

October 24, 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	X	X	X	X

ALSO PRESENT:

- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Sean Reardon, Consulting Engineer Tetra Tech
- Gino Carlucci, PGC Associates

There were no Citizen Comments.

143 Village Street Special Permit and Site Plan – Public Hearing Continuation

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

- Public Hearing Continuation Notice.
- 10-10-17 Guerriere and Halnon response to TT's first review letter (9-19-17)
- 10-10-17 Guerriere and Halnon response to PGC's first review letter (9-19-17)
- Revised Site Plan dated 10-10-17
- TT Review letter dated 10-18-17 re: revised plan
- PGC review letters dated 10-19-17 re: revised plan
- Additional Waiver Requests
- Onsite car turning exhibit dated 10-19-17 prepared by Guerrier and Halnon.

Project Engineer Dale MacKinnon of Guerriere and Halnon noted the revisions to the design of the entrance. There is concern about the Sanford Street sidewalk being on private property. The Board would like more information regarding an easement. The sidewalk on the Sanford side will be 6 ft. wide. The Board reminded the applicant that there needs to be compliance with ADA for the crosswalks and vertical transitions. It was suggested that there be a conference call with Barry Smith, Susy Affleck-Childs and the applicant to work on how far into the intersection the sidewalk and curbing should extend. The elevations were reviewed. Consultant Carlucci noted that the site needs to address the light spillage. Another recommendation is that all sets of plans make reference to the three garage bays. Some of the plans still reference four bays.

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to continue the public hearing for 143 Village Street to October 30, 2017 at 7:00 pm.

Country Cottage Children's Center Site Plan – Public Hearing Continuation

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

- Public Review Continuation Notice

- Draft Decision (10-20-17)
- Email note from Fire Chief Jeff Lynch dated October 18, 2017.
- Email note from DPS Deputy Director Barry Smith dated October 18, 2017.

The Board and applicant were provided with the draft decision. The Attorney for the applicant has also reviewed the draft decision. Engineer Peter Bemis provided a follow-up email from Fire Chief Jeff Lynch regarding the fire hydrant. This email was entered into the record. (**See Attached**)

Findings:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept the Findings for Country Cottage as presented.

Waivers:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the requests for waivers from the Site Plan Rules and Regulations as presented.

Waiver for Bicycle Racks:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to approve the waiver from Bicycle Rack requirement of the Zoning Bylaw as presented.

Waivers and Conditions and Decision

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to accept approve the Country Cottage site plan subject to waivers and conditions as presented.

Exhibit Inclusion:

On a motion made by Bob Tucker and seconded by Matt Hayes, the Board voted unanimously to add references to the recent emails from the DPS and Fire Chief to the decision as additional exhibits.

Mr. Richard Harris of 9 Little Tre Road presented a handwritten request that a condition be added to the decision that would obligate Country Cottage to abide to the stipulations on the deeds of the Speroni Acre owners regarding the private sewer system. (**See Attached**) He felt that Country Cottage should have the primary responsibility to repair and maintain and replace the sewer lines if needed.

The Attorney for the applicant indicated that it is the position of the applicant that they should not be responsible for maintaining the entire sewer system. This letter which was presented is matter which the Board cannot consider (due to the limited scope of site plan review for an exempt use) and should not be noted as a condition as part of the decision.

Todd Lundin of 7 Little Tree Road indicated that he wanted to make sure there is an easement granted from Owen O'Sullivan.

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

Bridge Replacement 297 Village Street:

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

- Notice from GLM Engineering
- Project Description in letter dated April 2017
- Drawings prepared by GLM Engineering dated June 5, 2017.

Joyce Hastings from GLM was present to explain that Harvey Kirk, the owner of property at 297 Village Street, has submitted an application to Mass DEP to replace the driveway bridge over the Charles River between Medway and Franklin to 1 Woodland Park in Franklin. The MA DEP notifies municipal planning boards upon receipt of an application for a waterway license. This license application falls under Chapter 91. It was explained that the project was previously approved by the Medway and Franklin Conservation Commissions and is not being reviewed by DEP Waterways Regulation Program. Any comments the Board might wish to provide have to be submitted to DEP by October 26, 2017. The Board determined that it had no comments to offer.

Speroni Acres – Construction Services Estimate

The members were made aware that on September 28, 2017, Chairman Rodenhiser and Susy Affleck-Childs met with some of the Speroni Acres neighbors. It was made clear that the Town will never accept the sewer system. The Board is willing to work with them toward street acceptance. There is a surety bond for the subdivision which remains intact and is valued at \$237,800. Tetra Tech has provided a construction services estimate to review previous documents, conduct site visit, punch list and updated bond estimate, prepare maps to show revised drainage easement areas. **(See Attached)** Susy reported that the Board's special street acceptance account has a balance of \$15,793. There was a recommendation to send the punch list to Owen O'Sullivan. It was also suggested that a letter be sent to the residents informing them of the next steps. Public outreach needs to happen.

On a motion made by Bob Tucker and seconded by Rich Di Iulio, the Board voted unanimously to approve the estimate provided by Tetra Tech in the amount of \$10,584 for inspection and engineering services for the Speroni Acres subdivision.

Community Transportation Needs:

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

- Survey from the Central Transportation Planning Staff (CTPS)

This survey is part of the annual outreach conducted by CTPS to seek input from communities on their local transportation needs.

The members provided the following suggestions:

- Improve bicycle and pedestrian connections.
- Create more bicycle paths on utility and railroad easements

- Create a bus connection to Milford and Franklin
- Have a community bus which drives from high school to middle school and around surrounding neighborhoods.
- Extensions of trails.
- Revisit the complete street options.
- Revisit the street and sidewalk plan

Consultant Report:

- No updates.

PEDB Meeting Minutes:

October 10, 2017:

On a motion made by Rich Di Iulio, and seconded by Bob Tucker, the Board voted unanimously to accept the minutes from the October 10, 2017 PEDB meeting.

Zoning Bylaw Amendments – Public Hearing Continuation

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

- Public Hearing Continuation Notice
- Revised Article on Wireless Communication Facilities
- Revised Article and Map B on Zoning District boundary changes.

The Board at the last meeting voted on all four zoning bylaw amendments articles including changes voted on at the last meeting. The changes from the last meeting were submitted to the BOS for the warrant for the 11-13-17 town meeting.

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to close the public hearing for proposed amendments to the Medway Zoning Bylaw.

Construction Reports:

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

- 2 Marc Road - Construction Report #34 dated 10-17-17.
- Series of emails between Susy Affleck-Childs and Paul Yorkis dated 10-18-17 regarding status of Williamsburg.

2 Marc Rd:

There is good progress being made at 2 Marc Rd. The applicant has installed bituminous berm. The contractor has swept and tacked existing surfaces and installed the berm. The contractor plans to install bituminous top course next week.

Williamsburg:

Susy indicated that here are a series of emails in relation to Williamsburg. There was a list of items which were completed included in the email. There is progress being made. Mr. Yorkis will be submitting an application to the Board of Health for a well at a location not under the jurisdiction of the Conservation Commission.

The Board would still like to get confirmation that the Conservation Restriction has been submitted to EOEEA.

Adjourn:

On a motion made by Matt Hayes and seconded by Tom Gay, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 9:06 pm.

Respectfully Submitted,

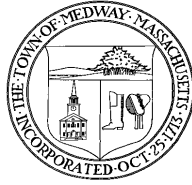
A handwritten signature in blue ink, appearing to read "Amy Sutherland".

Amy Sutherland
Recording Secretary

Reviewed and edited by,

A handwritten signature in black ink, appearing to read "Susan E. Affleck-Childs".

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



October 24, 2017
Medway Planning & Economic Development Board
Meeting

143 Village Street Multifamily Special
Permit – Public Hearing Continuation

- Public Hearing Continuation Notice
- 10-10-17 Guerriere and Halnon response to TT's first review letter (9-19-17)
- 10-10-17 Guerriere and Halnon response to PGC's first review letter (9-19-17)
- Revised Site Plan dated 10-10-2017
- TT review letter dated 10-18-17 re: revised plan
- PGC review letter dated 10-19-17 re: revised plan
- Waiver Requests
- Car Turning Exhibit dated 10-19-17 prepared by Guerriere & Halnon



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




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

MEMORANDUM

September 28, 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: 143 Village Street Special Permits**
Continuation Date: Tuesday, October 24, 2017 at 7:00 p.m.
Location: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on September 26, 2017, the Planning and Economic Development Board voted to continue the public hearing on the application of N.E. Premier Properties, LLC of Franklin, MA for approval of a Multifamily Housing Special Permit and associated plan entitled *Multi Family Housing Special Permit 143 Village Street* dated September 6, 2017 prepared by Guerriere and Halnon of Franklin, MA and a groundwater protection district special permit. ***The continued public hearing will take place on Tuesday, October 24, 2017 at 7:00 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.***

The applicant proposes to develop a 3 unit residential condominium in the existing building at 143 Village Street. The parcel is located at the southwest corner of Village and Sanford Streets in the Village Commercial zoning district. The 5,868 sq. ft. site (*Medway Assessors Map 60, Parcel 92*) is currently owned by the Estate of Virginia Heavey. This is a pre-existing, non-conforming parcel which includes a building constructed in 1910. The building is also pre-existing, non-conforming in terms of zoning setbacks on the site. The property is located within the Town's multifamily housing overlay district and the groundwater protection district.

The proposed redevelopment of the existing building will include three dwelling units. Seven parking spaces will be provided – 3 under the building and 4 surface. Vehicular access will be from Sanford Street. Stormwater management facilities will be installed on site as will landscaping, walkways, and retaining walls.

The application, site plan, 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, site plan, and other documents are also posted at the Planning and Economic Development Board's web page at:

<https://www.townofmedway.org/planning-economic-development-board/pages/143-village-street-multifamily-housing-groundwater>

The Board will continue its review of this project at the next meeting. A revised plan is forthcoming. Please contact me if you have any questions. Thanks.



**Guerriere &
Halnon, Inc.**
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F4137

October 10, 2017

Medway Town Hall
Medway Planning Board
155 Village Street
Medway, MA 02053

Ref: Tetra Tech Comments: 143 Village Street Medway, MA Site Plan Review

Dear Members of the Board:

On behalf of the Applicant, NE Premier Properties, LLC, Guerriere & Halnon, Inc. (G&H) has prepared the following information to address the comments contained in the letter from **Tetra Tech** dated September 19, 2017 for the above referenced project.

Tetra Tech statement and comments are shown in *italics* followed by our response in **bold** entitled “**Response**”:

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 applicant has not supplied a written Development Impact Statement. We have no objection to a waiver from this regulation. (Ch. 200 §204-3.A.7)*
 - **The applicant will submit a waiver from providing a Development Impact Statement.**
 -
- 2) *The applicant has not drawn the Plans at a scale of 1”=40’. However, the scale of the Plans as provided is sufficient to adequately represent the proposed work. We have no objection to a waiver from this regulation. (Ch. 200 §204-4.B)*
 - **Due to the size of the lot and details on the plan, G&H feels a 40 scale plan would not depict a legible plan. We defer to the board for the need to provide a formal waiver for this matter.**

- 3) *The applicant has not shown existing and proposed vertical datum on the Plans. Elevations shall refer to North American Vertical Datum of 1988 (NAVD88). (Ch. 200 §204-4.D)*

- **See note #7 on plan entitled “Cover” Sheet 1 of 7**

- 4) *The applicant has not provided assessors map and parcel number, zoning district classification and list of requested waivers on the cover sheet. (Ch. 200 §204-5.A)*

- **See note #7 & #2 on plan entitled “Cover” Sheet 1 of 7**

- 5) *The applicant has not noted scenic road designations on the locus plan provided. (Ch. 200 §204-5.B.1)*

- **Revised as requested. See plan entitled “Cover” Sheet 1 of 7**

- 6) *The applicant has not provided metes and bounds for property lines. (Ch. 200 §204-5.B.3)*

- **Revised as requested. See plan entitled “Existing Conditions” Sheet 2 of 7**

- 7) *The applicant has not provided an Existing Landscape Inventory and has requested a waiver from this regulation. Based on the current condition of the site we do not object to the waiver request. (Ch. 200 §204-5.C.3)*

- **Waiver has been requested**

- 8) *The applicant has not provided required building setback lines on the Plans. (Ch. 200 §204-5.D.1)*

- **Revised as requested. The building on the site is existing and setbacks to the boundary are shown. See plan entitled “Existing Conditions” Sheet 2 of 7**

- 9) *The applicant has not provided required parking setback lines on the Plans. (Ch. 200 §204-5.D.2)*

- **Revised as requested. See plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7**

- 10) *The applicant has not provided sewer service invert information. This information is critical due to a potential conflict with the proposed infiltration system located under the parking area. (Ch. 200 §204-5.D.6)*
- **G&H has spoken with Barry Smith from DPS and he strongly believes a stub is located approximately 18' off left corner of building along Sanford Street and 45.7' of right corner of said Street. The proposed design intends to connect to this stub. See plan entitled "Site Layout & Landscaping Plan" Sheet 3 of 7 and "Grading, utility and Erosion Control Plan" Sheet 4 of 7.**
- 11) *The applicant has provided a landscape plan. However, it does not include endorsement by a Registered Landscape Architect. A waiver has been requested form this regulation. (Ch. 200 §204-5.D.7)*
- **A waiver will be requested**
- 12) *The applicant has not provided architectural façade elevations. (Ch. 200 §204-5.D.8)*
- **Architect has provided elevations in original submission**
- 13) *The applicant has not provided color renderings of the Project. (Ch. 200 §204-5.D.9)*
- **Architect has provided color renderings in original submission**
- 14) *The applicant has not provided horizontal sight distances at the proposed driveway. The proposed driveway is within 50 feet, and significantly downhill, of the Village/Sanford Street intersection. Its downhill position reduces reaction time and limits sight distance as vehicles make the right turn from Village Street to Sanford Street. Providing adequate sight distances is essential to maintaining safe egress from the Project driveway and travel along Sanford Street. (Ch. 200 §204-5.D.14)*
- **Revised as requested. See plan entitled "Site Layout & Landscaping Plan" Sheet 3 of 7**
- 15) *The applicant has not provided parking summary in the zoning summary table. (Ch. 200 §204-5.D.15)*
- **Revised as requested. See plan entitled "Site Layout & Landscaping Plan" Sheet 3 of 7**

- 16) *The applicant has not provided existing/proposed hydrant on the Plans. Furthermore, means for fire protection have not been provided. We recommend the applicant coordinate with the Medway Fire Chief to determine proposed fire protection for the Project. (Ch. 200 §204-5.D.16)*
- **G&H has spoken to Barry from DPS and he said hydrant water pressure in the vicinity is around 70 psi and is located across the street from the project providing convenient fire accessibility.**
- 17) *The photometric plan provided shows light spill over the property line along all sides of the Project. (Ch. 200 §205-2.O and Ch. 200 §205-8.C)*
- **Revised as requested. See plan entitled “Proposed Photometric” Sheet 5 of 7**
- 18) *The proposed site entrance is located within 50 feet of the point of tangency between Village Street and Sanford Street. (Ch. 200 §205-3.A.6)*
- **Due to the nature of the site this issue has been addressed to the maximum extent practicable.**
- 19) *The proposed site entrance is located within 15 feet of the side property line. (Ch. 200 §205-3.B.2)*
- **Revised as requested. See plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7**
- 20) *The applicant has not provided proposed parking space sizes on the Plans and spaces do not appear to not meet minimum criteria. (Ch. 200 §205-6.G.3)*
- **Revised as requested. See plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7**
- 21) *The applicant is providing parking in an area that will require vehicles exiting the site to back into a roadway which is not acceptable. Furthermore, it is our opinion that this location poses particular risks due to its proximity to Village Street/Sanford Street. (Ch. 200 §205-6.G.4(c))*
- **G&H acknowledges comment by Tetra Tech. See G&H comment #29**

22) *The applicant has not provided means for snow removal at the site. (Ch. 200 §205-7)*

- **Revised as requested. See plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7**

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

23) *The applicant has not supplied a complete stormwater report. The applicant is proposing to increase impervious cover at the site which requires mitigation of post-development peak runoff, loss in recharge and water quality. Documentation proving compliance with stormwater standards must be provided.*

- **G&H respectfully acknowledges recommendation; however, G&H believes the grate capacity and 12” HDPE pipe size for a 0.13 cfs flow rate for a 25 year storm is more than adequate to accommodate this flow.**

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

24) *The applicant has not supplied supporting documentation for proposed mitigation of post-development peak runoff as well as other requirements mentioned in Comment 23 above. (Ch. 200 §205-4.B)*

- **G&H respectfully acknowledges recommendation; however, G&H was told by Susan A. from the town that a stormwater report was not required. See revised Pre and Post narrative attachment.**

25) *The applicant has not supplied pipe and catch basin grate sizing calculations. (Ch. 200 §205-4.E.1)*

- **G&H respectfully acknowledges recommendation; however, G&H believes the grate capacity and 12” HDPE pipe size for a 0.13 cfs flow rate for a 25 year storm is more than adequate to accommodate this flow.**

General Stormwater Comments

26) *We recommend the applicant route roof runoff directly to the Infiltration Systems. Roof runoff is considered clean and can be directly discharged to infiltration bmp’s.*

- **Revised as requested. See revised plan entitled “Grading Utility and Erosion Control Plan” Sheet 4 of 7.**

27) *We recommend the applicant propose the “Separator Row” in the larger Cultec system to provide ease of maintenance. We also recommend an access manhole in order to maintain the system.*

- **G&H respectfully acknowledges the recommendation from Tetra Tech; however, due to the small drainage tributary area and size of the infiltration system, G&H believes that adding extra inspection port and a detail Operation Of Maintenance Plan, currently provided, is adequate for maintaining this BMP without adding an isolator row which will add addition infrastructure cost to the clients budget.**

28) *Roof runoff infiltration chamber designed for 2-year storm event. We recommend the applicant provide supporting documentation for 10- and 100-year events to determine potential overflow conditions and to ensure overflow volumes are considered in other stormwater controls.*

- **Revised as requested. See plan entitled “Grading, Utility and Erosion Control” Sheet 4 of 7**

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

29) *Reverse movements onto Sanford Street will be an issue with vehicles travelling on Village and taking right onto Sanford. Vehicles may not have the sight distance to stop on time on the hill particularly in unfavorable weather conditions. We consider this an unsafe condition for both the residents and traffic on Sanford Street.*

- **G&H acknowledges the necessity of safe traffic conditions; however, due to the site constraints and lack of a feasible solutions to completely resolve the sight distance issue we proposed to the following that will improve the proposed plan to maximm extent practicable:**

1. **Eliminate one parking space and rotate remaining three spaces perpendicular to the proposed retaining. This will reduce vehicle congestion and poor vehicle maneuvering within site.**
2. **Move parking a few feet south to get a large distance away from the intersection.**
3. **Added curbing along edge of relocated parking to provide a safety buffer and to discourage vehicles from inadvertently plowing into the development when spaces are not occupied.**
4. **Coordinate with the Town to decrease the turning radius at the intersection of Sanford and Village Street as part of their upcoming sidewalk improvement project.**
5. **See attached vehicle maneuvering plan.**

- 30) *Two of the proposed parking stalls are located in front of garage doors requiring tandem parking and potential issues with access and maneuverability within the site and adjacent to a high volume roadway.*
- **Revised as requested. See revised plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7.**
- 31) *We recommend the applicant be required to place “Church Parking Only” signs (or similar) along the western property line to prevent residents of the Project from parking in the Church parking lot unless specifically authorized by the Church.*
- **Applicant will coordinate with the clergy of the church to determine the best solution to resolve a potential parking overflow issue**
- 32) *We recommend the applicant confirm existing 1 inch copper water service is sufficient to serve three condominium units.*
- **G&H agree that the 1” existing water service needs to be upgrade to a 1-1/2" type K copper service to adequately service all units. See revised plan entitled “Grading Utility and Erosion Control Plan” Sheet 4 of 7.**
- 33) *It appears the town is preparing to install proposed curb and new sidewalk along Sanford Street. We recommend the applicant coordinate with Medway DPS for design of proposed driveway apron and sidewalks.*
- **G&H has spoken to Barry from Medway DPS and he will utilize our design plans and incorporate them into their proposed design of and accommodate a smaller radius (size to be determined)**
- 34) *A portion of public sidewalk appears to extend onto the subject property. We recommend the applicant coordinate with Medway DPS to address potential issues.*
- **G&H acknowledges recommendation. See G&H response #33.**
- 35) *The endorsement signature block shall read “Planning and Economic Development Board” not “Planning Board” and shall be located on all sheets.*
- **Revised as requested. See revised plan set**

Very truly yours,

Danell Baptiste
Civil Engineer

Dale MacKinnon, PE
Franklin Office Manager



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Halnon, Inc.**
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F4137

October 10, 2017

Mr. Andy Rodenhiser, Chairman

Medway Planning Board
155 Village Street
Medway, MA 02053

Ref: PGC Associates, Inc. Comments: 143 Village Street Medway, MA Site Plan Review

Dear Members of the Board:

On behalf of the Applicant, NE Premier Properties, LLC, Guerriere & Halnon, Inc. (G&H) has prepared the following information to address the comments contained in the letter from **PGC Associates, Inc.** dated September 19, 2017 for the above referenced project.

PGC Associates, Inc. statement and comments are shown in *italics* followed by our response in **bold** entitled "**Response**":

ZONING

Multifamily Housing (Section 5.6.4)

1. *The site is within the Multifamily Housing Overlay District (Section 5.6.4) and thus eligible for a project.*

- **No response required**

2. *The site has more than 50 feet of frontage on Village and Sanford Streets, which has sufficient capacity to handle the additional traffic flow from 3 units.*

- **No response required**

3. *At 5868 square feet (.1347 acres), the site would normally be entitled to 1.6 units under the 12 units per acre requirement (but may be entitled to density bonuses based on rehabilitating an existing building more than 75 years old).*

- **No response required**

4. *The site does not meet the minimum lot size for the underlying district. However, both the lot and building are legally, pre-existing nonconforming, and legally, preexisting nonconforming structures are eligible for a Multifamily Housing Special Permit if there is no increase in the nonconformities and Planning and Economic Development Board may waive the dimensional requirements with a 4/5 vote based on a more desirable design and enhanced buffering for adjacent residential properties.*

- **No response required. G&H defers to the board on this matter.**

5. *The building height is not shown. However, it is a preexisting building and height is not proposed to be increased.*

- **No response required**

6. *The proposal meets the parking requirement of 1.5 spaces per unit and 1 per every 2 units for visitors*

- **No response required**

7. *The open space requirement of 15% is met.*

- **No response required**

Adaptive Use Overlay District (AUOD, Section 5.6.2))

8. *Subsection 5.6.4 B. 4 requires that multifamily projects within the AUOD comply with the AUOD Site Development Standards (Section 504-4 in the AUOD Rules and Regulations). One of those standards (504-4 B) requires that an existing building must be restored or renovated to restore or enhance its architectural integrity. Architectural plans were not included so it is not clear if this requirement is met. This requirement is a PEDB regulation so the PEDB may waive it if determines that is in the best interest of the Town.*

- **Architectural plan was submitted in original submission**

9. *Section 504-4 C of the AUOD standards require that parking be to the side or rear and that it be screened from the public way, unless the PEDB finds it is not feasible to do so. Given the existing configuration of the site, it is clearly not feasible to move the parking or screen it from the public way. It should be noted, though, that the primary façade is on Village Street and the garages and parking spaces are on Sanford so the “spirit” is being met to the extent feasible.*

- **No response required. G&H defers to the board on this matter.**

10. *Lighting is of residential scale, and architecturally compatible with the buildings in compliance with Section 504-4 D.*

- **No response required.**

11. *Section 504-4 E prohibits new curb cuts and expansion of existing curb unless the PEDB finds that such changes are necessary to ensure safe access. A portion of the existing curb cut is being used and the cut is being expanded in one direction but reduced in another resulting in a net reduction, so this complies with the regulation.*

- **No response required. G&H defers to the board on this matter.**

12. *There is significant pedestrian access as there is an existing sidewalk on both abutting streets, that are proposed to be improved. However, there is no provision for bicycle parking so the project does not completely comply with Section 504-4 F and no waiver is requested.*

- **A waiver has been requested**

13. *A landscape plan is provided and the entire building will be residential so Section 504-4 G is met.*

- **No response required.**

Groundwater Protection District

14. *A Groundwater Protection Special Permit is required because an existing use is being enlarged to greater than 2500 square feet of impervious surface. No prohibited uses are*

proposed, but conditions in the special permit decision should specify that such activities are prohibited.

- **No response required. G&H defers to the board on this matter.**

Other

15. A photometric plan for lighting has been provided but it does not comply with Section 7.1.2 (Outdoor Lighting) of the Bylaw since the foot-candle level exceeds .01 for most of the perimeter

- **Revised as requested. See revised Site Plans**

16. No signage is shown on the plans.

- **G&H defers to the board on this matter.**

SITE PLAN REGULATIONS

(Note: Site plan issues that have been addressed above are not repeated in this section).

17. Section 204-5 B.1 requires a Site Context sheet indicating features within 2000 feet of the perimeter of the site. This was not provided and no waiver was requested.

- **G&H defers to the board on this matter.**

18. Section 204-5 C (3) requires an Existing Landscape Inventory. This was not provided and no waiver was requested.

- **A waiver has been requested**

19. Section 204-5 D. (1) requires that setbacks be shown. Setbacks were shown (except for a porch on the rear of the house) but setbacks for parking spaces were not shown and no waiver was requested. The parking spaces appear to be about 10 feet from the Sanford Street lot line. Backing out of those spaces could be problematic with vehicles turning right onto Sanford from Village Street.

- **G&H defers to the board on this matter.**

20. *Section 204-5 D (14) requires horizontal sight distances at entrances to be shown. This was not done, and no waiver was requested. Again, backing out of spaces onto Sanford could be an issue that sufficient sight distance could address.*

- **G&H revised the plans to the maximum extent practicable to resolve this issue; however, we defers to the board on this matter.**

GENERAL COMMENTS

21. *As noted above, I have a bit of a concern about backing onto Sanford Street from the outdoor parking spaces while acknowledging that this an existing condition. I also have a concern about turning movements into the third (closest to Village Street) garage space if there is a car parked in front of the middle garage space.*

- **G&H revised the plans to the maximum extent practicable to resolve this issue; however, we defers to the board on this matter.**

MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

NOTE:

1. THIS LOT REFERS TO ASSESSOR MAP 60 LOT 92.
2. THIS LOT IS LIES WITHIN THE FOLLOWING:
 - ZONING DISTRICT: VILLAGE COMMERCIAL (VC)
 - ADAPTIVE USE OVERLAY DISTRICT: MEDWAY VILLAGE AREA
 - MULTI FAMILY OVERLAY DISTRICT
 - HISTORIC DISTRICT: MEDWAY VILLAGE
3. THIS SITE IS NOT IN A FLOOD HAZARD ZONE.
4. A PORTION OF THIS SITE IS IN A GROUND WATER PROTECTION DISTRICT.
5. SEE OPINION OF THE BOARD FOR REQUEST FOR SPECIAL PERMIT 143 VILLAGE STREET, DECISION DATED OCTOBER 20, 2004, RECORDED IN DEED BK 21886 PG. 395.
6. LEGAL REFERENCE DEED BK 20894 PAGE 320.
7. HORIZONTAL DATUM: NAD83 (NA2011) (EPOCH 2010.00)
VERTICAL DATUM: NAVD88



VICINITY MAP
1"=500'

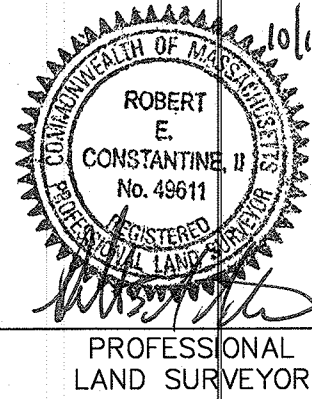
INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN AND LANDSCAPING
4. GRADING, UTILITIES, AND EROSION CONTROL
5. PHOTOMETRIC PLAN
7. CONSTRUCTION DETAILS

JOB NO.
F4158

APPROVED DATE:
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE:
BEING A MAJORITY



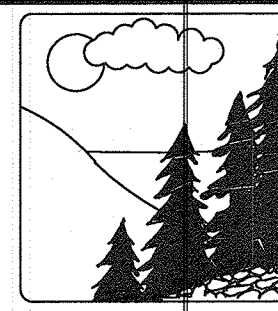
OWNER: VIRGINIA I. HEAVEY
6 SANFORD STREET
MEDWAY, MA 02053
DEED BK. 20894 PG. 320

APPLICANT: N.E. PREMIER PROPERTIES, LLC
KEVIN TUCCERI, MANAGER
5 SHIELA LANE
FRANKLIN, MA 02038

LOCUS:
143 VILLAGE STREET
A.M. 60 LOT 92

REVISIONS

DATE	REVISED
10/10/17	REVISIONS PER TOWN



Guerriere
&
Halnon, Inc.

Engineering & Land Surveying
Ph. (508) 428-3221 55 WEST CENTRAL STREET
Fx. (508) 428-7921 FRANKLIN, MA 02038
www.gandhengineering.com

COVER

MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE
SEPTEMBER 6, 2017

SCALE
AS-NOTED

SHEET
1 OF 7

JOB NO. F4158

UTILITIES ARE PLOTTED, AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS, AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE(7233).

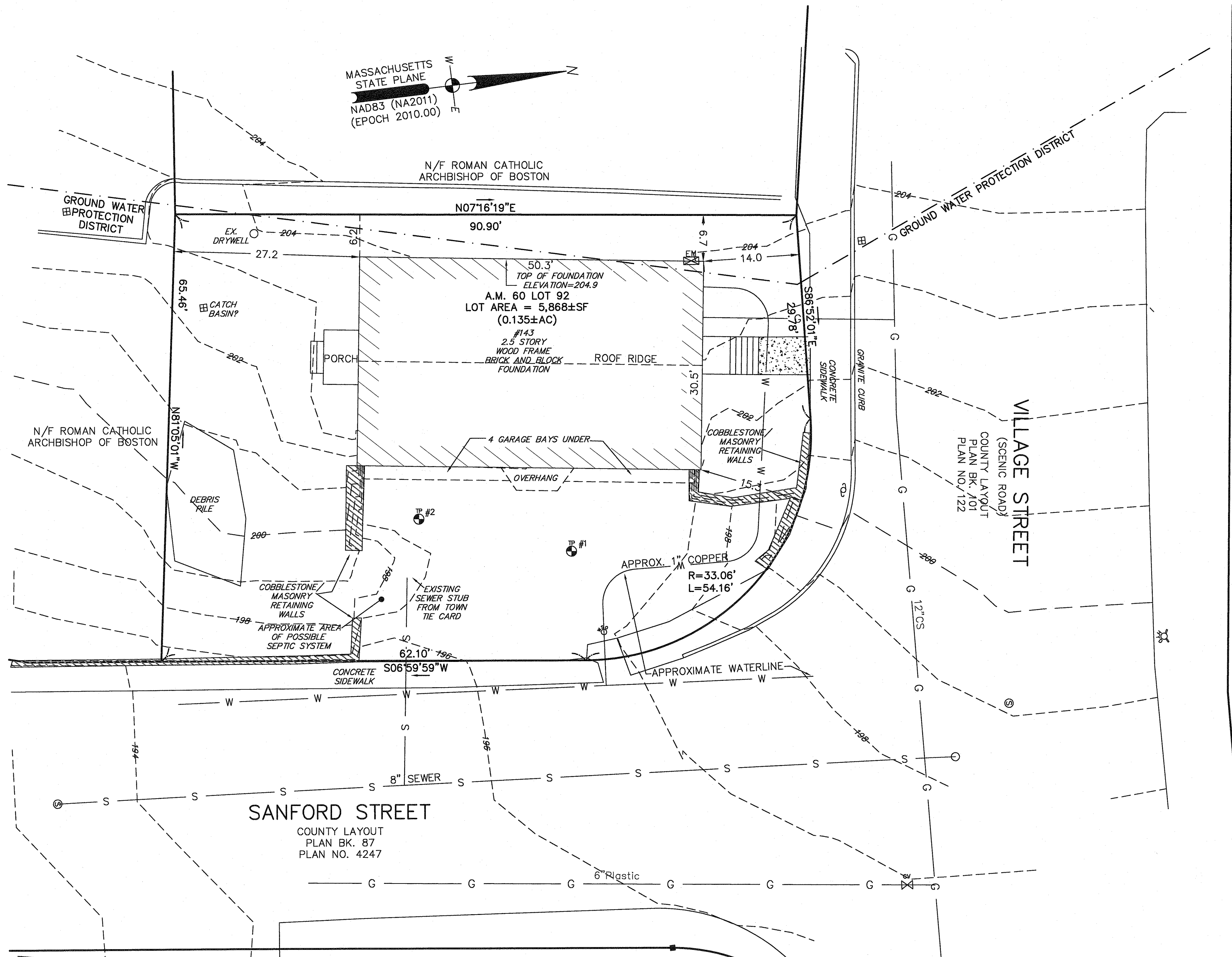
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

TESTING INFORMATION

DATE: AUGUST 31, 2017

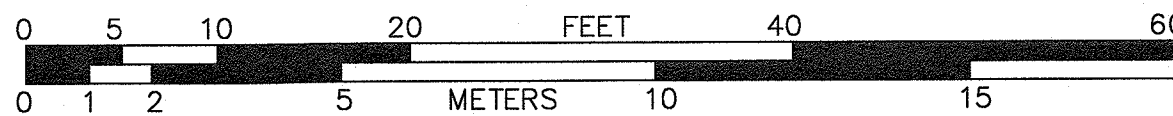
BY: MICHAEL HASSETT, SOIL EVALUATOR

196.5	DTH #1		196.5	DTH #2	
195.8	SANDY LOAM 10YR5/2	0-8" A	193.5		0-36" F
	SANDY LOAM	8"-26"		SAND & GRAVEL	36"-84"
194.3	10YR5/6	B		10YR5/3	
	STRATIFIED SAND & GRAVEL	26"-84"			
189.5	10YR5/3	C	189.5		
	REFUSAL AT 84" NO MOTTLES			REFUSAL AT 84" NO MOTTLES TOP AND SUB SOIL STRIPPED	



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PLAN REFERENCES:

SEE PLAN DATED MARCH 7, 1927 BY A. SCHUYLER CLAPP RECORDED IN DEED BOOK 1735 PAGE 354

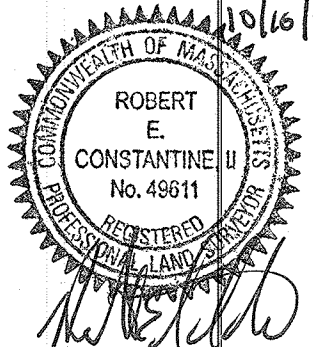
SEE COUNTY LAYOUT OF VILLAGE STREET IN PLAN BOOK 101 PLAN NO. 122

SEE COUNTY LAYOUT OF SANFORD STREET IN PLAN BOOK 87 PLAN NO. 4247

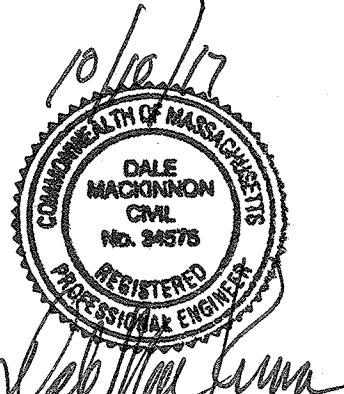
JOB NO. F4158

APPROVED DATE:
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE:
BEING A MAJORITY



PROFESSIONAL
LAND SURVEYOR



PROFESSIONAL
ENGINEER

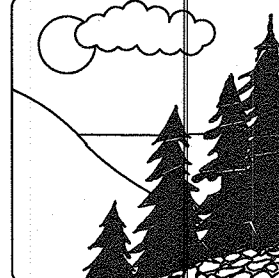
OWNER:
VIRGINIA I. HEAVEY
6 SANFORD STREET
MEDWAY, MA 02053
DEED BK. 20894 PG. 320

APPLICANT:
N.E. PREMIER PROPERTIES, LLC
KEVIN TUCCERI, MANAGER
5 SHIELA LANE
FRANKLIN, MA 02038

LOCUS:
143 VILLAGE STREET
A.M. 60 LOT 92

REVISIONS

DATE	REVISED
10/10/17	REVISIONS PER TOWN



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&
Halnon, Inc.

Engineering & Land Surveying
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Fx. (508) 528-7921 FRANKLIN, MA 02038
www.gandhengineering.com

EXISTING CONDITIONS

MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE SEPTEMBER 6, 2017	SCALE 1"=10'
SHEET 2 OF 7	JOB NO. F4158

PLANTING LEGEND			
SYMBOL	NAME	SIZE	QUANTITY
	LITTLE LEAF LINDEN TILIA CORDATA	4' MIN. 2.5" CAL.	3
	ROSE OF SHARON HIBISCUS SYRIACUS	5 GAL.	7
	JUNIPER PLUMROSA COMPACTA	3 GAL.	14
	DAYLILY HEMERCALLIS 'HAPPY RETURNS'	3 GAL.	4
	DELAWARE VALLEY WHITE AZALEA RHODODENDRON 'DELAWARE VALLEY WHITE'	3 GAL.	3
	REDTWIG DOGWOOD CORNUS ALBA 'BAILHALO'	2-3ft. HIGH	5
	AMERICAN ARBORVITAE THUJA OCCIDENTALIS	3-4ft. HIGH	5
	GLORY JAPANESE HOLLY ILEX GRENATA 'GLORY'	3 GAL.	6

LEGEND			
	CATCH BASIN		PROPOSED LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	GAS VALVE		SEWER LINE
	GAS SHUT OFF VALVE		DRAIN LINE
	WATERGATE		WATER LINE
	WATER SHUT OFF VALVE		GAS LINE
	FIRE HYDRANT		ELEC., TEL., CABLE
	VERTICAL CONC CURB		OVERHEAD WIRES
	RETAINING WALL		25' WETLAND BUFFER
	A.F.G. ABOVE FINISH GRADE		EDGE OF PAVEMENT
	ARBORVITAE		SPOT ELEVATION
	SHRUB		CLEAN OUT
	TREE		ELECTRIC METER

ZONING INFORMATION
VILLAGE COMMERCIAL

	REQUIRED	EXISTING
AREA	10,000SF	5,868±SF.
FRONTAGE	N/A	146.04'
FRONT YARD	20'	13.9'±
SIDE YARD	10'	6.2'±
REAR YARD	10'	N/A
LOT COVERAGE		
BUILDINGS	80%	28%
LOT COVERAGE		
AREA	N/A	N/A

PARKING INFORMATION

4 UNITS PROPOSED
1.5 PARKING SPACES PER UNIT= 6 SPACES REQUIRED

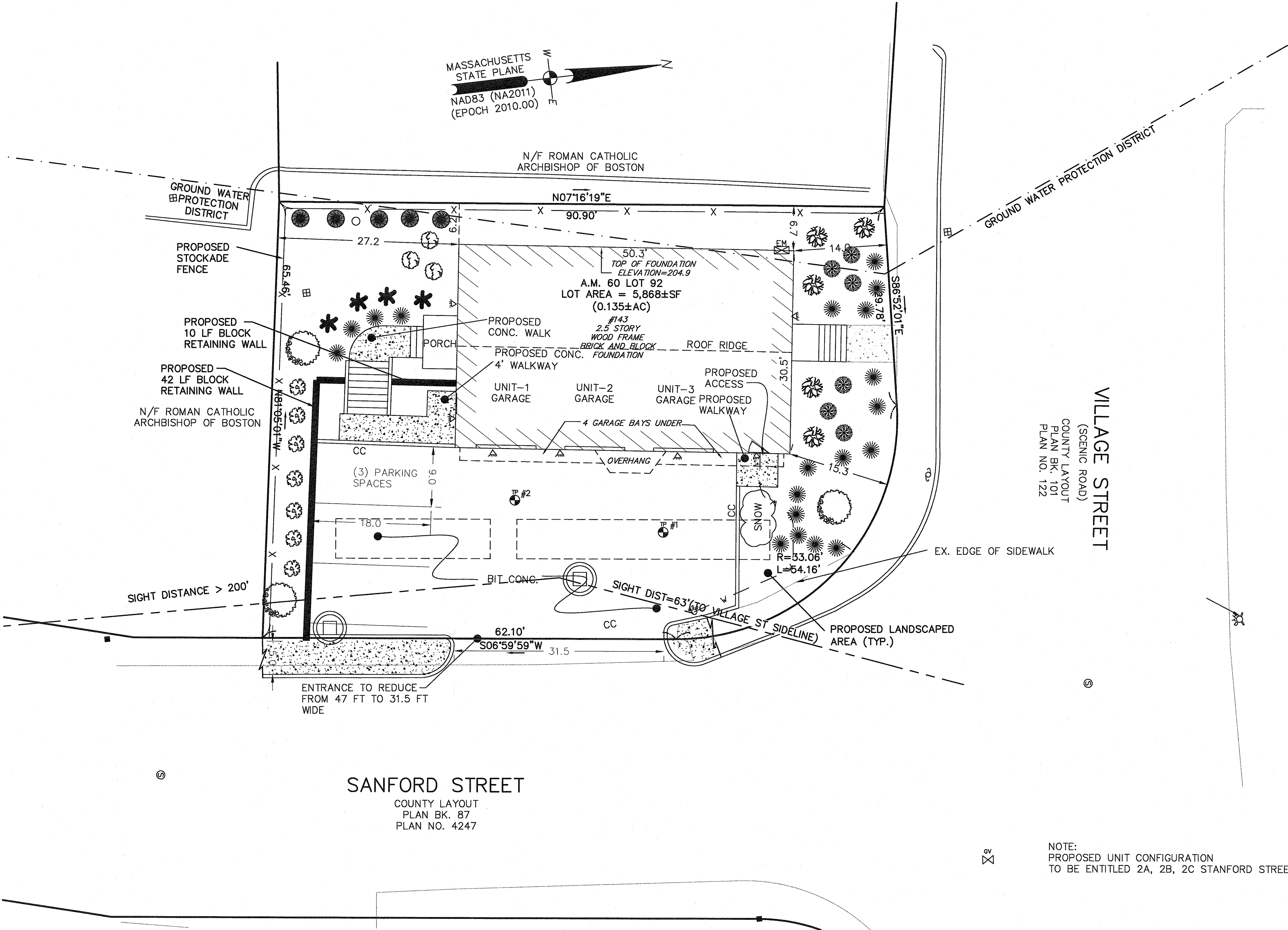
PROVIDED PARKING
GARAGE PARKING FOR 3 UNITS= 3 SPACES
DESIGNATED OUTDOOR PARKING = 3 SPACES
TOTAL PROVIDED PARKING = 6 SPACES

NOTES

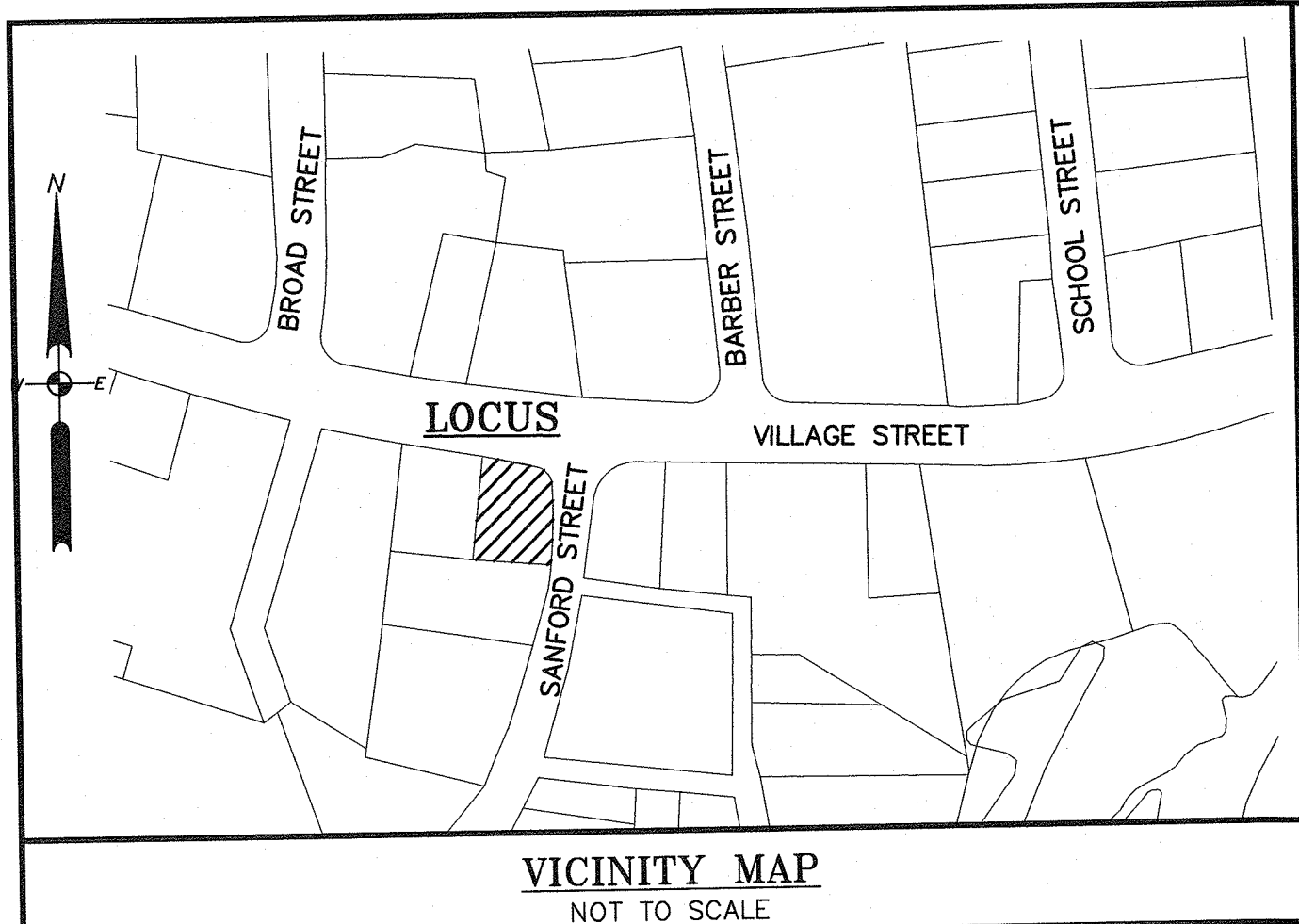
1. THIS LAND IS ZONED VILLAGE COMMERCIAL
2. THIS LAND IS WITHIN THE MEDWAY VILLAGE OVERLAY DISTRICT.
3. THIS SITE IS NOT IN A FLOOD HAZARD ZONE.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
4. REFER TO MEDWAY ASSESSORS MAP 60 LOTS 092.
5. VILLAGE STREET IS DESIGNATED AS A SCENIC ROAD.
6. THE NORTH WESTERLY PORTION OF THE LOT IS WITHIN THE GROUND WATER PROTECTION DISTRICT.
7. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
8. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO A PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.

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JOB NO. F4137	
APPROVED DATE: PLANNING AND ECONOMIC DEVELOPMENT BOARD	
DATE: BEING A MAJORITY	
OWNER: VIRGINIA L. HEAVEY 6 SANFORD STREET MEDWAY, MA 02053 DEED BK. 20894 PG. 320	APPLICANT: N.E. PREMIER PROPERTIES, LLC KEVIN TUCCERI, MANAGER 5 SHIELA LANE FRANKLIN, MA 02038
LOCUS: 143 VILLAGE STREET A.M. 60 LOT 92	
REVISIONS	
DATE	REVISED
10/10/17	PER TOWN COMMENTS
Guerriere & Halnon, Inc. Engineering & Land Surveying Ph. (508) 528-3221 53 WEST CENTRAL STREET Fx. (508) 528-7921 FRANKLIN, MA 02038 www.gandhengineering.com	
SITE LAYOUT & LANDSCAPING PLAN	
MULTI FAMILY HOUSING SPECIAL PERMIT 143 VILLAGE STREET MEDWAY MASSACHUSETTS	
DATE SEPTEMBER 6, 2017	SCALE 1"=10'
SHEET 3 OF 7	JOB NO. F4158



LEGEND

	CATCH BASIN		PROPOSED LIGHT POLE
	DRAIN MANHOLE		UTILITY POLE
	ELECTRIC MANHOLE		GUY WIRE
	SEWER MANHOLE		SIGN
	GAS VALVE		SEWER LINE
	GAS SHUT OFF VALVE		DRAIN LINE
	WATERGATE		WATER LINE
	WATER SHUT OFF VALVE		GAS LINE
	FIRE HYDRANT		ELEC., TEL. CABLE
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	RETAINING WALL		25' WETLAND BUFFER
	ABOVE FINISH GRADE		EDGE OF PAVEMENT
	ARBORVITAE		SPOT ELEVATION
	SHRUB		CLEAN OUT
	TREE		ELECTRIC METER
			SILT BAG

ZONING INFORMATION
VILLAGE COMMERCIAL

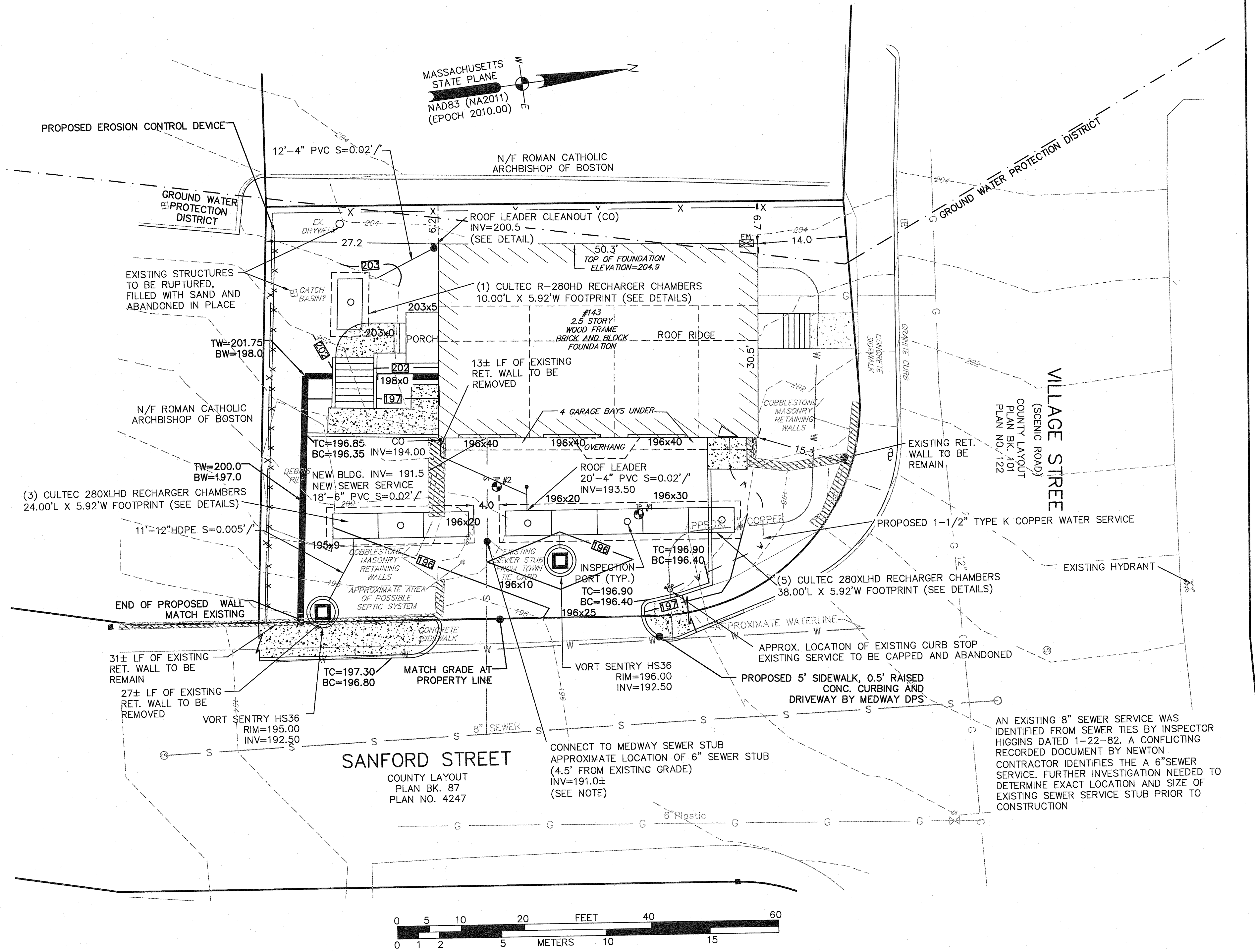
	REQUIRED	EXISTING
AREA	10,000SF	5,868±SF.
FRONTAGE	N/A	N/A
FRONT YARD	20'	13.9'±
SIDE YARD	10'	6.2'±
REAR YARD	10'	N/A
LOT COVERAGE	80%	28%
LOT COVERAGE	N/A	N/A

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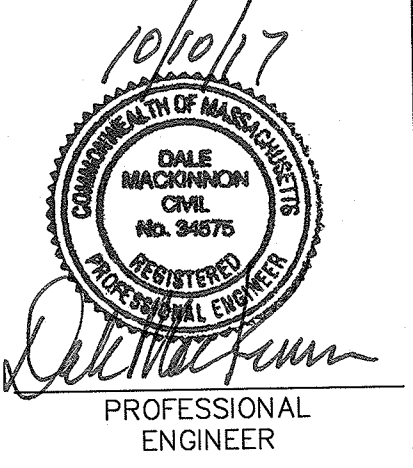
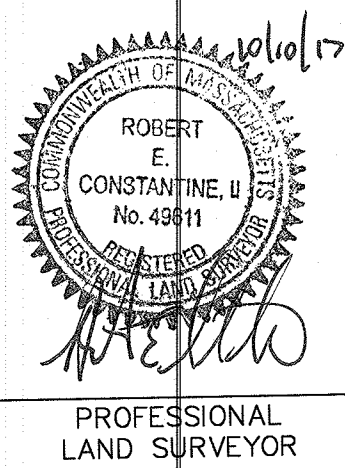
STORM DRAINAGE NOTES

SPECIAL CONSIDERATION FOR INLET CONTROLS FOR EROSION COLLECTION BEFORE ENTERING DRAINAGE SYSTEM:

1. INSTALL SILT SACKS.
2. BARRIER AROUND CATCH BASIN, MULCH SOCK OR EQUAL
3. INSTALL SILT SACK IN CATCH BASINS UNTIL CONSTRUCTION IS COMPLETE.
4. INSPECTIONS BEFORE AND AFTER STORM EVENTS ARE REQUIRED TO INSURE ADEQUACY OF EROSION CONTROL MEASURES.
5. CONTRACTOR & ARCHITECT ARE TO VERIFY SITE UTILITIES PRIOR TO DESIGN & CONSTRUCTION.

APPROVED DATE:
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE:
BEING A MAJORITY



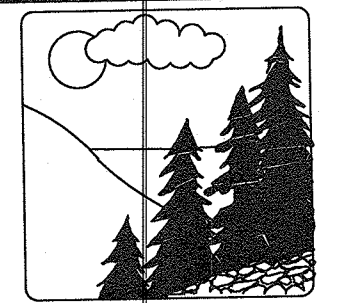
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DEED BK. 20894 PG. 320

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KEVIN TUCCERI, MANAGER
5 SHIELA LANE
FRANKLIN, MA 02038

LOCUS:
143 VILLAGE STREET
A.M. 60 LOT 92

REVISIONS

DATE	REVISED
10/10/17	PER TOWN COMMENTS



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&
Halnon, Inc.

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www.gandhengengineering.com

GRADING, UTILITY AND
EROSION CONTROL PLAN

MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE
SEPTEMBER 6, 2017

SCALE
1"=10'

SHEET
4 OF 7

JOB NO.
F4158

JOB NO.
F4158

THIS PHOTOMETRIC PLAN IS BASED SOLELY UPON PROPRIETARY INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND CLIENT RECOMMENDATION.

LUMINAIRE LOCATIONS, LIGHTING PATTERNS, AND ILLUMINATION LEVELS WERE PREPARED UTILIZING INFORMATION SUPPLIED BY THE LUMINAIRE MANUFACTURER AND THE SOFTWARE PACKAGE SIMPLY OUTDOOR. IT'S VALUES SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND SHALL BE VERIFIED BY THE LUMIN MANUFACTURER PRIOR TO INSTALLATION.

ACTUAL PERFORMANCE OF LIGHTING PATTERNS AND/OR ILLUMINANCE VALUES MAY VARY DUE TO VARIATIONS IN LIGHT HEIGHT, ELECTRICAL VOLTAGE, LAMP WATTAGE, AND OTHER VARIABLE FIELD CONDITIONS, OR USING A LUMINAIRE OTHER THAN SPECIFICALLY NOTED HEREON.

GUERRIERE & HALNON, INC ASSUMES NO RESPONSIBILITY FOR ANY SAFETY AND/OR SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS WHICH MAY OCCUR AFTER INSTALLATION.



FEATURES & SPECIFICATIONS

INTENDED USE — The OLCS provides years of maintenance-free general illumination for residential and commercial outdoor applications such as walkways, doorways/entrances, columns, and stairways.

CONSTRUCTION — Hugged cast-aluminum housing is protected by a thermozet powder coat finish that provides superior resistance to corrosion and multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/covers protects LEDs.

Fixture weight = 2.4 lbs.

OPTICS — 48 high-performance LEDs produce up to 513 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White polycarbonate diffuser provides a soft white light at 4000K CCT.

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input = 8.9 watts.

Operating temperature: -30°C to 40°C.

Amps @ 120V = .076.

Surge protection = 2.5KV.

INSTALLATION — Mounts easily to recessed junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

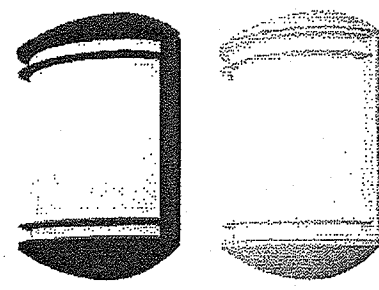
Designed for wall mounting more than 4' above the ground.

Retired in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.aaculightings.com/CustomerResources/terms_and_conditions.aspx.

Actual performance may differ as a result of end-user environment and application.

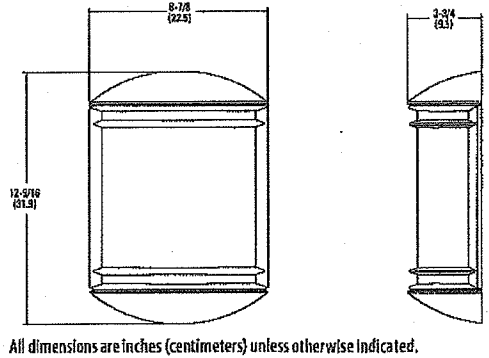
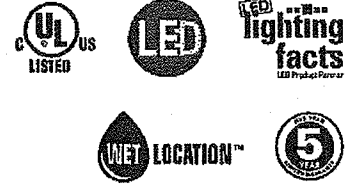
Note: Specifications subject to change without notice.



Outdoor General Purpose

OLCS

OUTDOOR LED CAST SCONCE



All dimensions are in inches (centimeters) unless otherwise indicated.



FEATURES & SPECIFICATIONS

INTENDED USE — For building and wall-mounted applications.

CONSTRUCTION — Extruded aluminum body with cast end caps is mounted with 1/4" bolts, to formed steel wall bracket. Housing body rotates to allow for variable aiming. Standard finish is dark bronze (0010) polyester powder. Other architectural colors available.

Cast aluminum doorframe is hinged and secured by stainless steel fasteners. Closed cell silicone gasket prevents the penetration of dust and moisture.

OPTICAL SYSTEM — Centered optics with anodized, aluminum reflectors: segmented, specular or hammered finish.

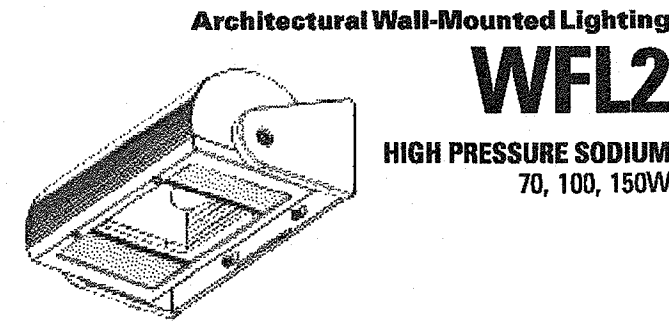
Clear, impact-resistant, tempered glass lens with silkscreen.

ELECTRICAL SYSTEM — 150W and below utilizes a high reactance, high power factor ballast. Ballast is copper wound and 100% factory tested.

Medium-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. 40V pulse rated. UL listed 600V, 600V.

INSTALLATION — Mounting plate includes provision for attachment independent of junction box. Optional Backbox wall mounting available for surface conduit applications. Mounts either left-up or left-down.

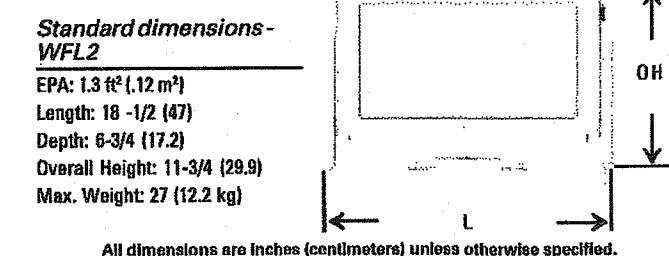
LISTINGS — UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options). IP65 rated in accordance with IEC standard 529.



Architectural Wall-Mounted Lighting

WFL2

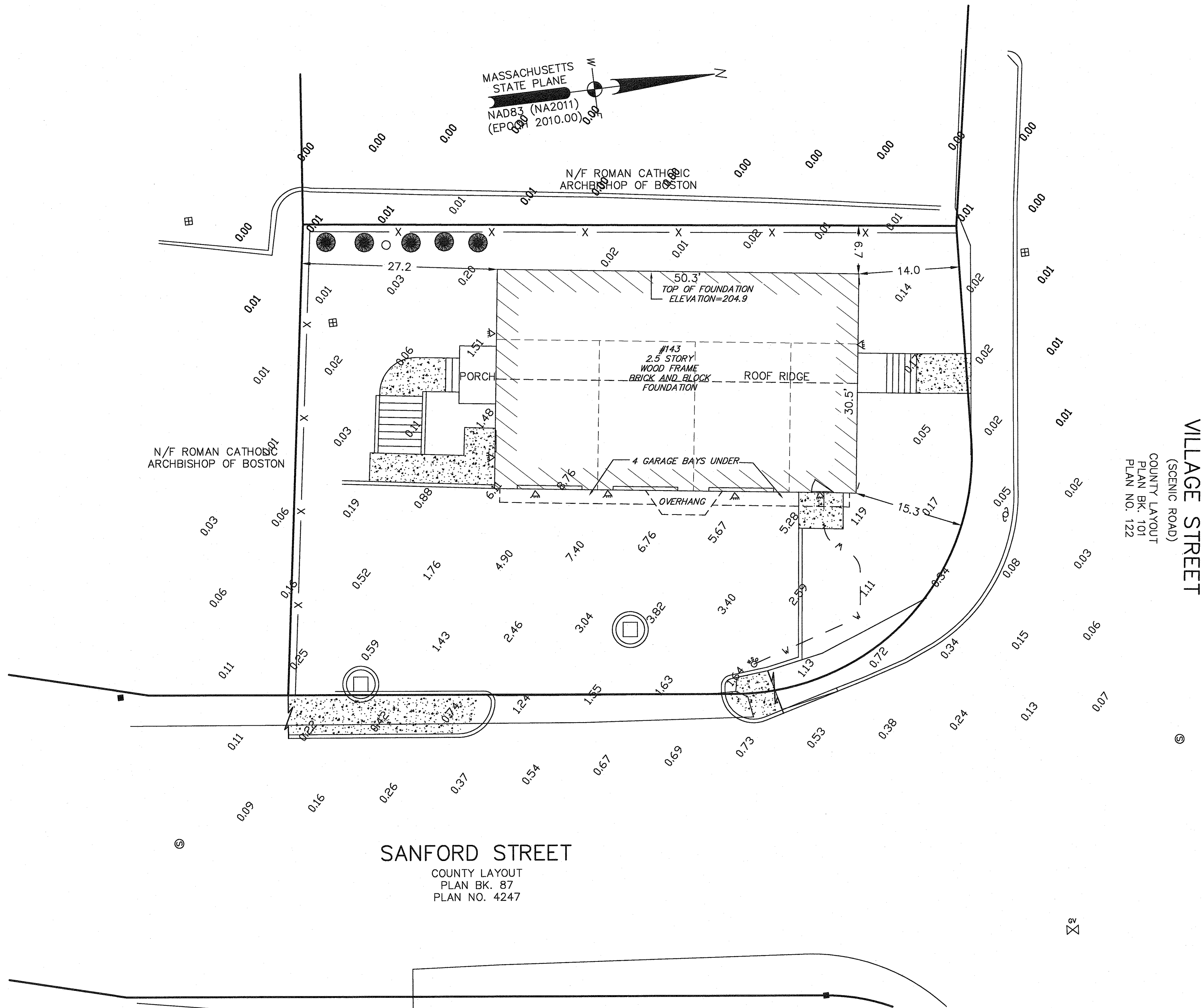
HIGH PRESSURE SODIUM
70, 100, 150W



All dimensions are in inches (centimeters) unless otherwise specified.

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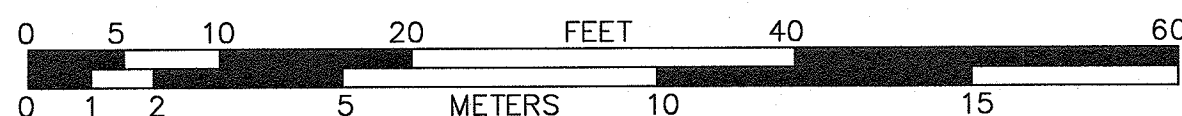
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



SANFORD STREET

COUNTY LAYOUT
PLAN BK. 87
PLAN NO. 4247

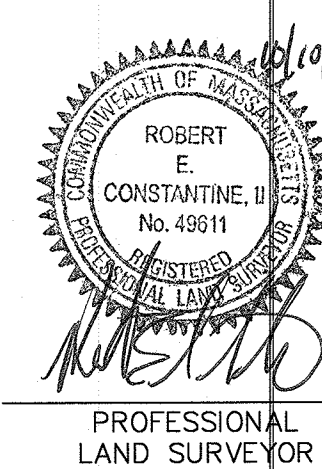
VILLAGE STREET
(SCENIC ROAD)
COUNTY LAYOUT
PLAN BK. 101
PLAN NO. 122



JOB NO.
F4158

APPROVED DATE:
PLANNING AND ECONOMIC
DEVELOPMENT BOARD

DATE: _____
BEING A MAJORITY



PROFESSIONAL
LAND SURVEYOR



PROFESSIONAL
ENGINEER

OWNER:
VIRGINIA I. HEAVEY
6 SANFORD STREET
MEDWAY, MA 02053
DEED BK. 20894 PG. 320

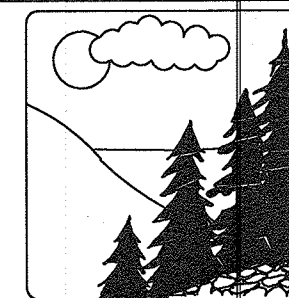
APPLICANT:
N.E. PREMIER PROPERTIES, LLC
KEVIN TUCCERI, MANAGER
5 SHIELA LANE
FRANKLIN, MA 02038

LOCUS:

143 VILLAGE STREET
A.M. 60 LOT 92

REVISIONS

DATE	REVISED
10/10/17	PER TOWN COMMENTS



**Guerriere
&
Halnon, Inc.**

Engineering & Land Surveying
Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MA 02038
www.gandhengineering.com

PROPOSED PHOTOMETRIC
PLAN

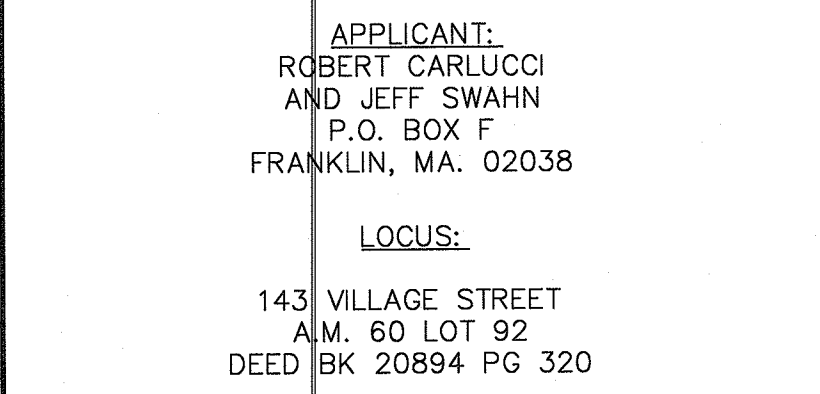
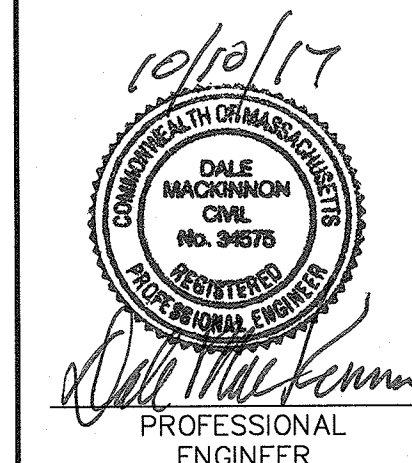
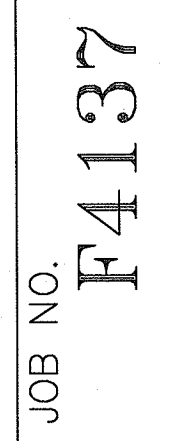
MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE
SEPTEMBER 6, 2017

SCALE
1"=10'

SHEET
5 OF 7

JOB NO.
F4158



CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL
CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK POLYETHYLENE.
- THE CHAMBER WILL BE ARCHED IN SHAPE.
- THE CHAMBER WILL BE OPEN-BOTTOMED.
- THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
- MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 18 INCHES (450 mm).
- THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" (286 mm) AND HEIGHT OF 11.6" (292 mm). THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES (311 mm).
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT³ / FT (0.565 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT³ / UNIT (1.205 m³ / UNIT) - WITHOUT STONE.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
- THE RECHARGER 280HD CHAMBER WILL HAVE EIGHTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
- THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
- THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
- THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
- THE RECHARGER 280SHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
- THE RECHARGER 280HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
- THE RECHARGER 280EH END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
- CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
- HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
- THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP LOCATED ON TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
- THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
- THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2008 CERTIFIED FACILITY
- THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
- MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

- THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HDPE).
- THE CHAMBER WILL BE ARCHED IN SHAPE.
- THE CHAMBER WILL BE OPEN-BOTTOMED.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
- THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANFOLD.
- THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 20L™ POLYETHYLENE LINER

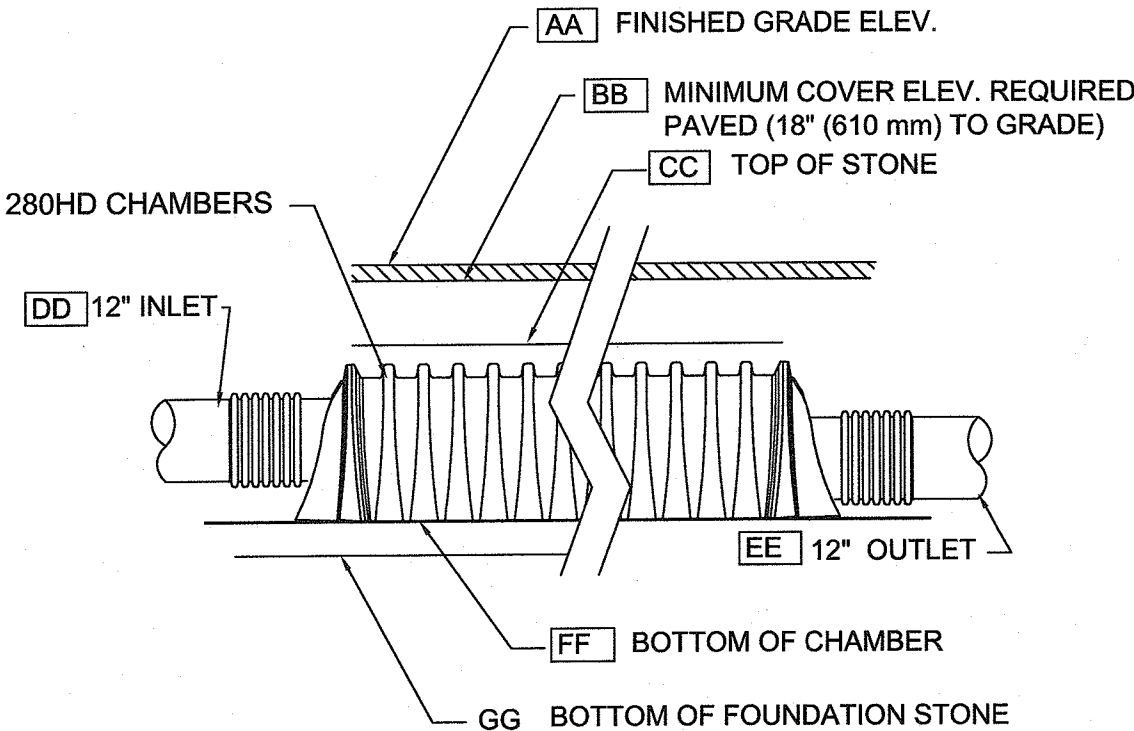
GENERAL
CULTEC NO.™ 20L POLYETHYLENE LINER IS DESIGNED AS AN IMPERVIOUS UNDERLAYMENT TO PREVENT SCOURING OF THE STONE BASE CAUSED BY WATER MOVEMENT WITHIN THE CULTEC SYSTEM. CULTEC NO. 20L POLYETHYLENE LINER IS TO BE PLACED BENEATH HVLV FC-24 FEED CONNECTORS WHEN UTILIZING INTERNAL MANFOLD AND BENEATH ALL INLET PIPES.

LINER PARAMETERS

- THE LINER WILL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
- THE LINER WILL BE BLACK IN APPEARANCE.
- THE LINER WILL HAVE A NOMINAL THICKNESS OF 20 MIL (0.51 mm).
- THE LINER WILL HAVE A WEIGHT OF 93 LBS/MSF (453 g/m²).
- THE LINER WILL HAVE A TENSILE STRENGTH @ BREAK 1" (2.54 cm) OF 75 LBS (334 n) PER ASTM D6693 TESTING METHOD.
- THE LINER WILL HAVE AN ELONGATION AT BREAK OF 800% PER ASTM D6693 TESTING METHOD.
- THE LINER WILL HAVE A TEAR RESISTANCE OF 11 LBF (49 n) PER ASTM D1004 TESTING METHOD.
- THE LINER WILL HAVE A HYDROSTATIC RESISTANCE OF 100 PSI (689 kpa) PER ASTM D751 TESTING METHOD
- THE LINER WILL HAVE A PUNCTURE RESISTANCE OF 30 LBF (133 n) PER ASTM D4833 TESTING METHOD.
- THE LINER WILL HAVE A VOLATILE LOSS OF <1% PER ASTM D1203 TESTING METHOD.
- THE LINER WILL HAVE A DIMENSIONAL STABILITY OF <2% PER ASTM D1204 TESTING METHOD.
- THE LINER WILL HAVE A MAXIMUM USE TEMPERATURE OF 180° F (82° C).
- THE LINER WILL HAVE A MINIMUM USE TEMPERATURE OF -70° F (-57° C).
- THE LINER WILL HAVE A PERM RATING OF 0.041 U.S. PERMS (0.027 METRIC PERMS) PER ASTM E96 METHOD.
- THE LINER WILL CONSIST OF A BLENDED LINEAR POLYETHYLENE.
- THE LINER WILL NOT CONTAIN PLASTICIZERS.

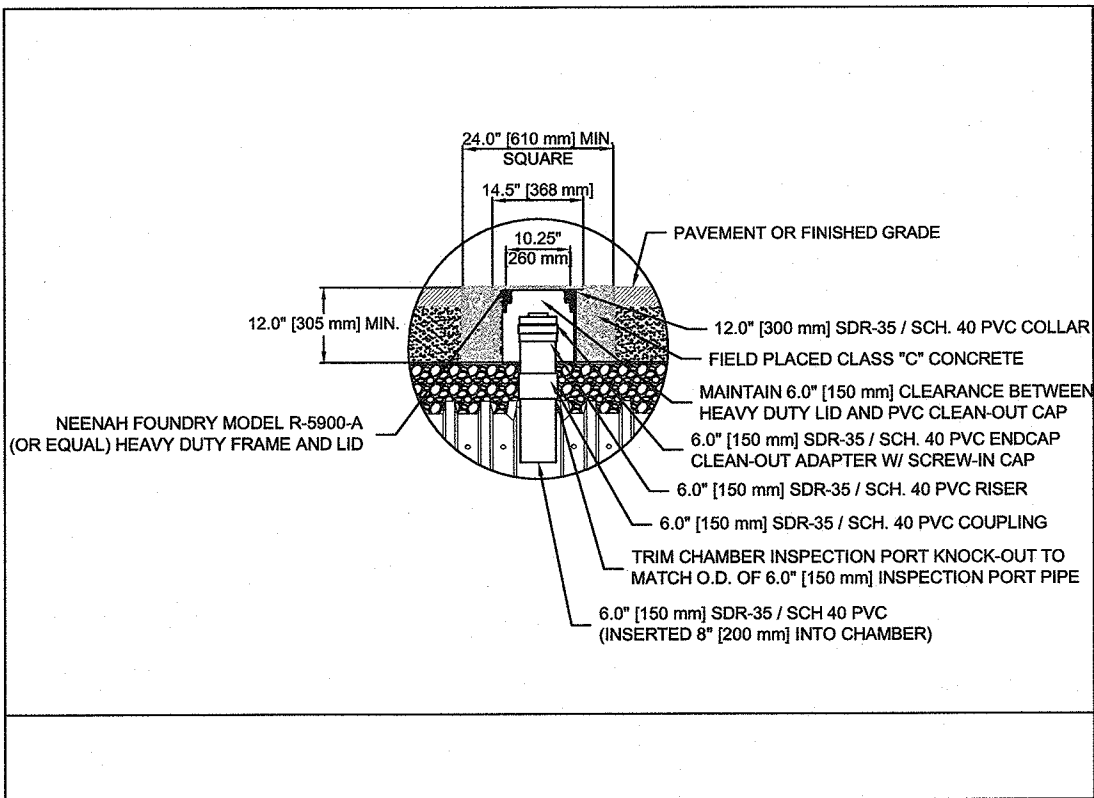
GENERAL EROSION CONTROL AND CONSTRUCTION NOTES

- THE LIMITS OF ALL CLEARING, GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE SHALL REMAIN TOTALLY UNDISTURBED.
- INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER EVERY RAINFALL EVENT.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES OR REPLACE AS REQUIRED TO ASSURE PROPER FUNCTION.
- CONTRACTOR SHALL IMMEDIATELY REPAIR ANY AND ALL EROSION AND SEDIMENT CONTROLS FOUND TO BE FAULTY.
- ANY AND ALL DEBRIS AND LITTER WHICH ACCUMULATES IN THE BASINS SHALL BE REMOVED WEEKLY.
- THE CONTRACTOR SHALL IMPLEMENT ALL REASONABLE EROSION AND SEDIMENT CONTROLS PRIOR TO THE ACTUAL COMMENCEMENT OF CONSTRUCTION ACTIVITIES INCLUDING THE CLEARING AND/OR GRUBBING OF ANY PORTION OF THE PROPERTY. THESE MEASURES SHALL BE MAINTAINED IN EFFECT THROUGHOUT THE ENTIRE CONSTRUCTION PHASE, OR UNTIL THE SITE HAS BECOME STABILIZED WITH AN ADEQUATE VEGETATIVE COVER.
- SEDIMENT BUILD UP BEHIND FILTERMITT SHALL BE MONITORED AND BE REMOVED WHENEVER IT HAS ACCUMULATED TO FOUR INCHES IN DEPTH.
- CATCH BASINS SHALL BE PROTECTED WITH SILT FILTERS (SILT SACKS). INSPECT SEDIMENT FILTERS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER RAINFALL THAT PRODUCES RUNOFF. CLEAN OR REPLACE FILTERS WITHIN 24 HOURS OF INSPECTION WHEN SEDIMENT REACHES ONE HALF OF THE FILTER SACK DEPTH. CATCH BASINS SHALL BE PROTECTED BY SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. PUMPS SHALL BE CLEANED WHENEVER SEDIMENT HAS ACCUMULATED TO A DEPTH OF 24 INCHES AND IMMEDIATELY FOLLOWING INSTALLATION OF PERMANENT PAVEMENT.
- THE CONTRACTOR SHALL MAINTAIN AN ADEQUATE STOCKPILE OF EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES FOR EMERGENCY OR ROUTINE REPLACEMENT AND SHALL INCLUDE MATERIALS TO REPAIR OR REPLACE SILT FENCE, MULCH SOCK, STONE FILTER DIKES OR ANY OTHER DEVICES PLANNED FOR USE DURING CONSTRUCTION.
- THE CONTRACTOR IS TO INSPECT ALL CONTROLS NO LESS THAN WEEKLY, AND IN ANTICIPATION OF RAINFALL EVENTS EXPECTED TO EXCEED 1/2 INCH IN DEPTH. ALL DEFICIENCIES NOTED DURING SAID INSPECTION SHALL BE REPAIRED IMMEDIATELY AND IN NO CASE SHALL A DEFICIENCY BE ALLOWED TO GO UNCORRECTED DURING A RAINFALL EVENT. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED, REINFORCED, OR REPLACED IF NECESSARY. ALL ACCUMULATED SEDIMENTS AND OTHER MATERIALS COLLECTED
- BY THE SEDIMENTATION CONTROL SYSTEMS SHALL BE REMOVED AS NECESSARY TO INSURE PROPER FUNCTION OF SYSTEMS AND DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH THE INTENT OF THIS PLAN, IN AN UPLAND AREA.
- TEMPORARY EARTH OR STONE DIKES, DRAINAGE SWALES AND/OR TEMPORARY SLOPE DRAINS SHALL BE INSTALLED WHERE OFF-SITE OR ON-SITE RUNOFF IS SUFFICIENT ENOUGH SUCH THAT IT WILL BE NECESSARY TO DIVERT THE FLOW AROUND THE SITE OR PREVENT EROSION WITHIN THE LIMITS OF WORK.
- STORM DRAIN INLET PROTECTION SHALL BE USED FOR ALL EXISTING AND PROPOSED CATCH BASINS IN THE PROJECT AREA. PRIOR TO COMPLETION OF THE PROJECT, ALL CATCH BASINS WITHIN THE PROJECT AREA SHALL BE CLEANED.
- ALL DISTURBED EARTH SLOPES AREA TO BE STABILIZED WITH PERMANENT VEGETATIVE COVER, TO BE ESTABLISHED AS SOON AS POSSIBLE. DISTURBED AREAS THAT ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL RECEIVE A PERMANENT OR TEMPORARY VEGETATIVE COVER AS SOON AS FINAL CONTOURS ARE ESTABLISHED. TEMPORARY VEGETATIVE COVER IS TO BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT REQUIRE ADDITIONAL DISTURBANCE FOR PERIOD OF 30 DAYS OR MORE. IF THE SEASON PREVENTS THE ESTABLISHMENT OF VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDDED AS SOON AS WEATHER CONDITIONS ALLOW.
- THERE SHALL BE NO DIRECT DISCHARGE OF DEWATERING OPERATIONS INTO ANY DRAINAGE SYSTEM UNLESS THIS DISCHARGE IS CLEAN AND FREE OF SETTLEABLE SOLIDS. ANY DEWATERING DISCHARGE CONTAINING SETTLEABLE SOLIDS (SEDIMENTS) SHALL BE PASSED THROUGH A SEDIMENTATION CONTROL DEVICE(FILTER BAG) TO REMOVE THESE SOLIDS. THE CONTRACTOR IS TO MAINTAIN SAID SEDIMENT CONTROL DEVICE THROUGHOUT THE ENTIRE DEWATERING OPERATION AND REPAIR DEFICIENCIES IMMEDIATELY.
- SOIL STOCKPILE AREAS FOR CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE WETLAND AREAS AND ASSOCIATED BUFFERS.
- ALL PLANTINGS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AS EARLY AS THE POSSIBLE UPON COMPLETION OF GRADING AND CONSTRUCTION.
- ALL PLANTINGS SHALL BE WATERED AND MAINTAINED BY THE CONTRACTOR TO ENSURE SURVIVAL.
- EROSION CONTROL SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED



INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE

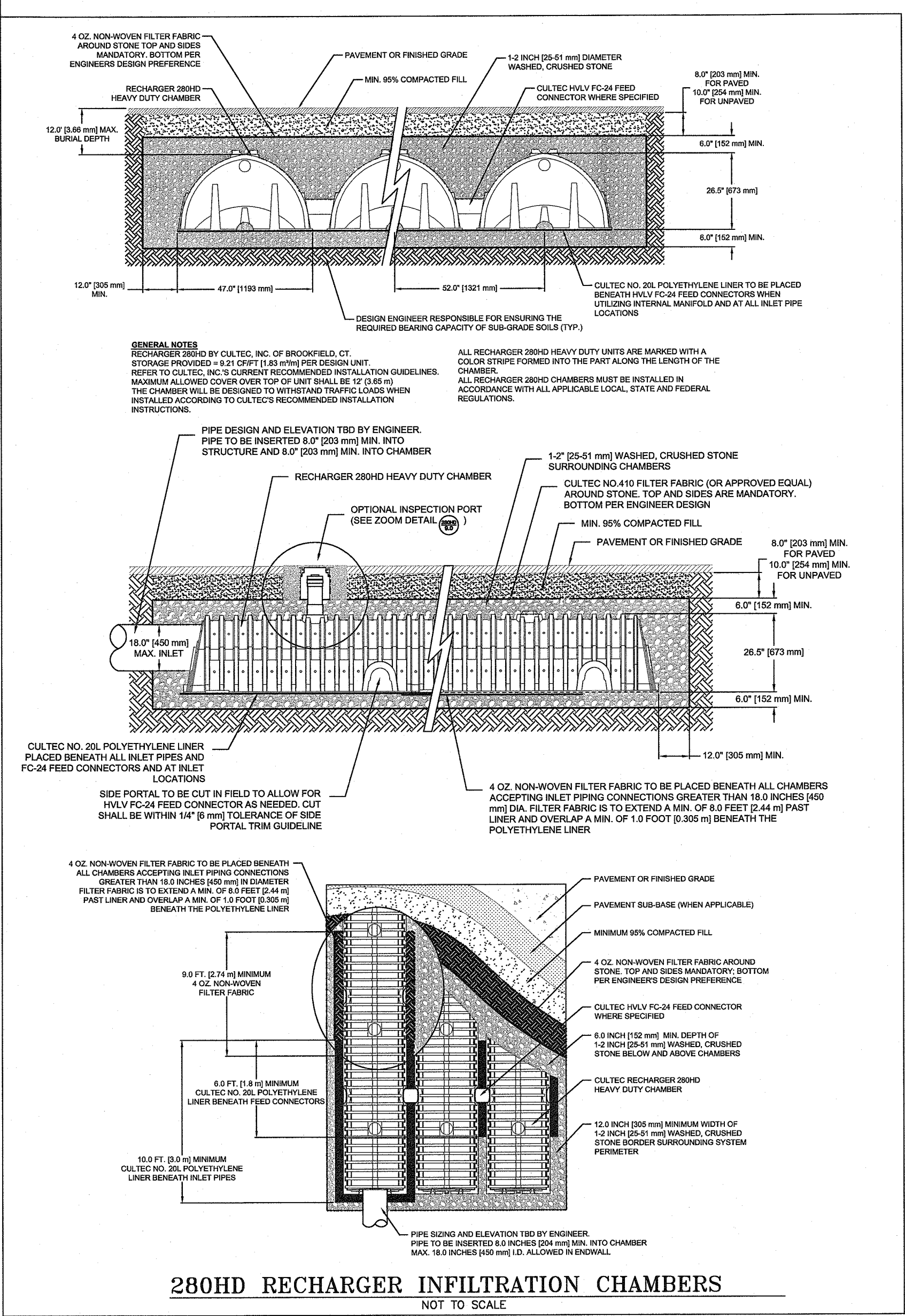
- INSTALL EROSION CONTROL BARRIERS AND HAVE ENGINEER INSPECT AND PREPARE LETTER.
- RAZE THE EXISTING BUILDINGS, PAVEMENT, WALKWAYS, ETC CLEAR SITE OF ALL TREES DESIGNATED TO BE REMOVED.
- CONSTRUCT A TEMPORARY BASIN TO COLLECT RUNOFF DURING CONSTRUCTION.
- STOCKPILE LOAM, OR REMOVE LOAM.
- INSTALL PIPES FOR DRAINAGE SYSTEMS. INSTALL DISCHARGE POINT ON EACH SYSTEM.
- BRING SITE TO SUB-GRADE.
- ALL SLOPES ALONG THE PROPERTY LINES SHALL BE MULCHED TEMPORARILY, IF DISTURBED.
- TEMPORARY STONE (3/4" – 1 1/2") SHALL BE PLACED AT THE PROJECT ENTRANCE WHEN ACCESSING EXISTING PAVEMENT. SWEEPING IS REQUIRED IF FINES ARE OBSERVED IN THE PARKING LOT OR PUBLIC WAYS.
- ALL DISTURBED AREAS NOT TREATED WITH PERMANENT LOAM AND SEED SHALL BE COVERED WITH MULCH, OR OTHER EROSION CONTROL DEVISE.
- ALL CONSTRUCTION GRADES IN THE INTERIM SHALL BE SLOPED TO FLOW INTO THE TEMPORARY BASIN, WHERE POSSIBLE.
- THE SITE MITIGATION OF EROSION IN THOSE AREAS TO BE LANDSCAPED OR MULCHED SHALL BE TO INSTALL AS SOON AS POSSIBLE.
- CLEAN ALL SEDIMENT OUT OF TEMPORARY BASIN AND INSTALL CLEAN FILL PER PLAN SPECIFICATIONS PRIOR TO FINAL GRADING AND SURFACE STABILIZATION.
- THE SUBSURFACE DRAINAGE SYSTEM SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION PROPER FILTERFABRIC SHALL BE PLACED AT INLETS TO KEEP THE STORM DRAINAGE CLEAN OF DEBRIS.
- ONCE THE CURB IS INSTALLED, THE PERMANENT MULCH AND LANDSCAPING SHALL BE INSTALLED.
- SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
- CLEAN ALL ON SITE CATCH BASINS, MANHOLES, PIPING, TEMPORARY BASIN, AND INFILTRATION CHAMBERS. INSTALL SILT BAGS AT EACH CATCH BASIN.
- KEEP SITE SWEPT AND MAINTAINED PER STORMWATER MANAGEMENT PLAN.



INSPECTION PORT
NOT TO SCALE

	3 & 5 UNIT CULTEC RECHARGER 280HD SYSTEM	ELEV.
AA	FINISHED GRADE ELEV.	195.88
BB	MINIMUM COVER ELEV. (PAVEMENT)	195.63
CC	TOP OF STONE	194.96
DD	12" INLET	192.44
EE	12" OUTLET	N/A
FF	BOTTOM OF CHAMBER	192.25
GG	BOTTOM OF FOUNDATION STONE	191.75

ELEVATIONS



280HD RECHARGER INFILTRATION CHAMBERS
NOT TO SCALE

	1 UNIT CULTEC RECHARGER 280HD SYSTEM	ELEV.
AA	FINISHED GRADE ELEV.	202.25
BB	MINIMUM COVER ELEV. (GRASS)	202.04
CC	TOP OF STONE	201.21
DD	12" INLET	200.25
EE	12" OUTLET (OVERFLOW SPOUT)	205.50
FF	BOTTOM OF CHAMBER	198.50
GG	BOTTOM OF FOUNDATION STONE	198.00

ELEVATIONS

JOB NO. **F4137**

PROFESSIONAL LAND SURVEYOR

APPLICANT:
ROBERT CARLUCCI
AND JEFF SWAHN
P.O. BOX F
FRANKLIN, MA. 02038

LOCUS:
143 VILLAGE STREET
A.M. 60 LOT 92
DEED BK 20894 PG 320

REVISIONS

DATE	PER	TOWN	COMMENTS	REVISED
10/10/17				

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221
Fx. (508) 528-7921
55 WEST CENTRAL STREET
FRANKLIN, MA 02038
www.guerriereandhalnon.com

CONSTRUCTION DETAILS

AND SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE SEPTEMBER 6, 2017	SCALE 1"=10'
SHEET 7 OF 7	JOB NO. F4158



September 19, 2017
(revised October 18, 2017)

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

**Re: Site Plan Review
143 Village Street
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 143 Village Street (corner lot) adjacent to the intersection of Village Street and Sanford Street in Medway, MA. Proposed Project includes rehabilitation of existing building, proposed parking, landscaping, lighting and appurtenant drainage improvements.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Multi Family Housing Special Permit, 143 Village Street, Medway, Massachusetts", dated September 6, 2017, prepared by Guerrier & Halnon, Inc. (GHI).
- A stormwater management narrative (Stormwater Narrative) titled "Pre and Post Narrative" dated September 6, 2017, prepared by GHI.
- A narrative titled "Ground Water Protection District Special Permit in Accordance with Zoning Regulations 3.4 Special Permits and 5.6.3 Groundwater Protection District, 143 Village Street, Medway, MA" dated September 6, 2017, prepared by GHI.
- A narrative titled "Ground Water Protection District Special Permit, 143 Village Street, Medway, MA" dated September 6, 2017, prepared by GHI.
- A Request for waiver form titled "Medway Planning and Economic Development Board Request for Waiver from Site Plan Rules and Regulations" dated September 7, 2017, prepared by GHI.
- A Special Permit Application titled "Multi-Family Housing Special permit, 143 Village Street, Medway, MA" dated September 6, 2017, prepared by GHI.

The Plans, Stormwater Narrative 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), additional applicable town standards and good engineering practice. Zoning related issues were not reviewed and will be conducted by separate consultants/town agencies.

TT 10/18/17 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 plan (Plans) set titled "Multi Family Housing Special Permit, 143 Village Street, Medway, Massachusetts," dated September 6, 2017, revised October 10, 2017, prepared by GHI.
- A revised stormwater management narrative (Stormwater Narrative) titled "Pre and Post Narrative" dated September 6, 2017, (no revision date), prepared by GHI.

- Additional request for waiver forms titled “Medway Planning and Economic Development Board Request for Waiver from Site Plan Rules and Regulations” dated October 6, 2017, prepared by GHI.
- A car turning exhibit dated October 10, 2017, prepared by GHI.
- A response letter dated October 10, 2017, prepared by GHI.

The revised Plans were reviewed against our previous comment letter (September 19, 2017) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

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 applicant has not supplied a written Development Impact Statement. We have no objection to a waiver from this regulation. (Ch. 200 §204-3.A.7)
 - *GHI 10/10/17 Response: The applicant will submit a waiver from providing a Development Impact Statement.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 2) The applicant has not drawn the Plans at a scale of 1”=40’. However, the scale of the Plans as provided is sufficient to adequately represent the proposed work. We have no objection to a waiver from this regulation. (Ch. 200 §204-4.B)
 - *GHI 10/10/17 Response: Due to the size of the lot and details on the plan, G&H feels a 40 scale plan would not depict a legible plan. We defer to the board for the need to provide a formal waiver for this matter.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 3) The applicant has not shown existing and proposed vertical datum on the Plans. Elevations shall refer to North American Vertical Datum of 1988 (NAVD88). (Ch. 200 §204-4.D)
 - *GHI 10/10/17 Response: See note #7 on plan entitled “Cover” Sheet 1 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 4) The applicant has not provided assessors map and parcel number, zoning district classification and list of requested waivers on the cover sheet. (Ch. 200 §204-5.A)
 - *GHI 10/10/17 Response: See note #7 & #2 on plan entitled “Cover” Sheet 1 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 5) The applicant has not noted scenic road designations on the locus plan provided. (Ch. 200 §204-5.B.1)
 - *GHI 10/10/17 Response: Revised as requested. See plan entitled “Cover” Sheet 1 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 6) The applicant has not provided metes and bounds for property lines. (Ch. 200 §204-5.B.3)
 - *GHI 10/10/17 Response: Revised as requested. See plan entitled “Existing Conditions” Sheet 2 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.

- 7) The applicant has not provided an Existing Landscape Inventory and has requested a waiver from this regulation. Based on the current condition of the site we do not object to the waiver request. (Ch. 200 §204-5.C.3)
- *GHI 10/10/17 Response: Waiver has been requested.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 8) The applicant has not provided required building setback lines on the Plans. (Ch. 200 §204-5.D.1)
- *GHI 10/10/17 Response: Revised as requested. The building on the site is existing and setbacks to the boundary are shown. See plan entitled "Existing Conditions" Sheet 2 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 9) The applicant has not provided required parking setback lines on the Plans. (Ch. 200 §204-5.D.2)
- *GHI 10/10/17 Response: Revised as requested. See plan entitled "Site Layout & Landscaping Plan" Sheet 3 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 10) The applicant has not provided sewer service invert information. This information is critical due to a potential conflict with the proposed infiltration system located under the parking area. (Ch. 200 §204-5.D.6)
- *GHI 10/10/17 Response: G&H has spoken with Barry Smith from DPS and he strongly believes a stub is located approximately 18' off left corner of building along Sanford Street and 45.7' off right corner of said Street. The proposed design intends to connect to this stub. See plan entitled "Site Layout & Landscaping Plan" Sheet 3 of 7 and "Grading, Utility and Erosion Control Plan" Sheet 4 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 11) The applicant has provided a landscape plan. However, it does not include endorsement by a Registered Landscape Architect. A waiver has been requested from this regulation. (Ch. 200 §204-5.D.7)
- *GHI 10/10/17 Response: A waiver will be requested.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 12) The applicant has not provided architectural façade elevations. (Ch. 200 §204-5.D.8)
- *GHI 10/10/17 Response: Architect has provided elevations in original submission.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 13) The applicant has not provided color renderings of the Project. (Ch. 200 §204-5.D.9)
- *GHI 10/10/17 Response: Architect has provided color renderings in original submission.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 14) The applicant has not provided horizontal sight distances at the proposed driveway. The proposed driveway is within 50 feet, and significantly downhill, of the Village/Sanford Street intersection. Its downhill position reduces reaction time and limits sight distance as vehicles make the right turn from Village Street to Sanford Street. Providing adequate sight distances is essential to maintaining safe egress from the Project driveway and travel along Sanford Street. (Ch. 200 §204-5.D.14)

- *GHI 10/10/17 Response: Revised as requested. See plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7.*
 - TT 10/18/17 Update: The proposed design does not meet the regulation as the site driveway remains proposed less than 50 feet from the intersection. We recommend the applicant request waiver from this regulation.
- 15) The applicant has not provided parking summary in the zoning summary table. (Ch. 200 §204-5.D.15)
- *GHI 10/10/17 Response: Revised as requested. See plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 16) The applicant has not provided existing/proposed hydrant on the Plans. Furthermore, means for fire protection have not been provided. We recommend the applicant coordinate with the Medway Fire Chief to determine proposed fire protection for the Project. (Ch. 200 §204-5.D.16)
- *GHI 10/10/17 Response: G&H has spoken to Barry from DPS and he said hydrant water pressure in the vicinity is around 70 psi and is located across the street from the project providing convenient fire accessibility.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 17) The photometric plan provided shows light spill over the property line along all sides of the Project. (Ch. 200 §205-2.O and Ch. 200 §205-8.C)
- *GHI 10/10/17 Response: Revised as requested. See plan entitled “Proposed Photometric” Sheet 5 of 7.*
 - TT 10/18/17 Update: Light spill remains proposed adjacent to the southeastern corner of the project and along Village/Sanford Street. We recommend the PEDB include this item as a Condition of Approval in the Site Plan Decision for the Project.
- 18) The proposed site entrance is located within 50 feet of the point of tangency between Village Street and Sanford Street. (Ch. 200 §205-3.A.6)
- *GHI 10/10/17 Response: Due to the nature of the site this issue has been addressed to the maximum extent practicable.*
 - TT 10/18/17 Update: See update at Comment 14.
- 19) The proposed site entrance is located within 15 feet of the side property line. (Ch. 200 §205-3.B.2)
- *GHI 10/10/17 Response: Revised as requested. See plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 20) The applicant has not provided proposed parking space sizes on the Plans and spaces do not appear to not meet minimum criteria. (Ch. 200 §205-6.G.3)
- *GHI 10/10/17 Response: Revised as requested. See plan entitled “Site Layout & Landscaping Plan” Sheet 3 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.

- 21) The applicant is providing parking in an area that will require vehicles exiting the site to back into a roadway which is not acceptable. Furthermore, it is our opinion that this location poses particular risks due to its proximity to Village Street/Sanford Street. (Ch. 200 §205-6.G.4(c))
- *GHI 10/10/17 Response: G&H acknowledges comment by Tetra Tech. See G&H Comment #29.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 22) The applicant has not provided means for snow removal at the site. (Ch. 200 §205-7)
- *GHI 10/10/17 Response: Revised as requested. See plan entitled "Site Layout & Landscaping Plan" Sheet 3 of 7.*
 - TT 10/18/17 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

- 23) The applicant has not supplied a complete stormwater report. The applicant is proposing to increase impervious cover at the site which requires mitigation of post-development peak runoff, loss in recharge and water quality. Documentation proving compliance with stormwater standards must be provided.
- *GHI 10/10/17 Response: G&H respectfully acknowledges recommendation; however, G&H believes the grate capacity and 12" HDPE pipe size for a 0.13 cfs flow rate for a 25-year storm is more than adequate to accommodate this flow.*
 - TT 10/18/17 Update: GHI response does not appear to be referring to the correct item. We recommend the applicant provide memo summarizing compliance with each of the ten stormwater Standards in lieu of providing full report due to the size of the project. We recommend the PEDB include this item as a Condition of Approval in the Site Plan Decision for the Project.

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

- 24) The applicant has not supplied supporting documentation for proposed mitigation of post-development peak runoff as well as other requirements mentioned in Comment 23 above. (Ch. 200 §205-4.B)
- *GHI 10/10/17 Response: G&H respectfully acknowledges recommendation; however, G&H was told by Susan A. from the town that a stormwater report was not required. See revised pre and post narrative attachment.*
 - TT 10/18/17 Update: See update at Comment 23.
- 25) The applicant has not supplied pipe and catch basin grate sizing calculations. (Ch. 200 §205-4.E.1)
- *GHI 10/10/17 Response: G&H respectfully acknowledges recommendation; however, G&H believes the grate capacity and 12" HDPE pipe size for a 0.13 cfs flow rate for a 25-year storm is more than adequate to accommodate this flow.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.

General Stormwater Comments

- 26) We recommend the applicant route roof runoff directly to the Infiltration Systems. Roof runoff is considered clean and can be directly discharged to infiltration bmp's.
- *GHI 10/10/17 Response: Revised as requested. See revised plan entitled "Grading, Utility and Erosion Control Plan" Sheet 4 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 27) We recommend the applicant propose the "Separator Row" in the larger Cultec system to provide ease of maintenance. We also recommend an access manhole in order to maintain the system.
- *GHI 10/10/17 Response: G&H respectfully acknowledges the recommendation from Tetra Tech; however, due to the small drainage tributary area and size of the infiltration system, G&H believes that adding extra inspection port and a detail Operation of Maintenance Plan, currently provided, is adequate for maintaining this BMP without adding an isolator row which will add addition(al) infrastructure cost to the clients' budget.*
 - TT 10/18/17 Update: We maintain our recommendation to include Cultec Separator Row into the proposed design. The Separator Row and appurtenant access manhole will provide access to the system for maintenance which is essential to prolong the life of the system. In our practical experience managing stormwater system maintenance (per recommended maintenance schedules), water quality units will bypass sediment into the subsurface system ultimately reducing infiltration and decreasing system capacity. TT has not been supplied HydroCAD analysis of the system and therefore cannot determine peak elevations in the system for design storms. The system has no emergency bypass and will pond the driveway if system fills to capacity. We recommend the PEDB include this item as a Condition of Approval in the Site Plan Decision for the Project.
- 28) Roof runoff infiltration chamber designed for 2-year storm event. We recommend the applicant provide supporting documentation for 10- and 100-year events to determine potential overflow conditions and to ensure overflow volumes are considered in other stormwater controls.
- *GHI 10/10/17 Response: Revised as requested. See plan entitled "Grading, Utility and Erosion Control Plan" Sheet 4 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.

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

- 29) Reverse movements onto Sanford Street will be an issue with vehicles travelling on Village and taking right onto Sanford. Vehicles may not have the sight distance to stop on time on the hill particularly in unfavorable weather conditions. We consider this an unsafe condition for both the residents and traffic on Sanford Street.
- *GHI 10/10/17 Response: G&H acknowledges the necessity of safe traffic conditions; however, due to the site constraints and lack of a feasible solution to completely resolve the sight distance issue we proposed to the following that will improve the proposed site plan to maximum extent practicable:*

- *Eliminate one parking space and rotate remaining three spaces perpendicular to the proposed retaining (wall). This will reduce vehicle congestion and poor vehicle maneuvering within site.*
 - *Move parking a few feet south to get a large distance away from the intersection.*
 - *Added cubing along edge of relocated parking to provide a safety buffer and to discourage vehicles from inadvertently plowing into the development when spaces are not occupied.*
 - *Coordinate with Town to decrease the turning radius at the intersection of Sanford and Village Street as part of their upcoming sidewalk improvement project.*
 - *See attached vehicle maneuvering plan.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 30) Two of the proposed parking stalls are located in front of garage doors requiring tandem parking and potential issues with access and maneuverability within the site and adjacent to a high volume roadway.
- *GHI 10/10/17 Response: Revised as requested. See revised plan entitled "Site Layout & Landscaping Plan" Sheet 3 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 31) We recommend the applicant be required to place "Church Parking Only" signs (or similar) along the western property line to prevent residents of the Project from parking in the Church parking lot unless specifically authorized by the Church.
- *GHI 10/10/17 Response: Applicant will coordinate with the clergy of the church to determine the best solution to resolve a potential parking overflow issue.*
 - TT 10/18/17 Update: We recommend the PEDB include this item as a Condition of Approval in the Site Plan Decision for the Project.
- 32) We recommend the applicant confirm existing 1 inch copper water service is sufficient to serve three condominium units.
- *GHI 10/10/17 Response: G&H agree that the 1" existing water service needs to be upgraded to a 1-1/2" type K copper service to adequately service all units. See revised plan entitled "Grading, utility and Erosion Control Plan" Sheet 4 of 7.*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.
- 33) It appears the town is preparing to install proposed curb and new sidewalk along Sanford Street. We recommend the applicant coordinate with Medway DPS for design of proposed driveway apron and sidewalks.
- *GHI 10/10/17 Response: G&H has spoken to Barry from Medway DPS and he will utilize our design plans and incorporate them into their proposed design of and accommodate a smaller radius (size to be determined).*
 - TT 10/18/17 Update: This item has been addressed to our satisfaction.

- 34) A portion of public sidewalk appears to extend onto the subject property. We recommend the applicant coordinate with Medway DPS to address potential issues.
- *GHI 10/10/17 Response: G&H acknowledges recommendation. See G&H response #33.*
 - TT 10/18/17 Update: Existing town sidewalk remains within the limit of the applicants' property. We recommend the applicant propose to relocate the sidewalk out of the property limits or provide access easement to the town. We recommend the PEDB include this item as a Condition of Approval in the Site Plan Decision for the Project.
- 35) The endorsement signature block shall read "Planning and Economic Development Board" not "Planning Board" and shall be located on all sheets.
- *GHI 10/10/17 Response: Revised as requested. See revised plan set.*
 - TT 10/18/17 Update: The applicant has not supplied signature blocks on the detail sheets. We recommend the PEDB include this item as a Condition of Approval in the Site Plan Decision for the Project.

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, P.E.
Senior Project Engineer

P:\21583\143-21583-17013 (VILLAGE ST MULTI FAMILY SITE PLAN REVIEW)\DOCS\143\VILLAGE-PEDBREV(2017-10-18).DOCX

PGC ASSOCIATES, INC.

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

October 19, 2017

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

RE: 143 VILLAGE MULTIFAMILY SPECIAL PERMIT/SITE PLAN

Dear Mr. Rodenhiser:

I have reviewed the revised proposed multifamily housing special permit and site plan, for 3 units on Village and Sanford Streets. The applicant is N.E. Premier Properties, LLC of Franklin, Kevin Tuccieri, Manager. The owner is the Estate of Virginia Heavey of Medway.

The proposal is to reconfigure an existing pre-existing, nonconforming 4-unit building with a footprint of 1534 square feet on a lot of 5868 square feet into 3 units along with associated parking, drainage, lighting, and landscaping. The plan was prepared by Guerriere and Halnon of Franklin, Robert Constantine (surveyor) of Franklin, and JG Architects (architects) of Holliston. The plan is dated September 6, 2017.

The property is located at 143 Village Street in the VC, Village Street Adaptive Use Overlay and Multifamily Overlay zoning districts, and is partially within a Groundwater Protection District. I have repeated the comments in my September 19 letter with new comments in **bold** as follows:

ZONING

Multifamily Housing (Section 5.6.4)

1. The site is within the Multifamily Housing Overlay District (Section 5.6.4) and thus eligible for a project.
2. The site has more than 50 feet of frontage on Village and Sanford Streets, which has sufficient capacity to handle the additional traffic flow from 3 units.
3. At 5868 square feet (.1347 acres), the site would normally be entitled to 1.6 units under the 12 units per acre requirement (but may be entitled to density bonuses based on rehabilitating an existing building more than 75 years old).
4. The site does not meet the minimum lot size for the underlying district. However, both the lot and building are legally, pre-existing nonconforming, and legally, preexisting nonconforming structures are eligible for a Multifamily Housing Special Permit if there is no increase in the nonconformities and Planning and Economic Development Board may waive the dimensional requirements with a 4/5 vote based on a more desirable design and enhanced buffering for adjacent residential properties.

5. The building height is not shown. However, it is a preexisting building and height is not proposed to be increased.
6. The proposal meets the parking requirement of 1.5 spaces per unit and 1 per every 2 units for visitors
7. The open space requirement of 15% is met.

Adaptive Use Overlay District (AUOD, Section 5.6.2))

8. Subsection 5.6.4 B. 4 requires that multifamily projects within the AUOD comply with the AUOD Site Development Standards (Section 504-4 in the AUOD Rules and Regulations). One of those standards (504-4 B) requires that an existing building must be restored or renovated to restore or enhance its architectural integrity. Architectural plans were not included so it is not clear if this requirement is met. This requirement is a PEDB regulation so the PEDB may waive it if determines that is in the best interest of the Town. **Architectural plans have been submitted. The plan appears to generally comply with the restoration/renovation requirement.**
9. Section 504-4 C of the AUOD standards require that parking be to the side or rear and that it be screened from the public way, unless the PEDB finds it is not feasible to do so. Given the existing configuration of the site, it is clearly not feasible to move the parking or screen it from the public way. It should be noted, though, that the primary façade is on Village Street and the garages and parking spaces are on Sanford so the “spirit” is being met to the extent feasible. **The parking spaces have been repositioned to a better configuration.**
10. Lighting is of residential scale, and architecturally compatible with the buildings in compliance with Section 504-4 D.
11. Section 504-4 E prohibits new curb cuts and expansion of existing curb unless the PEDB finds that such changes are necessary to ensure safe access. A portion of the existing curb cut is being used and the cut is being expanded in one direction but reduced in another resulting in a net reduction, so this complies with the regulation. **The curb cut is reduced from 47 to 31.5 feet.**
12. There is significant pedestrian access as there is an existing sidewalk on both abutting streets, that are proposed to be improved. However, there is no provision for bicycle parking so the project does not completely comply with Section 504-4 F and no waiver is requested. **A waiver from this requirement is now requested.**
13. A landscape plan is provided and the entire building will be residential so Section 504-4 G is met.

Groundwater Protection District

14. A Groundwater Protection Special Permit is required because an existing use is being enlarged to greater than 2500 square feet of impervious surface. No prohibited uses are proposed, but conditions in the special permit decision should specify that such activities are prohibited.

Other

15. A photometric plan for lighting has been provided but it does not comply with Section 7.1.2 (Outdoor Lighting) of the Bylaw since the foot-candle level exceeds .01 for most of the perimeter. **The light plan has been revised but still shows some light trespass around most of the perimeter.**
16. No signage is shown on the plans.

SITE PLAN REGULATIONS

(Note: Site plan issues that have been addressed above are not repeated in this section).

17. Section 204-5 B.1 requires a Site Context sheet indicating features within 2000 feet of the perimeter of the site. This was not provided and no waiver was requested. **Applicant states that it ‘defers to the Board on this matter.’ I am not sure what this means. A waiver should be requested.**
18. Section 204-5 C (3) requires an Existing Landscape Inventory. This was not provided and no waiver was requested. **A waiver is now requested.**
19. Section 204-5 D. (1) requires that setbacks be shown. Setbacks were shown (except for a porch on the rear of the house) but setbacks for parking spaces were not shown and no waiver was requested. The parking spaces appear to be about 10 feet from the Sanford Street lot line. Backing out of those spaces could be problematic with vehicles turning right onto Sanford from Village Street. **The parking configuration is much improved by removing an existing wall and adding a new wall closer to the lot line to allow parking spaces parallel to Sanford Street to allow backing within the lot and entering Sanford Street facing forward. The space adjacent to the house may be difficult to enter if there is a car in the middle space but could be workable.**
20. Section 204-5 D (14) requires horizontal sight distances at entrances to be shown. This was not done, and no waiver was requested. Again, backing out of spaces onto Sanford could be an issue that sufficient sight distance could address. **Backing out onto Sanford has been eliminated, but sight distance in that direction is now shown as 63 feet.**


GENERAL COMMENTS

21. As noted above, I have a bit of a concern about backing onto Sanford Street from the outdoor parking spaces while acknowledging that this an existing condition. I also have a concern about turning movements into the third (closest to Village Street) garage space if there is a car parked in front of the middle garage space. **While backing onto Sanford has been eliminated, the radius from Village onto Sanford has not been reduced as was discussed at the previous**

hearing. Slowing down cars making that turn around the corner is still an important concern even with vehicles exiting the site in a forward direction.

If there are any questions about these comments, please call or email me.

Sincerely,

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

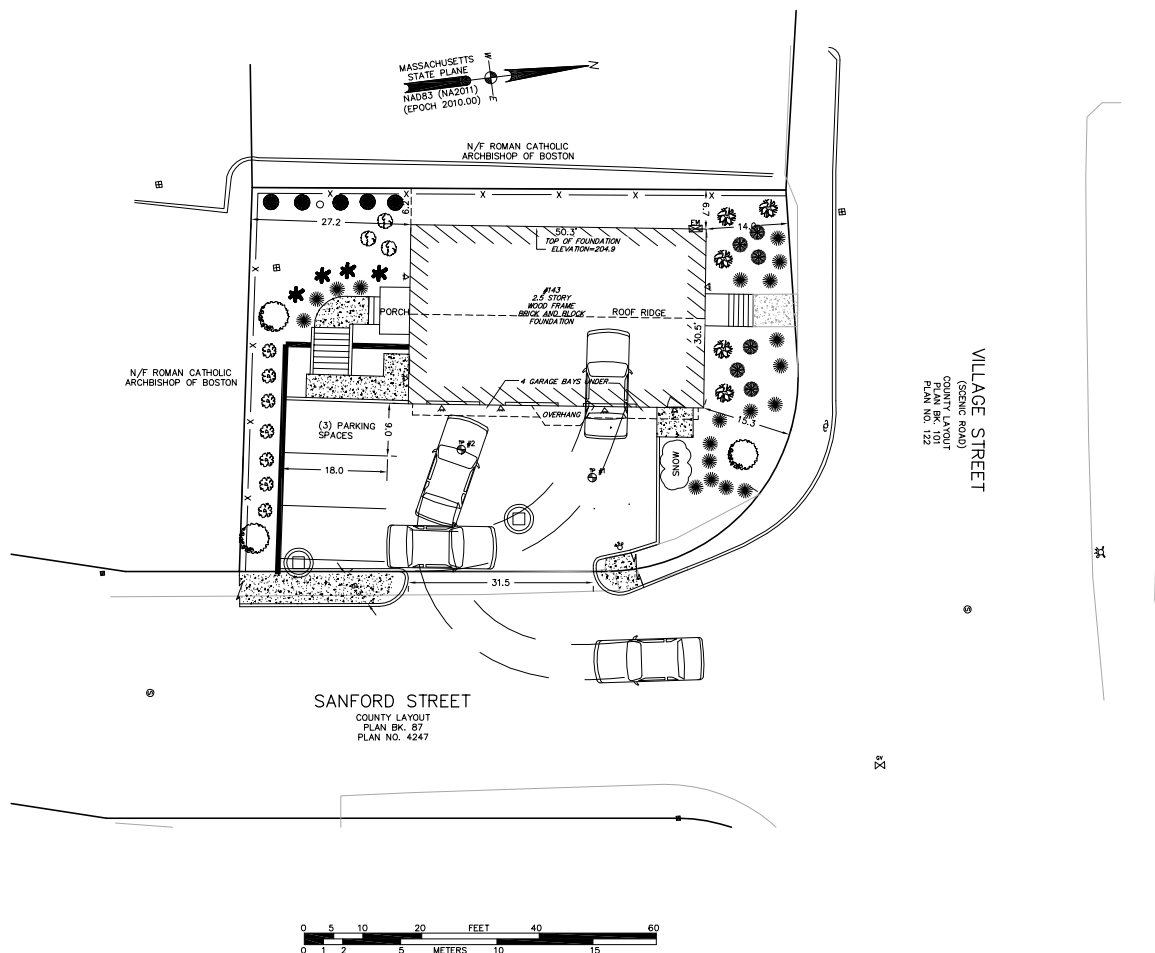
Gino D. Carlucci, Jr.

Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
Complete 1 form for each waiver request

Project Name:	Multi Family Housing Special Permit
Property Location:	143 Village Street
Type of Project/Permit:	Multi Family Housing Special Permit
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	AUOD Section 5.6.2
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Section 504-4F
What aspect of the Regulation do you propose be waived?	Do not provide bicycle rack
What do you propose instead?	
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Not necessary for such a small site, inside storage available.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$500.00+/-
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 change in design
What is the impact on the development if this waiver is denied?	Applicant would have to provide Bicycle rack
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	No change in design
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$0.00
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Owners can store the bicycles inside garage and/or unit
What is the estimated value of the proposed mitigation measures?	\$0.00
Other Information?	
Waiver Request Prepared By:	Dale MacKinnon, PE
Date:	October 10, 2017
Questions?? - Please contact the Medway PED office at 508-533-3291.	
7/8/2011	


Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
Complete 1 form for each waiver request

Project Name:	Multi Family Housing Special Permit
Property Location:	143 Village Street
Type of Project/Permit:	Multi Family Housing Special Permit
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Medway Chapter 200 Article IV Section 204-5 204-5.D.8
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	C3 existing Landscape Inventory
What aspect of the Regulation do you propose be waived?	Landscape Inventory not developed by a Licensed Landscape Architect
What do you propose instead?	Experienced site planner without license
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Not necessary for such a small site.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$3,000.00
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 change in design
What is the impact on the development if this waiver is denied?	Delay of project
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	No change in design
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$0.00
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Full compliance with landscape requirements
What is the estimated value of the proposed mitigation measures?	\$0.00
Other Information?	
Waiver Request Prepared By:	Dale MacKinnon, PE
Date:	October 6, 2017
Questions?? - Please contact the Medway PED office at 508-533-3291.	
7/8/2011	



UTILITIES ARE PLOTTED AS-A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 80, SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DISSAFE AT 1(888)DIO-SAFE(7233).

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

JOB NO. F4137		
APPROVED DATE: PLANNING AND ECONOMIC DEVELOPMENT BOARD DATE: _____ BEING A MAJORITY		
PROFESSIONAL LAND SURVEYOR	PROFESSIONAL ENGINEER	
OWNER: VIRGINIA L. HEAVEY 6 SANFORD STREET MEDWAY, MA 02053 DEED BK. 20894 PG. 320		APPLICANT: N.E. PREMIER PROPERTIES, LLC KEVIN TUCCERI, MANAGER 5 SHIELA LANE FRANKLIN, MA 02038
LOCUS: 143 VILLAGE STREET A.M. 60 LOT 92		
REVISIONS		
DATE	REVISED	
10/10/2017	PER TOWN COMMENTS	
 Guerriere & Halnon, Inc. Engineering & Land Surveying Ph. (508) 528-3221 Fx. (508) 528-7921 www.gandhengineering.com		
CAR TURNING EXHIBIT		
MULTI FAMILY HOUSING SPECIAL PERMIT 143 VILLAGE STREET MEDWAY MASSACHUSETTS		
DATE SEPTEMBER 8, 2017	SCALE 1"=10'	
SHEET 1 OF 1	JOB NO. F4158	



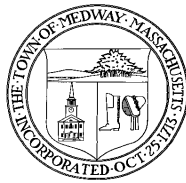
October 24, 2017

**Medway Planning & Economic Development Board
Meeting**

**Country Cottage Children's Center Site
Plan – Public Review Continuation**

- Public Review Continuation Notice
- Draft Decision (10-20-17)

The draft decision was forwarded to owner Robin Beaudreau and engineer Peter Bemis on Thursday. No comments received from them yet.



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

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

MEMORANDUM

October 11, 2017

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

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

RE: **Public Review Continuation: Country Cottage Children's Center Site Plan**
Continuation Date: Tuesday, October 24, 2017 at 7:45 p.m.
Location: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on October 10, 2017, the Planning and Economic Development Board voted to continue the public review on the application of Robin and David Beaudreau of Uxbridge, MA for approval of a site plan for the proposed construction of a child care center at 35-37 Summer Street to Tuesday, October 24, 2017 at 7:45 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.

The subject site is 33,898 square feet and is located on the west side of Summer Street immediately south of Rustic Road. The property is bounded by 33 Summer Street on the south and by 3 Rustic Road on the west. The properties, shown on the Medway Assessors Map as Parcels #56-017 and #56-018, are owned by Robin and David Beaudreau. The property is located in the Agricultural-Residential II Zoning District.

The site plan is titled *Country Cottage Day Care*, is dated August 24, 2017, last revised September 27, 2017, and was prepared by Engineering Design Consultants of Southborough, MA. The site plan shows the construction of a single story 5,080 sq. ft. building with 22 parking spaces, stormwater drainage facilities, outdoor activity areas, fencing, and landscaping. Site traffic will be managed by a two-way ingree/egress at Rustic Road and a one-way exit only egress at Summer Street.

NOTE – All child care facilities are exempt from zoning under the Massachusetts Zoning Act, Chapter 40A, Section 3. Therefore, this facility can be constructed at this location, despite its inclusion in the Agricultural-Residential II zoning district. However, state law also specifies that child care facilities are subject to *“reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.”* Those aforementioned *“reasonable regulations”* provide the framework for the Board's review.

The application, site plan, 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, site plan, and other documents are also posted at the Planning and Economic Development Board's web page at:

<https://www.townofmedway.org/planning-economic-development-board/pages/country-cottage-minor-site-plan>

NOTE - The Board expects to review a draft decision and vote on this proposed development at the October 24th meeting. Please contact me if you have any questions. Thanks.



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

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

DRAFT – October 20, 2017

Minor Site Plan Decision
Country Cottage Children's Center – 35 & 37 Summer Street
with Waivers and Conditions

Decision Date: October 24, 2017

Name/Address of Applicant: Robin and David Beaudreau
575 East Hartford Avenue
Uxbridge, MA 01569

Name/Address of Property Owner: Robin and David Beaudreau
575 East Hartford Avenue
Uxbridge, MA 01569

Project Location: 35 and 37 Summer Street

Assessors' Reference: 56-017 and 56-018

Zoning District: Agricultural Residential II

Engineer: Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, MA 01722

Architect: Cubic Architects, Inc.
33 Bow Spirit Lane
Plymouth, MA 02360

Site Plan: *Country Cottage Day Care*
17 Trotter Drive – Medway, MA
Dated August 24, 2017, last revised September 26, 2017

NOTE – Child care facilities are exempt under the Massachusetts Zoning Act, Chapter 40A, Section 3. Therefore, this facility can be constructed at this location, despite its inclusion in the Agricultural-Residential II zoning classification. However, state law also specifies that child care facilities are subject to “reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirement.” Those aforementioned “reasonable regulations” provide the framework for the Board’s review and decision.

I. PROJECT DESCRIPTION – The site plan shows the construction of a single story 5,080 sq. ft., 1-story building with 22 parking spaces, stormwater drainage facilities, outdoor activity areas, fencing, and landscaping. Site traffic will be managed by a two-way access/egress at Rustic Road and a one-way exit only driveway onto Summer Street.

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public review process, the Medway Planning and Economic Development Board, on October 24, 2017, on a motion made by _____ and seconded by _____, **voted to _____ with WAIVERS and CONDITIONS** as specified herein, a site plan for the construction of an approximately 5,080 sq. ft. building and site improvements at 35/37 Summer Street as shown on the site plan *Country Cottage Day Care* for 35 Summer Street, Medway, MA prepared by Engineering Design Consultants, Inc. of Southborough, MA and Cubic Architects of Plymouth, MA, dated August 24, 2017, last revised September 26, 2017 to be further revised as specified herein.

The motion was _____ by a vote of ____ in favor and ____ opposed.

Planning & Economic Development Board Member

Vote

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

III. PROCEDURAL HISTORY

- A. August 24, 2017 - Site plan application and associated materials were filed with the Medway Planning & Economic Development Board and were provided to the Medway Town Clerk on August 30, 2017.
- B. August 25, 2017 - Site plan public review notice was filed with the Town Clerk and posted at the Town of Medway web site.
- C. August 28, 2017 – Site plan public review notice was mailed to abutters by first class mail.
- D. August 30, 2017 – Site plan information distributed to Town boards, committees and departments for review and comment.
- E. September 12, 2017 - Site plan public review commenced. The public hearing was continued to September 26, October 10, and October 24, 2017 when the Board's review of the project concluded and a decision was rendered.

IV. INDEX OF SITE PLAN DOCUMENTS

- A. The site plan application for the proposed Country Cottage Children's Center project included the following plans, studies and information that were provided to the Planning and Economic Development Board at the time the application was filed:
 - 1. Minor Site Plan Application dated August 24, 2017 with Project Description.
 - 2. Certified abutters' list prepared by Medway Assessor's office.

3. *Country Cottage Day Care* site plan dated August 24, 2017, prepared by Engineering Design Consultants, Inc. of Southborough, MA
 4. *Country Cottage Children's Center* architectural drawings dated August 25, 2017 prepared by Cubic Architects of Plymouth, MA
 5. *Stormwater Calculations for Country Cottage Day Care*, dated August 2, 2017 prepared by Engineering Design Consultants, Inc. of Southborough, MA.
- B. During the course of the review, a variety of other materials were submitted to the Board by the applicant and its representatives:
1. Letter dated August 24, 2017 (received September 28, 2017) from Peter Bemis of Engineering Design Consultants, Inc. in response to Tetra Tech's September 11, 2017 review letter.
 2. Letter dated August 26, 2017 (received September 28, 2017) from Peter Bemis of Engineering Design Consultants, Inc. in response to PGC Associates September 5, 2017 review letter.
 3. *Country Cottage Day Care* site plan dated August 24, 2017, UPATED September 26, 2017, prepared by Engineering Design Consultants, of Southborough, MA.
 4. *Supplemental Stormwater Calculations* prepared by Engineering Design Consultants, submitted on September 26, 2017
 5. Sign details, prepared by Cubic Architects, submitted on September 28, 2017
 6. Turning Radii Sketch, prepared by Engineering Design Consultants, submitted on September 28, 2017
- C. All documents and exhibits received during the public hearing are contained in the Planning and Economic Development Board's project file.
- V. **TESTIMONY** - In addition to the site plan and special permit application materials as submitted and provided during the course of the Board's review, the Board also received verbal or written testimony from:
- Sean Reardon, P.E. and Steve Bouley, P.E. of Tetra Tech, Inc., the Town's Consulting Engineer – Site plan review letters dated September 11, 2017 and October 3, 2017 and commentary throughout the public review process.
 - Gino Carlucci, PGC Associates, the Town's Consulting Planner – Site plan review letters dated September 3, 2017 and October 5, 2017 and commentary throughout the public review process.
 - Peter Bemis, P.E., Engineering Design Consultants, project engineer for applicant
 - Walter Fuller, of Cubic Architects, architect for the applicant
 - Review letter from the Medway Design Review Committee dated September 22, 2017
 - Review letter from Medway Safety Officer Jeffrey Watson dated September 26, 2017
 - Resident Judi Notturmo, 33 Summer Street
 - Resident Robert Condon, 3 Rustic Road
 - Resident Todd Lundin, 7 Little Tree Road
 - Resident Jane Harris, 9 Little Tree Road
 - Richard Harris, 9 Little Tree Road
 - Resident Adam Houser, 14 Little Tree Road
 - Robin and David Beaudreau (applicants) of Uxbridge, MA

VI. FINDINGS – In making its findings and reaching the decision described herein, the Board is guided by Board's *Site Plan Rules and Regulations*, and the *Medway Zoning Bylaw*. The Board also considered evidence and testimony presented at the public hearings and comments submitted by Town departments, boards and committees as well as the Board's peer review consultants and residents placed in the public record during the course of the hearings.

The Planning and Economic Development Board, at its meeting on October 24, 2017, on a motion made by _____ and seconded by _____, voted to _____ the following **FINDINGS** regarding the site plan application for the Country Cottage Children's Center at 35/37 Main Street. The motion was _____ by a vote of ____ in favor and ____ opposed.

A. Site Plan Rules and Regulations Findings – The Planning and Economic Development Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in the *Site Plan Rules and Regulations*, unless specifically waived. In making its decision, the Planning and Economic Development Board shall determine the following:

- (1) Has internal circulation, queuing and egress been designed such that traffic safety is protected, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is minimized?

Exclusive ingress to the premises is from Rustic Road. The primary egress is onto Summer Street (Route 126) with secondary egress onto Rustic Road. The primary internal traffic flow will be one way from Rustic Road, through the property and out to Summer Street. Access to the site via Little Tree Road to Rustic Road and egress from the site via Rustic to Little Tree Road are minimized through signage and instructions to employees and delivery personnel (See Condition VIII. D.). A drop off-area in front of the main entrance is included in the site design along with room for vehicular movement for parking and departure.

- (2) Does the site plan show designs that minimize any departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places?

The site is presently vacant. The proposed building abuts residential properties to the west and south. It is bounded by Summer Street on the east and Rustic Road on the north. The style and scale of the Country Cottage Children's Center building has a residential character. The building design and materials have been positively reviewed by the Design Review Committee and found to be suitable. The building coverage ratio is 15% of the site which complies with the Zoning Bylaw standard of 30% for the zoning district.

- (3) Is reasonable use made of building location, grading and vegetation to reduce the visible intrusion of structures, parking areas, outside storage or other outdoor service areas (e.g. waste removal) from public views or from (nearby) premises residentially used and zoned.

The project includes perimeter fencing and landscaping. A proposed dumpster is appropriately screened and is located away from the abutting residential properties.

- (4) Is adequate access to each structure for fire and service equipment provided?

The building is readily accessible from 2 sides – Summer Street and Rustic Road. The Country Cottage site plan was provided to the Fire Chief and no negative comments have been received.

- (5) Will the design and construction minimize, to the extent reasonably possible, the following environmental impacts?

- a) the volume of cut and fill;
- b) the number of trees to be removed with particular care taken with mature trees and root systems;
- c) the visual prominence of man-made elements not necessary for safety;
- d) the removal of existing stone walls;
- e) the visibility of building sites from existing streets;
- f) the impacts on waterways and environmental resource areas;
- g) soil pollution and erosion;
- h) noise.

The volume of cut and fill is the minimum necessary to construct the building and associated site improvements. The site is already cleared. Playground equipment will be installed in the back yard of the property but the play area will be fenced to provide screening to the abutting neighbors. The drainage system has been reviewed by the Town's Consulting Engineer and has been determined to be adequate. No extraordinary noise will be generated by the operation of the business which operates only during daytime hours, Monday – Friday. A Request for Determination of Applicability (RDA) was filed with the Conservation Commission which found that only fencing and grading were within the buffer zone its jurisdiction pursuant to the Medway Wetlands General Bylaw. However, the proposed work does not alter an area subject to protection the Wetlands Protection Act and therefore the filing of a Notice of Intent is not required.

- (6) Is pedestrian and vehicular safety both on the site and egressing from it maximized?

The entrance and egress to the site and its parking have been designed for safe operation and to minimize conflict. Sidewalks are provided along the Summer Street and Rustic Road frontages. The site design has been reviewed by the Town's Consulting Engineer and found to be acceptable.

- (7) Does the design and will the construction incorporate, to the maximum extent possible, the visual prominence of natural and historic features of the site?

The site is presently vacant; the previous residential structure on the property was demolished in 2016. Accordingly, there are no visually prominent natural or historic features on site.

- (8) Does the lighting of structures and parking area avoid glare on adjoining properties and minimize light pollution within the town?

Site lighting has been proposed and modified so that it does not produce glare to adjoining properties.

- (9) Is the proposed limit of work area reasonable and does it protect sensitive environmental and/or cultural resources? The site plan as designed should not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.

The limit of work is reasonable for the proposed facility. There are no sensitive environmental or cultural resources on or abutting the site.

VII. WAIVERS FROM SITE PLAN RULES AND REGULATIONS – At its October 24, 2017, the Planning and Economic Development Board, on a motion made by _____ and seconded by _____, voted to grant waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002*. The Planning and Economic Development Board's action and reasons for granting each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section.

The motion was approved by a vote of ____ in favor and ____ opposed.

1. Section 204-3 Planning Board Submittals, A. 7. Development Impact Report

The applicant shall submit a written *Development Impact Statement* which shall describe the potential and anticipated impacts of the proposed development, identify all positive and adverse impacts, and propose an acceptable program to prevent or mitigate adverse impacts.

At its discretion, the Planning Board, upon written request of the applicant, and based on the Board's preliminary assessment of the scale and type of development proposed, may waive or modify the requirements for submission of any of the elements of the *Development Impact Statement*.

The *Development Impact Statement* shall consist of the following four elements – traffic, environmental, community and parking.

The applicant has requested a waiver from this requirement. A child care facility is an exempt use pursuant to G.L. Chapter 40A, Section 3. Accordingly, the Board may only reasonably regulate exempt uses. Requiring such a report would constitute an "unreasonable" regulation. Therefore, the Board APPROVES this waiver request.

2. Section 204 – 4. Standards for Site Plan Preparation – B. The site plan shall be drawn at a scale of one (1) inch equals forty (40) feet or such other scale that has been approved in advance by the Planning Board and that clearly and adequately represents the proposed improvements.

The applicant has requested a waiver from this requirement and used a 1" = 20' scale instead. As the site is relatively small, this scale provides for a clearer and neater plan than can show more detail than a comparable plan at 1" = 40'. The Town's Consulting Engineer has no objection to this alternative and has indicated that the scale is sufficient to adequately represent the proposed work. Therefore the Board APPROVES this waiver request.

3. **Section 204 - 5 Site Plan Contents. A. Cover Sheet** – The cover sheet shall include the project name, name and address of owner, name and address of applicant, name and address of engineering and other professional firms responsible for the plan, current date, list of revision dates, project street address, project Assessor's Map and Parcel number, zoning district classification, list of requested waivers from these *Rules and Regulations*, Board of Selectmen's Signature Block, and a list of drawings/ contents.

The applicant has requested a waiver from this requirement and has indicated that Sheet 1 supplies all of the needed information. Staff has recommended against this waiver because Sheet 1 as presented is overly loaded with information making project identification difficult to determine. Therefore, the Board DENIES this waiver request.

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

The applicant has requested a waiver from the requirement for an inventory of existing landscape features. The site is primarily vacant. However, the existing tree line along the western boundary and a portion of the southern boundary will be retained. Therefore, the Board APPROVES this waiver request.

5. **Section 205-6 Parking, G. Parking Spaces and Stalls, 3. a)** - Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet, except that handicap stalls shall be in accordance with the current ADA standards. Each handicapped space/stall must be identified on the ground surface and by a sign.

The applicant has requested waiver from this regulation and has proposed 22 parking space stalls at a size of 9' by 18' – 9 spaces for employees, 1 handicap space, and 12 spaces designated for parents/caregivers. This is the allowed standard parking space size per Section 7.1.1. E. 3. a. of the Medway Zoning Bylaw which takes precedence over the Site Plan Rules and Regulations. The sidewalk width has been increased to 7' to allow for bumper overhang needed for the shorter parking space length. Further, reduced parking space size reduces the amount of impervious pavement. The Town's Consulting Engineer has no objection to the waiver request. Therefore, the Board APPROVES this request.

6. **Section 205–6 Parking, G. Parking Spaces and Stalls, 3. b)** - Wheel stops are required at the head of each car stall where a space/stall abuts a walkway, pedestrian way, or special site feature such as an abrupt change in grade. Acceptable materials include pre-cast concrete, granite, or like materials. All wheel stops shall be properly anchored into the ground and located approximately twenty-four (24) inches from the head of a car space/stall.

The applicant has requested a waiver from this requirement. Adjacent wider sidewalks are planned and will provide a suitable alternative to accommodate the

overhang of vehicles. The absence of wheel stops also makes for more efficient and easier snowplowing and less costly long term site maintenance. Therefore, the Board APPROVES this waiver.

7. **Section 205-6 Parking, G. Parking Spaces and Stalls, 4. b)** - Stalls shall not be located within 15' of the front, side or rear property lines.

The applicant has requested a waiver from the full extent of this requirement and has proposed a 10' setback in lieu of the standard 15'. This space is needed to incorporate all needed elements for a child care facility – building, parking and required outdoor space. The Town's consulting engineer does not oppose this request. Therefore, the Board APPROVES this waiver.

WAIVERS FROM ZONING BYLAW – At its October 24, 2017, the Planning and Economic Development Board, on a motion made by _____ and seconded by _____, voted to grant a waiver from the following provisions of the *Medway Zoning Bylaw* dated July 10, 2017. The Planning and Economic Development Board's action and reasons for granting each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section.

1. **Section 7.1.1. Off-Street Parking and Loading, I. Bicycle Parking, 1.** Bicycle parking facilities shall be provided for any new building, addition or enlargement of an existing facility, or for any change in the occupancy of any new building that results in the need for additional vehicular parking facilities. The minimum required number of bicycle spaces shall be one per twenty motor vehicles unless waived during Site Plan Review . . .

The applicant has requested a waiver from this requirement. Neither employees nor parents/caregivers use bicycles to travel to the site. On the rare occasion when bicycle storage is needed, the area enclosed by the fence can be used. Therefore the Board APPROVES this waiver and authorizes that no bicycle parking facilities need to be provided.

VIII. CONDITIONS The *Special and General Conditions* included in this Decision shall assure that the Board's approval of this site plan is consistent with the *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered

SPECIFIC CONDITIONS OF APPROVAL

- A. **Plan Endorsement** - Within sixty (60) days after the Board has filed its *Decision* with the Town Clerk, the site plan for the Country Cottage Children's Center project at 35 & 37 Summer Street, dated August 24, 2017, last revised September 26, 2017, prepared by Engineering Design Consultants, Inc. of Southborough, MA and CUBIC Architects of Plymouth, MA shall be further revised to reflect all Conditions and required plan revisions, including those specified as follows, and submitted to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. (*Said plan is hereinafter referred to as the Plan*). The Applicant shall provide a set of the revised Plan in its final form to the

Board for its signature/endorsement. All plan sheets shall be bound together in a complete set.

- B. **Plan Revisions** – Prior to plan endorsement, the following plan revisions shall be made to the September 26, 2017
1. A cover sheet shall be added to the plan set and shall include the information as specified in Section 204 – 5. A. Cover Sheet of the *Site Plan Rules and Regulations*. It shall also include a listing of Approved Waivers, a complete index of all plan sheets including the architectural plans by Cubic Architects.
 2. As requested by Safety Officer Sergeant Watson, a No Left Turn sign at the egress from the facility onto Rustic Road shall be added to the plan.
 3. The location of the relocated fire hydrant shall be shown as approved by the Fire Department and the Department of Public Services.
 4. A sewer easement shall be shown on the plan running along the full length of the eastern section of the property's frontage on Rustic Road.
 5. A screening/privacy fence along the southern boundary of the property with 33 Summer Street running approximately feet westerly from Summer Street shall be shown on the plan. The fence design shall be noted as a non-shiny, natural color, vinyl product.
 6. Sign detail information provided by Cubic Architects shall be added to the plan set.
 7. The name of the plan shall be revised to Country Cottage Children's Center.
- C. **Use Limitations** – Parking or use of the parking area at Country Cottage shall be limited only to vehicles for Country Cottage employees, deliveries and customers. The parking area may not be leased or made available to any other business or organization for any purpose.
- D. **Site Access** – Access to the site is to be provided only from Rustic Road. Egress is from both Rustic Road and Summer Street. The applicant shall instruct its employees, delivery companies and customers to access Rustic Road from Summer Street and not cut through Little Tree Road to access the property and to egress the property from Summer Street. Any printed or electronic marketing materials that provide directions to the Country Cottage Children's Center site shall indicate the Rustic Road access and Summer Street egress.
- E. **Trash Removal** – Trash removal shall be scheduled to occur only between 7 am and 6 pm.
- F. **Stormwater Management Operations and Maintenance Plan** - The applicant has ongoing responsibility and obligation to carry out the Long-Term Stormwater Operations and Maintenance Plan as included on Sheet 1 of the site plan set.
- G. **Signage** - A rendering of a proposed monument sign has been provided and its planned position on the premises is shown on the site plan. A wall sign on the east facing façade is also contemplated. The applicant shall secure sign permits from the Medway Building Department which includes prior review by the Design Review Committee as specified in Section 7.2.6.3 Sign Regulation of the *Zoning Bylaw*.

H. **Lighting**

1. Lighting shall not result in any light spillage off the property. This may be accomplished through the addition of light shields, the lowering and/or relocating of light fixtures, and other suitable measures.
2. LED lights shall be of a lower color temperature [2700-3000K] to provide a more natural appearance.

I. **Snow Removal** – Snow accumulation that exceeds the on-site storage capacity shall be collected and transported offsite and disposed of at an approved snow disposal facility.

GENERAL CONDITIONS OF APPROVAL

A. **Fees** - Prior to site plan endorsement by the Planning and Economic Development Board, the Applicant shall pay:

1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and
2. any construction inspection fee that may be required by the Planning and Economic Development Board; and
3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes and business licenses.

The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.

B. **Other Permits** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.

C. **Restrictions on Construction Activities** – During construction, all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of town roads. The applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.

1. **Construction Time** - Construction work at the site and in the building and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Saturday. No construction shall take place on Sundays or legal holidays without the advance approval of the Inspector of Buildings.
2. **Neighborhood Relations** – The applicant shall notify neighbors in the general area around the site when site work and construction are scheduled to begin and provide a phone number for them to use for questions and concerns that arise during construction.

3. The applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.
4. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve (12) hours of its occurrence.
5. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis.
6. All erosion and siltation control measures shall be installed by the Applicant prior to the start of construction and observed by the Planning and Economic Development Board's consulting engineer and maintained in good repair throughout the construction period.
7. *Construction Traffic/Parking* – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.
8. *Noise* - Construction noise shall not exceed the noise standards as specified in the *Zoning Bylaw*, Section 7.3.C.2. Environmental Standards.

E. ***Landscape Maintenance***

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

F. *Snow Storage and Removal*

1. On-site snow storage shall not encroach upon nor prohibit the use of any parking spaces required by the *Zoning Bylaw*.
2. The applicant shall make the fullest possible effort to remove accumulated snow which exceeds the capacity of the designated on-site snow storage areas from the premises within 48 hours after the conclusion of a storm event.

G. *Construction Oversight*

1. Construction Account

- a) Inspection of infrastructure and utility construction, installation of site amenities including landscaping, and the review of legal documents by Town Counsel is required. Prior to plan endorsement, the applicant shall establish a construction account with the Planning and Economic Development Board. The funds may be used at the Board's discretion to retain professional outside consultants to perform the items listed above as well as the following other tasks - inspect the site during construction/installation, identify what site plan work remains to be completed, prepare a bond estimate, conduct other reasonable inspections until the site work is completed and determined to be satisfactory, review as-built plans, and advise the Board as it prepares to issue a *Certificate of Site Plan Completion*).
 - b) Prior to plan endorsement, the Applicant shall pay an advance toward the cost of these services to the Town of Medway. The advance amount shall be determined by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer.
 - c) Depending on the scope of professional outside consultant assistance that the Board may need, the Applicant shall provide supplemental payments to the project's construction inspection account, upon invoice from the Board.
 - d) Any funds remaining in the applicant's construction inspection account after the *Certificate of Site Plan Completion* is issued shall be returned to the applicant.
- 2. Pre-Construction Meeting** - Prior to the commencement of any work on the Property, the Applicant and the site general contractor shall attend a preconstruction conference with Planning and Economic Development Coordinator, the Building Commissioner, Department of Public Services Director, the Conservation Agent, the Town's Consulting Engineer and other Town staff or Applicant's representatives as may be determined. The general contractor shall request such conference at least one week prior to commencing any work on the property by contacting the Planning and Economic Development office.
- 3. Planning and Economic Development Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.**

4. The Department of Public Services will conduct inspections for any construction work occurring in the Town's right-of way in conjunction with the Town of Medway Street Opening/Roadway Access Permit.
5. The applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the construction of the approved site improvements. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within 5 days of inspection.

H. *Modification of Plan and/or Decision*

1. This site plan and special permit approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the site plan that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Planning and Economic Development Board for review as site plan modifications.
2. Any work that deviates from the approved site plan or this Decision shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan modification pursuant to Section 3.5.2.A.3.c. and such approval is provided in writing by the Planning and Economic Development Board.
3. Whenever additional reviews by the Planning and Economic Development Board, its staff or consultants are necessary due to proposed site plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Planning and Economic Development Board may reduce the scope of the required review and waive part of the filing and review fees.

I. *Compliance with Plan and Decision*

1. The Applicant shall construct all improvements in compliance with the approved and endorsed site plan and this Decision any modifications thereto.
2. The Planning and Economic Development Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.
3. The Conditions of Approval are enforceable under Section 3.1. F. of the *Medway Zoning Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

J. *Performance Security*

1. No occupancy permit for the building shall be granted until the Planning and Economic Development Board has provided a written communication to the Inspector of Buildings/Zoning Enforcement Officer that the project, as

constructed, conforms completely and fully to the approved site plan and that any conditions including construction of any required on and off-site improvements, have been satisfactorily completed OR that suitable security/performance guarantee has been provided to the Town of Medway, to the Planning and Economic Development Board's satisfaction, to cover the cost of all remaining work.

2. If performance security is needed, the applicant shall propose a form of performance security which shall be of a source and in a form acceptable to the Planning and Economic Development Board, the Treasurer/Collector and Town Counsel. The Board requires that the performance guarantee be accompanied by an agreement which shall define the obligations of the developer and the performance guarantee company including:
 - a) the date by which the developer shall complete construction
 - b) a statement that the agreement does not expire until released in full by the Planning and Economic Development Board
 - c) procedures for collection upon default.
3. The amount of the performance guarantee shall be equal to 100% of the amount that would be required for the Town of Medway to complete construction of the site infrastructure including installation of stormwater management facilities, utilities, services, parking, pedestrian facilities and all site amenities as specified in the Site Plan that remain unfinished at the time the performance guarantee estimate is prepared if the developer failed to do so.
4. The security amount shall be approved by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer based on the latest weighted average bid prices issued by the Mass Highway Department. The estimate shall reflect the cost for the Town to complete the work as a public works project which may necessitate additional engineering, inspection, legal and administrative services, staff time and public bidding procedures. The estimate shall also include the cost to maintain the infrastructure in the event the developer fails to adequately perform such and the cost for the development of as-built plans. In determining the amount, the Board shall be guided by the following formula in setting the sum: estimate of the Town's Consulting Engineer of the cost to complete the work plus a twenty-five percent (25%) contingency.
5. Final release of performance security is contingent on project completion.

K. *Project Completion*

1. Site plan approval shall lapse after one (1) year of the grant thereof if substantial use has not commenced except for good cause. Approved site plans shall be completed by the applicant or its assignees within two (2) years of the date of plan endorsement. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Planning and Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site

plan approval shall lapse and may be reestablished only after a new filing, hearing and decision.

2. Prior to issuance of a final occupancy permit, the Applicant shall secure a ***Certificate of Site Plan Completion*** from the Planning and Economic Development Board and provide the ***Certificate*** to the Inspector of Buildings. The ***Certificate*** serves as the Planning and Economic Development Board's confirmation that the completed work conforms to the approved site plan and any conditions and modifications thereto, including the construction of any required on and off-site improvements. The ***Certificate*** also serves to release any security/performance guarantee that has been provided to the Town of Medway. To secure a ***Certificate*** of Site Plan Completion, the applicant shall:
 - a) provide the Planning and Economic Development Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all building and site work has been completed in strict compliance with the approved and endorsed site plan, and any modifications thereto; and
 - b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Planning and Economic Development Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all buildings and site work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.
- L. ***Construction Standards*** - All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.
- M. ***Conflicts*** – If there is a conflict between the site plan and the Decision's Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Medway Zoning Bylaw, the Bylaw shall apply.

IX. APPEAL – Appeals if any, from this Decision shall be made to the court within twenty (20) days of the date the Decision is filed with the Town Clerk.

After the appeal period has expired, the applicant must obtain a certified notice from the Town Clerk that no appeals have been made and provide such certification to the Planning and Economic Development Board before plan endorsement.

###

**Medway Planning and Economic Development Board
SITE PLAN and SPECIAL PERMIT DECISION
Country Cottage Children's Center, 35 Summer Street**

_____with Waivers and Conditions by the Medway Planning & Economic
Development Board: October 24, 2017

AYE:

NAY:

ATTEST:

Susan E. Affleck-Childs
Planning & Economic Development Coordinator

Date

COPIES TO: Michael Boynton, Town Administrator
David D'Amico, DPS Director
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Beth Hallal, Health Agent
Jeff Lynch, Fire Chief
Jack Mee, Inspector of Buildings and Zoning Enforcement Officer
Stephanie Mercandetti, Director of Community and Economic Development
Joanne Russo, Treasurer/Collector
Jeff Watson, Police Department Safety Officer
Robin Beaudreau, owner and applicant
Paul Bemis, Engineering Design Consultants
Walter Fuller, Cubic Architects
Steven Bouley, Tetra Tech
Gino Carlucci, PGC Associates

Peter Bemis

From: Barry Smith
Sent: Wednesday, October 18, 2017 1:00 PM
To: Peter Bemis
Subject: RE: Country Cottage Daycare 21 Summer Street Medway

Hi Peter,

Sorry I am just getting back to you, I had a gas main struck today and I was there for the last 4 hours, anyways here is a few things I see regarding the water:

1. The 2" line shouldn't be off the fire line, if you shut the valve off for any reason they will lose their domestic service. Also there is already a 1" service line for that property in Summer Street.
2. As far as the relocation of the hydrant goes, it will need a new valve just for the hydrant. For its location we would prefer it to be in the back of the sidewalk.
3. What is the length of the sewer service from the building to the manhole?

Thanks,

Barry Smith
DPS Deputy Director
45b Holliston Street
Medway, MA 02053
O 508-321-4930 M 774-285-0482 F 508-321-4985



www.townofmedway.org

[Facebook](#) [Twitter](#)

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

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

From: Peter Bemis [mailto:pbemis@edcma.com]
Sent: Tuesday, October 17, 2017 4:00 PM
To: Barry Smith
Subject: FW: Country Cottage Daycare 21 Summer Street Medway

From: Peter Bemis [mailto:pbemis@edcma.com]
Sent: Monday, October 16, 2017 11:33 AM
To: 'ddamico@townofmedway.org' <ddamico@townofmedway.org>; 'chieflynch@townofmedway.org'

Peter Bemis

From: Jeff Lynch
Sent: Monday, October 16, 2017 11:33 AM
To: Peter Bemis; David Damico
Subject: RE: Country Cottage Daycare 21 Summer Street Medway

Peter, I am good with the location and if you want to move it off the sidewalk. I will defer to Dave to see if that creates an issue for them. Thanks.

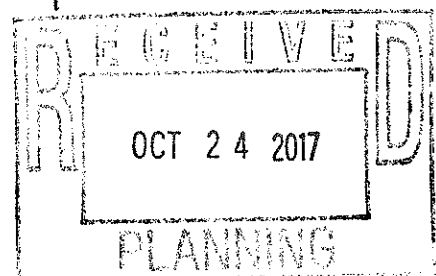
From: Peter Bemis [mailto:pbemis@edcma.com]
Sent: Monday, October 16, 2017 11:33 AM
To: David Damico; Jeff Lynch
Subject: Country Cottage Daycare 21 Summer Street Medway

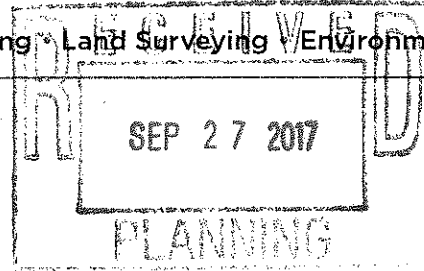
Mr. D'Amico & Chief Lynch – we are finally wrapping up our Site Plan Review proceedings with the Planning Board and as part of that need you each to weigh in on the relocation of the existing fire hydrant that is located within the proposed driveway limits for Country Cottage Daycare at Rustic Road. Please see the attached plan sheet 3 of 5 where we plan to relocate the hydrant east along Rustic Road holding the same position of 18" off the face of the existing curb line. One of the Planning Board members suggested placing the hydrant at the back of sidewalk, but still within the right-of-way limits as a better alternative. We have no problem with either of these alternatives or a 3rd option should either of you have a different hydrant position in mind. We are trying to finalize the site plan set for endorsement by the Board next Tuesday so please respond at your earliest opportunity – thank you for assisting.

Peter Bemis
Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, MA 01772
508-480-0225 Ext. 11
800-832-5781 (fax)

Request that we add a condition to the decision plan that would obligate Country Cottage owner to abide by the same terms and conditions that are stipulated on the deeds of the Speroni Acres owners.

Since they are tying into the private manhole and lot 37 is included in the Speroni Acres plan. It should be stipulated that they have the primary responsibility to repair, maintain and or replace said sewer pipes lines and/or systems etc on said property.





September 21, 2017

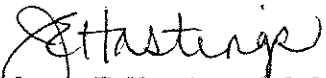
To whom it may concern,

On behalf of Harvey Kirk, we have filed a Chapter 91 Waterways License Application with the Department of Environmental Protection for the replacement of the driveway bridge over the Charles River to the existing house at 297 Village Street, Medway, MA.

This project was previously approved by the Medway and Franklin Conservation Commissions and is now being reviewed by DEP Waterways Regulation Program.

You are receiving the enclosed information as part of the application process. Please do not hesitate to call me at 508-429-1100 if you have any questions.

Sincerely,
GLM Engineering Consultants, Inc.


Joyce E. Hastings, P.L.S.
Wetland Consultant

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of License Application pursuant to M.G.L. Chapter 91
Waterways License Application Number W17- 5054**

Applicant: Harvey Kirk

Agent: Joyce Hastings, GLM Engineering Consultants, Inc.

Address: 19 Exchange Street, Holliston, MA, 01746

Project Location: 297 Village Street, Medway, MA 02053

Public Comments Deadline: October 26, 2017

NOTIFICATION DATE: September 26, 2017

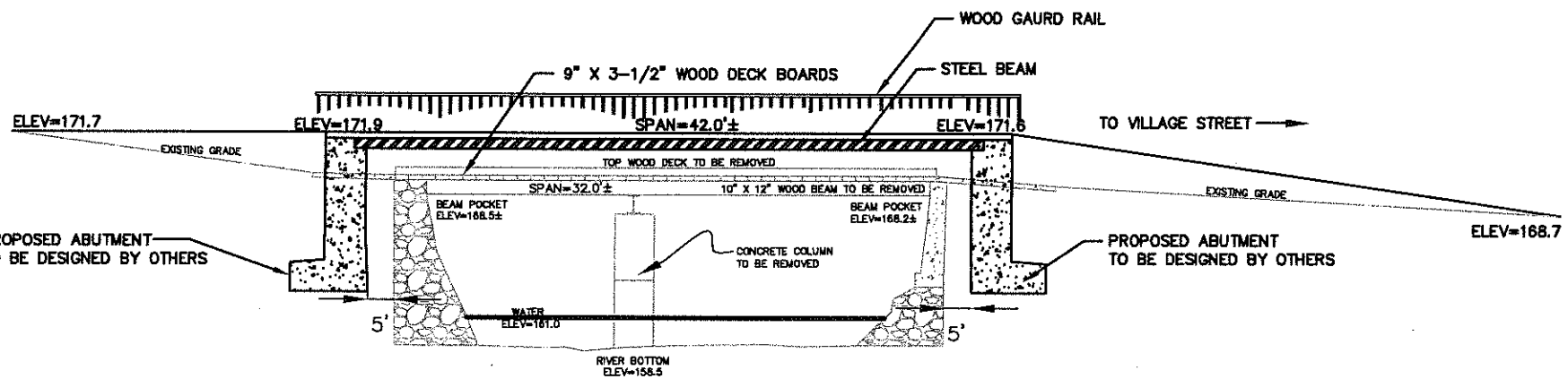
Public notice is hereby given of the Waterways application by Harvey Kirk to remove and replace an existing driveway bridge in the municipalities of Medway and Franklin in and over Trustlands of the Charles River. The proposed project has been determined to be water-dependent.

The Department will consider all written comments on this Waterways application received by **October 26, 2017** (Public Comments Deadline). Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program (WRP) by the Public Comments Deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include no fewer than five citizens who are residents of the municipality in which the proposed project is located.

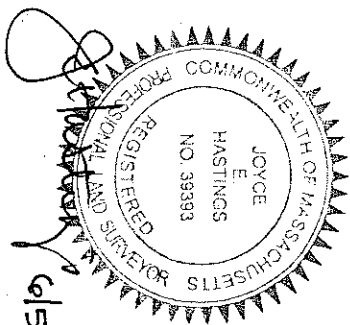
Additional information regarding this application may be obtained by contacting the WRP at (617) 292-5708. Project plans and documents for this application are on file with the WRP for public viewing, by appointment only, at the address below.

Written comments must be sent to: jerome.grafe@state.ma.us.

Or if mailed to: MassDEP, WRP, One Winter Street - 5th Floor, Boston, MA 02108
Attn: Jerome Grafe



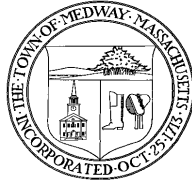
BRIDGE RESTORATION DETAIL
NOT TO SCALE



SHEET 2 OF 2

PLANS ACCOMPANYING THE PETITION OF:
HARVEY KIRK
1 WOODLAND PARK
FRANKLIN, MA
ALSO KNOWN AS:
297 VILLAGE STREET, MEDWAY, MA

**PROPOSED BRIDGE
RESTORATION-DETAIL.**



October 24, 2017
Medway Planning & Economic Development Board
Meeting

297 Village Street – Bridge
Reconstruction

- Notice from GLM Engineering re: a Chapter 91 Waterways License Application to Mass DEP from Harvey Kirk, to replace the driveway bridge over the Charles River between Medway and Franklin to 1 Woodland Park in Franklin, MA (also known as 297 Village Street)
- Project Description – Letter dated April 2017 from GLM Engineering to Medway Conservation Commission. Describes the history of the bridge. FASCINATING!
- Drawings prepared by GLM Engineering – Proposed Bridge Restoration Plan View and Detail, stamped June 5, 2017

This is a new one for all of us! Apparently, MA DEP now notifies municipal planning boards upon receipt of an application for a waterways license application pursuant to GL Chapter 91. Planning boards are invited to review project proposals and provide comments; you are not obligated to do so. Any comments you may want to provide have to be submitted to DEP by October 26th.

Joyce Hastings from GLM will attend the meeting to brief you on the project.

<http://www.mass.gov/eea/agencies/massdep/water/watersheds/chapter-91-the-massachusetts-public-waterfront-act.html>

This is a link to information about Chapter 91.



April 12, 2017

Medway Conservation Commission
Town Hall
155 Village Street
Medway, MA 02053

Franklin Conservation Commission
Municipal Building
355 East Central Street
Franklin, MA 02038

Re: Project Narrative
Notice of Intent to Replace a Driveway Bridge
Harvey Kirk
297 Village Street, Medway, MA
also known as
1 Woodland Park, Franklin, MA

Dear Commission Members,

We are filing a Notice of Intent, on behalf of Harvey Kirk, to replace the failing driveway bridge that provides sole access to the house at 1 Woodland Park, Franklin, MA. The bridge spans the Charles River and the centerline of the Charles River is the Medway/Franklin Town Line. The north half of the bridge lies in Medway and the south half lies in Franklin. Therefore, this Notice of Intent is being filed with the Medway Conservation Commission, the Franklin Conservation Commission and with DEP.

Existing Conditions:

The property at 1 Woodland Park, Franklin, MA is located on the south side of the Charles River, at the end of Kadin Lane (a private way off Village Street in Medway). The property is located entirely within the Town of Franklin and contains 25 acres, more or less, with a single family dwelling and detached garage surrounded by lawn, landscape gardens and woodland. The only access to the property is from Village Street in Medway and it was given a Medway mailing address (297 Village Street, Medway).

The driveway to 1 Woodland Park crosses over the Charles River by way of an existing bridge. The existing bridge spans 32 feet and is supported by four (4) Ash beams (10" by

12") with wood plank deck boards. The bridge is being replaced because the beams are showing significant decay at the abutments.

The bridge and the property have an interesting history. In mid to late 1800's, the property was developed as Woodland Park; the site of recreation grounds that included, among other activities, a ball field, theater, dance hall, zoo and carousel. These existed from the end of the Civil War to the early 1900's. Access to the property was believed to be from the West Medway Dam and the bridge constructed at the end of Kadin Lane.

In 1920, the residence was constructed in its current location and a pole supported bridge was in place to access the house. In 1975, the 1920 bridge was reinforced with the present abutments. In 1990, the pole supports were removed and the present beams were cut into the concrete abutment and new wood decking was installed. A Federal grant was obtained by the previous property owner, Thelma Cherry, to pay for the 1990 construction. There has been no work on the existing bridge since 1990.

Massachusetts Wetlands Protection Act, the Medway Wetlands Bylaw and the Franklin Wetlands Bylaw:

The project is located over the Charles River. There is a bordering vegetated wetland associated with the river.

Three wetland series were flagged on 8 August 2016 by GLM Engineering Consultants, Inc. The wetlands were delineated utilizing the regulations outlined in the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40), the National List of Plant Species That Occur in Wetlands: Massachusetts 2012 and Hydric Soils in New England, May 1995.

The wetlands are characterized by an over story of Red Maple (*Acer rubrum*), a shrub layer of Red Osier Dogwood (*Cornus alba*) and Rose (*Rosa rugosa*) and a ground cover of Sensitive Fern (*Onoclea sensibilis*). The upland areas are characterized by an overstory of Sugar Maple (*Acer saccharum*), Red Oak (*Quercus rubra*), a shrub layer of White Pine (*Pinus strobus*) and a minimal ground cover.

The entire project falls within the 100-foot wetland buffer zone and the inner riparian area of the Charles River and it therefore subject to the Massachusetts Wetlands Protection Act, the Rivers Protection Act, the Medway Wetlands Bylaw and the Franklin Wetland Bylaw.

Vernal Pool:

There is no vernal pool within 100 feet of the proposed project.

Flood Plain and Natural Heritage:

The project does lie within a federally designated flood hazard as shown on Flood Insurance Rate Map, Community-Panel Number 25021C0143E, effective date: July 17, 2012.

According to 2016 MassGIS, this project is not located within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Endangered Species.

Proposed Project:

The applicant is proposing to replace the existing bridge. The existing bridge deck and beams will be removed. The banking of the river will be preserved by leaving the existing abutment and riprap stone in place. New concrete bridge footings will be installed five (5) feet behind the existing abutments, within the limits of the existing driveway. The surface of the proposed bridge will be elevated 1.8 feet above the existing deck. This will enable the new bridge to be installed without disturbing the existing abutment or the bank of the stream. Elevating the bridge also brings the surface of the deck closer to the limit of the 100-year flood.

The two concrete columns that were installed in 1975 will be removed from the centerline of the stream. The new steel beams will provide a 42 foot span without the need for columns, eliminating the need for obstructions in the river.

The proposed work will be staged to allow the applicant limited access to the property. The new concrete footings will be installed first. The existing bridge will be removed and then the new beams and decking will be set in place. The driveway will be graded to meet the new bridge elevation and safety railings will be installed.

All the proposed activity will take place within the existing driveway. There will be no disturbance of the wetlands or river bank.

Proposed Erosion Control:


Project Access will be from the existing gravel driveway. Mulch Sock will be installed as shown on the design plan prior to construction and will be maintained throughout the project.

All disturbed soils within the wetland buffer zones will be stabilized with loam and seed or stone rip rap. The Erosion Controls cannot be removed without the authorization for the Conservation Commission Agent or the Commission.

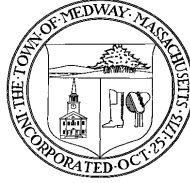
The proposed stock piling and refueling areas are located outside the 100-foot wetland buffer zone.

Thank you for your attention. Please call me at 508-429-1100 if you have any questions.

Sincerely,
GLM Engineering Consultants, Inc.


Joyce E. Hastings, P.L.S.
Wetland Consultant

cc. Harvey Kirk
DEP Central Regional Office



October 24, 2017
Medway Planning & Economic Development Board
Meeting

Speroni Acres

- Professional Services Estimate from Tetra Tech dated 10-5-17

The site plan application for Country Cottage at 35 Summer Street and the required notification of abutters, some of whom reside in the Speroni Acres Subdivision (Rustic and Little Tree Roads) have resulted in renewed interest by the Speroni Acres neighbors to try to resolve the variety of issues associated with the subdivision. On September 28th, Andy and I met with the neighbors. There are a number of new owners who are eager to work with the PEDB. They understand the Town will never accept the sewer system. They wish to work toward acceptance of the streets and drainage system.

We have checked with Traveler's Insurance which holds the bond for Speroni Acres. The surety bond for the subdivision remains intact and is valued at \$237,800. That amount was established in 1999.

Attached is a price quote from Tetra Tech for \$10,584 for an updated inspection, punch list, bond estimate, review of previous documents, and preparation of maps to show supplemental drainage easement areas. This can be paid from the Board's special Street Acceptance Account; the current balance is \$15,793.



October 5, 2017

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

**Re: Speroni Acres
Subdivision Review
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

We are pleased to submit this Proposal to the Town of Medway Planning and Economic Development Board (the Client) for professional engineering services associated with the review of Speroni Acres Subdivision in Medway, Massachusetts (the Project). The objective of our services is to review the approved subdivision plans and supporting documentation against completed construction at the site and provide the Client with a punch list, bond estimate and Street Acceptance Plans to assist in the street acceptance process.

Scope of Services

The following specifically describes the Scope of Services to be completed:

Task 1 Documentation Review

- A. Review the approved plans, available as-builts and supporting documentation in preparation of punch list, bond estimate and plans noted below;
- Budget Assumption: 2 hours @ \$140/hr = \$280
Total = \$280

Task 2 Punch List/Bond Estimate

- A. Perform a Punch List Inspection of the site using the approved plans and supporting documentation in order to determine deficient work and/or work the remains on the subdivision and incorporate items into a Punch List Memo in item B below. This inspection will also be used to confirm items included in the as-built survey ;
- Budget Assumption: 6 hours @ \$140/hr = \$840
Total = \$840
- B. Prepare a Punch List Memo listing items found to be deficient or work that remains on the Project;
- Budget Assumption: 4 hours @ \$140/hr = \$560
Total = \$560
- C. Prepare a Bond Estimate using MassDOT weighted bid pricing (per town standard);
- Budget Assumption: 4 hours @ \$140/hr = \$560
Total = \$560

Task 3 Easement Exhibits

- A. Prepare six (6) easement exhibits (one exhibit per property affected by the easement) to reflect necessary changes in easement location as a result of as-built location of drainage basins;
- Budget Assumption: 6 hours @ \$245/hr = \$1,470
24 hours @ \$140/hr = \$3,360
Total = \$4,830

Task 4 Street Acceptance Plan

- A. Prepare Street Acceptance Plan per Medway PEDB Rules and Regulations for use by the PEDB during the Street Acceptance process.
- Budget Assumption: 2 hours @ \$245/hr = \$490
12 hours @ \$140/hr = \$1,680
Total = \$2,170

Task 5 Meeting Attendance

- A. Participate in two (2) meetings with the Town of Medway PEDB.
- Budget Assumption: 2 Meetings (assume 3 hours per meeting)
6 hours @ \$140/hr = \$840
Total = \$840

Cost

Our cost for the above Scope of Services will be on a time and expenses basis in accordance with Tetra Tech's and existing Town of Medway contract rates. Direct expenses will be billed at a fixed fee of five (5) percent of labor costs. We suggest that you establish a budget identified below for these services, which will not be exceeded without your approval. Please be advised that this estimate is based on our current understanding of the Project needs and is for budget purposes only. The total cost of our services will depend greatly on the completeness and adequacy of the information provided.

The breakdown of this fee by task is as follows:

Task	Task Description	Fee
Task 1	Documentation Review	\$280
Task 2	Punch List/Bond Estimate	\$1,960
Task 3	Easement Exhibits	\$4,830
Task 4	Street Acceptance Plan	\$2,170
Task 5	Meeting Attendance	\$840
	Labor Subtotal	\$10,080
	Expenses (5%)	\$504
Total Fee		\$10,584

Schedule

We are prepared to begin work immediately upon receipt of this executed Proposal. We recognize that timely performance of these services is an important element of this Proposal and will put forth our best effort, consistent with accepted professional practice, to comply with the project's needs. We are not responsible for delays in performance caused by circumstances beyond our control or which could not have reasonably been anticipated or prevented.

General Terms and Conditions

This Proposal is subject to the existing Terms and Conditions signed by Tetra Tech and the Town of Medway. Should this proposal meet with your approval, please sign and return a copy to us for our files. Your signature provides full authorization for us to proceed. We look forward to working with you on this Project. Please contact us with any questions, or if you require additional information.

Very truly yours,



Sean P. Reardon, P.E.
Vice President



Steven M. Bouley, P.E.
Senior Project Engineer

Date Approved by Medway Planning and Economic Development Board _____

Certified by:

Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator

Date

M:\SITE\BOULEY\MEDWAY_PEDB_SPERONI ACRES_2017-10-05.DOCX



October 24, 2017
Medway Planning & Economic Development Board
Meeting

Community Transportation Needs
Survey

- Brochure “Let’s Plan A Better Transportation Future” from the Central Transportation Planning Staff (CTPS) for the Boston Metropolitan Planning Organization (MPO)
- Community Transportation Needs Survey

CTPS is doing its annual outreach seeking input from communities on their local transportation needs. The attached brochure provides an excellent overview of its annual planning process and the components thereof.

Please review the Transportation Needs Survey. I would ask that you discuss the questions at Tuesday’s meeting. I can then compile a summary of PEDB responses.

Let's plan a better transportation future



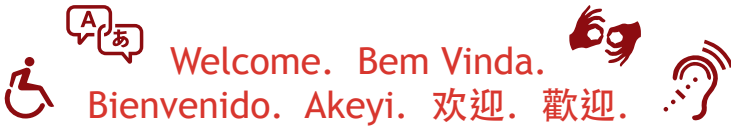
Let's plan a better transportation future



2017-18

Contents:

Learn about your MPO	pg. 4
Help shape our long-range plan	pg. 6
Get your infrastructure project funded	pg. 9
Apply for technical assistance	pg. 10
Suggest study ideas of regional relevance	pg. 11



The Boston Region MPO is committed to helping you participate in transportation planning. To request special accommodations, or if you need this information in another language, contact the MPO at 857.702.3700 (voice), 617.570.9193 (TTY), or eharvey@ctps.org (please allow 14 days).

Simplified Chinese

如果需要使用
其它语言了解信
息，请联系波士顿
大都会规划组织
(Boston Region MPO)
《民权法案》第
六章专员，电话
857.702.3700.

Traditional Chinese

如果需要使用其他
語言瞭解資訊，
請聯繫波士頓大
都會規劃組織
(Boston Region MPO)
《民權法案》第
六章專員，電話
857.702.3700.

Haitian Creole

Si yon moun vle
genyden enfòmasyon
sa yo nan yon lòt
lang, tanpri kontakte
Espesyalis Boston Region
MPO Title VI la nan
nimewo 857.702.3700.

Spanish

Si necesita esta
información en otro
idioma, por favor
contacte la Boston
Region MPO al
857.702.3700.

Portuguese

Caso estas informações
sejam necessárias em
outro idioma, por favor,
contate o MPO da
Região de Boston pelo
telefone 857.702.3700.

Your Voice Matters

Every four years, the Boston Region MPO identifies the strengths and weaknesses of the region's transportation system and creates **a 20-year plan to improve mobility and safety** in the region.

Charting Progress to 2040 was the first Long-Range Transportation Plan (LRTP) that, in addition to funding major regional roadway and transit projects, set aside at least half of the MPO's funding for smaller projects that improve mobility and safety for all users, including **bicyclists, pedestrians, motorists, and transit riders**. We listened to people throughout the region who told us that they wanted diverse transportation options.

This fall, help us get started on our next LRTP, ***Destination 2040***. Now is the time to let us know about the transportation needs and opportunities in your community. Visit bostonmpo.org/lrtp-dev to join the conversation. We are excited to see which directions you want the MPO to explore, this time around!

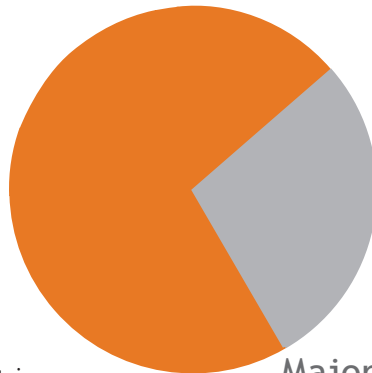
Sincerely,

Karl Quackenbush
Executive Director

Smaller Projects

(each costing less than \$20 million)

- Complete Streets
- Intersection Improvements
- Bicycle and Pedestrian Connections
- Community Transportation Services and Parking at Transit



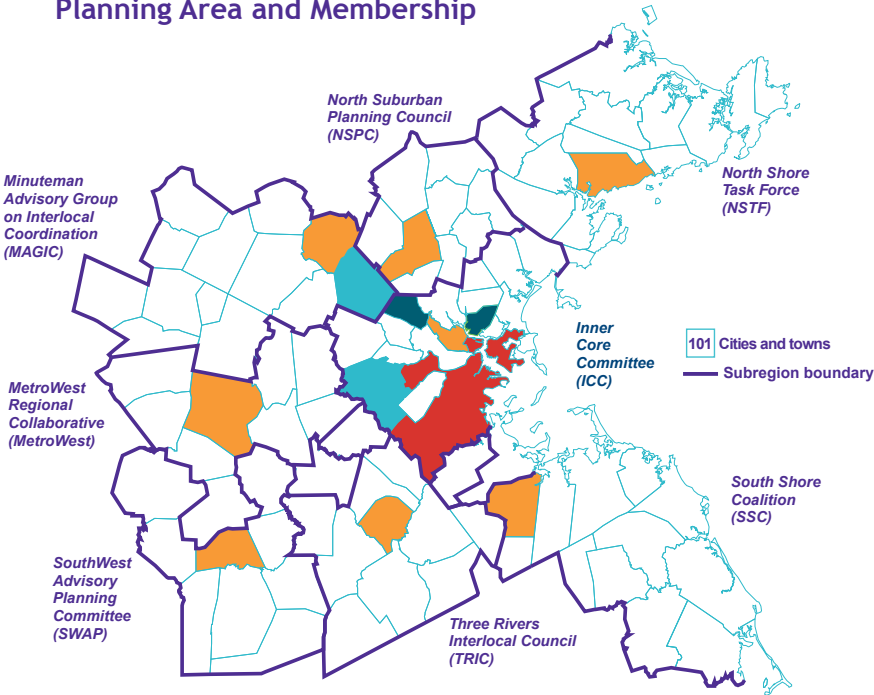
**Major
Infrastructure
Projects**

(each costing more than \$20 million)

Your MPO

The Boston Region MPO is a policymaking board that conducts regional transportation planning for the **101 municipalities** of the Boston metropolitan region. The federal government created MPOs to facilitate **fair, effective, and coordinated decisions** about how to use federal transportation dollars for transportation studies and improvements. Visit bostonmpo.org/mpo to connect with the MPO members representing your interests.

Boston Region Metropolitan Planning Organization Planning Area and Membership



*Community is in more than one subregion: Dover is in TRIC and SWAP; Milton and Needham are in ICC and TRIC.

24 MPO Members

8 Municipalities representing subregions (elected)

- Somerville (Inner Core Committee)
- Beverly (North Shore Task Force)
- Woburn (North Suburban Planning Council)
- Bedford (Minuteman Advisory Group on Interlocal Coordination)
- Framingham (MetroWest Regional Collaborative)
- Medway (SouthWest Advisory Planning Committee)
- Norwood (Three Rivers Interlocal Council)
- Braintree (South Shore Coalition)

2 Cities, at-large (elected)

- Everett
- Newton

2 Towns, at-large (elected)

- Arlington
- Lexington

2 City of Boston

5 Transportation agencies

- Massachusetts Department of Transportation (3 seats)
- Massachusetts Bay Transportation Authority
- Massachusetts Port Authority

2 Federal agencies (nonvoting)

- Federal Transit Administration
- Federal Highway Administration

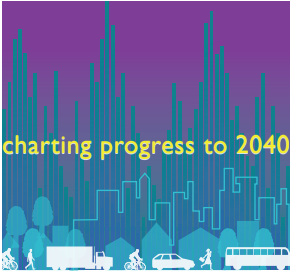
2 Advisory councils/boards

- Regional Transportation Advisory Council
- MBTA Advisory Board

1 Metropolitan Area Planning Council

1 MPO Staff

The Central Transportation Planning Staff (CTPS) supports the MPO's decision-making through technical analyses, collaborative planning, and community engagement. CTPS also ensures the MPO meets requirements associated with spending federal transportation dollars.



Creating a Vision

The Long-Range Transportation Plan (LRTP)

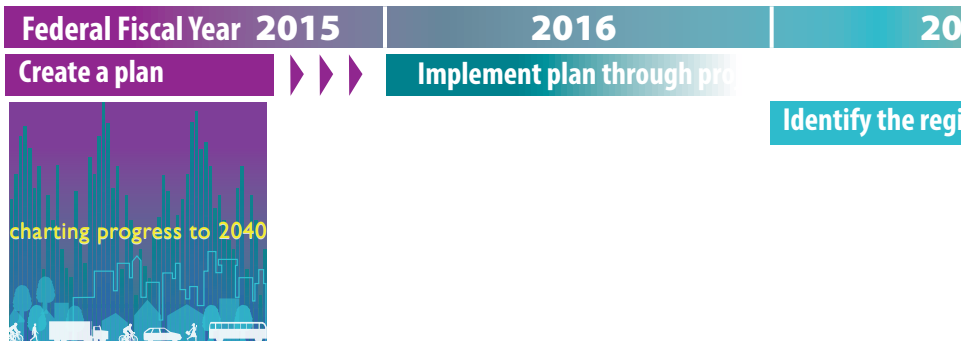
The LRTP is a 20-year investment plan for the Boston region, allocating federal, state, and local funds to improve our transportation system. The active LRTP,

Charting Progress to 2040, adopted in 2015, accounts for all regionally significant projects: those that cost greater than \$20 million or add capacity (such as transit links or traffic lanes). *Charting Progress to 2040* also sets aside funds for smaller projects in four categories (depicted on page 8).

In addition, the LRTP:

- Describes the region’s transportation needs across modes
- Presents the MPO’s vision and goals, which guide all of its planning activities
- Considers impacts on air quality and transportation equity

Timeline of Participation Opportunities



Our Vision

a modern transportation system that is safe, uses new technologies, provides equitable access, excellent mobility, and varied transportation options—in support of a sustainable, healthy, livable, and economically vibrant region.

Goals

- safety
- system preservation
- capacity management/mobility
- clean air/communities
- transportation equity
- economic vitality

The MPO seeks your input on its next LRTP, **Destination 2040**, which will be adopted in Spring 2019. Visit bostonmpo.org/lrtp-dev to learn more and to get involved.

Contact Anne McGahan, amcgahan@ctps.org

in Long-Range Transportation Planning



Investment Programs



Intersection Improvements

Modernize intersections to improve safety, mobility, and accessibility.

Complete Streets Roadway Reconstruction



Redesign roadways to enhance safety and mobility for all users and encourage biking, walking, and transit use.

Bicycle and Pedestrian Connections



Expand the bicycle and pedestrian networks to provide safe access to transit, schools, employment centers, and shopping destinations.

Community Transportation Services and Parking at Transit



Fund the construction of additional parking spaces at transit stations, low-cost safety and wayfinding improvements, and the launch of locally developed bike-share programs and transit services supporting first- and last-mile connections.



Major Infrastructure

Modernize or expand expressways, major arterials, or transit systems to reduce congestion and improve safety.

The MPO's performance targets and each subregion's priorities will guide funding allocations among these five investment programs.



Funding Projects

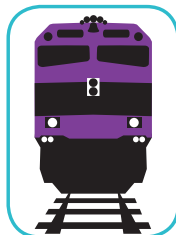
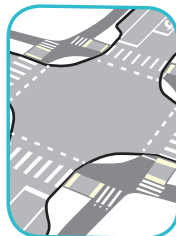
The Transportation Improvement Program (TIP)

The MPO's TIP is the capital investment plan for transportation in the Boston region. The TIP documents all transportation construction projects that will receive federal funding over the next five years, including the following:

- **Projects funded by the MPO.** The MPO has complete discretion over approximately \$100 million annually with which to fund projects, complementing state and local investments in transportation infrastructure. Guided by its vision and goals, the MPO selects projects according to the investment programs established in *Charting Progress to 2040*.
- **Projects funded by other agencies.** The MPO reviews and votes to endorse the investment decisions for federal transportation dollars made by MassDOT, the MBTA, the MetroWest Regional Transit Authority, and the Cape Ann Transportation Authority.

The MPO's Interactive TIP Database (bostonmpo.org/apps/tip) tracks projects at all stages of development. Stay tuned in December for this year's slate of eligible projects. Visit bostonmpo.org/tip-dev for updates and to let us know your priorities.

Contact Ali Kleyman, akleyman@ctps.org





Developing Solutions

Technical Assistance Programs

Did you know that the MPO offers technical assistance at no cost? Our team of transportation planners and engineers has expertise in a broad range of transportation topics. If you would like to discuss a potential short-term project or low-cost study, reach out to the staff contacts for the each of the categories listed below. For studies with a larger scope or regional relevance, read more about our UPWP studies on the next page.

Transit | Contact Annette Demchur, ademchur@ctps.org



- First- and last-mile connections
- New services and community transit
- Route optimization and cost savings
- Ridership growth

Bike/Pedestrian | Contact Casey Claude, cclaude@ctps.org



- Pedestrian circulation
- Bicycle accommodations
- Livability improvements

Roadway | Contact Mark Abbott, mabbott@ctps.org



- Intersection redesigns
- Traffic signal evaluations
- Access management



Selecting Studies

The Unified Planning Work Program (UPWP)

MPO staff conducts studies that advance our understanding of the transportation system, new technologies, regulations, and user preferences.

The UPWP is the document that **describes all of the work** the MPO will carry out to support transportation planning and programming in the region and defines each study's scope and budget, including studies carried out through the Technical Assistance programs described to the left. Each year, the MPO also selects a number of **discrete studies** from the ideas generated by MPO members, staff, and public input.

Now is the time to submit your ideas and ensure that your MPO representative(s) hear your priorities. Selected studies draw on staff expertise, produce regionally relevant results and/or readily implementable solutions, and advance the vision of *Charting Progress to 2040*. Visit bostonmpo.org/upwp-dev to explore past study topics, view the UPWP, and learn how to share your priorities.

Contact Sandy Johnston, sjohnston@ctps.org

How to Participate

Stay informed

The best way to follow the MPO process is by signing up for our email updates at bostonmpo.org/subscribe. (You may also follow us on Twitter [@BostonRegionMPO](https://twitter.com/BostonRegionMPO).) We will let you know about MPO meetings, Office Hours, public comment periods, and other opportunities to participate in regional transportation planning.

Speak out

- **Attend a meeting.** We welcome public comments at all MPO meetings. Go to our meeting calendar for our meetings, agendas, minutes, and materials at bostonmpo.org/calendar.
- **Visit Office Hours**, monthly opportunities for a one-on-one conversation with MPO staff—either by phone or in person.
- **Submit a comment** by mail, email, fax, phone, or online. Reach us at the State Transportation Building, 10 Park Plaza, Suite 2150, Boston, MA 02116; 857.702.3687 (voice); 617.570.9192 (fax); 617.570.9193 (TTY); or publicinfo@ctps.org.



Contact Jen Rowe, jrowe@ctps.org

Advise the MPO

The Regional Transportation Advisory Council offers independent advice to the MPO and has a seat on the MPO board. The council's membership includes municipalities, local business organizations, public agencies, advocacy groups, and other interested parties. Attend a meeting and consider applying to serve on the council. For more information, visit bostonmpo.org/rtac.

Contact David Fargen, dfargen@ctps.org

Invite us over

MPO staff welcomes opportunities to build relationships with municipalities, transportation advocates, professional groups, and organizations serving the needs of lower-income people, people with disabilities, people with limited English proficiency, older adults, and communities of color. Invite us to your regularly scheduled meetings to discuss issues important to you and learn how to shape transportation in the region.

Contact Betsy Harvey, eharvey@ctps.org

Join bostonmpo.org/subscribe • Follow [@BostonRegionMPO](https://twitter.com/BostonRegionMPO)

September 2017

Visit bostonmpo.org



Follow @BostonRegionMPO



Boston MPO

Central Transportation Planning Staff

Transportation Survey – Thank you for taking this short survey. Your feedback will help us gather information about transportation needs, opportunities, and trends in your community. We appreciate your input.

Needs, Opportunities, and Study ideas

What are the transportation needs in your community?

What opportunities do you see for improving transportation in your community?

What changes or trends do you see occurring that might affect the transportation system (demographics, employment, housing, land development, technology)?

What ideas do you have for future transportation studies or technical analyses?

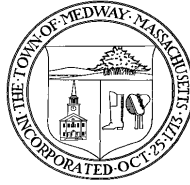
Transportation Needs of Underserved Populations

The following questions relate to the needs of lower-income people, people of color, people with disabilities, people with limited English proficiency, young people, and older adults in your community.

What are the particular transportation needs of these populations in your community?

What opportunities do you see for addressing the transportation needs of these populations in your community?

Which organizations serve these populations in your community?

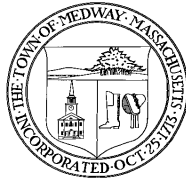


October 24, 2017
Medway Planning & Economic Development Board
Meeting

Zoning Bylaw Amendments – Public
Hearing Continuation

- Public Hearing Continuation Notice
- Revised Article on Wireless Communication Facilities
- Revised Article and Map B on zoning district boundary changes

At the 10-17-17 PEDB mtg, the Board voted on all 4 ZBL amendment articles including changes in the above two. The Board also decided to keep the hearing open in case any other details come up.



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

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

MEMORANDUM

October 19, 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 – Proposed Amendments to the Medway Zoning Bylaw***
CONTINUATION DATE – Tuesday, October 24, 2017 at 8:45 p.m.
LOCATION – Medway Town Hall, 155 Village Street

At its meeting on October 17, 2017, the Planning and Economic Development Board voted to continue the public hearing on proposed amendments to the Medway Zoning Bylaw to Tuesday, October 24, 2017 at 8:45 p.m. The public hearing will occur during a regular meeting of the Planning and Economic Development Board to be held at Medway Town Hall, 155 Village Street.

Please contact me if you have any questions.

REVISED – October 17, 2017

(based on PEDB hearing 10-17-17)

ARTICLE __: To see if the Town will vote to amend the Medway Zoning Bylaw, Section 8.7., by replacing the language in its entirety with the following:

8.7. WIRELESS COMMUNICATIONS FACILITIES

A. Purpose. The purpose of this Section is to minimize adverse impacts of wireless communication facilities on adjacent properties and residential neighborhoods (including but not limited to aesthetic, public safety, and property value impacts), to limit the number and height of these facilities to only what is essential, to promote shared use of existing facilities, to reduce the need for new facilities, and to protect the interest of the general public. This Section is promulgated under the authority of G.L. c. 40A, the Home Rule Amendment of the Massachusetts Constitution and the 1996 Telecommunications Act, 47 U.S.C. Section 332(c)(7)(A).

No Wireless Communications Facility (“WCF”) shall be constructed except in compliance with the provisions of this Section. Unless exempted in accordance with subsection 8.7.H, any WCF shall require a special permit from the Zoning Board of Appeals. An Eligible Facilities Request shall follow the procedures set forth in subsection 8.7.I.

B. Definitions. The definitions herein, especially that of a “device” and “WCF,” are intended to encompass such devices as they may evolve through technological advances.

1. **Tower:** Any structure to which a device may be attached for the purpose of transmitting or receiving wireless communications, including but not limited to water towers, steeples, flag poles, or parking lights (typical), but not including any residential, commercial or industrial building, accessory building, and/or rooftop.
 - a. **Self-Supporting Tower:** Any lattice or monopole tower to which a device may be attached for the purpose of transmitting or receiving wireless communications. Self-Supporting Towers are ground-mounted, but may include an above-grade base made of concrete or other similar material.
2. **Height:** A distance measured from the mean finished grade of the land surrounding the device to its highest point, surface or projection, in the case of free standing devices, or a distance measured from the average finished grade of the land surrounding the exterior walls to the highest point, surface or projection, in the case of devices mounted on existing buildings or structures.
3. **Device:** Any antenna, or other apparatus that performs the function of antennas, together with any telecommunications satellite dishes and other necessary equipment.
 - a. **Mounted Device:** Any device which is affixed to a Tower.
 - b. **Building Mounted Device:** Any device which is affixed to a residential, commercial, or industrial building, accessory building, and/or rooftop.
 - c. **Free Standing Device:** Any device which is affixed to a Self-Supporting Tower.

4. **Wireless Communications Facility (WCF):** Any buildings, structures, towers, and appurtenant equipment and storage that are used for the express purpose of conducting wireless telecommunication services regulated by the Federal Communications Commission (FCC) and defined as “personal wireless services” in Section 704, or other sections of the Federal Telecommunications Act of 1996 as amended. By way of example, but not limitation, “WCF” includes cellular telephone services, personal communication services, paging services, specialized mobile radio, including wireless intended for the transmission of data or internet, and also including antennas, towers, satellite dishes, or other devices or equipment for transferring wireless transmissions with or without a building to house and/or maintain such equipment.
5. **Collocation:** The mounting or installation of transmission equipment on an Eligible Facility for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.
6. **Eligible Facility:** Any existing tower or base station as defined in the Spectrum Act, provided it is in existence at the time an Eligible Facilities Request is filed with the Town in accordance with the provisions of this Bylaw.
7. **Eligible Facilities Request:** Any request for modification of an existing wireless tower or base station that involves collocation of new transmission equipment; removal of transmission equipment; or replacement of transmission equipment.
8. **Spectrum Act:** The “Middle Class Tax Relief and Job Creation Act of 2012” (Public Law 112-96; codified at 47 U.S.C. §1455(a)).

C. By Right Provisions. The following devices may be constructed, erected, installed, placed and/or used within the Town subject to the issuance of a building permit by the Building Department in those instances when a building permit is required:

1. A device for customary private household use, including but not limited to, a conventional chimney-mount television antenna or home satellite dish not to exceed 3 feet in width;
2. A device (or combination of devices) installed on an existing building or other existing structure within any commercial or industrial district provided that such device or combination thereof, including its supports, is:
 - a. Finished in a manner designed to be aesthetically consistent with the exterior finish of such building or structure and otherwise in accordance with the Design Standards set forth in subsection 8.7.F; and
 - b. Mounted in such a manner that it does not:
 - i. Extend above the highest point of a building or structure by more than 10 feet;
 - ii. Obscure any window or other exterior architectural feature;
 - iii. Extend beyond the face of any wall or exterior surface by more than 18 inches;
 - iv. Extend below the top of the roof line of any single-story building or structure; or

- v. Extend more than 8 feet below the roof line of any multi-story building or structure.
- c. Not comprised of any device or devices which have a visible surface area facing surrounding streets and/or residential districts that exceeds 50 square feet in area.
- 3. A device owned by and located on the property of an amateur radio operator licensed by the FCC, which device shall be installed at the minimum height necessary for the proper functioning of amateur radio communications in accordance with the licensing requirements for that location; and
- 4. A device installed wholly within and not protruding from the interior space of an existing building or structure (including interior space behind existing roofs or within existing mechanical penthouse space) or behind existing rooftop mechanical screens in such a manner that the device would not be visible from surrounding streets and/or residential districts only for so long as such device remains wholly within such space or behind such roofs or screens.

D. Special Permit General Requirements.

- 1. Lattice style towers and similar facilities requiring three or more legs and/or guy wires for support are prohibited.
- 2. To the greatest extent feasible, all service providers shall co-locate at existing facilities. Wireless communication facilities shall be designed to accommodate the maximum number of users as technically practical.
- 3. When co-location on an existing WCF is not feasible, the applicant must demonstrate that another site is required to address a substantial gap in coverage. A new WCF shall be located at one of the sites described in Section E.2 below; only if there is no feasible alternative location set forth in Section E.2 below that would address the gap in coverage may other locations be considered.
- 4. The height of a WCF shall be constructed at the minimum height necessary to accommodate the anticipated and future use of the facility. The maximum allowed height for a WCF shall be 120 feet.
- 5. A WCF shall meet all setback requirements as provided for in Section 6, Dimensional Regulations, of the Medway Zoning Bylaw.
- 6. Where the applicant seeks approval for a device owned or controlled by the applicant, approval of equipment shall be contingent upon the agreement of the applicant to reasonably cooperate with other wireless communications service providers in permitting the co-location of antennas on such structures, on commercially reasonable terms, unless:
 - a. There are structural or other limitations which would make it unfeasible to accommodate the proposed WCF; or
 - b. The proposed facility would interfere with the wireless communications of one or more existing occupants at the site, including the applicant.

7. The Board may adjust height and setback requirements by a four-fifth vote if the Board finds that such adjustments will result in:
 - a. A more desirable design of the development or provide enhanced buffering for adjacent residential properties;
 - b. Improved transmission for wireless telecommunication services, signals, and long distance communications; and/or
 - c. Improved public safety.

E. Location of Wireless Communication Facilities.

1. All applications for a new WCF must demonstrate inability to co-locate at an existing WCF, and that there is a gap in coverage that the new WCF will address in whole or in part, before consideration will be given to another site.
2. Should the applicant demonstrate the requirements that there is a technical inability to co-locate and that there is a gap in coverage that the new WCF will address in whole or in part, the following locations may be allowed by special permit and should be considered by the Applicant to the extent that any of these locations serve as a feasible location for a proposed WCF:
 - a. Any land located within an electrical transmission easement; or
 - b. Any land owned by the Town of Medway on which a water tower, water tank/well, emergency service building (i.e. police or fire station), or other buildings/structures, not including schools, are located.
3. Should the applicant demonstrate that there is a need for a WCF due to a substantial gap in coverage in a location not otherwise provided for in subsections 8.7.E.1 and 2, consideration may be given for a WCF as provided for in subsection 8.7.H. Applications under subsection 8.7.H must comply with all general, design, and procedural requirements of this Section 8.7, as well as all other applicable sections of the Medway Zoning Bylaw.
4. No WCF shall be located, erected, or modified nearer to any building or structure than one times the vertical height of the facility (inclusive of any appurtenant buildings/structures).
5. No WCF shall be located on land under status of G.L. c. 61A or c. 61B, as may be on record with the Assessor's Office.
6. No WCF shall be located within a National or Local Historic District unless the Zoning Board of Appeals finds that the facility is properly concealed, meets the Design Standards set forth in subsection 8.7.F, and does not alter the character of that district, property, building, or structure where it is located. All such applications shall be referred to the Historical Commission for review within five business days of receipt, and the Historical Commission shall provide its recommendations, if any, within 45 days after said referral.

F. Design Standards.

1. Wireless facilities shall be suitably screened from abutters and residential neighborhoods. Painting, landscaping, fencing, buffering and screening, when deemed necessary by the Zoning Board of Appeals, will be required at the expense of the owner.
2. Devices shall be camouflaged by location and/or design to disguise them from the public view, whether by designing the device so as to disguise it as an existing or new building or structure appropriate in type and scale to its location (e.g. a parking light adjacent to a recreational area, a flagpole in a park, a silo in a field, an artificial tree monopole in a wooded area) where the WCF are hidden within or mounted on a structure to make them essentially invisible, or whether located in a place and manner that renders the device essentially invisible (e.g. siting the device within existing trees, providing effective screening by the use of landscaped buffers which camouflage the device at the time of planting and are effective year-round).
3. Existing on-site vegetation shall be preserved. The Board may require additional buffering and screening if it finds that the existing vegetation is insufficient.
4. A different color scheme shall be used to blend the structure with the landscape below and above the tree or building line, as deemed necessary by the Board.
5. Fencing shall be provided to control access to the WCF and shall be compatible with the rural and scenic character of the area and of the Town. Fencing shall not be constructed of razor wire (or similar materials) or chain link.
6. There shall be no signs or advertisement signs permitted on or in the vicinity of a WCF, except for announcement signs, no trespassing signs, and a required sign, not to exceed four square feet in area for each device installation, which shall display a phone number where the person responsible for the maintenance of the WCF may be reached on a twenty-four hour basis. All other signage shall be consistent with Section 7.2, Signs, of the Zoning Bylaw.
7. Night lighting of any WCF shall be prohibited, except as required by the FCC, Federal Aviation Administration (FAA), or that needed for emergency service, security, and safety requirements. All lighting shall be consistent with Section, 7.1.2, Outdoor Lighting, of the Zoning Bylaw.
8. There shall be a minimum of one parking space for each facility, large enough for an electric utility vehicle, to be used only in connection with the maintenance of the site and not for the permanent storage of vehicles or other equipment.
9. To the extent feasible, the equipment to relay the wireless transmissions shall be located inside an existing building/structure. Otherwise, such equipment shall be located in a new, enclosed structure in a location where the visual impact to the surrounding properties and streets will be minimized. The Board may impose conditions on the siting and screening of such structure.

G. Procedures for Special Permit.

1. All applications for modification of existing or construction of new wireless communications facilities shall be submitted in accordance with the rules and regulations

of the Zoning Board of Appeals, except that applications constituting Eligible Facilities Requests shall follow the procedures set forth in subsections 8.7.I and 8.7.J below.

2. Documentation must be provided for the rights to the property and/or use of buildings/structures (i.e. ownership), a portion of land and/or use of buildings/structures (i.e. a lease or rent), or other means of legal access. Applicants proposing to erect a WCF on municipally-owned land, buildings, or structures shall provide evidence of a contractual authorization by the Town to conduct wireless communication services on such properties.
3. A field inspection/site visit shall be conducted on all applications for a WCF prior to the hearing for the special permit. The results of the inspection shall become a permanent part of the applicant's file and shall bear the date of inspection and comments by the inspecting town agents. A site visit shall include, but not be limited to, the following agents as determined necessary: Building Commissioner/Zoning Enforcement Officer, Conservation Agent, Department of Public Services Staff, and Zoning Board of Appeals Staff.
4. The following information must be provided, prepared by a professional engineer, licensed in the state of Massachusetts:
 - a. A plan shall be provided showing the exact location of existing and proposed buildings, structures and Towers, as well as:
 - i. Landscaping and lighting features;
 - ii. Buffering and screening;
 - iii. Fencing and controlled entry;
 - iv. Abutting streets, residential dwellings and all buildings/structures within 300 feet of the tower base and the distance at grade from the proposed WCF to each building on the plan;
 - v. Grading and utilities at two-foot contours; and
 - vi. Zoning requirements, as well as building and structural setbacks.
 - b. Elevation plans and/or colored rendition showing details of the tower(s) and devices, as well as any buildings/structures associated with the WCF. Plans should also provide details of buffering and screening, landscaping (including species, height, and breadth of trees and shrubbery), lighting, fencing, and colors and materials for the entire project site.
 - c. Description of facility, as well as all technical, economic, and other reasons for the proposed location, height and design;
 - d. Confirmation that the facility complies with all applicable Federal and State standards;
 - e. Description of facility capacity including number of type of devices that can be accommodated and basis for calculations. For existing towers, confirmation that the WCF has the structural and technical capacity for an additional device;

- f. Specifications for construction, lighting, and wiring in accordance with State and National building codes;
- g. Environmental Assessment, as may be required by the FCC;
- h. Confirmation that proposed facility complies with FAA and FCC guidelines;
- i. Written statement demonstrating that there are no adverse impacts to residents and the general public—visual, safety, or otherwise; and
- j. A plan showing the existing WCF locations and service provider coverage in and surrounding the Town of Medway, as well as the proposed WCF location and service coverage of that facility. This plan should be provided by a certified radio frequency engineer(s) or other certified telecommunications specialist.

H. Special Provisions for Review of Application to Construct New WCF pursuant to 1996 Telecommunications Act.

1. The Board shall issue a special permit for a WCF, in accordance with the provisions of this Section, in areas where a WCF would otherwise be prohibited, if and only if the following terms and conditions are met entirely:
 - a. The Board, after public hearing and presentation of substantial evidence by the applicant, determines that a significant gap in wireless coverage exists in a portion of the town; and
 - b. There is no feasible alternative location for the proposed location of the WCF which would adequately address the gap in coverage; and
 - c. An application for a significant gap in wireless coverage determination must provide information such as mapping of existing areas of coverage, maps depicting location of wireless coverage gaps, reports, affidavits, and other supplemental narrative information, from a suitably qualified radio frequency engineer(s) or other telecommunications specialist, to clearly demonstrate that a gap in coverage exists and there are no feasible alternative locations for the proposed WCF that would address the gap in coverage.
 - d. An application for a special permit relying upon a significant gap in wireless coverage determination shall comply with all general, design, and procedural requirements of this Section 8.7, as well as all other applicable sections of the Medway Zoning Bylaw.

I. Request for Modification of Eligible Facilities.

1. Submission Requirements – Applications for an Eligible Facilities Request shall be filed with the Building Department. The Building Commissioner shall conduct an initial review of the application within 30 days of receipt to determine whether the application is complete. The Building Commissioner shall notify the applicant within thirty days of receipt of the application if the application is deemed incomplete. Such notice shall delineate all missing documents or information.

2. Review of Application – The Building Commissioner shall conduct a limited-scope review of an Eligible Facilities Request to determine if the proposed Eligible Facilities Modification will result in a substantial change to the physical dimensions of an Eligible Facility. An Eligible Facilities Request “substantially changes” the physical dimensions of an Eligible Facility if it meets any of the criteria established in the FCC Eligible Facilities Request Rules.
3. Approval – Within sixty days of the filing of a complete Eligible Facilities Request, less any time period that may be excluded pursuant to a tolling agreement between the applicant and the Building Commissioner, the Building Commissioner shall complete his or her limited-scope site plan review and approve the application unless the Building Commissioner determines that the application does not meet the definition of an existing Eligible Facility subject to the Spectrum Act, or the proposed Eligible Facility Request proposes modifications that will substantially change the physical dimension of an Eligible Facility.

J. Construction, Maintenance, & Cessation of Use.

1. Upon receipt of a special permit from the Board, the applicant shall apply to the Building Department for a permit to construct a WCF and shall provide written evidence that all preconstruction conditions, as may be part of the special permit decision have been satisfied.
2. The owner of the facility and/or devices shall be responsible for ongoing proper maintenance of the WCF or device as allowed by Special Permit. Verification of maintenance and structural integrity by a certified structural engineer shall be required at the request of the Building Commissioner/Zoning Enforcement officer on a biennial basis.
3. If applicable, annual certification demonstrating continuing compliance with the standards of the FCC, FAA, and the American National Standards Instituted and required maintenance shall be filed with the Building Commissioner/Zoning Enforcement Officer by the special permit holder.
4. WCF devices and/or structures shall be removed within one year of cessation of use.
5. Should the owner and/or operator, or the owner of the land or structure on which the device is located, fail to remove a device within one year of cessation of use, the Town may remove the same.
6. A performance guarantee may be required as a condition of any special permit granted under this Section, in an amount deemed sufficient to cover the Town’s cost of the demolition and removal of the device in the event of cessation of use.

Or act in any manner relating thereto.

ZONING BOARD OF APPEALS

ZONING MAP DISTRICT BOUNDARY CHANGES

REVISED – October 17, 2017

ARTICLE: (Amend Zoning Map)

To see if the Town of Medway will vote to rezone the following parcels as shown on the following maps on file with the Town Clerk:

- “Proposed Changes to AR-I & AR-II Zoning Districts, October 5, 2017, MAP A”
- “Proposed Changes to AR-I & AR-II Zoning Districts, October 17, 2017, MAP B”
- “Proposed Changes to AR-I & AR-II Zoning Districts, October 5, 2017, MAP C”

and to amend the Zoning Map accordingly, such that:

The following split zoned parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential II district shall be rezoned to Agricultural Residential I district, so that the entire parcel is zoned Agricultural Residential I:

Address	Medway Assessor's Parcel ID #	Parcel Size	Current Owner
MAP A			
104 Holliston Street	31-070	1.149	Susan Dunham
10 Coffee Street	32-144	1.6	Matthew & Stacy Fasolino
12 Coffee Street	32-145	1.13	Matthew & Stacy Fasolino
14 Coffee Street	32-146	1.311	Attubato Family Trust, Albert Attubato Trust
16 Coffee Street	32-147	1.011	Jeffrey & Cassandra Grenon
18 Coffee Street	32-148	1.012	Norman & Miriam Chesmore
18A Coffee Street	32-149	1.013	Patricia McKay
MAP B			
0 Memory Lane	30-031	.162	Carl Rice
1 Memory Lane	30-067	1.01	Paul Melia
2 Memory Lane	30-066	1.01	Tina Wright
3 Memory Lane	30-065	1.013	David & Marie Marchetti
4 Memory Lane	31-033	1.739	Carl Rice
6 Howe Street	21-088	1.048	Michael & Kara Gulla
3 Howe Street	21-084	1.702	Alan & Joann Osborne
5 Howe Street	14-010	1.710	Kenneth & Kelly Yuen
7 Howe Street	14-009	1.842	Richard & Megan Grady
OR Woodland Road	14-005	115.100	Henry Wickett & Henry Wickett Jr.
MAP C			
12 Ohlson Circle	14-059	1.02	Gary & Mary Whitaker
15 Ohlson Circle	14-019	1.145	Peter Schubert

The following parcels shall be rezoned from the present Agricultural Residential I district zoning to Agricultural II district, so that the entire parcel is changed to Agricultural II:

Address	Medway Assessor's Parcel ID #	Parcel Size	Current Owner
MAP A			
22 Coffee Street	32-151	.30	Chris & Nadia Sullivan
MAP C			
86 Winthrop Street	14-054	.25	Matthew Maccarrick Trust & Family Nominee Maccarrick Trust
88 Winthrop Street	14-055	.25	Kathleen & Julie Ann Fallon
90 Winthrop Street	14-056	.25	Alexander & Allison Stroshane
92 Winthrop Street	14-043	.25	Sandra St. John Life Estate, Stacy Murphy, Christine Tiemann, & David St. John
112 Lovering Street	14-053	.25	Michael & Sonya Murphy
68 Winthrop Street	21-008	.25	Alan Weiner & Pamela Tatelman-Weiner

The following split zoned parcels shall be rezoned so that the portion which is presently zoned Agricultural Residential I district shall be rezoned to Agricultural Residential II district, so that the entire parcel is zoned Agricultural Residential II:

Address	Medway Assessor's Parcel ID #	Parcel Size	Current Owner
MAP A			
20 Coffee Street	32-150	.541	Richard & Frances Scannell
24 Coffee Street	32-152	.49	Susan & Sergio Gomez
102 Holliston Street	31-069	.29	William & Francis Obrien Trustee
1 Gorwin Drive	31-068	.22	John Fasolino & Meghann Mckenney
3 Gorwin Drive	31-067	.27	John Wooster & Patricia Mathaisel
5 Gorwin Drive	31-066	.379	David Jones
7 Gorwin Drive	31-065	.32	George & Eileen Kornmuller
9 Gorwin Drive	31-064	.263	Daniel Williams
11 Gorwin Drive	32-170	.27	Max, Constance, & Robert Greenberg
13 Gorwin Drive	32-169	.26	Chester Mosher & Lorraine Gorwin Life Estate
15 Gorwin Drive	32-168	.25	Patricia Treanor
17 Gorwin Drive	32-167	.24	Joel & Judith Goldstein
19 Gorwin Drive	32-166	.24	Lawrence & Ellen Johnson
21 Gorwin Drive	32-165	.23	Charles & Barbara Hutt
23 Gorwin Drive	32-164	.23	Tina Sheppard
25 Gorwin Drive	32-163	.23	Denise Bartone & Kenneth Gormley
27 Gorwin Drive	32-162	.23	Michael & Teresa O'Rourke
29 Gorwin Drive	32-161	.23	Walter & Judit Baer

31 Gorwin Drive	32-160	.23	Roy Young
33 Gorwin Drive	32-159	.23	Edward Companik & Susan Rreilly
Address	Medway Assessor's Parcel ID #	Parcel Size	Current Owner
MAP A			
35 Gorwin Drive	32-158	.30	John & Jennifer Dougherty
37 Gorwin Drive	32-157	.30	John & Ethel Maguire
39 Gorwin Drive	32-156	.30	Jeffrey & Cheryl Foss
MAP B			
68 Lovering Street	30-064	3.88	Robert Symonds
70 Lovering Street	21-094	2.77	Medway Housing Authority
82 Lovering Street	21-093	20.3	Paul Wilson
MAP C			
22 Ohlson Circle	14-060	.602	William & Susan Callahan
24 Ohlson Circle	14-061	.565	Michelle Diebler
28 Ohlson Circle	14-062	.565	Michael & Karen Tudino
30 Ohlson Circle	14-063	.565	Joseph Lavigne
32 Ohlson Circle	14-064	.621	Charles & Kathleen Dwyer
31 Ohlson Circle	14-046	.788	Robert & Patricia Comtois
33 Ohlson Circle	14-045	.679	Andrew & Kathleen Anderson
35 Ohlson Circle	14-044	.517	Derek & Jessica Baldassarre
108 Lovering Street	14-051	.77	Thomas & Nancy Kierce
110 Lovering Street	14-052	.25	Kenneth Lawrence
107 Lovering Street	14-030	.25	Jennifer Lindsey
70 Winthrop Street	21-007	.5	Sean Barry
72 Winthrop Street	21-006	.5	Meeri Lewandowski & Edward Lewandowski Trust
74 Winthrop Street	21-005	.5	Frank Glass & Anne Buddenhagen
76 Winthrop Street	21-004	.62	Marshall & Elizabeth Gustin
78 Winthrop Street	21-003	.853	Joseph & Mary Vadakekalam
78A Winthrop Street	21-002	.902	Anthony & Lynda Bertone
80 Winthrop Street	21-001	.722	Craig & Janice Dresser
82 Winthrop Street	14-029	1.0	Jeffrey Devine
84 Winthrop Street	14-028	.5	Romas & Niucole Banaitis
6 Hemlock Drive	21-019	.5	William & Mildred Beachman
12 Hemlock Drive	21-015	.5	Brianna & Matthew Boyce
14 Hemlock Drive	21-016	.5	William Oldmixon & Takeda Karou
16 Hemlock Drive	21-014	.5	Charlotte Porreca
18 Hemlock Drive	21-013	.5	Martin Concannon Trustee & Dawn Rose Trustee
20 Hemlock Drive	21-014	.5	Alan & Myrtle Miller
3 Clover Lane	21-009	.25	Joanne Davenport
5 Clover Lane	21-010	.25	William & Roberta Scherer

And to act in any manner relating thereto.







PLANNING AND ECONOMIC DEVELOPMENT BOARD

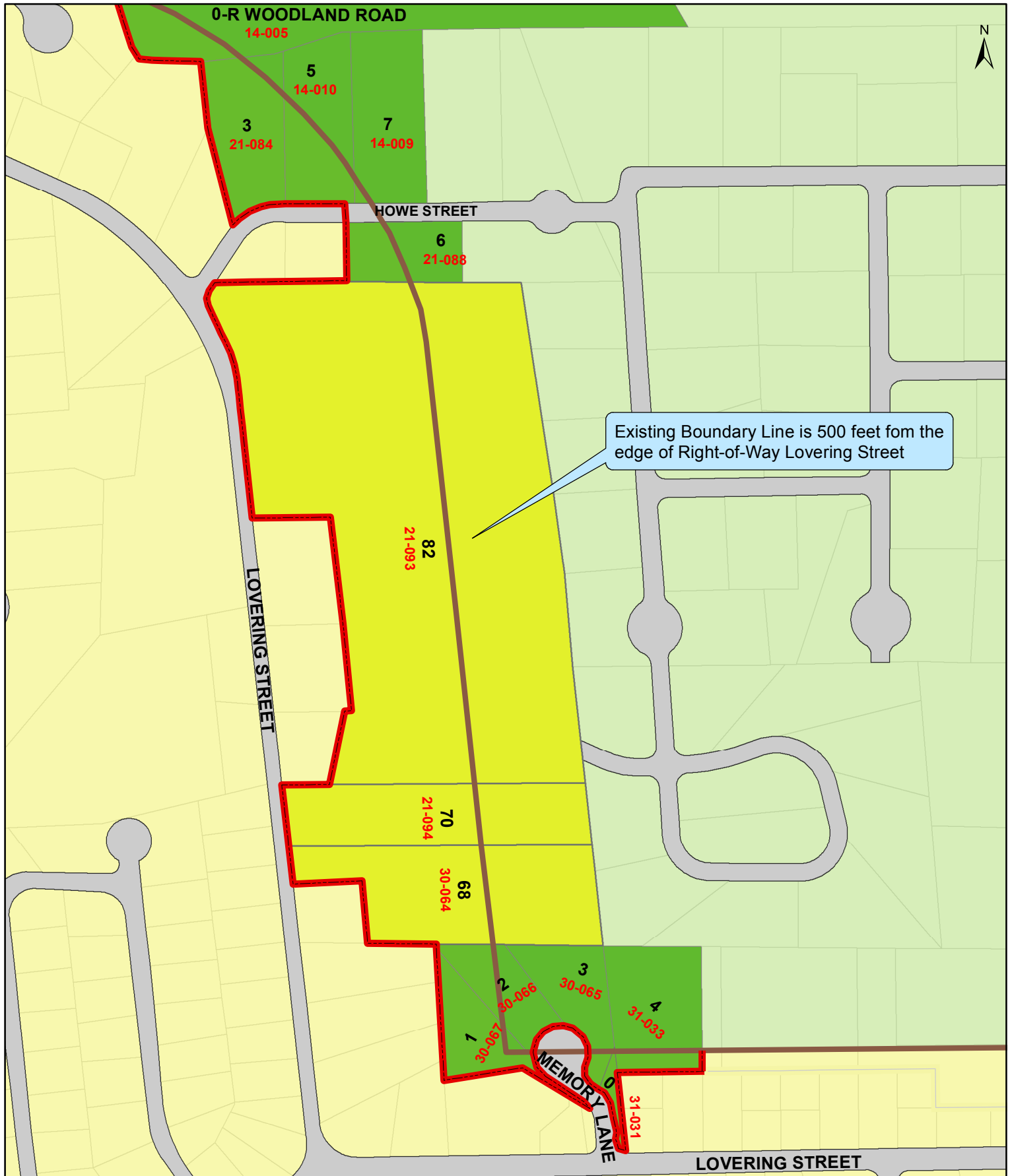
Proposed Changes to AR-I & AR-II Zoning District

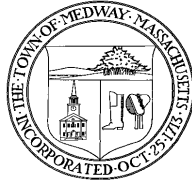
Proposal - October 17, 2017

MAP B

Data from MassGIS and the Town of Medway

- | | |
|--|--|
|  Existing AR-I Zoning District |  Proposed Inclusions of AR-I Zoning District |
|  Existing AR-II Zoning District |  Proposed Inclusions of AR-II Zoning District |
|  Existing Boundary Line |  Proposed New Boundary Line |





October 24, 2017
Medway Planning & Economic Development Board
Meeting

Construction Reports

- 2 Marc Road – Construction Report #34 dated 10-17-19
- Series of emails between Susy Affleck-Childs and Paul Yorkis dated 10-18-17 regarding status of Williamsburg

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

FIELD REPORT

Project 2 Marc Road	Date 10/17/2017	Report No. 34
Location 2 Marc Road – Medway, MA 02053	Project No. 143-21583-16009	Sheet 1 of 2
Contractor Rosenfeld Realty Inc. – Jon Rosenfeld	Weather A.M. P.M. SUNNY	Temperature A.M. P.M. 65°

FIELD OBSERVATIONS

On Tuesday, October 18, 2017, Steven M. Bouley, P.E. 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. TT on-site to inspect installation of bituminous berm. Contractor swept and tacked existing surface and installed berm on recently paved binder course on-site and along Marc Road. Contractor plans to pave top course next week.

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		Lazaro Paving Subcontract	Bituminous Berm
Laborers	1	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Bobcat		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flagpersons		Scraper					
Surveyors		Conc. Mixer					
		Conc. Truck				OFFICIAL VISITORS TO JOB	
		Pickup Truck					
		Tri-Axle Dump Truck					
		Trailer Dump Truck					
Police Details:						RESIDENT REPRESENTATIVE FORCE	
Contractor's Hours of Work: 7:00 A.M. to 3:30 P.M.						Name	Time on-site
						Steven M. Bouley, P.E.	12:00 P.M. – 12:30 P.M.

NOTE: Please use reverse side for remarks and sketches

Project 2 Marc Road	Date 10/17/2017	Report No. 34
Location 2 Marc Road – Medway, MA 02053	Project No. 143-21583-16009	Sheet 2 of 2

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. The contractor plans to install bituminous top course next week.
3. New Action Items
 - A. N/A
4. Previous Open Action Items
 - A. N/A
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Wednesday, October 18, 2017 3:07 PM
To: 'Paul Yorkis'
Subject: RE: Williamsburg progress

Please elaborate. Has it been submitted to EEOEA?

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: Paul Yorkis [mailto:pgyorkis@gmail.com]
Sent: Wednesday, October 18, 2017 3:17 PM
To: Susan Affleck-Childs
Subject: Re: Williamsburg progress

In process.

Paul

On Oct 18, 2017, at 2:55 PM, Susan Affleck-Childs <sachilds@townofmedway.org> wrote:

Thanks very much.

What is status on the Conservation Restriction for the open space parcel at the front of the site? Have you resubmitted it to EOEAA?

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: Paul Yorkis [<mailto:pgyorkis@gmail.com>]
Sent: Wednesday, October 18, 2017 3:03 PM
To: Susan Affleck-Childs
Subject: Re: Williamsburg progress

Hello.

Here is my report for you to share with the board.

1. Path mowed.
2. One way sign should be installed soon. First one shipped was one sided. Waiting for replacement
3. Bench is assembled and will be installed. I will send photo for your records.
4. Received approval from the condo association for a new well location last Monday. Need to get approval from Eversource and then will submit new plan to Board of Health for their review and possible approval.
5. If I get approval from the Board of Health for the new well location I will try and schedule paving contractor before November 15.
6. Condo Association has appointed an employee of the management company to serve as liaison for the completion of the project.
7. Dig Safe marked area for stone well at exit. Waiting for contractor to install wall.

Paul G. Yorkis
Cell 508-509-7860

On Oct 17, 2017, at 6:33 PM, Susan Affleck-Childs
<sachilds@townofmedway.org> wrote:

Hi,

I am preparing the agenda for next Tuesday's PEDB meeting (10/24/17).

The Board was expecting to hear back from you with a schedule. Would you be available to attend the meeting or if not, provide a written status report? What are your plans for next steps on the irrigation well? I believe Steve Bouley is waiting to hear from you to schedule a re-inspection.

Thanks.

Susy Affleck-Childs

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

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