEVELOPMENT IMPACT STATEMENT. FROM SECTION 204-2 PLANNING BOARD SUBMITTALS SUBSECTION A. 7) A WRITTEN DEVELOPMENT IMPACT STATEMENT.
2.) WAIVER REQUESTING THE USE OF MODIFIED CAPE COD BERM THROUGHOUT THE SITE EXCEPT AT THE ENTRANCE. FROM SECTION 205-8(H) VERTICAL GRANITE CURB.
3.) WAIVER NOT REQUIRING AN INVENTORY OF THE EXISTING LANDSCAPING AT THE SITE. SECTION 204-5(C)(3) EXISTING LANDSCAPE INVENTORY.
4.) WAIVER REQUESTING NOT CREATING PEDESTRIAN WAYS ALONG THE FRONT OF SITE. FROM SECTION 205-3 PEDESTRIAN & BICYCLE ACCESS.
5.) WAIVER 205-9(F) TREE REPLACEMENT.

NOTES:

1. SEE DEED BOOK 12567 PAGE 424 AND PLAN 233 OF 1998 IN PLAN BOOK 450 AT THE NORFOLK REGISTRY OF DEEDS.

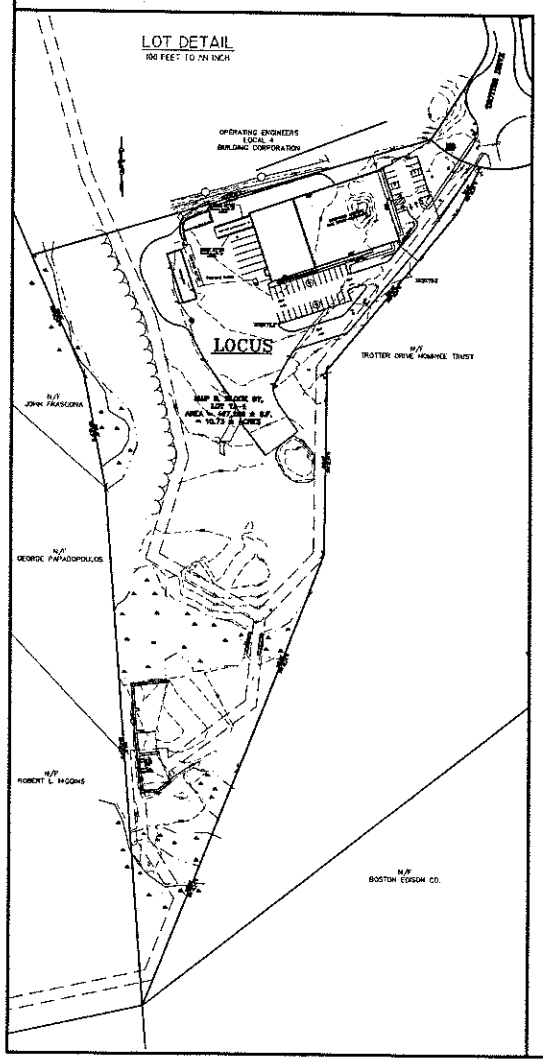
2. ALL ELEVATIONS ARE BASED OFF OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

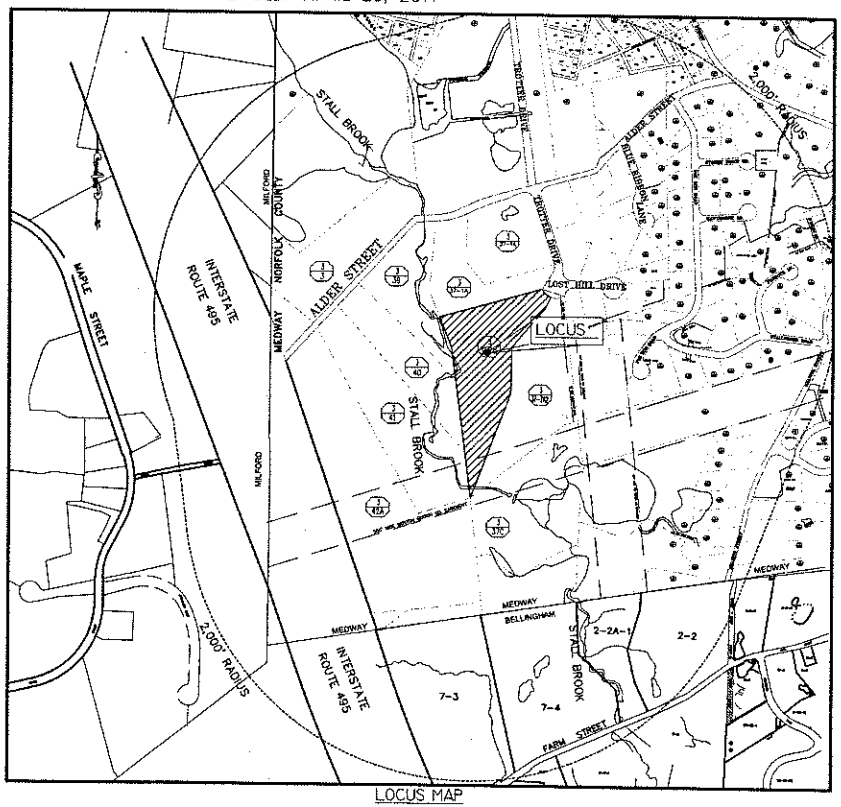
3. ZONING DISTRICT INDUSTRIAL III
MIN. AREA = 40,000 S.F.
MAX. COVERAGE = 40%
MIN. WIDTH = 100 FT.
MIN FRONT, REAR SETBACK = 30 FT
MIN. SIDE SETBACK = 20 FT

MERRIMACK BUILDING SUPPLY SITE PLAN FOR 20 TROTTER DRIVE IN MEDWAY, MASSACHUSETTS

OWNER/APPLICANT:
MERRIMACK BUILDING SUPPLY

20 TROTTER DRIVE
MEDWAY MA
DATE MARCH 10, 2017
REVISED: APRIL 25, 2017





LOCUS MAP
300 FEET TO AN INCH

LOCUS MAP USGS
1,000 FEET TO AN INCH

DATE: _____

DATE: 6-5-17

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD APPROVAL

DATE: _____

SIGNATURE DATE: _____
BEING A MAJORITY

ZONE DESCRIPTION: ZONE – INDUSTRIAL III	MIN. REQ'D/ MAX. ALLOWED	EXISTING	PROPOSED
	INDUSTRIAL III		
LOT REQUIREMENTS:			
MIN. AREA (S.F.)	40,000 S.F.	10.73± ACRES	10.73± ACRES
MIN. WIDTH (FT.)	100'	100'	100'
MIN. FRONTAGE (FT.)	100'	100'	100'
YARD REQUIREMENTS:			
MIN. FRONT SETBACK (FT.)	30'	108'	108'
MIN. SIDE SETBACK (FT.)	20'	26.6'	26.6'
MIN. REAR SETBACK (FT.)	30'	360'	360'
BUILDING			
MAX % COVERAGE	40%	10%	27%
OPEN SPACE			
MIN % OF LOT AREA	--	78%	73%
BUILDING HEIGHT (FT.)			
MAX. HEIGHT (FT.)	60'	30'	30'
PARKING			
MIN. NUMBER OF SPACES	40	***43	***40
MIN. HANDICAPPED SPACES		2	2

PARKING REQUIREMENT: *** INCLUDES NUMBER OF HANDICAP SPACES

OFFICE/WAREHOUSE FACILITY:
1 SPACE PER EACH 2 PERSONS EMPLOYED ON LARGEST SHIFT
20 EMPLOYEES ON LARGEST SHIFT = 10 SPACES
1 SPACE PER 1,000 S.F. OF FLOOR SPACE.
29,610 S.F./1,000 S.F. = 29.61 SPACES

TOTAL SPACES REQUIRED= 40 SPACES

INDEX

- COVER SHEET
1. EXISTING CONDITIONS
2. DEMOLITION PLAN
3. SITE PLAN
4. GRADING & UTILITY PLAN
5. EROSION CONTROL
6. LIGHTING PLAN
7. DETAIL SHEET#1
8. DETAIL SHEET#2
9. L1.1 PLANTING PLAN
10. A2.02 FIRST FLOOR PLAN
11. A2.03 MEZZANINE FLOOR PLAN
12. A3.01 BUILDING ELEVATION
13. A3.02 BUILDING ELEVATION

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

cubic architects, inc.
33 BOWSPRITT LANE
PLYMOUTH, MA 02360
PHONE 617-314-7330, FAX 781-658-2581

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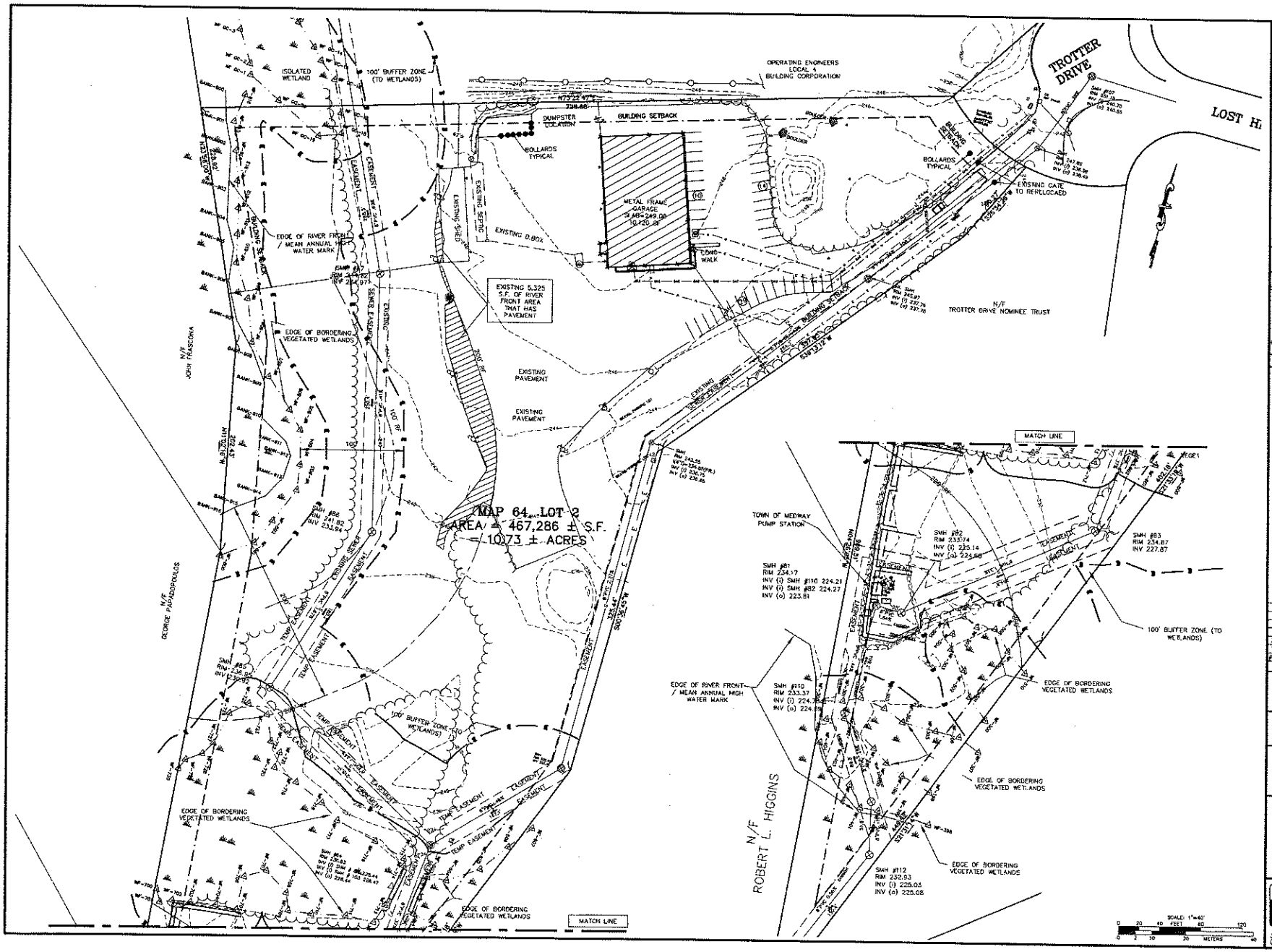

DATE: 5-3-17

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SIGNATURE DATE: BEING A MAJORITY

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NOTES

1. WETLANDS AND RIVER FRONT FLAGGED BY JUDITH SCHMITZ.
2. SITE IS LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.

MATCH LINE

#	DATE	DESCRIPTION	INIT
2	4/25/17	REVISED PER COMMENTS.	PML
1	3/23/17	ADDED BANK FLAGS.	PML

OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

EXISTING CONDITIONS
PLAN OF LAND
IN
MEDWAY, MA

SCALE: ONE INCH EQUALS 40 FEET
DATE: MARCH 10, 2017

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
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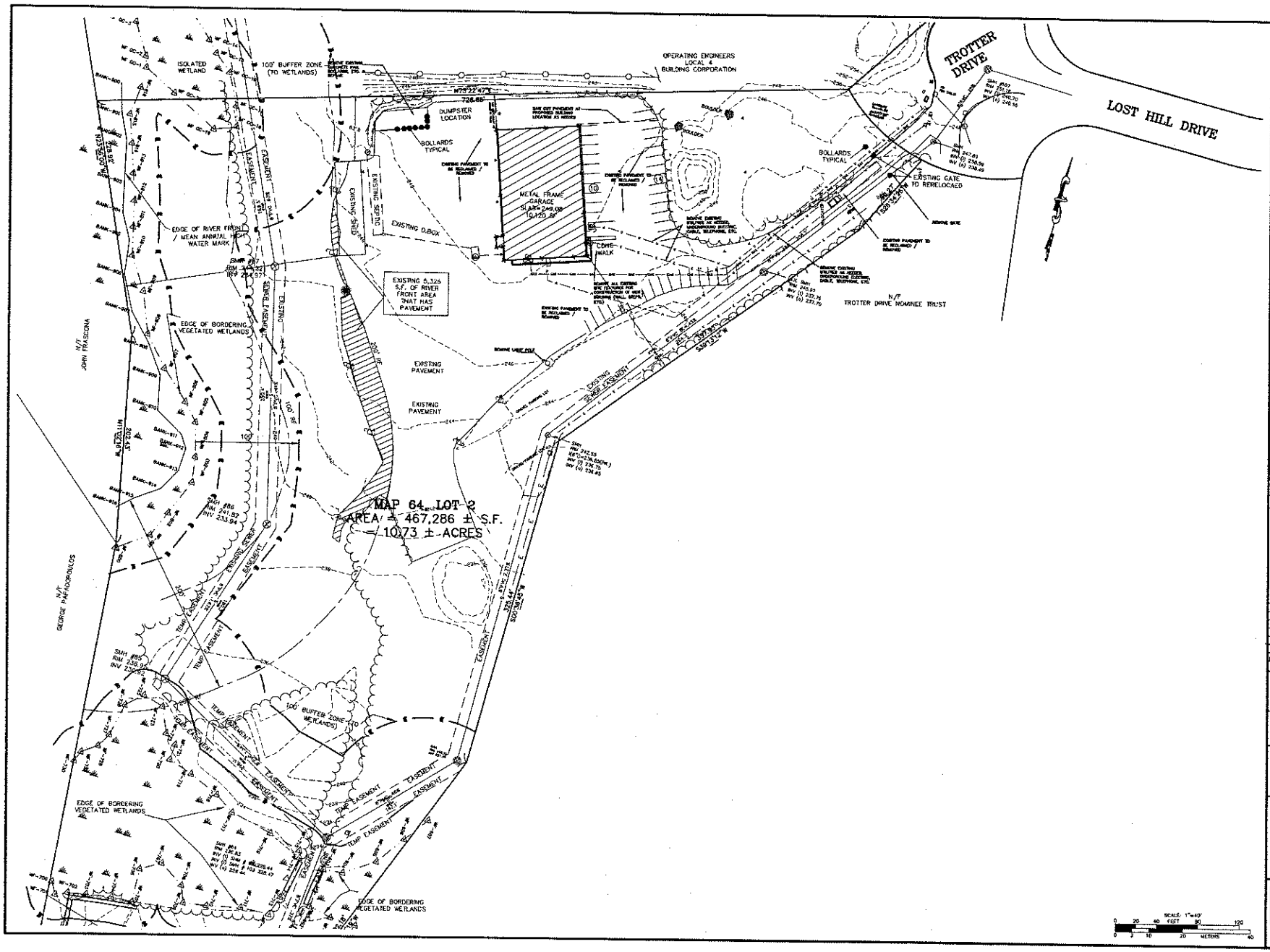

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NOTES

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2. SITE IS LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.
3. ALL PAVEMENT WITHIN THE RIVER FRONT AREA TO BE REMOVED AND ONLY REPLACED WHERE THE MEDWAY CONSERVATION COMMISSION AGREES.
4. ALL PAVEMENT ON SITE TO BE RECLAIMED.

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OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

DEMOLITION
PLAN OF LAND
IN
MEDWAY, MA

SCALE: ONE INCH EQUALS 40 FEET
DATE: MARCH 10, 2017

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SHEET C-2

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DATE:

DATE: 6-5-17

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OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

SITE PLAN OF LAND IN **MEDWAY, MA**

SCALE: ONE INCH EQUALS 40 FEET

DATE: MARCH 10, 2017

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

SHEET C-3 PML

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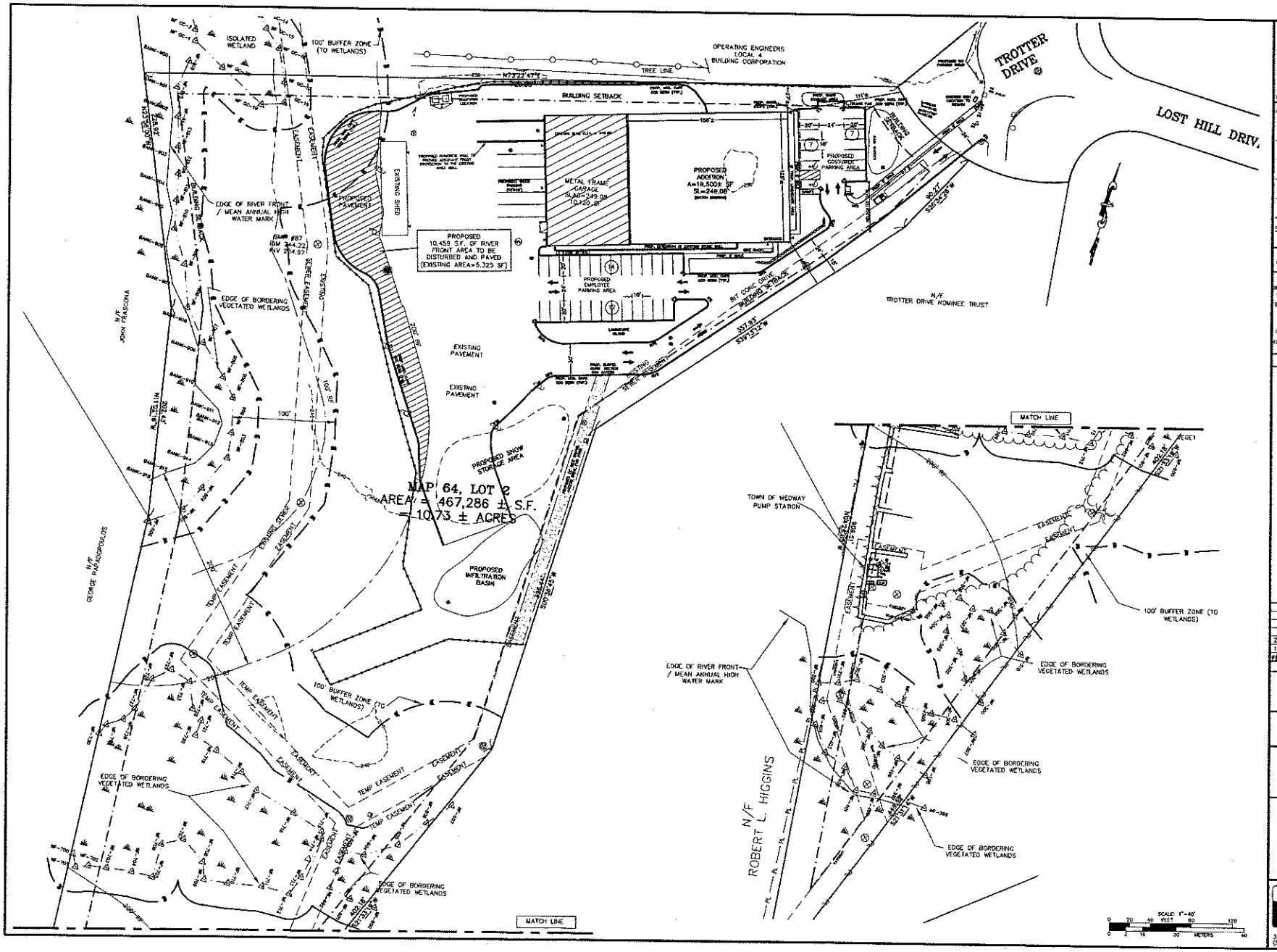

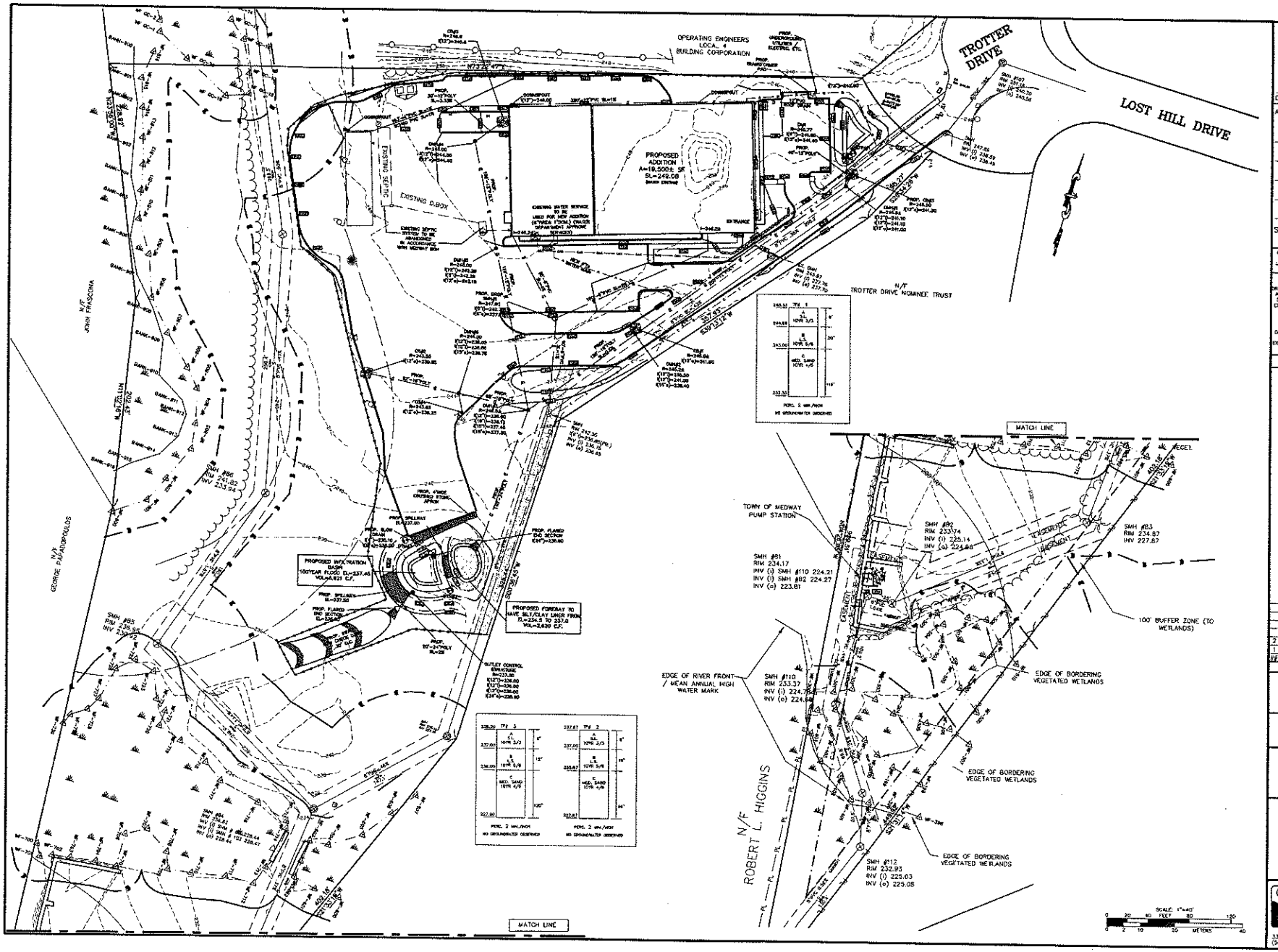

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OWNER

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20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

GRADING & UTILITIES SITE PLAN OF LAND IN

MEDWAY, MA

SCALE: ONE INCH EQUALS 30 FEET
DATE: MARCH 10, 2017

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333 WEST STREET, MILFORD, MASS 01757
(508) 473-6630 FAX: (508) 473-8243

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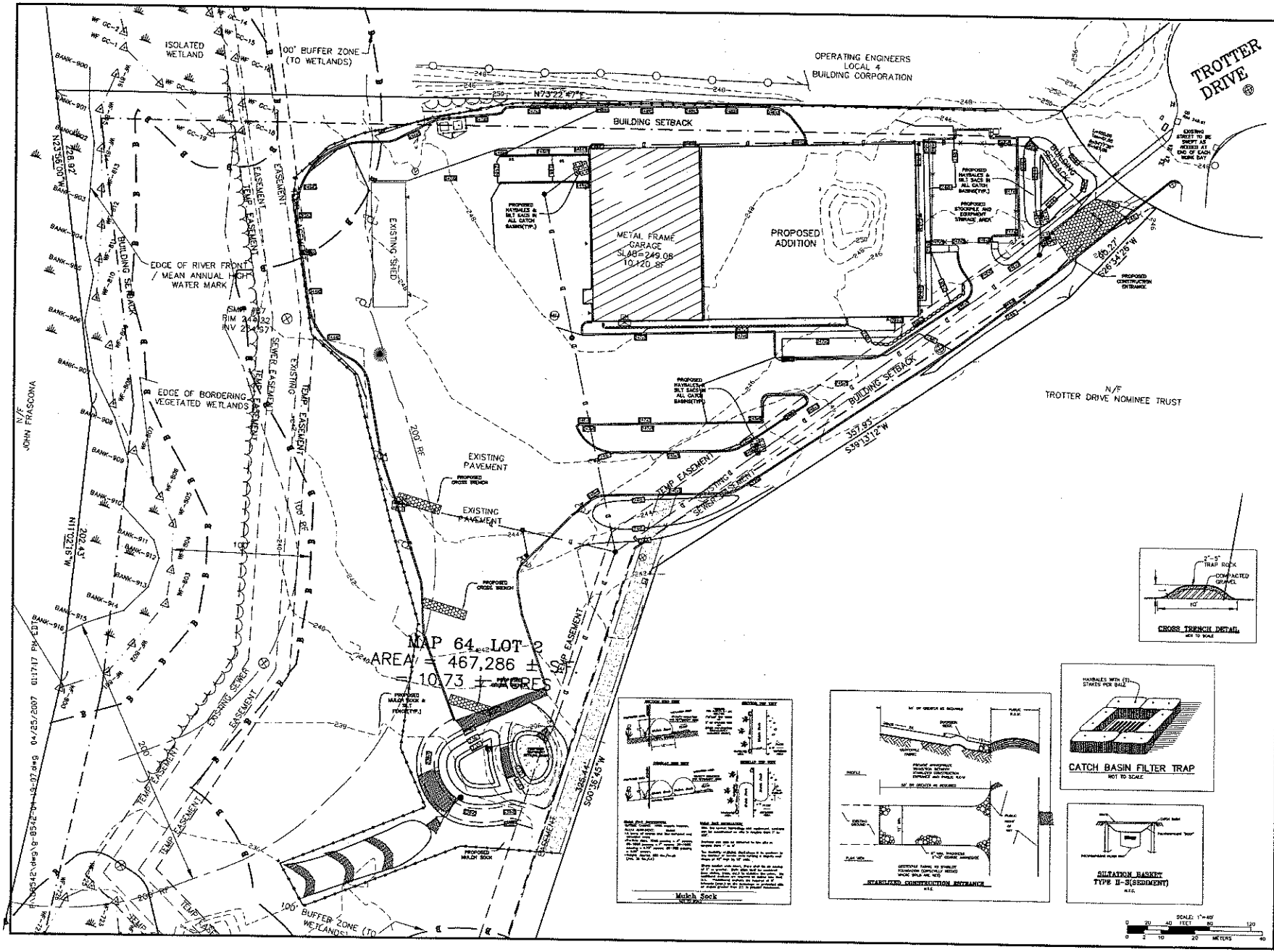

DATE: 5-23-17

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OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

EROSION CONTROL SITE PLAN OF LAND IN

MEDWAY, MA

SCALE: ONE INCH EQUALS 30 FEET
DATE: MARCH 16, 2017

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333 WEST STREET, MILFORD, MASS. 01757
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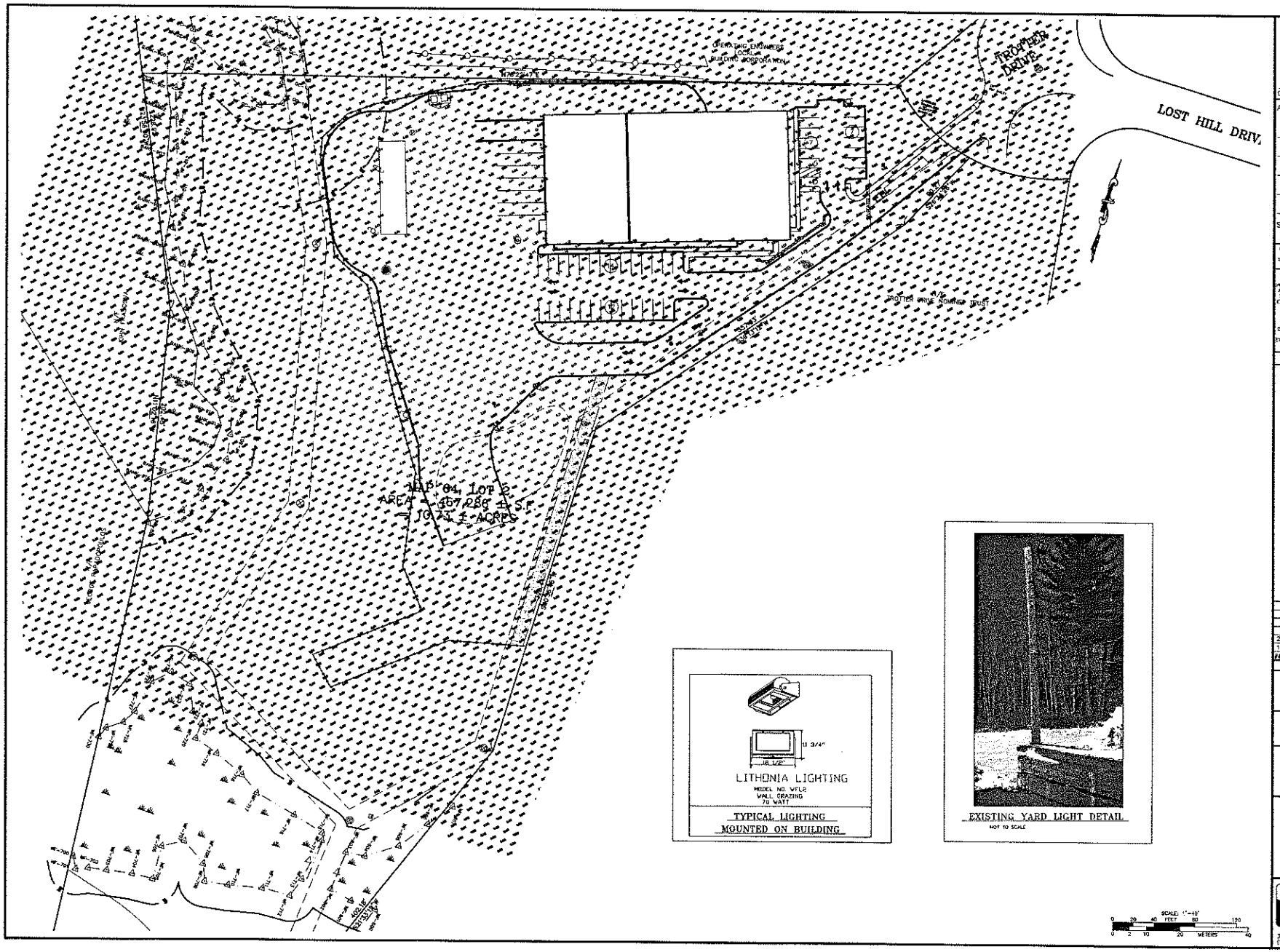

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MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

LIGHTING
PLAN OF LAND
IN
MEDWAY, MA

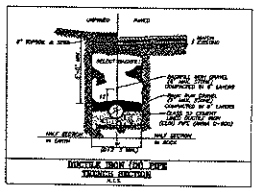
SCALE: ONE INCH EQUALS 40 FEET
DATE: MARCH 10, 2017

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-8630 FAX: (508) 473-8243

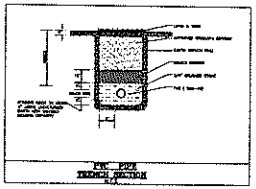
SHEET C-6

G-8542

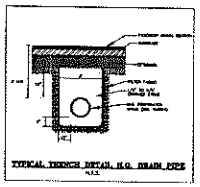
G-8542



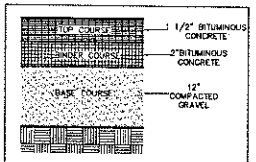
DUCTILE IRON (DI) PIPE TRENCH SECTION
N.T.S.



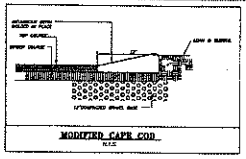
P.V.C. PIPE TRENCH SECTION
N.T.S.



TYPICAL TRENCH DETAIL H.D. DRAIN PIPE
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



MODIFIED CAPE COD
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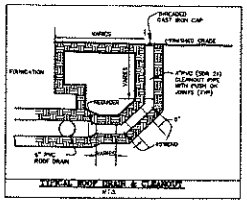
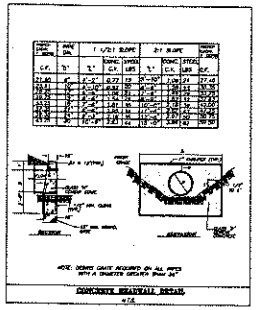
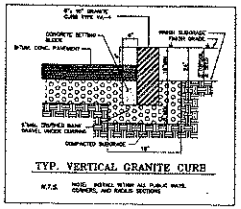


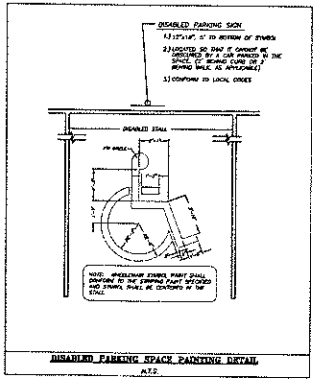
TYPICAL ROOF DRAIN & CLEANOUT
N.T.S.



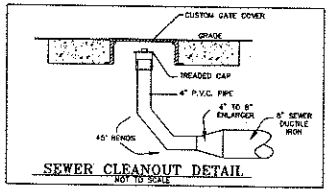
CONCRETE HEADWALL DETAIL
N.T.S.



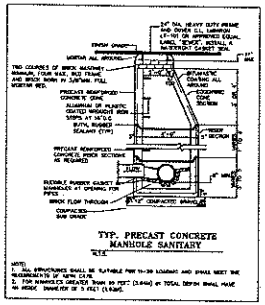
TYP. VERTICAL GRANITE CURB
N.T.S.



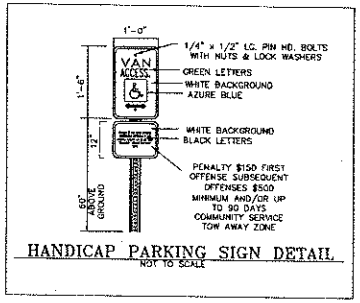
DISABLED PARKING SPACE PAINTING DETAIL
N.T.S.



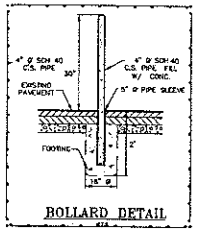
SEWER CLEANOUT DETAIL
NOT TO SCALE



TYP. PRECAST CONCRETE MANHOLE SANITARY
N.T.S.



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



BOLLARD DETAIL
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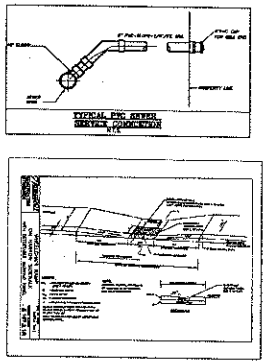
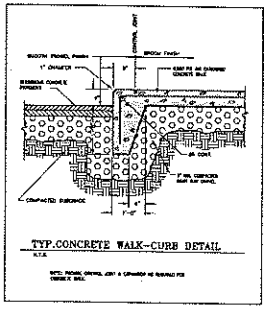
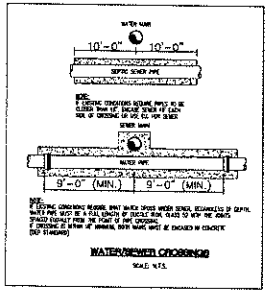
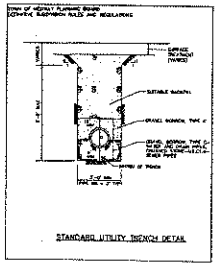




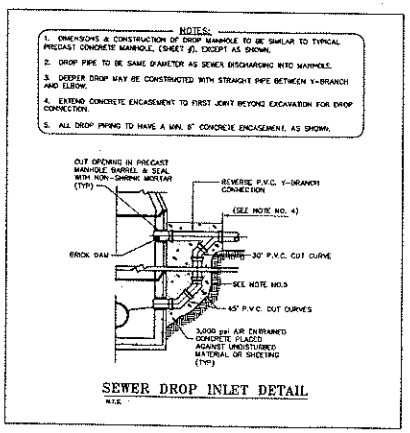
TYP. CONCRETE WALK-CURB DETAIL
N.T.S.



WATER/SEWER CROSSINGS
SCALE: N.T.S.



STANDARD UTILITY TRENCH DETAIL



SEWER DROP INLET DETAIL
N.T.S.

LEGEND

- EDGE OF WETLANDS
- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- ROOF DRAIN
- PROPOSED FENCE
- 100' BUFFER ZONE
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED CATCH BASIN
- WETLANDS
- HANDICAP SPACE
- TRAFFIC FLOW
- PROPOSED BUILDINGS MOUNTED LIGHT

#	DATE	DESCRIPTION	INIT
2	4/25/17	REVISED PER COMMENTS	PML
1	3/23/17	ADDED BANK FLAGS	PML

DATE: 5-3-17

MEDWAY PLANNING AND ECONOMIC DEVELOPMENT BOARD APPROVAL

DATE: _____

SIGNATURE DATE: _____

BEING A MAJORITY

NOTES

1. THIS PLAN REFERS TO THE MEDWAY ASSESSORS ATLAS SHEET 64 LOT 2.
2. ALL UTILITIES, STRUCTURES AND SITE FEATURES SHOWN ARE PROPOSED UNLESS NOTED OR OTHERWISE INDICATED AS EXISTING.
3. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. TRAFFIC GENERATION IS 600 VEHICLES PER DAY.
5. SEWAGE FLOW:
   75 GPD/1,000 S.F. WAREHOUSE/OFFICE
   SPACE=30*75=2,250 GPD
6. TOPOGRAPHIC INFORMATION COLLECTED ON THE GROUND BY GUERRIERE AND HALNON, INC.
7. FIRE LANES SHALL BE BUILT TO ACCOMMODATE 20 TON FIRE APPARATUS DURING CONSTRUCTION.
8. FIRE LANES TO BE POSTED AND APPROVED BY THE MEDWAY FIRE AND POLICE DEPARTMENTS.
9. EXTERIOR LIGHTS SHALL BE 200 WATT METAL HALIDE BULBS AND SHALL BE ORIENTED SO AS NOT TO GLARE ONTO ADJOINING PROPERTIES.
10. SILTATION BARRIERS AND DEVICES TO BE IN PRIOR TO ALL CONSTRUCTION.
11. NO EQUIPMENT SHALL BE STORED IN THE FIRE LANES. ALL FIRE LANES SHALL BE KEPT CLEAR AND PASSABLE AT ALL TIMES.
12. NO COMBUSTIBLES CONSTRUCTION SHALL BE ALLOWED UNTIL ALL HYDRANTS ARE INSTALLED TO GRADE, TESTED AND IN SERVICE.
13. ALL LOADING AREAS SHALL BE DESIGNED AND CONSTRUCTED SO THAT VEHICLES LOADING OR UNLOADING DO NOT OBSTRUCT THE FIRE LANE.
14. ALL CURBING TO BE BITUMINOUS CONCRETE BERM UNLESS OTHERWISE NOTED.
15. ALL DUMPSTERS TO BE ON CONCRETE PADS AND TO BE PROPERLY SCREENED.
16. KNOX BOXES TO BE REQUIRED ON ALL BUILDINGS.
17. ALL DRAINAGE PIPE TO BE SMOOTH BORE CORRUGATED POLYETHYLENE SIMILAR TO HIQ PIPE AND FITTINGS AS MANUFACTURED BY HANCOR FUNDLAY, OHIO, OR EQUIVALENT UNLESS OTHERWISE NOTED.
18. ALL SEWER PIPE TO BE SDR 35 POLYVINYL CHLORIDE (PVC), UNLESS NOTED.
19. ALL WATER PIPE TO BE 8" DUCTILE IRON(CLDI)(CLASS 52 UNLESS NOTED.
20. DOMESTIC WATER SERVICE TO BE 2" COPPER TYPE K.
21. ALL MATERIAL AND INSTALLATION SHALL FOLLOW MEDWAY WATER SPECIFICATIONS.
22. ALL WATER LINE TO BE INSTALLED MINIMUM OF 4.5' BELOW EXISTING ROAD GRADE.
23. GAS LINE SPECIFICATIONS BY UTILITY PROVIDER.
24. PROPOSED FREE STANDING SIGNS TO COMPLY WITH THE TOWN OF MEDWAY ZONING BYLAW SECTION.
25. ALL ENTRANCES TO BE HANDICAPPED ACCESSIBLE.

OWNER / APPLICANT

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"DETAIL SHEET#1"
PLAN OF LAND
IN
MEDWAY, MA

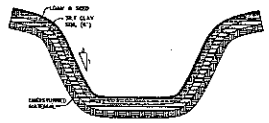
SCALE: NOT TO SCALE
DATE: MARCH 10, 2017

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

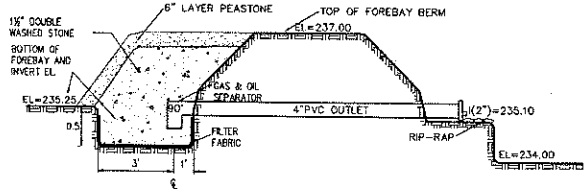
SHEET C-7

G-8542

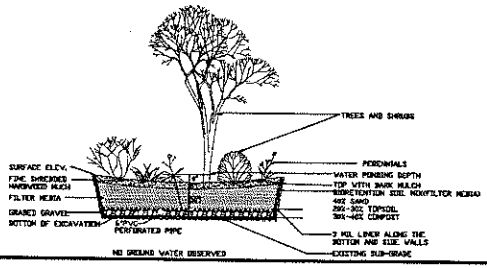
G-8542



CROSS SECTION FOREBAY



SLOW DRAIN OUTLET



RAIN GARDEN

DATE:
DATE: 5-3-17
APPROVED DATE:
PLANNING BOARD

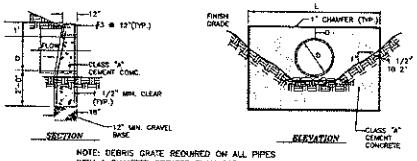
SIGNATURE DATE:
BEING A MAJORITY

CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE

"WARNING"
EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS.
CALL "DIG SAFE" 1-888-344-7233.
EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

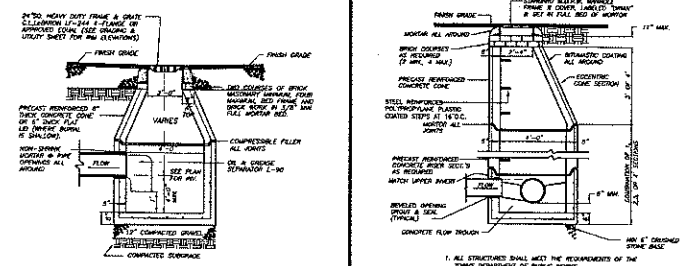
NOTES

Transit Grate Dia.	Pipe Dia.	1 1/2:1 Slope			2:1 Slope			Bench Depth 1' Berm
C.F.	"D"	"L"	Conc. C.Y.	Steel LBS	"L"	Conc. C.Y.	Steel LBS	C.F.
21.00	8"	4'-0"	0.77	15	5'-10"	1.08	21	27.40
23.31	10"	4'-10"	0.82	20	6'-8"	1.28	24	30.39
25.25	12"	5'-8"	1.07	24	7'-6"	1.51	29	33.49
29.21	15"	6'-8"	1.44	28	9'-4"	1.92	34	39.84
33.22	18"	7'-8"	1.80	30	10'-0"	2.18	39	42.00
37.40	21"	8'-8"	2.56	34	11'-8"	2.60	41	42.26
39.36	24"	9'-0"	2.18	35	12'-8"	2.97	50	50.70
43.75	30"	10'-6"	2.63	44	15'-0"	3.80	62	59.50



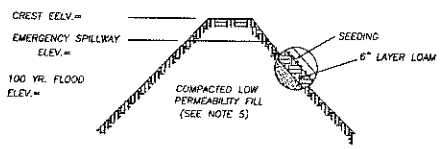
NOTE: DEBRIS GRATE REQUIRED ON ALL PIPES WITH A DIAMETER GREATER THAN 36"

TYP. CONCRETE HEADWALL DETAIL



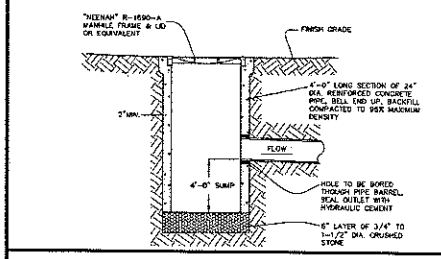
CATCH BASIN DETAIL

PRECAST CONCRETE DRAIN MANHOLE

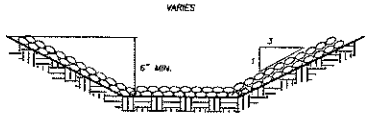


NOTES:
1. ALL WORK IS TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.
2. AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED.
3. NO PIPE SHALL BE LAID ON ROCK. ALL ROCK SHALL BE OVEREXCAVATED TO A MINIMUM OF 18" BELOW THE PROPOSED INVERT AND BE REPLACED BY COMPACTED LOW PERMEABILITY FILL.
4. ALL STRUCTURES TO MEET A.S.T.M.D C 478 LATEST REVISION.
5. COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELLY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200, AND SHALL BE FREE OF STONES GREATER THAN 6" IN DIA., ORGANIC MATTER CONSTRUCTION DEBRIS, SNOW.
   OR FROZEN SOIL. MATERIAL SHALL BE REPLACED IN LAYERS NOT EXCEEDING 8" IN THICKNESS, AND SHALL BE COMPACTED BY CONTINUOUS PASSES WITH
   COMPACTORS. MINIMUM DEGREE OF COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY AS SPECIFIED BY A.S.T.M. D1557C.
6. 10 FOOT WIDE EMERGENCY SPILLWAY TO BE RIP-RAPPED WITH 2:1 SIDE SLOPES.
7. THE EMBANKMENT WILL BE CONSTRUCTED TO THE DESIGN ELEVATION PLUS 0.5 FEET TO ALLOW FOR SETTLEMENT.
8. A MINIMUM OF 2 FEET OF COMPACTED BACKFILL SHALL BE PLACED OVER THE CONDUIT BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
9. S.C.S. APPROVED SEED MIX TO BE SPREAD AS SOON AS PRACTICAL TO MINIMIZE EROSION.

EARTH DIKE

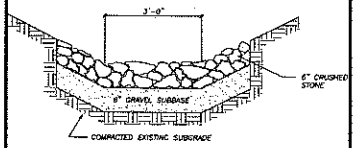


AREA DRAIN MANHOLE



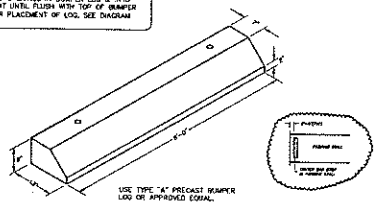
NOTES:
1. FILTER MATERIAL BENEATH RIP RAP (UNLESS GUAR IS OF GRAVEL A COURSE SAND MIX (6" MIN. THICKNESS)
2. MINIMUM WEIGHT OF STONE = 50 LBS., MAXIMUM WEIGHT = 125 LBS.
3. TOW OF TOTAL STONE VOLUME TO BE MIN. 75% STONES.
4. MINIMUM DEPTH OF RIP-RAP =18".

EMERGENCY SPILLWAY DETAIL



CRUSHED STONE SWALE DETAIL

NOTE:
FOR INSTALLATION OF EACH CAR STOP, DRIVE (2) 3/4"DIA.x 15" LONG STEEL RODS THROUGH PROVIDED OPENINGS IN BUMPER LOG & INTO PAVEMENT UNTIL FLUSH WITH TOP OF BUMPER LOG (FOR PLACEMENT OF LOG, SEE DIAGRAM BELOW).



PRECAST CONCRETE CAR STOP DETAIL
N.T.S.

#:	DATE	DESCRIPTION	INIT
2	4/25/17	REVISED PER COMMENTS.	PMK
1	3/23/17	ADDED BANK FLAGS.	PMK

OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

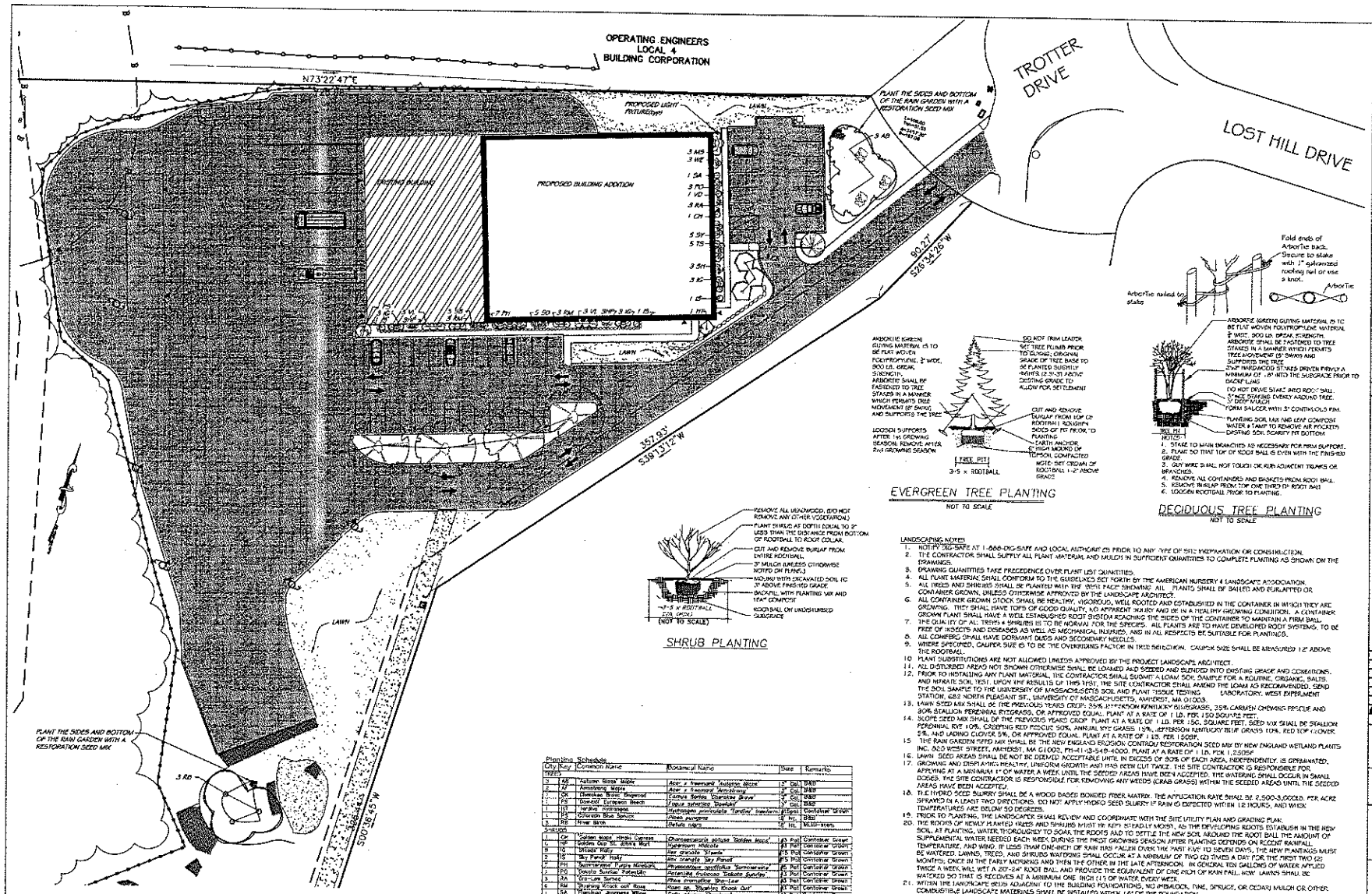
DETAIL SHEET #2
SITE
PLAN OF LAND
IN
MEDWAY, MA

SCALE: NOT TO SCALE
DATE: MARCH 10, 2017

Guerriere & Halnon, Inc.
Engineering & Land Surveying
233 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

SHEET C-8

G-8542



EVERGREEN TREE PLANTING
NOT TO SCALE

NOTES:
1. STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
3. GUY WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
4. REMOVE ALL CONTAINERS AND BASKETS FROM ROOT BALL.
5. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL
6. LOOSEN ROOTBALL PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING
NOT TO SCALE

SHRUB PLANTING

LANDSCAPING NOTES:
1. NOTIFY 'DIG SAFE' AT 1-888-DIG-SAFE AND LOCAL AUTHORITY OF PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE BEST FACE SHOWING. ALL PLANTS SHALL BE BALED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADES AND CONDITIONS.
12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND HERBICIDE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWINGS FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
14. SLOPE SEED MIX SHALL OF THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CROWING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150SF.
15. THE RAIN GARDEN SEED MIX SHALL BE THE NEW ENGLAND EROSION CONTROL/RESTORATION SEED MIX BY NEW ENGLAND WETLAND PLANTS INC. 820 WEST STREET, AMHERST, MA 01002, PH-413-548-4000. PLANT AT A RATE OF 1 LB. PER 1,000SF.
16. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 80% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
18. TILT HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LBS. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
19. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
20. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS, ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20"-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
21. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO HEMLOCK, PINE, SPRUCE, OR CEDAR MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18' OF THE FOUNDATION.
22. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF DARK MULCH.
23. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
24. ALL TREE AND VEGETATION REMOVAL SHALL BE COMPLETED BY AN ASIAN LONGHORNED BEETLE CERTIFIED CONTRACTOR.

Planting Schedule

Qty	Key	Common Name	Botanical Name	Size	Remarks
TREES					
3	AB	"Autumn Blaze" Maple	*Acer x freemanii 'Autumn Blaze'*	3" Cal.	B&B
2	AF	Armstrong Maple	*Acer x freemanii 'Armstrong'*	3" Cal.	B&B
1	CH	Cherokee Brave Dogwood	*Cornus florida 'Cherokee Brave'*	3" Cal.	B&B
1	PS	"Dawyck" European Beech	*Fagus sylvatica 'Dawyck'*	3" Cal.	B&B
1	HA	Harbinger Hornbeam	*Ostrya virginiana 'Harbinger'*	8' Ht.	Container Grown
1	PG	Colorado Blue Spruce	*Picea pungens*	8' Ht.	B&B
3	RB	River Birch	*Betula nigra*	10' Ht.	Multi-stem
SHRUBS					
1	CH	"Golden Mop" Hinoki Cypress	*Chamaecyparis obtusa 'Golden Mop'*	#3 Pot	Container Grown
6	HP	Golden Gold St. John's Wort	*Hypericum frondosum*	#3 Pot	Container Grown
8	IO	"Shaggy" Holly	*Ilex crenata 'Shaggy'*	#5 Pot	Container Grown
2	IS	"Sky Pencil" Holly	*Ilex crenata 'Sky Pencil'*	#5 Pot	Container Grown
2	PH	"Summersweet Purple Hinoki"	*Phyllostachys aurifolia 'Summersweet'*	#5 Pot	Container Grown
3	PO	Sensation Summer Potentilla	*Potentilla fruticosa 'Sebatis Sutcliffe'*	#3 Pot	Container Grown
3	RA	Gro-Low Sumac	*Rhus aromatica 'Gro-Low'*	#3 Pot	Container Grown
6	RM	"Blushing Knock out" Rose	*Rosa sp. "Blushing Knock Out"*	#3 Pot	Container Grown
1	SA	"Flamingo" Japanese Willow	*Salix elegans 'Flamingo'*	#3 Pot	Container Grown
10	SR	"Neon Flash" Spirea	*Spiraea japonica x. 'Neon Flash'*	#3 Pot	Container Grown
2	SY	"Bloomerang" Lilac	*Syringa x. 'Bloomerang'*	#3 Pot	Container Grown
5	TS	Smallwood Arborvitae	*Thuja occidentalis 'Smallwood'*	6' Ht.	Container Grown
1	VO	Blue Muffin Viburnum	*Viburnum dentatum 'Blue Muffin'*	#7 Pot	Container Grown
6	VL	Chicago Lustre Viburnum	*Viburnum dentatum 'Chicago Lustre'*	6' Ht.	B&B
3	WE	Dark Horse Weigela	*Weigela florida 'Dark Horse'*	#7 Pot	Container Grown
PERENNIALS					
5	LVS	"Porcupine" Grass	*Miscanthus sinensis 'Strictus'*	#3 Pot	Container Grown
5	SH	"Hameln" Fountain Grass	*Pennisetum alopecuroides 'Hameln'*	#3 Pot	Container Grown

SCALE: 1"=30'
0 15 30 FEET 60 120

2	4/25/17	REVISED PER COMMENTS.	PWL
1	3/23/17	ADDED BANK FLAGS.	PWL
#	DATE	DESCRIPTION	INIT

OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

LANDSCAPE PLAN
SITE
PLAN OF LAND
IN
MEDWAY, MA

SCALE: ONE INCH EQUALS 30 FEET
DATE MARCH 10, 2017

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX (508) 473-8243

SHEET 1 OF 1

DATE: DATE:
APPROVED DATE: PLANNING BOARD
SIGNATURE DATE: BEING A MAJORITY

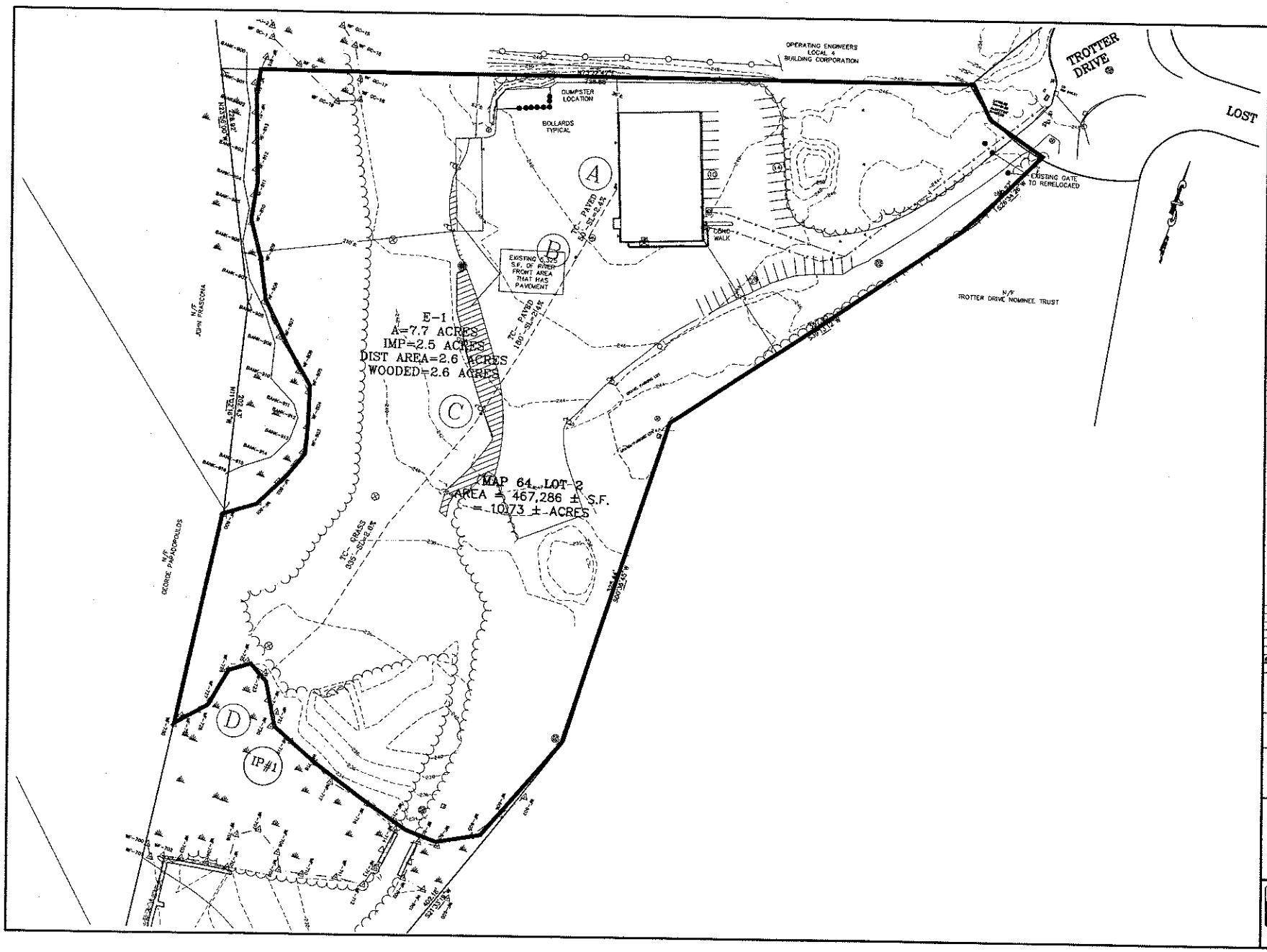
CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS SHOWN MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

"WARNING"
EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS.
CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233).

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

NOTES

G-8542



DATE: 5-3-17

APPROVED DATE: PLANNING BOARD

SIGNATURE DATE: BEING A MAJORITY

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NOTES

#	DATE	DESCRIPTION	INIT
2	4/25/17	REVISED PER COMMENTS.	PML
1	3/23/17	ADDED BANK FLAGS.	PML

OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

PRE-DEVELOPMENT
PLAN OF LAND
IN
MEDWAY, MA

SCALE: ONE INCH EQUALS 40 FEET
DATE: MARCH 6, 2016

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

PML

G-8542

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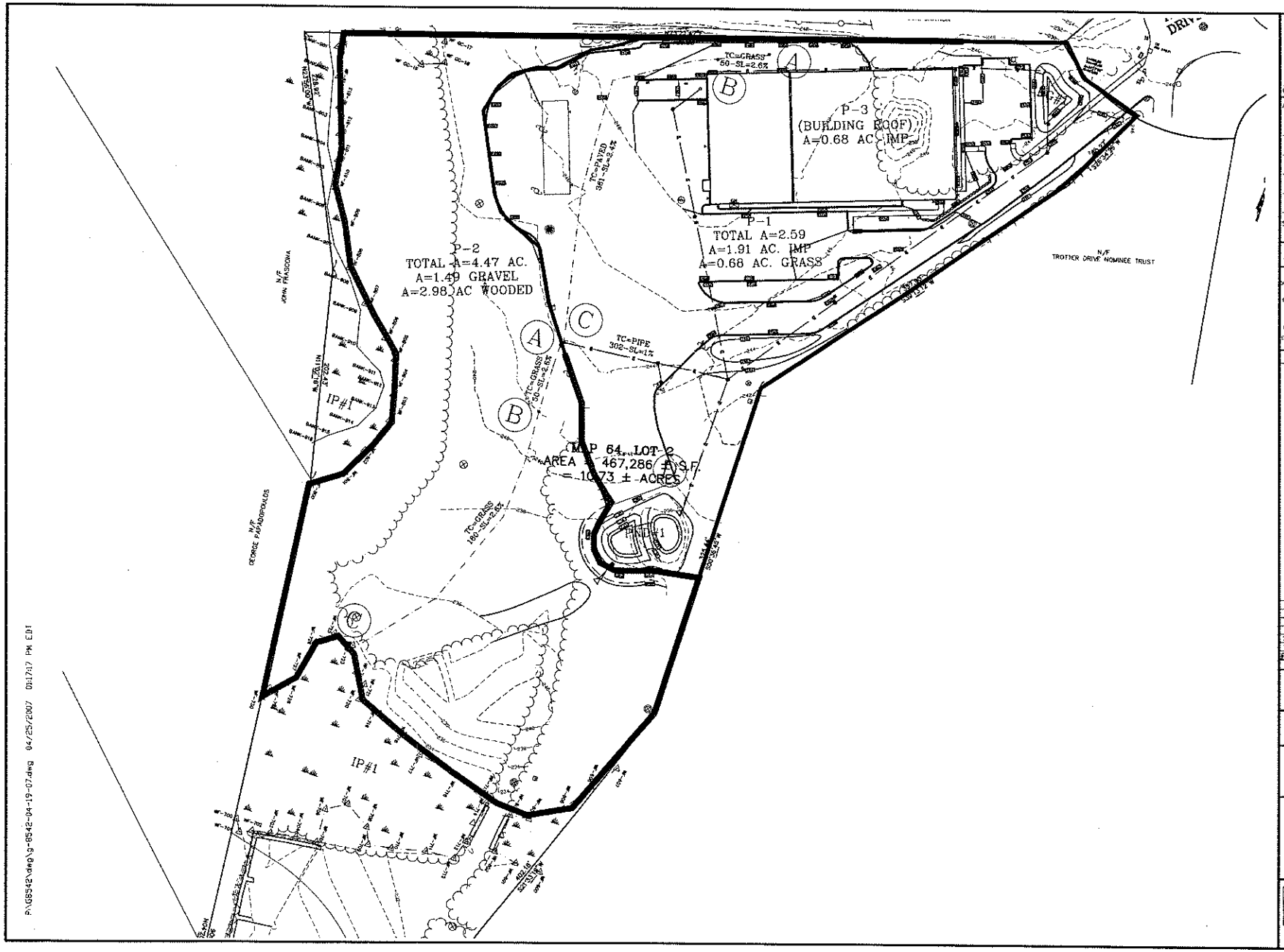
G-8542



DATE: 5-3-17

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OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

POST DEVELOPMENT
SITE
PLAN OF LAND
IN
MEDWAY, MA

SCALE: ONE INCH EQUALS 40 FEET
DATE MARCH 6, 2017

Guerriere & Halnon, Inc.
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PML

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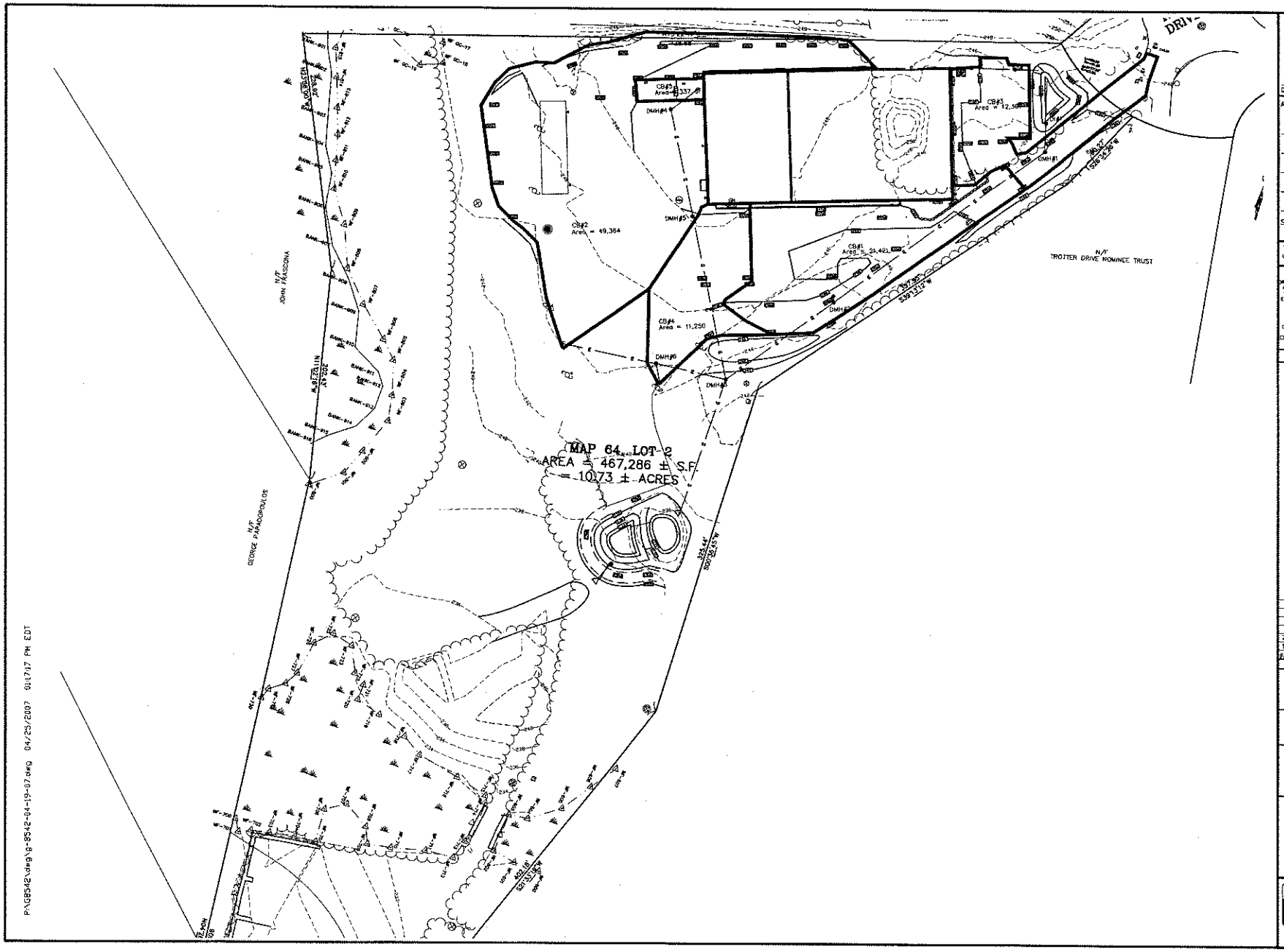

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OWNER

MERRIMACK BUILDING SUPPLY
20 TROTTER DRIVE
MEDWAY MA

20 TROTTER DRIVE

"MERRIMACK BUILDING SUPPLY"

POST DEVELOPMENT
SITE
PLAN OF LAND
IN
MEDWAY, MA

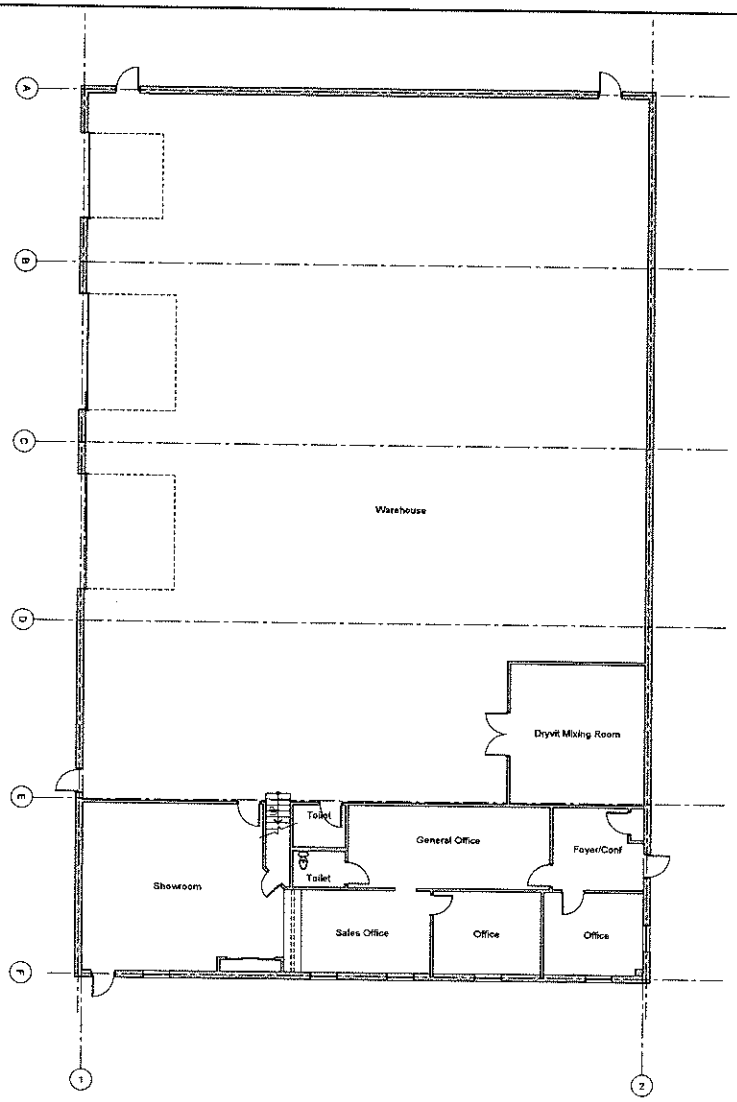
SCALE: ONE INCH EQUALS 40 FEET
DATE MARCH 9, 2017

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243

PML

G-8542

G-8542



A2.01 Existing First Floor Plan

05/11/17 Progress Release 2

REVISIONS

REVISION 2: 05/11/17 PROGRESS RELEASE
RELEASE 1: 04/24/17 DESIGN REVIEW RELEASE

cubic architects, inc
23 Bowditch Lane
Plymouth, Massachusetts 02360
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info@cubicarchitects.com

Merrimack Building Supply
Building Addition

20 Trotter Drive Medway, Massachusetts

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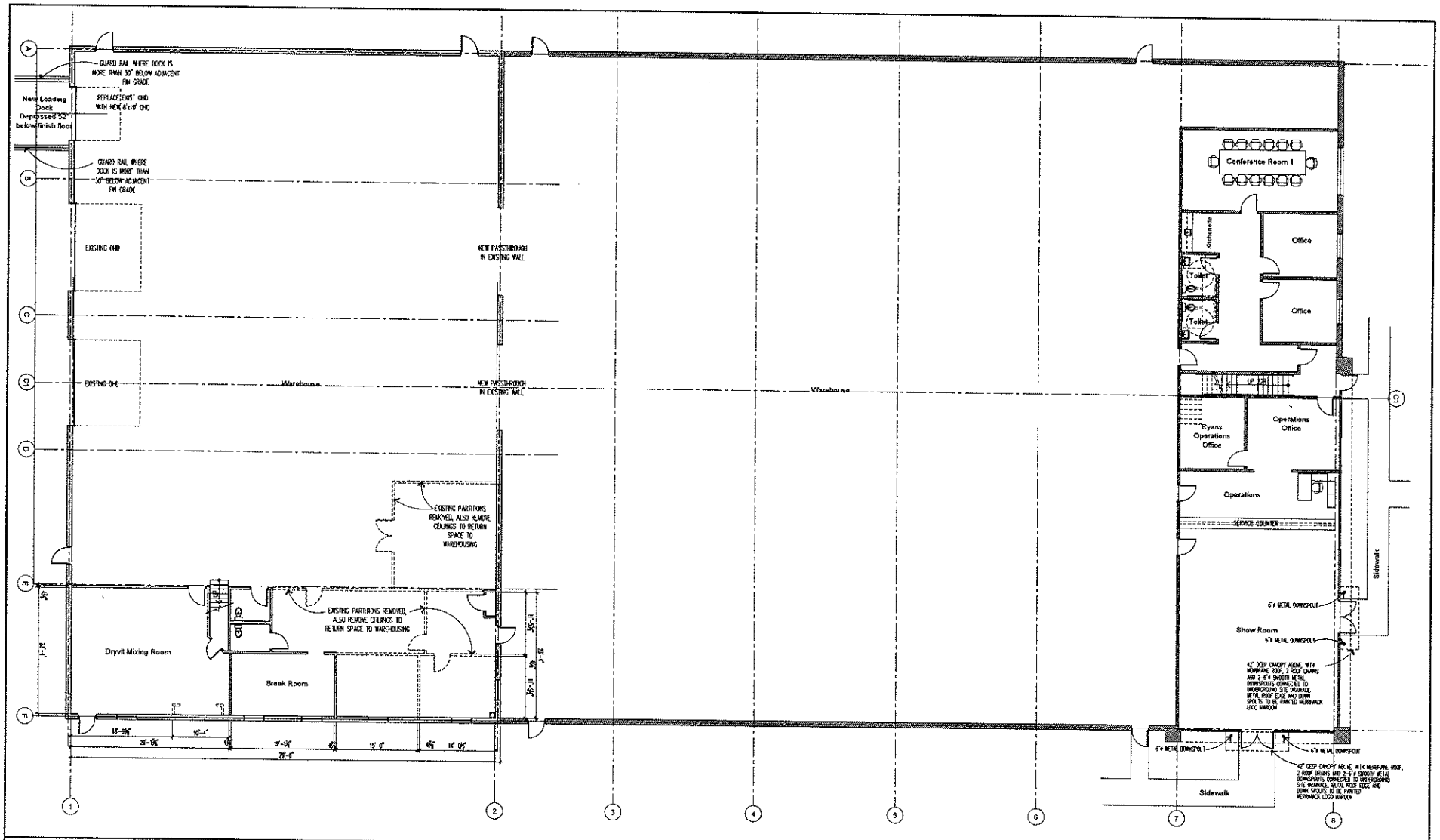
Existing First Floor Plan

DATE: 11/10/16 | BY: WAF | CA JOB NO: 2016-642

A2.01



Proposed First Floor Plan

05/11/17 Progress Release 2

REVISIONS

REVISION 2: 05/11/17 PROGRESS RELEASE
RELEASE 1: 04/24/17 DESIGN REVIEW RELEASE

cubic architects, inc
30 Sawmill Lane
Plymouth, Massachusetts 02360
TEL: 617-514-7330
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Building Addition

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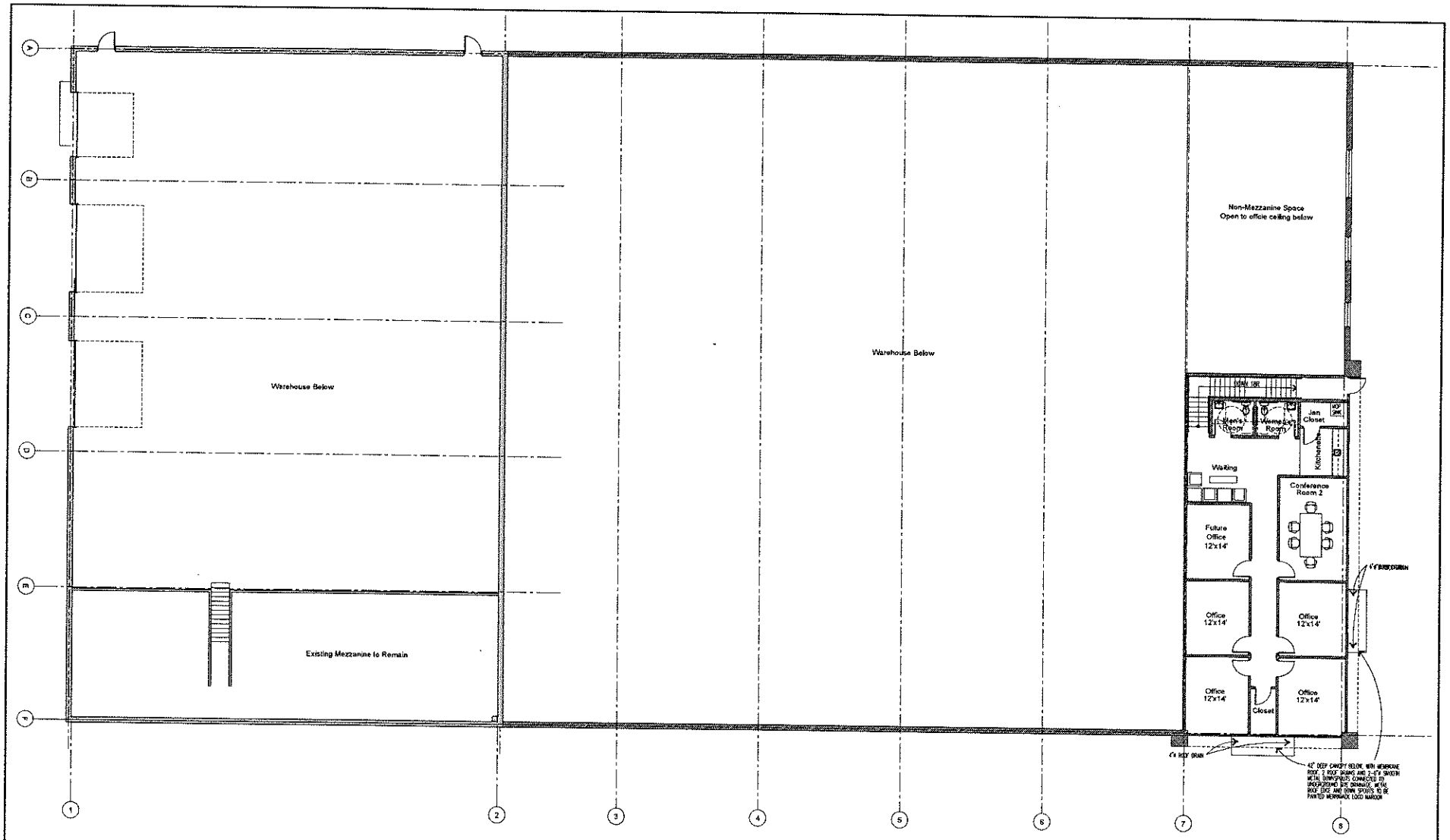
Proposed First Floor Plan

DATE: 11/16/16 | BY: WAF | CA JOB NO. 2016-042

A2.02



Proposed Mezzanine Plan

05/11/17 Progress Release 2

REVISIONS

REVISION 2: 05/11/17 PROGRESS RELEASE
RELEASE 1: 04/24/17 DESIGN REVIEW RELEASE

cubic architects, inc
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Building Addition

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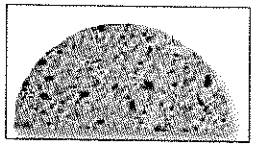
Proposed MezzaninePlan

DATE: 11/10/16
BY: WAF
CA JOB NO: 2016-042

A2.03



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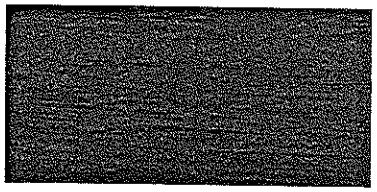

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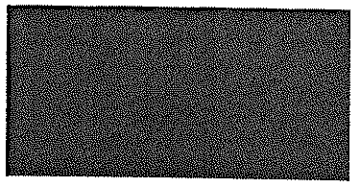

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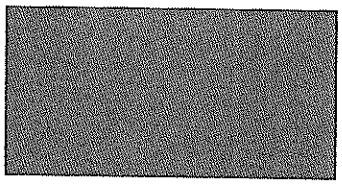

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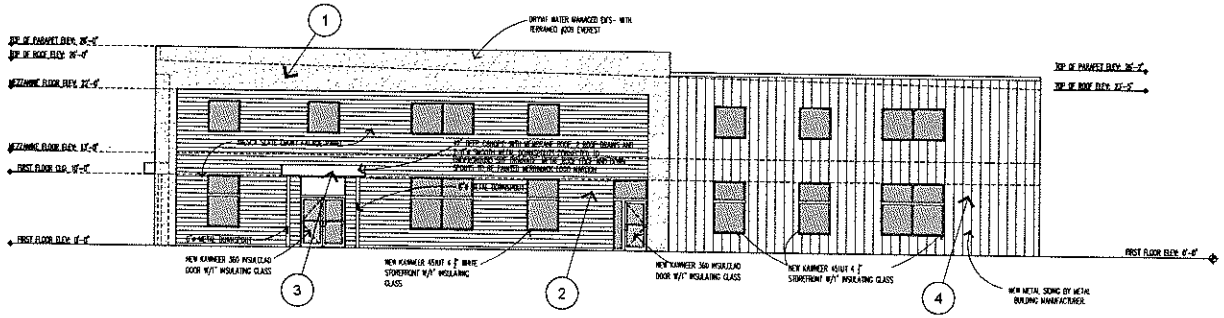
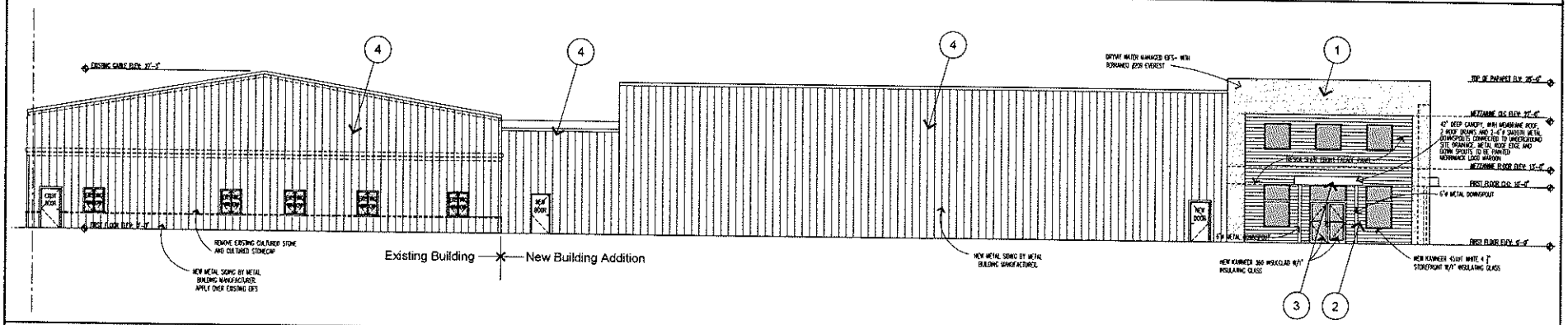
A3.01 Color Palette NTS



A3.01 East Elevation 1/16"=1'-0"



A3.01 South Elevation 1/16"=1'-0"

05/11/17 Progress Release 2

REVISIONS

REVISION 2: 05/11/17 PROGRESS RELEASE
RELEASE 1: 04/24/17 DESIGN REVIEW RELEASE

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Merrimack Building Supply
Building Addition

20 Trotter Drive Medway, Massachusetts

MERRIMACK BUILDING SUPPLY, INC.

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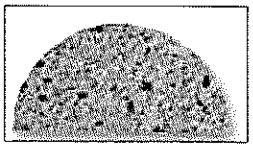
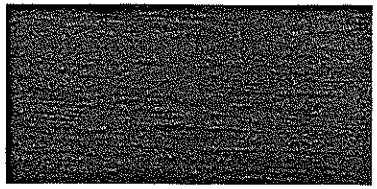
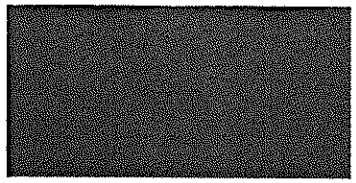
Proposed Exterior Elevations

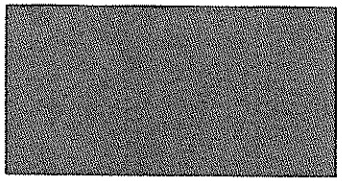
DATE: 11/10/16 | BY: VSAF | CA JOB NO: 2016-042

A3.01

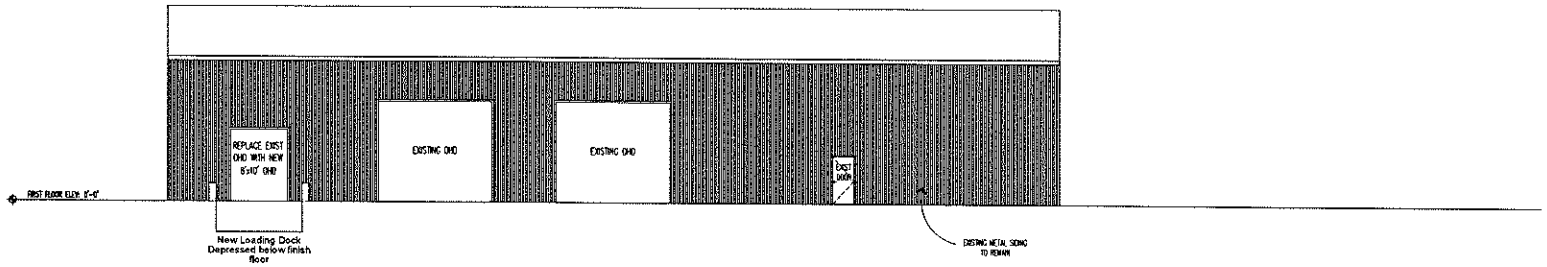




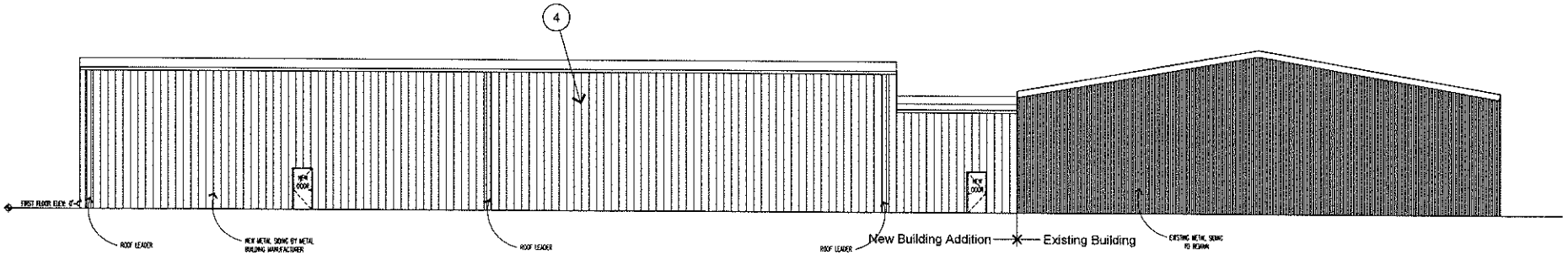




Color Pallette



West Elevation



North Elevation

05/11/17 Progress Release 2

REVISIONS

REVISION 2: 05/11/17 PROGRESS RELEASE
RELEASE 1: 04/24/17 DESIGN REVIEW RELEASE

cubic architects, inc
33 Stewart Lane
Plymouth, Massachusetts 02360
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Merrimack Building Supply
Building Addition

20 Trotter Drive Medway, Massachusetts

MERRIMACK BUILDING SUPPLY, INC.

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Proposed Exterior Elevations

DATE: 11/10/16
BY: WAF
CA JOB NO: 2016-042

A3.02

G-8542

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May 18, 2017

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

RE: Merrimack Building Supply Site Plan

Dear Mr. Rodenhiser:

The following is Guerriere & Halnon, Inc's (G&H) responses to comments of PGC Associates, LLC in their letter dated April 5, 2017. We have included PGC's comments with G&H's responses following each comment.

Zoning

1. The use is an expansion of an existing use as a warehouse and distribution facility. This is allowed in the Industrial III zoning district, and the proposed development appears to comply with the Zoning Bylaw. **Response: No response required.**
2. The plan proposes 46 parking spaces, including 2 van-accessible handicapped spaces. The Zoning Bylaw requires 1 space per 2 employees and 1 per 1000 square feet of space. The maximum number of employees expected is 20. At 29,620 square feet, a minimum of 30 spaces plus another 10 at one for every 2 employees would be needed for a total of 40 so the number proposed exceeds the minimum. **Response: After revising parking spaces the total number of spaces will be 40 spaces.**
3. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. No photometric plan has been provided (though one was listed on the cover sheet) so it is not possible to determine if this requirement is met. **Response: Lighting plan was provided in new set.**
4. The plans indicate that the existing freestanding sign near the entrance will remain. It is not clear if any building sign is proposed. **Response: The applicant will continue to use the current sign at the site. At this time my client will not be proposing a new sign.**

5. The project triggers a groundwater protection special permit due to increasing impervious surface beyond 15% of total lot area or 2500 square feet, whichever

is greater.

a. No specific calculation of impervious surface has been provided. However, the site is 10.73 acres or 467,398.8 square feet so if more than 70,110 square feet.is rendered impervious, it will trigger the special permit. With the proposed expansion, the building will be 29,500 square feet and the expanded pavement appears to be at least double the size of the building.Also, the plans indicate outside storage of steel beams. Outside storage and all activities on site will need to be in compliance with the Groundwater Protection Bylaw. Information should be provided to document the materials that are planned for outside storage and prohibiting those materials specified in the Groundwater Protection bylaw should be a condition of the special permit. **Response: The site plan will meet all requirements of the Groundwater Protection Bylaw.**
b. Similarly, documentation should be provided of any planned handling of any toxic or hazardous materials, and requirements for those should be in compliance with the Groundwater Protection bylaw. **Response: No toxic material will be stored on site.**
c. The plans do not indicate any significant earth removal. No earth removal within 6 feet of high groundwater level is allowed. **Response: Soil testing has been performed at the site and no earth removal will occur within the required separation to ground water.**
d. Construction must ensure that no adverse effects to the quality or quantity of groundwater take place. **Response: The proposed work at the site will provide better treatment to runoff, which the current site does not provide any treatment to runoff.**
e. Any fertilizer use on the landscaping must be done to minimize adverse impacts. The landscape plan should consider plant materials that require a minimum of added fertilizers and low or no need for pesticides. **Response: Landscape plan has taken into account the critical area and restrictions that will have an effect to groundwater.**
f. The existing septic system will be removed and the facility will hook into the sewer system which will remove one existing source of potentially negative groundwater impacts. **Response: None needed.**

<u>Site Plan Rules and Regulations</u>

6. Section 204.3 A. (7) requires a Development Impact Report. This is not provided, and a waiver from this requirement is requested. The proposal does not trigger a traffic or parking impact study since it is increasing spaces by less than 30, but does trigger an environmental impact study since the addition is greater than 15,000 square feet (19,500). A community impact study is a judgement call but probably not essential in this circumstance. **Response: The site currently exists and is located in an Industrial District. No propose change to the current use.**
7. Section 204-5 B. requires a Site Context Sheet. This was not provided. **Response: Has been provided.**
8. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. A waiver is requested. The site is already disturbed. **Response: Has been provided and stamped by a Landscape Architect.**

9. Section 204-5 D. (7) requires that a landscape architect prepare the landscape plan. A planting plan was prepared by R. P. Marzilli, a direct abutting business. The company does have landscape architects on staff, though the plan was not stamped by one. **Response: Has been**

provided and stamped by a Landscape Architect.

10. Section 204-5 D. (8) requires a color scheme and color renderings of the buildings. These have not been provided and no waiver is requested. I assume that the project has been presented to the Design ReviewCommittee. **Response: Has been provided to the Planning Department.**
11. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. As stated above, an existing freestanding sign location is labeled as not changing. There is no indication of a building sign.
    Response: No proposed sign at this time.
12. Section 204-5 D. (13) requires a lighting plan. As stated above, a lighting plan has been listed on the cover sheet but not provided. That may indicate an intent to provide one after initial submission. **Response: Lighting Plan provided.**
13. Section 204-5 (14) requires horizontal sight distances be show on the plan. This information was not provided but the entrance already exists and is at the end of a cul-de-sac. **Response: None required site is located at a cul de sac.**
14. Section 204-5 (16) requires information about fire prevention and suppression. No information was provided. **Response: The existing fire suppression will have to be upgraded.**
15. Section 205-3 D requires pedestrian-friendly sidewalks in front of the site. A waiver is requested. Sidewalks are proposed within the site from Trotter Drive to the main entrance as well as long the front and side of the building. **Response: Sidewalk was provided up to cul de sac.**
16. Section 205-6 (A) states that parking "should" be located to the side and rear of the building. This is not an absolute requirement and it also states that if parking is located close to the street, then it should be screened. Most of the parking is to the side of the building and the few spaces in front are screened with existing vegetation. **Response: Proposed parking area will be 80 feet away from cul de sac and will have a 40 foot wooded area before the proposed grass area.**
17. Section 205-6 (H) requires vertical granite curbing around the perimeter of a parking lot. The plan proposes Cape Cod berm and a waiver is requested to allow modified Cape Cod berm except at the entrance. **Response: Waiver for cape cod berm has been submitted.**
18. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the "sea of asphalt" effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. With 46 spaces, 8 trees are required and 8 are proposed. It should be noted that 6 are adjacent to the 30-car lot and 2 at the 16-car lot.

General Comments

19. The plan appears to meet the criteria specified in Section 203-9 C.

If there are any questions, please do not hesitate to contact us.

Sincerely,

Peter M. Lavoie
Project Engineer

TETRA TECH

April 20, 2017
(Revised May 18, 2017)

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

Re: **Merrimack Building Supply**
Major Site Plan Review
Medway, Massachusetts

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 20 Trotter Drive in Medway, MA on a 10.73 acre parcel located within the groundwater protection district. Proposed construction includes a 19,500 s.f. building addition, proposed parking to accommodate the addition, new utilities and proposed stormwater infrastructure to support the increase in impervious area at the site.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Merrimack Building Supply Site Plan for 20 Trotter Drive in Medway, Massachusetts", dated March 10, 2017, prepared by Guerrier & Halnon, Inc. (GHI).
- A stormwater management report (Stormwater Report) titled "Hydrologic & Hydraulic Report, 20 Trotter Drive" dated March 10, 2017, prepared by GHI.
- A Project Description detailing the proposed project dated March 10, 2017, prepared by GHI.
- A list of requested waivers from the Medway PEDB Rules and Regulations.
- A Major Site Plan Approval application form dated March 14, 2017, prepared by GHI

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

TT 5/18/17 Update

GHI has supplied TT with a revised submission addressing comments provided in our previous letter including the following site-related documents submitted by the applicant:

- A revised set of Plans titled "Merrimack Building Supply Site Plan for 20 Trotter Drive in Medway, Massachusetts", dated March 10, 2017, revised April 25, 2017, prepared by GHI.
- A revised Stormwater Report titled "Hydrologic & Hydraulic Report, 20 Trotter Drive" dated March 10, 2017, revised April 25, 2017, prepared by GHI.
- A Response to Comments letter dated May 2, 2017.

The revised Plans and Stormwater Report were reviewed against our previous comment letter (April 20, 2017) and revised documents, comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

Infrastructure Northeast
Marlborough Technology Park 100 Nickerson Road, Marlborough, MA 01752
Tel 508.786.2200 Fax 508.786.2201 tetratech.com

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

1) The proposed Project requires an Environmental Impact Assessment (EIA) since the proposed addition is greater than fifteen thousand (15,000) square feet. Disturbance to the site also appears to be greater than thirty thousand (30,000) square feet. A waiver has been requested from this regulation by the applicant. Due to the location of the site within the Zone II area, we recommend the applicant provide the Board with the EIA. (Ch. 200 §204-3.A.7.b)

   - *GHI 5/2/17 Response: A waiver has been requested from providing the EIA.*
     - TT 5/18/17 Update: We recommend the applicant provide the EIA due to the proximity of the site to wetland/riverfront area and location within the Zone II/Groundwater Protection District. The existing site contains minimal stormwater infrastructure and we believe a study of the site's impact to the surrounding environment is warranted.

2) Site plans are required to be drawn at a scale of 1"=40', Plans provided are at a scale of 1"=30' and do not show the entire site. We appreciate the level of detail and clarity provided by the 1"=30' scale but recommend the plans be reformatted to show the entire site (Ch. 200 §204-4.B).

   - *GHI 5/2/17 Response: The plans have been revised to be at a scale of 1"=40'.*
     - TT 5/18/17 Update: This item has been addressed to our satisfaction.

3) The applicant has not provided existing landscape inventory at the site. A waiver from this regulation has been requested. (Ch. 200 §204-5.C.3)

   - *GHI 5/2/17 Response: A waiver has been requested.*
     - TT 5/18/17 Update: Proposed development does not appear to clear any trees/landscaping which may be of significant importance to the PEDB. We are not opposed to the waiver request.

4) The plans do not show setback lines. (Ch. 200 §204-5.D.1)

   - *GHI 5/2/17 Response: The Site Plan has been revised to show the setback lines.*
     - TT 5/18/17 Update: This item has been addressed to our satisfaction.

5) The plans do not show proposed curb radii for parking areas. (Ch. 200 §204-5.D.2)

   - *GHI 5/2/17 Response: The Site Plan has been revised to show the curb radii for the parking areas.*
     - TT 5/18/17 Update: This item has been addressed to our satisfaction.

6) Existing/Proposed dumpster location and screening are not shown on the plans. (Ch. 200 §204-5.D.6)

   - *GHI 5/2/17 Response: The dumpster & screening locations have been added to the Existing Conditions & Site Plan.*
     - TT 5/18/17 Update: This item has been addressed to our satisfaction.

7) A color rendering of the project has not been provided. (Ch. 200 §204-5.D.9)

- *GHI 5/2/17 Response: The color rendering is being provided.*
  - TT 5/18/17 Update: The intent of this requirement is to provide a color rendering of the proposed building for purposes of review by the PEDB and Design Review Committee (DRC).

8) Proposed lighting/photometric plan has not been provided. (Ch. 200 §204-5.D.13)

- *GHI 5/2/17 Response: The lighting/photometric plan has been added to the revised plan set.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

9) We recommend the applicant speak with the Medway Fire Chief to confirm additional hydrants are not needed to meet demands of the new building. Nearest hydrant to the building is located in the cul-de-sac area of Trotter Drive. (Ch. 200 §204-5.D.16)

- *GHI 5/2/17 Response: A letter from the Fire Chief has been issued indicating that additional hydrants are not needed.*
  - TT 5/18/17 Update: We request the applicant provide this letter to TT/PEDB.

10) We recommend the applicant provide statement regarding any proposed on-site generation of noise and/or odors which may result from the expanded development of the site. (Ch. 200 §204-5.D.17)

- *GHI 5/2/17 Response: There are no changes in the use or hours of operation. There will not be any increase of noise or odors resulting from the expansion.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

11) It appears the proposed internal site driveway is located within 15' from a side lot line. (Ch. 200 §205-3.B.2)

- *GHI 5/2/17 Response: The plan has been revised to relocate the proposed driveway outside the 15' from lot line.*
  - TT 5/18/17 Update: A majority of the relocated driveway is located beyond the 15' setback requirement. However, a portion of the driveway at the entrance to the site encroaches into the 15' setback.

12) The applicant has not provided vertical granite curb throughout the limit of the internal site driveway. If the applicant wishes to use Modified Cape Cod Berm, a waiver must be requested. (Ch. 200 §205-3.B.6)

- *GHI 5/2/17 Response: A waiver is requested to use Cape Cod Berm in lieu of granite curbing.*
  - TT 5/18/17 Update: We believe the Waiver request to allow the use of Cape Cod Berm is warranted due to the existing/proposed use of the site.

13) The plans do not distinguish between employee parking and customer parking areas. (Ch. 200 §205-6.C)

- *GHI 5/2/17 Response: The Site Plan has been revised to label the employee and customer parking areas.*

- TT 5/18/17 Update: This item has been addressed to our satisfaction.

14) It appears the applicant is providing greater than the required parking for the site. We recommend the applicant limit parking to only what is required, if possible, in order to reduce impervious area. (Ch. 200 §205-6.G.2)

- *GHI 5/2/17 Response: The Site Plan has been revised to reduce the parking and impervious area.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

15) Proposed parking stalls are designed at 9' x 18' and include a "+/-" designation. The regulations require stalls be no smaller than 10' x 20'. (Ch. 200 §205-6.G.3.a)

- *GHI 5/2/17 Response: The Site Plan has been revised to reflect parking stalls to be 10'x20'.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

16) Wheel stops are required at the head of parking stalls that abut pedestrian sidewalk. (Ch. 200 §205-6.G.3.b)

- *GHI 5/2/17 Response: The Site Plan has been revised to add wheel stops at the head of parking stalls that abut pedestrian sidewalks.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

17) It appears the parking area to the east of the proposed building is located within 15' of a side lot line. (Ch. 200 §205-6.G.4.b)

- *GHI 5/2/17 Response: The plans have been revised to relocate the parking area to the east of the proposed building.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

18) The applicant is proposing to use Modified Cape Cod Berm along the parking area instead of Vertical Granite Curb as specified in the regulation. A waiver has been requested from this regulation. (Ch. 200 §205-6.H)

- *GHI 5/2/17 Response: A waiver is requested to use Cape Cod Berm in lieu of granite curbing.*
  - TT 5/18/17 Update: See update at 12.

19) Snow removal areas have not been shown on the plans. (Ch. 200 §205-7)

- *GHI 5/2/17 Response: The Site Plan has been revised to show the location of the snow removal areas.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

20) Proposed lighting at the site has not been provided. (Ch. 200 §205-8)

- *GHI 5/2/17 Response: The plans have been revised to include a lighting/photometric plan.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

The following items were found to not be in conformance with MA DEP Storm Water Management Standards and/or Town stormwater standards.

MA DEP Stormwater Management Standards

21) Site is located in the Zone II area and requires 44% TSS removal prior to discharge to the proposed infiltration basin. The applicant proposed the use of an Infiltration Basin coupled with a Sediment Forebay which achieves 80% TSS removal credit. However, the proposed Sediment Forebay cannot be double counted as shown on the TSS removal spreadsheet, additional pre-treatment is required to meet the standard. (Standard 3)

- *GHI 5/2/17 Response: The calculations have been revised to show the 44% removal prior to the infiltration area located within the basin. The TSS work sheet was also calculated to show the 80% removal as it leaves the basin and discharges which is over 100' away from any wetland.*
    - TT 5/18/17 Update: Please see our original comment for this item. A forebay can only be counted in the treatment train once. In this case, by using the 80% removal credit for the infiltration basin, the forebay is being included in that calculation since infiltration basins can only receive the 80% credit if combined with a forebay. Therefore, the proposed plan must include additional pre-treatment (proprietary separator, additional forebay, vegetated filter strip, etc.) upstream of the forebay in order to meet the 44% TSS removal threshold required by the stormwater standards.

22) Metal roofs are not permitted for use in Zone II areas unless roof runoff is properly pre-treated prior to discharge to an infiltration BMP. The applicant proposes use of a rain garden in order to pre-treat roof runoff for the existing building and proposed addition. Information provided does not adequately address how this requirement is met. Additional information is needed to confirm anticipated roof drain routing and size of proposed BMP.

- *GHI 5/2/17 Response: Additional information regarding the rain garden and how it meets pre-treatment requirement is being provided. The proposed rain garden was sized to handle the entire roof area existing and proposed. The small parking area in front of the proposed addition was removed from the rain garden drainage area. The rain garden will only handle the roof area.*
    - TT 5/18/17 Update: Rain Gardens are an acceptable practice for treating metal roofs within the Zone II area. This item has been addressed to our satisfaction.

23) The existing storage shed, which is designated to remain, has a metal roof which does not appear to be receiving any treatment prior to discharge. The applicant should confirm existing and proposed roof type and amount of roof runoff discharging to the rain garden. (Standard 3)

- *GHI 5/2/17 Response: The runoff from the existing storage shed is a pre-existing condition.*
    - TT 5/18/17 Update: Although runoff from the existing storage shed is an existing condition, metal roofs within Zone II areas are prohibited unless pre-treated prior to discharge. We recommend the applicant treat the roof of the existing storage shed in order to meet the stormwater standards.

24) We recommend the applicant provide a list of materials being stored at the site to determine if site meets criteria for LUHPPL. (Standard 5)

- *GHI 5/2/17 Response: The Applicant has provided a list of materials being stored at the site. Drywall, insulation, ceiling tile, ceiling grid, dryvit (exterior finish system), lumber and steel.*
  - TT 5/18/17 Update: The applicant should ensure that steel/metal products stored outdoors are covered to prevent metals from leaching into groundwater.

25) The proposed Project results in a net increase in impervious area and as such does not meet the Redevelopment Standard. (Standard 7)

- *GHI 5/2/17 Response: The Project is not a Redevelopment Project, but some existing condition will be unchanged.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

Town Stormwater Regulations (Ch. 200 §205-4)

26) It appears the paved area north of the proposed building is pitching toward the drainage swale located on the adjacent property. The applicant should confirm grading at the rear of the building and/or provide documentation for drainage easement on the abutting property. (Ch. 200 §205-4.A)

- *GHI 5/2/17 Response: The Grading Plan have been revised to re-grade the area north of the proposed building so it does not pitch toward the drainage swale located on the adjacent property. Bituminous Berm has been added to prevent runoff from flowing onto abutting property and into the new drainage system on the site.*
  - TT 5/18/17 Update: We recommend the applicant install an additional catch basin(s) along the Proposed Bituminous Berm on the western portion of the site to reduce the tributary area size of Catch Basin 2 (CB 2). As shown on the storm drain calculations worksheet, the 25-year storm event produces a peak flow of 6.41 cfs discharging to CB 2, which is well above the 1.50± cfs recommended maximum flow rate through a single catch basin grate.

27) The stormwater report should be stamped and signed by a Registered Professional Engineer. (Ch. 200 §205-4.B)

- *GHI 5/2/17 Response: The report has been signed and stamped by Elizabeth Mainini, P.E.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

28) Pipe sizing calculations should be provided for the 25-year storm event. Please include sizing information for roof drain laterals. (Ch. 200 §205-4.E.1)

- *GHI 5/2/17 Response: The calculations have been provided for pipe sizing for the 25-year storm event and sizing information for roof drain laterals.*
  - TT 5/18/17 Update: Calculations have been provided by the applicant. However, proportional flow depth (d/D) and velocity in the 24" discharge pipe (DMH 3 to FES 1) exceed full flow values for the given pipe.

General Stormwater Comments

29) Test pits are required to confirm groundwater depths at the proposed infiltration basin location. None have been provided and basins are proposed in areas where groundwater can be reasonably

expected within two feet of the proposed bottom of infiltration basin. We recommend test pits be conducted in each of the infiltration areas and design reflect minimum offsets required.

- *GHI 5/2/17 Response: The test pit locations and results have been added to the Grading Plan.*
  - TT 5/18/17 Update: Test pits have been provided and show no signs of groundwater to within seven feet (bottom of test pit) of the basin bottom. This item has been addressed to our satisfaction.

30) We recommend the applicant model the rain garden as a pond in order to determine stage storage elevations since the rain garden is also receiving flows from the adjacent parking lot and areas offsite. Provide calculations for drawdown within the 72 hour required period.

- *GHI 5/2/17 Response: The rain garden model/calculations are being provided with the revised plans/stormwater report.*
  - TT 5/18/17 Update: Rain garden calculations have been provided and show the peak elevation in the garden to be contained for the 100-year storm event. The calculations also show the garden dewatering within 27.5 hours which is below the 72 hours maximum required.

31) A stormwater checklist should be provided and stamped by Professional Engineer.

- *GHI 5/2/17 Response: The stamped stormwater checklist is included in the revised stormwater report.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

32) Total study area between existing and proposed analyses do not match. Existing study area is 7.7 acres and proposed study area is 8.46 acres. Please address.

- *GHI 5/2/17 Response: The study area has been reviewed and the discrepancy has been fixed.*
  - TT 5/18/17 Update: The inflow area in the proposed condition is approximately 0.05 acres greater than in the existing condition.

33) One-foot of freeboard is required in the proposed infiltration basin. Furthermore, it appears the grades are labeled incorrectly on the basin as the contour offsets appear similar but increase by different values (el. 235 to 236 is same contour offset as el. 236 to 238). Please address.

- *GHI 5/2/17 Response: The spillway elevation has been revised.*
  - TT 5/18/17 Update: The Plans show elevation 235-236 and 236-238 of the proposed Infiltration basin as having the same horizontal distance which would provide a steeper slope in the upper portion of the basin. The applicant should confirm if this is the intention of the design.

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

34) Content of Locus Map on Cover Sheet is not consistent and does not provide clear coverage of area. We request the Locus Map be compiled from a single source.

- *GHI 5/2/17 Response: The Locus Map has been revised.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

35) Lot Detail on Cover Sheet indicates additional existing site improvements (material handling area) in the southern portion of the site and in very close proximity to wetland resources. This area is excluded from subsequent site plan sheets. We suggest the Site Plans include the entire parcel and show all site activities.

- *GHI 5/2/17 Response: The site plan has been revised to show the entire parcel and all site activities proposed in this application.*
    - TT 5/18/17 Update: This item has been addressed to our satisfaction.

36) Scale bars should be provided on the plans to confirm drawing/plot scales.

- *GHI 5/2/17 Response: The plans have been revised to show scale bars.*
    - TT 5/18/17 Update: This item has been addressed to our satisfaction.

37) Work is proposed within several easements. We request confirmation that easements do not restrict development improvements shown.

- *GHI 5/2/17 Response: Easements are providing access to the Sewer Department. The easements do not restrict development improvements. The applicant is working with the sewer department by providing a gravel access drive along the existing sewer line.*
    - TT 5/18/17 Update: This item has been addressed to our satisfaction.

38) The driveway appears to narrow as it approaches Trotter Drive. We request the applicant provide additional detail showing how driveway and sidewalk transition to existing conditions and how required widths for two-way circulation are maintained.

- *GHI 5/2/17 Response: The plans have been revised to show a ramp for the driveway and sidewalk transition.*
    - TT 5/18/17 Update: This item has been addressed to our satisfaction.

39) The northerly edge of driveway, as it approaches the first parking lot, does not show any edge treatment (curb). It does not appear this was intended. Please address.

- *GHI 5/2/17 Response: The northerly edge of the driveway is proposed sidewalk out to Trotter Drive and not edge of pavement.*
    - TT 5/18/17 Update: The proposed sidewalk detail included in the Plans shows monolithic construction of sidewalk and curb. This item has been addressed to our satisfaction.

40) The summary table provided on the Cover Sheet indicates only "1" accessible space is required and provided. Applicable guidelines require two accessible spaces for parking areas of 26-50 spaces, of which, one must be van accessible. Additionally, the table indicates 48 spaces are provided however the Site Plan only shows 46. Please amend the table to show the correct information.

- *GHI 5/2/17 Response: The summary table has been revised.*
    - TT 5/18/17 Update: This item has been addressed to our satisfaction.

41) We request the applicant provide the industrial classification (SIC Code) for the site and what, if any, NPDES stormwater permits are required for the use and/or construction.

- *GHI 5/2/17 Response: The SIC Code for the site is 503308, no NPDES permits are required.*

- TT 5/18/17 Update: This item has been addressed to our satisfaction.

42) The limits of pavement demolition/reclamation/repaving are unclear. Please provide additional detail to clearly indicate limits.

- *GHI 5/2/17 Response: All pavement will be reclaimed and parking areas repaved. This has been noted on the revised plans.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

43) Erosion/Sediment control measures should extend along the northern limit of the property to control runoff along the edge of new construction.

- *GHI 5/2/17 Response: The plans have been revised to extend the erosion/sediment control measures.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

44) Please show calculation confirming proposed 6" roof drain connections are sufficient to handle runoff from roof.

- *GHI 5/2/17 Response: The calculations for a 100-year storm indicate the roof drain connection should be 12"; the plans have been revised to reflect a 12" pipe.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

45) The Erosion Control Plan indicates construction runoff will be directed to the proposed infiltration basin using "Proposed Cross Trench". Accumulation of sediments from construction is likely to negatively impact infiltrative capacity needed for proper function of the basin. This practice is specifically prohibited in the Mass DEP Stormwater Handbook (Volume 2) which states "Never use infiltration basins as temporary sediment traps for construction activities". Please provide detail on how Mass DEP design standards will be met including how basin will be treated to restore infiltration rates or provide alternate location for construction controls.

- *GHI 5/2/17 Response: The plans have been revised. All runoff during construction will be directed into the forebay area of the infiltration basin and will be maintained during construction.*
  - TT 5/18/17 Update: Swales and/or additional diversion methods shall be applied during construction to prevent stormwater runoff from entering the main portion of the infiltration basin.

46) The Planting Plan and the Site Plan show different treatment of driveway entrance. Please coordinate the two plans to show consistent treatment of the site.

- *GHI 5/2/17 Response: The plans have been revised to be consistent.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

47) Bollard detail should be added to plans.

- *GHI 5/2/17 Response: The Detail sheet has been revised to add a bollard detail.*
  - TT 5/18/17 Update: This item has been addressed to our satisfaction.

48) Site driveway traffic flow arrow markings are shown backwards on the plans.

- *GHI 5/2/17 Response: The Site Plan has been revised to fix the traffic flow arrow markings.*

- TT 5/18/17 Update: Two traffic arrows adjacent to the landscape island remain backwards.

Additional Comments (5/18/17)

49) It appears there is an existing drainage basin located at the southerly edge of pavement where the proposed basin is to be placed. It appears a portion of the site is being directed to this basin area. We recommend the applicant revise the existing drainage analysis to include this basin.

50) We recommend the applicant use a minimum time of concentration (Tc) of six (6) minutes in the analysis in order to reduce computational errors in the HydroCAD output.

51) It appears offsite areas on the northerly side of the main entrance flow onto the site and may flow into the proposed Rain Garden. We recommend the applicant include upstream areas tributary to the Rain Garden to ensure it is properly sized.

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

Very truly yours,

Sean P. Reardon, P.E.
Vice President

Steven M. Bouley, EIT
Senior Project Engineer

P:\21583\143-21583-17004 (MERRIMACK BLD SUPPLY)\DOCS\MERRIMACK-PEDBREV(2017-05-18).DOCX

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

May 18, 2017

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

RE: Merrimack Building Supply Site Plan

Dear Mr. Rodenhiser:

I have reviewed the revised site plan submitted by applicant Merrimack Building Supply. The owner is Medway Trotter, LLC. The proposed work is to construct a 19,500 square-foot addition and associated parking, drainage, landscaping, lighting, etc. as well as a new loading dock. The plan was prepared by Guerriere and Halnon of Milford and is dated March 10, 2017, with a most recent revision date of April 25, 2017. The architect is Cubic Architects of Plymouth. I have repeated the comments from my April 4, 2017 letter with new comments in **bold** as follows:

Zoning

1. The use is an expansion of an existing use as a warehouse and distribution facility. This is allowed in the Industrial III zoning district, and the proposed development appears to comply with the Zoning Bylaw.

2. The plan proposes 46 parking spaces, including 2 van-accessible handicapped spaces. The Zoning Bylaw requires 1 space per 2 employees and 1 per 1000 square feet of space. The maximum number of employees expected is 20. At 29,620 square feet, a minimum of 30 spaces plus another 10 at one for every 2 employees would be needed for a total of 40 so the number proposed exceeds the minimum. **The number of spaces proposed has been reduced to 40, which meets the requirement.**

3. Section V. B. 7. (e) (1) states that light trespass onto any abutting street or lot is not permitted. No photometric plan has been provided (though one was listed on the cover sheet) so it is not possible to determine if this requirement is met. **There is now a photometric plan. It shows light trespass on the property to the north in the vicinity of the front parking lot and dumpster in the rear.**

4. The plans indicate that the existing freestanding sign near the entrance will remain. It is not clear if any building sign is proposed. **No building sign is proposed.**

5. The project triggers a groundwater protection special permit due to increasing impervious surface beyond 15% of total lot area or 2500 square feet, whichever is greater.

a. No specific calculation of impervious surface has been provided. However, the site is 10.73 acres or 467,398.8 square feet so if more than 70,110 square feet is rendered impervious, it will trigger the special permit. With the proposed expansion, the building will be 29,500 square feet and the expanded pavement appears to be at least double the size of the building.
b. Also, the plans indicate outside storage of steel beams. Outside storage and all activities on site will need to be in compliance with the Groundwater Protection Bylaw. Information should be provided to document the materials that are planned for outside storage and prohibiting those materials specified in the Groundwater Protection bylaw should be a condition of the special permit.
c. Similarly, documentation should be provided of any planned handling of any toxic or hazardous materials, and requirements for those should be in compliance with the Groundwater Protection bylaw.
d. The plans do not indicate any significant earth removal. No earth removal within 6 feet of high groundwater level is allowed.
e. Construction must ensure that no adverse effects to the quality or quantity of groundwater take place.
f. Any fertilizer use on the landscaping must be done to minimize adverse impacts. The landscape plan should consider plant materials that require a minimum of added fertilizers and low or no need for pesticides.
g. The existing septic system will be removed and the facility will hook into the sewer system which will remove one existing source of potentially negative groundwater impacts.

I have not seen information regarding materials to be stored outside or pertaining to handling of toxic or hazardous materials. Restrictions on these items need to part of the Groundwater Protection District special permit.

<u>Site Plan Rules and Regulations</u>

6. Section 204.3 A. (7) requires a Development Impact Report. This is not provided, and a waiver from this requirement is requested. The proposal does not trigger a traffic or parking impact study since it is increasing spaces by less than 30, but does trigger an environmental impact study since the addition is greater than 15,000 square feet (19,500). A community impact study is a judgement call but probably not essential in this circumstance. **OK**

7. Section 204-5 B. requires a Site Context Sheet. This was not provided. **There is still no Site Context sheet and no waiver request.**

8. Section 204-5 C. (3). The Existing Conditions Sheet also does not include an Existing Landscape Inventory prepared by a Landscape Architect. A waiver is requested. The site is already disturbed. **OK**

9. Section 204-5 D. (7) requires that a landscape architect prepare the landscape plan. A planting plan was prepared by R. P. Marzilli, a direct abutting business. The company does have landscape architects on staff, though the plan was not stamped by one. **The plan is now stamped by an RLS.**

10. Section 204-5 D. (8) requires a color scheme and color renderings of the buildings. These have not been provided and no waiver is requested. I assume that the project has been presented to the Design Review Committee. **OK**

11. Section 204-5 D. (12) requires a signage plan indicating the design, location, materials, dimensions and lighting. As stated above, an existing freestanding sign location is labeled as not changing. There is no indication of a building sign. **Building elevations were not provided (though they are listed on cover sheet) but applicant stated at first hearing that there would be no building sign. Plan shows existing free-standing sign to remain, as well as added "no parking" signs.**

12. Section 204-5 D. (13) requires a lighting plan. As stated above, a lighting plan has been listed on the cover sheet but not provided. That may indicate an intent to provide one after initial submission. **As stated in Comment #3 above, there is some light trespass to abutting property.**

13. Section 204-5 (14) requires horizontal sight distances be show on the plan. This information was not provided but the entrance already exists and is at the end of a cul-de-sac. **OK**

14. Section 204-5 (16) requires information about fire prevention and suppression. No information was provided. **A letter from the Fire Chief indicating no need for additional hydrant has been provided. Plan also indicates Knox box on building.**

15. Section 205-3 D requires pedestrian-friendly sidewalks in front of site. A waiver is requested. Sidewalks are proposed from Trotter Drive to the main entrance as well as long the front and side of the building. **OK**

16. Section 205-6 (A) states that parking "should" be located to the side and rear of the building. This is not an absolute requirement and it also states that if parking is located close to the street, then it should be screened. Most of the parking is to the side of the building and the few spaces in front are screened with existing vegetation. **OK**

17. Section 205-6 (H) requires vertical granite curbing around the perimeter of a parking lot. The plan proposes Cape Cod berm and a waiver is requested to allow modified Cape Cod berm except at the entrance. **OK**

18. Section 205-9 C requires that there be substantial landscaped islands within parking lots to reduce the "sea of asphalt" effect. More specifically, Section 209-6 C requires at least 1 deciduous tree per 6 spaces and only trees that provide shade to the parking area are to count toward this requirement. With 46 spaces, 8 trees are required and 8 are proposed. It should be noted that 6 are adjacent to the 30-car lot and 2 at the 16-car lot. **There are now 5 trees adjacent to the 26-car lot and 4 next to the 14-car lot. With 40 spaces, 7 are required.**

General Comments

19. The plan appears to meet the criteria specified in Section 203-9 C.

20. **The parking spaces are now dimensioned at 10' x 20' apparently in response to a TetraTech comment about complying with the site plan rules. The Zoning Bylaw requires 9' x 18.' Consideration should be given to reducing the impervious surface by using the 9' x 18' dimensions and requesting a waiver from the site plan rules.**

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

Sincerely,

Gino D. Carlucci, Jr.

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

Project Name:	Merrimack Building Supplies Expansion
Property Location:	20 Trotter Drive
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-5(C)(3): Existing Landscape Inventory
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Inventory prepared by a Prof. Landscape Architect to include a mapped overview of existing landscape features & specific ID of trees.
What aspect of the Regulation do you propose be waived?	Waive Existing Landscape Inventory
What do you propose instead?	Proposing to install landscaping in islands
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	There are no trees or landscape in the proposed work area
What is the estimated value/cost savings to the applicant if the waiver is granted?	Landscape Architect fees
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The area of the proposed development cureently is pre-disturbed with no existing landscaping Approval of this waiver has no affect on the design as there is no existing landscaping
What is the impact on the development if this waiver is denied?	None
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	It will not affect the Town.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Proposed plantings in the parking islands as shown on the plans
What is the estimated value of the proposed mitigation measures?	None
Other Information?	
Waiver Request Prepared By:	Peter M Lavoie, Proj Engineer Guerriere & Halnon, Inc.
Date:	3-14-2017

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

7/8/2011

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

Project Name:	Merrimack Building Supplies Expansion
Property Location:	20 Trotter Drive
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 205-6(H): Vertical Granite Curb
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Parking area shall be bounded with vertical granite curb or similar type of edge treatment
What aspect of the Regulation do you propose be waived?	Waive the installation of vertical granite
What do you propose instead?	~~curb & allow installation of cape cod berm~~ Installation of cape cod berm
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Currently, there is no curbing on the site this will allow for the "similar type of edge treatment" which will improve the site.
What is the estimated value/cost savings to the applicant if the waiver is granted?	Cost savings of difference between cost of vertical granite & cape cod berm
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	None
What is the impact on the development if this waiver is denied?	None
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	This waiver does not affect the Town
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Propose to install cape cod berm where no curbing currently exists
What is the estimated value of the proposed mitigation measures?	
Other Information?	
Waiver Request Prepared By:	~~Peter M Lavoie, Proj Engineer Guerriere & Halnon, Inc~~
Date:	3-14-2017

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

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

Project Name:	Merrimack Building Supplies Expansion
Property Location:	20 Trotter Drive
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-3 Planning Board Submittals Sub-section A. 7) Development Impact Statement
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Due to the type of development, location of of the site & nature of the business, we feel the Impact Statement is not needed.
What aspect of the Regulation do you propose be waived?	Waive submittal of a Development Impact Stmt
What do you propose instead?	Impacts are reflected on Proposed Site Plan
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The site is located in an Industrial Park. The proposed work will be in a pre-distrubed area of the site. The nature of business is not changing from the exist. bldg supply company
What is the estimated value/cost savings to the applicant if the waiver is granted?	Engineering Fees
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	This site is pre-disturbed due to the exist. use & the construction of Town cross-country sewer. The site was designed following stormwater mgmt practices (BMPs) and will be reviewed by DEP & Medway Conservation.
What is the impact on the development if this waiver is denied?	No impact on development.
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	It will not affect the Town
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation measures are required
What is the estimated value of the proposed mitigation measures?	None
Other Information?	
Waiver Request Prepared By:	Peter M Lavoie, Proj Engineer Guerriere & Halnon, INc.
Date:	3-14-2017

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

7/8/2011

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

Project Name:	Merrimack Building Supplies Expansion
Property Location:	20 Trotter Drive
Type of Project/Permit:	Major Site Plan Project
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204-3(A)(7)(a) - Traffic Impact
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Brief Analysis of traffic safety & capacity or full traffic impact assessment
What aspect of the Regulation do you propose be waived?	Waive submittal of Traffic Impact
What do you propose instead?	Impacts are reflected on Proposed Site Plan
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The proposed work consists of additional warehouse storage space. This addition will not generate any additional traffic to/from the site.
What is the estimated value/cost savings to the applicant if the waiver is granted?	Engineering Fees / Traffic Consulting Fees
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	No impact on development
What is the impact on the development if this waiver is denied?	No impact on development
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	It will not affect the Town
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	No mitigation measures are required
What is the estimated value of the proposed mitigation measures?	None
Other Information?	
Waiver Request Prepared By:	Peter M Lavoie, Project Engineer Guerriere & Halnon, Inc.
Date:	301402017

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

7/8/2011

DARIO DESIGNS INC.
ARCHITECTURE
DESIGN
PLANNING
CONSULTING

RECEIVED
MAY - 5 2017
PLANNING

May 2, 2017

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

Dear Board Members:

This letter is notice to seek permission for a minor modification amendment to the Salmon Health and Retirement Community/ARCPUD Special Permit Site Plan, Village Street, Medway, MA dated 6-12-15, last revised 2-18-16. As discussed in a meeting with the town on Monday, May 1st, 2017, these revisions are minor in detail, both internal and external. We are seeking permission to pursue these modifications without a public hearing.

Attached is a narrative of the modifications as well as a complete plan set dated 04/18/2017 with all of the modifications incorporated.

The changes to the project include the following:

- Reducing the South Wing building corridor width from 8'-0" to 6'-0".
- Reconfiguring the end units of the South Wing building, reducing the overall length of the South Wing by 48'-0" on the Second, Third and Fourth floors.
- Reducing the Attached Independent Living Cottages corridor width from 8'-0" to 6'-0".
- Reducing the unit size of the Attached Independent Living Cottages.
- Increasing the number of parking spaces in the Garage located in the South Wing by 1 space.
- Reducing the impervious area by 8,931 s.f. without reducing the site drainage system resulting in additional drainage capacity.
- Exterior Elevation bump-out elements adjusted to align with the revised floor plans.

The changes to the Main Campus Building and Attached Cottages reduces the overall floor plan area from 318,229 s.f. to 300,313 s.f. A reduction of approximately 17,916 s.f. All of the proposed minor modification changes improve upon the discussions during our public hearings such as less impervious surface, more "internal" parking, a smaller main building, and softening of the ends of the main building by reducing the height. The design aesthetic was strictly maintained with all of the materials and colors remaining the same.

Please let us know at your earliest convenience when this can be discussed with the Planning & Economic Development Board. We can be reached anytime at 508.877.4444.

Sincerely,

Dario D. D. DiMare, AIA LEED AP
President

318 MAIN STREET, SUITE 210 NORTHBOROUGH, MA 01532 508-877-4444 FAX 877-4474 WWW.DARIODESIGNS.COM INFO@DARIODESIGNS.COM

RECEIVED
MAY - 3 2017
TOWN CLERK

LAND SUBDIVISION – FORM C-3

Application/Petition to Amend, Modify or Rescind a an Approved Definitive Subdivision Plan and/or a Subdivision Decision/Certificate of Action

Planning & Economic Development Board - Town of Medway, MA

INSTRUCTIONS TO APPLICANT/PETITIONER

This Application/Petition is made pursuant to the Planning Board's ***Subdivision Rules and Regulations.*** *Please complete this entire Application/Petition.*

1. *Submit three signed original Applications/Petitions, one copy of the proposed Revised Definitive Subdivision Plan, and one copy of the Stormwater Management Analysis to the Town Clerk who will date stamp all three original Applications (page 5).*

2. *Submit two signed original Applications/Petitions, one copy of the proposed Revised Definitive Subdivision Plan and one set of Soil Survey, Percolation and High Groundwater Tests to the Board of Health which will date stamp the two original Applications (page 5).*

3. *Provide one original Application/Petition date stamped by the Town Clerk and Board of Health, eighteen copies of the proposed Revised Definitive Subdivision Plan, all other required documents and the appropriate Filing Fee and advance of the Plan Review Fee to the Medway Planning Board.*

The Town's Planning and Engineering Consultants will review the Application/Petition and the proposed Revised Definitive Subdivision Plan. You or your duly authorized Agent/Official Representative will be expected to attend the Planning Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request. Your absence may result in a delay in its review.

May 2, 2017

TO: *Medway Planning and Economic Development Board*

The undersigned herewith petitions the Town of Medway Planning & Economic Development Board to amend, modify or rescind a previously approved Definitive Subdivision Plan of property located in the Town of Medway and/or to amend, modify or rescind the corresponding Subdivision Decision/ Certificate of Action.

ORIGINAL DEFINITIVE SUBDIVISION PLAN INFORMATION

RECEIVED
MAY - 2 2017
PLANNING

Plan Title: Hopping Brook Estates

Prepared by: Anthony Dellonco

Of: Veo Associates inc.

Plan Date (and revision dates): June 5, 2005

Approved by the Planning Board on: 2-7-06

Constructively approved by Town Clerk's certificate on: ~~[illegible]~~

Approval endorsed by the Planning Board on: 6-8-06

Recording information: Date: 6-30-2006

Plan #: ~~[illegible]~~ Book: 556 Page: 83

Certificate of Action: Book: _____ Page: _____

Total Acreage of Land: 137 944 s.f. Medway Zoning Classification: AR - II

The approved plan shows the division of land into 2 building lots numbered 2 and 1 parcels not intended for building thereon to be used as: Stormwater System

Did the approved plan and decision anticipate that the proposed roadways would be?

✓ Permanent private ways
____ Publicly accepted street

Approved Street Names: Glen Brook Way

Utilities:

_____ Town water _____ Private well _____ Private water

_____ Town sewer _____ Private septic _____ Private sewer

Scenic Road

Does any portion of the subdivision have frontage on a Medway Scenic Road?

____ Yes ✓ No If yes, please name: _____

Wetlands

Is any portion of the site within a Wetland Resource Area?

✓ Yes ____ No

Groundwater Protection

Is any portion of the site within a Groundwater Protection Overlay District?

____ Yes ✓ No

Flood Plain/Wetland Protection District

Is any portion of the site within the Flood Plain/Wetland Protection Overlay District?

____ Yes ✓ No

PRIOR REVISIONS/MODIFICATION TO DEFINITIVE SUBDIVISION PLAN AND/OR DECISION/CERTIFICATE OF ACTION

Have there been any revisions to the Definitive Subdivision Plan or Decision/Certificate of Action since originally approved? Please explain what was modified, why and give details of approval and recording dates/information.

None

PETITIONER INFORMATION

Petitioner's Name: Summit Home Bluiders inc

Petitioner's Address: 59 R Winthrop St
Medway Ma. ~~02053~~ 02053

Name of Primary Contact: Paul Zonghi

Telephone: 508-380-0605 FAX:

Email address: PEZ508@yahoo.com

Describe Petitioner's Interest in Subdivision: Owner

Official Representative's Name: Paul Zonghi

Address: Same

Telephone: FAX:

Email address:

Describe Official Representative's Relationship to Petitioner: Owner

ORIGINAL APPLICANT INFORMATION

Applicant's Name: Paul Zonghi

Applicant's Address: 59 R Winthrop St
Medway Ma 02053

Name of Primary Contact:

Telephone: 508-380-0605 FAX:

PRESENT SUBDIVISION OWNER INFORMATION

Please complete only if the original applicant and present owner are not the same person or entity.

Present Owner's Name: Summit Home Bluiders inc

Address: Same

Name of Primary Contact:

Telephone: FAX:

CONSULTANT INFORMATION
For Proposed Modification

Engineer: _____

Address: _____

_____

Primary Contact: _____

Telephone: _____ Fax: _____ Email: _____

Surveyor: _____

Address: _____

_____

Primary Contact: _____

Telephone: _____ Fax: _____ Email: _____

Attorney: _____

Address: _____

_____

Primary Contact: _____

Telephone: _____ Fax: _____ Email: _____

SCOPE of CURRENT PETITION

This is a petition/motion to: (Check all that apply. At least one item must be checked.)

1._____ ***Amend/Modify/Revise*** a previously approved Definitive Subdivision Plan

What plan modifications do you propose? Provide full description. Attach separate sheets if necessary.

Why does the plan need to be modified?

Title of Proposed Revised Plan: _____

Prepared by: _____

Of: _____

Plan Date: _____

2._____ ***Amend/Modify/Revise*** a previously approved definitive subdivision Decision/ Certificate of Action

What part of the decision needs to be modified? Why does the decision need to be modified?

3. ✓ ***Rescind*** a previously approved Definitive Subdivision Plan and its corresponding Certificate of Action.

For what reasons should the Definitive Subdivision Plan and Decision/Certificate of Action be rescinded?

pending sale of property for multi-family use. SM 5/2/17

SIGNATURES

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. If applicable, I hereby authorize Paul Zorghi to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application/petition to Amend, Modify or Rescind a Previously Approved Definitive Subdivision Plan and/or Decision/Certificate of Action.

I agree to abide by the current Medway Planning Board's *Rules and Regulations for the Review and Approval of Land Subdivisions.* In submitting this application, I authorize the Planning & Economic Development Board, its staff and agents, to access the site during the plan review and construction process

Paul Zo — 5/1/2017

Signature of Petitioner — *Date*

_____ — _____

Signature of Agent/Official Representative — *Date*

FEES

Filing Fee - $750

Advance on Plan Review Fee - $1,000

Please submit 2 separate checks each made payable to: Town of Medway

Date Form C-3 & Revised Definitive Subdivision Plan Received by Planning & Economic Development Board: 5-2-2017

Filing Fee Paid: *Date:* 5-2-2017 *Amount:* $750 *Check #* 7629

Advance on Plan Review Fee Paid:

NA *Date:* _____ *Amount:* _____ *Check #* _____

Hopping Brook
endorsed plans

NOTE: A PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE MEDWAY FLOOD INSURANCE RATE MAP, PANEL #250243-0004B, DATED JUNE 18, 1980 AS SHOWN ON THE TOPOGRAPHIC PLAN.

FOR REGISTRY USE ONLY

DEFINITIVE SUBDIVISION PLAN

HOPPING BROOK ESTATES

GLEN BROOK WAY ~ A PRIVATE WAY
MEDWAY, MASSACHUSETTS

OWNER: BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MA 02053

DEVELOPER: PAUL ZONGHI
10 HOLBROOK STREET
MEDWAY, MA 02053

PREPARED BY:

VEO ASSOCIATES, INC.
8 SOUTH STREET HUDSON, MA
(978) 562-6977

JUNE 3, 2005
REVISED: JULY 21, 2005
REVISED: SEPT. 8, 2005
REVISED: MAY 16, 2006

MEDWAY PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL DATE:
FEBRUARY 7, 2006

ENDORSEMENT DATE:
6-8-06

WAIVER REQUESTS

SECTION 3.3.2-CONTENTS

ALLOW THE USE OF THE 1929 NGVD SYSTEM FOR DESIGN OF THE SUBDIVISION IN LIEU OF THE NAVD 88 SYSTEM, AS PER SECTION 3.3.2.16 AND FOR COMPATIBILITY WITH DELINEATION OF THE 100 YEAR FLOODPLAIN.

SUB-SECTION 3.3.2.25: ELIMINATE THE REQUIREMENT FOR STREET LIGHTING.

SECTION 4.0-DESIGN & CONSTRUCTION STANDARDS

SUB-SECTION 4.1.1: STANDARD CROSS-SECTION-ALLOW THE ROADWAY TO BE OFFSET WITHIN THE RIGHT OF WAY.

SUB-SECTION 4.1.8: ACCEPTANCE PLAN-ALLOW THE PREPARATION OF AN AS-BUILT PLAN IN LIEU OF AN ACCEPTANCE PLAN AS THE ROADWAY WILL BE PRIVATE.

SECTION 4.2.2-ALIGNMENT

SUB-SECTION 4.2.2.2: REDUCE THE MINIMUM HORIZONTAL CENTERLINE RADIUS FROM 150 FEET TO 116 FEET.

SUB-SECTION 4.2.2.4: ELIMINATE THE REQUIREMENT FOR A 28 FOOT PROPERTY LINE RADIUS ON THE NORTHERLY INTERSECTION WITH WEST STREET AND TO REDUCE THE CURB RADIUS TO 20 FEET AT THE SAME LOCATION.

SUB-SECTION 4.2.5.2: ELIMINATE THE REQUIREMENT OF A 100 FOOT DIAMETER CUL-DE-SAC AT THE END OF THE ROADWAY AND PROVIDE A "HAMMERHEAD" TURNAROUND AS SHOWN.

SUB-SECTION 4.2.6.7: ALLOW A REDUCTION IN THE PAVEMENT WIDTH FROM 26 FEET TO 18 FEET.

SECTION 4.2.7-CURBS AND BERMS

SUB-SECTION 4.2.7.1: ELIMINATE THE REQUIREMENT FOR GRANITE CURBING, EXCEPT AT THE ROADWAY ROUNDING AT WEST STREET AND AT CATCHBASINS, AND TO USE BITUMINOUS CAPE COD CURBING.

SECTION 4.2.8-CURB CUTS

SUB-SECTION 4.2.8.1: ALLOW BITUMINOUS CURBING AT DRIVEWAY CURB CUTS.

SECTION 4.2.9-SIDEWALKS

SUB-SECTION 4.2.9.1: ELIMINATE THE REQUIRED SIDEWALKS WITHIN THE SUSUBDIVISION.

SUB-SECTION 4.2.9.2: ELIMINATE THE SIDEWALK ALONG WEST STREET WITH A CASH PAYMENT TO THE SIDEWALK FUND.

SECTION 4.4 - DRAINAGE AND RUNOFF

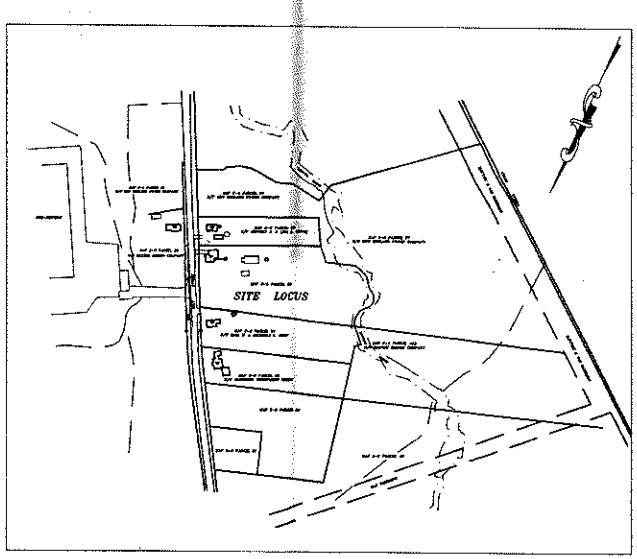
SUB-SECTION 4.4.5: ALLOW THE USE OF POLYETHELENE PIPE IN LIEU OF CLASS IV CONCRETE PIPE.

SECTION 4.9 - STREET LIGHTS

SUB-SECTION 4.9.1: ELIMINATE THE REQUIREMENT FOR STREET LIGHTING.

INDEX TO DRAWINGS:

SHEET 1 OF 8 - TITLE SHEET
SHEET 2 OF 8 - EXISTING CONDITIONS PLAN
SHEET 3 OF 8 - PROPERTY PLAN
SHEET 4 OF 8 - TOPOGRAPHIC PLAN
SHEET 5 OF 8 - PLAN & PROFILE
SHEET 6 OF 8 - CONSTRUCTION DETAILS
SHEET 7 OF 8 - CONSTRUCTION DETAILS
SHEET 8 OF 8 - ROAD LAYOUT PLAN



LOCUS MAP
1" = 200'

ANTHONY M. DELLORCO ~ P.L.S.

STEPHEN E. POOLE ~ P.E.

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED, FROM THE PLANNING BOARD, APPROVAL OF THIS PLAN ON 2-8-06 AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING.

TOWN CLERK 6/9/06 DATE

APPROVED FEBRUARY 7, 2006 SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, INCLUDING THE REQUIREMENT TO MAINTAIN GLEN BROOK WAY AS A PRIVATE ROADWAY IN PERPETUITY CONTAINED THEREIN, AS SET FORTH IN SAID PROTECTIVE COVENANT EXECUTED BY BY PAUL ZONGHI DATED..... AND TO BE RECORDED HEREWITH.

ZONING REFERENCE

ASSESSORS MAP 2-8, PARCEL 2/55
ZONING DISTRICT: AR-II

ZONING DISTRICT - MINIMUM REQUIREMENTS

MINIMUM AREA REQUIREMENT-22,500 S.F.
MINIMUM FRONTAGE REQUIREMENT-150 FEET
MINIMUM FRONT YARD SETBACK-35 FEET
MINIMUM SIDE YARD SETBACK-15 FEET
MINIMUM REAR YARD SETBACK-15 FEET
STREET DESIGNATION-MINOR

RESERVED FOR REGISTRY USE

LEGEND

- 260 — CONTOUR
- x 259 SPOT GRADE
- DIRT TRAIL
- DIRT ROAD
- EXISTING TRAVELED WAY
- UTILITY POLE
- EXISTING STONE WALL
- EXISTING BUILDING OR STRUCTURE
- EXISTING STREAM
- EXISTING POOL
- W — EXISTING WATER

MAP 2-8 PARCEL 61
N/F NEW ENGLAND POWER COMPANY

MAP 2-8 PARCEL 57
N/F NEW ENGLAND POWER COMPANY

SUB-STATION

MAP 2-8 PARCEL 56
N/F JEFFREY S. & LISA A. WHYTE

MAP 2-8 PARCEL 59
N/F BOSTON EDISON COMPANY

MAP 2-8 PARCEL 55

MAP 2-8 PARCEL 54
N/F ERIK W. & MICHELLE L. FREY

MAP 2-8 PARCEL 49A
N/F BOSTON EDISON COMPANY

MAP 2-8 PARCEL 53
N/F JOHNMERE INVESTMENT TRUST

MAP 2-8 PARCEL 52

MAP 2-8 PARCEL 51

MAP 2-8 PARCEL 49

HOPPING BROOK

WEST STREET

STONE STREET

ELECTRIC & GAS EASEMENT

GAS EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ASSESSORS REFERENCE

MAP 2-8 PARCEL 2/55

ZONING

AGRICULTURAL-RESIDENTIAL: AR-II

MEDWAY PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL DATE: 2-7-06

ENDORSEMENT DATE: 6-8-06

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED, FROM THE PLANNING BOARD, APPROVAL OF THIS PLAN ON 2-8-06 AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING.

TOWN CLERK — DATE 6/9/06

APPROVED FEBRUARY 7, 2006 SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, INCLUDING THE REQUIREMENT TO MAINTAIN HOPPING BROOK WAY AS A PRIVATE ROADWAY IN PERPETUITY CONTAINED THEREIN, AS SET FORTH IN SAID PROTECTIVE COVENANT EXECUTED BY MR. PAUL ZONGHI DATED, _____ AND TO BE RECORDED HEREWITH.

NOTE: I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

ANTHONY M. DELLORCO ~ P.L.S.

DATE: 5-16-06

APPLICANT: PAUL ZONGHI
10 HOLBROOK STREET
MEDWAY, MASS. 02053

OWNER: BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MASS. 02053

"DEFINITIVE SUBDIVISION"
"HOPPING BROOK ESTATES"
EXISTING CONDITIONS
IN

MEDWAY, MASS.

SCALE: 1"=80' DATE: JUNE 3, 2005

PREPARED BY:

VEO ASSOCIATES INC.

CIVIL ENGINEERS & LAND SURVEYORS
8 SOUTH STREET HUDSON, MA 01749
(978) 562-6977

NO.	DATE	DESCRIPTION	BY
2	5/16/06	ADDED NOTES	SEP
1	7/21/05	ADDED NOTES	SEP

33 WEST ST/MB_TITLE/EAST_80_7-22 SHEET NO. 2 OF 8

RESERVED FOR REGISTRY USE

MEDWAY PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVED DATE: 2-7-06

ENDORSEMENT DATE: 6-8-06

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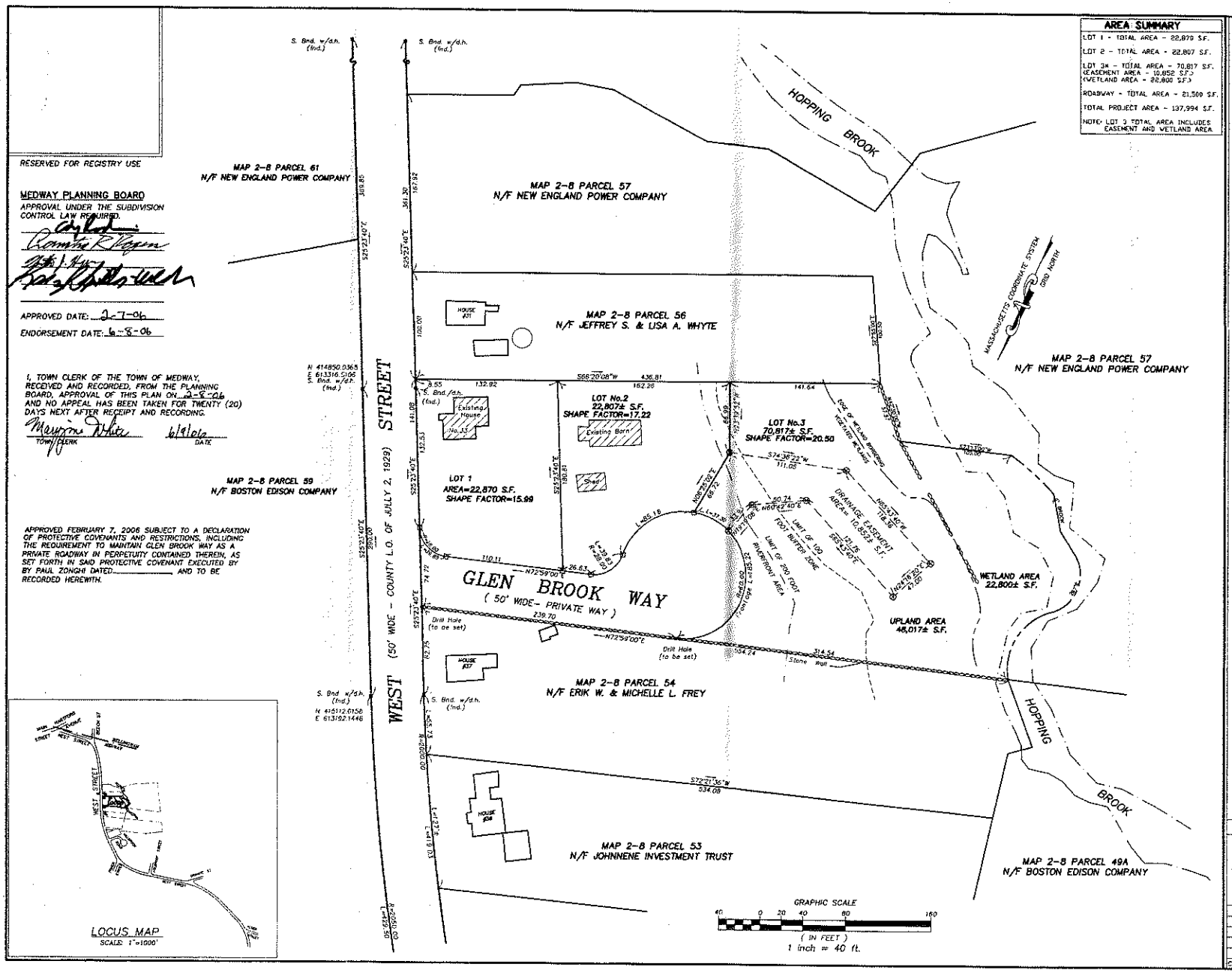
TOWN CLERK — DATE 6/9/06

APPROVED FEBRUARY 7, 2006 SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, INCLUDING THE REQUIREMENT TO MAINTAIN GLEN BROOK WAY AS A PRIVATE ROADWAY IN PERPETUITY CONTAINED THEREIN, AS SET FORTH IN SAID PROTECTIVE COVENANT EXECUTED BY BY PAUL ZONGHI DATED_____ AND TO BE RECORDED HEREWITH.



AREA SUMMARY

LOT 1 - TOTAL AREA - 22,870 S.F.

LOT 2 - TOTAL AREA - 22,807 S.F.

LOT 3A - TOTAL AREA - 70,817 S.F.
(EASEMENT AREA - 10,852 S.F.)
(WETLAND AREA - 22,800 S.F.)

ROADWAY - TOTAL AREA - 21,560 S.F.

TOTAL PROJECT AREA - 137,994 S.F.

NOTE: LOT 3 TOTAL AREA INCLUDES EASEMENT AND WETLAND AREA

LEGEND

PROPOSED BOUNDS — ⊡
PROPOSED IRON PIPE — ⊗
PROPOSED DRILL HOLE (d.h.) — ●

ASSESSORS REFERENCE
MAP 2-8 PARCEL 2/55

ZONING DISTRICT
AGRICULTURAL-RESIDENTIAL: AR-II

LOT REQUIREMENTS
AREA=22,500 S.F.
FRONTAGE=150'
FRONT SETBACK=35'
SIDE SETBACK=15'
REAR SETBACK=15'

REFERENCES

PLAN REF: L.C.C. No.8120 A
L.C.C. 12715 B
L.C.C. 12715 C
BK.2988 PG.299 PL.284
BK.4521 PG.30 PL.489
PL. BK.221 PLAN 949

DEED REF: BK.4069 PG.504
BK.4380 PG.368-371
BK.4521 PG.30-32
BK.10336 PG.364,365
BK.10971 PG.578
BK.12621 PG.114,115
BK.12859 PG.469

NOTE: I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

ANTHONY M. DELLORCO - P.L.S.

DATE: 5-16-06

APPLICANT: PAUL ZONGHI
10 HOLBROOK STREET
MEDWAY, MASS. 02053

OWNER: BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MASS. 02053

"DEFINITIVE SUBDIVISION"
"HOPPING BROOK ESTATES"
SUBDIVISION PLAN OF LAND
IN

MEDWAY, MASS.

SCALE: 1"=40' DATE: JUNE 3, 2005

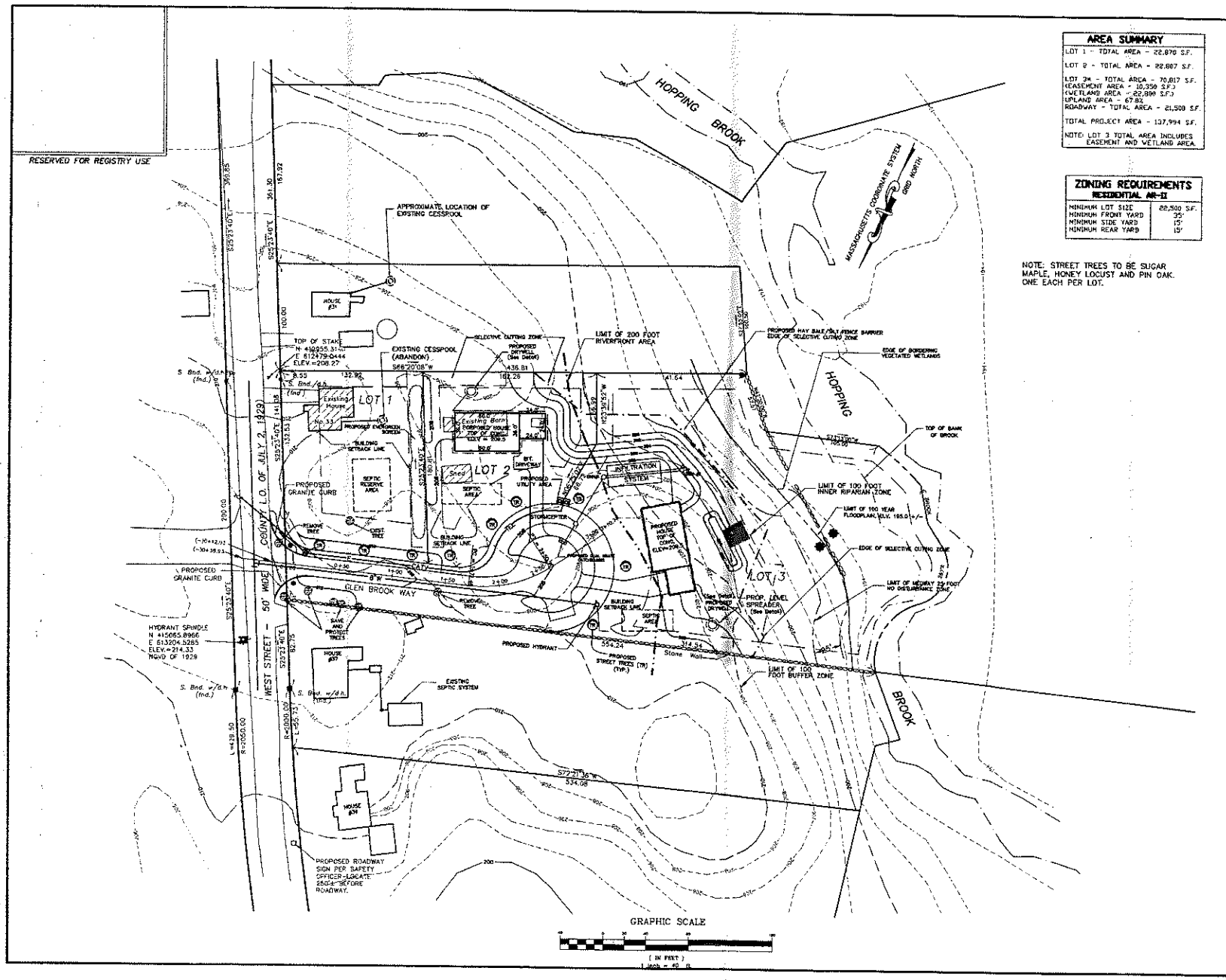
PREPARED BY:

VEO ASSOCIATES INC.
CIVIL ENGINEERS & LAND SURVEYORS
8 SOUTH STREET HUDSON, MA 01749
(978) 562-6977

NO.	DATE	DESCRIPTION	BY
2	5/16/06	ADDED NOTE	SEP
1	7/21/05	ADDED NOTES	AMD

C:\DSK\PROJ\33WEST\PROPERTY_PLAN — SHEET NO.3 OF 7

RESERVED FOR REGISTRY USE



AREA SUMMARY
LOT 1 - TOTAL AREA - 22,870 S.F.
LOT 2 - TOTAL AREA - 22,887 S.F.
LOT 3* - TOTAL AREA - 70,817 S.F. (EASEMENT AREA - 10,359 S.F.) (WETLAND AREA - 22,898 S.F.) UPLAND AREA - 67.8% ROADWAY - TOTAL AREA - 21,500 S.F.
TOTAL PROJECT AREA - 137,994 S.F.
NOTE: LOT 3 TOTAL AREA INCLUDES EASEMENT AND WETLAND AREA.

ZONING REQUIREMENTS RESIDENTIAL AR-II	
MINIMUM LOT SIZE	22,500 S.F.
MINIMUM FRONT YARD	35'
MINIMUM SIDE YARD	15'
MINIMUM REAR YARD	15'

NOTE: STREET TREES TO BE SUGAR MAPLE, HONEY LOCUST AND PIN OAK. ONE EACH PER LOT.

ASSESSORS REFERENCE

MAP 2-8 PARCEL 2/55

ZONING

AGRICULTURAL-RESIDENTIAL: AR-II

MEDWAY PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVED DATE: 2-7-06

ENDORSEMENT DATE: 6-8-06

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED, FROM THE PLANNING BOARD, APPROVAL OF THIS PLAN ON 2-8-06 AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING.

TOWN CLERK — DATE 6/9/06

APPROVED FEBRUARY 7, 2006 SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, INCLUDING THE REQUIREMENT TO MAINTAIN GLEN BROOK WAY AS A PRIVATE ROADWAY IN PERPETUITY CONTAINED THEREIN, AS SET FORTH IN SAID PROTECTIVE COVENANT EXECUTED BY BY PAUL ZONGHI DATED..... AND TO BE RECORDED HEREWITH.

DATE: 5/16/06

STEPHEN E. POOLE - P.E.

COMMONWEALTH OF MASSACHUSETTS STEPHEN E. POOLE No. 30533 REGISTERED PROFESSIONAL ENGINEER

APPLICANT: PAUL ZONGHI
10 HOLBROOK STREET
MEDWAY, MASS. 02053

OWNER: BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MASS. 02053

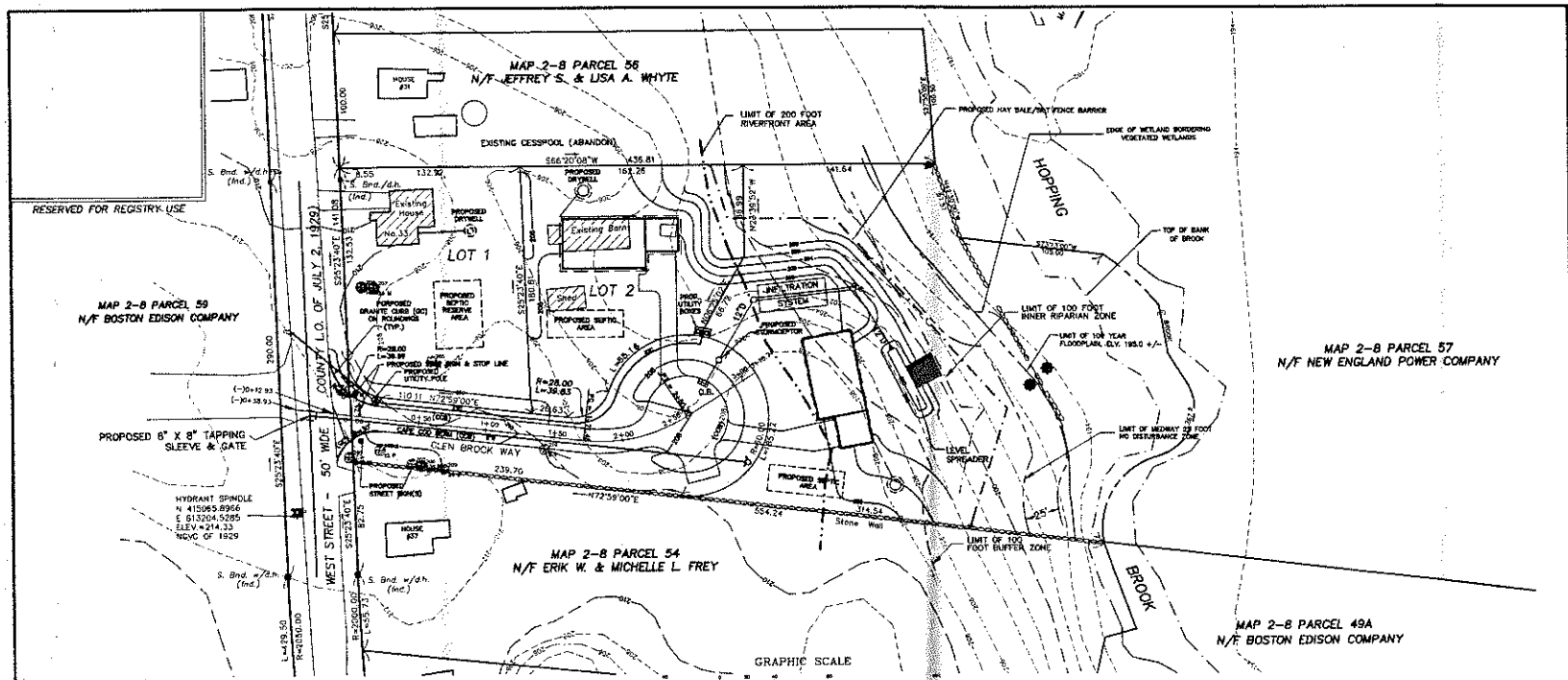
"DEFINITIVE SUBDIVISION"
"HOPPING BROOK ESTATES"
TOPOGRAPHIC PLAN
IN
MEDWAY, MASS.

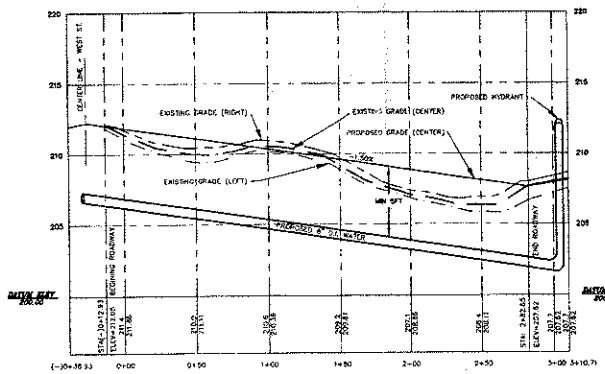
SCALE: 1"=40' DATE: JUNE 3, 2005

PREPARED BY:
VEO ASSOCIATES INC.
CIVIL ENGINEERS & LAND SURVEYORS
8 SOUTH STREET HUDSON, MA 01749
(978) 562-6977

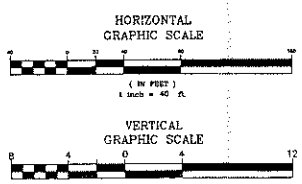
NO.	DATE	DESCRIPTION	BY
4	5/16/06	TOWN COMMENT	SEP
3	11/18/05	ADDED SEPTIC SYSTEMS	SEP
2	9/8/05	REVISED NOTES	SEP
1	7/21/05	ADDED NOTES	SEP

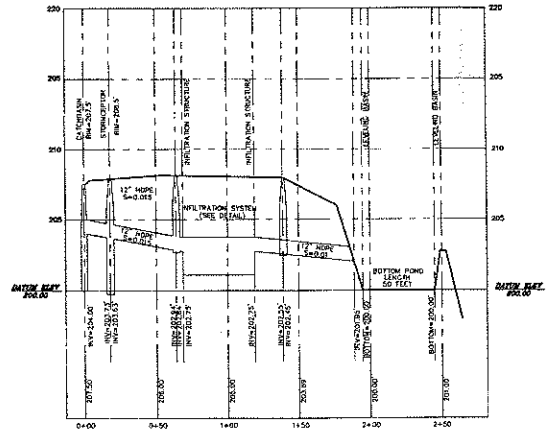
JOB NAME 33 WEST ST. SHEET NO.4 OF 8





ROADWAY PROFILE





DRAINAGE PROFILE

ASSESSORS REFERENCE

MAP 2-8 PARCEL 2/55

ZONING DISTRICT

AGRICULTURAL-RESIDENTIAL: AR-II

MEDWAY PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

Ray Rogers

APPROVAL DATE: 2-9-06

ENDORSEMENT DATE: 6-8-06

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED, FROM THE PLANNING BOARD, APPROVAL OF THIS PLAN ON 2-8-06 AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING.

Marjorie White 6/9/06
TOWN CLERK DATE

APPROVED FEBRUARY 7, 2006 SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, INCLUDING THE REQUIREMENT TO MAINTAIN GLEN BROOK WAY AS A PRIVATE ROADWAY IN PERPETUITY CONTAINED THEREIN, AS SET FORTH IN SAID PROTECTIVE COVENANT EXECUTED BY BY PAUL ZONGHI DATED _____, AND TO BE RECORDED HEREWITH.

DATE: 5/16/06

STEPHEN E. POOLE~ P.E.

COMMONWEALTH OF MASSACHUSETTS — STEPHEN E. POOLE No. 38533 — REGISTERED PROFESSIONAL ENGINEER

APPLICANT: PAUL ZONGHI
10 HOLBROOK STREET
MEDWAY, MASS. 02053

OWNER: BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MASS. 02053

"DEFINITIVE SUBDIVISION"
"HOPPING BROOK ESTATES"
PLAN & PROFILE PLAN
IN

MEDWAY, MASS.

SCALE: 1"=40' DATE: JUNE 3, 2005

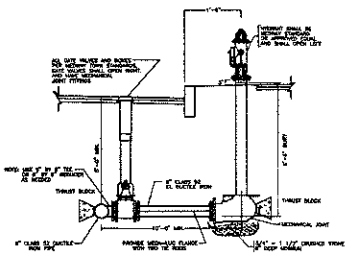
PREPARED BY:

VEO ASSOCIATES INC.

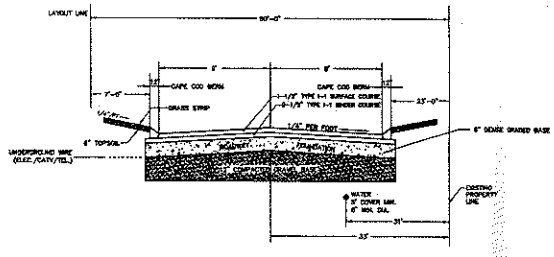
CIVIL ENGINEERS & LAND SURVEYORS
8 SOUTH STREET HUDSON, MA 01749
(978) 562-6977

NO.	DATE	DESCRIPTION	BY
3	5/16/06	ADDED NOTE	SEP
2	9/8/05	REVISED GRADING	SEP
1	7/21/05	ADDED NOTES	SEP

JOB NAME 33 WEST ST. SHEET NO. 5 OF 6

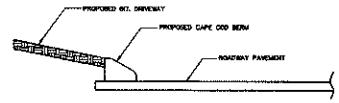


HYDRANT DETAIL
NTS



MINOR RESIDENTIAL STREET
TYPICAL ROADWAY SECTION
NTS

NOTE: ROADWAY FOUNDATION TO BE SIX (6) INCHES OF BOTH CRUSHED STONE PLACED OVER COMPACTED GRAVEL TWELVE (12) INCHES DEEP.



DRIVEWAY DETAIL
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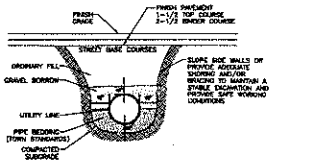
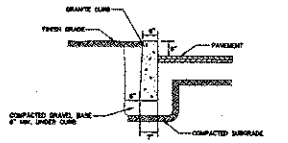
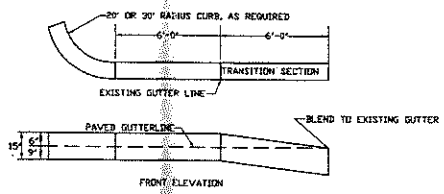


TYPICAL UTILITY TRENCH
NTS

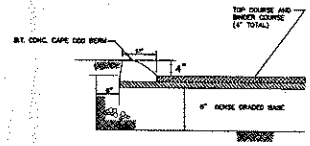
NOTES:
1. 12" SAND CUSHION REQUIRED AT ALL LEDGE OR PIPE CROSSING
2. NO STONE GREATER THAN 6" TO BE PLACED OVER PIPE TO FINISH GRADE
3. NO STONE GREATER THAN 6" WITHIN 12" OF PIPE.
4. ALL WATER PIPE SHALL BE CLASS 52, CEMENT LINED DUCTILE IRON PIPE
5. ALL DRAIN PIPE SHALL BE HDPE POLYETHYLENE PIPE
6. ORDINARY BACKFILL IN STREET TO BE REPLACED WITH FLOWABLE FILL PER TOWN REQUIREMENTS



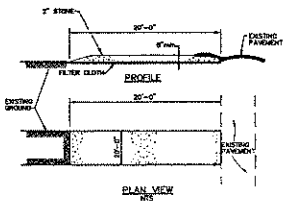
GRANITE CURB
NTS



TRANSITION FOR GRANITE CURB
NTS



BITUMINOUS CAPE COD BERM
NTS



STABILIZED CONSTRUCTION ENTRANCE
NTS

CONSTRUCTION SPECIFICATIONS:

1.) STONE SIZE:
USE 2" DIAMETER STONE OR RECLAIMED/RECYCLED CONCRETE EQUIVALENT.

2.) LENGTH:
RECOMMEND GREATER THAN 20 FEET WHERE PRACTICAL.

3.) THICKNESS:
NOT LESS THAN 6 INCHES.

4.) WIDTH:
20 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.

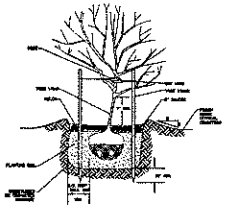
5.) FILTER CLOTH:
SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF STONE.

6.) SURFACE WATER:
ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WILL BE PERMITTED.

7.) MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

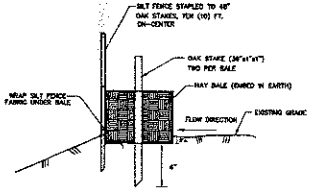
8.) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

9.) REMOVE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO PLACEMENT OF BITUMINOUS BASE COURSE.



DECIDUOUS TREE PLANTING – STAKED
NTS

NOTE:
ALL PROPOSED TREES SHALL BE A MINIMUM OF 12 FEET IN HEIGHT AND 2" CALIPPER (DIAMETER).
DIAMETER OF TREES IS MEASURED AT A HEIGHT OF 12" TO 18" FROM FINISH GROUND.



HAY BALE/SILT FENCE DETAIL
N.T.S.

OPERATION & MAINTENANCE PLAN
STORMWATER MANAGEMENT FACILITIES
HOPPING BROOK ESTATES
MEDWAY, MASSACHUSETTS

The proposed project includes stormwater control measures associated with a proposed desire for subdivision that will require continued maintenance by the property owners, as the roadway will be a private way. The major components associated with maintenance needs are the catchbasins, drainage pipe, the Infiltration System and the level spreader. These will need to be cleaned periodically as noted below. Cleaning of these structures shall be done by the property owners via a specially constructed with hydraulic cleaning ability. In addition to the facilities noted below, the property owner should maintain any weed growth/trees on a regular basis to prevent clogging and every year of debris into the Infiltration systems. The following outlines the major maintenance issues associated with the project.

Street Sweeping:

The proposed roadway should be cleaned with a hydraulic vacuum or brush type street sweeper twice per year to remove accumulated solids and debris. This work should be performed by a specialty contractor with the proper equipment and training. Assuming the roadway is in accordance with normal conditions, the solids removal should reduce solids leading to the catchbasin, stormcapture and Infiltration system.

Catchbasin Cleaning:

The catchbasins should be cleaned with a hydraulic vacuum system twice per year to remove accumulated solids and debris. At the conclusion, the drain manufacturer and developers should be approved, inspected and cleaned if needed. Assuming the catchbasin, drain manufacturer and the developer are maintained and cleaning is in accordance with manual standards, the solids removal efficiency should be as required to prevent every year of solids in the stormcapture and Infiltration systems.

Sediment Trap (Stormcapture):

Maintenance of this system is subject to on-site evaluation and catchbasin type maintenance. Initially, this system should be inspected on a monthly / storm event schedule to note any solids every year. After the first year of operation, the system should receive quarterly inspections. It is recommended that the stormcapture unit should be cleaned at least twice yearly (Spring & Fall) in conjunction with cleaning of the catchbasins. Assuming that the catchbasins are cleaned as noted, the sediment load to the stormcapture should be minimal. The methodology for inspection should be both visual and use of a probe to determine solids accumulation & silt buildup. The cleaning should consist of hydraulic vacuuming to remove sediment material and accounts accompaniment of solids removal. OSC/Grease removal from the system should be provided and should take be done in conjunction with solids removal.

Storage / Infiltration System

Maintenance of this system is similar to normal street maintenance where the system should be cleaned at least twice yearly (Spring & Fall) in conjunction with the roadway sweeping. This will minimize any accumulated solids and organic debris from the perforated pipe that feeds the Infiltration units. Assuming the upstream catchbasins are maintained and operate properly and sweeping / cleaning is in accordance with expectations, the storage / infiltration system should require minimal maintenance. This system should be inspected annually by a Registered Professional Engineer (familiar with these systems) to determine any additional cleaning / maintenance needs of the system. At the conclusion, the Engineer should inspect the catchbasin and the piping to determine any flushing / cleaning needs. The Engineer should also remove system maintenance records as part of the annual review.

Drywell / Infiltration System:

Maintenance of this system is similar to normal catchbasin maintenance, but the system should only need to be cleaned annually in conjunction with other system cleaning. This will remove any accumulated solids and organic debris from the surface of the silt. The debris / sand can be removed by hand or by means of specialty vacuum equipment by a contractor, at the Owner's discretion. After removal, a silt layer of 6" thick sand should be placed on the bottom of the pit to prevent scouring of the bottom and to trap debris above the real infiltration surface.

Maintenance Responsibilities

The maintenance of the Drainage System is the responsibility of the Owner (Homeowner Association). The actual work should be subcontracted to a company that specializes in the cleaning of storm drainage facilities. Inspection should be performed by independent individual staff or the design engineer or other experienced individual in the field.

STORMWATER MANAGEMENT REPORT
HOPPING BROOK ESTATES
MEDWAY, MASSACHUSETTS

INSPECTION REPORT:

Inspection Firm: _____
Inspector Name: _____ Date: _____
Components Inspected: _____
Signed: _____

SYSTEM MAINTENANCE:

Maintenance Firm: _____ Date: _____
Roadway Swept: Yes ___ No ___ Comments: _____
Catchbasin Cleaned: Yes ___ No ___ Comments: _____
Drain Manufacturer Cleaned: Yes ___ No ___ Comments: _____
Orifices Inspected: Yes ___ No ___ Comments: _____
Stormcapture Cleaned: Yes ___ No ___ Comments: _____
Infiltration System Cleaned: Yes ___ No ___ Comments: _____
Estimate of Material Removed: _____
Other Comments: _____
Signed: _____

MEDWAY PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL DATE: 2-7-06

ENDORSEMENT DATE: 6-5-06

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED, FROM THE PLANNING BOARD, APPROVAL OF THIS PLAN ON 6-5-06 AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING.

TOWN CLERK — DATE 6/8/06

APPROVED FEBRUARY 7, 2006 SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, INCLUDING THE REQUIREMENT TO MAINTAIN GLEN BROOK WAY AS A PRIVATE ROADWAY IN PERPETUITY CONTAINED THEREIN, AS SET FORTH IN SAID PROTECTIVE COVENANT EXECUTED BY BY PAUL ZONGHI DATED _____ AND TO BE RECORDED HEREWITH.

STEPHEN E. POOLE, P.E.

COMMONWEALTH OF MASSACHUSETTS — STEPHEN E. POOLE No. 35533 — REGISTERED PROFESSIONAL ENGINEER

DATE: 5/16/06

DEVELOPER: PAUL ZONGHI
10 HOLBROOK STREET
MEDWAY, MA 02053

OWNER: BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MASS. 02053

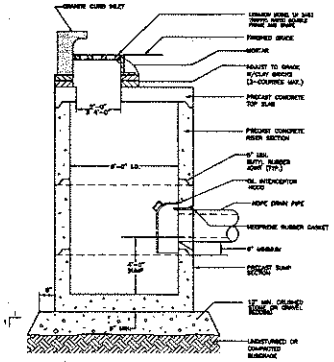
CONSTRUCTION DETAILS
HOPPING BROOK ESTATES
IN
MEDWAY, MASS.

SCALE: AS NOTED — DATE: JUNE 3, 2005

PREPARED BY:
VEO ASSOCIATES INC.
CIVIL ENGINEERS & LAND SURVEYORS
8 SOUTH STREET HUDSON, MA 01749
(978) 562-6977

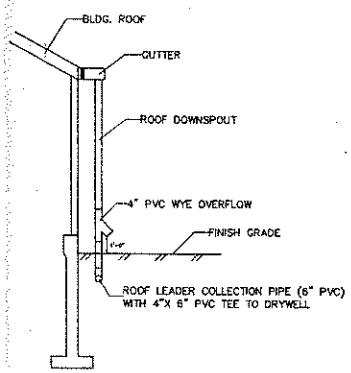
NO.	DATE	DESCRIPTION	BY
2.	5/16/06	ADDED NOTES	SEP
1.	7/21/06	REVISED DETAIL	SEP

C:\DISK/PROJ/WEST/DWG/DETAIL_SHT#6 — SHEET NO. 6 OF 8

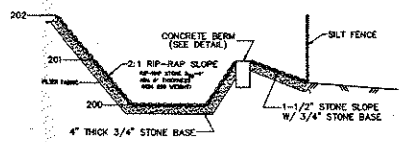


CATCH BASIN
NTS

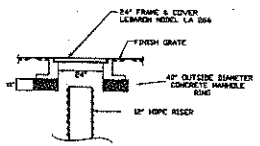
NOTE: STRUCTURE AND CASTINGS AS PER THE MEDWAY DPW STANDARD SPECIFICATIONS



DOWNSPOUT DETAIL
NTS

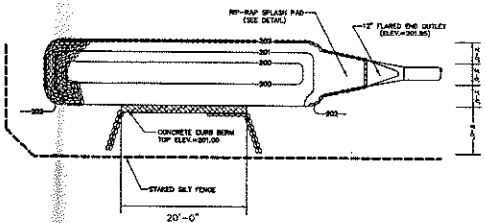


SPREADER SECTION DETAIL
NTS

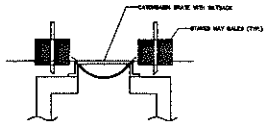


ACCESS COVER DETAIL
NTS

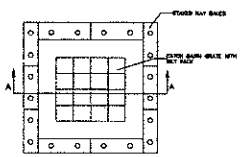
NOTE: FRAME & COVER/ MANHOLE RING SHALL NOT BEAR ON THE RISER SECTION



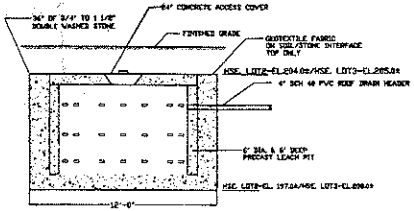
LEVEL SPREADER DETAIL
NTS



SECTION A-A

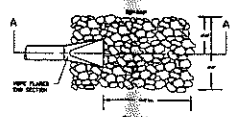


TEMPORARY EROSION CONTROL AT CATCHBASIN
NTS

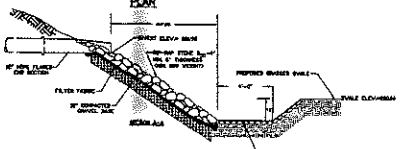


ROOF RUNOFF DRYWELL
NTS

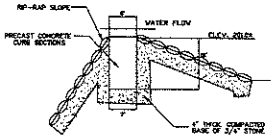
NOTE: EXCAVATE 12'-0" X 12'-0" HOLE TO ELEV. 197.0±-HSE. LOT 2 & EL. 198.0±-HSE. LOT 3. SCARIFY BOTTOM & PLACE 1'-0" OF STONE PRIOR TO PLACING PRECAST LEACH PIT.



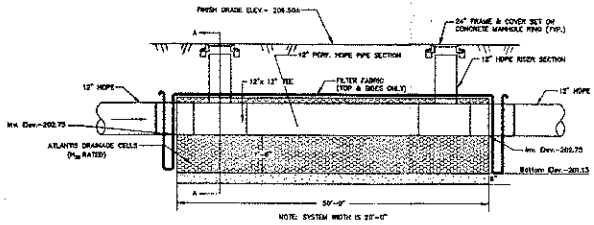
PLAN



FLARED END DETAIL
NTS



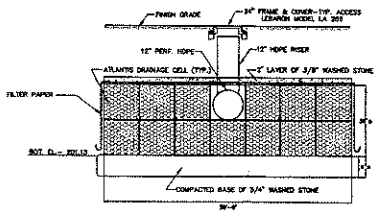
LEVEL SPREADER BERM DETAIL
NTS



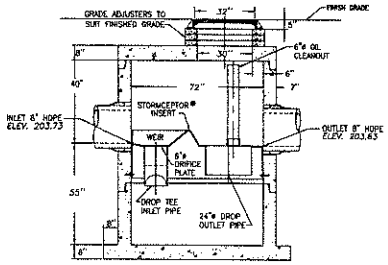
NOTE: SYSTEM WIDTH IS 20'-0"

STORMWATER STORAGE/INFILTRATION SYSTEM
TYPICAL SECTION
NTS

NOTE: ATLANTIS DRAINAGE CELLS TO BE "D-RAIN TANK" UNITS PLACED AS PER THE MANUFACTURER'S RECOMMENDATIONS WITH FILTER FABRIC ON TOP AND SIDES ONLY. CELLS TO BE H_{20} RATED UNITS.



SECTION A-A
NTS



STORMCEPTOR DETAIL
MODEL-STC900

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

MEDWAY PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

APPROVAL DATE: 2-7-06

ENDORSEMENT DATE: 6-8-06

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED, FROM THE PLANNING BOARD, APPROVAL OF THIS PLAN ON 6-8-06 AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING.

TOWN CLERK — DATE 6/9/06

APPROVED FEBRUARY 7, 2006 SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, INCLUDING THE REQUIREMENT TO MAINTAIN GLEN BROOK WAY AS A PRIVATE ROADWAY IN PERPETUITY CONTAINED THEREIN, AS SET FORTH IN SAID PROTECTIVE COVENANT EXECUTED BY BY PAUL ZONGHI DATED _____, AND TO BE RECORDED HEREWITH.

STEPHEN E. POOLE, P.E.

DATE: 5/12/06

DEVELOPER: PAUL ZONGHI
10 HOLBROOK STREET
MEDWAY, MA 02053

OWNER: BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MASS. 02053

CONSTRUCTION DETAILS
HOPPING BROOK ESTATES
IN
MEDWAY, MASS.

SCALE: AS NOTED — DATE: JUNE 3, 2005

PREPARED BY:
VEO ASSOCIATES INC.
CIVIL ENGINEERS & LAND SURVEYORS
8 SOUTH STREET HUDSON, MA 01749
(978) 562-6977

NO.	DATE	DESCRIPTION	BY
3.	5/16/06	ADDED NOTE	SEP
2.	9/8/05	REVISED NOTES	SEP
1.	7/21/05	REVISED DETAIL	SEP

SHEET NO. 7 OF 8

RESERVED FOR REGISTRY USE

MEDWAY PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

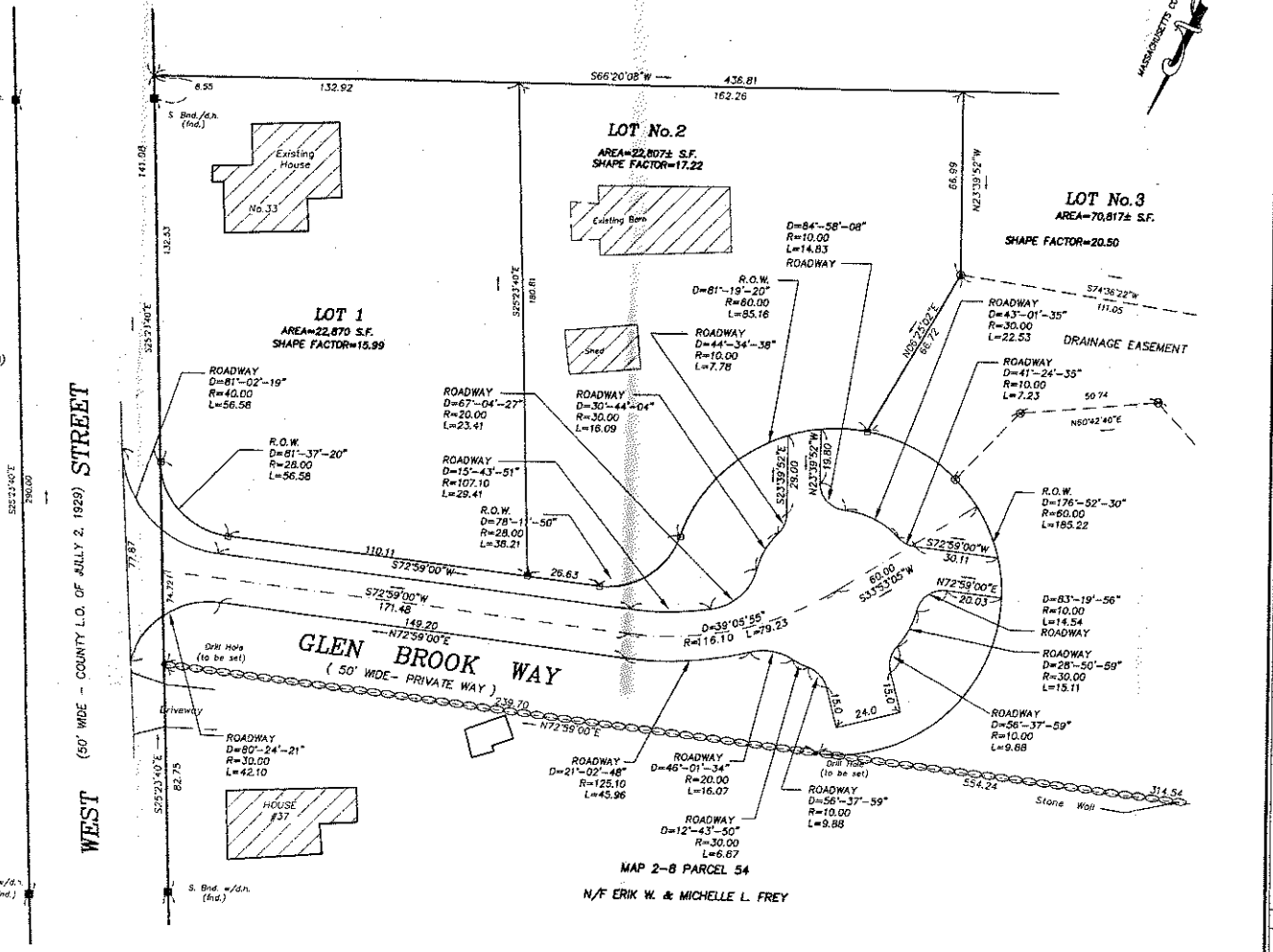
APPROVED DATE: 2-7-06

ENDORSEMENT DATE: 6-8-06

I, TOWN CLERK OF THE TOWN OF MEDWAY, RECEIVED AND RECORDED, FROM THE PLANNING BOARD, APPROVAL OF THIS PLAN ON 8-3-06 AND NO APPEAL HAS BEEN TAKEN FOR TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING.

Marjorie White 6/9/06
TOWN CLERK DATE

APPROVED FEBRUARY 7, 2006 SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, INCLUDING THE REQUIREMENT TO MAINTAIN GLEN BROOK WAY AS A PRIVATE ROADWAY IN PERPETUITY CONTAINED THEREIN, AS SET FORTH IN SAID PROTECTIVE COVENANT EXECUTED BY PAUL ZONGHI DATED _____, AND TO BE RECORDED HEREWITH.



LEGEND

PROPOSED BOUNDS ⊡

PROPOSED IRON PIPE ⊗

PROPOSED DRILL HOLE (d.h.) ●

ASSESSORS REFERENCE

MAP 2-8 PARCEL 2/55

ZONING DISTRICT

AGRICULTURAL-RESIDENTIAL: AR-II

LOT REQUIREMENTS

AREA=22,500 S.F.
FRONTAGE=150'
FRONT SETBACK=35'
SIDE SETBACK=15'
REAR SETBACK=15'

REFERENCES

PLAN REF: L.C.C. No.8120 A
L.C.C. 12715 B
L.C.C. 12715 C
BK.2988 PG.299 PL.284
BK.4521 PG.30 PL.489
PL. BK.221 PLAN 949

DEED REF: BK.4069 PG.504
BK.4380 PG.368-371
BK.4521 PG.30-32
BK.10338 PG.364,365
BK.10971 PG.578
BK.12521 PG.114,115
BK.12859 PG.469

NOTE: I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

ANTHONY M. DELLORCO - P.L.S.

DATE: 5-16-06

COMMONWEALTH OF MASSACHUSETTS ANTHONY M. DELLORCO No. 34303 PROFESSIONAL LAND SURVEYOR

APPLICANT: PAUL ZONGHI
10 HOLBROOK STREET
MEDWAY, MASS. 02053

OWNER: BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MASS. 02053

"DEFINITIVE SUBDIVISION"
"HOPPING BROOK ESTATES"
ROAD LAY OUT PLAN
IN

MEDWAY, MASS.

SCALE: 1"=20' DATE: JULY 21, 2005

PREPARED BY:

VEO ASSOCIATES INC.

CIVIL ENGINEERS & LAND SURVEYORS
8 SOUTH STREET HUDSON, MA 01749
(978) 562-6977

NO.	DATE	DESCRIPTION	BY
1.	5/16/06	ADDED NOTE	BY

C:\DISK/PROJ/33WEST/ROAD_LAYOUT SHEET NO. 8 of 8

Bk 23841 Ps250 #74866
06-30-2006 @ 03:10p

LAND SUBDIVISION

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William R O'Donnell
WILLIAM R. O'DONNELL, REGISTER

COVENANT

PLANNING BOARD
TOWN OF MEDWAY, MASSACHUSETTS

June 15 ,2006

This Covenant is entered into this 15th day of June, 2006 by and between the Town of Medway, a Massachusetts municipal corporation, acting through its Planning Board, with an address of 155 Village Street, Medway, MA 02053, (hereinafter referred to as the "Planning Board") and Barbara E. Ashman , with an address of 33 West Street, Medway, MA 02053 (hereinafter referred to a the "owner") .

PREAMBLE

WHEREAS, on February 7, 2006, based on the owner's application dated June 3, 2005, and after a duly noticed public hearing(s), the Planning Board approved a definitive subdivision plan showing three (3) house lots, which is entitled Hopping Brook Estates Glenn Brook Circle - A Private Way prepared by VEO Associates, Inc., to be recorded at the Norfolk County Registry of Deeds.

WHEREAS, the approved definitive subdivision plan shows the division of a parcel of land located at West Street, Medway, MA 02053, (hereinafter referred to as the "subdivision") and further described in a deed or deeds dated May 8, 1963 and recorded at the Norfolk County Registry of Deeds in Book 4069, Page 504;

WHEREAS, M.G.L. ch.41, section 810 requires the Planning Board to secure the construction of ways and the installation of municipal services in an approved subdivision before endorsing its approval on the approved definitive subdivision plan;

WHEREAS, the owner has decided to secure all of the construction of ways and installation of municipal services in the subdivision by means of a Covenant;

WHEREAS, the Planning Board has determined that the form of the Covenant is sufficient to secure construction of ways and in the installation of municipal services subdivision.

SEE PLAN FILED IN 2006
PLAN BOOK 556 PAGE 83

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WHEREAS, the owner's construction of ways and installation of municipal services within the subdivision are subject to the requirements of M.G.L. ch.41, sections 81K - 81GG (the Subdivision Control Law); the Planning Board's Subdivision Rules and Regulations applicable to this subdivision, the application submitted for approval of this subdivision, the Certificate of Approval and all conditions of approval of this subdivision as set forth in the Appendix attached to and made an enforceable part of this Covenant; the recommendations, if any, of the Board of Health, the approved definitive plan, all conditions subsequent to approval of this subdivision due to any amendment, modification, or rescission of the approval of the definitive subdivision plan, all of the provisions set forth in this Covenant and any amendments thereto;

NOW, THEREFORE, for and in consideration of the mutual promises set forth below, and for good and valuable consideration, the parties agree as follows:

SECTION 1. INCORPORATION OF PREAMBLE

The Preamble shall be incorporated into and become an enforceable part of this Covenant.

SECTION 2. EFFECTIVE DATE

This Covenant shall be effective upon its execution, subject to endorsement of approval of the definitive subdivision plan by the Planning Board and the recording or registered of the plan and this Covenant by the Owner.

SECTION 3. RUNS WITH THE LAND

This Covenant shall run with the land and shall be binding on all subsequent parties who have any title, interest, or rights to in and the parcel of land subdivided, or a portion thereof. This Covenant shall operate as a restriction upon the land release until release.

SECTION 4. OBLIGATIONS, DUTIES AND RIGHTS OF THE PLANNING BOARD

A. Upon completion of ways and installation of municipal services in accordance with the approved instruments, the Planning Board shall release the owner from this Covenant and shall issue a Certificate of Completion and Release that shall be executed by a majority of the members of the Planning Board and shall be recorded or registered at the Norfolk County Registry of Deeds by the Owner.

B

B. Upon construction of a portion of the ways and installation of a portion of the municipal services in accordance with the approval instruments, the Planning Board may release the Owner from this Covenant as to those lots that are adequately serviced by the ways and municipal services so constructed, so long as the construction of ways and municipal services are, in the opinion of the Planning Board, sufficiently secured by another method of performance guarantee as provided in M.G.L. ch.41, section 81U. A Certificate of Release shall be executed by a majority of the members of the Planning Board and shall be recorded or registered at the Norfolk County Registry of Deeds by the Owner.

C. The Planning Board may rescind approval of the definitive subdivision plan for breach of any provision of this Covenant or any amendments thereto. Said rescission shall be in accordance with M.G.L. ch.41, section 81W.

SECTION 5. OBLIGATIONS, DUTIES AND RIGHTS OF THE OWNER

A. The Owner shall not convey or transfer title to any lot within this subdivision, except as otherwise provided in this Covenant, until the completion of the construction of the ways and installation of the municipal services for this subdivision in accordance with the approval instruments, unless and until the owner provides the Planning Board with another method of securing construction of the ways and installation of the municipal services deemed sufficient by the Board.

B. The Owner shall not build upon any lot within this subdivision, except as otherwise provided in this Covenant, until the completion of the construction of the ways and installation of the municipal services for this subdivision in accordance with the approval instruments, unless and until the owner provides the Board with another method of securing construction of the ways and installation of the municipal services deemed sufficient by the Board.

C. The Owner shall complete construction of the ways and installation of the municipal services for this subdivision no later than two (2) years from this date.

D. The Owner agrees and understands that failure to complete the construction of the ways and installation of the municipal services by the agreed-upon date shall result in automatic rescission of approval of the definitive subdivision plan by the Planning Board.

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The Planning Board shall forthwith carry out the rescission as provided in M.G.L. ch.41, section 81W.

E. The Owner agrees and understands that the Planning Board will not release this Covenant in full, unless another method of security is provided, or until the ways and municipal services have been deemed by the Board to be constructed and installed in accordance with the approval instruments, which shall include demonstration of adequate construction and installation for six (6) months prior to said release.

F. No provision of this Covenant shall prevent the Owner from varying the method of securing the construction of ways and the installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods as provided in M.G.L. ch.41, sections 81U, as long as the Planning Board deems the method or methods chosen for securing the construction of ways and the installation of municipal services as sufficient.

G. The Owner shall at all times provide the Board forthwith (no more than 14 days after transfer of title) with the name of the current owner or owners of this subdivision or portions thereof and the address of such owner or owners, except that lots released from the provisions of this Covenant are exempt. The Owner agrees and understands that failure to comply with this provision could result in rescission of approval of the definitive subdivision plan.

H. The Owner shall at all times provide the Board forthwith (no more than 14 days after transfer of title) with the name of any mortgagee or mortgagees of this subdivision or portions thereof and the address of such mortgagee or mortgagees, except that lots released from the provisions of this Covenant are exempt. At the time of executing this Covenant, the mortgagee(s) of this subdivision is/are NONE, whose address is/are NONE. The Owner agrees and understands that failure to comply with this provision could result in rescission of approval of the definitive subdivision plan.

I. The Owner shall record or register the approved and endorsed definitive subdivision plan; this Covenant, upon its execution; and any certificates of release of this Covenant, or portions thereof, at the Norfolk County Registry of Deeds and forthwith provide the Planning Board with written evidence thereof. The Owner further agrees to pay the costs of such recordings.

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SECTION 6. MORTGAGEES AND SUCCEEDING OWNERS

Nothing in this covenant shall preclude the Owner from mortgaging the entire parcel of land, or a portion thereof, which constitutes this subdivision. If the mortgagee acquires title to the entire parcel of land, or a portion thereof, shown on the approved definitive subdivision plan, through foreclosure or by any other means, such as accepting a deed in lieu of foreclosure, then the mortgagee and any succeeding owner of the land transferred by the mortgagee may sell any lot, subject to that portion of this Covenant which provides that no lot shall be built upon until the ways are constructed and the municipal services are installed to serve such lot. Said mortgagee and any succeeding Owner shall be subject to all other applicable provisions of this Covenant and any amendments thereto.

SECTION 7. CONVEYANCE OF LAND OR LOTS SUBJECT TO COVENANT

Nothing in this Covenant shall preclude the owner from conveying by a single deed, the entire parcel of land shown on the approved definitive subdivision plan, or all lots not previously released from the terms of this Covenant by the Board, so long as the deed provides that the land conveyed is subject to this Covenant, and any amendments thereto, with proper reference to the book and page where this covenant, and any amendments thereto are recorded or registered at the Norfolk County Registry of Deeds. A deed of any part of the subdivision in violation of this Covenant, or any amendments thereto, shall be voidable by the grantee prior to the release of this Covenant no later than three (3) years from the date of such deed.

SECTION 8. BINDING EFFECT

This Covenant, and any amendments thereto, shall be binding on the Owner, the Owner's agents and representatives, and any successors to the Owner's title interest, and the rights in the parcel of land constituting this subdivision, including executors, administrators, devisees, heirs, successors and assigns of the owner.

SECTION 9. USE OF TERMINOLOGY

Use of the term "Owner" in this Covenant is for convenience only and should not be considered as a limitation on those parties who may be subject to and bound by the provisions of this Covenant and any amendments thereon. Use of the term "Planning Board or Board" in this Covenant is for convenience only and may include agents or representatives of the Planning Board.

16

SECTION 10. APPOINTMENT OF AN AGENT

If someone other than the Owner will represent the Owner, the Owner must designate such representative below.

Name of representative: NONE

Address of representative:

Telephone #: Days Evenings

Relationship of representative to Owner:

In executing this Covenant, I hereby authorize the person or persons named above to represent my interest before the Planning Board with respect to the subdivision that is the subject of this Covenant.

SECTION 11. AMENDMENTS

This Covenant may be amended, in writing, by agreement of all of the parties to this Covenant.

SECTION 12. GOVERNING LAW

This Covenant, and any amendments thereto, shall be governed by the laws of the Commonwealth of Massachusetts.

SECTION 13. SEVERABILITY

If a court of competent jurisdiction determines that any provision of this Covenant is unenforceable, such determination shall not affect the remaining provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, **I,** the Owner, herby certify under the pains and penalties of perjury that the information contained in this Covenant is true and complete; and we, the parties to this Covenant, set our hands and seals to this Covenant on the date(s) written below.

17

We, the Owner and his /her spouse, as far as necessary, hereby release all rights of dower, curtesy, or homestead, or any other interests that we may have in the parcel of land that constitutes the subdivision.

OWNER

Barbara E. Ashman

Date: 6-30-06

By: Barbara E Ashman
Barbara E. Ashman

Witness

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS. June 30, 2006

On this day of June 30, 2006, before me, the undersigned notary public, personally appeared Barbara E. Ashman, proved to me through satisfactory evidence of identification, which was Personal Knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me he signed it voluntarily for its stated purposes.

Paul V Kenney
Notary Public

My commission expires:

PAUL V. KENNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires Dec 25, 2009

18

PLANNING BOARD

Planning Board Member	6/12/06 Date	Witness
Planning Board Member	6/13/06 Date	Witness
Planning Board Member	6/15/06 Date	Witness
Planning Board Member	Date	Witness
Planning Board Member	Date	Witness

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS. June 15, 2006

On this day 15th of June, 2006, before me, the undersigned notary public, personally appeared Andy Rodenhiser, Cranston R Rogers and Karyl Spiller-Walsh

proved to me through satisfactory evidence of identification, which were Massachusetts drivers' licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me they signed it voluntarily for its stated purposes.

Notary Public

My commission expires:

SUSAN E. AFFLECK-CHILDS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 26, 2007

19

Norfolk County
Registry of Deeds

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Susan Affleck-Childs

From: Barbara J. Saint Andre <BSaintAndre@k-plaw.com>
Sent: Monday, April 03, 2017 1:20 PM
To: Susan Affleck-Childs
Cc: Stephanie Mercandetti
Subject: RE: Hopping Brook Estates - Glen Brook Way

CONFIDENTIAL NOT A PUBLIC RECORD
ATTORNEY CLIENT PRIVILEGE

Susy, in my opinion, a public hearing is not required where there is a provision for automatic rescission. The PEDB may put the matter on its agenda and make a finding that the construction of ways and installation of services was not completed within two years as required, and therefore the subdivision approval is automatically rescinded. You should verify that the owner has not sold the property and is still the current owner. In my opinion, the covenant should not be released until a Certificate of Automatic Rescission or some similar certificate has been recorded at the Registry of Deeds.

If you have further questions in this regard, do not hesitate to contact me.

Barbara J. Saint Andre, Esq.
KP | LAW
101 Arch Street, 12th Floor
Boston, MA 02110
O: (617) 556 0007
F: (617) 654 1735
bsaintandre@k-plaw.com
www.k-plaw.com

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From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, March 31, 2017 12:52 PM
To: Barbara J. Saint Andre
Cc: Stephanie Mercandetti
Subject: FW: Hopping Brook Estates - Glen Brook Way

Hi Barbara,

The Hopping Brook Estates Definitive Subdivision Plan was approved by the Planning Board in 2006. It was for a small property at 33 West Street. The plan was recorded at the Registry of Deeds in Book 556 – Page 83. The corresponding subdivision covenant is attached.

The subdivision was never constructed. The current owner is selling the property to the Metro West Collaborative Development, a non-profit housing developer. Metro West is pursuing a 48 unit, friendly 40B rental housing development on this site with support from the BOS and Affordable Housing Trust. There is no need for the subdivision of land.

Metro West has inquired about the process for rescinding the subdivision plan. I indicated to them that the PEDB would need to carry out the normal public hearing process, proceeding in the same manner as a subdivision approval.

Metro West has noted that Section 5 D of the Covenant states as follows:

D. The Owner agrees and understands that failure to complete the construction of the ways and installation of the municipal services by the agreed-upon date shall result in automatic rescission of approval of the definitive subdivision plan by the Planning Board.

They specifically note the reference to "automatic rescission". They question if a formal public is needed or whether it could be handled as an agenda item at a PEDB meeting which they would much prefer.

We seek your counsel!

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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From: Jennifer Van Campen [mailto:jvc@metrowestcd.org]
Sent: Friday, March 31, 2017 11:37 AM
To: Susan Affleck-Childs
Cc: Stephanie Mercandetti
Subject: RE: Hopping Brook Estates - Glen Brook Way

Hi Susy,
The section we are referring to is Section 5 (c) and (d), which says that failure to complete construction within 2 years of this date results in "automatic rescission of approval of the definitive subdivision plan." I'm hoping that means it's really just an administrative act to file the rescission with the registry of deeds...?
Thanks for your help!
Best, jennifer

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, March 31, 2017 10:56 AM
To: Jennifer Van Campen <jvc@metrowestcd.org>
Cc: Stephanie Mercandetti <smercandetti@townofmedway.org>
Subject: RE: Hopping Brook Estates - Glen Brook Way

A-OK. In your court for now. Let me know when Paul or you are ready.

Take care.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

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From: Jennifer Van Campen [mailto:jvc@metrowestcd.org]
Sent: Friday, March 31, 2017 8:15 AM
To: Susan Affleck-Childs
Cc: Stephanie Mercandetti
Subject: RE: Hopping Brook Estates - Glen Brook Way

Great – thanks Susy. I'll discuss with our attorney and see which way makes the most sense.

From: Susan Affleck-Childs [mailto:sachilds@townofmedway.org]
Sent: Friday, March 31, 2017 8:01 AM
To: Jennifer Van Campen <jvc@metrowestcd.org>
Cc: Stephanie Mercandetti <smercandetti@townofmedway.org>
Subject: Hopping Brook Estates - Glen Brook Way

Hi Jen,

Stephanie Mercandetti asked me to contact you about the process for rescinding the Hopping Brook subdivision (road parcel and house lots at 1 & 3 Glen Brook Way).

An application needs to be filed with the Planning and Economic Development Board by the property owner. *See attached*. We would process it as we would any application and schedule a public hearing. This entails abutter

notification, legal advertisement, public hearing, decision, filing the decision with Town Clerk, 20 day appeal period, and recording the decision with the Norfolk County Registry of Deeds. It would be reasonable to plan on this taking at least 8 weeks from beginning to end.

There is a $750 application/filing fee.

If Paul Zonghi is willing, he can file the application now or MWCD can wait until it becomes the official property owner of record.

Please let me know if you have any questions.

Best,

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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Susan Affleck-Childs

From:	Mackenzie Leahy
Sent:	Friday, April 28, 2017 8:43 AM
To:	Allison Potter; Beth Hallal; Bridget Graziano; Carol Pratt; Chief Tingley; David Damico; Donna Greenwood; Jack Mee; Jeff Lynch; Jeff Watson; Joanne Russo; Susan Affleck-Childs; Barry Smith; Mary Becotte; Doug Havens; Michael Boynton; Stephanie Mercandetti; ArmandPires; DonaldAicardi; Courtney Riley
Cc:	Glenn Trindade (glenntrindade@verizon.net); asherry@charlesriverbank.com; pbmferrari@earthlink.net
Subject:	REQUEST FOR COMMENTS: 40B - Glen Brook Way
Importance:	High

To: Department of Public Services
Planning & Economic Development Board
Fire Department
Police Department
Building Department
Board of Health
Conservation Commission
Medway Public Schools
School Committee
Design Review Committee
Accounting Department
Assessing Department
Board of Selectmen
Affordable Housing Committee
Affordable Housing Trust
Administration

The ZBA is in receipt of a **40B Comprehensive Permit Application** from Metro West Collaborative Development (MWCD), which was filed with the Board on April 24, 2017. MWCD proposes a 48-unit rental project located at **0, 1, and 3 Glen Brook Way** and **33 West Street** (Parcel IDs 65-025, 66-001, 65-026, 66-002), of which all units would be considered affordable for low income under 40B.

The ZBA is requesting comments from your Department/Board. Please forward any comments you may have prior to the hearing **no later than *4:30 PM on Monday, May 15, 2017***. If your Department/Board has no comment, please also respond as such.

The Glen Brook Way 40B Application, along with 40B Regulations and Guidelines, may be found here: http://www.townofmedway.org/community-and-economic-development/pages/glen-brook-way-development

Town Employees may find all current project information here: H:\Community & Economic Development\Glen Brook Way

Thank you for your attention and review.

Mackenzie Leahy

Administrative Assistant
Community & Economic Development
Town of Medway
155 Village Street
Medway, MA 02053
508.321.4915
mleahy@townofmedway.org

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

MEMORANDUM

May 18, 2017

TO: PEDB members
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Comments on proposed Glen Brook Way apartment development

Background – The ZBA has received a "friendly" Comprehensive Permit/40B application from Metro West Development Collaborative for approval of a proposed 48 unit apartment complex to be located at Glen Brook Way and 31-33 West Street. The ZBA has requested comments from Town boards/ committees/departments. The ZBA's public hearing begins May 17th. The full application package includes 18 sections. It is available for review at: http://www.townofmedway.org/community-and-economic-development/pages/glen-brook-way-development.

The project is supported by the Board of Selectmen and the Medway Affordable Housing Trust.

Project Overview – 3.17 acre site. This is the location of the previously approved but never constructed Hopping Brook Subdivision, a small 2 lot private way subdivision, and the abutting parcel at 31 West Street. Proposed are 48 apartments – Mix of 16 one bedroom units, 21 two bedroom units, and 11 three bedroom units in six buildings. The units are not age restricted. Metro West Collaborative Development, Inc. is a non-profit affordable housing development organization. 74 on street parking spaces are planned. The plan shows a large open space area in the western portion of the site adjacent to Hopping Brook. 100% of the units will be affordable to households with up to 60% of the Area Median Income and count on the Town's subsidized housing inventory (SHI) with DHCD.

The site plan was prepared by Merrill Engineering and Land Surveyors. The landscape plan was developed by CBA Landscape Architects, LLC. The architectural plans were prepared by Meander Studios.

Zoning Analysis – I have reviewed the Glen Brook proposal based on the underlying ARII zoning district and as if the developer had applied for a multifamily housing special permit. See Tables 1 and 2 below.

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

TABLE 1 - Per By Right Zoning – ARII			
Characteristic	**Allowed/Required Per ZBL**	**Proposed**	**Status**
Multifamily housing	Not a by right use	48 rental units	Does not comply
Minimum Lot Frontage	150'	315'	Complies
Maximum Building Height	35'	3 stories	Does not comply
Maximum Lot Coverage (Primary Buildings)	30%	13.97%	Complies
Maximum Impervious Surface (Buildings plus paved surfaces)	40%	40.31%	Does not comply
Front setback	35'	5'	Does not comply
Side setback	15'	???	???
Rear setback	15'	???	???
Parking	1.5 spaces/unit for mixed-use development	74 spaces	Complies
% Upland	50% minimum	.54 acres are wetlands	Complies

Table 2 - Per Section 5.6 Multifamily Housing			
Characteristic	**Allowed/Required Per ZBL**	**Proposed**	**Status**
Location	Multifamily housing allowed in the multifamily housing overlay district by special permit from PEDB	Proposed development is NOT located in the multifamily overlay district	Does not comply
Use – Rental apartments	Multifamily overlay district by special permit from PEDB authorizing up to 40 dwelling units	Proposed development is 48 dwelling units.	Does not comply. Proposed development exceeds maximum allowed by 8 units.
Density	12 units/acre – Up to 20 units per acre with various density bonuses	48 units on 3.17 acres	Does not comply. 38 units per density standard would be allowed plus 8 units with AH density bonus. Exceeds allowance by 2 units.
Open Space	15% of site	40.31%	Complies and more
Frontage	Minimum of 50 feet	315'	Complies and more
Building Height	40' or 2.5 stories	3 stories	Does not comply

Characteristic	Allowed/Required Per ZBL	Proposed	Status
Parking	2 spaces per unit	74 spaces	Does not comply. Short by 22 spaces
Water/Sewer Availability	Must be available in street on which the development faces	Connect to Town water and sewer in West Street	Complies

Concerns/Issues – Based on my review of the proposed plan, I share the following comments with you for further discussion and refinement at the May 23rd PEDB meeting in preparation for developing a memo from the PEDB to the ZBA. I also direct your attention to the April 4, 2017 memo I prepared and provided to Stephanie Mercandetti in response to her request for comments on Metro West Collaborative Development's LIP application to DHCD.

1. The trip generation estimates prepared by Merrill Engineering and Land Surveyors included in a letter dated May 16, 2017 (Section 13 of the application) is very limited and unsubstantiated. The developer should be asked to provide a more robust traffic analysis and have that reviewed by Tetra Tech.

2. The ZBA should absolutely retain Tetra Tech to review the project for compliance with the Mass DEP Stormwater standards. The developer needs to understand that it will be fully responsible for the on-going upkeep and maintenance of the stormwater management system once it is constructed.

3. Although the applicant has requested a waiver from all of the *Site Plan Rules and Regulations*, the ZBA should have Tetra Tech review the project from that framework and identify where the proposal does not comply. The applicant should be asked to more clearly specify which of the *Site Plan Rules and Regulations* they do not comply with and what they are providing as an alternative.

4. I am concerned about the parking supply of 74 spaces. Medway's parking standard under the multifamily housing overlay district is 2 parking spaces per unit for both resident and visitor parking (96 total). There is a common perspective that multifamily housing should only be required to have 1.5 parking spaces per dwelling unit. I feel very comfortable with that parking standard in a more urban area where there are public transit options. I don't feel so comfortable with that in Medway. The ZBA should ask the applicant to explain/justify the proposed number of parking spaces.

5. Building design and site amenities will be reviewed by the DRC at its 5/22/17 meeting. The ZBA should ask for more details on subsequent plans.

6. It is not readily apparent how trash storage and collection is to be managed. The ZBA should ask the applicant to provide more details.

7. Encourage development of a plan for some walking paths in the open space area in the western part of the site. Some of this area within the jurisdiction of the Conservation Commission.

8. The property at 31 West Street includes a house built in 1882. The house at 33 West Street was built in 1935. Due to the age of these structures, both will need to be reviewed by the Medway Historical Commission under the Town's demolition delay bylaw.

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

MEMORANDUM
April 4, 2017

TO: Stephanie Mercandetti, Director of Community and Economic Development
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator
RE: Glen Brook Way Residential Development

I am writing in response to your request for comments on the proposed 48-unit residential development at 0-3 Glen Brook Way and 33 West Street planned by Metro West Collaborative Development (MWCD). The Town has been notified by the Mass Department of Housing and Community Development (DHCD) that MWCD has applied under the Low Income Housing Tax Credit Program for preliminary approval of the project. DHCD is also the reviewing authority with respect to Project Eligibility under G.L. c. 40B, the state's affordable housing law. DHCD has to issue a Project Eligibility Letter before MWCD may file for a Comprehensive Permit with the Medway Zoning Board of Appeals.

DHCD has asked the Town to supply comments on the proposed development before it issues a Project Eligibility Letter. I have met on numerous occasions since July 2016 with Jennifer Van Campen of MWCD and architect/design consultant Mike Wolfson to discuss the proposed development. This has occurred in several small work sessions as their concept plan was being developed, twice as a member of the Town's inter-departmental review team and twice for presentations to the Medway Design Review Committee. I offer the following comments from my perspective as Medway's Community and Economic Development Coordinator.

- The proposal is fully consistent with the goals of the Medway Master Plan and Medway's Housing Production Plan. This development will provide a much needed addition to the supply of rental housing in Medway.
- The prospective applicant has been most receptive to receiving input from the Medway Design Review Committee. The site plan and building elevations have been modified based on that input. A separate communication from the DRC is forthcoming.
- I would recommend the following items be fully addressed during the ZBA's review of the comprehensive permit application and plan:
    - Detailed site landscaping plan with specifications. I would like to see the large parking area broken up a bit more with landscaped peninsulas to meet the tree planting requirements included in Medway's *Site Plan Rules and Regulations*.
    - Detailed site amenities plan – light fixtures, seating/benches, tot lot equipment, trash and/or storage enclosures, etc.

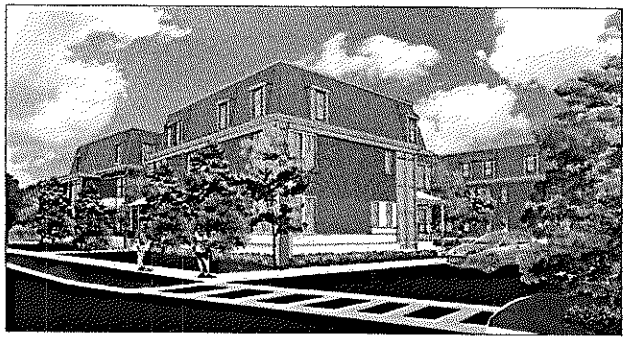
Telephone: 508-533-3291 Fax: 508-321-4987
saffleckchilds@townofmedway.org

- Clear delineation of resident, visitor, management office/employee, and maintenance crew parking areas. No on-street parking on West Street.
- Consideration of rooftop solar installation. This would be beneficial for long term, reduced utility expenses.
- Sidewalk construction along the property's frontage on West Street, possibly extending southerly to Route 126 so as to provide safe pedestrian access to nearby consumer services in Bellingham.
- Design for stormwater management facilities.

I, of course, strongly recommend that the ZBA retain a consulting engineer to handle the technical review of the site plan upon submittal.

Section 7

Glen Brook Way



Project Description

Affordable rental Apartments
- 16 One-Bedroom
- 21 Two-Bedroom
- 11 Three-Bedroom

Site amenities including:
- Property management office
- 72 parking spaces
- Play ground
- School bus shelter
- Nature Path
- Significant landscaping
- Dark Sky sensitive site lighting

Unit Distribution

	1 BR		2 BR		3 Br		
	Sq.Ft	Units	Sq.Ft	Units	Sq.Ft	Units	Notes
Building Type A (Buildings 1,2,3)							3 Identical Buildings
Unit 1			821	3			
Unit 2	649	3					
Unit 3	683	3					
Unit 4			1032	3			
Unit 5			932	3			
Unit 6					951	3	
Unit 7					1008	3	
Total	3996		8385		3024		15375
Building Type B (Building 4)							
Unit 1			821	1			Accessible
Unit 2	649	1					Accessible
Management Office	683						
Unit 4			924	1			
Unit 5			932	1			
Unit 6					1165	1	
Unit 7					1007	1	
	1332		2677		2172		6181
Building Type C1 (Building 5)							
Unit 1	580	1					
Unit 2					1120	1	Accessible
Unit 3	580	1					
Unit 4	580	1					
Unit 5	580	1					
Unit 6			910	1			
Unit 7			910	1			
Unit 8			910	1			
Unit 9			910	1			
Unit 10					1120	1	
Unit 11			910	1			
Total	2320		4550		2240		9110
Building Type C2 (Building 6)							
Unit 1	580	1					
Unit 2	580	1					
Unit 3	580	1					
Unit 4	580	1					
Unit 5	580	1					
Unit 6			910	1			
Unit 7			910	1			
Unit 8			910	1			
Unit 9			910	1			
Unit 10					1120	1	
Total	4012		8376		3035		15423
Total Unit Area							46,089
Common Area							9,218
Total Area							55,307
5% Accessible 2A	200.6		418.8		151.8		771.15

Drawing List

C101 Civil Existing Conditions Plan
C201 Civil Site Layout
C301 Civil Grading and Utilities Plan
C400 Civil Details
C401 Civil Details
C402 Civil Detials

L100 Landscape Schematic Plan
L200 Playground Enlarged Schematic Plan/Equip

A100 Unit Type A - First Floor
A101 Unit Type A - Second Floor
A102 Unit Type A - Third Floor
A103 Unit Type A - Roof Plan
A104 Unit Type A - Basement Plan

A105 Unit Type B - First Floor Plan (Not Included)

A110 Unit Type C1 - First Floor Plan
A111 Unit Type C1 - Second Floor Plan
A112 Unit Type C1 - Third Floor Plan
A113 Unit Type C1 - Roof Plan (Not Included)
A114 Unit Type C1 - Basement Plan

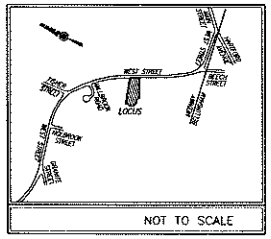
A115 Unit Type C2 - First Floor Plan
A116 Unit Type C2 - Second Floor Plan
A117 Unit Type C2 - Third Floor Plan
A118 Unit Type C2 - Roof Plan (Not Included)
A119 Unit Type C2 - Basement Plan

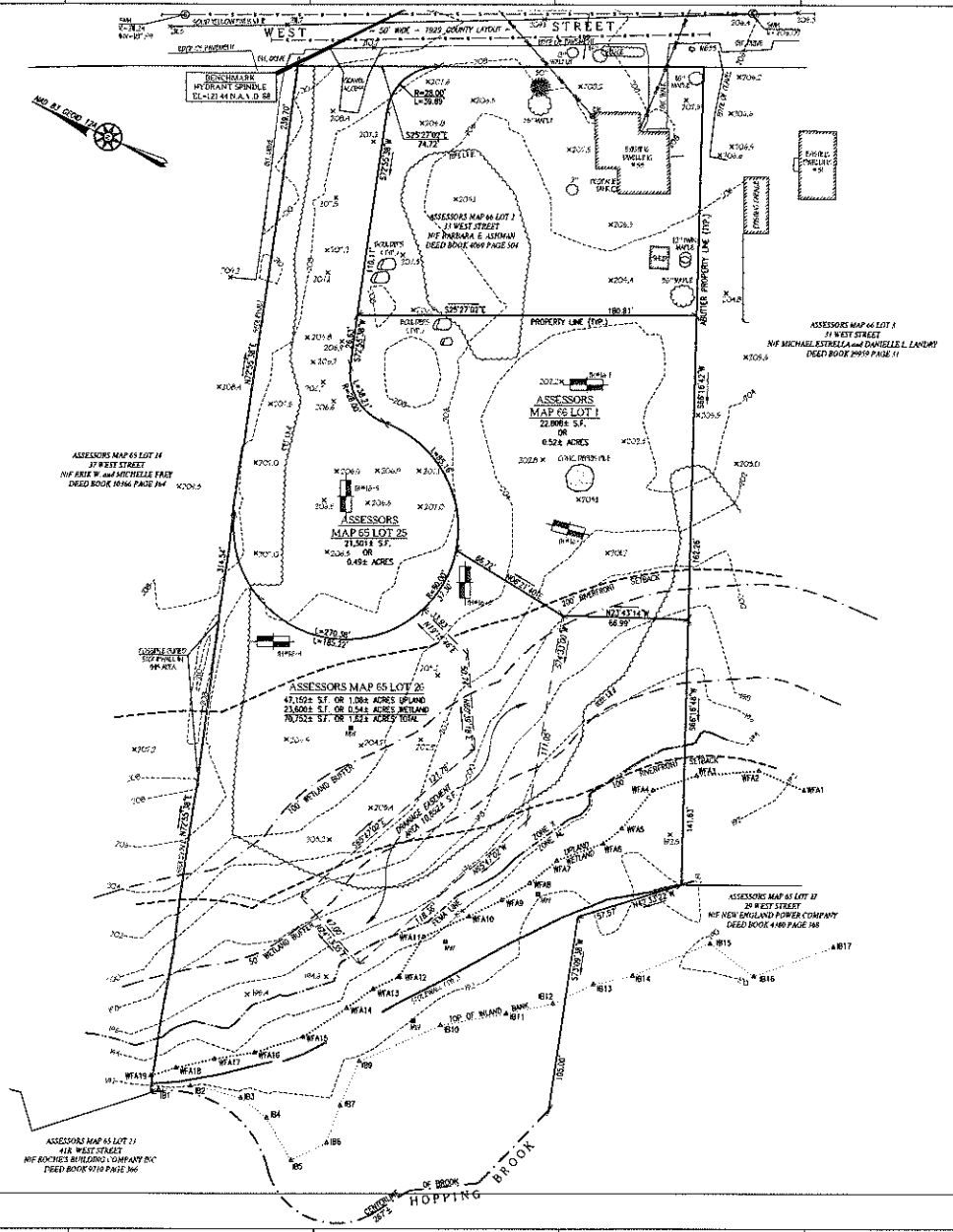
A200 Unit Type A - Elevation
A201 Unit Type A - Elevation
A210 Unit Type C1- Elevation
A211 Unit Type C1- Elevation
A212 Unit Type C1- Elevation
A213 Unit Type C2 - Elevation
A214 Unit Type C2 - Elevation

Glen Brook Way
20 West Street, Medway, MA
Metrowest Collaborative Development

meander Studio
collaborative design
METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION





LEGEND

EXISTING	DESCRIPTION
192	2' CONTOUR
+ 192.5	SPOT ELEVATION
	PROPERTY LINE
CONCRETE PAD	CONCRETE PAD
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF PAVEMENT	EDGE OF PAVEMENT
GAS LINE	GAS LINE
OVERHEAD WIRE	OVERHEAD WIRE
SEWER LINE	SEWER LINE
STONE WALL	STONE WALL
FENCE	FENCE
FEMA	100YR FEMA FLOOD PLAIN
100' WETLAND BUFFER	100 FT WETLAND BUFFER
50' WETLAND BUFFER	50 FT WETLAND BUFFER
185 / 186	TOP OF BANK
WFA5 / WFA6 UPLAND WETLAND	WETLAND LINE
HYD	HYDRANT
EM	ELECTRICAL METER
UP	UTILITY POLE
SMH	SEWER MANHOLE
MW	MONITORING WELL
MAILBOX	MAILBOX
BOULDER	BOULDER
CONIFEROUS / DECIDUOUS	LANDSCAPING
TP	TEST HOLE

RECORD OWNER:
ASSESSORS MAP 65 LOT 25
SUMMIT HOME BUILDERS, INC.
0 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 65 LOT 26
SUMMIT HOME BUILDERS, INC.
3 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 66 LOT 01
SUMMIT HOME BUILDERS, INC.
1 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

SUMMIT HOME BUILDERS, INC.
10 HOLBROOK STREET
MEDWAY, MA 02053

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JULY OF 2016.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. PLAN IS HORIZONTALLY REFERENCED TO MASS MAINLAND NAD83 STATE PLANE COORDINATES.
4. SUBJECT SITE IS IN THE "AGRICULTURAL-RESIDENTIAL II (AR-II)" DISTRICT AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL CORPORATION DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ENVIRONMENTAL INFORMATION:

4. WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY ENVIRONMENTAL CONSULTANTS AND RESTORATION, LLC DURING APRIL OF 2016 AND FIELD LOCATED BY BY MERRILL ENGINEERS AND LAND SURVEYORS.
5. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
6. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP OCTOBER 1, 2010 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
7. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP OCTOBER 1, 2010 "CERTIFIED VERNAL POOLS."
8. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP OCTOBER 1, 2010 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
9. SITE IS NOT WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25021C0139E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND A PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

C1 EXISTING CONDITIONS 1"=30'

Glen Brook Way

20 West Street, Medway, MA

Metrowest Collaborative Development

Merrill
Engineers and Land Surveyors
437 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-8100
25 UNION STREET, PLYMOUTH, MA 02360 / T: (508) 746-6089
WWW.MERRILLINC.COM

METRO WEST COLLABORATIVE DEVELOPMENT

PERMIT SET
NOT FOR CONSTRUCTION

Project Name: GLEN BROOK WAY
Project Number: 16-004
Date: 4/21/17
Scale: (REDACTED)
Drawing Number: C101

PARKING CALCULATIONS:

SECTION 7 (PAGE 61)

PARKING: UNIT RESIDENTIAL (MIXED USE): 1.5 SPACE/UNIT MINIMUM SPACE = 9' x 15'

- 48 UNITS x 1.5 SPACE/UNIT = 72 SPC MIN
- UP TO 30% OF REQUIRED SPACES CAN BE "SMALL SPACES" (8' WIDE x 15' LONG)

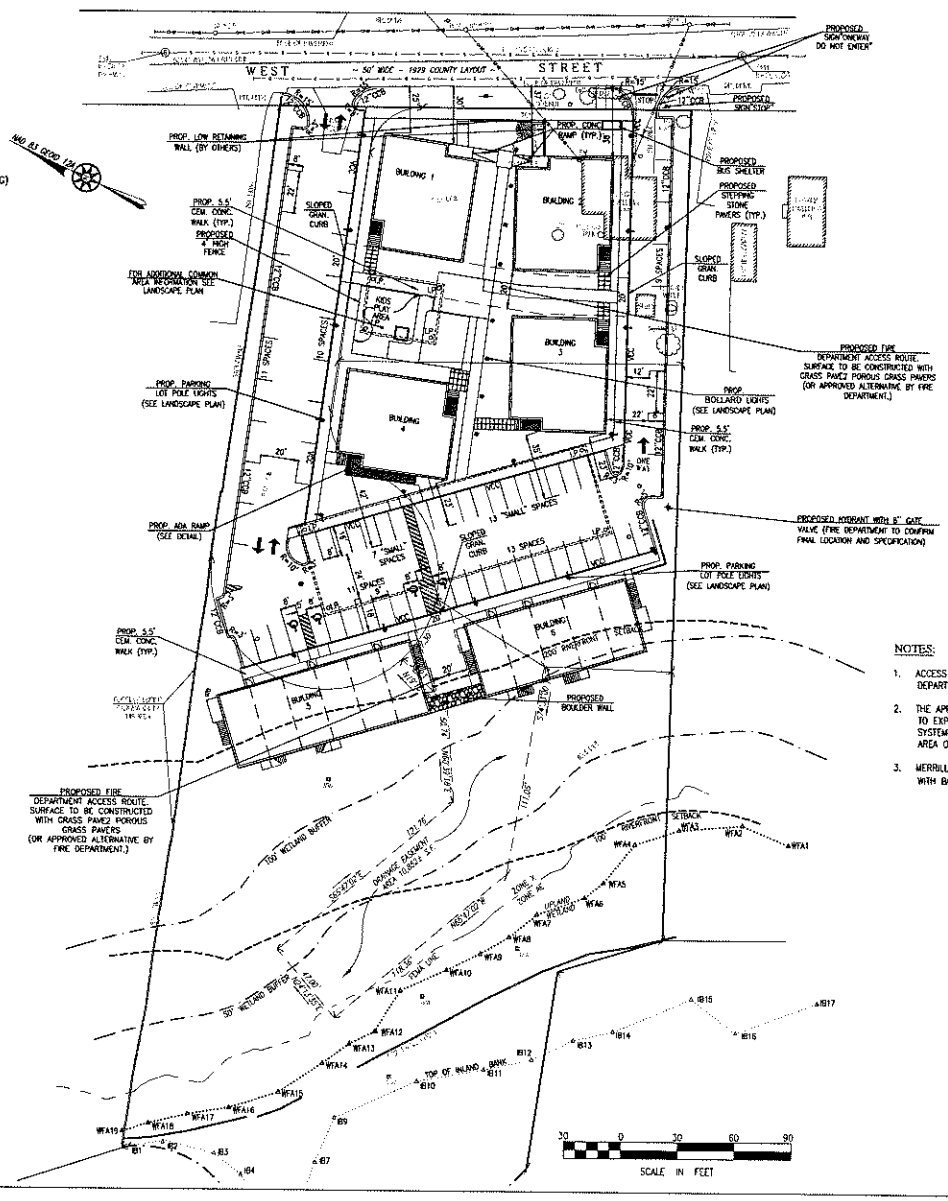
72 x 30% = 21± SPACES 20 SPACES PROVIDED

PARKING SPACES PROVIDED:

STANDARD SPACES = 54 SPACES
"SMALL" SPACES = 20 SPACES
TOTAL = 74 SPACES > 72 SPACES MIN.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	CROWSFEET	
178	2' CONTOUR	20
+178.50	SPOT ELEVATION	+178.50
	EDGE OF PAVEMENT	
VGC	VERTICAL GRANITE CURB	VGC
	VERTICAL CONCRETE CURB	VCC
12"CCB	CAPE COD BERM	12"CCB
	WATER LINE	W
OVERHEAD WIRE	OVERHEAD WIRE	OW
	GAS LINE	G
ETC	ELECTRIC & TELEPHONE CABLE	ETC
	UNDERGROUND ELECTRIC	E
	FENCE	
D	DRAIN LINE	D
	SEWER LINE	S
	ROOF DRAIN	
	ELECTRICAL MANHOLE	
DMH	DRAIN MANHOLE	
HYD	HYDRANT	HYD
WG	WATER GATE	WG
CB	CATCH BASIN	CB
SIGN	SIGN	SIGN
BOLLARD	BOLLARD	BOLLARD
UP	UTILITY POLE	UP
SMH	SEWER MANHOLE	SMH
MH	UNIDENTIFIED MANHOLE	MH
MW	MONITORING WELL	MW
GG	GAS GATE	GG
GM	GAS METER	GM
WM	WATER METER	WM
EM	ELECTRICAL METER	EM
DYCL	DOUBLE YELLOW CENTER LINE	DYCL
SWEL	SINGLE WHITE EDGE LINE	SWEL
PVC	POLYVINYL CHLORIDE	PVC
MHB (fnd)	MASS. HIGHWAY BOUND FOUND	MHB (fnd)
CB (fnd)	CONCRETE BOUND FOUND	CB (fnd)
(a)	PARKING SPACE COUNT	(8)
	AREA LIGHT	
	GRADE TO DRAIN	GTD



NOTES:

1. ACCESS TO SITE AND BUILDINGS TO BE REVIEWED BY FIRE DEPARTMENT.
2. THE APPLICANT WILL WORK WITH THE CONSERVATION COMMISSION TO EXPLORE OPTIONS TO CONNECT TO THE EXISTING TRAIL SYSTEM ON THE PROPERTY WITHOUT ALTERING ANY RIVERFRONT AREA OR BUFFER ZONE.
3. MERRILL RECOMMENDS FOUNDATION DRAINS FOR ALL STRUCTURES WITH BASEMENTS (TO BE DESIGNED BY OTHERS).

C-2 LAYOUT SCALE 1" = 30'

Glen Brook Way
20 West Street, Medway, MA
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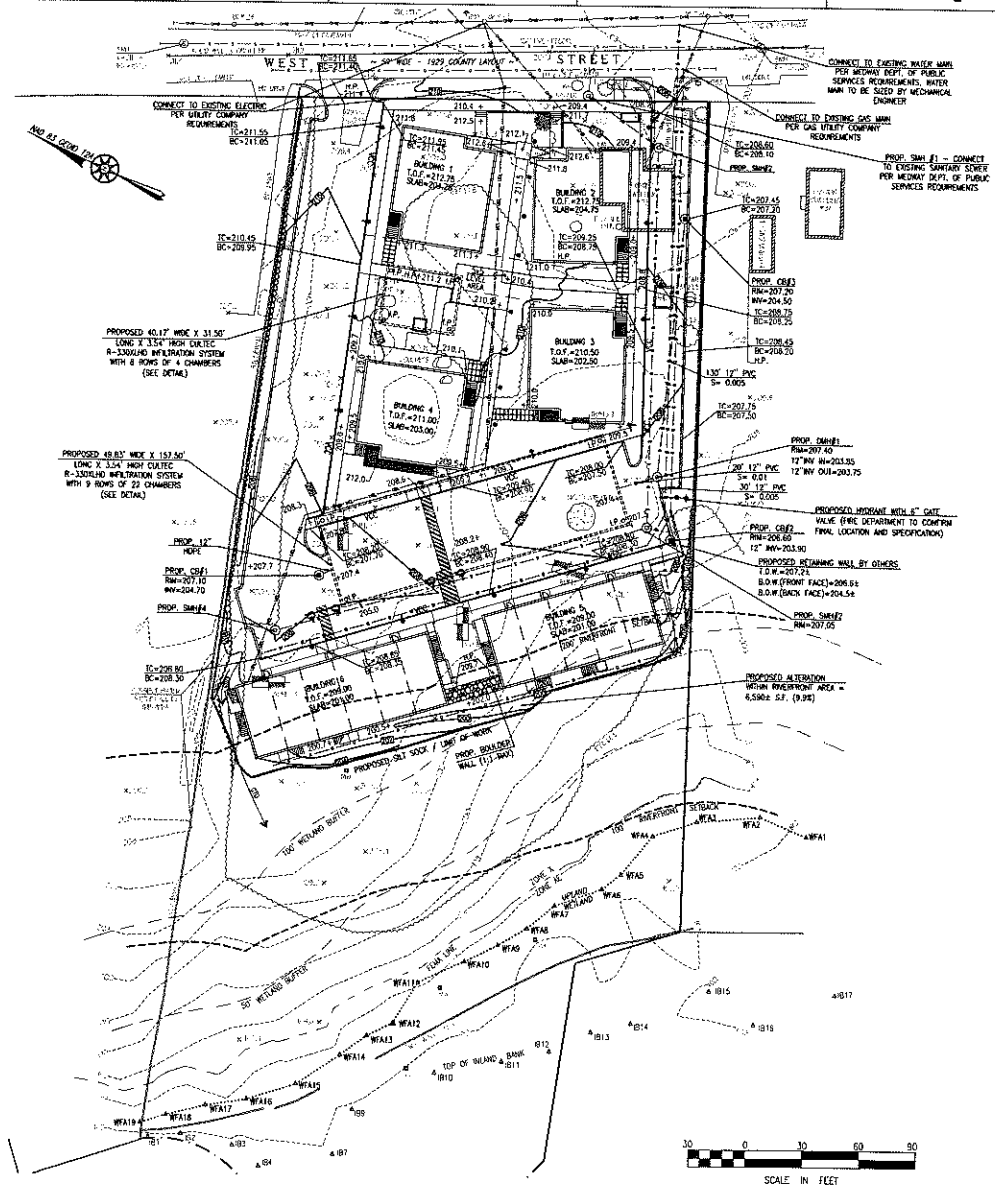
Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 829-0100
26 UNION STREET, PLYMOUTH, MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

METROWEST COLLABORATIVE DEVELOPMENT

PERMIT SET
NOT FOR CONSTRUCTION

C201



C3 GRADING/UTILITIES 1"=30'

Glen Brook Way

20 West Street, Medway, MA

Metrowest Collaborative Development

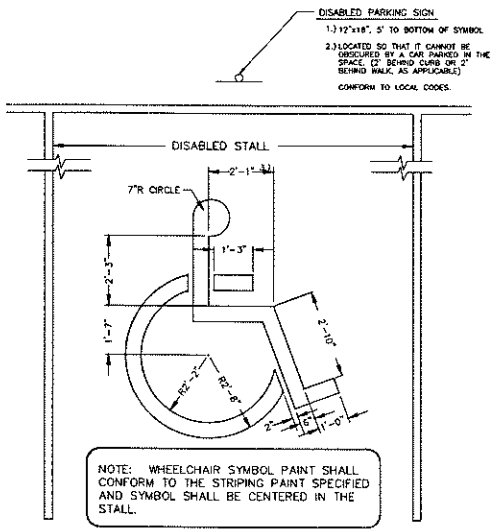
Merrill Engineers and Land Surveyors
427 COLUMBIA ROAD, HOPKINTON, MA 01748 / T: (508) 526-8200
76 UNION STREET, FRAMINGHAM, MA 01702 / T: (508) 746-8000
WWW.MERRILLINC.COM

METROWEST COLLABORATIVE DEVELOPMENT

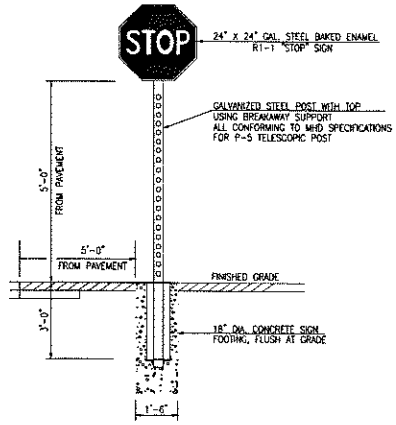
PERMIT SET
NOT FOR CONSTRUCTION

Project Name: GLENBROOK at MPV
Project Number: 14028
Date: 4.2022
Scale: (AS NOTED)
Drawing Number:

C301



DISABLED PARKING SPACE PAINTING DETAIL
(NOT TO SCALE)



STOP SIGN DETAIL
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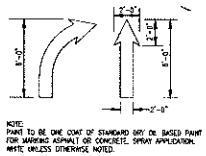
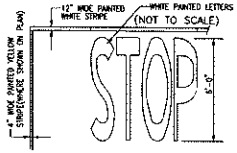


PAINTED TRAFFIC ARROW
(NOT TO SCALE)



PAINTED "STOP" DETAIL
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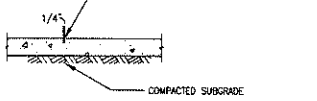
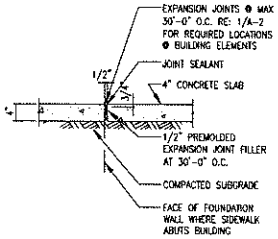
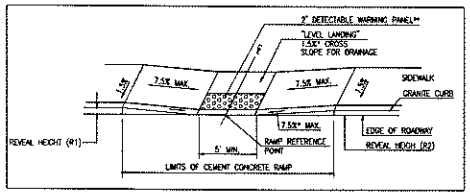
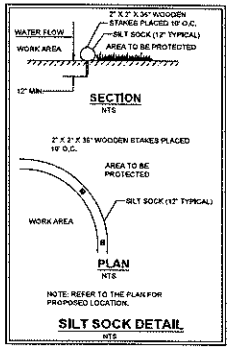


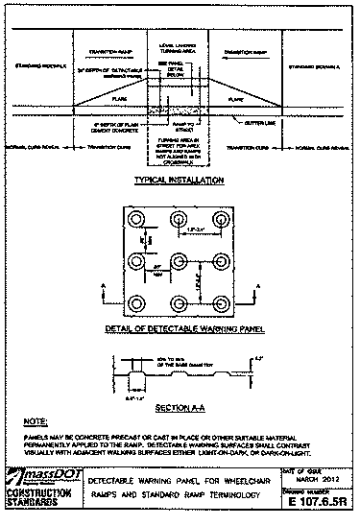
CONTROL JOINT DETAIL



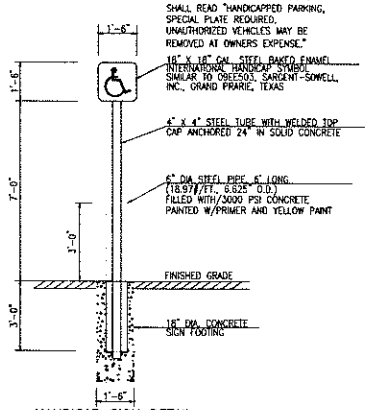
EXPANSION JOINT



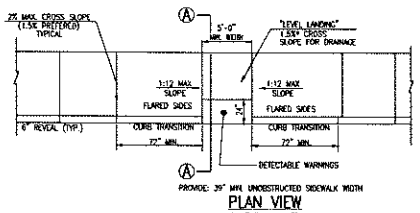




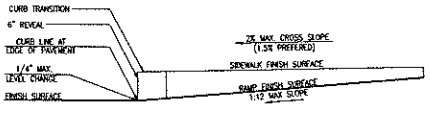
DETECTABLE WARNING PANEL FOR WHEELCHAIR
(NOT TO SCALE)



HANDICAP SIGN DETAIL



PLAN VIEW
(NOT TO SCALE)



SECTION A – A
(NOT TO SCALE)

WHEELCHAIR RAMP
CURB CUT WITH FLARED SIDES
(NOT TO SCALE)

ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
>0%	6'-6"
** >0% TO 1%	7'-6"
>1% TO 2%	9'-6"
>2% TO 3%	11'-6"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

NOTE:
* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".

** USED FOR DESIGN
CURB TRANSITION LENGTH FOR WHEELCHAIR
(NOT TO SCALE)

NOTE:
1. ALL RAMPS TO HAVE DETECTABLE WARNINGS PER CURRENT CODE
2. MAX RAMP SLOPE 1:12
3. ALL HANDICAP PARKING AND ACCESS AREAS WILL FULLY COMPLY WITH ADA/AAB REGULATIONS

C-5 DETAILS NOT TO SCALE

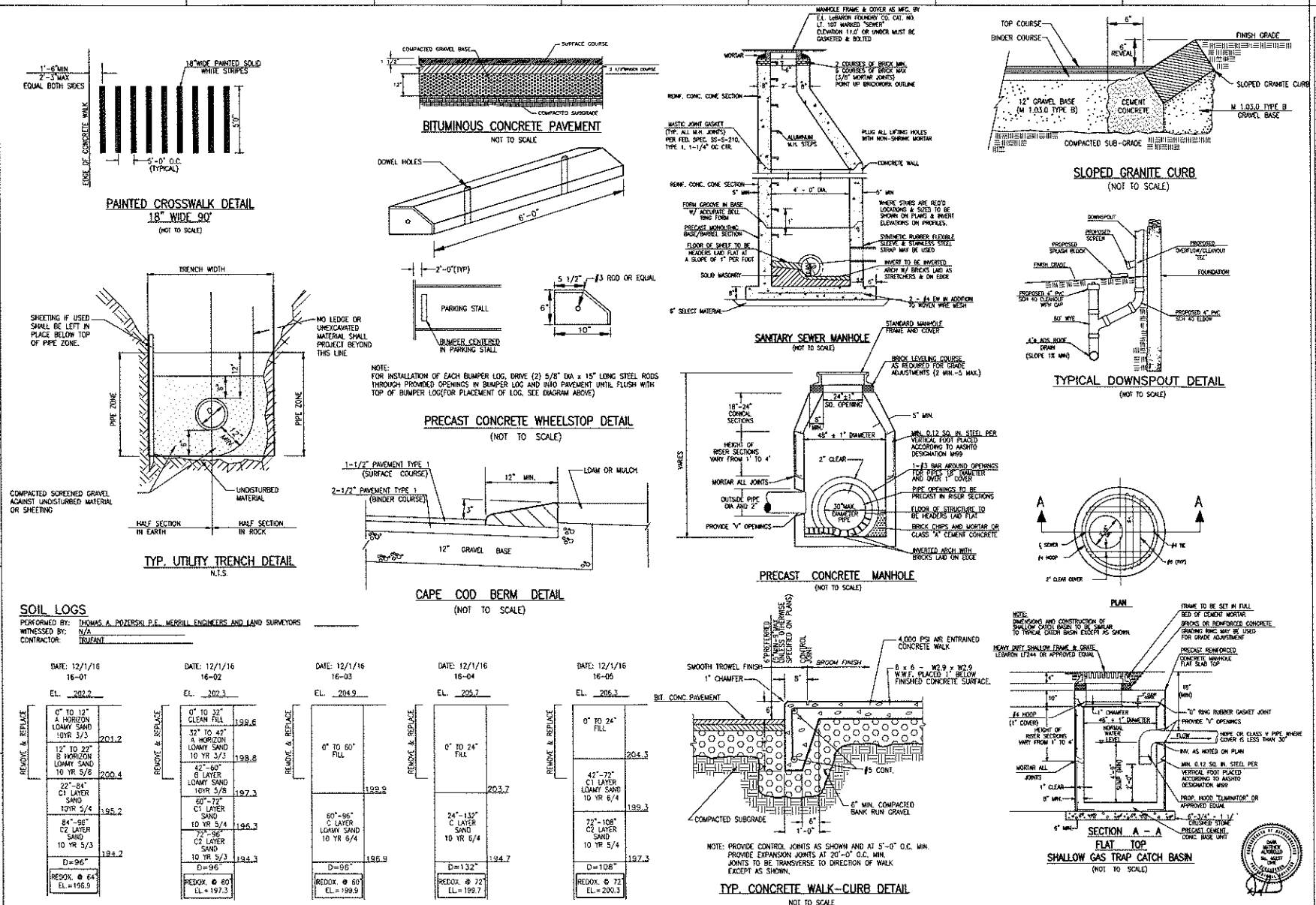
Glen Brook Way
20 West Street, Medway, MA
Metrowest Collaborative Development

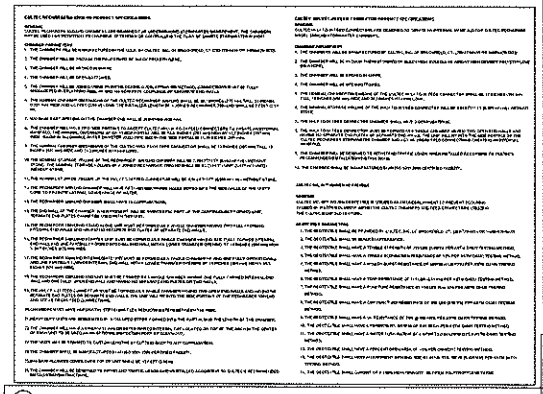
Merrill Engineers and Land Surveyors
PLANNERS ARCHITECTS
25 UNION STREET, PLYMOUTH, MA 02360 / T: (508) 746-6080
WWW.MERRILLINC.COM

METROWEST COLLABORATIVE DEVELOPMENT

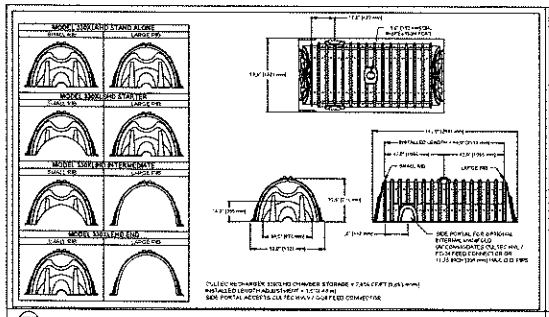
PERMIT SET
NOT FOR CONSTRUCTION

Project Name: GLEN BROOK WAY
Project Number: 14-004
Date: 4/27/11
Scale: AS NOTED
Drawing Number: C401

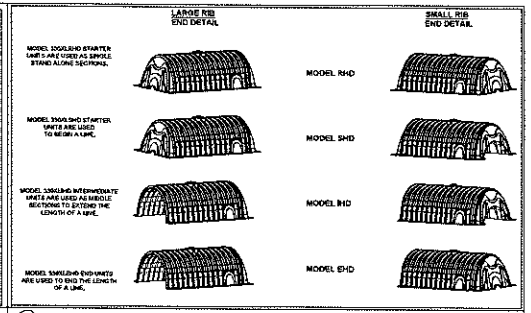

PAINTED CROSSWALK DETAIL
18" WIDE 90°
(NOT TO SCALE)
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE
PRECAST CONCRETE WHEELSTOP DETAIL
(NOT TO SCALE)
TYP. UTILITY TRENCH DETAIL
N.T.S.
CAPE COD BERM DETAIL
(NOT TO SCALE)
SANITARY SEWER MANHOLE
(NOT TO SCALE)
PRECAST CONCRETE MANHOLE
(NOT TO SCALE)
TYP. CONCRETE WALK-CURB DETAIL
NOT TO SCALE
SLOPED GRANITE CURB
(NOT TO SCALE)
TYPICAL DOWNSPOUT DETAIL
(NOT TO SCALE)
SECTION A - A
FLAT TOP
SHALLOW GAS TRAP CATCH BASIN
(NOT TO SCALE)
SOIL LOGS
PERFORMED BY: THOMAS A. POZERSKI P.E., MERRILL ENGINEERS AND LAND SURVEYORS
WITNESSED BY: N/A
CONTRACTOR: TRUFANT
DATE: 12/1/16 16-01
DATE: 12/1/16 16-02
DATE: 12/1/16 16-03
DATE: 12/1/16 16-04
DATE: 12/1/16 16-05
C-4 DETAILS NOT TO SCALE
Glen Brook Way
20 West Street, Medway, MA
Metrowest Collaborative Development
Merrill Engineers and Land Surveyors
METROWEST COLLABORATIVE DEVELOPMENT
PERMIT SET NOT FOR CONSTRUCTION
C401



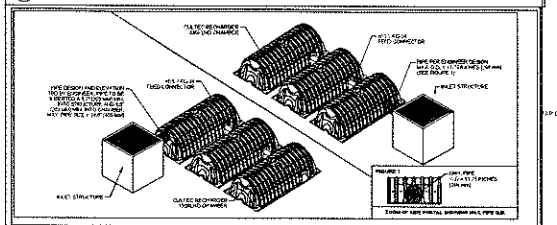
GENERAL NOTES



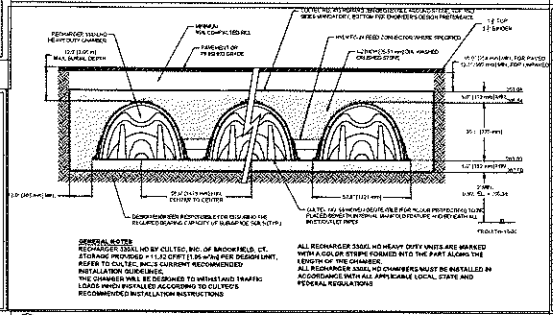
CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



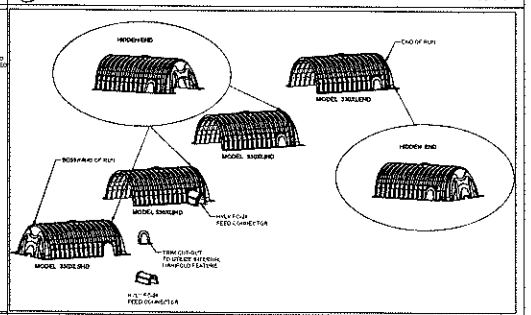
CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



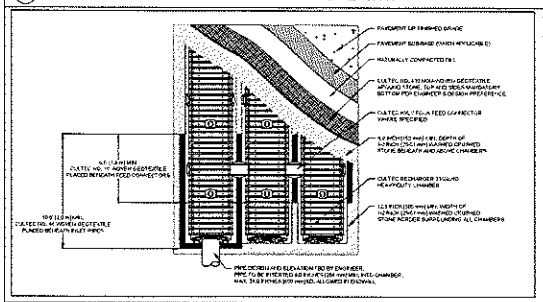
CULTEC TYPICAL INLET CONNECTION



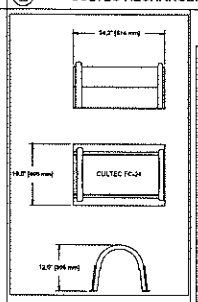
CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL CROSS SECTION



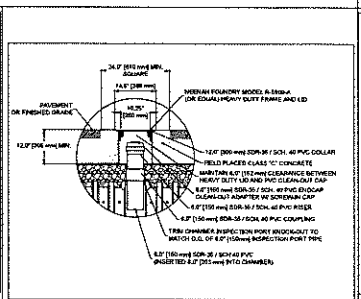
CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



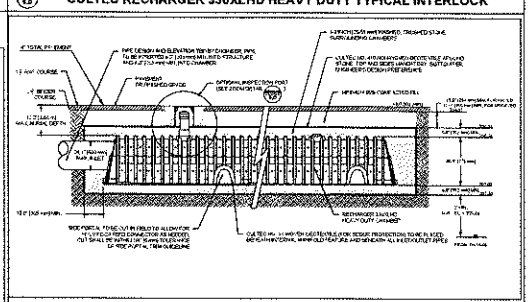
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



OPTIONAL INSPECTION PORT- ZOOM DETAIL



CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC RECHARGER® 330XLHD			
PROJECT NO:	-	DATE:	02/2016
DESIGNED BY:	CULTEC, INC	DRAWN BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 2

C-5 DETAILS NOT TO SCALE

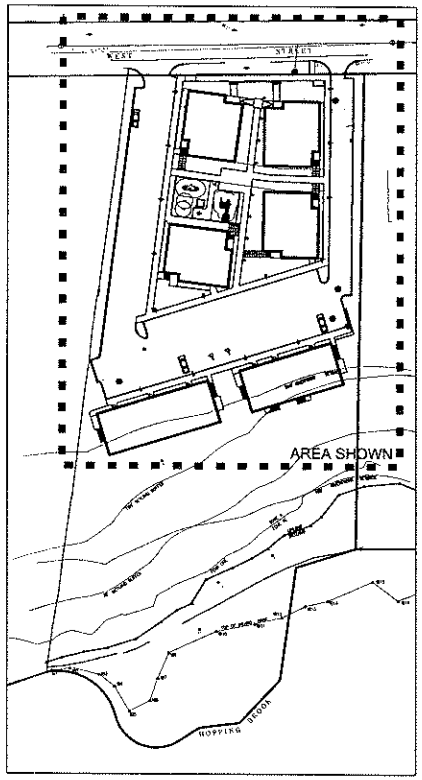
Glen Brook Way
20 West Street, Medway, MA
Metrowest Collaborative Development

Merrill Engineers and Land Surveyors
427 COLUMBIA ROAD, HINGHAM, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH, MA 02360 / T: (508) 746-6080
WWW.MERRILLASSOCIATES.COM

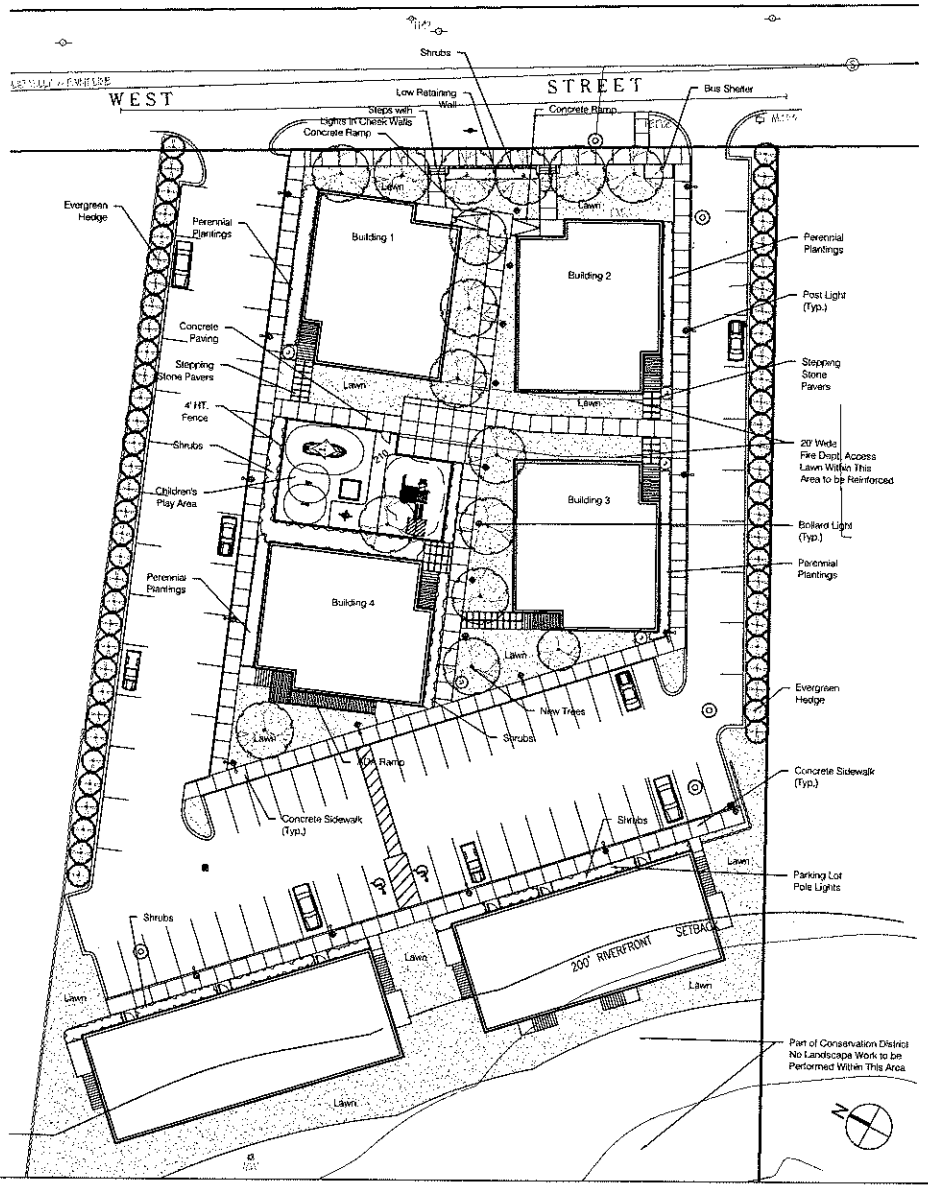
METROWEST COLLABORATIVE DEVELOPMENT

PERMIT SET NOT FOR CONSTRUCTION

Project Name: GLEN BROOK WAY
Project Number: Medw
Date: 4/21/17
Drawn By: JAS/KCB/DS
Drawing Number:
C403



KEY PLAN:
NOT TO SCALE



LIGHTING KEY:

Pedestrian Scale Post Light
- Fixture and pole to be selected.
- Fixture to comply with dark skies and to be shielded as required to prevent light from extending beyond property line.
- Locations shown are approximate.
- Footcandle diagrams to be provided after fixtures are selected.

Pedestrian Scale Light Bollard
- Bollard to be selected.
- Locations shown are approximate.
- Footcandle diagrams to be developed after bollards are selected.

Not for Construction

L-1 Schematic Design: 1" = 20'-0"

Glen Brook Way

20 West Street, Medway, MA

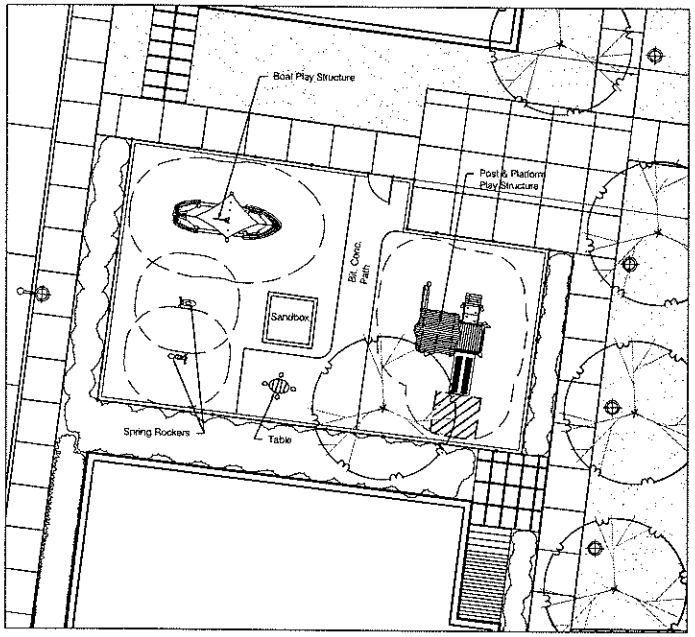
Metrowest Collaborative Development

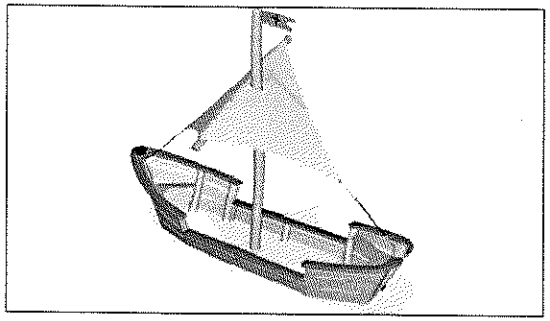
CBA | Landscape Architects LLC
25 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9780 | www.cbaland.com | cba@cbaland.com
landscape architecture
urban design
master planning

METROWEST COLLABORATIVE DEVELOPMENT

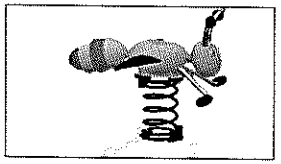
Project Name: McGrath
Project Number: 1605PM
Date: 04/24/2017
Scale: 1"=20'-0"
Drawing Number

L100

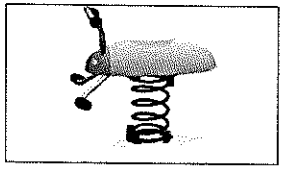




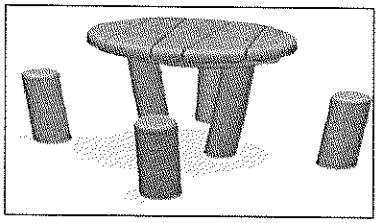
Boat Play Structure



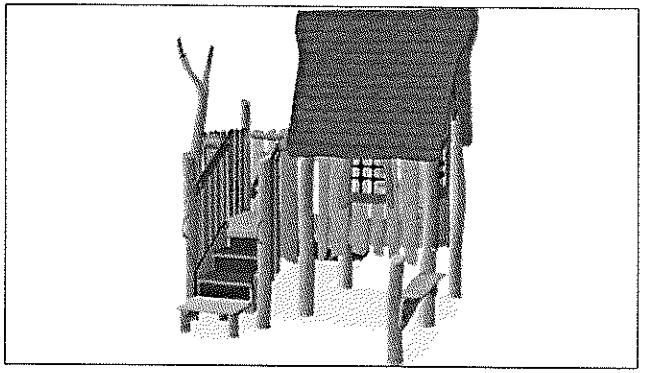
Bee Spring Rocker



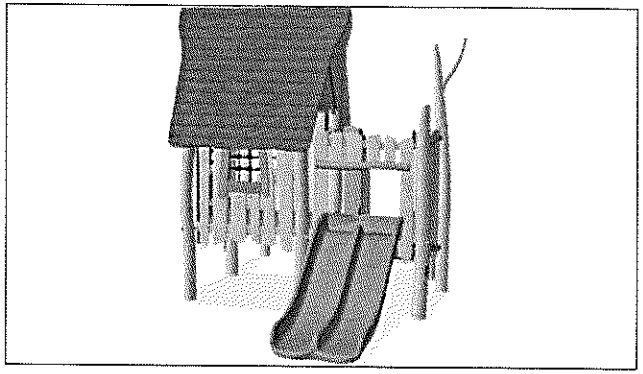
Ladybug Spring Rocker



Wooden Table & Seats



Post & Platform Play Structure View 1



Post & Platform Play Structure View 2

Not for Construction

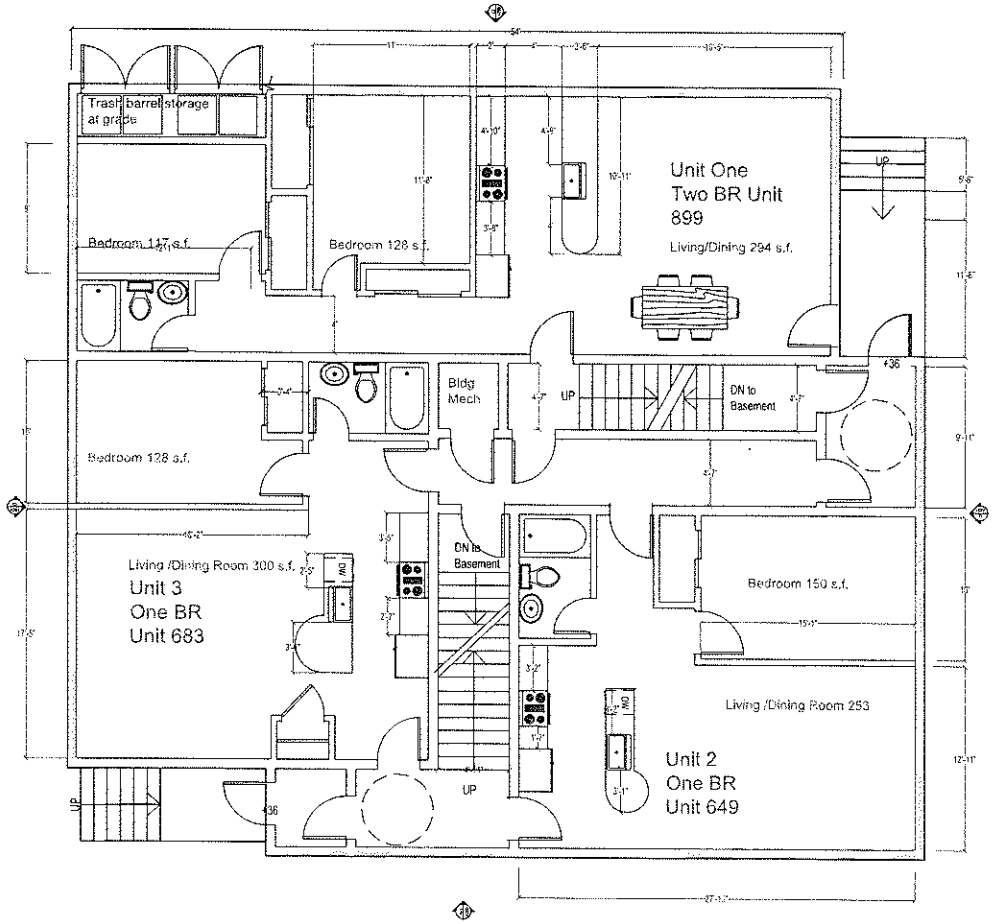
L-2 Schematic Design - Playground Enlargement: 1/8" = 1'-0"

Glen Brook Way
20 West Street, Medway, MA
Metrowest Collaborative Development

CBA | Landscape Architects LLC
24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | info@cbaland.com
landscape architecture
urban design
master planning

METRO WEST COLLABORATIVE DEVELOPMENT

Project Number: WCD-0-BASE
Project Number: 16/003
Date: 04/24/2017
Scale: 1/8"=1'-0"
Drawing Number
L200



A-1 First Floor Plan: 1/4"=1'-0"

General Notes:

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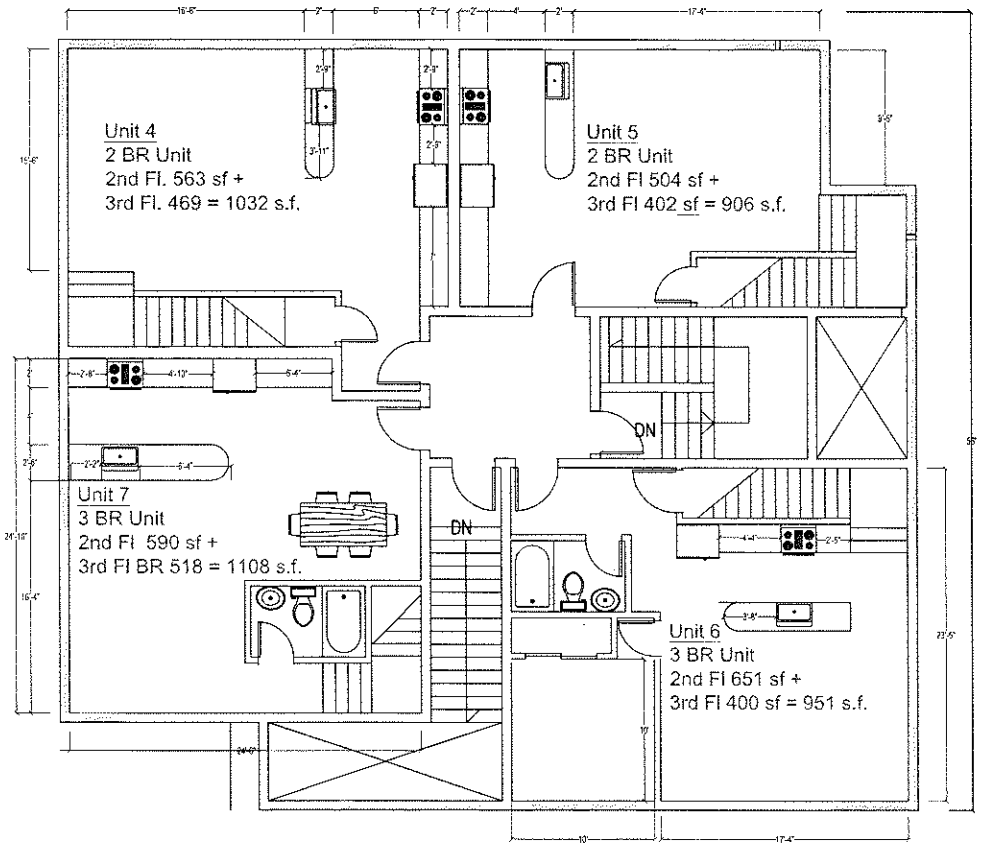
METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type A
First Floor Plan

A100



A-1 Second Floor Plan: 1/4"=1'-0"

General Notes:

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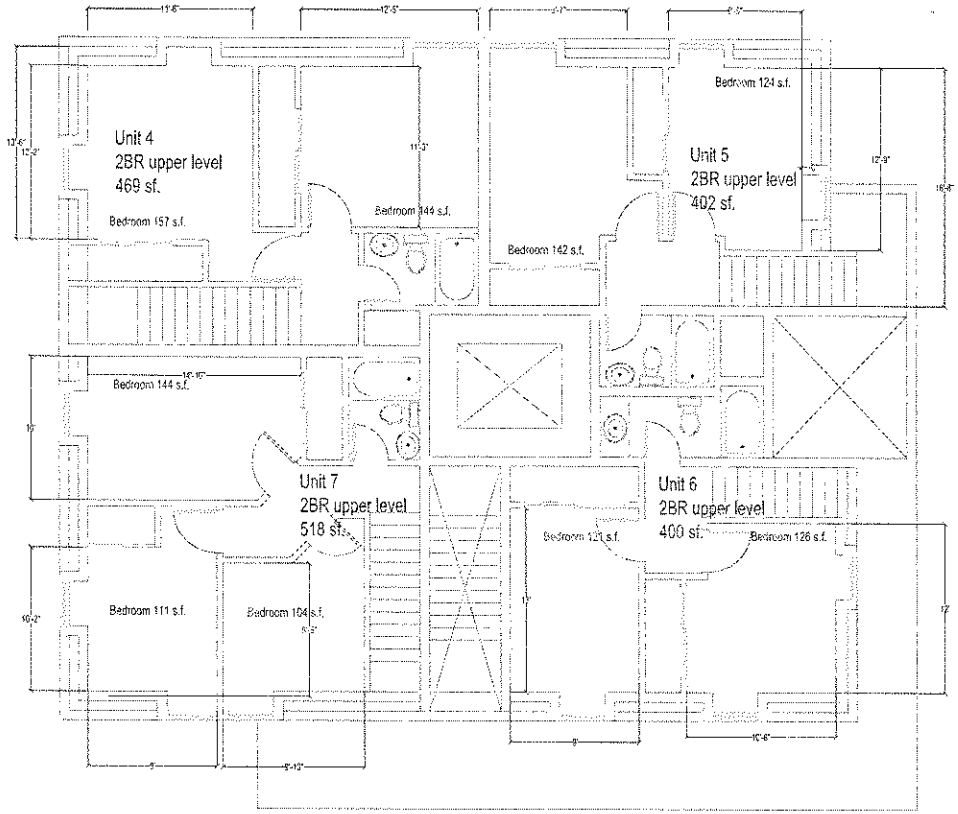
METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type A
Second Floor Plan

A101

General Notes:



A-1 Third Floor Plan: 1/4"=1'-0"

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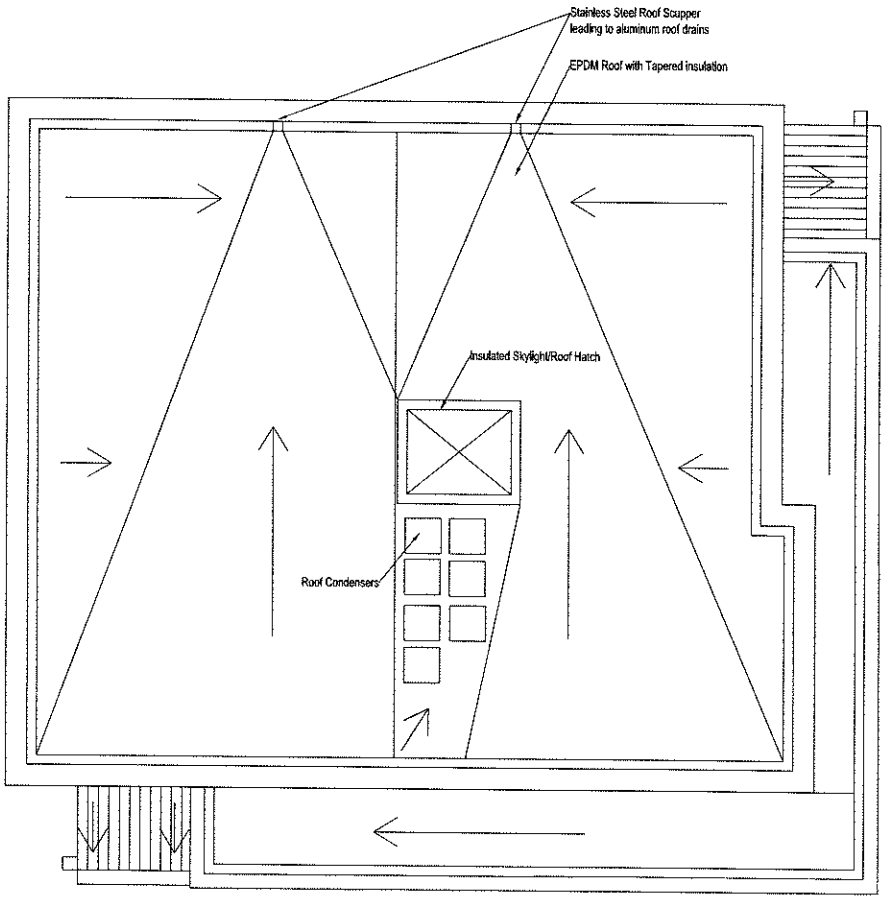
Building Type A
Third Floor Plan

A102



A-1 Roof Plan: 1/4"=1'-0"

General Notes:

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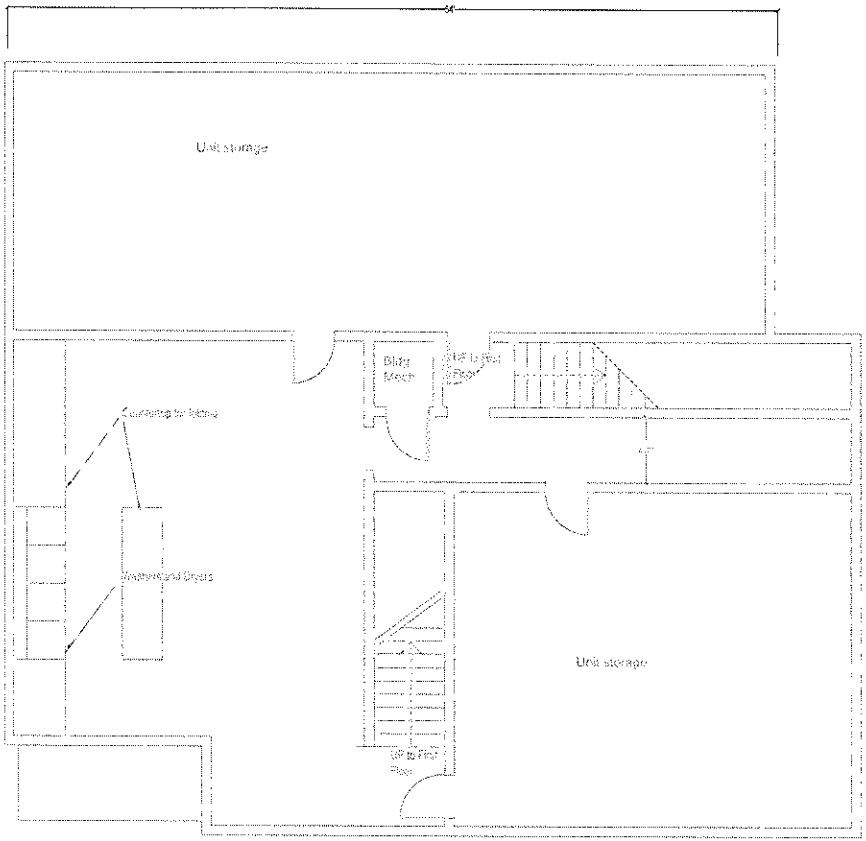
COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type A
Roof Plan

Project Name: MS_MEDWAY
Project Number: 1808C3
Date: 01.04.17
Scale: 1/4"=1'-0"
Drawing Number

A103



A-1 Basement Plan: 1/4"=1'-0"

General Notes:

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METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type A
Basement Plan

Project Number: 18-0002

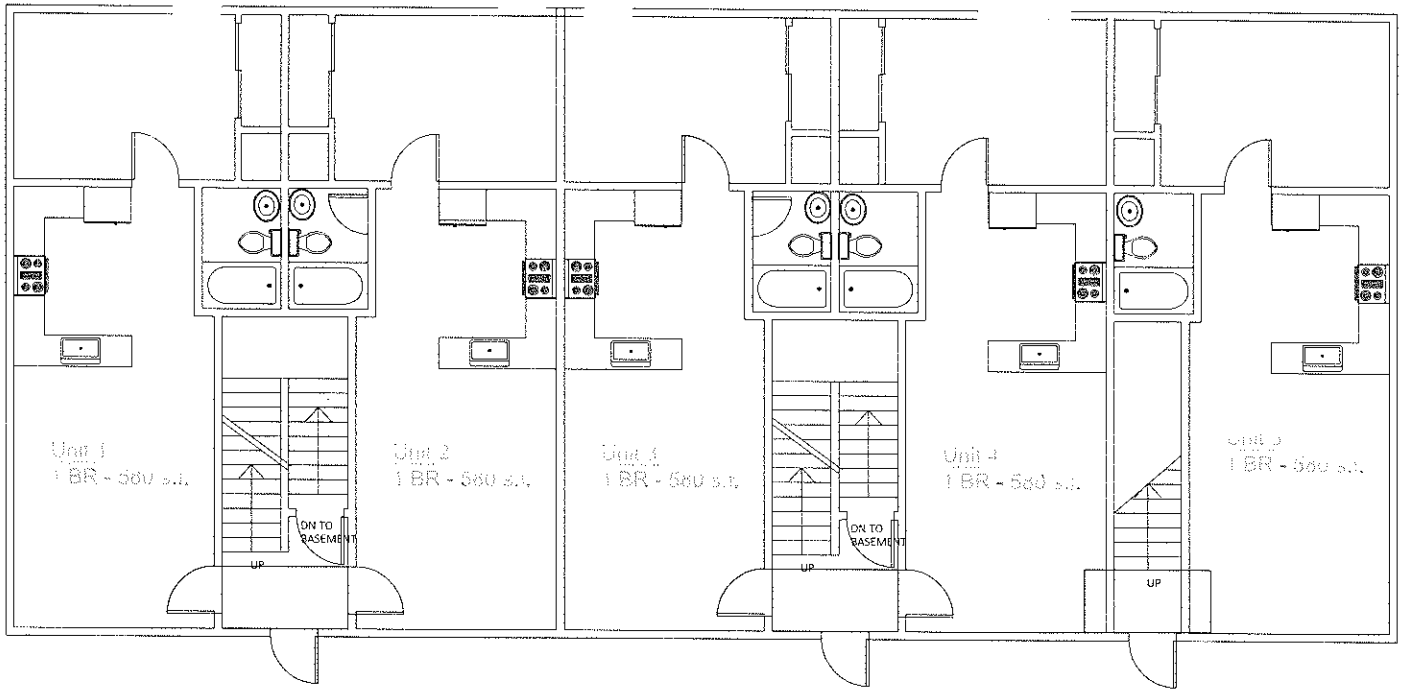
Date: 04.24.17

Scale: 1/4"=1'-0"

Drawing Number

A104

General Notes:



A-1 First Floor Plan: 1/4"=1'-0"

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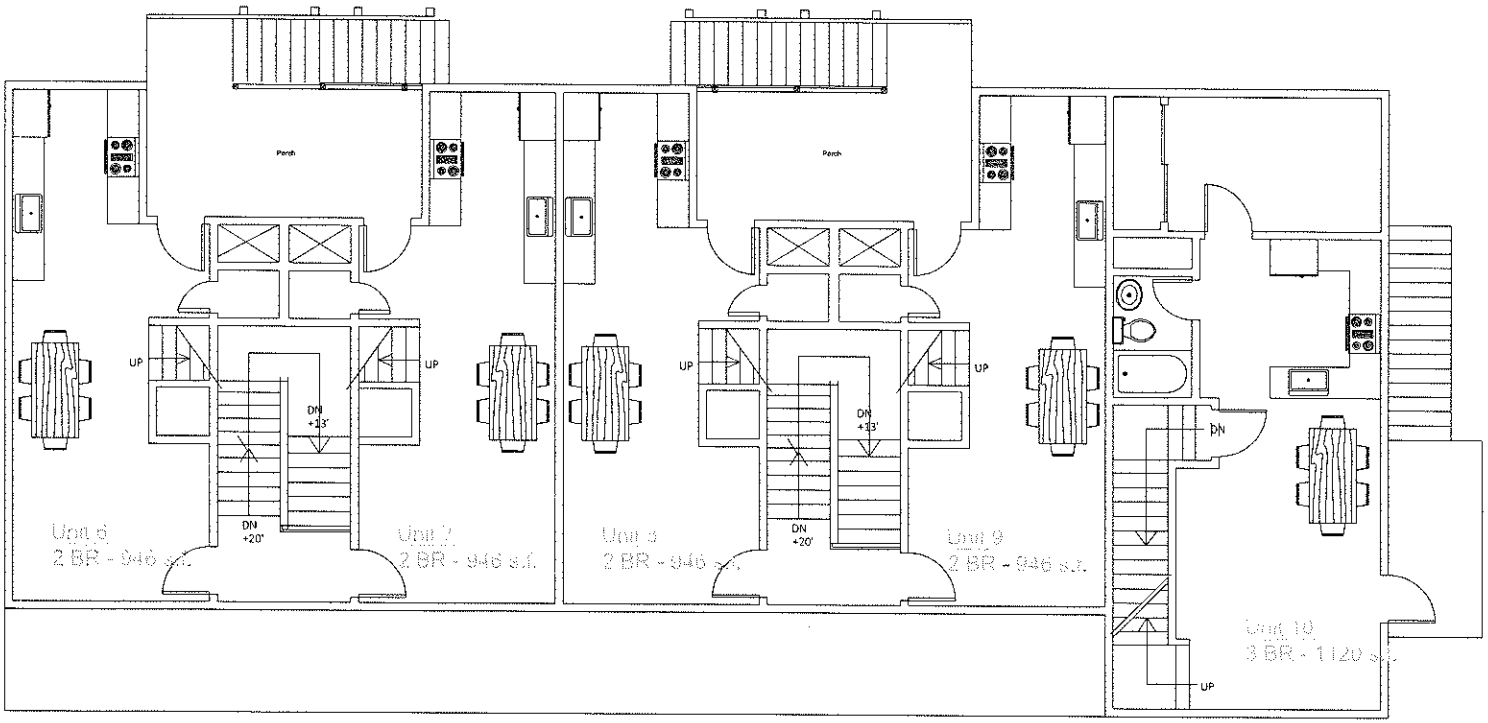
METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type C 1
First Floor Plan

A110

General Notes:



A-1 Second Floor Plan: 1/4"=1'-0"

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METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type C1
Second Floor Plan

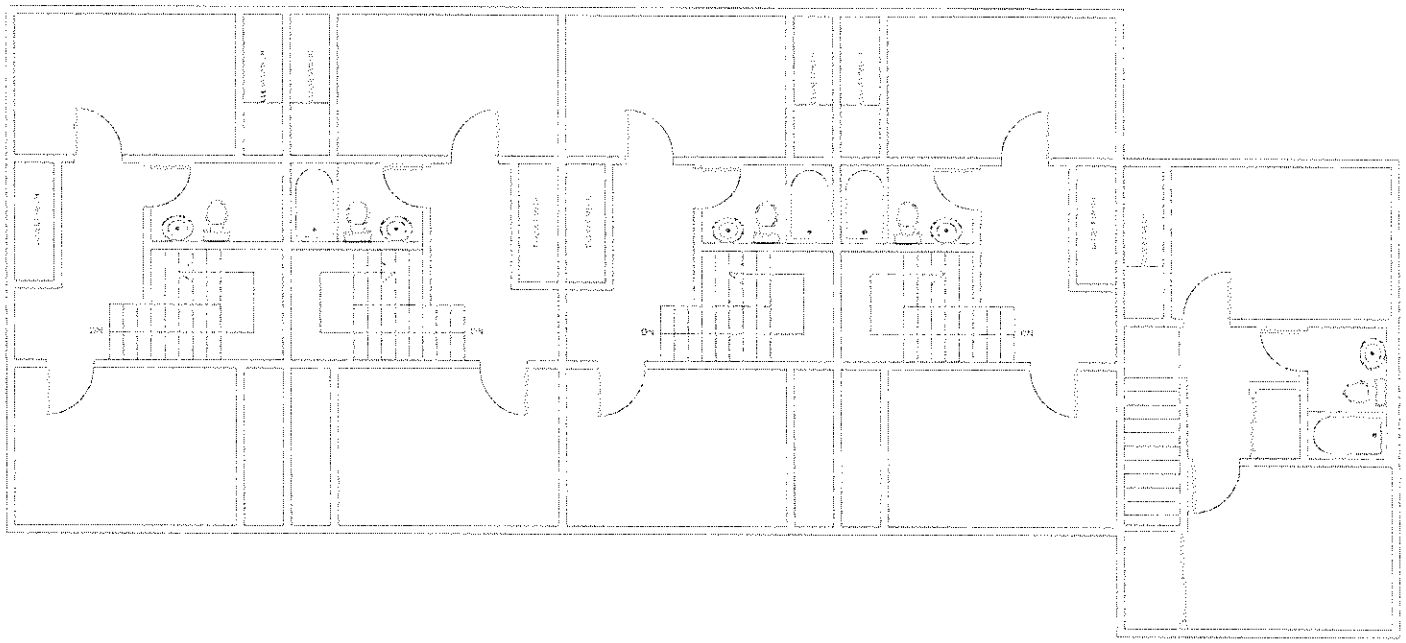
Project Number: 180073

Date: 04.24.17

Scale: 1/4"=1'-0"

Drawing Number
A111

General Notes:



A-1 Third Floor Plan: 1/4"=1'-0"

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METROWEST
COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type C1
Third Floor Plan

Project Number: MW23

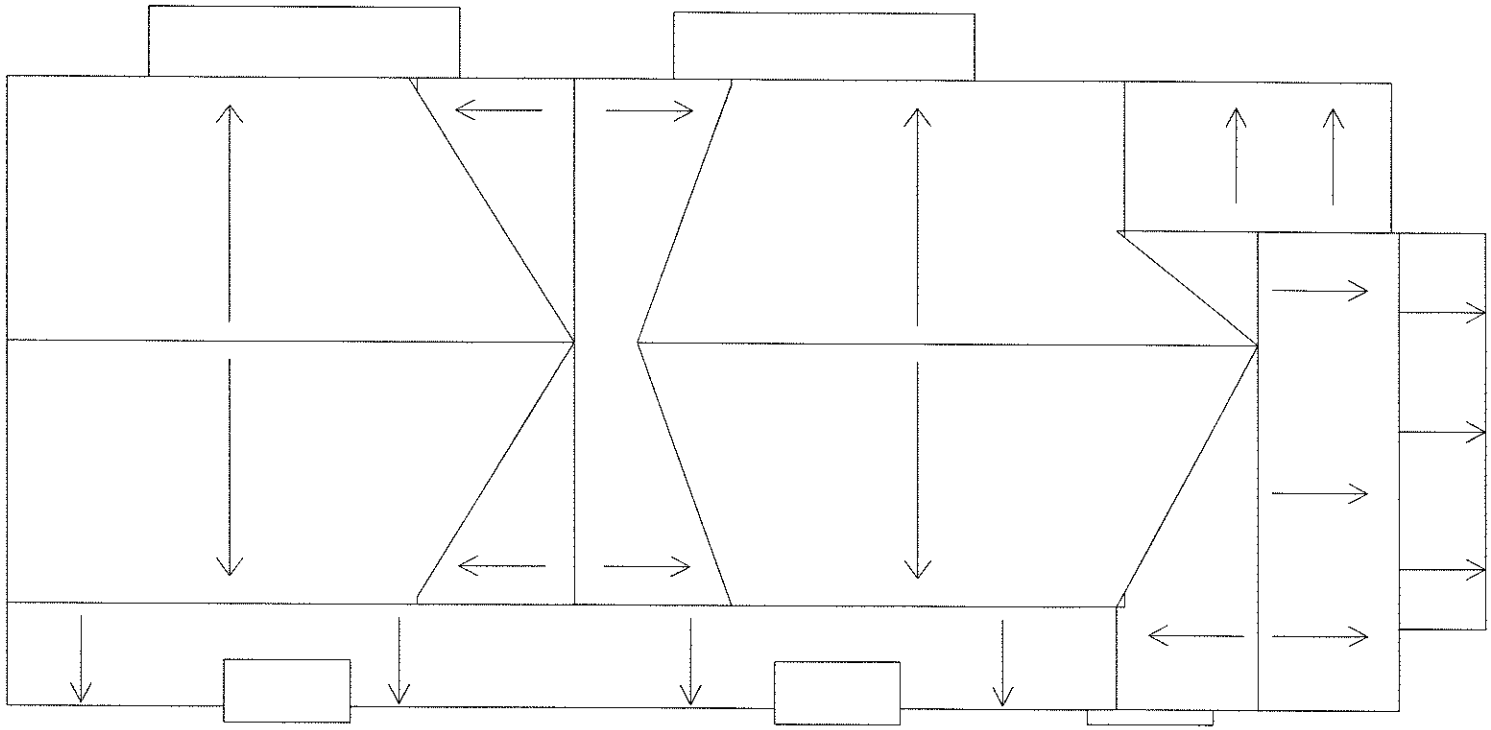
Date: 04.24.12

Scale: 1/4"=1'-0"

Drawing Number

A112

General Notes:



A-1 Roof Plan: 1/4"=1'-0"

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COLLABORATIVE DEVELOPMENT

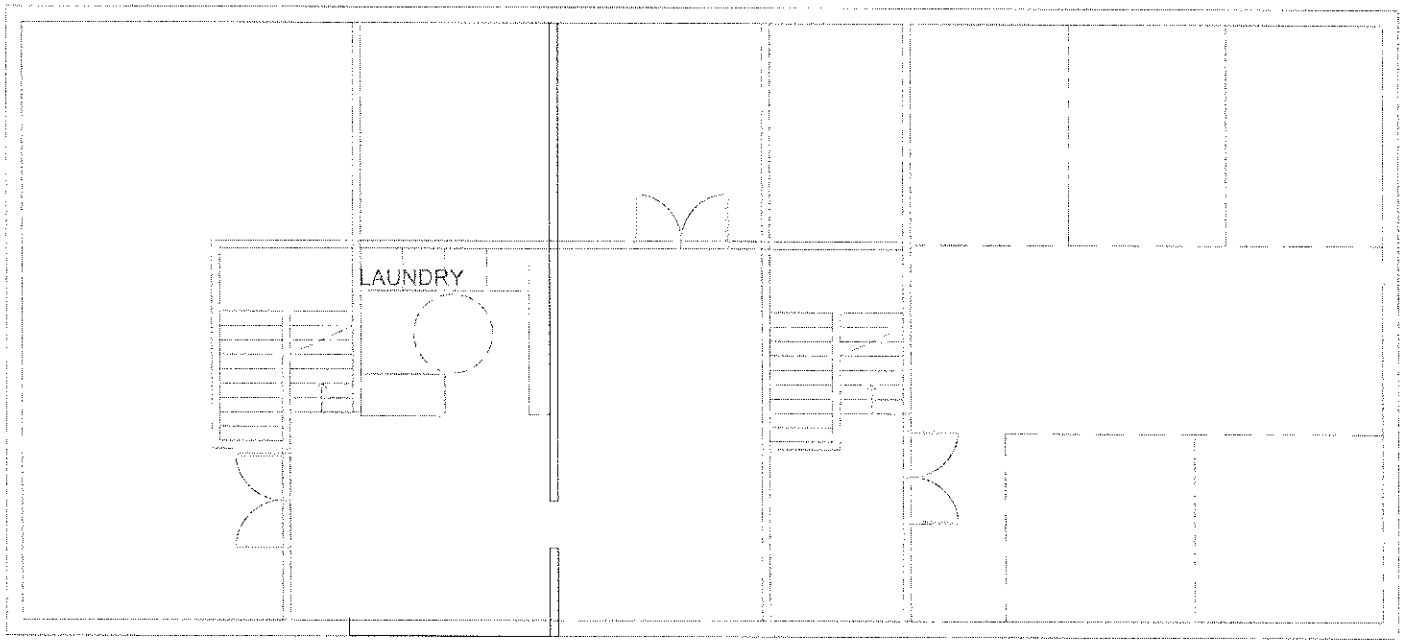
NOT FOR CONSTRUCTION

Building Type C1
Roof Plan

Project Name: G/L/HD/Dev.
Project Number: 180363
Date: 04.04.17
Scale: 1/4"=1'-0"
Drawing Number

A113

General Notes:



A-1 Basement Plan: 1/4"=1'-0"

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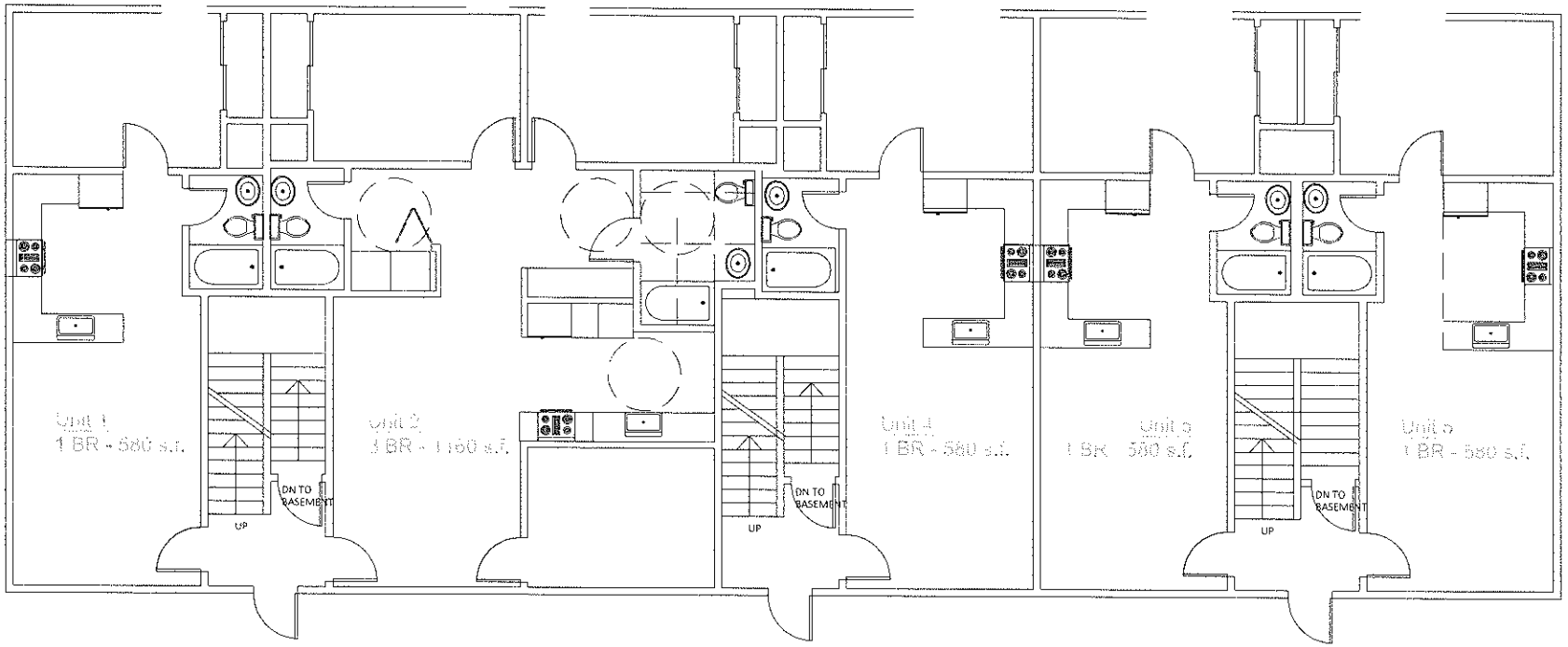
METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type C1
Basement Plan

Project Name: MS_MEDWAY
Project Number: 16-003
Date: 06.24.17
Scale: 1/4"=1'-0"
Drawing Number
A114

General Notes:



A-1 First Floor Plan: 1/4"=1'-0"

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METROWEST
COLLABORATIVE DEVELOPMENT

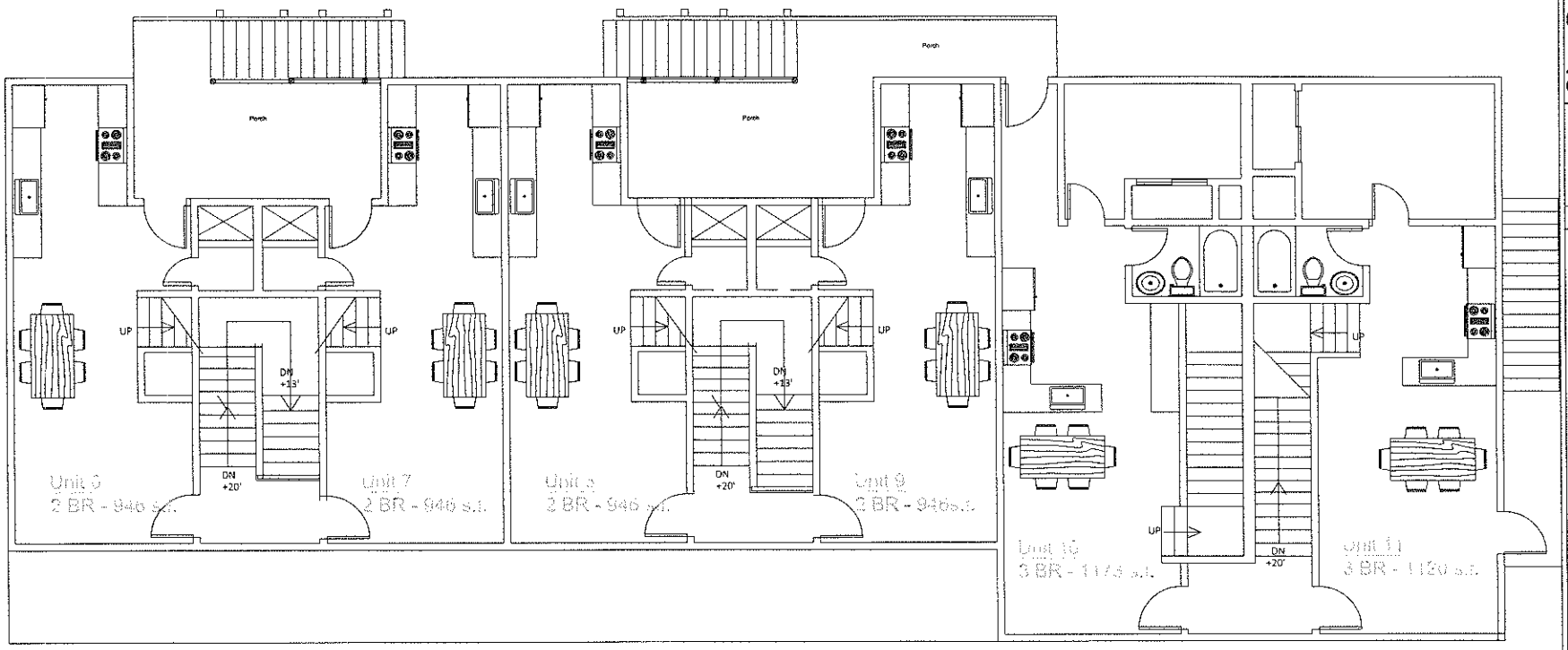
NOT FOR CONSTRUCTION

Building Type C 2
First Floor Plan

Project Number: MB_MEDWAY
Project Number: 180001
Date: 04.21.17
Scale: 1/4"=1'-0"
Drawing Number

A115

General Notes:



A-1 Second Floor Plan: 1/4"=1'-0"

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METROWEST COLLABORATIVE DEVELOPMENT

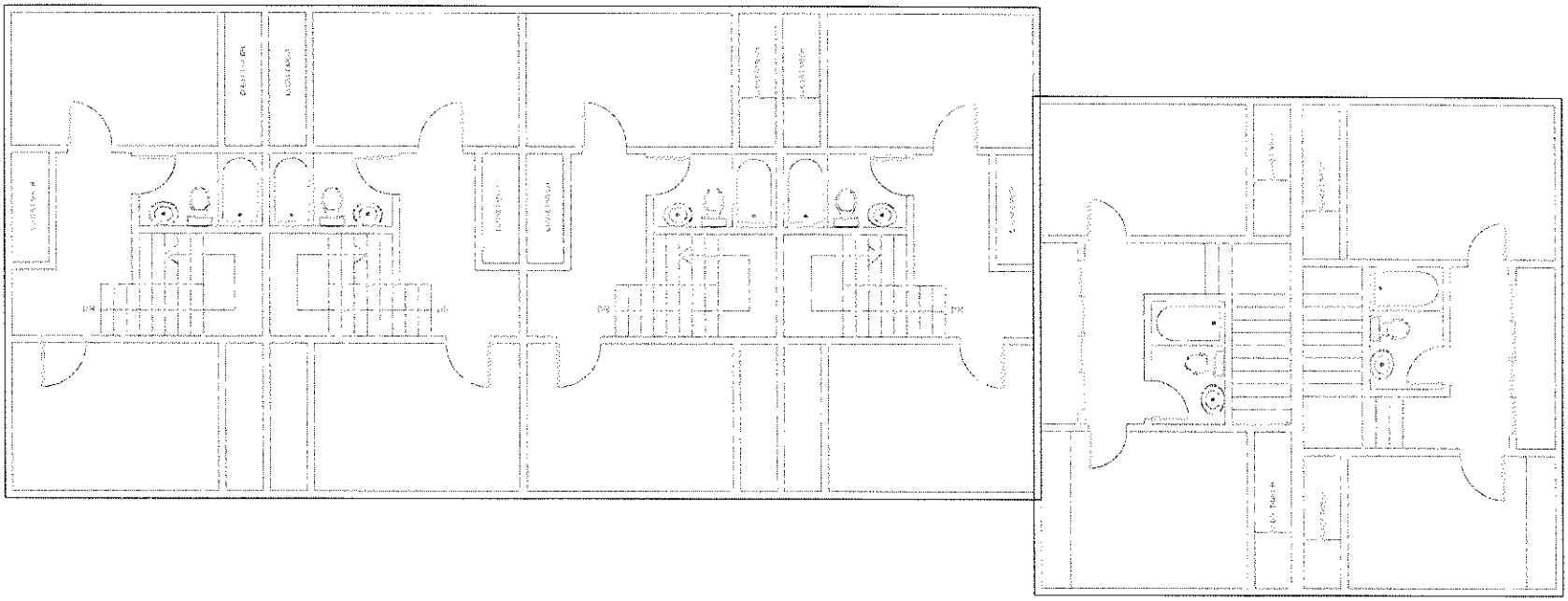
NOT FOR CONSTRUCTION

Building Type C2
Second Floor Plan

Project Name: c2_MEDWAY
Project number: 16030
Date: 06.26.17
Scale: 1/4"=1'-0"
Drawing Number

A116

General Notes:



A-1 Third Floor Plan: 1/4"=1'-0"

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METRO WEST
COLLABORATIVE DEVELOPMENT

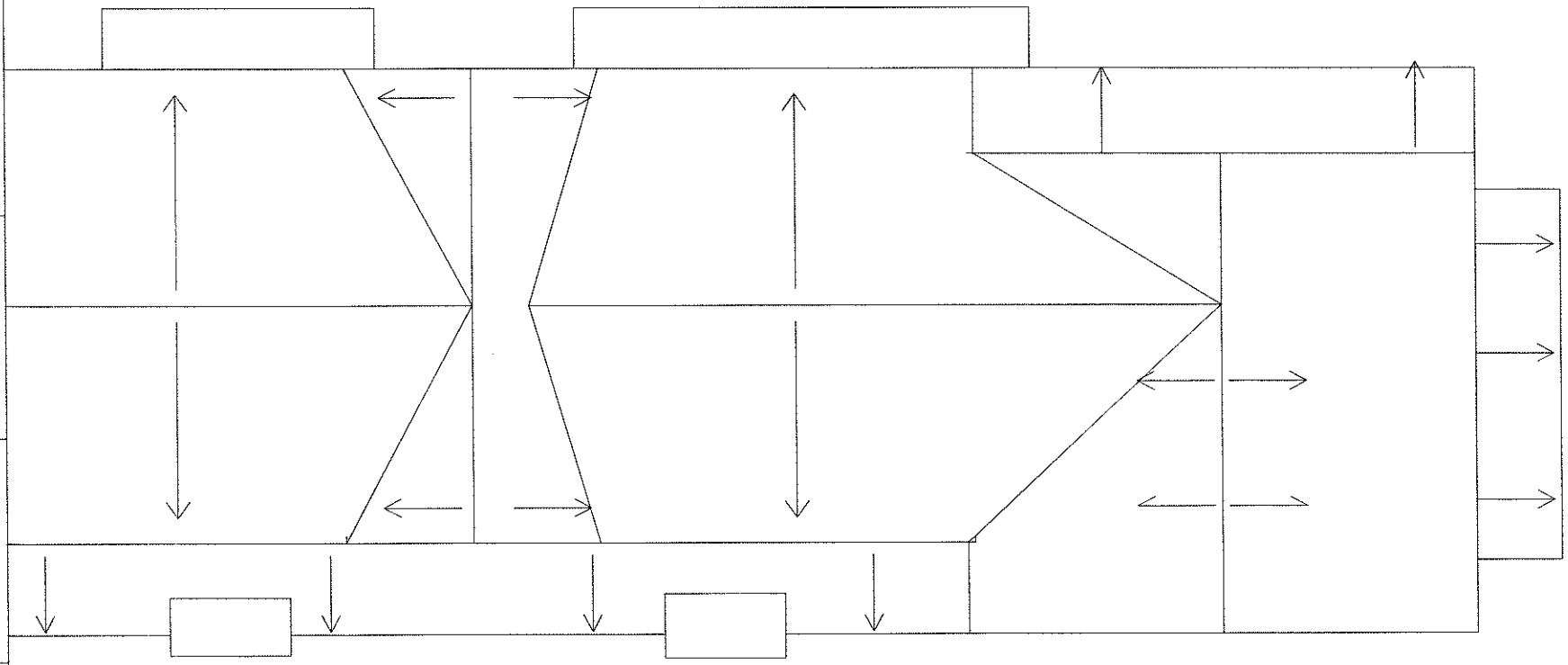
NOT FOR CONSTRUCTION

Building Type C2
Third Floor Plan

Project Name: MS_MEDWAY
Project Number: 190305
Date: 04.24.17
Scale: 1/4"=1'-0"
Drawing Number

A117

General Notes:



A-1 Roof Plan: 1/4"=1'-0"

Glen Brook Way

20 West Street, Medway, MA

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METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type C2
Roof Plan

Project Name: MS_MEDWAY

Project Number: 180303

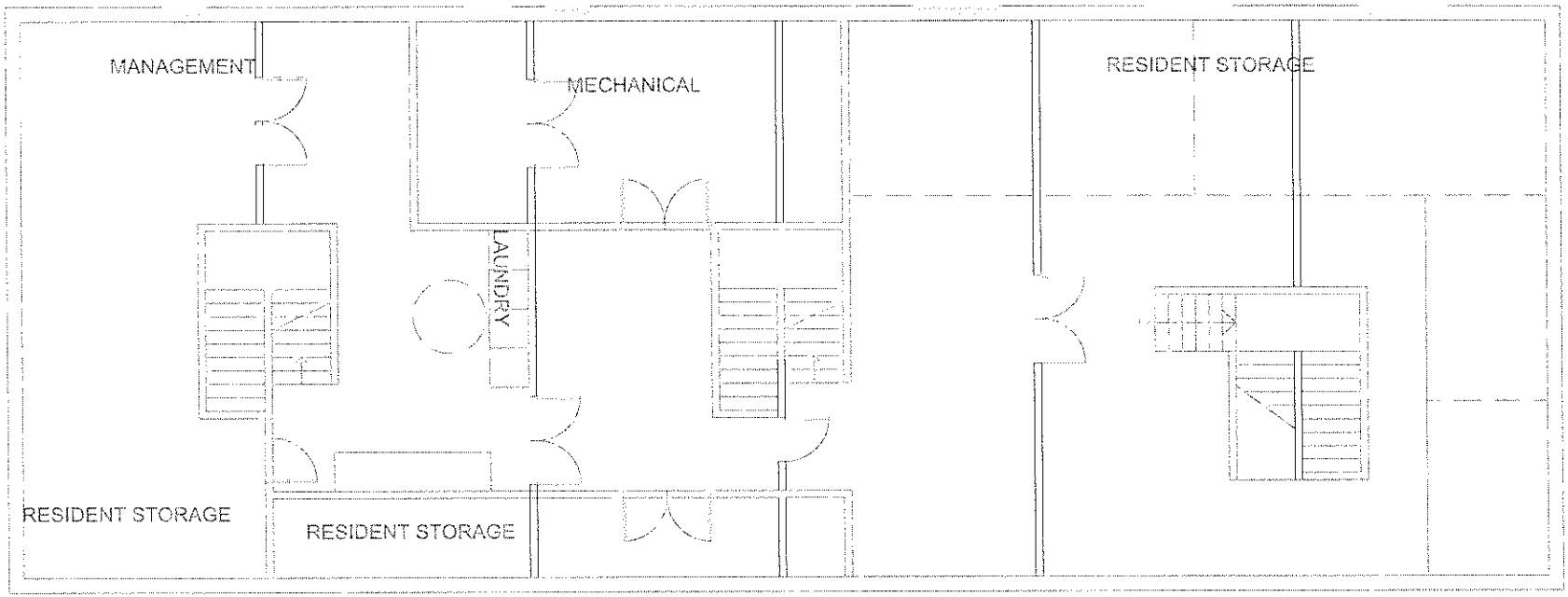
Date: 04.26.17

Scale: 1/4"=1'-0"

Drawing Number

A118

General Notes:



A-1 Basement Plan: 1/4"=1'-0"

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20 West Street, Medway, MA
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METROWEST COLLABORATIVE DEVELOPMENT

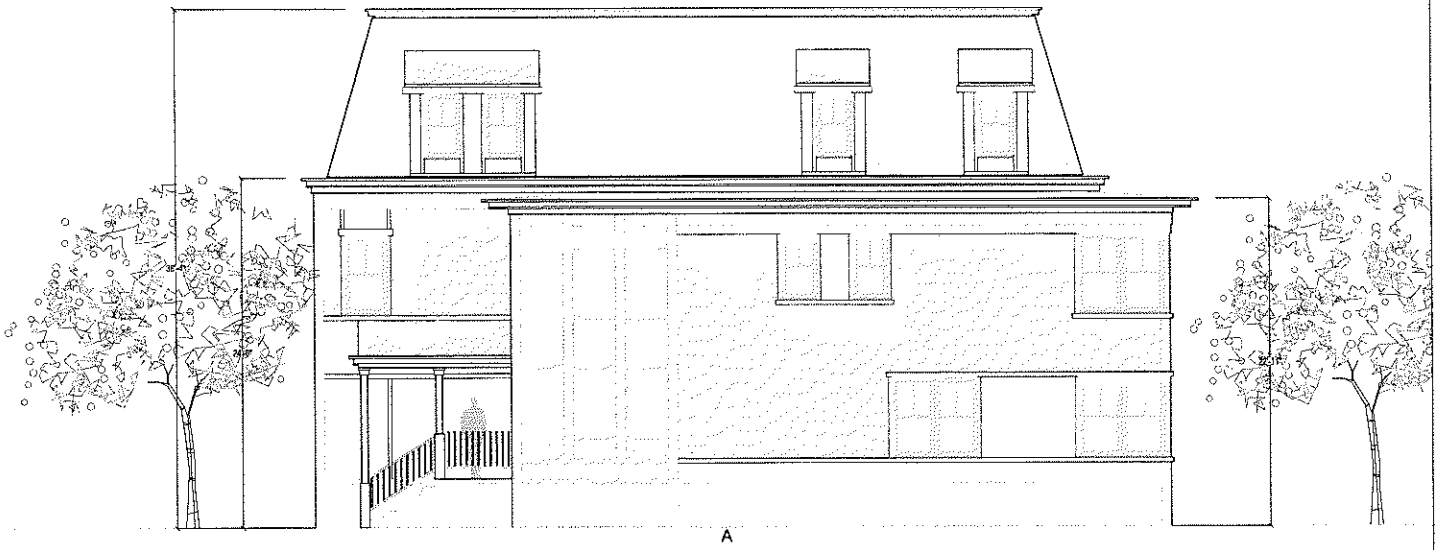
NOT FOR CONSTRUCTION

Building Type C2
Basement Plan

Project Name: MS_MEDWAY
Project Number: 190002
Date: 04.26.17
Scale: 1/4"=1'-0"

Drawing Number
A119

C-1 Elevation C: 1/4"=1'-0"



A-1 Elevation A: 1/4"=1'-0"

General Notes:

Glen Brook Way
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METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type A Elevations

Project Name: MR_MEDWAY

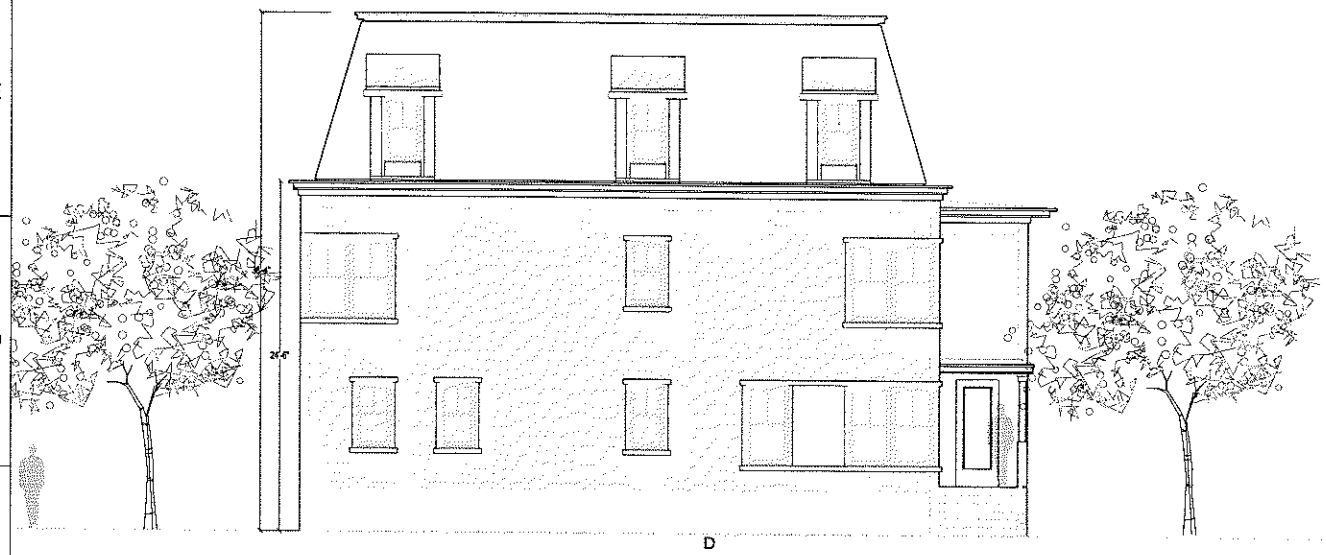
Project Number: 1806.01

Date: 06.26.17

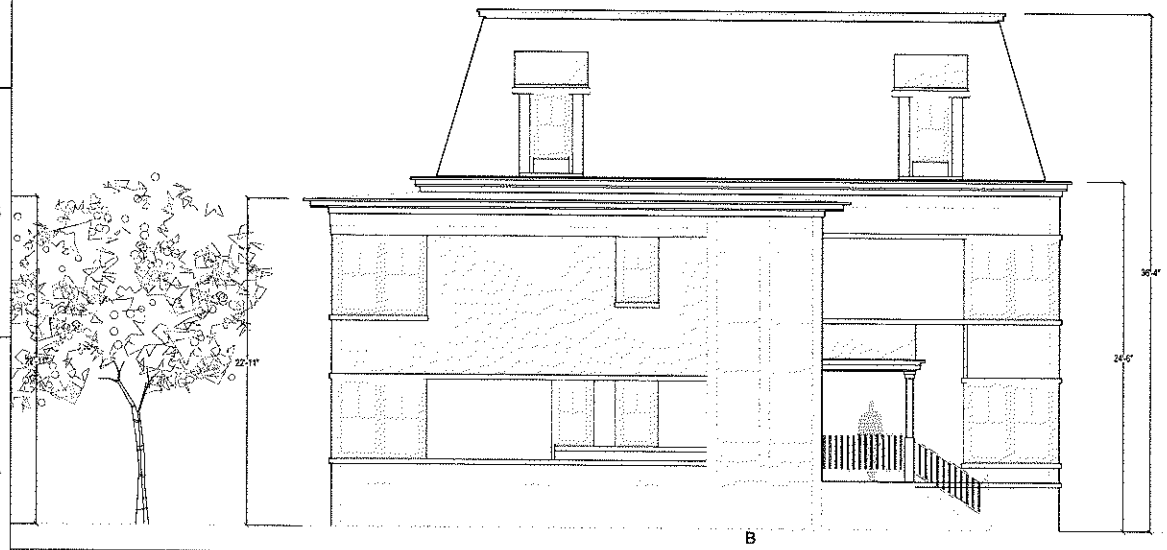
Scale: 1/4"=1'-0"

Drawing Number

A200



C-1 Elevation C: 1/4"=1'-0"



A-1 Elevation B: 1/4"=1'-0"

General Notes:

Glen Brook Way
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METROWEST COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type A Elevations

Project name: wb_glenway
Project number: 160563
Date: 05.25.17
Scale: 1/4"=1'-0"
Drawing number

A201

General Notes:

A-1 Elevation : 1/4"=1'-0"

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METROWEST
COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type C1
Elevations

Project Number: 180093

Date: 04-24-19

Drawing Number

A210

General Notes:

A-1 Elevation : 1/4"=1'-0"

Glen Brook Way

20 West Street, Medway, MA

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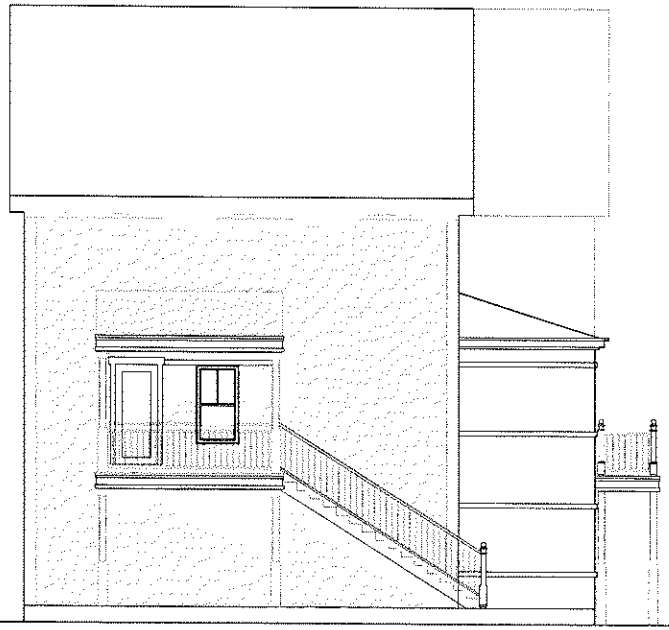
METROWEST
COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type C1
Elevations

Drawing Number
A211

General Notes:



A-1 Elevation : 1/4"=1'-0"

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METROWEST
COLLABORATIVE DEVELOPMENT

Building Type C1
Elevations

Project Name: MB_MEZ0007
Project number: M0005
Date: 04.24.07
Scale: 1/4"=1'-0"
Drawing Number

A212

General Notes:

A-1 Elevation : 1/4"=1'-0"

Glen Brook Way
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METRO WEST
COLLABORATIVE DEVELOPMENT

Building Type C2
Elevations

Project Name: MS_MEDWAY
Project Number: 16C001
Date: 04.24.17
Scale: 1/4"=1'-0"
Drawing Number

A213

General Notes:

A-1 Elevation : 1/4"=1'-0"

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METROWEST
COLLABORATIVE DEVELOPMENT

NOT FOR CONSTRUCTION

Building Type C2
Elevations

Project Name: MD_METRWST

Project Number: M0063

Date: 04.21.17

Scale: 1/4"=1'-0"

Drawing Number

A214

Ideas for Future Zoning & General Bylaw Work after Recodification

		Comments	Notes
	ZONING BYLAW IDEAS		
	NEW ZONING DISTRICTS		
1	Create a new **Traditional Neighborhood Development overlay district** for new construction that would allow for more dense, Smart Growth type neighborhood - similar to neighborhoods like Ye Olde Village Square in Medfield on east side of Route 27/south of Route 109. Not the same level of density as 40R but denser than what we allow now.	This would be good for the Cassidy property behind Medway Commons. Look at Smart Growth report by Gino Carlucci from several years ago.	Recommend waiting until Town's sewer/water capacity issues are resolved. Also, need to talk with the Cassidy family to see about their long term ideas for the property.
2	Create an **Early Suburban Zoning District** with dimensional requirements to more closely match what exists on the ground.	This would be suitable for Brentwood and other smaller lot, early post WWII subdivisions	
3	Zoning for Oak Grove	Part of Urban Renewal Plan	Spring 2018
4	Create a new industrial zone for west side of West ST	Not to include ground mounted solar	Stephanie will discuss with EDC
	ZONING MAP REVISIONS		
5	Clean up district boundary lines at many locations to coincide with parcel lines	AR-I and AR-II edges	More to do for fall 2017
6	Rezone a portion of the west side of West Street north of Route 126 from ARII to some form of industrial.	EDC does not want ground mounted solar to be allowed in this area.	Stephanie will discuss with EDC
7	Expand boundaries of Industrial I zoning district (east side industrial park off of Main Street)		Low Priority
8	Establish another Village Commercial district on Main Street/Route 109 from Medway Mill west toward the Community Church		Low Priority
9	Rename business and industrial districts	Commercial V, Industrial I, II and III	Fall 2017
		Comments	Notes

	DEFINITIONS - Section 2		
11	Add definitions for various types of restaurants	Fast Casual, Full service, Café, Restaurant with Function Room - then decide where to allow the various types of restaurants	PEDB not inclined to do this.
12	Kennel - Differentiate between animals as pets and/or home based business vs. a full commercial operation	Further discussion needed with Animal Control Officer and Board of Health. ZBA mentioned this as something of interest to them.	Spring 2018
13	Establish a definition for accessory appurtenances		Fall 2017
	ADMINISTRATION - Section 3		
14	Establish a Certificate of Zoning Compliance	Discuss pros/cons of this with PEDB and Jack Mee	Fall 2017
15	Add section on DRC & reference Design Review Guidelines		Fall 2017
	ZBA - Section 3.2		
16	Do we want to continue to allow USE Variances?	Discuss with ZBA. An alternative would be to establish some limitations on the use of Use Variances	Low Priority
	SPECIAL PERMIT - Section 3.4		
17	Establish special permit criteria for two-family houses		Fall 2017 - Susy & Mackenzie
18	Establish special permit criteria for drive-thrus		Fall 2017 - Stephanie
	SITE PLAN REVIEW - Section 3.5		Spring 2018
19	Add land disturbance as a trigger for some level of SRP		
20	Add reference to require sidewalk construction along frontages	Discuss with PEDB	
		Comments	**Notes**

21	**ZONING DISTRICT BOUNDARIES - Section 4.4**	Are streets zoned? Question raised by Fran and Mackenzie	Talk with Barbara. Fall 2017
	SCHEDULE OF USES - Section 5.4		
22	New industrial/business district for west side of West Street		Stephanie to discuss with EDC.
23	Change adult uses from by-right to special permit	Discuss with PEDB	Spring 2018
24	Outside storage as an accessory use in business and industrial districts. Address use of tractor trailers/conex type containers for product storage (permanent and seasonal)	Establish some limitations tied to % of lot. Certain % of lot by right; anything over by special permit. Then add some special regulations to address screening of outside storage.	Fall 2017
	Rework mixed use provisions in 5.4.1	Mackenzie	Spring 2018
	ADAPTIVE USE OVERLAY DISTRICT (AUOD) - Section 5.6.2		Low Prioirity
25	What do we mean by residential scale lighting??	Height limitations, style, no risers	
26	Remove reference to payment in lieu of sidewalk construction.		
	MULTIFAMILY HOUSING - Section 5.6.4		Fall 2017
27	Add requirement for sidewalks along property frontage		
28	Add requirement for sensitivity to historic properties		
		Comments	**Notes**

	DIMENSIONAL REGULATIONS - Section 6.2 General Provisions		
29	Revisit requirement included in recodified bylaw - "An owner shall provide a means of access for vehicles from the frontage to a principal building for emergency services, for deliveries and for off-street parking."	Do you want to require that access to a parcel has to be from its frontage?? What about from a common driveway?	Lower priority
	DIMENSIONAL REGULATIONS - Section 6.3 Accessory Structures/ Buildings/Appurtenances	**New sub-section**	Fall 2017
31	Specify what accessory structures/buildings can be included in the standard setback areas and what setbacks would apply	Items to be considered - fences, bus shelters, sheds, mailboxes, light posts, flagpoles, driveways, etc. Review this list.	
32	Allow sheds less than 10' by 12' to be closer than 15' to side and back property lines if set back at least 100' from front lot line	Suggested by Jack Mee. See Walpole bylaw.	
33	Require that sheds and stored boats, trailers, swimming pools, etc. cannot be located within the front setback area of any lot	Suggested by Jack Mee. See Walpole bylaw.	
34	Specify minimum distance of edge of driveway to property line or a minimum distance between driveways		
	OFF STREET PARKING and LOADING REGULATIONS - Section 7.1.1		
35	Update parking standards especially for industrial uses	Stephanie M	Spring 2018
36	Add parking provisions for future reserve parking	Stephanie M	Spring 2018
37	Address off-premises parking issues		Spring 2018
		Comments	**Notes**
	FENCES - New Section 7.1.3		Spring 2018

38	Fences - Require shorter fence height (3') in front to at least the front setback line or a certain distance if there are no minimum setbacks	Recommended by Jack Mee	
39	Refer to General Bylaw		
40	Regulations to address safety and sight lines		
41	**OUTSIDE STORAGE - New Section 7.1.4**	Add special regulations to address screening of outside storage areas	Fall 2017
	SIGN REGULATIONS - Section 7.2		
42	Revise Sign Regulations	Simplify and possibly convert to a general bylaw to establish timeline to sunset pre-existing, non-conforming signs. Look at window signs, temporary signs, signs required by state law - Lottery, Auto Inspection, etc. Adjust amount of allowed sign surface area for wall signs to correspond to distance from street	Sign Bylaw Review Task Force has been established.
	ENVIRONMENTAL STANDARDS - Section 7.3		
43	Remove/update many of the outdated environmental standards	Further research needed on what to replace with.	Fall 2018
44	Revisit noise		Fall 2017
	INFILL HOUSING - Section 8.1		
45	Infill Affordable Housing - Revise to allow for splits of land to create a noncomforming lot that could only be used for affordable housing	Need to discuss with Town Counsel. ?? on legality	TBD
		Comments	**Notes**

46	**WIRELESS COMMUNICATION FACILITIES - Section 8.7**	Revise and update. Confusing language needs to be addressed.	Mackenzie to research. Fall 2017
47	**Non-Medical Marijuana - Section 8.10**	Non-binding referendum vote on 5/16/17 resulted in a 2:1 opposition to retail recreational marijuana in Medway	Work on this - Remove moratorium and have new regs in place for May 2018
	ADULT USES - New Section 8.11	Change from by right to special permit. Recommendation from Stephanie	Spring 2018
	COMMON DRIVEWAYS - New Section 8.12		
48	Add regulations for Common Driveways. Allow by right or special permit? NOTE - Common driveways are NOT private roadways. They provide access only, not frontage.	New sub-section to address criteria and basic standards for common driveways. We already have a definition for common driveways.	Spring 2018
49	**BACK LOT ZONING - New Section 8.12**	New sub-section to provide special permit option to allow a house to be built on an oversized parcel with insufficient frontage - include "driveway standards". This would prevent full subdivision process.	Spring 2018
50	**GROUND MOUNTED SOLAR - New Section 8.13**	New sub-section to provide a special permit option for large scale solar on undeveloped back lands in ARI. Need to discuss with Energy Committee	Spring 2018

	GENERAL BYLAW IDEAS		
		Comments	**Notes**
A	Revise existing general bylaw and/or establish some stronger property maintenance regulations to address junk, dilapidation, blight, accumulated unregistered vehicles, collections of debris, etc.	Need input from Jack. Property maintenance is an optional part of the Building Code but it pertains to structures, not sites. Is BOS interested in something like this? What do we presently have to address this? BOH statute??	Staff recommends the PEDB discuss this with Jack, Health Agent Beth Hallel, and the BOS.
B	Establish start and stop times for construction work		We have a draft. Needs work.
C	Regulate the amount of and quality of fill being brought onto development sites.	Of interest to Bridget Graziano and Jack Mee.	We have a draft based on the Salisbury bylaw. Needs thorough discussion and vetting. Fall 2017.
D	Revise general bylaw to increase required fence height around pools to 4' to be consistent with state law.	Suggested by Jack Mee	Discussed at 12/8/15 PEDB mtg. Jack to take lead on this.
E	Revise EDC bylaw to allow for non-resident property owners to be a member of the EDC	Stephanie to discuss with EDC	Low priority
F	Noise bylaw		Need to revisit. PEDB was not OK with removing existing noise standards from ZBL. Do we need both general bylaw and zoning bylaw?
G	Scenic Road bylaw	Take part of the R & R and turn into a bylaw. Broaden scope beyond that of state statute.	Fall 2017?
H	Establish bylaw to promote universal accessibility and visitability of dwelling units	Suggested by Sue Rorke at 7/20/15 meeting	Something for a Disability Commission to consdier
	Updated 5-9-17		
	Staff Priorities		
	PEDB Priorities		