



September 22, 2020
Medway Planning & Economic Development Board
Meeting

Country Cottage Child Care Center
Field Change Authorization

- Request dated September 17, 2020 from owner Robin Beaudreau for the Board to authorize 2 field changes, one related to landscaping along the southern property line with their abutter, and the other pertaining to “Staff Parking” signage.
- Copy of the approved site plan from November 2017

September 17, 2020

To: Medway Planning Board

From: Robin Beaudreau

Re: Country Cottage Field Change

Upon reviewing a punch list provided by Tetra Tech, I would like to request a field change to item #5 under missing items. Tetra Tech has noted that a Green Giant Arborvitae has not been planted nor has the landscaping been completed south of the site egress to Summer Street.

Upon conversation with our southerly neighbor, Judy Notturmo of 33 Summer Street, we learned that they did not want their view blocked from their side or front windows. To keep good will with our neighbor, we eliminated some of the proposed plantings, including the Green Giant Arborvitae. We also addressed their concern by extending our fencing in a manner that does not block the view from their window.

To further understand the punch list, on 9/14/20 I met with a technician from Tetra Tech and reviewed it with them, as my contractor is MIA. Upon that visit I learned that a plan had been submitted showing signage for staff parking. I was unaware of this requirement as I do not have any plans showing this in my possession, and my contractor has not been returning my calls or emails. I am requesting a second field change for the staff parking signage, as I do not think it is a necessary component. I would also like to note that at this time parents are currently using the staff parking areas for pick up of their children. Due to the new temporary regulations mandated to us by the Department of Early Education and Care because of COVID-19, parents are not permitted to get out of their vehicles and we are not allowed to enter and exit the building through the same door. We have put a plan in place that utilizes the staff parking area for parents to pick up their children, as this area is adjacent to our side door exit. If you were to require me to add the "staff only" parking signs, I would just have to cover them up as it would be a sign that parents would be told to ignore.

Please let me know if there is anything else you need me to do in regards to this matter.

Thank you,

Robin Beaudreau

COUNTRY COTTAGE CHILDREN'S CENTER

A SITE PLAN

IN

MEDWAY, MASSACHUSETTS

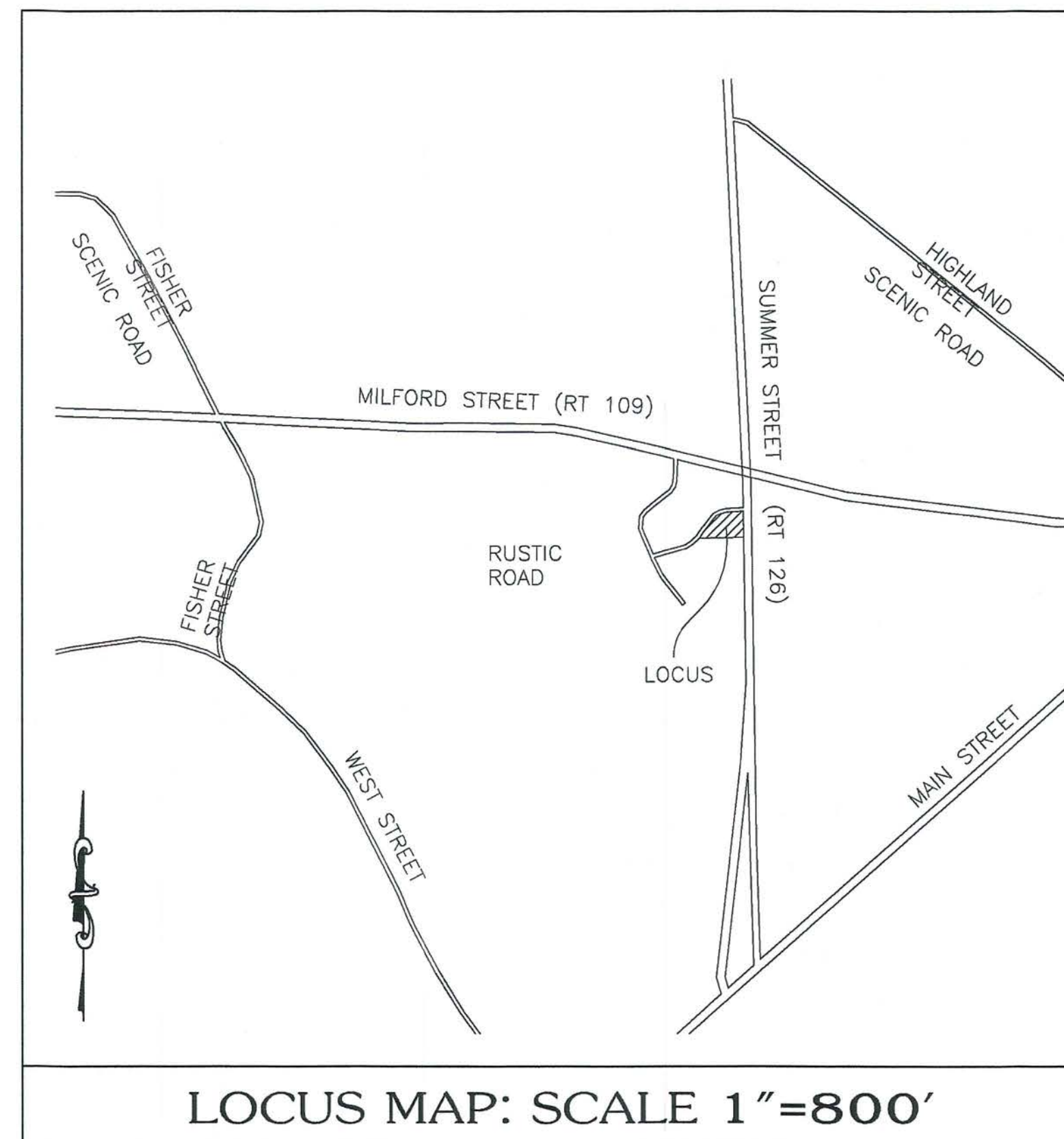
(NORFOLK COUNTY)

OWNER/APPLICANT:

ROBIN & DAVID BEAUDREAU
575 EAST HARTFORD AVENUE
UXBRIDGE, MASSACHUSETTS 01569

ENGINEER:

ENGINEERING DESIGN
CONSULTANTS, INC.
32 TURNPIKE ROAD
SOUTHBOROUGH, MASSACHUSETTS 01772



LOCUS MAP: SCALE 1"=800'
AUGUST 24, 2017
REVISED: SEPTEMBER 26, 2017
REVISED: OCTOBER 10, 2017

SHEET LIST:

SITE PLANS

- 0 COVER SHEET
- 1 EXISTING CONDITIONS
- 2 PROPOSED LAYOUT
- 3 GRADING & UTILITIES
- 4 LIGHTING & LANDSCAPING
- 5 DETAILS

STORMWATER PLANS

- 1 STORMWATER (SWPPP) PLAN

ARCHITECTURAL PLANS

- PS901 BUILDING PERSPECTIVE
- A2.01 FIRST FLOOR
- A2.02 ATTIC STORAGE
- A3.01 FRONT ELEVATION
- A3.02 REAR ELEVATION
- A3.03 RIGHT SIDE ELEVATION
- A3.04 LEFT SIDE ELEVATION

WAIVERS FROM SITE PLAN RULES AND REGULATIONS

- 1) SECTION 204-3 PLANNING BOARD SUBMITTALS, A. 7. DEVELOPMENT IMPACT REPORT
- 2) SECTION 204-4 STANDARDS FOR SITE PLAN PREPARATION - B
- 3) SECTION 204-5 SITE PLAN CONTENTS. A. COVER SHEET
- 4) SECTION 204-5 SITE PLAN CONTENTS C. 3. EXISTING LANDSCAPE INVENTORY
- 5) SECTION 205-6 PARKING, G. PARKING SPACES AND STALLS, 3. a
- 6) SECTION 205-6 PARKING, G. PARKING SPACES AND STALLS, 3. b
- 7) SECTION 205-6 PARKING, G. PARKING SPACES AND STALLS, 4. b

WAIVER FROM ZONING BYLAW

- 1) SECTION 7.1.1 OFF-STREET PARKING AND LOADING, I. BICYCLE PARKING

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, OCTOBER 24, 2017 FOR PLAN ENTITLED, 'SITE PLAN, COUNTRY COTTAGE CHILDREN'S CENTER, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

APPROVED BY:
MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

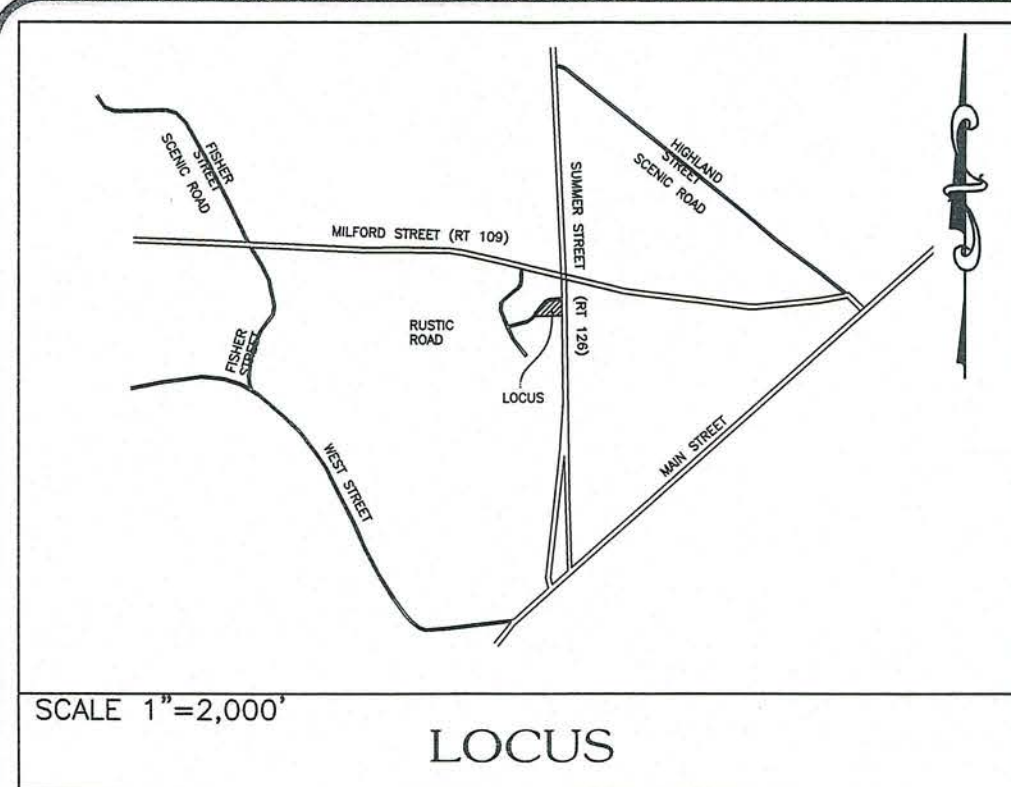
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DATE: 11-14-2017

\\SERVER\EDC_APPS\5561\AUTOCAD FILES\5561\5561 SITE PLAN (ONE-WAY FLOW) (REV2)



SCALE 1"=2,000'
LOCUS

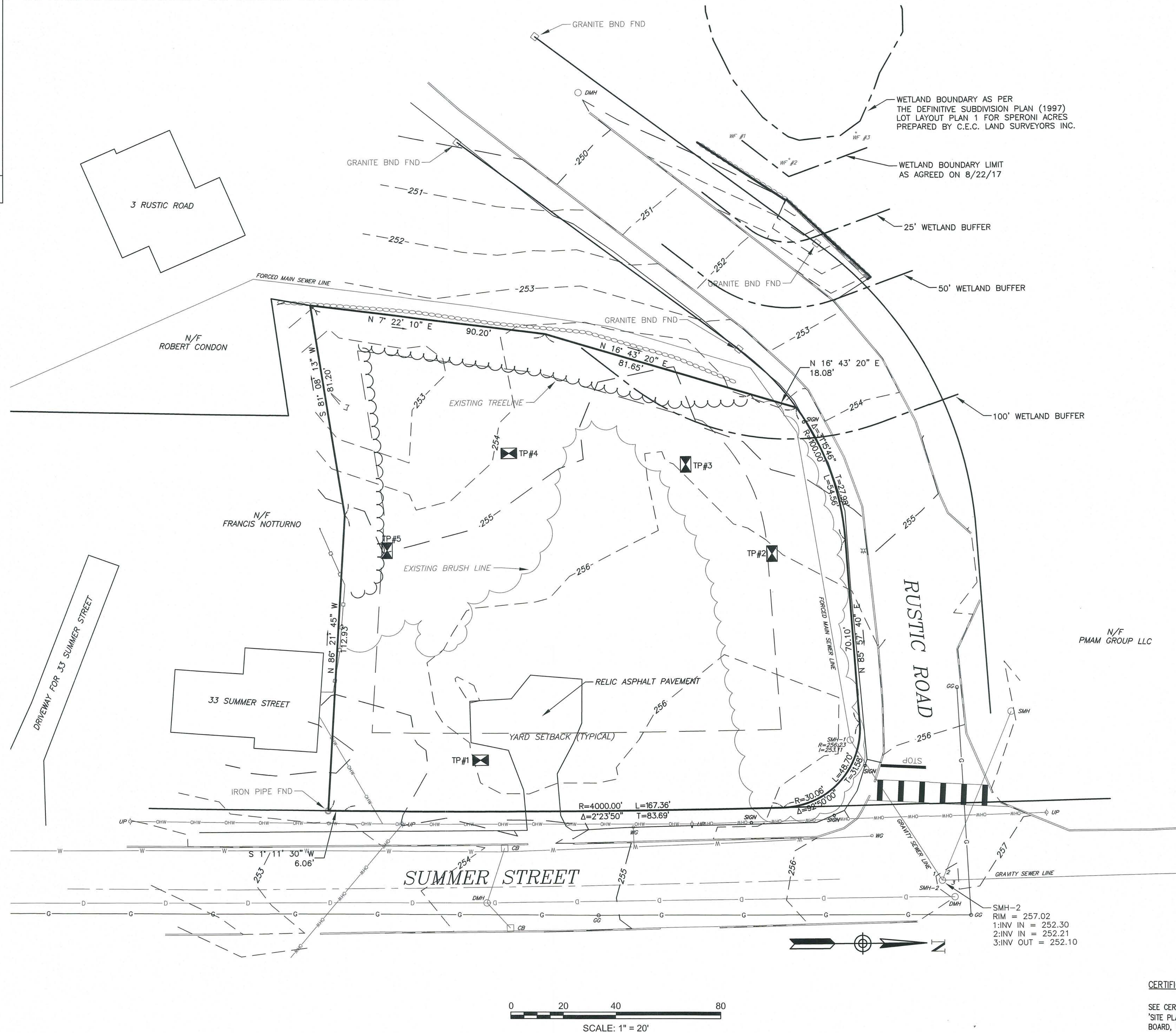
NOTE:
UNDERGROUND UTILITY LOCATIONS ARE
NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR TO VERIFY LOCATIONS AND
ELEVATIONS OF EXISTING UTILITIES PRIOR
TO COMMENCEMENT OF ANY CONSTRUCTION

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS
HOURS IN ADVANCE OF CONSTRUCTION.
CALL DIGSAFE AT 811



SITE PERIMETER SHALL BE SECURED WITH TEMPORARY CONSTRUCTION FENCE



PROJECT INFORMATION:

CURRENT OWNER: ROBIN & DAVID BEAUDREAU
575 EAST HARTFORD AVENUE
UXBRIDGE, MA 01569

MEDWAY ASSESSORS ID: 56-017 & 56-018
DEED REFERENCE: BOOK 35175 PAGE 390

PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY
OF DEEDS IN A 1958 PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS." BY BOWME ENGINEERING CO. AND
IN A 1997 PLAN TITLED "SPERONI ACRES" BY C.E.C. LAND SURVEYORS, INC.

PROJECT DATUM REFERS TO NAVD 88.

ZONING: AGRICULTURAL RESIDENTIAL II (AR-II) DISTRICT

	REQUIRED	EXISTING
MIN. LOT AREA:	22,500 S.F.	33,898 ±S.F.
MIN. FRONTAGE:	150 FT.	167.37± FT.
SETBACKS:		
FRONT	35 FT.	NA
REAR	15 FT.	NA
SIDE	15 FT.	NA
MAX. BUILDING COVER:	30%	0%
MAX. IMPERVIOUS COVER:	40%	4%
MIN. OPEN SPACE:	NA	32,550 ±S.F.
MAX. BUILDING HEIGHT:	35 FT	NA

LEGEND

BIT CONC	BITUMINOUS CONCRETE
BORING	BORING
CB	CATCHBASIN
CO	CLEAN OUT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CW	CROSSWALK
DMH	DRAIN MANHOLE
D	DRAIN LINE
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
ECB	EROSION CONTROL BARRIER
FD	FOUNDATION DRAIN
GG	GAS GATE
GAS	GAS LINE
GG	GAS GATE
HC	HANDICAPPED RAMP
HYD	HYDRANT
INV	INVERT
LP	LIGHT POLE
MH	MANHOLE
PVC	POLY-VINYL-CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER LINE
SMH	SEWER MANHOLE
S	SIGN
SB/DH	STONE BOUND/DRILLHOLE
TELE	TELEPHONE LINE
TMH	TELEPHONE MANHOLE
+	TEST PIT
TRANS	TRANSFORMER
VGC	VERTICAL GRANITE CURB
WG	WATER GATE
W	WATER LINE
W	WETLAND FLAG

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signature]
[Signature]
[Signature]

DATE: 11-14-2017

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, SEPTEMBER XX, 2017 FOR PLAN ENTITLED,
"SITE PLAN, COUNTRY COTTAGE DAYCARE, MEDWAY MASSACHUSETTS," FROM THE MEDWAY PLANNING
BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

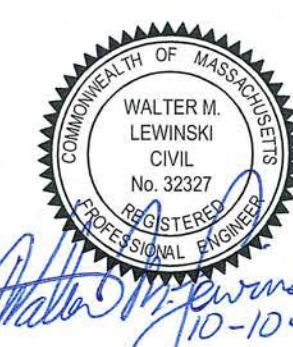
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ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE
CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE
WITH THE CONTRACT DOCUMENTS.

ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR
THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS
THIRD PARTY COSTS.

DESIGN BY: ZBB
CHECKED BY: PSB
APPROVED BY: WML

REVISIONS:
2 10/10/17 NO CHANGE - SET REV. DATE
1 9/26/17 ADDRESS PEER REVIEW COMMENTS
0 8/24/17 SITE PLAN REVIEW



PREPARED BY:
[Signature]
10-10-17

Engineering Design Consultants, Inc.
32 Turnpike Road
Southborough, Massachusetts
ph:(508) 480-0228 fax:(800)832-5781

PROJECT:

COUNTRY COTTAGE CHILDREN'S CENTER
35 SUMMER STREET
MEDWAY, MASSACHUSETTS 02053

TITLE:

EXISTING CONDITIONS

COUNTRY COTTAGE CHILDREN'S CENTER

OWNER/APPLICANT:

ROBIN & DAVID BEAUDREAU
575 EAST HARTFORD AVENUE
UXBRIDGE, MASSACHUSETTS 01569

FILE NO: 3561

EXISTING CONDITIONS

DATE: AUGUST 24, 2017

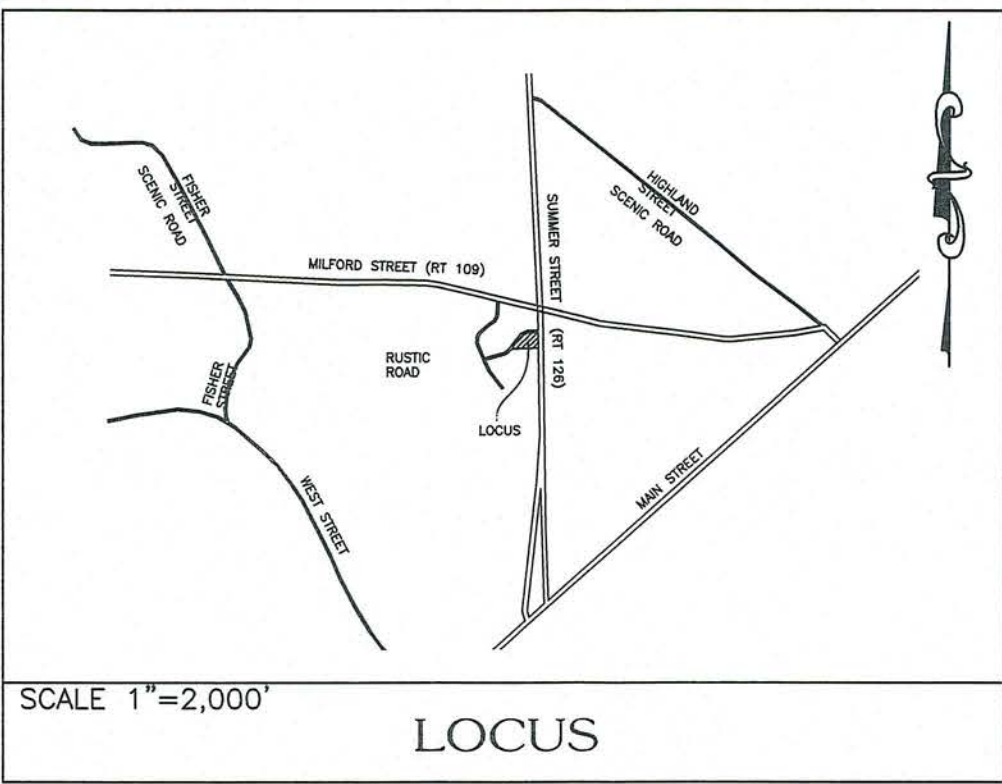
PLAN NUMBER:

1 of 5

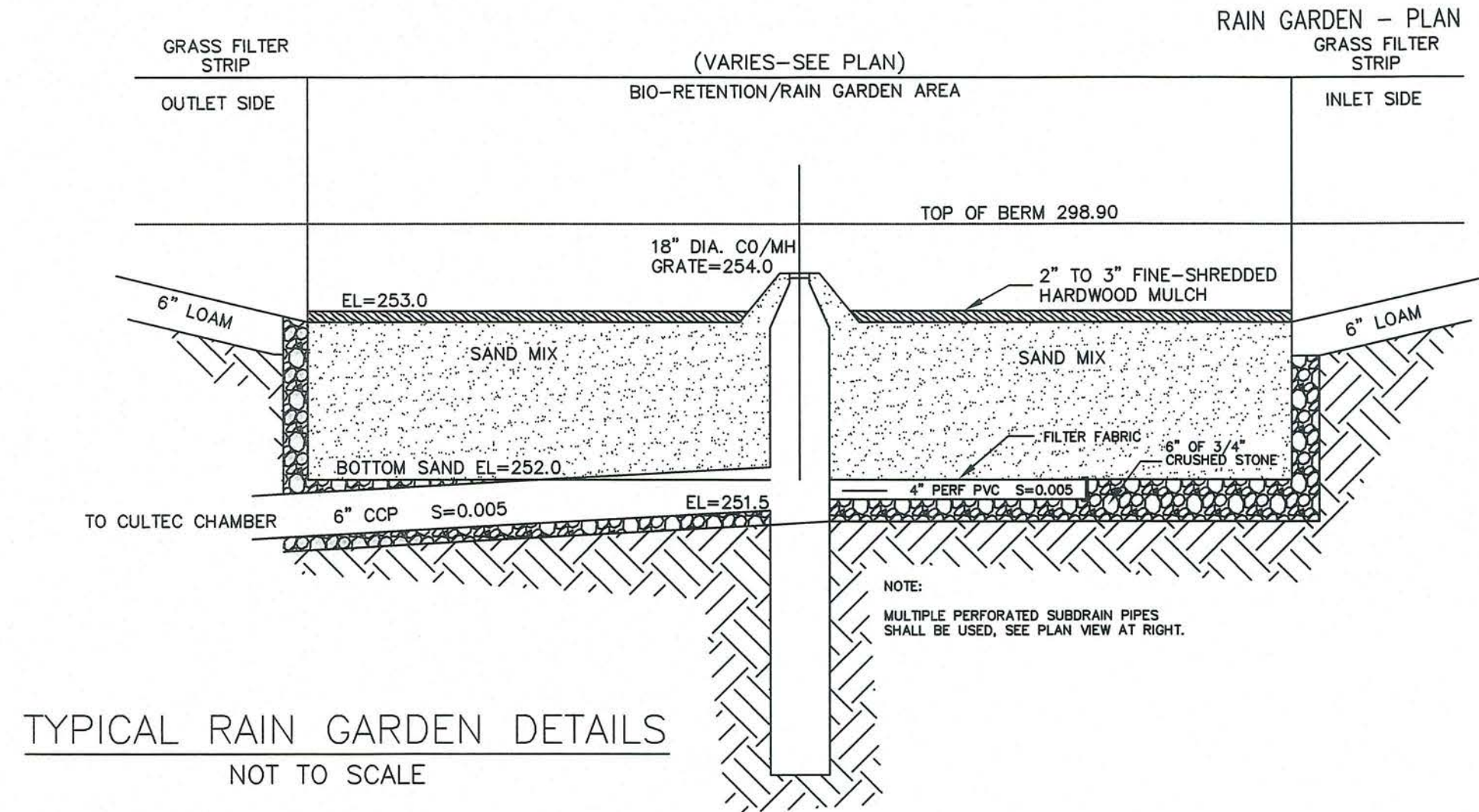
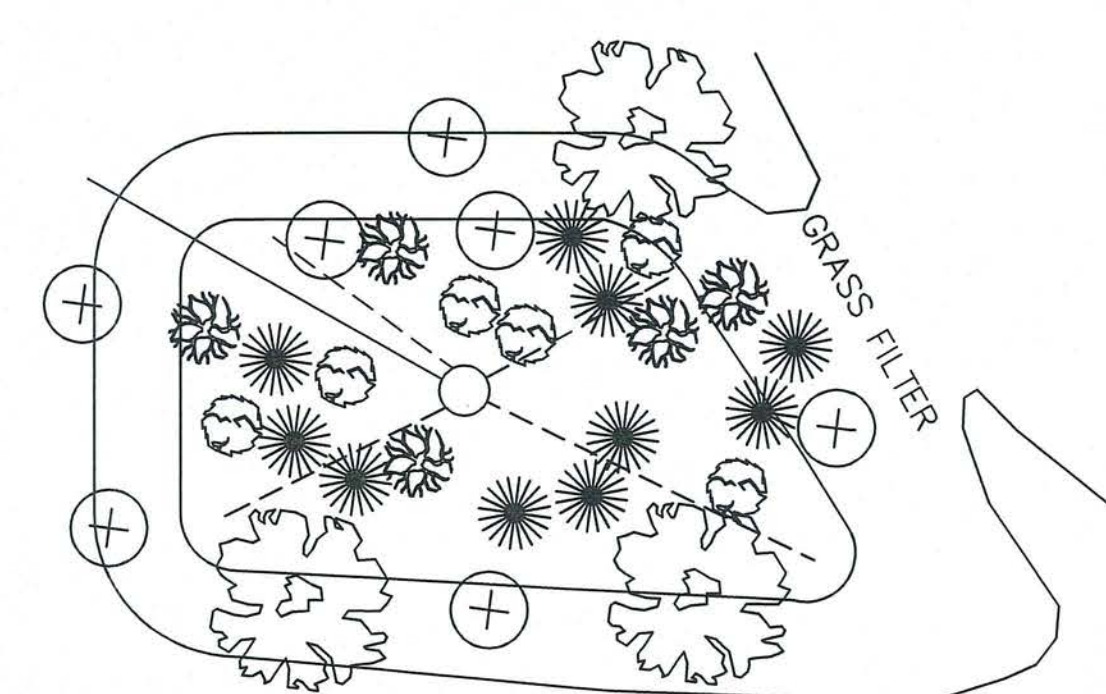
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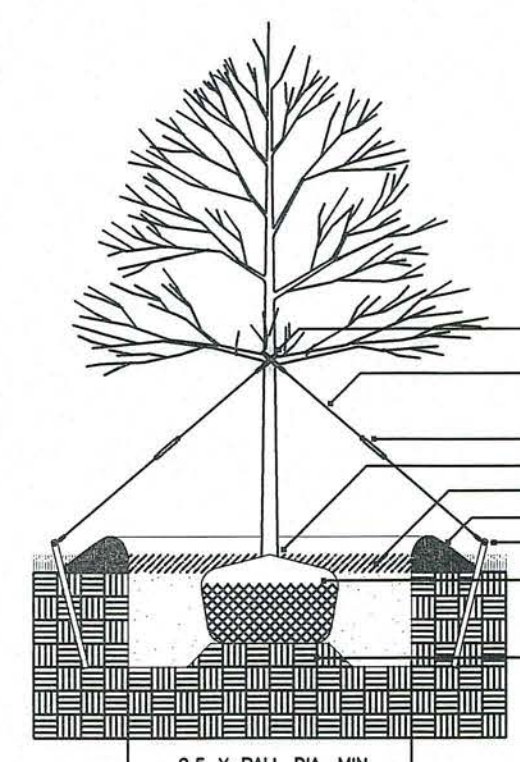
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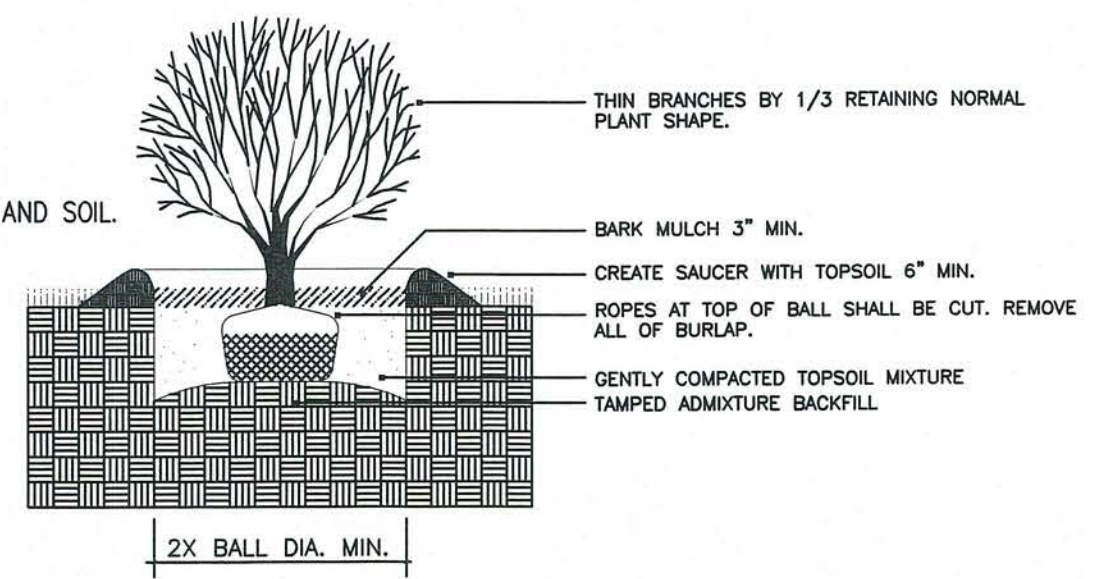
SITE PERIMETER SHALL BE SECURED WITH TEMPORARY CONSTRUCTION FENCE



PLANTING KEY



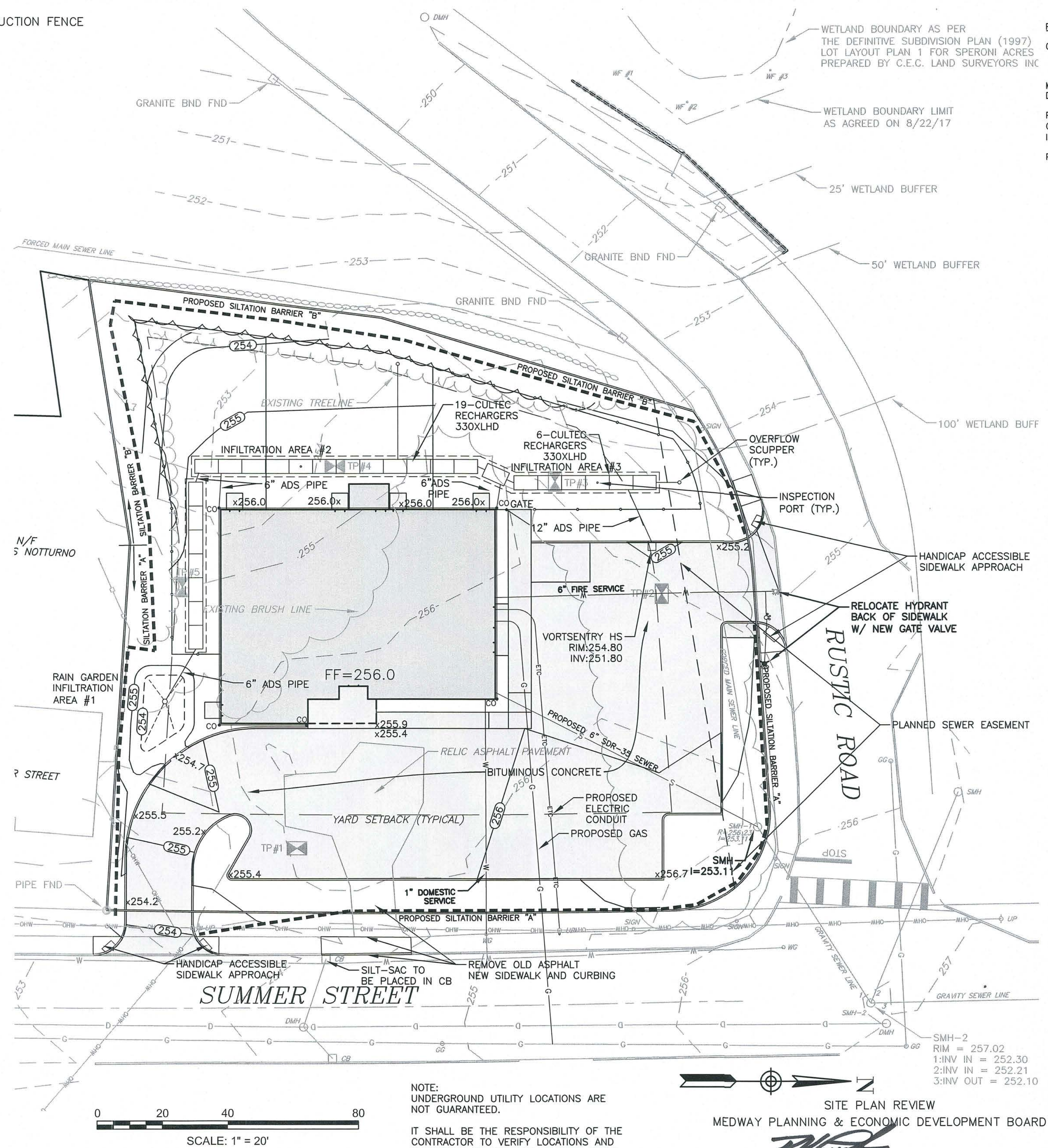
- Carex Vulpinoidea Fox Sedge (2-3' Hght)
- Cornus Amomum Silky Dogwood (4-6' Hght)
- Ilex Verticillata Winterberry (2-3' Hght)
- Cornus Stolonifera Red Osier Dogwood (2-3' Hght)
- Andropogon Gerardi Bluejoint (2-3' Hght)



- NOTES:
- SOIL MIX SHOULD BE A MIXTURE OF SAND, COMPOST AND SOIL:
 - 40% SAND
 - 20-30% TOPSOIL
 - 30-40% COMPOST

SAND COMPONENT	
Sieve Size	Percent Passing
2-inch	100
3/4-in.	70-80
1/4-in.	50-80
U.S. No. 40	15-40
U.S. No. 200	0-3

DEEP HOLE #	GROUND	ELEV.	DEEP HOLE #	GROUND	ELEV.	DEEP HOLE #	GROUND	ELEV.	DEEP HOLE #	GROUND	ELEV.	DEEP HOLE #	GROUND	ELEV.	DEEP HOLE #	GROUND	ELEV.
6" A	SANDY LOAM 10YR6/2	255.50	6" A	SANDY LOAM 10YR6/2	255.50	6" A	SANDY LOAM 10YR6/2	255.50	6" A	SANDY LOAM 10YR6/2	255.50	6" A	SANDY LOAM 10YR6/2	255.50	6" A	SANDY LOAM 10YR6/2	255.50
24" Bw	SAND 10YR7/3	254.00	24" Bw	SAND 10YR7/3	254.00	24" Bw	SAND 10YR7/3	254.10	24" Bw	SAND 10YR7/3	254.10	24" Bw	SAND 10YR7/3	253.00	24" Bw	SAND 10YR7/3	253.00
60" C	SAND 10YR7/3	251.00	108" C	SAND 10YR7/3	247.00	78" C	SAND 10YR7/3	249.60	78" C	SAND 10YR7/3	248.00	72" C	SAND 10YR7/3	249.00	72" C	SAND 10YR7/3	249.00
MOTTLING: NONE			MOTTLING: NONE			MOTTLING: NONE			MOTTLING: NONE			MOTTLING: NONE			MOTTLING: NONE		
PERCOLATION TEST: N.A.			PERCOLATION TEST: N.A.			PERCOLATION TEST: N.A.			PERCOLATION TEST: N.A.			PERCOLATION TEST: N.A.			PERCOLATION TEST: N.A.		
SOIL CLASS: CLASS II			SOIL CLASS: CLASS II			SOIL CLASS: CLASS II			SOIL CLASS: CLASS II			SOIL CLASS: CLASS II			SOIL CLASS: CLASS II		



NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

DIGSAFE

SITE PLAN REVIEW

MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

DATE: 11-14-2017

- PROJECT INFORMATION:
- CURRENT OWNER: ROBIN & DAVID BEAUDREAU
575 EAST HARTFORD AVENUE
UXBRIDGE, MA 01569
- DEED REFERENCE: BOOK 35175 PAGE 390
- PROPERTY LINES AND EASEMENTS ARE BASED ON THOSE RECORDED IN THE MASSACHUSETTS REGISTRY OF DEEDS IN A 1958 PLAN TITLED "PLAN OF LAND IN MEDWAY, MASS." BY BOWME ENGINEERING CO. AND IN A 1997 PLAN TITLED "SPERONI ACRES" BY C.E.C. LAND SURVEYORS, INC.
- PROJECT DATUM REFERS TO NAVD 88.
- CONSTRUCTION NOTES
- THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED BY THE OWNER AND THE ENGINEER.
 - THE CONTRACTOR SHALL NOTIFY THE RELEVANT TOWN DEPARTMENTS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
 - IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE DETAILS.
 - THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE HAY BALE DIKES ALONG THE PERIMETER OF CUTS AND FILLS, MULCHING, AND PLANTING OF DISTURBED AREAS AS SOON AS PRACTICABLE.
 - AT THE END OF CONSTRUCTION THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. A THOROUGH INSPECTION OF THE WORK PERIMETER IS TO BE MADE AND ALL DISCARDED MATERIALS, BLOWN OR WATER CARRIED DEBRIS, SHALL BE COLLECTED AND REMOVED.
 - AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE CONTRACTOR SHALL CLEAN THE SUMPS OF ALL CATCH BASINS AND THE INVERTS OF ALL DRAIN.
 - THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR IS TO CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 811.
 - THE CONTRACTOR IS TO VERIFY THE LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE PROPOSED WORK POSES A CONFLICT WITH THE EXISTING UTILITIES, THE ENGINEER IS TO BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
 - ALL REINFORCED CONCRETE PIPE IS TO BE CLASS II WHEN GREATER THAN 36" OF COVER EXISTS. LESS THAN 36" SHALL BE CLASS V RCP. ALL PVC SANITARY SEWER IS TO BE SDR 35 WITH RUBBER RING JOINTS. ALL PVC STORM DRAIN (PERFORATED OR SOLID) SHALL BE SDR 35. ADS TYPE N12 POLYETHYLENE PIPE OR APPROVED EQUAL; EXCEPT FOR ROOF DRAINS WHICH SHALL BE DUCTILE IRON. WATER MAIN IS TO BE CLASS 52 CEMENT LINED DUCTILE IRON.
 - THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO THE START OF WORK ON RUSTIC ROAD AND/OR SUMMER STREET.
 - STANDARD PAVEMENT AREAS SHALL HAVE 12 INCHES OF GOOD, CLEAN BANK-RUN GRAVEL, CONFORMING TO MDP

WPLED20



Ultra-high efficiency 20 Watt wallpack. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.
Color: Bronze Weight: 6.1 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent future-to-future color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Project: Type:

Prepared By: Date:

Driver Info

Type: Constant Current

120V: 0.18A

208V: 0.12A

240V: 0.10A

277V: 0.08A

Input Watts: 22W

Efficiency: 93%

LED Info

Watts: 20W

Color Temp: 6000K

Color Accuracy: 70 CRI

L70 Lifespan: 100,000

Lumens: 1401

Efficacy: 65 LPW

Maximum Ambient Temperature:

Suitable for use in 55°C (131°F) ambient temperatures.

Housing:

Precision die cast aluminum housing, lens frame and mounting plate.

Two Mounting Options:

Junction Box with 3 Conduit Entry Points and Threaded Plug for surface mounting plus Cover Plate for mounting over 4" recessed junction box included with WPLED20.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Gaskets:

High Temperature Silicone.

Electrical

THD: 7.35% at 120V

Driver:

Automatic Voltage Sensing Driver for 120-277 volts.

Driver:

Constant Current, Class2, 100-377V, 50/60 Hz, 100-240VAC 0.3-0.15A, 277VAC 0.15A.

Surge Protection:

4kV

Other

Patents:

The LPAACK design is protected under patents in the U.S. Pat. D634873, Canada Pat. 133307, China Pat. 220102612/1317, Taiwan Pat. D135540 and Mexico Pat. 32461.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and future finish.

Equivalency:

Equivalent to 150W Metal Halide.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2014 RAB Lighting Inc. All Rights Reserved. Note: Specifications are subject to change at any time without notice.

Page 1 of 2

WPLED26



LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.
Color: Bronze Weight: 7.5 lbs

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebate from DLC Member Utilities.
DLC Product Code: P00001701

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent future-to-future color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IP Rating:

Ingress Protection rating of IP68 for dust and water.

Finish:

Formulated for high-durability and long lasting color.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

THD: 7.35% at 120V

Driver:

Multi-chip 26W high output long life LED Driver Constant Current, 120VAC, Class 2, 100-340V/4 Amps Protection, 100V/277V, 50-60 Hz, 100-340V/4 Amps.

Other

California Title 24:

See WPLED26/PC for a 2013 California Title 24 compliant model.

Patents:

The WPLED design is protected by U.S. Pat. D634873, Canada Pat. 134878, China Pat. CN301649064S.

Equivalency:

Equivalent to 175W Metal Halide.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Output

BUG Rating: B1 U0 G0

BUG Rating:

B1 U0 G0

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
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Page 1 of 2

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ENGINEERING DESIGN CONSULTANTS, INC.'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.

Drawn By: ZRB
Checked By: PSB
Approved By: WML

REVISIONS

2

10/10/17

9/26/17

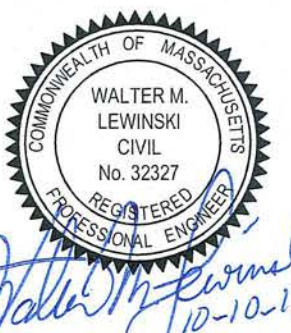
8/24/17

REV #

DATE

DESCRIPTION

ADDRESS PEER REVIEW COMMENTS
SITE PLAN REVIEW



PREPARED BY:



Engineering Design Consultants, Inc.
32 Tumpike Road
Southborough, Massachusetts
ph: (508) 480-0225 fax: (508) 832-5781

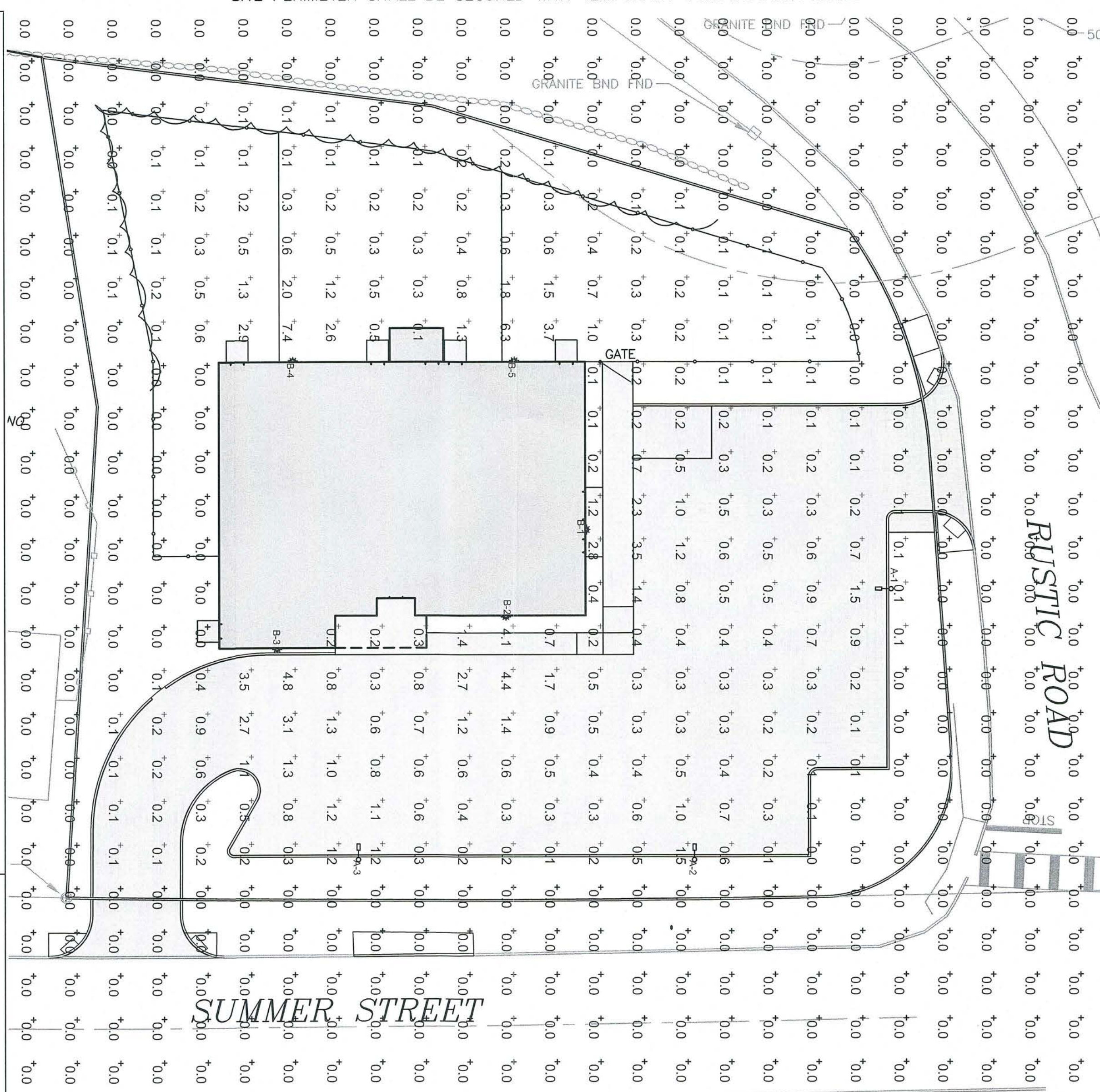


NOTE: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.

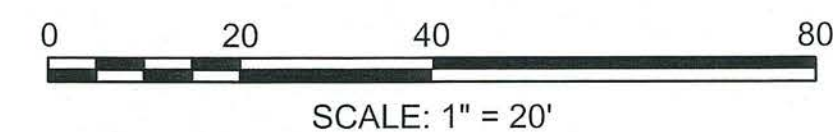
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.

DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION. CALL DIGSAFE AT 811

SITE PERIMETER SHALL BE SECURED WITH TEMPORARY CONSTRUCTION FENCE



LIGHTING



Schedule						
Symbol	Label	QTY	Catalog Number	Description	Lamp	Wattage
	B	5	WPLED26-D10 (WALLPACK) - ALED26-D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION. INPUT VOLTAGE TO THE LED DRIVERS. Facade, Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library Manufacturing, Marine, Medical, Office, Parking, Parks, Pathway Pedestrian, Pool, Recreation, Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway Warehouse, Water Treatment, Direct, Emergency, Security	30
	A	3	WPLED20	WITH SPECULAR REFLECTOR AND CLEAR FLAT GLASS LENS	TWO LED ARRAYS. LUMINAIRE OUTPUT = 1401 LMS	21.5

LANDSCAPING

PLANT LIST			
QUANTITY	COMMON NAME	LATIN NAME	SIZE
TREES			
4	CLEVELAND PEAR	PYRUS CALLERYANA	2-2.5" CAL.
6	GREEN GIANT ARBORVITAE	THUJA PLICATA	5'-6" B&B
SHRUBS			
15	GOLD MOUND SPIREA	SPIREA JAPONICA 'GOLD MOUND'	3 GALLON
PERENNIALS			
48	STELLA D'ORO SPRUCE	HEMEROCALLIS 'STELLA D'ORO'	2 GALLON

SITE PLAN REVIEW
MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

[Signatures]

DATE: 11-14-2017

CERTIFICATE OF VOTE

SEE CERTIFICATE OF VOTE FOR SITE PLAN APPROVAL DATED, OCTOBER 24, 2017 FOR PLAN ENTITLED, 'SITE PLAN, COUNTRY COTTAGE CHILDREN'S CENTER, MEDWAY MASSACHUSETTS,' FROM THE MEDWAY PLANNING BOARD, VOTED TO APPROVE WITH STANDARD CONDITIONS.

TITLE:

LIGHTING & LANDSCAPING
COUNTRY COTTAGE CHILDREN'S CENTER

OWNER/APPLICANT:

ROBIN & DAVID BEAUDREAU
575 EAST HARTFORD AVENUE
UXBRIDGE, MASSACHUSETTS 01569

FILE NO: 3561
LIGHTING & LANDSCAPING

DATE: AUGUST 24, 2017

PLAN NUMBER:

4 of 5

4

DETAILS

DATE: AUGUST 24, 2017

PLAN NUMBER:

5 of 5

5

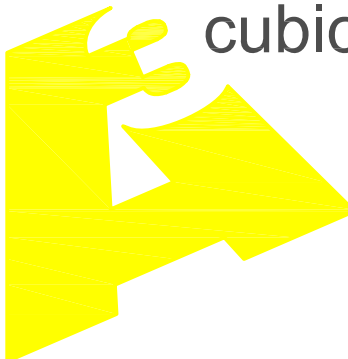




RELEASE 2: 08/25/17 PLANNING BOARD SUBMISSION
RELEASE 1: 08/08/17 PRELIMINARY DESIGN RELEASE

08/25/17 Planning Board Submission

REVISIONS



cubic architects, inc

33 Bowsprit Lane
Plymouth, Massachusetts 02360
TEL: 617-314-7330
FAX: 781-658-2381
wfuller@cubicarchitects.com

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Country Cottage Children's Ctr
New Facility

35 Summer Street Medway, Massachusetts

Building Perspective from
Front Parking Lot

DATE: 07/30/17 BY: WAF CA JOB NO: 2015-022

PS90 1

Sheet
1
A9.01

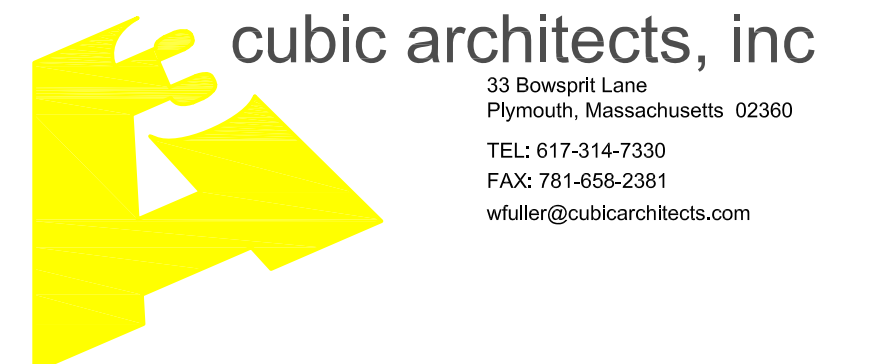
Front Perspective

NTS



RELEASE 2: 08/25/17 PLANNING BOARD SUBMISSION
RELEASE 1: 08/08/17 PRELIMINARY DESIGN RELEASE

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Country Cottage Children's Ctr New Facility

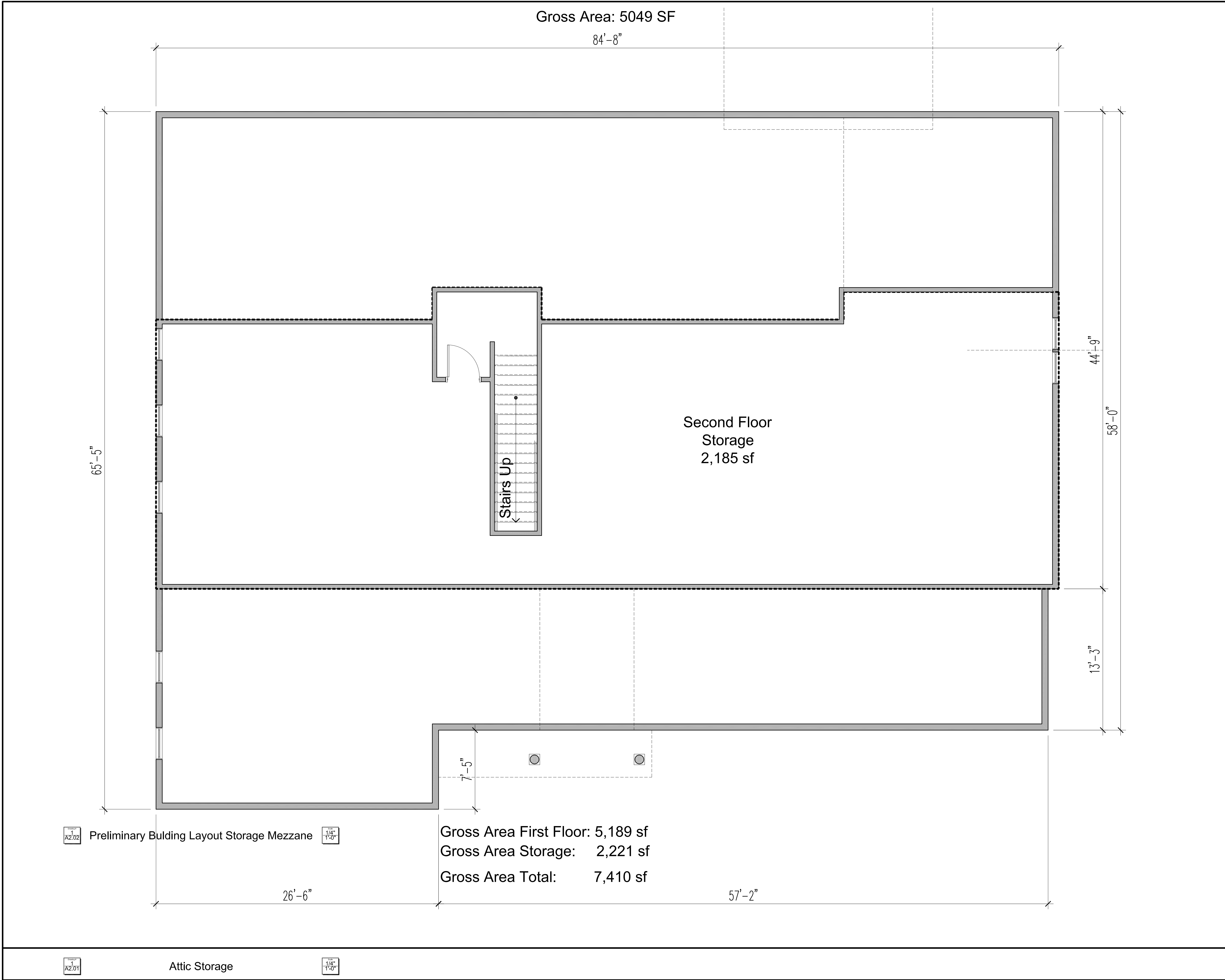
35 Summer Street Medway, Massachusetts

First Floor Plan

DATE: 07/30/17 BY: WAF CA JOB NO: 2015-022

A2.01

08/25/17 Planning Board Submission



2

RELEASE 2: 08/25/17 PLANNING BOARD SUBMISSION

1

RELEASE 1: 08/08/17 PRELIMINARY DESIGN RELEASE

08/25/17 Planning Board Submission

REVISIONS

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Country Cottage Children's Ctr
New Facility

35 Summer Street
Medway, Massachusetts

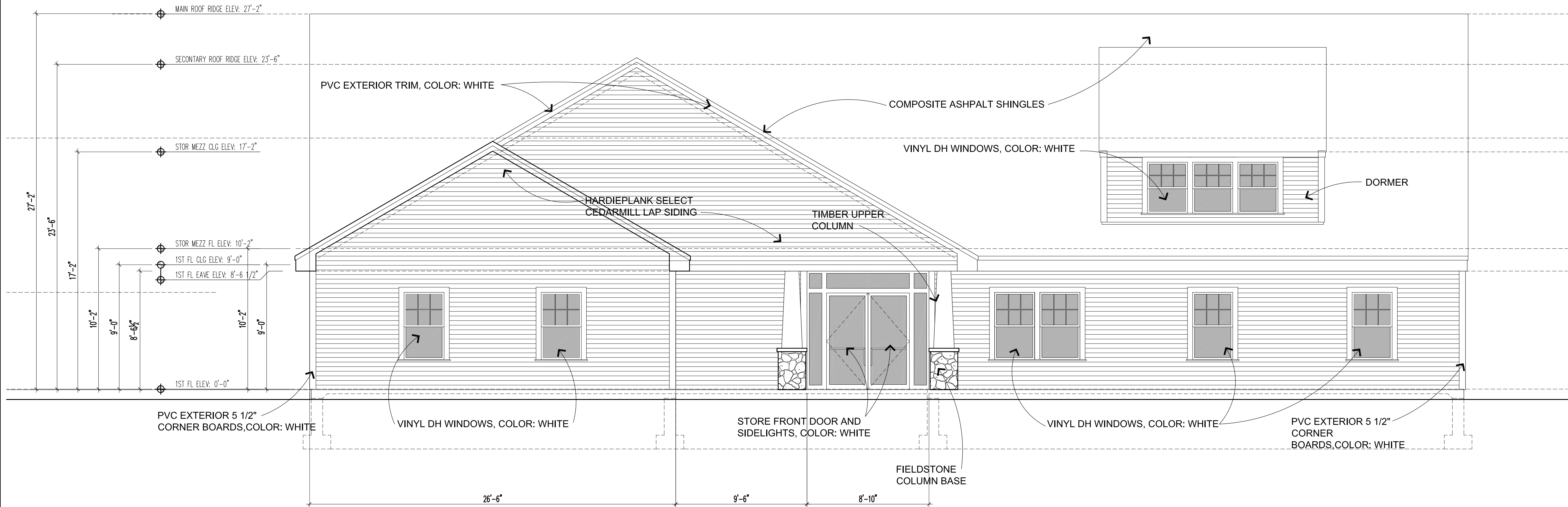
Attic Storage Area

DATE: 07/30/17

BY: WAF

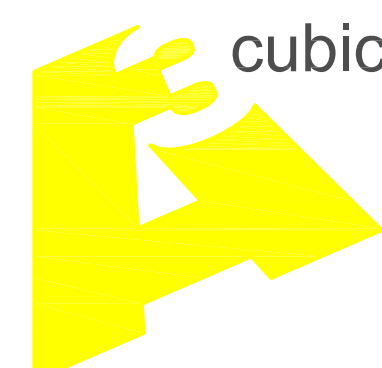
CA JOB NO: 2015-022

A2.02



RELEASE 2: 08/25/17 PLANNING BOARD SUBMISSION
RELEASE 1: 08/08/17 PRELIMINARY DESIGN RELEASE

REVISIONS



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Plymouth, Massachusetts 02360
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Country Cottage Children's Ctr New Facility

35 Summer Street Medway, Massachusetts

Front Elevation

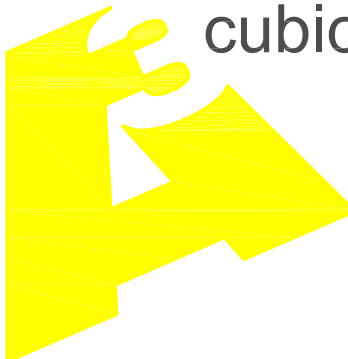
DATE: 07/30/17 BY: WAF CA JOB NO: 2015-022

A3.01

08/25/17 Planning Board Submission

RELEASE 2: 08/25/17 PLANNING BOARD SUBMISSION
RELEASE 1: 08/08/17 PRELIMINARY DESIGN RELEASE

REVISIONS



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Plymouth, Massachusetts 02360
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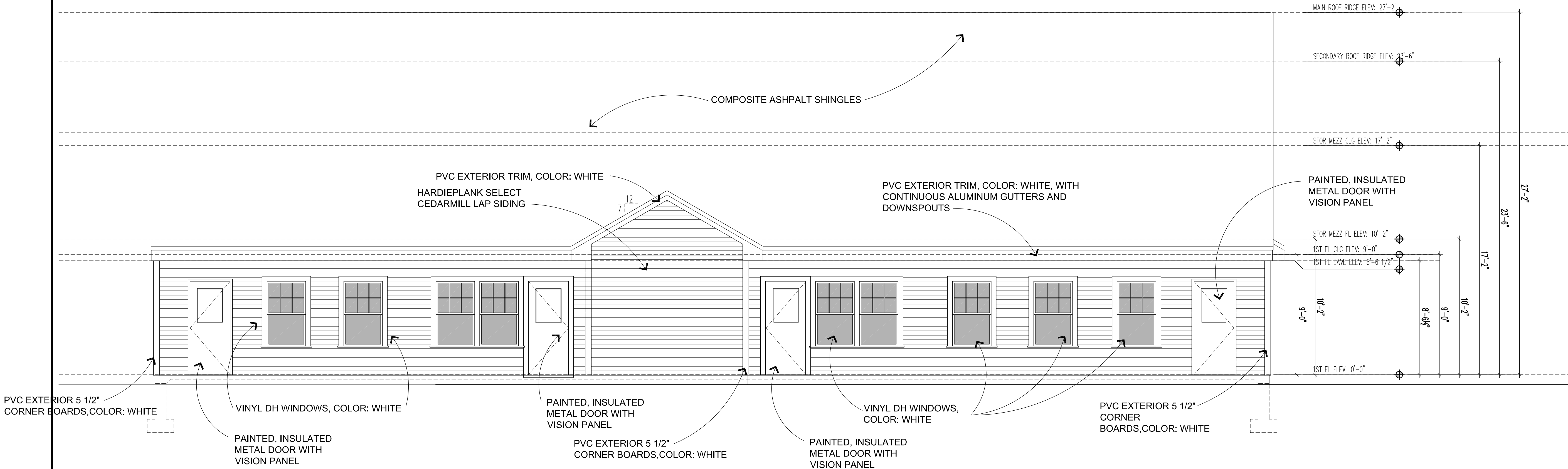
Country Cottage Children's Ctr
New Facility

35 Summer Street Medway, Massachusetts

Rear Elevation

DATE: 07/30/17 BY: WAF CA JOB NO: 2015-022

A3.02



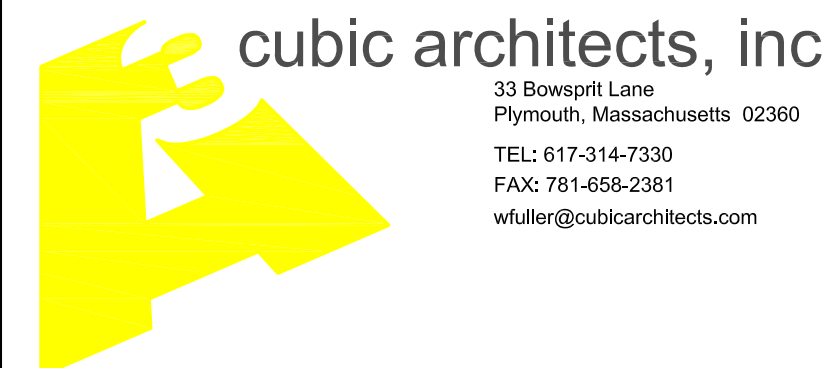
Rear Elevation

Sheet
A3.02

1/4"
1'-0"

RELEASE 2: 08/25/17 PLANNING BOARD SUBMISSION
RELEASE 1: 08/08/17 PRELIMINARY DESIGN RELEASE

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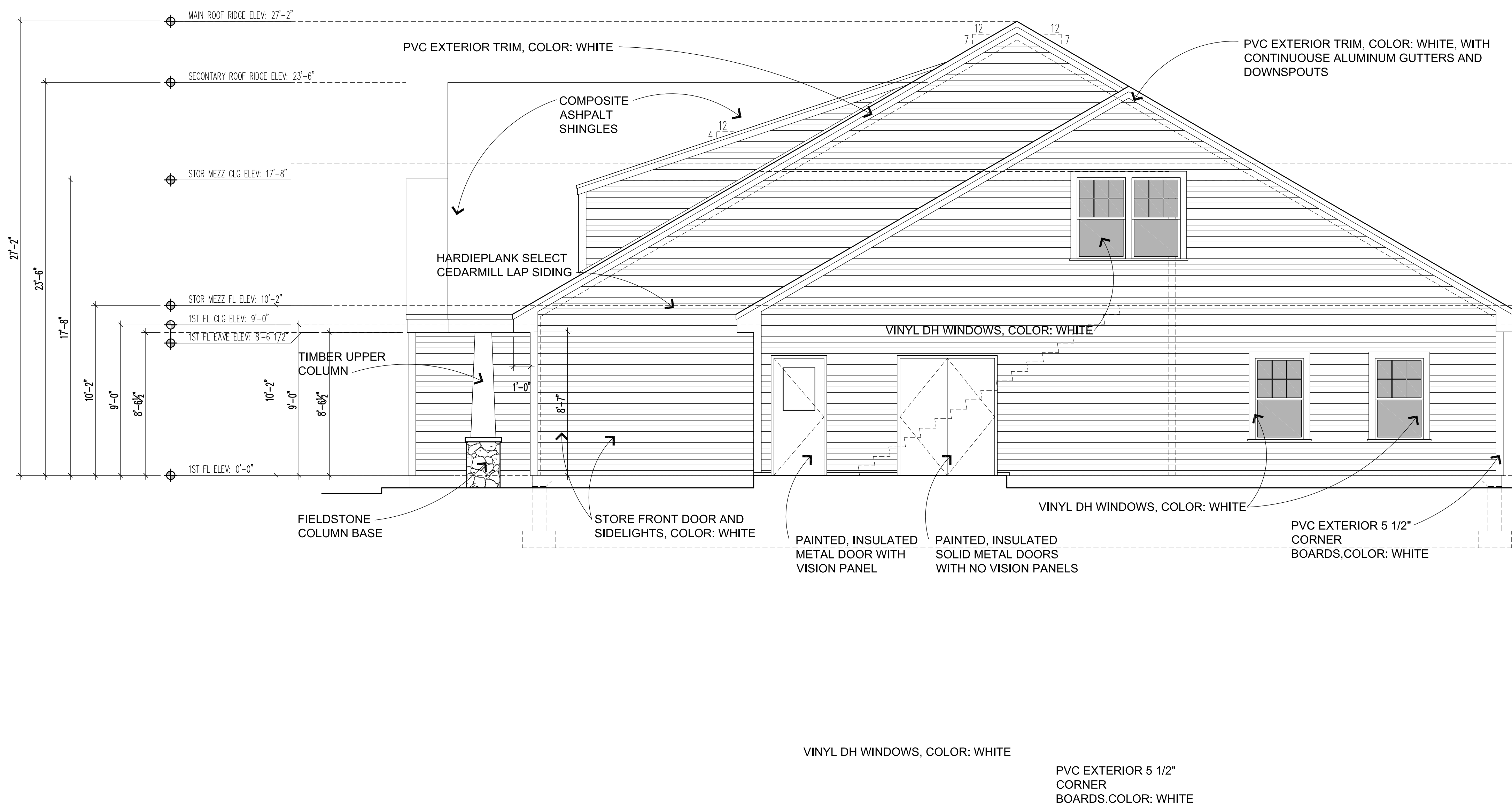
Country Cottage Children's Ctr
New Facility

35 Summer Street Medway, Massachusetts

Right Side Elevation

DATE: 07/30/17 BY: WAF CA JOB NO: 2015-022

A3.03

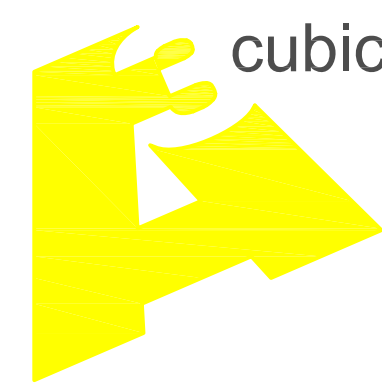


Right Side Elevation

1/4" = 1'-0"

RELEASE 2: 08/25/17 PLANNING BOARD SUBMISSION
RELEASE 1: 08/08/17 PRELIMINARY DESIGN RELEASE

REVISIONS



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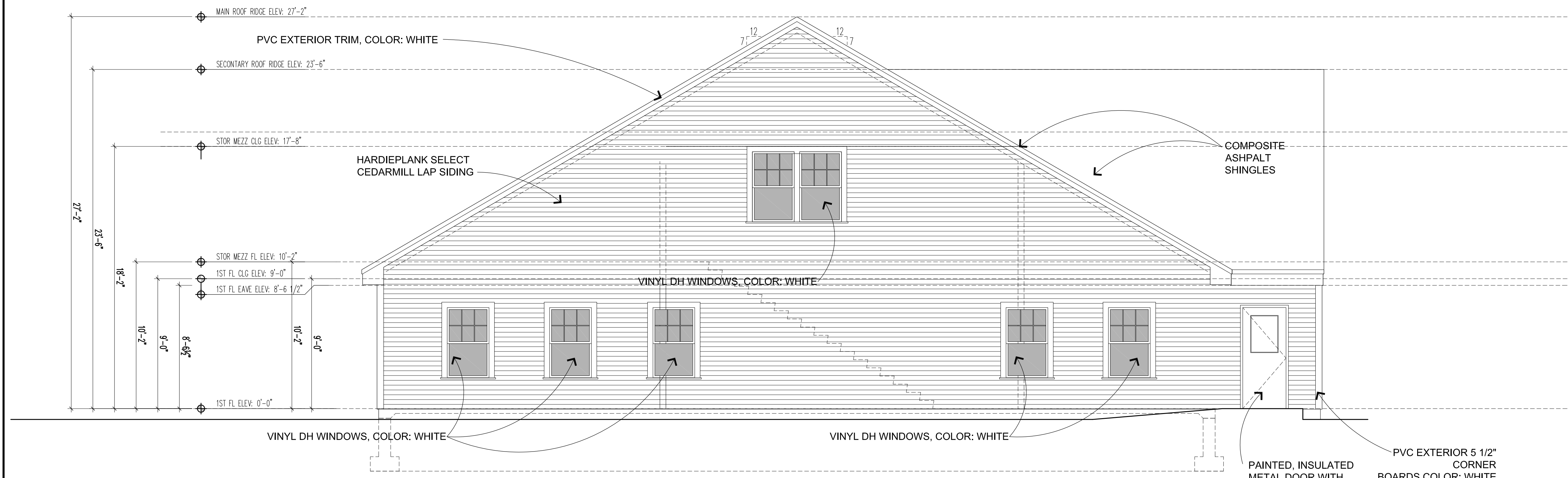
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Country Cottage Children's Ctr
New Facility

35 Summer Street Medway, Massachusetts

Left Side Elevation

DATE: 07/30/17 BY: WAF CA JOB NO: 2015-022



Left Side Elevation



September 22, 2020
Medway Planning & Economic Development Board
Meeting

Medway Place Site Plan Public Hearing

- Public Hearing Continuation Notice dated 8-12-20
- Request dated 9-16-2020 from attorney Gareth Orsmond to continue the Medway Place public hearing to October 27, 2020.

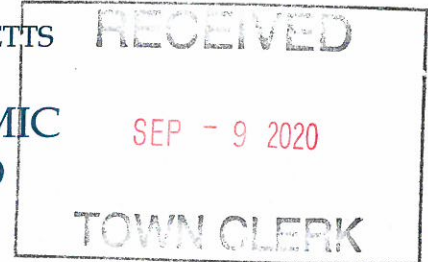
Board Members

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



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

TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
**PLANNING AND ECONOMIC
DEVELOPMENT BOARD**



MEMORANDUM

September 9, 2020

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

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

RE: **Public Hearing Continuation for Medway Place Shopping Plaza Site Plan**
98, 108 and 114 Main Street
Continuation Date – Tuesday, September 22, 2020 at 8:00 p.m.

At its September 8, 2020 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Medway Realty LLC of Boston, MA for approval of a site plan for proposed site improvements at the Medway Place shopping plaza to a ZOOM meeting to be held on Tuesday, September 22 2020 at 8:00 p.m. The continuation was approved at the request of the applicant.

This continuation is also made pursuant to Chapter 53 of the Acts of 2020, enacted April 3, 2020, which grants authority to Massachusetts planning boards to reschedule public hearings to a date not more than 45 days after termination of the COVID-19 state of emergency. Presently, there is no conclusion date for the Covid-19 emergency.

Proposed are a series of changes in the layout of and landscaping for the 446 space Medway Place parking lot as a result of the recently completed Route 109 improvement project. The proposed parking lot work will align the plaza's parking space layout with the Mass DOT constructed boulevard style main entrance. Also proposed are new stormwater management controls to treat stormwater collected from the parking lot before it is discharged to the Town's municipal storm drain system.

The site plan and landscaping revisions are shown on *Medway Place Site Plan and Landscape Plan* dated October 16, 2019 by Howard Stein Hudson of Boston, MA. The *Drainage Improvement Plan for 98, 108 and 114 Main Street* is dated September 7, 2019 and was prepared by Grady Consulting, LLC of Kingston, MA. The documents are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall. The information is also posted at the Planning and Economic Development Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/medway-plaza-site-plan> ***Please review the plan and forward any comments to me by September 17, 2020.*** Please don't hesitate to contact me if you have any questions.

Susan Affleck-Childs

From: Gareth Orsmond <gorsmond@PierceAtwood.com>
Sent: Wednesday, September 16, 2020 10:14 AM
To: Susan Affleck-Childs
Subject: RE: Medway Place Shopping Plaza Site Plan

Hi Susan.

Let's schedule the continued hearing for October 27th.

Thanks,
Gareth

Gareth Orsmond

PIERCE ATWOOD LLP

PH 617.488.8181

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, September 15, 2020 4:11 PM
To: Gareth Orsmond <gorsmond@PierceAtwood.com>
Subject: RE: Medway Place Shopping Plaza Site Plan

*****This message originated outside your organization*****

Hi Gareth,

I am preparing the agenda for the 9-22-20 meeting which presently includes a hearing for the Medway Place site plan.

As we have not received any updates and we require a 2 week lead time for review of supplemental documents, I would recommend a continuation. If you want to consider the next meeting on October 13th, I would need any submittals from you by September 29th. Otherwise, the subsequent meeting is October 27th and I would need submittals by October 13th.

Please let me know how you would like to proceed.

Best regards,

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

From: Gareth Orsmond [<mailto:gorsmond@PierceAtwood.com>]
Sent: Friday, September 4, 2020 3:06 PM

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

Subject: RE: Medway Place Shopping Plaza Site Plan

Hi Susy. Sorry for the late reply. I've been consumed by some work. Thank you for sending this along. Have a nice long weekend and stay well.

Gareth Orsmond

PIERCE ATWOOD LLP

PH 617.488.8181

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

Sent: Wednesday, September 2, 2020 9:39 AM

To: Gareth Orsmond <gorsmond@PierceAtwood.com>

Subject: FW: Medway Place Shopping Plaza Site Plan

*****This message originated outside your organization*****

Hi Gareth,

FYI. See email note below from Medway DPW.

Take care,

Susy

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

From: Stephanie Carlisle

Sent: Wednesday, September 2, 2020 9:30 AM

To: Susan Affleck-Childs <sachilds@townofmedway.org>; David Damico <ddamico@townofmedway.org>; Peter Pelletier <ppelletier@townofmedway.org>

Cc: Bouley, Steven <steven.bouley@tetrattech.com>; Barbara Saint Andre <bsaintandre@townofmedway.org>

Subject: RE: Medway Place Shopping Plaza Site Plan

Good morning Susy,

A couple weeks ago, the DPW and Grady Engineering did simultaneous testing at the location where there was a dry weather E. coli hit earlier this spring. The results showed there is still E.coli present in the stormwater at levels well above acceptable surface water quality standards. Therefore, on behalf of the Plaza, Grady Engineering agreed to camera the drain lines from that point to identify the source of contamination. The camera investigation is happening on September 4. We will know more then.

Thank you,
Stephanie

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

Sent: Wednesday, September 2, 2020 9:10 AM

To: David Damico <ddamico@townofmedway.org>; Peter Pelletier <ppelletier@townofmedway.org>; Stephanie Carlisle <scarlisle@townofmedway.org>

Cc: Bouley, Steven <steven.bouley@tetrattech.com>; Barbara Saint Andre <bsaintandre@townofmedway.org>

Subject: Medway Place Shopping Plaza Site Plan

Good morning,

This is on our agenda, again, for the 9-8-20 PEDB meeting. The applicant's attorney, Gareth Orsmond, has asked for another continuation to the 9-22-20 PEDB meeting.

I know the Board will ask me for a status on their work with DPW for the MS4 Connection Permit. What can you tell me?

Thanks.

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



September 22, 2020

**Medway Planning & Economic Development Board
Meeting**

**Harmony Village Multi-Family Housing
Special Permit Public Hearing**

- Public Hearing Continuation Notice dated 8-26-20
- Meridian Engineering response letter dated 9-8-2020 to Tetra Tech review letter dated 8-7-2020
- Meridian Engineering response letter dated 9-8-2020 to PGC Associates Review letter dated 8-14-2020
- Revised Site Plan dated 9-8-2020
- Additional Waiver Requests dated 9-8-2020
- Emails dated 9-17-20 from DPW re: water service
- Review comments dated 8-26-20 from the Medway Cultural Council
- PGC Associates review letter dated 9-17-20 on revised site plan and other submittals
- Tetra Tech review letter dated 9-18-20 on revised site plan and other submittals

Board Members

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



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Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED

AUG 26 2020

TOWN CLERK

MEMORANDUM

August 26, 2020

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

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

RE: **Public Hearing Continuation for Harmony Village Multi-Family Special Permit, Site Plan and Land Disturbance Permit**
218 Main Street
Continuation Date – Tuesday, September 22, 2020 at 8:00 p.m.

At its August 25, 2020 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Harmony Estates, LLC of Milford, MA for approval of a special permit, land disturbance permit, and site plan for the proposed, 7-unit Harmony Village multi-family development at 218 Main Street to Tuesday, September 22, 2020 at 8:00 p.m.

The proposed development will include renovation of two existing single-family houses and construction of a new three-family building and a new two-family building for a total of seven residential units; 26 off-street parking spaces will be provided. Access will be from a single curb cut from Main Street onto a permanent private road. Stormwater management facilities will be constructed to manage stormwater on-site and include a sub-surface infiltration system for roof runoff and a detention basin at the southwest corner of the property. Landscaping, site lighting, buffering, and a common outdoor area are planned. Connections will be made to the existing Town sewer and water services in Main Street.

The site plan, titled *Site Plan Review Submittal – Harmony Estates 218-220 Main Street*, dated June 9, 2020, was prepared by Meridian Associates, Inc. of Westborough, MA. The plan and associated application documents are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall. The information is also posted at Board's page at: <https://www.townofmedway.org/planning-economic-development-board/pages/harmony-village-multi-family-housing-development>

Based on the reviews by the Board's engineering and planning consultants and the discussion at the 8-25-20 hearing, the applicant is revising the site plan and is expected to file that revised plan with the Board by September 8, 2020; it will be uploaded to the web site upon receipt.

Please review the plan and forward any comments to me by September 17, 2020. Please don't hesitate to contact me if you have any questions. Thanks.



September 8, 2020

Medway Planning & Economic Development Board
Attn: Susan Affleck-Childs, Coordinator
155 Village Street
Medway, Massachusetts 02053

Re: **Harmony Village**
218-220 Main Street, Medway, Massachusetts
Response to Tetra Tech comments
MAI Project No. 8521

Dear Chairman Rodenhiser and Members of the Board:

On behalf of the Applicant, Harmony Village LLC, Meridian Associates, Inc. (MAI) is pleased to submit this letter in response to the Tetra Tech review letter dated August 7, 2020 and associated comments.

Sections and numbered items correspond to their comment letter and are as follows:

Site Plan Review

1. It shall be necessary to remove approximately 1,200 CY of material from the site.
2. A list of waivers and signature block have been added to the Cover Sheet.
3. The Site context picture on the Cover Sheet has been expanded to include 2,000 feet from the perimeter of the site.
4. Property line bearings have been added to the Record Conditions plan.
5. Elevations, renderings, and floor plans have been provided for the existing dwellings to be rehabilitated (218 & 220 Main St.).
6. Sight distances have been added to the Layout & Materials plan (C-3).
7. A meeting with the Medway Fire Chief confirmed that an additional hydrant is not required (end of drive is less than 400 feet from existing hydrant on Main St.).
8. Intent to reshape the existing low area into a detention basin (DB-1) appeared the only LID measure feasible for this size project.
9. See item 1 (1,200 CY of removal).
10. Due to the limited pedestrian traffic and desire to minimize impervious areas, a Waiver is requested for any sidewalk requirement.
11. In an effort to minimize the appearance of the access drive to be a subdivision roadway, and to be consistent with the recent Main Street improvements, a Waiver is requested for the use of vertical granite curb. Cape Cod Berm is proposed at the entrance roundings and where curbing is necessary along the proposed access drive.
12. The driveway has been realigned to meet the 15 foot offset from northeast property corner of 222 Main Street.
13. The driveway has been regraded to meet the 2% slope for the first 25 feet.
14. The stormwater runoff downgradient of DCB-01 has been reduced the its existing discharge for the existing driveway serving 218-220 Main St. prior to the project.



15. See item 11. A Waiver is being requested to use cape cod berm instead of vertical granite curb.
16. After meeting with the Fire Chief, he confirmed a 20 foot wide access drive is appropriate for fire access. In an effort to minimize the appearance of the access drive to be a subdivision roadway and minimize impervious areas, a Waiver is requested to allow for a 20 foot wide drive (as opposed to 24 feet wide).
17. Due to the limited pedestrian traffic and desire to minimize impervious areas, a Waiver is requested for any sidewalk requirement.
18. After meeting with the Fire Chief, the access drive and turnaround was expanded to meet the requirements for appropriate maneuvering of the ladder truck (Medway Fire Department's largest vehicle).
19. A note has been added to the Grading, Drainage & Utility (GDU) plan (C-4) to include at least 2 inspection ports for all Cultec systems (see note near DW-4).
20. There is no irrigation well currently proposed for the project. A note has been added to the GDU plan that the public water supply shall not be used to irrigate the site.
21. Solid waste removal is to be accomplished in the same method as other Medway residential units (recycling bin and Medway garbage bags). Also see email confirmation from DPW on 8/24/20.
22. A photometric plan and lighting details shall be provided.
23. The Landscape plan has been improved to provide a 15 foot buffer.
24. The proposed basin (DB-1) has been redesigned to salvage as many existing trees as possible and additional landscaping has been provided.
25. Two of the three 30-inch trees (both hardwoods) are proposed to be protected and retained.
26. Language has been added to the Operation and Maintenance Plan (O&M) to provide for off-site removal of snow when snow storage areas are depleted.

Stormwater Review

27. & 28. Existing and proposed catchment area have been revised to match the HydroCAD analysis.
29. Test pits will be scheduled to confirm designs for DW-1 and DW-4.
30. A basin cross section for DB-1 has been added to the details.
31. The forebay is not being used for exfiltration and has been updated in the HydroCAD analysis.
32. We will work with Tetra Tech to provide the Capture Area Adjustment.
33. The TSS removal spreadsheet has been updated as requested.
34. A Long-Term Pollution Prevention Plan has been provided.
35. It is confirmed that the project will disturb an area greater than 40,000 SF and will require a SWPPP/CGP.
36. A Long-Term Operation and Maintenance Plan has been provided.
37. An Illicit Discharge Compliance Statement has been provided.
38. Cultec systems have been realigned to be 10 feet away from property boundaries.
39. DB-1 has been revised as requested. We will confirm with Tetra Tech to ensure it is properly modeled.
40. The berm at elevation 231 has been widened to 6 feet.

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

41. Land disturbance around the existing dwellings has been included (also refer to item 35).
42. Sedimentation and erosion controls shall be provided in the SWPPP/CGP for the project.



- 43. Earthwork volumes are shown on the Erosion and Sediment Control Plan (ESCP).
- 44. Limit of work area is shown on the ESCP.
- 45. Construction phasing is shown on the ESCP.
- 46. All runoff from adjacent properties will be addressed by the SWPPP/CGP.
- 47. Construction waste material language has been added to the Stormwater Report.
- 48. We shall provide 50% phosphorus removal calculations.
- 49. See item 36. Long-Term O&M provided.

General Comments

- 50. The Medway Building Dept. has confirmed a 4" water line (minimum).
- 51. Basements and foundation drains are proposed.
- 52. The at-grade infiltration basin has been named DB-1.
- 53. Grading for the swale behind Unit 4 has been added.

We trust that these comments have been addressed, and will effort to confirm with Tetra Tech prior to our next hearing date on September 22, 2020.
Please contact our office if any additional information is required before then.

Sincerely,
MERIDIAN ASSOCIATES, INC.

Drew Garvin, EIT
Senior Project Engineer

Copy: Gary Feldman
8521_TT Response



September 8, 2020

Medway Planning & Economic Development Board
Attn: Susan Affleck-Childs, Coordinator
155 Village Street
Medway, Massachusetts 02053

Re: **Harmony Village**
218-220 Main Street, Medway, Massachusetts
Response to PGC Associates comments
MAI Project No. 8521

Dear Chairman Rodenhiser and Members of the Board:

On behalf of the Applicant, Harmony Village LLC, Meridian Associates, Inc. (MAI) is pleased to submit this letter in response to the PGC Associates, LLC review letter dated August 14, 2020 and associated comments.

Sections and numbered items correspond to their comment letter as appropriate and are as follows:

Zoning

6. A calculation for the impervious area (39%) has been added to the Zoning Table on the Layout & Materials plan (C-3). It should be noted that a parking space was removed behind the existing dwellings (now 25 total, 3.6 per unit).
9. A photometric plan shall be provided.

Site Plan Regulations

11. The Site context picture on the Cover Sheet has been expanded to include 2,000 feet from the perimeter of the site.
12. The existing landscape inventory is mapped on the Record Conditions plan. Also note that existing trees have been called out for protection where possible.
13. A Landscape Plan was prepared and has been revised to incorporate increased buffering.
14. Notes have been added to the Landscape Plan for maintenance and installation.
15. Sight distances have been added to the L&M plan (C-3).
17. Due to the limited pedestrian traffic and desire to minimize impervious areas, a Waiver is requested for any sidewalk requirement.
18. In an effort to minimize the appearance of the access drive to be a subdivision roadway, and to be consistent with the recent Main Street improvements, a Waiver is requested for the use of vertical granite curb. Cape Cod Berm is proposed at the entrance roundings and where curbing is necessary along the proposed access drive.



19. After meeting with the Fire Chief, he confirmed a 20 foot wide access drive is appropriate for fire access. In an effort to minimize the appearance of the access drive to be a subdivision roadway and minimize impervious areas, a Waiver is requested to allow for a 20 foot wide drive (as opposed to 24 feet wide).
20. While there are more than 15 parking spaces, we believe the intent of this requirement was to serve a more publicly accessible project serving a larger scale. We have requested a Waiver from the electric charging station requirement.
21. The Landscape Plan has been enhanced to save existing trees around the detention basin, as well as provide additional plantings for improved screening.
22. A landscape inventory has been provided on the Landscape Plan (also see item 21 above).

We look forward to discussing the project further at our next hearing date on September 22, 2020. Please contact our office if any additional information is required before then.

Sincerely,
MERIDIAN ASSOCIATES, INC.

Drew Garvin, EIT
Senior Project Engineer

Copy: Gary Feldman
8521_PGC Response

Plotted: 6/10/2020
JWG Location: G:\-18521 MEDWAY.DWG-18521 SITE.DWG

SITE DEVELOPMENT PLANS

HARMONY VILLAGE
MULTYFAMILY HOUSING DEVELOPMENT
218-220 MAIN STREET
(MAP 57, PARCEL 44)
MEDWAY, MASSACHUSETTS 02053

ZONING DISTRICT: AR-II
MULTIFAMILY HOUSING OVERLAY DISTRICT

REVISED SEPTEMBER 8, 2020


OWNER

Linda Resner & Elliot Edwards
218 Main Street
Medway, MA 02053

APPLICANT

HARMONY ESTATES, LLC
5 EXCHANGE STREET
MILFORD, MASSACHUSETTS 01757

CIVIL ENGINEERING, SURVEYING
& LANDSCAPE ARCHITECTURE



MERIDIAN
ASSOCIATES

69 MILK STREET, SUITE 208
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

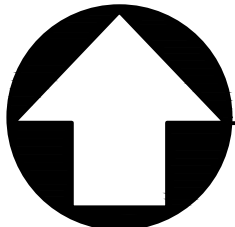
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447

ARCHITECTURE

PACIFIC-VISIONS STUDIO LLC
38 Thompson Ave.
Bristol, RI
T - 774.633.1272



NORTH



LOCUS MAP
SCALE: 1" = 250'

DRAWING INDEX:

- C-1 COVER SHEET/LOCUS MAP
- C-2 EXISTING CONDITIONS PLAN
- C-3 LAYOUT AND MATERIALS PLAN
- C-4 GRADING, DRAINAGE & UTILITIES PLAN
- C-5 LANDSCAPE PLAN
- C-6 EROSION & SEDIMENT CONTROL PLAN
- C-7 SITE DETAILS
- C-8 SITE DETAILS

REQUESTED WAIVERS:

SITE PLAN RULES AND REGULATIONS:

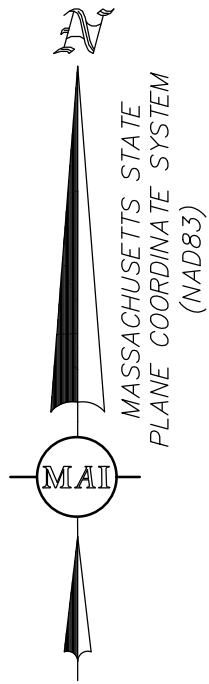
- SECTION 207-9 (PEDESTRIAN ACCESS AND SIDEWALKS) NO SIDEWALKS PROPOSED.
- SECTION 207-11.A.4 - (VERTICAL GRANITE CURBING AT ENTRANCE ROUNDINGS) CAPE COD BERM PROPOSED.
- SECTION 207-11.B.2 (VERTICAL GRANITE CURBING ALONG DRIVEWAY) CAPE CARD BERM PROPOSED.
- SECTION 207-11.B.3 (DRIVE AISLE TO BE 24 FEET WIDE) 20 FOOT WIDE DRIVE AISLE PROPOSED.

I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS FILED IN 20 DAYS FOLLOWING SAID RECEIPT AND RECORDING.

TOWN CLERK MEDWAY, MA. DATE

APPROVED BY THE TOWN OF MEDWAY
PLANNING & ECONOMIC DEVELOPMENT BOARD

BOARD MEMBER DATE



FALES STREET

NOW OR FORMERLY
VICTOR W. JR. & ANN V. TERRANOVA
DEED BOOK 22298 PAGE 198
8 FALES STREET

NOW OR FORMERLY
JOHN WILLIAM PARLEE
& JAIME L. HODGES
DEED BOOK 32840 PAGE 4
5 FALES STREET

NOW OR FORMERLY
CATHY F. SUTTON & WILLIAM A. RITCHIE
DEED BOOK 8417 PAGE 2
216 MAIN STREET

**RECORD
AREA**
=52,993±S.F.
(1.22±ACRES)

NOW OR FORMERLY
RICHARD E. & HELEN M. FORCE
DEED BOOK 30978 PAGE 576
230 MAIN STREET

NOW OR FORMERLY
JENNIFER F. & JASON M. ROMAN
DEED BOOK 33718 PAGE 185
228 MAIN STREET

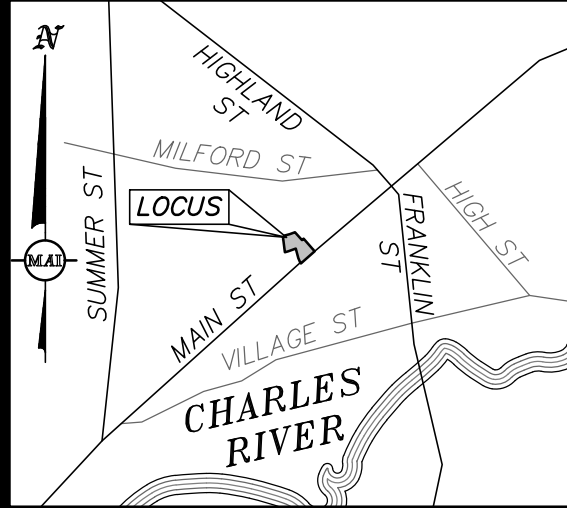
NOW OR FORMERLY
JOVONTE ALLEN SANTOS
& MYRIAM SANTOS
DEED BOOK 35427 PAGE 407
224 MAIN STREET

NOW OR FORMERLY
ROBERT E. & MARIAN L. LEONARD
DEED BOOK 3554 PAGE 451
222 MAIN STREET

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT HYDRANT FRONT CAP BOLT	229.17
2	CUT SPIKE IN UTILITY POLE 20/30, 1.0' A.G.	230.91

(SEE NOTE 6)



LOCUS MAP:
(1"=2000')

LEGEND:

---	234	ONE FOOT CONTOUR
---	235	FIVE FOOT CONTOUR
+	234.5	SPOT ELEVATION
---		BITUMINOUS BERM
---		TREELINE
---		CHAINLINK FENCE
---		STONE WALL
---		STONE RETAINING WALL
---		EXPOSED ROCK OUTCROP
---		CONCRETE
---		BRICK
○		DECIDUOUS TREE
●		CONIFEROUS TREE
○		BOULDER
OHW		OVERHEAD WIRES
○		UTILITY POLE
○		UTILITY POLE WITH LIGHT
○		ELECTRIC METER
-D-		COMPILED DRAIN LINE
-C-		CATCH BASIN
-W-		COMPILED WATER LINE
-G-		WATER GATE
-H-		HYDRANT
-S-		WATER SERVICE
-S-		COMPILED SEWER LINE
-S-		SEWER MANHOLE
-G-		COMPILED GAS LINE
-G-		TERMINUS UNKNOWN
A.G.		ABOVE GROUND
BB		BITUMINOUS BERM
BH		BULKHEAD
BIT. CONC.		BITUMINOUS CONCRETE
CS		CORRUGATED STEEL
EOP		EDGE OF PAVEMENT
GP		GRANITE POST
INV		INVERT
PVC		POLYVINYL CHLORIDE
(R)		RECORD
RWS		STONE RETAINING WALL
S.F.		SQUARE FEET
THRESH		THRESHOLD

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) ON JULY 11-16, 2019.
2. THE SUBJECT PROPERTY IS LOCATED IN AGRICULTURAL RESIDENTIAL II (AR-II) ZONING DISTRICT AND THE MULTIFAMILY HOUSING OVERLAY DISTRICT (MHOD).
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 44 ON TOWN OF MEDWAY ASSESSOR'S MAP 57.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT OR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
7. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
8. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25021C0143E DATED JULY 17, 2012.

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

RECORD OWNER:

ELLIOTT F. EDWARDS
& LINDA S. RESNER
218 MAIN STREET
MEDWAY, MASSACHUSETTS 02053
- DEED BOOK 14714 PAGE 086

REFERENCES:

- PLAN BOOK 454 PLAN 118
DOCUMENTS ON RECORD AT
THE NORFOLK DISTRICT
REGISTRY OF DEEDS.

GRAPHIC SCALE

SCALE: 1"= 20'



BK. #615, PG. #64
DWG. No. 8521_BASE.DWG

218-220 MAIN STREET
RECORD CONDITIONS PLAN OF LAND
LOCATED IN
MEDWAY, MASSACHUSETTS
(NORFOLK COUNTY)

PREPARED FOR
NEW GENERATION CUSTOM HOMES

**MERIDIAN
ASSOCIATES**



500 CUMMINGS CENTER, SUITE 5950
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

CHECKED BY:

DATE:
JULY 18, 2019

SCALE:
1"=20'

SHEET No.
C-2

PROJECT No.
8521



FALES STREET

NOW OR FORMERLY
VICTOR W. JR. & ANN V. TERRANOVA
DEED BOOK 22298 PAGE 198
8 FALES STREET

NOW OR FORMERLY
JOHN WILLIAM PARLEE
& JAIME L. HODGES
DEED BOOK 32840 PAGE 4
5 FALES STREET

NOW OR FORMERLY
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DEED BOOK 8417 PAGE 2
216 MAIN STREET

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& MYRIAM SANTOS
DEED BOOK 35427 PAGE 407
224 MAIN STREET

NOW OR FORMERLY
ROBERT E. & MARIAN L. LEONARD
DEED BOOK 3554 PAGE 451
222 MAIN STREET

LAYOUT & MATERIALS LEGEND:

BITUMINOUS CONCRETE CURB	BB
LIMIT OF WORK	---
SETBACK	---
MAILBOX	□□□□
LIGHT FIXTURE/POST	*
SILT FENCE/HAYBALE LINE	---

ZONING TABLE:

ZONE: AR-II, MULTIFAMILY HOUSING OVERLAY DISTRICT			
Density and Dimensional Controls	Required	Existing	Proposed
LOT SIZE	30,000 SF	52,993 SF	52,993 SF
FRONTAGE	150'	190.08'	190.08'
FRONT SETBACK	35'	23.6' *	23.6' *
SIDE SETBACK	15'	9.1' *	9.1' *
REAR SETBACK	15'	152'	17'
MAX. BUILDING HEIGHT	35'	30'	30'
MAX. LOT COVERAGE	30%	0.28	0.28
MAX. IMPERVIOUS AREA	40%	15%	39%
MULTIFAMILY UNITS (ALLOWED)	8	2	7 **
MIN. OPEN SPACE/YARD AREA	15%	N/A	33% ***
PARKING SPACES	1.5/UNIT	2/UNIT	3.6/UNIT****
		(4 TOTAL)	(25 TOTAL)

* PRE-EXISTING NONCONFORMING SETBACK
ALL PROPOSED UNITS MEET THE REQUIRED DIMENSIONAL SETBACKS

** TOTAL UNITS CONSISTS OF 5 PROPOSED UNITS AND 2 EXISTING HOUSES TO BE REHABILITATED (7 TOTAL)

*** PROPOSED OPEN SPACE / YARD AREA INCLUDES COMMON SPACE, DETENTION BASIN, FRONT YARD FOR EXISTING HOUSES, AND 800 SF REAR YARD FOR EACH PROPOSED UNIT

**** ACCOUNTS FOR 4 PARKING SPACES AT EACH NEW UNIT (2 IN DRIVEWAY, 2 IN GARAGE) FOR 25 PARKING SPACES TOTAL.

LAYOUT AND MATERIALS NOTES:

ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS AND MASS HIGHWAY.

ALL ACCESSIBLE ROUTES, RAMPS AND PARKING SPACES TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).

THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING INCLUDING ENTRANCES, DOORWAY PADS, STAIRS, ETC.

ALIGN WALKWAYS CENTERED ON BUILDING EXIT DOORS UNLESS OTHERWISE NOTED.

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

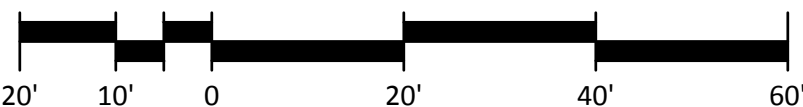
COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.

ALL BITUMINOUS CONCRETE PAVING SHALL COMPLY WITH THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 EDITION AS AMENDED. THE CONTRACTOR SHALL SUBMIT A JOB MIX FORMULA DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.

BITUMINOUS CONCRETE PAVEMENT: CLASS 1, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 420 AND 460, AND M3.11.03 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS.

NO SNOW IS TO BE PLACED WITHIN OR ON TOP OF DRAINAGE STRUCTURES.

SCALE: 1" = 20'



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	9/8/20	PEDB REVIEW COMMENTS	DG	MEB

Layout & Materials Plan
Multifamily Development
218-220 MAIN STREET
MEDWAY, MA 02053
Prepared For:
Harmony Village LLC



MERIDIAN
ASSOCIATES

60 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | 978.871.2020
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | 978.299.0447
www.MeridianAssoc.com

Date:

June 9, 2020
(See Revisions)

Scale:

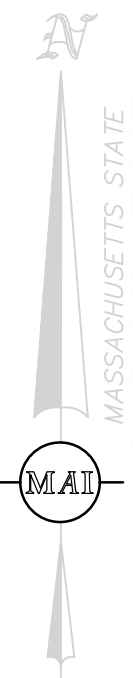
1"=20'

Project No.

8521

Sheet No.

C-3
OF



FALES STREET

NOW OR FORMERLY
VICTOR W. JR. & ANN V. TERRANOVA
DEED BOOK 22299 PAGE 198
8 FALES STREET

ALL CULTC INFILTRATION BEDS REQUIRE A
MINIMUM OF 2 INSPECTION PORTS (TYP)

NOW OR FORMERLY
JOHN WILLIAM PARLEE
& JAME L. HODGES
DEED BOOK 32840 PAGE 4
5 FALES STREET

NOW OR FORMERLY
CATHY F. SUTTON & WILLIAM A. RITCHIE
DEED BOOK 8417 PAGE 2
216 MAIN STREET

NOW OR FORMERLY
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230 MAIN STREET

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DEED BOOK 35427 PAGE 407
224 MAIN STREET

NOW OR FORMERLY
ROBERT E. & MARIAN L. LEONARD
DEED BOOK 3554 PAGE 451
222 MAIN STREET

GENERAL UTILITY NOTES:

TESTING OF WATER SYSTEMS, SANITARY SEWERS AND SEWER MANHOLES SHALL BE IN CONFORMANCE WITH ALL TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.

INSTALLATION AND MATERIALS OF DATA/COMMUNICATION AND ELECTRICAL SUPPLY DUCT BANKS AND MANHOLES SHALL CONFORM TO UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.

PROVIDE UNDERGROUND ELECTRIC CONDUIT FOR SITE LIGHTS AS APPROPRIATE.

ALL ELECTRIC / WATER / GAS / LIGHTING DESIGN AND SIZING TO BE COMPLETED BY OWNER'S MEP CONSULTANT.

THE CONTRACTOR SHALL COORDINATE ALL WORK ON UTILITY DUCTS WITH THE APPROPRIATE UTILITY COMPANY INCLUDING WORK BY UTILITY COMPANY FORCES, SERVICE CONNECTIONS AND INSPECTIONS.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.

UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.

SANITARY SEWER PIPE SHALL BE SDR 35 PVC.

FIRE SERVICE WATER PIPE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON OR AS OTHERWISE REQUIRED BY THE MEDWAY DPW.

DOMESTIC WATER PIPE SHALL BE TYPE K COPPER TUBING OR AS OTHERWISE REQUIRED BY THE MEDWAY DPW.

PROPOSED TRIPLEX WILL NEED TO HAVE A SPRINKLER SYSTEM INSTALLED TO MEET BUILDING CODE REQUIREMENTS.

CAP ALL PROPOSED UTILITY STUBS AS APPROPRIATE.

DRAINAGE & UTILITIES LEGEND:

PROPERTY LINE	---
DRAIN LINE	--- D ---
GAS LINE	--- G ---
ELECTRIC LINE	--- E ---
WATER LINE	--- W ---
SEWER LINE	--- S ---
LIMIT OF WORK	---
PROPOSED CONTOUR	--- 230 ---
GABION WALL	--- 239.6 ---
PROPOSED SPOT ELEVATION	239.6
CATCHBASIN	■
DRAIN MANHOLE	⊙ DMH
SEWER MANHOLE	⊙ SMH
LIGHT POST	★
INVERT ELEVATION	INV
RIM	RIM
TYPICAL	TYP.
VERIFY IN FIELD	VIF
EXISTING	EXIST.

GRADING NOTES:

UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.

STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.

ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING.

DRAINAGE NOTES:

MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.

FRAMES AND COVERS FOR DRAINAGE STRUCTURES AND SANITARY SEWER STRUCTURES SHALL PROVIDE A 24-INCH MINIMUM CLEAR OPENING AND SHALL BE LABARON TYPE LK110 OR APPROVED EQUAL.

DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS. SANITARY SEWER STRUCTURE COVERS SHALL HAVE THE WORD "SEWER" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.

SINGLE CATCH BASIN FRAMES AND GRATES SHALL BE LABARON TYPE LF 248-2 OR AS REQUIRED BY TOWN OF MEDWAY DPW.

DOUBLE CATCH BASIN FRAMES SHALL BE LABARON ONE-PIECE LV2448-1 FRAMES OR APPROVED EQUAL. FOR DOUBLE CATCH BASIN GRATES, USE TWO LABARON TYPE LF 248-2 OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY MEDWAY DPW.

FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.

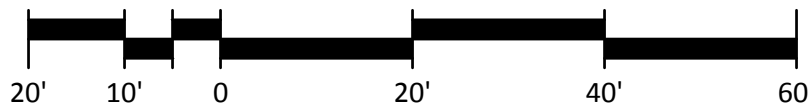
ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INTERIOR WALLED CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.

FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.

ALL DRAIN LINES SHOWN SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.

ROOF DRAIN PIPING CAN BE ADJUSTED / ALTERED FROM LAYOUT SHOWN TO TIE INTO THEIR RESPECTIVE CHAMBER SYSTEMS AS NEEDED. SEE DETAIL SHEET FOR UNIT TO SYSTEM REFERENCE (EXAMPLE: DW-2 IS FOR UNIT 5 ROOF)

SCALE: 1" = 20'



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	9/8/20	PEDB REVIEW COMMENTS	DG	MEB

Grading, Drainage & Utilities Plan

Multifamily Development

218-220 MAIN STREET
MEDWAY, MA 02053

Prepared For:

Harmony Village LLC



66 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | 978.871.2020
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | 978.399.0447
www.MeridianAssoc.com

Date:

June 9, 2020
(See Revisions)

Scale:

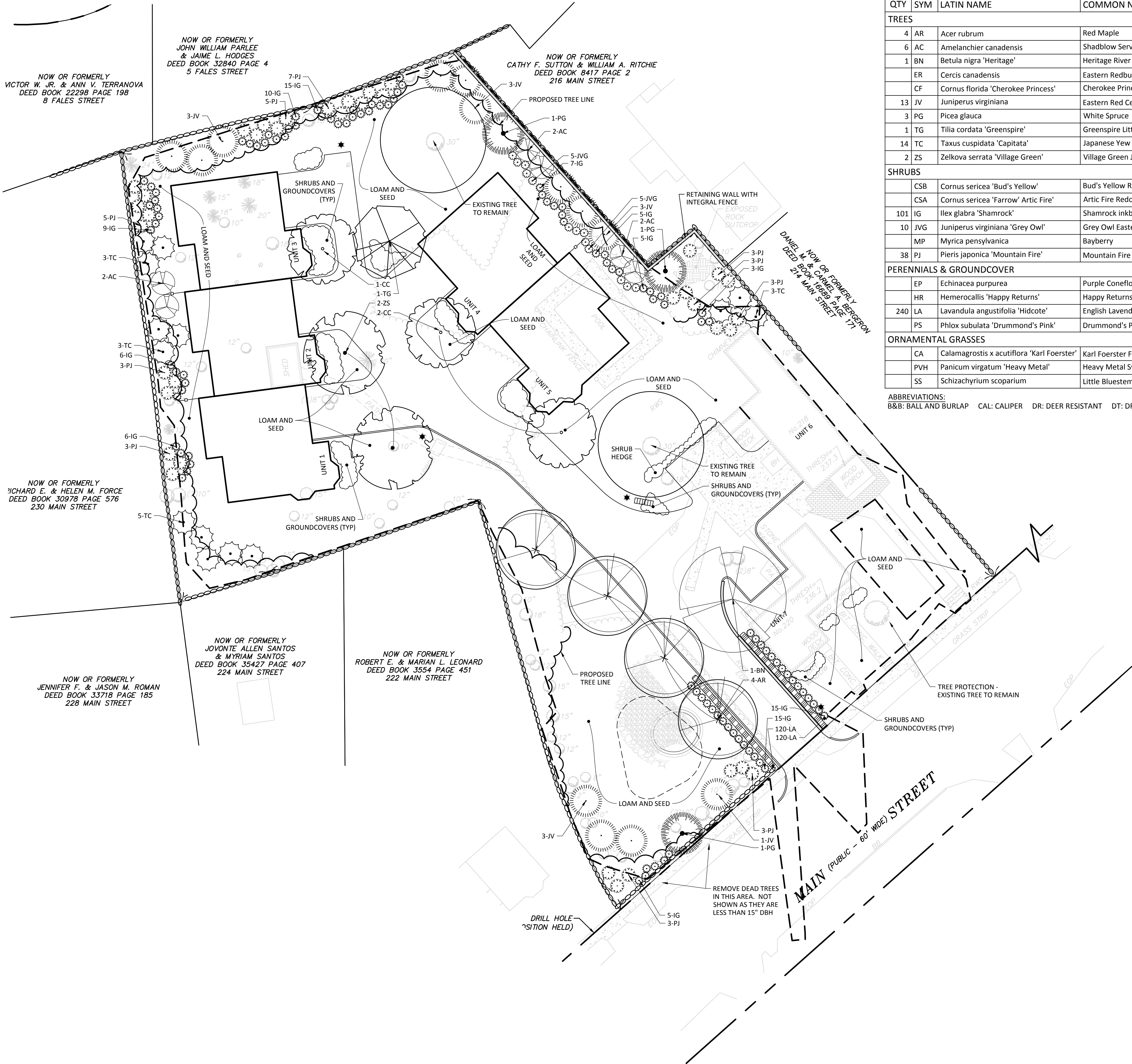
1"=20'

Project No.

8521

Sheet No.

C-4
OF



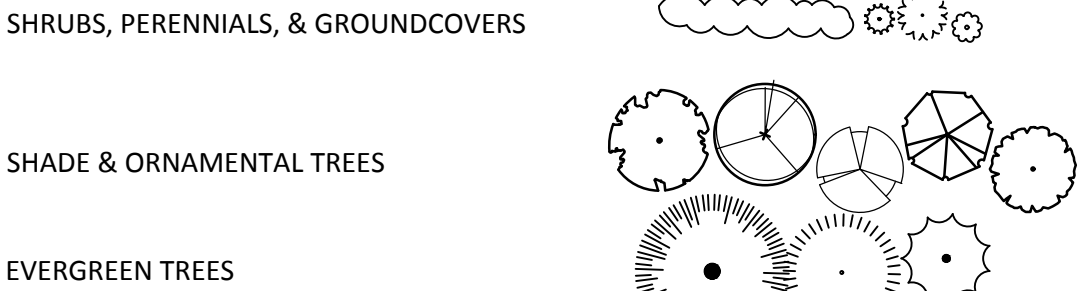
PLANT SCHEDULE

QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
4	AR	Acer rubrum	Red Maple	3"-3.5" Cal. B&B	DR DT N Red Fall Color March-April
6	AC	Amelanchier canadensis	Shadblow Serviceberry	6'-8' Ht. B&B	N ST White Birds Showy Edible Fruit Fall Color April-May
1	BN	Betula nigra 'Heritage'	Heritage River Birch	3"-3.5" Cal. B&B	DR DT N ST Brown (M)/Green (F) Winter Interest April-May
ER		Cercis canadensis	Eastern Redbud	12' Ht. Clump B&B	DR N Pink Butterflies Showy Fall Color April
CF		Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	3"-3.5" Cal. B&B	DR N White Birds/Butterflies April-May
13	JV	Juniperus virginiana	Eastern Red Cedar	10'-12' Ht. B&B	DR DT N ST Blueish/Black Fruit Wildlife Evergreen
3	PG	Picea glauca	White Spruce	12' Ht. B&B	DR N Birds/Small Mammals Evergreen Winter Interest
1	TG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3"-3.5" Cal. B&B	DT Showy Fragrant Pale Yellow Butterflies June
14	TC	Taxus cuspidata 'Capitata'	Japanese Yew	4' Ht. B&B	DT Winter Interest Heavy Shade
2	ZS	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova	3.5" Cal. B&B	DR Green Fall Color March-April
SHRUBS					
CSB		Cornus sericea 'Bud's Yellow'	Bud's Yellow Redosier Dogwood	24"-30" Ht. #3 Pot 48" OC	DR N ST Yellow/White Birds/Butterflies Fall/Winter Interest May-June
CSA		Cornus sericea 'Farrow' Artic Fire'	Artic Fire Redosier Dogwood	24"-30" Ht. #3 Pot 36" OC	DT N ST White Birds/Butterflies Fall/Winter Interest May-June
101	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht. B&B 36" OC	DR DT N ST Greenish-White Birds Evergreen May-June
10	JVG	Juniperus virginiana 'Grey Owl'	Grey Owl Eastern Red Cedar	18"-24" Ht. #3 Pot 36" OC	DR DT N Birds Showy Fruit Evergreen Winter Interest
MP		Myrica pensylvanica	Bayberry	36"-48" Ht. B&B 48" OC	DT N ST Birds Yellowish-green Winter Interest May
38	PJ	Pieris japonica 'Mountain Fire'	Mountain Fire Andromeda	24"-30" Ht. #3 Pot 60" OC	DR DT White Evergreen Winter Interest Heavy Shade April
PERENNIALS & GROUNDCOVER					
EP		Echinacea purpurea	Purple Coneflower	#1 Pot 18" OC	DR DT N ST Purple Birds/Butterflies June-August
HR		Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Pot 12" OC	DR DT ST Yellow Butterflies Fragrant June-October
240	LA	Lavandula angustifolia 'Hidcote'	English Lavender	#1 Pot 12" OC	DR DT ST Purple Butterflies Fragrant June-August
PS		Phlox subulata 'Drummond's Pink'	Drummond's Pink Phlox	#1 Pot 12" OC	DR DT N Pink Birds/Butterflies April-June
ORNAMENTAL GRASSES					
CA		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot 18" OC	DR N ST Pinkish-Purple Birds Fall Color Winter Interest May-February
PVH		Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	#3 Pot 24" OC	DR DT N ST Pink-Tinged Winter Interest July-February
SS		Schizachyrium scoparium	Little Bluestem	#2 Pot 18" OC	DR DT N ST Bronze Winter Interest August-February

ABBREVIATIONS:
B&B: BALL AND BURLAP CAL: CALIPER DR: DEER RESISTANT DT: DROUGHT TOLERANT N: NATIVE OC: ON CENTER ST: SALT TOLERANT

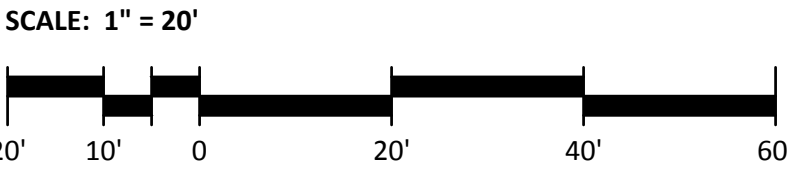
1 PINE TREE GREATER THAN 24" REMOVED FROM SITE TO BE REPLACED WITH 1 RED MAPLE

PROPOSED LEGEND



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AmericanHort 2014 AND AS AMENDED.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- VERIFY LOCATIONS OF ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR OWNER'S REPRESENTATIVE.
- PROVIDE TREES, SHRUBS, AND GROUNDCOVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES: SOIL PREPARATION, INSTALLATION OF TREES, SHRUBS AND GROUNDCOVERS, PLANTING MIXES, MULCH AND PLANTING ACCESSORIES, WARRANTY, WATERING AND MAINTENANCE DURING CONSTRUCTION AND WARRANTY PERIODS.
- BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.
- PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- ALL SHADE TREES ALONG SIDEWALKS SHALL HAVE A MINIMUM SIX (6) FOOT BRANCHING HEIGHT.
- PLANT MATERIALS DEPICTED IN ROWS SHALL CONTAIN MATCHING PLANT SPECIMENS SPACED EQUALLY ALONG INDICATED AREA.
- ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE PROVIDED TO CONTRACTOR BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS TO REMAIN ALIVE AND BE IN HEALTHY, VIGOROUS CONDITION AND SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED. NO IRRIGATION SYSTEM IS PROPOSED.
- LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED ON PLAN. LOAM WITH TOPSOIL SPREAD TO A MINIMUM DEPTH OF (6) SIX INCHES.
- SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).
- PERENNIALS, BULBS AND ANNUALS ARE TO BE PLANTED IN A WELL PREPARED BED WHICH SHALL INCLUDE PEAT AND SLOW RELEASE FERTILIZER. BEDS SHALL BE SKIMMED WITH ONE AND ONE-HALF (1-1/2) INCH TO TWO (2) INCH MULCH (INCLUDING GROUNDCOVERS).



LANDSCAPE PLAN
Multifamily Development
218-220 MAIN STREET
MEDWAY, MA 02053
Prepared For:
Harmony Village LLC



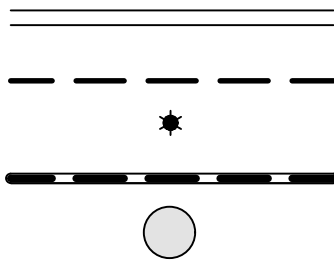
60 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 | (978) 871-7020
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MA 01915 | (978) 399-0447
www.MeridianAssoc.com

Date:
June 9, 2020
(See Revisions)
Scale:
1"=20'
Project No.
8521
Sheet No.
C-5
OF

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	BY
1	05/26/2020	PER DB REVISION COMMENTS	WEB



BITUMINOUS CONCRETE CURB
LIMIT OF WORK
LIGHT FIXTURE
SILT FENCE/HAYBALE LINE
SILT SOCK



THE CONTRACTOR SHALL IMPLEMENT THE SWPPP FOR THE PROJECT INCLUDING INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN INCLUDING EROSION CONTROL BARRIERS, ANTI-TRACKING PADS AND OTHER EROSION AND SEDIMENTATION CONTROLS, STORMWATER MANAGEMENT CONTROLS, SOLID WASTE CONTROLS AND SPILL PREVENTION CONTROLS.

THE LOCATION OF EROSION CONTROL BARRIERS AND SEDIMENTATION AND POLLUTION CONTROL SYSTEMS SHOWN ON DRAWINGS ARE INTENDED TO BE MINIMUM REQUIREMENTS AND A GUIDE FOR THE PLACEMENT OF THESE BARRIERS. OTHER MEASURES MAY BE WARRANTED BASED UPON EXPERIENCE AT THE SITE. WHEN NO SEDIMENTATION CONTROL FACILITIES ARE SHOWN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF SUCH FACILITIES TO PREVENT SILTATION OR POLLUTION OF ADJACENT PROPERTY, WETLANDS OR BUFFER ZONES. THE SYSTEMS SHOWN SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PLACING ADDITIONAL BARRIERS OR REPLACING BARRIERS AS REQUIRED BY SITE CONDITIONS. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE SITE, THE OWNER SHALL DESIGNATE AN EROSION CONTROL INSPECTOR TO SERVE DURING THE CONSTRUCTION PROCESS WITH RESPONSIBILITIES IN ACCORDANCE WITH THE SWPPP.

ALL SLOPES WITH SURFACE GRADES EQUAL TO OR STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING.

REQUIRED SEDIMENTATION CONTROL FACILITIES MUST BE CONSTRUCTED, CLEARLY VISIBLE, AND IN OPERATION PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED, SUCH FACILITIES SHALL REPRESENT THE LIMIT OF WORK. NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME DURING THE CONSTRUCTION PERIOD.

TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENUDED SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL STABILIZATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.

SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AS DETAILED ON THE DRAWINGS OR AS REQUIRED TO PREVENT SEDIMENTATION.

HAYBALE CHECK DAMS ARE TO BE PROVIDED ON TWO HUNDRED (200) FOOT SPACING WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.

HAYBALES, SILT FENCE OR OTHER SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SILTATION CONTROLS. THE CONTRACTOR SHALL NOT REMOVE ANY SILTATION CONTROLS UNTIL AUTHORIZED (IN WRITING) BY THE OWNER OR HIS REPRESENTATIVE.

AT THE START OF SOIL DISTURBANCE, THERE SHALL BE AN ADEQUATE RESERVE OF SILT FENCE AND HAY BALES IN GOOD CONDITION, AND SUFFICIENT STAKES FOR STAKING THESE BALES.

DENUDED SLOPES SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASONS

ALL DISTURBED SLOPES EITHER NEWLY CREATED OR EXPOSED PRIOR TO OCTOBER 15 SHALL BE SEEDED OR PROTECTED WITH EROSION CONTROL MEASURES.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK AND STABILIZED TO PREVENT EROSION. STABILIZED CONSTRUCTION ACCESS PADS SHALL BE INSTALLED AT THE CONSTRUCTION DRIVEWAY ONTO THE PUBLIC WAY TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.

EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED ON THE PLANS AND AS REQUESTED BY THE OWNER OR HIS REPRESENTATIVE TO ADDRESS FIELD CONDITIONS.

ALL POINTS OF CONSTRUCTION EGRESS AND INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

DEWATERING ACTIVITIES SHALL BE CONDUCTED SUCH THAT ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA (MINIMUM 125 FEET FROM ANY WETLAND RESOURCE AREA) AND DISCHARGED INTO HAY BAL CORRALS OR SEDIMENTATION BAGS.

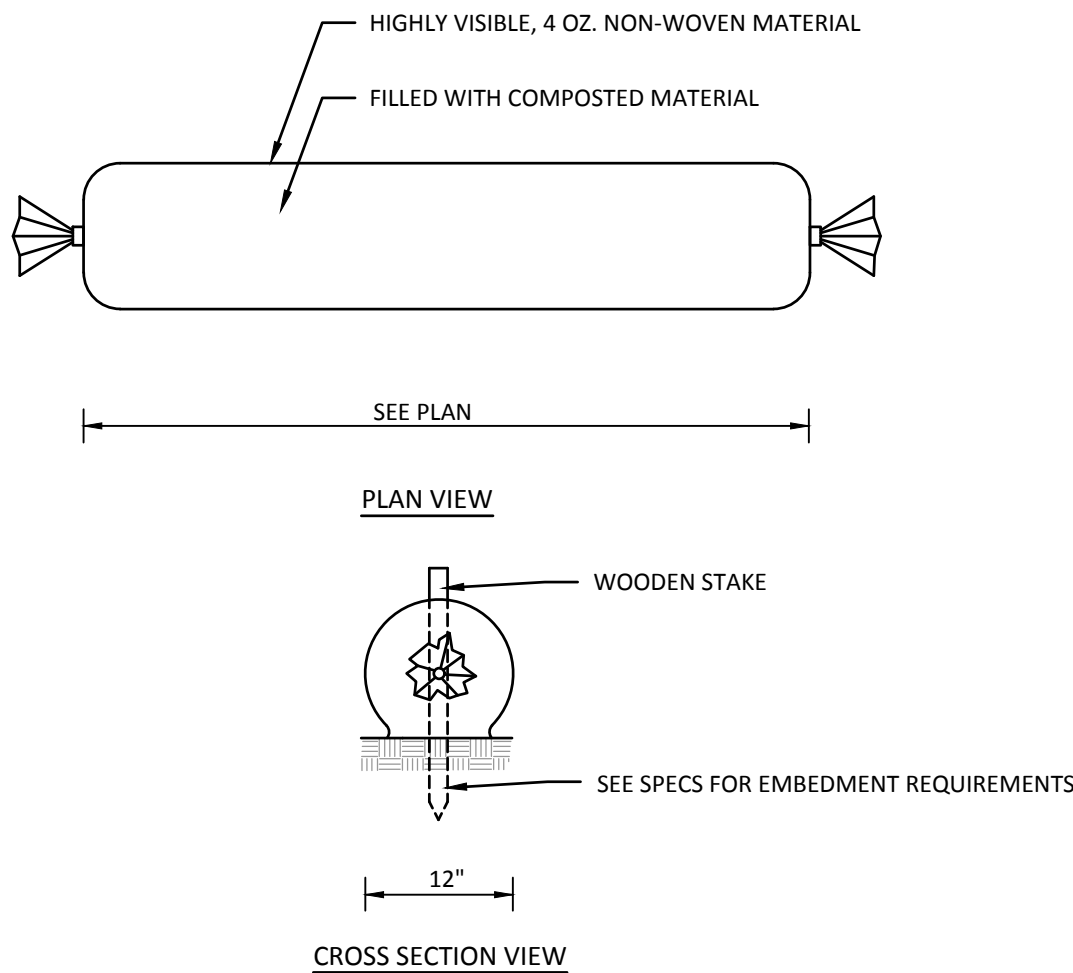
EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND AFTER EACH STORM EVENT OF 0.5 INCH OR GREATER DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION BARRIERS ARE INTACT.

SANITARY WASTES GENERATED DURING CONSTRUCTION WILL BE DISPOSED OFFSITE BY AN APPROVED LICENSED WASTE HAULER.

CONSTRUCTION SITE WASTE MATERIALS WILL BE PROPERLY STORED ON SITE AND DISPOSED OFFSITE AT A LOCATION IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

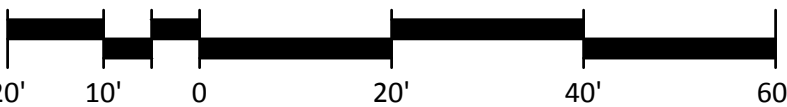
THE PROJECT WILL REQUIRE APPROXIMATELY 1,200 CY OF EARTH MATERIAL TO BE REMOVED FROM THE SITE.




NOTE:

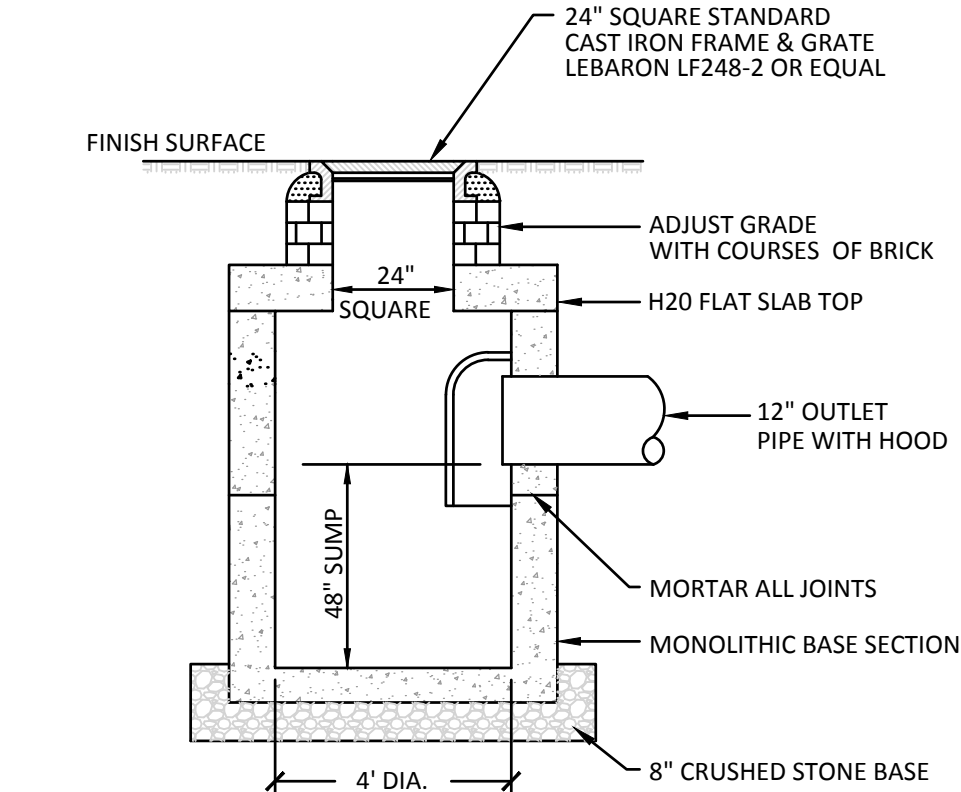
THE FILTER SOCK SHALL BE STAKED ON ENDS AND THROUGH THE CENTER AT 10 FT INTERVALS. PROVIDE UPSLOPE RETURNS AT ENDS.

SCALE: 1" = 20' (NOT TO SCALE)



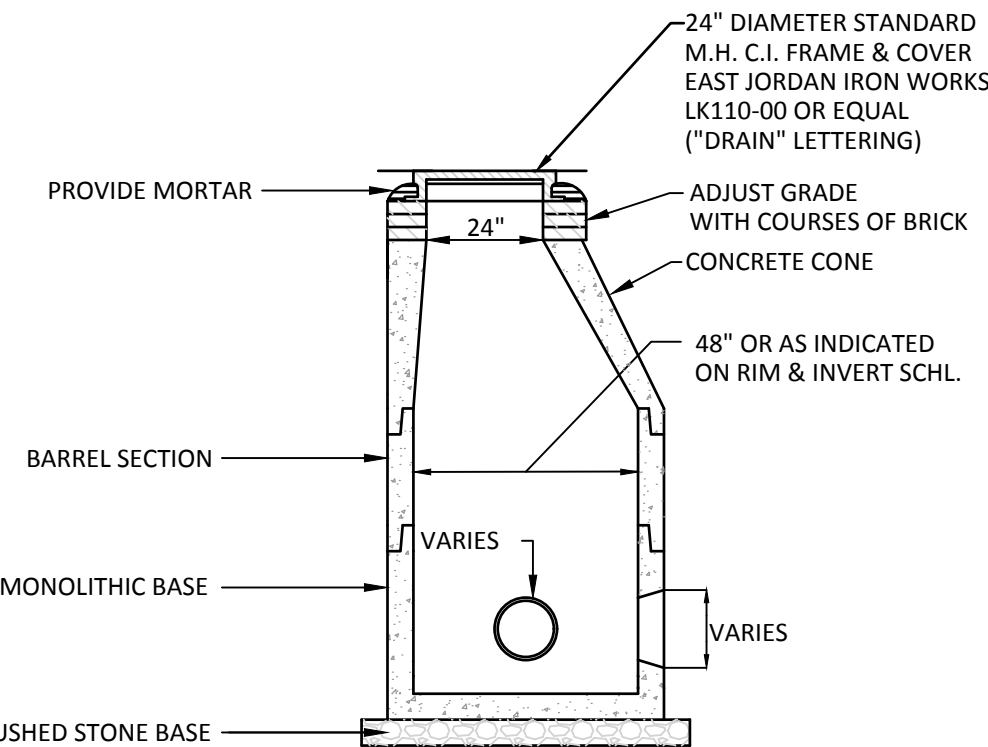
<div><div><div><div>MERIDIAN ASSOCIATES</div><div>66 MILK STREET, SUITE 208, WESTBOROUGH, MA 01581 508.871.7030 500 CUMMINGS CENTER, SUITE 5500 BEVERLY, MA 01915 978.299.0447 www.MeridianAssoc.com</div></div></div><div><div>Erosion & Sediment Control Plan</div><div>Multifamily Development</div><div>218-220 MAIN STREET MEDWAY, MA 02053</div><div>Prepared For: Harmony Village LLC</div></div></div>									
					REVISIONS				

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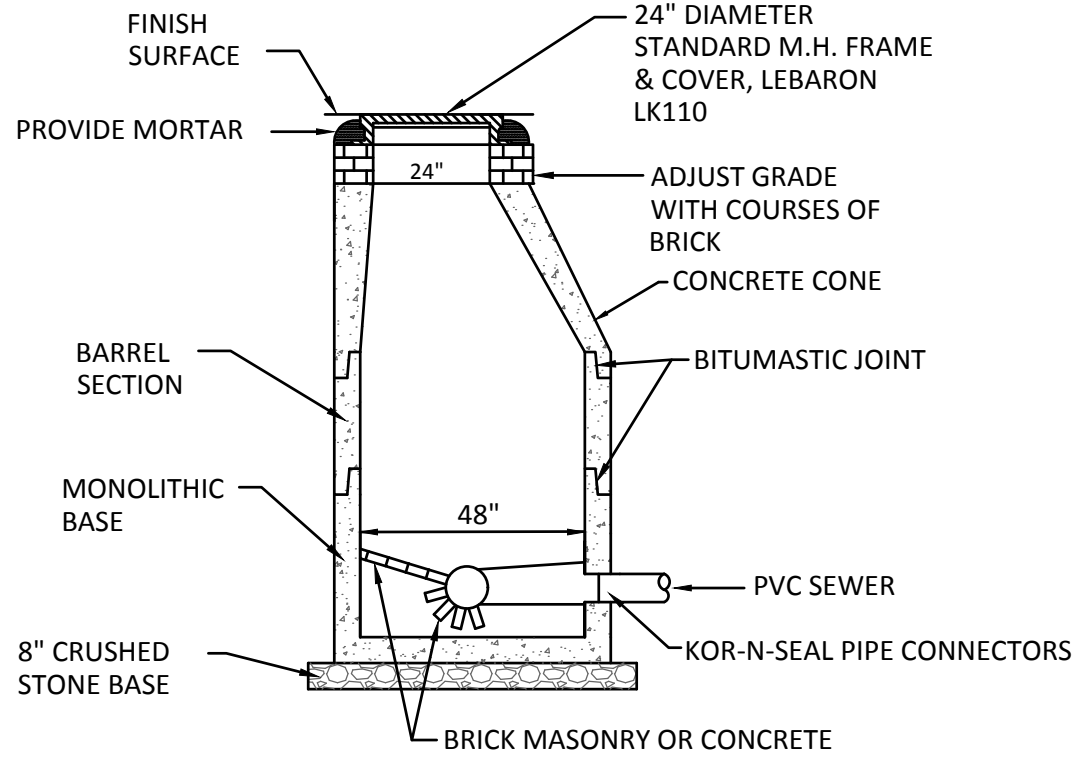
- NOTES:
1. STRUCTURE DESIGN TO LATEST ASTM C478.
 2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
 3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
 4. FLAT SLAB TOP AASHTO H-20.5. ONE POUR MONOLITHIC BASE.

PRECAST CONCRETE CATCH BASIN W/ TRAP
(NOT TO SCALE)



- NOTES:
1. MANHOLE DESIGN TO LATEST ASTM C478.
 2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
 3. CONCRETE COMPRESSIVE STRENGTH - 4,000 PSI @ 28 DAYS.
 4. ONE POUR MONOLITHIC BASE.
 5. STEPS - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTICS (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12.
 6. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS-S-201A SPEC.

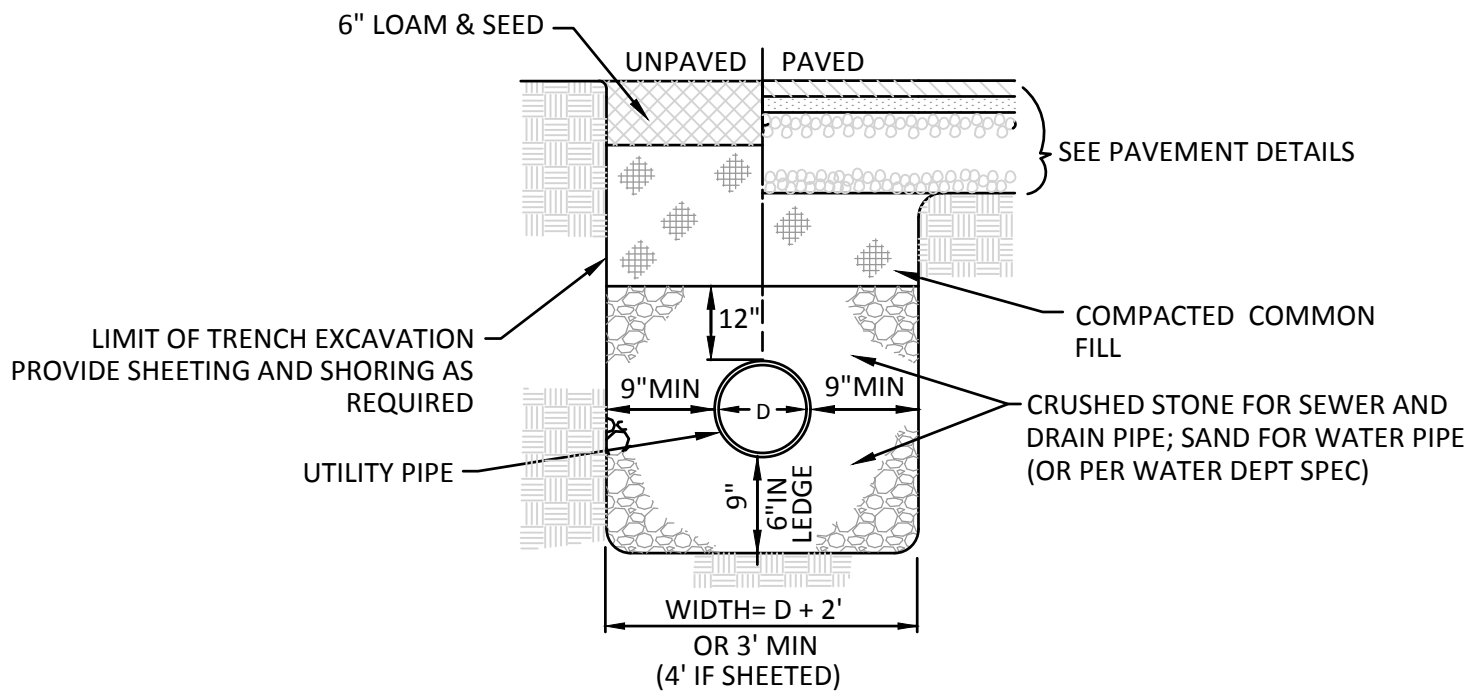
PRECAST CONCRETE DRAIN MANHOLE
(NOT TO SCALE)



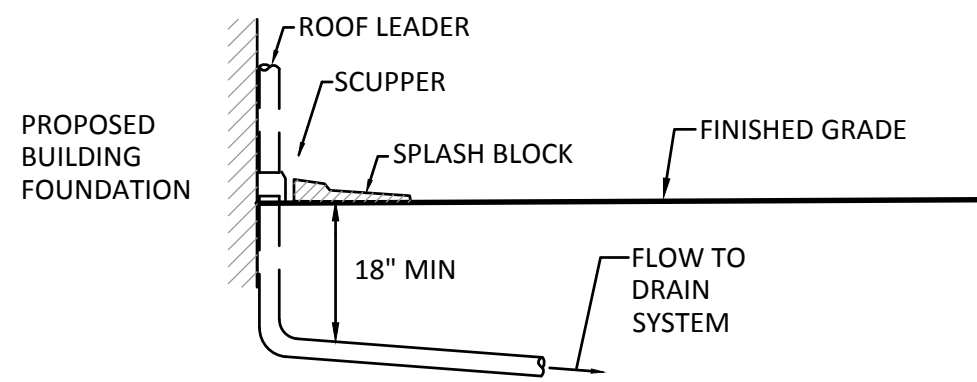
- NOTES:
1. MANHOLE DESIGN SHALL CONFORM TO LATEST ASTM C478.
 2. REINFORCING STEEL SHALL CONFORM TO LATEST ASTM A 185.
 3. CONCRETE COMPRESSIVE STRENGTH-4,000 PSI @ 28 DAYS.
 4. ONE POUR MONOLITHIC BASE.
 5. STEPS-STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMING TO LATEST ASTM C478 PARA-12.
 6. KOR-N-SEAL FLEXIBLE PIPE CONNECTORS SHALL CONFORM TO LATEST ASTM C923, A167.

SEWER MANHOLE DETAIL (SMH)
(NOT TO SCALE)

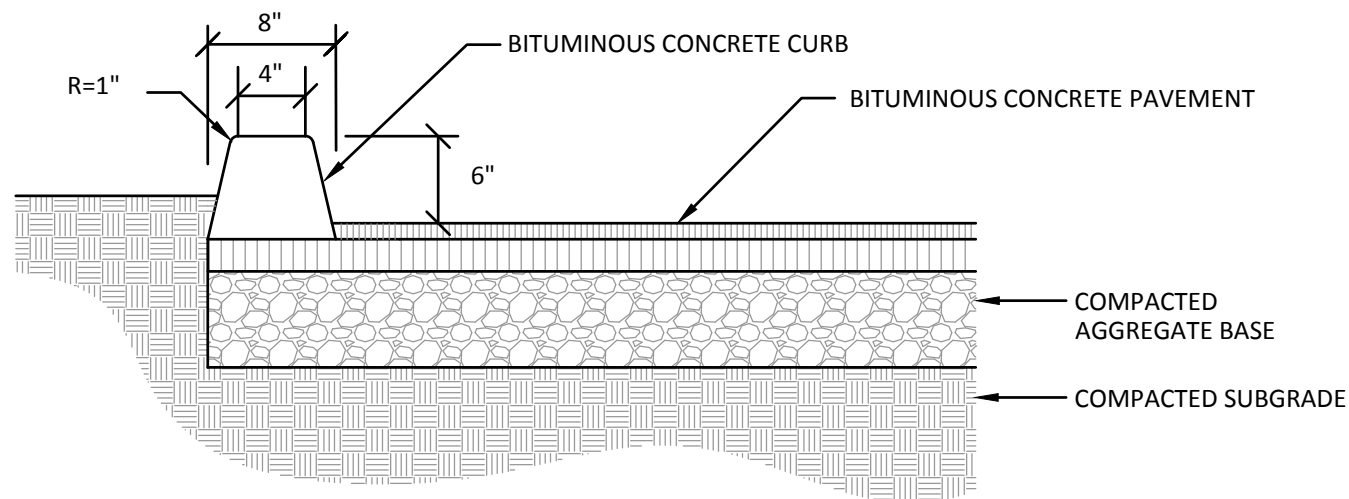
TRENCH WIDTH (W)		
D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



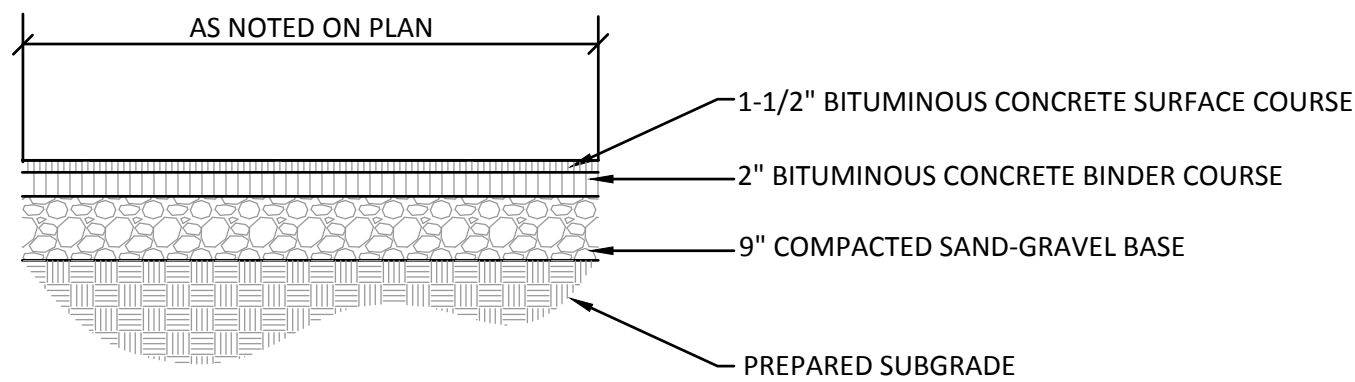
TYPICAL TRENCH SECTION
(NOT TO SCALE)



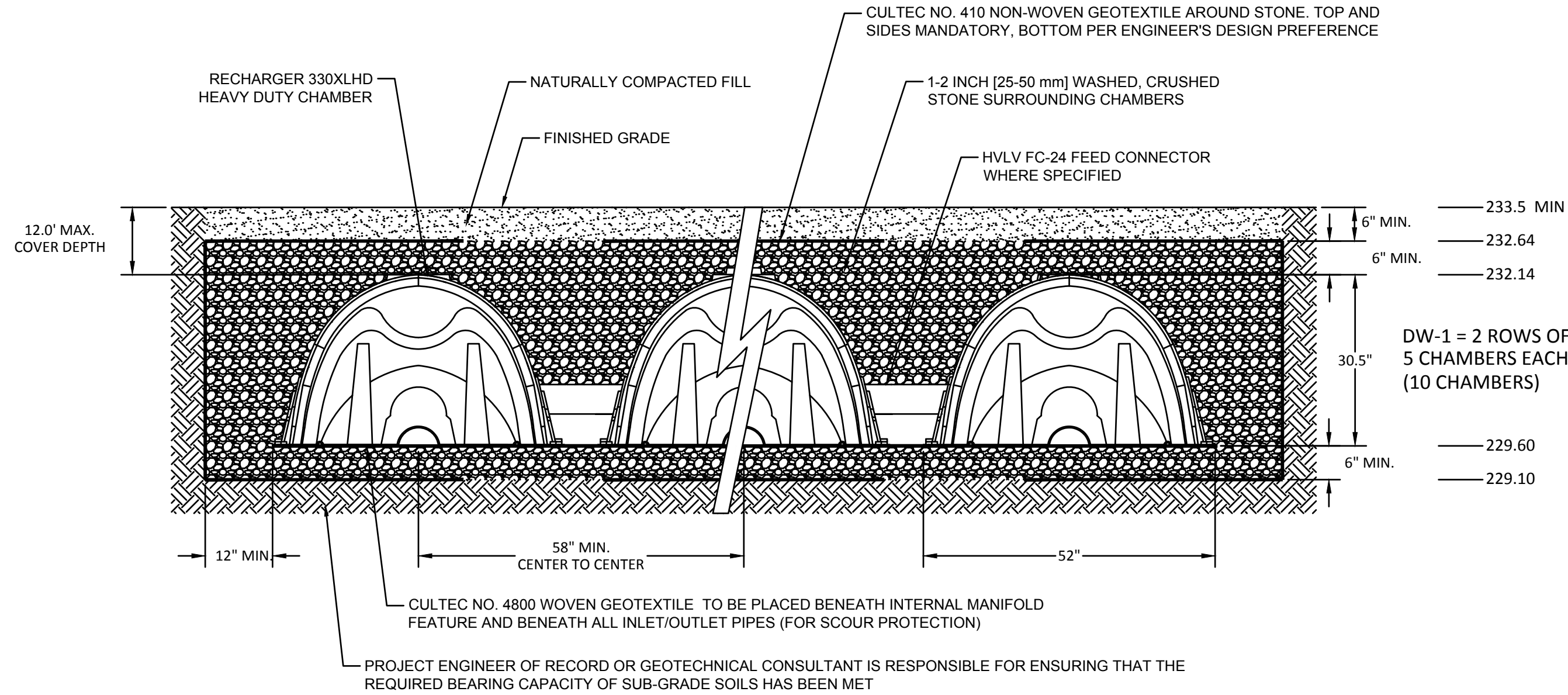
ROOF DOWNSPOUT CONNECTION
(NOT TO SCALE)



BITUMINOUS CONCRETE CURB
NOT TO SCALE

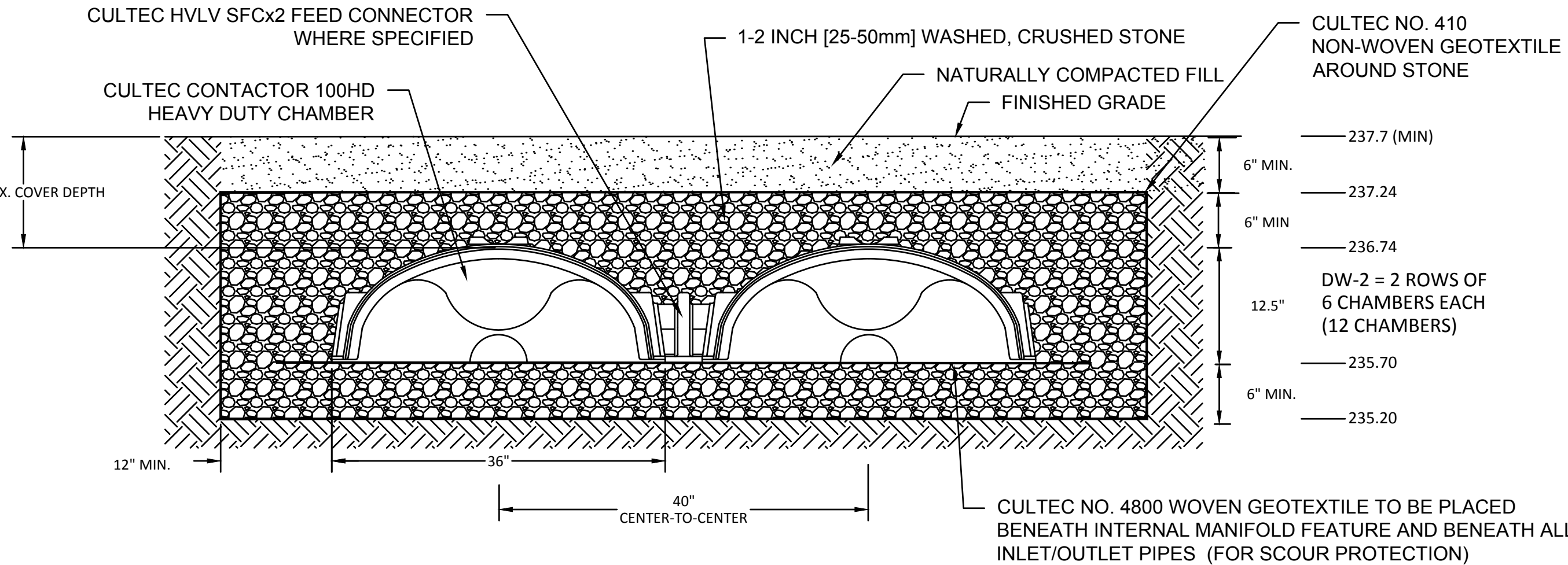


BITUMINOUS CONCRETE PAVEMENT SECTION
(NOT TO SCALE)



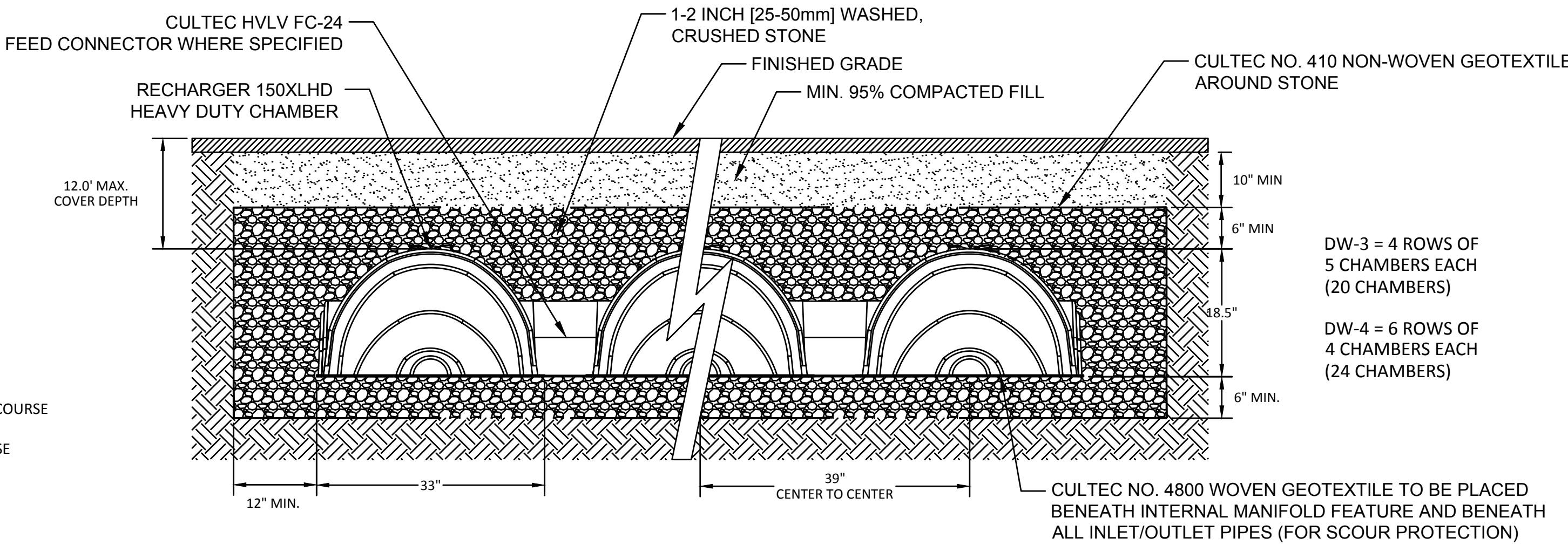
CULTEC RECHARGER 330XLHD INFILTRATION CHAMBERS (DW-1)
(NOT TO SCALE)

NOTE:
DW-1 IS TO CAPTURE ROOF RUNOFF
FROM EXISTING HOUSES 218 & 220
(UNITS 6 & 7).



CULTEC 100HD INFILTRATION CHAMBERS (DW-2)
(NOT TO SCALE)

NOTE:
DW-2 IS TO CAPTURE ROOF RUNOFF FROM UNIT 5.



CULTEC 150XLHD INFILTRATION CHAMBERS (DW-3, DW-4)
(NOT TO SCALE)

DW-3 AND DW-4 ELEVATION SCHEDULE					
SYSTEM	BOTTOM OF STONE	BOTTOM OF CHAMBER	TOP OF CHAMBER	TOP OF STONE	MIN. GROUND SURFACE
DW-3	235.5	236.0	237.54	238.04	239.0
DW-4	236.5	237.0	238.5	239.0	240.0

NOTE:
DW-3 IS TO CAPTURE ROOF RUNOFF FROM UNITS 1 & 2.
DW-4 IS TO CAPTURE ROOF RUNOFF FROM UNITS 3 & 4

REVISIONS

SITE DETAILS

Multifamily Development

218-220 MAIN STREET

MEDWAY, MA 02053

Prepared For:

Harmony Estates LLC



69 WILK STREET, SUITE 508, WESTBOROUGH, MA 01581 | 508.871.7030
500 CUMMINGS CENTER, SUITE 590, BEVERLY, MA 01915 | 978.999.0447
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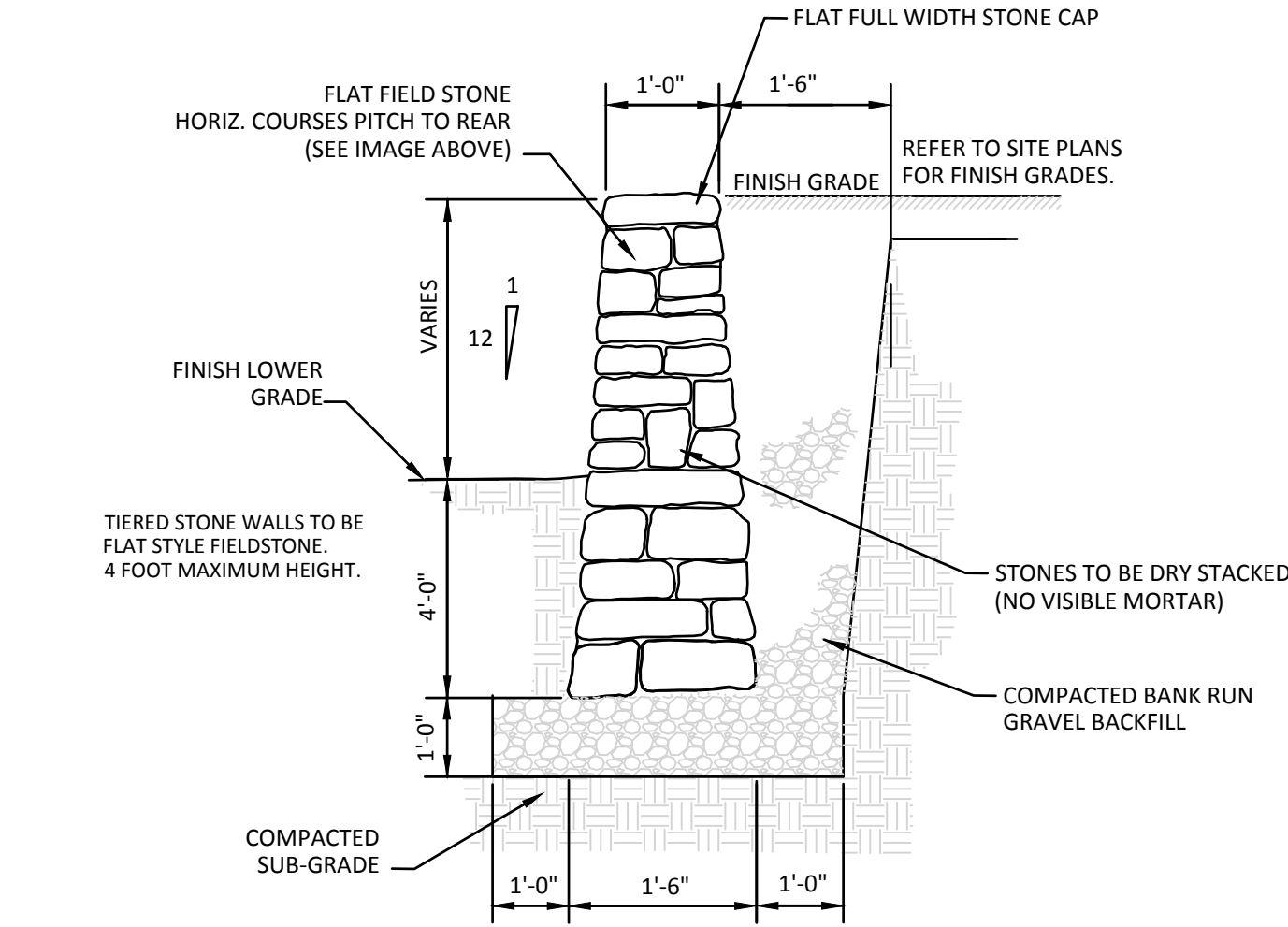
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June 9, 2020

Scale:
N.T.S

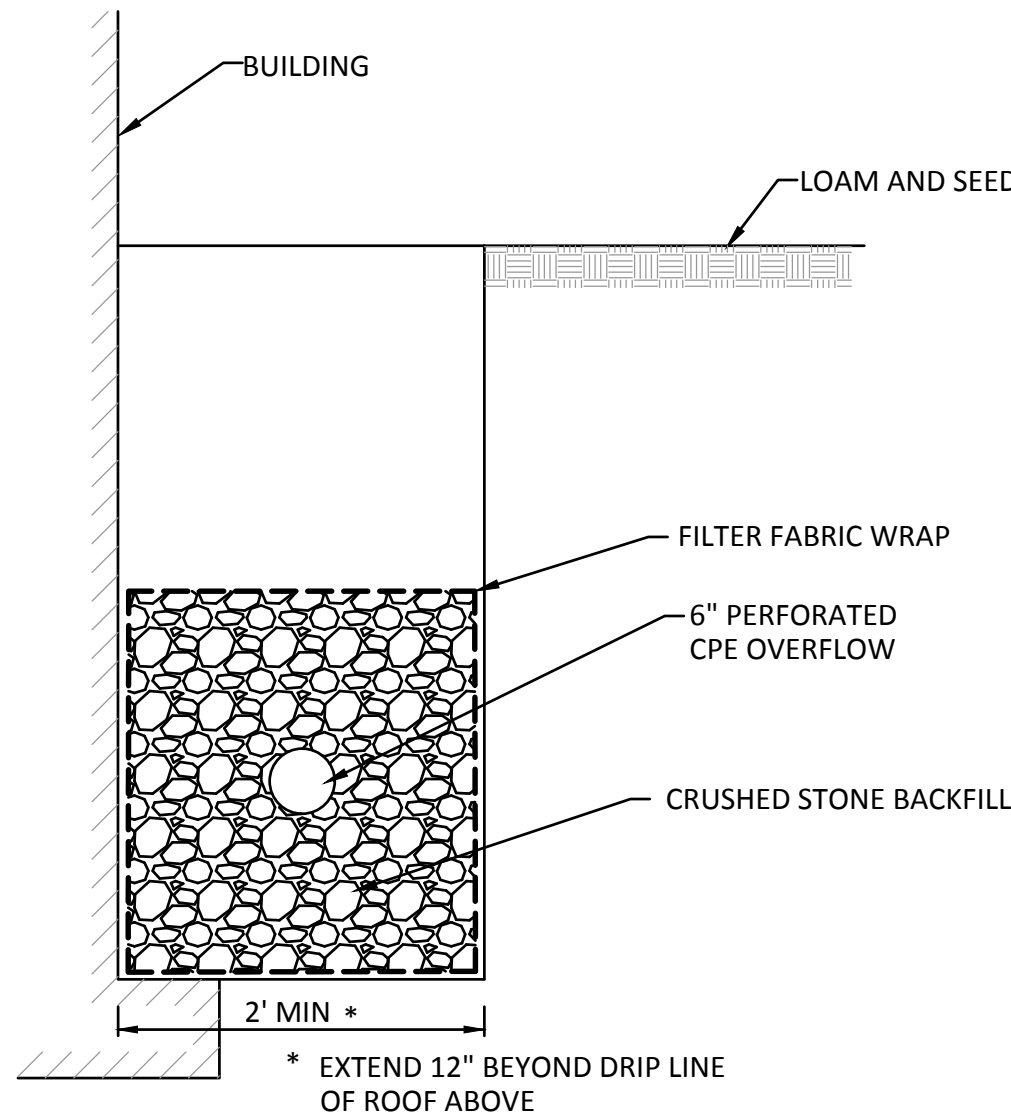
Project No.
8521

Sheet No.
C-7
7 OF 8

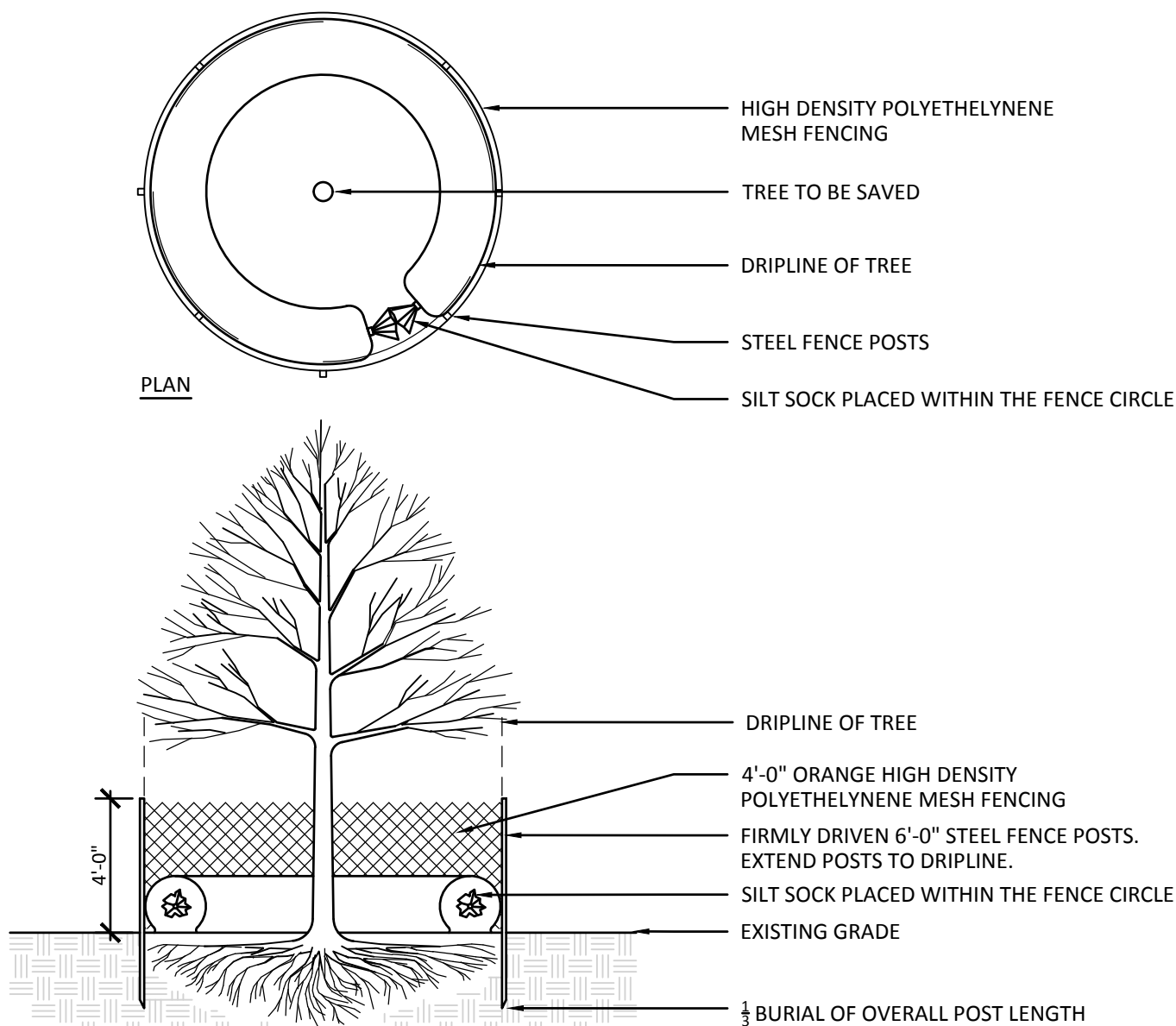
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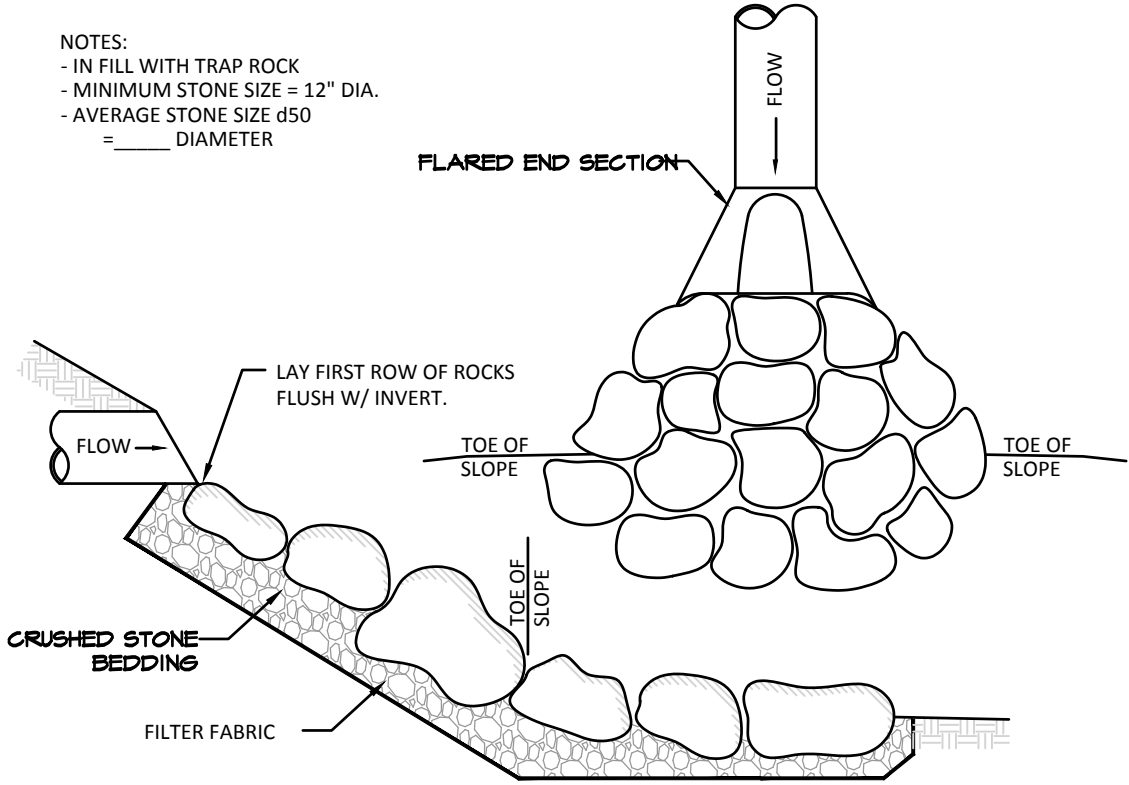
STONE RETAINING WALL
(NOT TO SCALE)



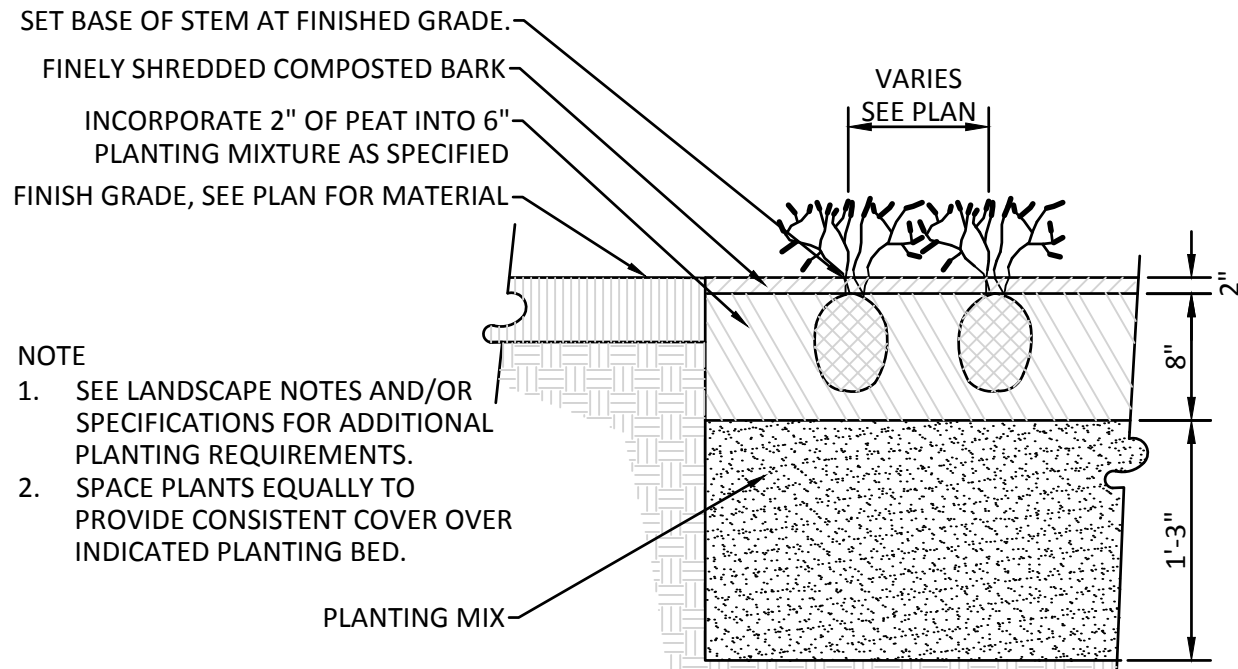
FOUNDATION DRAIN
(NOT TO SCALE)



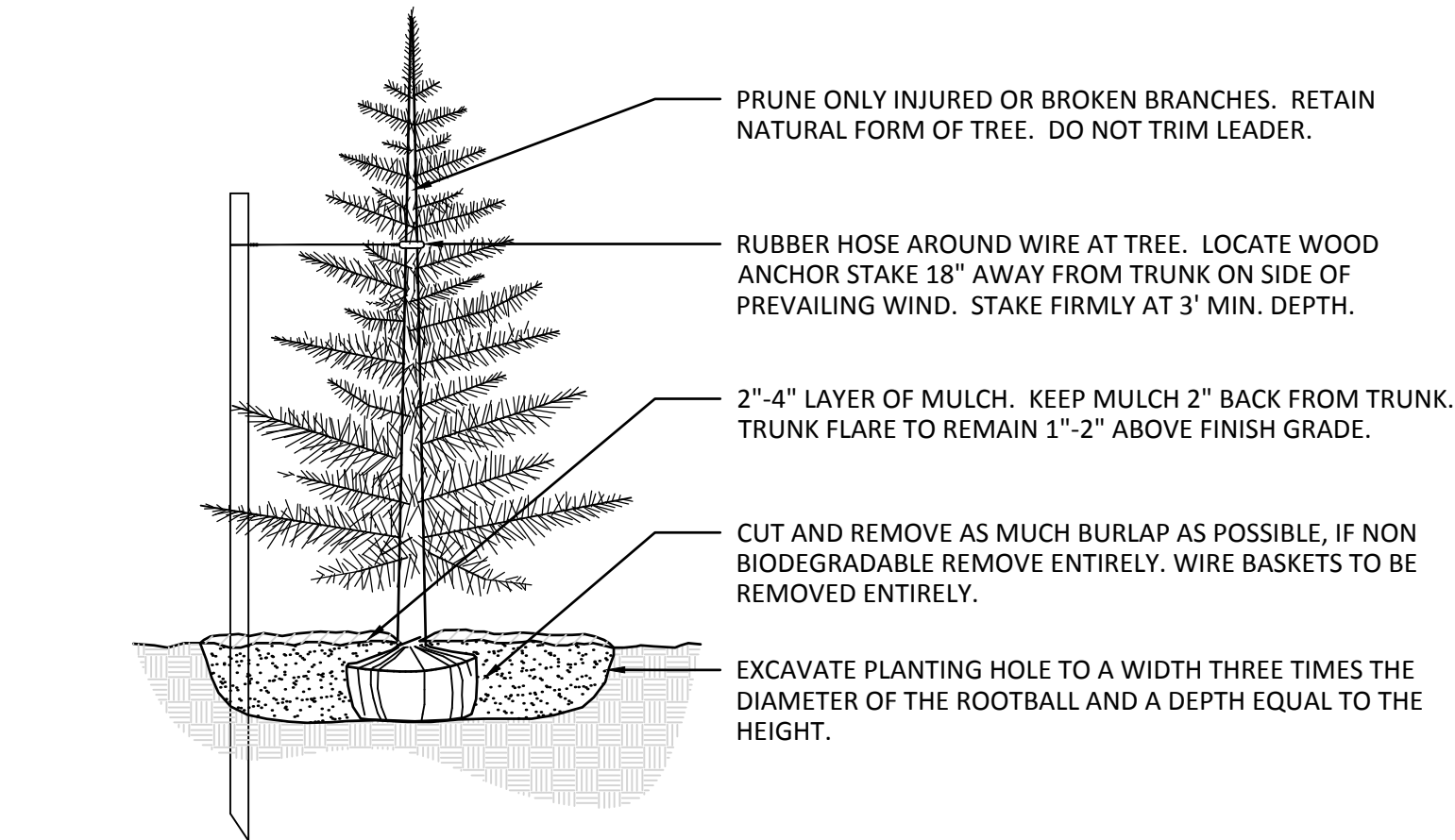
TREE PROTECTION
(NOT TO SCALE)



RIP-RAP APRON
(NOT TO SCALE)

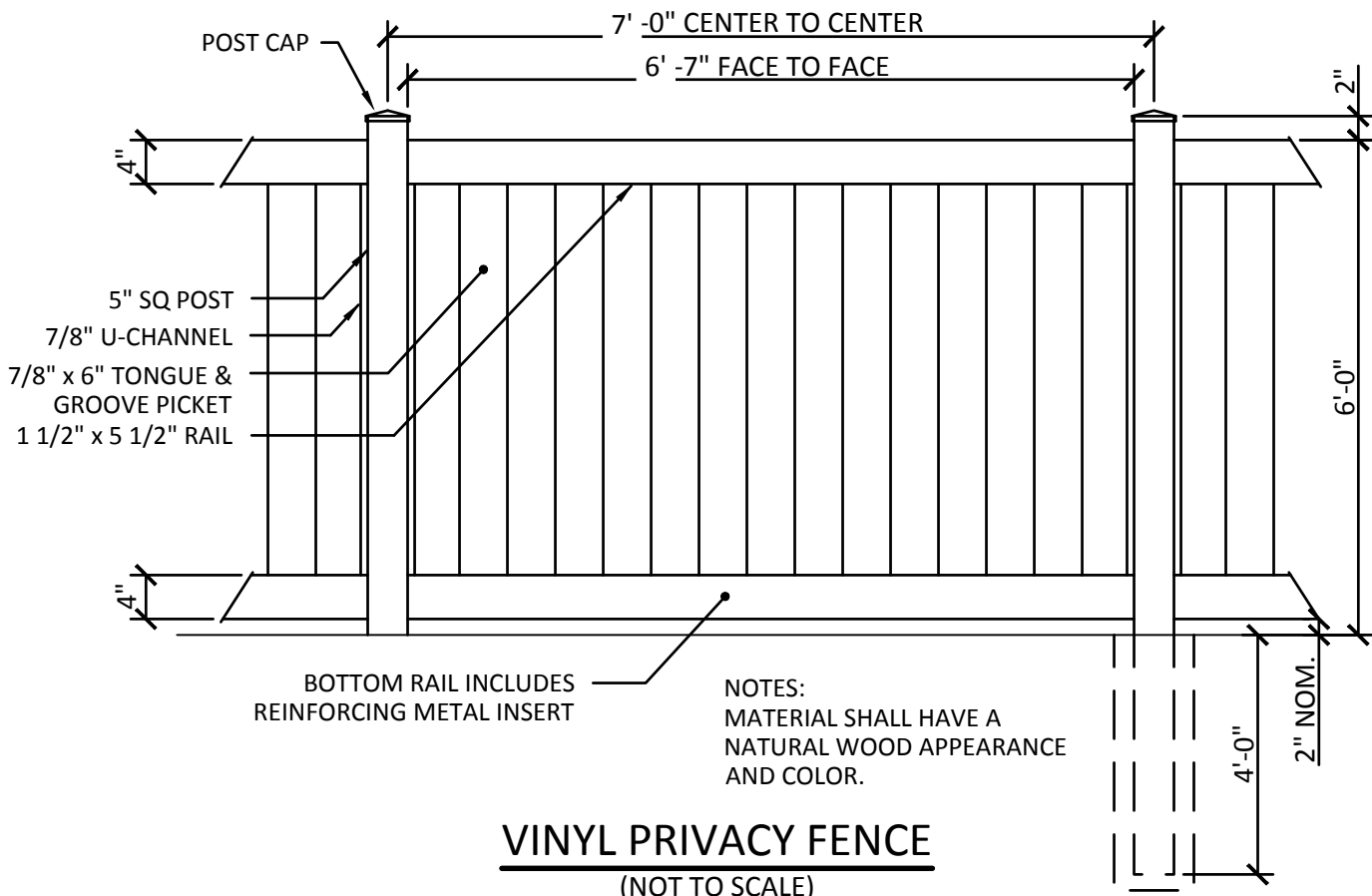


GROUNDCOVER / ANNUAL / PERENNIAL PLANTING
(NOT TO SCALE)

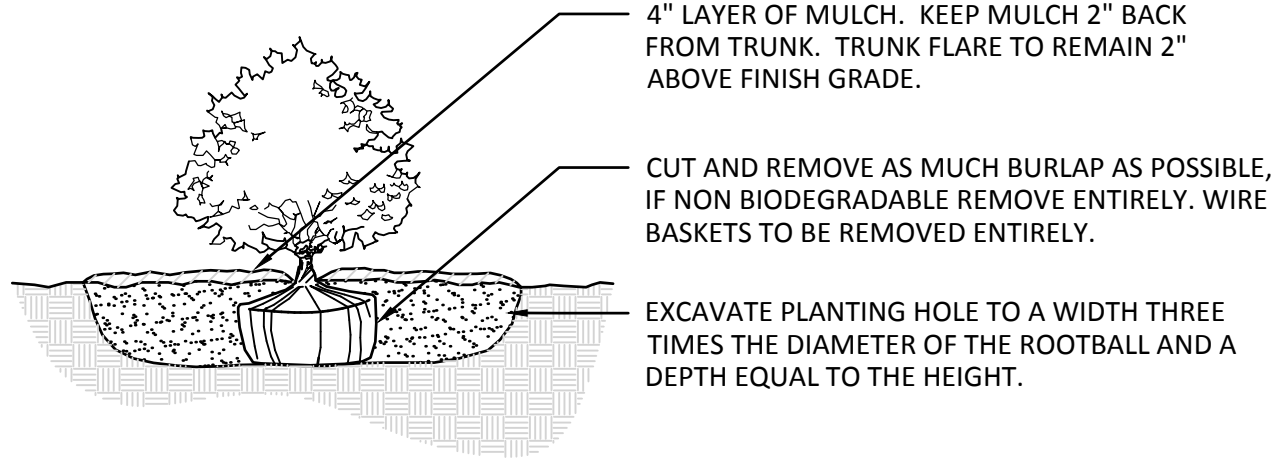


NOTES:
BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.
BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.
ONLY STAKE TREES SITUATED ON WINDY SITES OR EXPOSED TO SUBSTANTIAL PEDESTRIAN TRAFFIC.

EVERGREEN TREE PLANTING
(NOT TO SCALE)

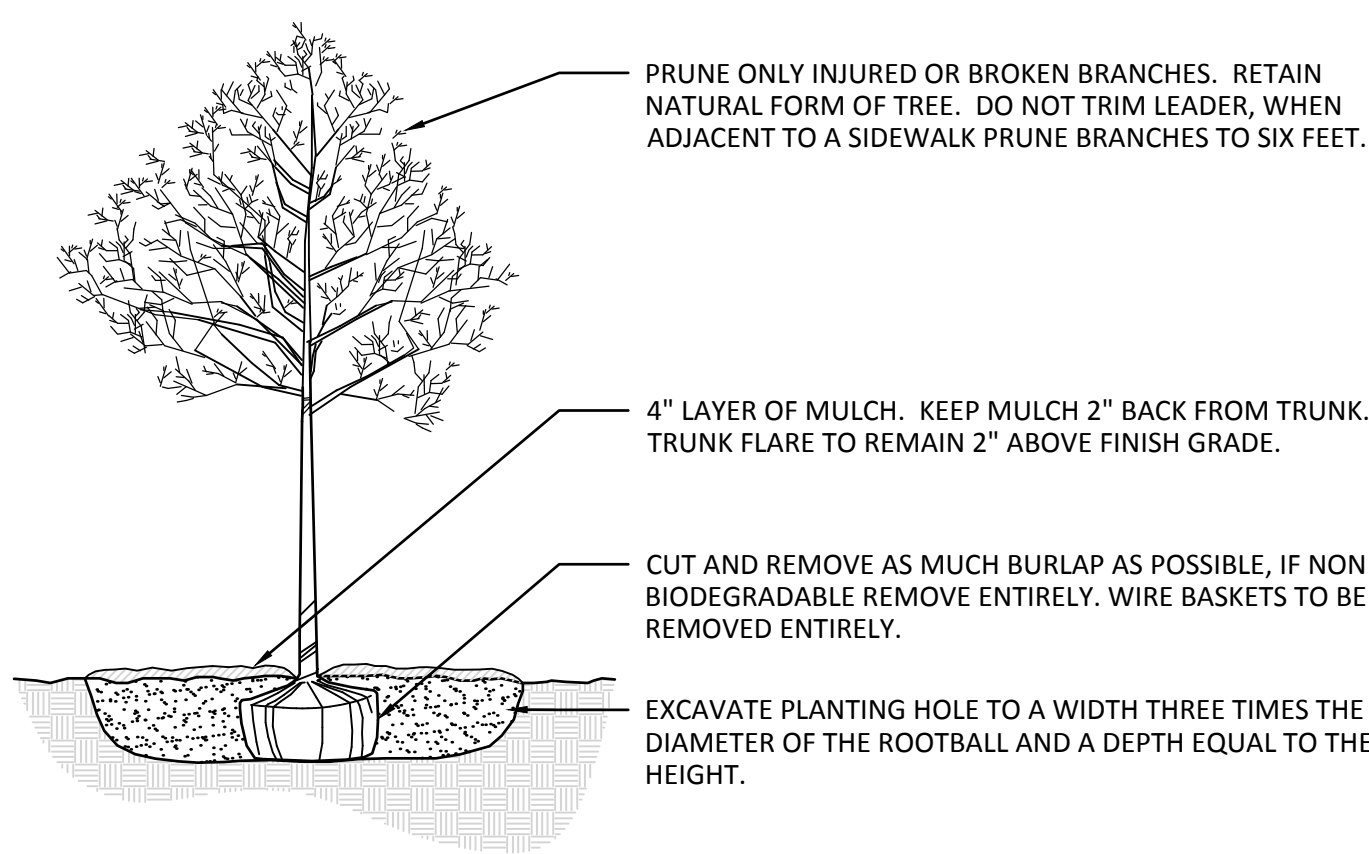


VINYL PRIVACY FENCE
(NOT TO SCALE)



NOTES:
BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.
BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING
(NOT TO SCALE)



NOTES:
BACKFILL PLANTING HOLE WITH EXISTING SOIL AMENDED AS NECESSARY.
BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.
ONLY STAKE TREES SITUATED ON WINDY SITES OR EXPOSED TO SUBSTANTIAL PEDESTRIAN TRAFFIC.

TREE PLANTING
(NOT TO SCALE)

REVISIONS				DESCRIPTION			
NO.	DATE	BY	CHKD.				

SITE DETAILS
Multifamily Development
218-220 MAIN STREET
MEDWAY, MA 02053
Prepared For:
Harmony Estates LLC

MERIDIAN ASSOCIATES
69 WILK STREET, SUITE 308, WESTBOROUGH, MA 01581 | 508.871.7030
500 CUMMINGS CENTER, SUITE 590, BEVERLY, MA 01915 | 978.399.0447
www.MeridianAssoc.com

Date:
June 9, 2020

Scale:
N.T.S

Project No.
8521

Sheet No.
C-8

8 OF 8

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

Project Name:	Harmony Village
Property Location:	218-220 Main Street
Type of Project/Permit:	Multifamily Housing Special Permit Application
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Sec. 207-12 I
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Electric charging station requirement
What aspect of the Regulation do you propose be waived?	No charging stations proposed
What do you propose instead?	Possible to install charging outlet in 1 unit garage
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Not consistent with neighborhood character or project. Should not be available for public use.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$5,000-7,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Consistent with neighborhood character and minimize "hardscape".
What is the impact on the development if this waiver is denied?	Additional costs and inconsistent with neighborhood character.
What are the design alternatives to granting this waiver?	Possible to install charging outlet in 1 unit garage
Why is granting this waiver in the Town's best interest?	Provide a project consistent with the character of the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Possible to install charging outlet in 1 unit garage
What is the estimated value of the proposed mitigation measures?	\$500-1,000
Other Information?	
Waiver Request Prepared By:	Drew Garvin - Meridian Associates, Inc.
Date:	9/8/2020
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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

Project Name:	Harmony Village
Property Location:	218-220 Main Street
Type of Project/Permit:	Multifamily Housing Special Permit Application
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Sec. 207-11.B.3
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Drive aisle to be 24 feet wide
What aspect of the Regulation do you propose be waived?	20 foot wide drive aisle proposed
What do you propose instead?	20 foot wide drive aisle proposed
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	After meeting with the Fire Chief it was agreed that only a 20 foot wide drive aisle would be necessary to provide appropriate access. It is the design intention to minimize the impervious areas for the site.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$1,000-2,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Consistent with neighborhood character and minimize impervious area.
What is the impact on the development if this waiver is denied?	Increased impervious area, decreased lawn/landscape, and inconsistent with neighborhood character.
What are the design alternatives to granting this waiver?	Additional area for lawn/landscape.
Why is granting this waiver in the Town's best interest?	Provide a project consistent with the character of the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Additional area for lawn/landscape.
What is the estimated value of the proposed mitigation measures?	\$500-1,000
Other Information?	
Waiver Request Prepared By:	Drew Garvin - Meridian Associates, Inc.
Date:	9/8/2020
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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

Project Name:	Harmony Village
Property Location:	218-220 Main Street
Type of Project/Permit:	Multifamily Housing Special Permit Application
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Sec. 207-9
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Pedestrian access and sidewalks
What aspect of the Regulation do you propose be waived?	No sidewalks proposed
What do you propose instead?	The proposed drive and property provides for circulation
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Minimal need for intersite circulation. It is desirable to minimize impervious areas. for project size
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$1,000-2,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Minimize impervious areas.
What is the impact on the development if this waiver is denied?	Increased impervious area and decreased landscaping.
What are the design alternatives to granting this waiver?	Driveway access and lawn areas can serve to limited pedestrian circulation anticipated on site.
Why is granting this waiver in the Town's best interest?	Minimize impervious areas and associated runoff. Provide a project consistent with the character of the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Provide increased landscaped areas.
What is the estimated value of the proposed mitigation measures?	\$1,000-2,000
Other Information?	
Waiver Request Prepared By:	Drew Garvin - Meridian Associates, Inc.
Date:	9/8/2020
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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

Project Name:	Harmony Village
Property Location:	218-220 Main Street
Type of Project/Permit:	Multifamily Housing Special Permit Application
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Sec. 207-11.B.2
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Vertical Granite Curbing (VGC) along access drive
What aspect of the Regulation do you propose be waived?	No VGC proposed
What do you propose instead?	Cape Cod Berms proposed
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Not a subdivision road, inconsistent with recent Main Street improvements, not consistent with neighborhood character
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$2,000-3,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Consistent with neighborhood character and minimize "hardscape".
What is the impact on the development if this waiver is denied?	Additional costs and inconsistent with neighborhood character.
What are the design alternatives to granting this waiver?	Cape Cod Berms proposed
Why is granting this waiver in the Town's best interest?	Provide a project consistent with the character of the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Cape Cod Berms proposed
What is the estimated value of the proposed mitigation measures?	\$2,000-3,000
Other Information?	
Waiver Request Prepared By:	Drew Garvin - Meridian Associates, Inc.
Date:	9/8/2020
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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

Project Name:	Harmony Village
Property Location:	218-220 Main Street
Type of Project/Permit:	Multifamily Housing Special Permit Application
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Sec. 207-11.A.4
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Vertical Granite Curbing (VGC) at Entrance Roundings
What aspect of the Regulation do you propose be waived?	No VGC proposed
What do you propose instead?	Cape Cod Berms proposed
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Not a subdivision road, inconsistent with recent Main Street improvements, not consistent with neighborhood character
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$2,000-3,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Consistent with neighborhood character and minimize "hardscape".
What is the impact on the development if this waiver is denied?	Additional costs and inconsistent with neighborhood character.
What are the design alternatives to granting this waiver?	Cape Cod Berms proposed
Why is granting this waiver in the Town's best interest?	Provide a project consistent with the character of the neighborhood.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	Possible future maintenance within town right-of-way.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Cape Cod Berms proposed
What is the estimated value of the proposed mitigation measures?	\$2,000-3,000
Other Information?	
Waiver Request Prepared By:	Drew Garvin - Meridian Associates, Inc.
Date:	9/8/2020
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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

7/8/2011

Susan Affleck-Childs

From: Barry Smith
Sent: Thursday, September 17, 2020 2:13 PM
To: Susan Affleck-Childs; Bouley, Steven; David Damico
Subject: RE: Harmony Village Water Service

All,

Here are my comments:

- 1.) Needs to be a 3 valve cluster
- 2.) Should be minimum of a 6" water main with Hydrant at end of line with Valve for Hydrant
- 3.) Any unit with a sprinkler system needs its own water service with backflow device. (separate from Domestic service)
- 4.) Any lines disconnected from Main Street need to be plugged at the Water or Sewer Main
- 5.) All manhole frame and covers must be 26" with 26" openings, not 24"
- 6.) Don't see any water detail drawings

Thanks,

Barry Smith
Water/Sewer Superintendent
45b Holliston Street
Medway, MA 02053
O 508-321-4930
M 774-285-0482



www.townofmedway.org

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From: Susan Affleck-Childs
Sent: Wednesday, September 16, 2020 7:43 AM
To: Barry Smith <bsmith@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>; David Damico <ddamico@townofmedway.org>
Subject: RE: Harmony Village Water Service

218-220 Main Street.

See attached plan.

From: Barry Smith
Sent: Tuesday, September 15, 2020 5:38 PM
To: Bouley, Steven <steven.bouley@tetrattech.com>; David Damico <ddamico@townofmedway.org>
Cc: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: RE: Harmony Village Water Service

Steve,

Where is this? It doesn't sound familiar

Thanks,

Barry Smith
Water/Sewer Superintendent
45b Holliston Street
Medway, MA 02053
O 508-321-4930
M 774-285-0482



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From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]
Sent: Tuesday, September 15, 2020 4:19 PM
To: David Damico <ddamico@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>
Cc: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: Harmony Village Water Service

Hi Guys,

Just wondering if you had reviewed the proposed utility plan for Harmony Village. They are proposing a 4" water main into their site with tap and sleeve and valve at the main in Main St. Just want to confirm if you have reviewed and accepted this. Their most recent letter states they spoke with the Building Department but not sure if they spoke to you as well. Let me know, thanks.

Steve

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

Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | Fax +1 (508) 786-2201 | steven.bouley@tetrattech.com

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100 Nickerson Road, Suite 200 | Marlborough, MA 01752 | tetrattech.com

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Susan Affleck-Childs

From: David Damico
Sent: Thursday, September 17, 2020 1:55 PM
To: Barry Smith; Susan Affleck-Childs; Bouley, Steven
Subject: RE: Harmony Village Water Service

We discussed the size of the water line for them. They need sprinklers in one building and a hydrant. They are looking to possibly add another sprinklered building and ditch the hydrant last I spoke with them. In either case, they need some size to accommodate that.

Sent from [Mail](#) for Windows 10

From: [Barry Smith](#)
Sent: Wednesday, September 16, 2020 9:16 AM
To: [Susan Affleck-Childs](#); [Bouley, Steven](#); [David Damico](#)
Subject: RE: Harmony Village Water Service

Thanks, I will take a look

Thanks,

Barry Smith
Water/Sewer Superintendent
45b Holliston Street
Medway, MA 02053
O 508-321-4930
M 774-285-0482



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From: Susan Affleck-Childs
Sent: Wednesday, September 16, 2020 7:43 AM
To: Barry Smith <bsmith@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>; David Damico <ddamico@townofmedway.org>
Subject: RE: Harmony Village Water Service

218-220 Main Street.

See attached plan.

From: Barry Smith
Sent: Tuesday, September 15, 2020 5:38 PM
To: Bouley, Steven <steven.bouley@tetrattech.com>; David Damico <ddamico@townofmedway.org>
Cc: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: RE: Harmony Village Water Service

Steve,

Where is this? It doesn't sound familiar

Thanks,

Barry Smith
Water/Sewer Superintendent
45b Holliston Street
Medway, MA 02053
O 508-321-4930
M 774-285-0482



www.townofmedway.org

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From: Bouley, Steven [<mailto:Steven.Bouley@tetrattech.com>]
Sent: Tuesday, September 15, 2020 4:19 PM
To: David Damico <ddamico@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>
Cc: Susan Affleck-Childs <sachilds@townofmedway.org>
Subject: Harmony Village Water Service

Hi Guys,

Just wondering if you had reviewed the proposed utility plan for Harmony Village. They are proposing a 4" water main into their site with tap and sleeve and valve at the main in Main St. Just want to confirm if you have reviewed and accepted this. Their most recent letter states they spoke with the Building Department but not sure if they spoke to you as well. Let me know, thanks.

Steve

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

Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | Fax +1 (508) 786-2201 | steven.bouley@tetrattech.com

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To: Medway Planning and Economic Development Board;
Susan Affleck-Childs, Planning and Economic
Development Coordinator
From: Medway Cultural Council
RE: Harmony Village Multi-Family Special Permit, 218 Main St.
Date: August 28, 2020

The Medway Cultural Council believes that inclusion of art in development projects serves the common good in a manner comparable to architectural standards, landscaping requirements, or zoning restrictions. Public art works add enormous value to the cultural, aesthetic and economic vitality of a community. They also foster a sense of community identity, civic pride and social cohesion.

Public art encompasses a wide variety of materials and forms. To broadly define it, public art is original works of art that are durable and accessible to the public and that may possess functional as well as aesthetic qualities. Good public art should reflect an awareness of the site, both physically and socially, and fit the historical and cultural values and sensibilities of the community. Public artwork should be site-specific, taking into account the physical dimensions, local character, and surrounding context of the site. There can be a functional nature to site-specific installations of public art. For instance, art can be integrated into the architecture of the building through gates, entry-ways, sitting areas, and walkways. Public art could be a bicycle rack or paving pattern - if it is original, attractive, and artfully designed and executed.

Knowing the importance that public art plays in a community, as well as all the different forms it can take, the Medway Cultural Council would like to make the following recommendation to the site plan for Harmony Village:

- The site plan should include public art on their site valued at approximately 1 percent of total project cost, including construction and land. This 1 percent of development cost is in the mid-range set by municipal governments across the nation.

- Alternatively, we recommend that the developer can make a cash contribution of equal value in order to establish a public art fund to be administered by the Town of Medway for acquisition or commission of art on town-owned sites or for other art-related purposes.

Thank you for your time and consideration of this matter.

Sincerely,

Jennifer Kendall and Gail Hachenberg, on behalf of the Medway Cultural Council

PGC ASSOCIATES, LLC

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

September 17, 2020

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

RE: HARMONY VILLAGE MULTIFAMILY SPECIAL PERMIT/SITE PLAN

Dear Mr. Rodenhiser:

I have reviewed the revised multifamily housing special permit application and site plan, for 7 units on Main Street. The applicant is Harmony Village LLC of Milford, and the owners are Eliot Edwards and Linda Resner of Medway. The proposal is to renovate 2 existing houses on the site and to construct a triplex and a duplex (for a total of 7 units) on 1.22 acres with including associated parking, drainage, landscaping, etc. The plan was prepared by Meridian Associates, Inc. of Westborough. The plan is dated is dated June 9, 2020, with a revision date of September 8, 2020.

The property is located at 218-220 Main Street in the AR-II, and Multifamily Overlay zoning districts. I have repeated the comments in my August 14 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 Main Street, which has sufficient capacity to handle the additional traffic flow from 7 units. At 52,993 square feet, it also meets the minimum area requirement of 30,000 square feet.
3. The existing pre-existing, nonconforming houses do not meet setback requirements. The new buildings do meet them. They are set back 17 feet where 15 is required.
4. The total building heights are not shown specifically but the elevations show the second floor beginning at 10 feet, so they are clearly under the maximum height limit of 40 feet. The zoning table on the plans indicate a maximum height of 30 feet.

5. The maximum density for multifamily projects is 8 units per whole acre. With 1.22 acres, the site is eligible for 8 units. At 7, the project is under the maximum.
6. The plans indicate that the development complies with lot (building) coverage (.28% vs. 30% allowed), but does not have a calculation for impervious surface, for which the maximum allowed is 40%). Parking is proposed at an average of 3.7 per unit (based on 2 garage spaces and 2 driveway spaces for the new buildings and 6 spaces for the 2 existing houses) vs. 1.5 required). The minimum open space or yard area is shown as 33% vs. the minimum required of 15%. The open space includes the detention basin. It is unclear if that is eligible. However, it appears that the minimum would be met even without including it. **One parking space was removed and the impervious surface is now shown as 39% and the number of parking spaces is now 3.6 per unit.**
7. At 5 new units, the project does not trigger the affordable housing requirement.
8. Section 5.6.4 E. 7 requires historic properties determined to be a “historically significant building” by the Medway Historical Commission shall not be demolished unless certain criteria are met. The project proposes to renovate the 2 existing houses on the site.

Other

9. No photometric plan for lighting has been provided to document that the project complies with the Section 7.1.2 (Outdoor Lighting) of the Bylaw. A lighting plan is listed on the cover sheet but not included in the plan set. **The applicant states that a photometric plan will be provided but has not yet done so.**
10. No signage is shown on the plans. Any project development or other signs must be shown on the plan. **There is still no signage on the plans and no response to the comment so it is unclear if there will not be any signage.**

SITE PLAN REGULATIONS

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

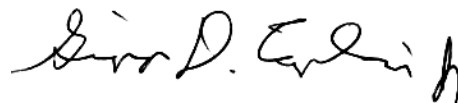
11. Section 204-5 B.1 requires a Site Context sheet indicating features within 2000 feet of the perimeter of the site. This was not provided, and no waiver was requested. **The applicant has increased the aerial photograph on the cover sheet to include 2000 feet within the perimeter of the site.**
12. Section 204-5 C (3) requires an Existing Landscape Inventory. This was not provided, and no waiver was requested. **The Record Conditions Plan includes existing trees and other landscape features.**
13. Section 204-5 (8) (a) requires that the Landscape Plan be prepared by a Registered Professional Landscape Architect. This was not done, and a waiver is being requested. **The Landscape Plan has now been stamped by a Registered Landscaped Architect. The buffer areas on the plan has also been increased.**
14. Section 204-5 (8) (d) requires that a maintenance plan to ensure viability and longevity of the landscape installation. This was not provided. **The Landscape Plan now requires**

maintenance by the contractor throughout the plant one-year warranty period and until accepted by owner. Drought-tolerant species are required, and no irrigation system is proposed.

15. Section 204-5 D (16) requires horizontal sight distances at entrances to be shown. **Site distances have been added.**
16. Section 207-4 encourages energy efficiency and sustainability, including orienting buildings along an east-west axis to take advantage of solar gains, and minimizing east and west facing windows. This was not done. The shape of the lot is not conducive to east-west orientation. However, other measures could be adopted to maximize sustainability. **Applicant proposes to include a charging outlet in one garage.**
17. Section 207-9 requires pedestrian and bicycle amenities. No such amenities are shown on the plan. **A waiver from this requirement is now being requested.**
18. Section 207-11 A (4) requires site entrances to be vertical granite curbing or “other approved material.” The plan shows bituminous berm. **A waiver is now requested.**
19. Section 207-11 B (3) requires internal drive aisles to be 24 feet wide. The plan shows 22-foot wide aisles. Similarly, the aisle in the parking lot serving the 2 existing houses is 22 feet wide versus the standard of 24 feet. **A waiver is now requested.**
20. Section 207-12 I requires multifamily sites with more than 15 parking spaces to provide electric charging stations. With 26 spaces, 2 charging stations are required. **A waiver is now requested. Applicant proposes to include a charging outlet in 1 garage.**
21. Section 207-19 E requires substantial screening of stormwater detention basins. The Landscape Plan indicates only lawn around the basin, which is in a prime site visible from Main Street. **The plan now shows retaining existing trees near the detention basin along with new plantings.**
22. Section 207-19 G requires that trees of 15 inches or more be preserved and 207-19 H requires that those 24 inches or more be replaced with new trees on site. New trees are proposed but without a Landscape Inventory it is not clear if any trees have been preserved or whether an adequate number of replacement trees have been provided. **The plans now indicate that 1 pine tree with diameter greater than 24” will be removed. The number of replacement trees appears to be adequate.**

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.



August 7, 2020
(revised September 18, 2020)

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

**Re: Harmony Village
Site Plan and Multifamily Special Permit Review
218-220 Main 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 218-220 Main Street in Medway, MA. The Project includes rehabilitation of two existing dwellings at the site and five additional residential units (one triplex and one duplex) in the rear of the property along with additional parking, stormwater infrastructure and appurtenant utilities to serve the proposed development.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Site Development Plans, Harmony Estates, Multifamily Housing Development", dated June 9, 2020, prepared by Meridian Associates, Inc. (MAI).
- A stormwater report (Report) titled "Stormwater Management Report, Park Place Way, 218-220 Main Street, Medway, Massachusetts", dated June 10, 2020, prepared by MAI.
- An Application for Major Site Plan Approval, dated June 4, 2020, prepared by MAI.
- A Land Disturbance Permit Application, dated June 4, 2020, prepared by MAI.
- A Multifamily Housing Special Permit Application, dated, June 4, 2020, prepared by MAI.
- Waiver Request forms, dated February 18, 2020, prepared by MAI.
- A Project Narrative, dated June 11, 2020, prepared by MAI.
- A Certified Abutters List.
- A letter summarizing sewer flow calculations, dated May 12, 2020, prepared by MAI.
- A wetland letter summarizing inspections performed for potential wetland resources, dated February 14, 2020, prepared by Goddard Consulting, LLC (GCL).
- A letter containing additional information as requested by the Town of Medway PEDB, dated June 29, 2020, prepared by MAI.

The Plans and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations) last amended October 8, 2019, Massachusetts Department of Environmental Protection's (MA DEP) Stormwater Standards (Standards) and appurtenant Stormwater Handbook (Handbook) last amended February 2008, Town of Medway Article 26 – Stormwater and Land Disturbance Bylaw (Stormwater Bylaw) and good engineering practice. Review of the project for zoning related matters is being conducted by a separate consultant and is excluded from this review.

TT 9/18/20 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A plan (Plans) set titled "Site Development Plans, Harmony Estates, Multifamily Housing Development", dated June 9, 2020, revised September 8, 2020, prepared by MAI.
- A stormwater report (Report) titled "Stormwater Management Report, Park Place Way, 218-220 Main Street, Medway, Massachusetts", dated September 8, 2020, prepared by MAI.
- A Stormwater Management Operation and Maintenance Plan (O&M Plan) dated June 10, 2020, prepared by MAI.
- Waiver Request forms, dated September 8, 2020, prepared by MAI.
- A Response to Comments letter dated September 8, 2020, prepared by MAI.

The revised Plans and supporting information were reviewed against our previous comment letter (August 7, 2020) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

SITE PLAN REVIEW

1. The Applicant shall provide earthwork volume calculations to confirm extent of import/export for the project. (Ch. 200 §204-3.I and J)
 - *MAI 9/8/20 Response: It shall be necessary to remove approximately 1,200 CY of material from the site.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
2. A list of waivers and signature block for Board endorsement has not been included on the Cover Sheet of the Plans. (Ch. 200 §204-5.A)
 - *MAI 9/8/20 Response: A list of waivers and signature block have been added to the Cover Sheet.*
 - TT 9/18/20 Update: We were provided five waiver requests in the most recent submission and four are listed on the cover page. We recommend the Applicant coordinate waiver requests with the Plans.
3. Site Context Sheet showing streets within two thousand feet of the perimeter of the site not provided. (Ch. 200 §204-5.B.1)
 - *MAI 9/8/20 Response: The Site context picture on the Cover Sheet has been expanded to include the 2,000 feet from the perimeter of the site.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
4. The Applicant has provided lot lines with dimensions. However, property line bearings have not been provided and should be shown. (Ch. 200 §204-5.B.3)
 - *MAI 9/8/20 Response: Property line bearings have been added to the Record Conditions plan.*
 - TT 9/18/20 Update: Bearings have not been included on the revised Plans.
5. Elevations, renderings, floor plans for the proposed dwellings have not been provided. The Applicant has requested a waiver from this Regulation. (Ch. 200 §204-5.D.9-11)
 - *MAI 9/8/20 Response: Elevations, renderings, and floor plans have been provided for the existing dwellings to be rehabilitated (218 & 220 Main St.).*
 - TT 9/18/20 Update: We have not received the architectural plans for the existing dwellings.

6. Sight distances have not been provided on the Plans. (Ch. 200 §204-5.D.16)
 - *MAI 9/8/20 Response: Sight distances have been added to the Layout & Materials plan (C-3).*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
7. Confirm with Medway Fire Department if hydrants are required and if the proposed emergency access is sufficient for the size and scope of this Project. A fire truck turning template is included on Sheet C-3 (Ch. 200 §204-5.D.18)
 - *MAI 9/8/20 Response: A meeting with Medway Fire Chief confirmed that an additional hydrant is not required (end of drive is less than 400 feet from existing hydrant on Main St.).*
 - TT 9/18/20 Update: We request the Applicant provide written correspondence from Medway Fire Department related to this item. Additionally, Medway DPW has provided comments and stated that a hydrant is required. Please coordinate between Medway Fire Department and DPW to ensure all items are addressed.
8. It does not appear the Applicant has considered the use of Low Impact Development (LID) techniques in the design of the Project. (Ch. 200 §207-5.B)
 - *MAI 9/8/20 Response: Intent to reshape the existing low area into a detention basin (CB-1) appeared the only LID measure feasible for this size project.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
9. The Applicant has not provided earthwork calculations on the Plans to determine extent of earth fill/removal for the Project. (Ch. 200 §207-8)
 - *MAI 9/8/20 Response: See item 1 (1,200 CY of removal)*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
10. Sidewalks have not been provided throughout the development. (Ch. 200 §207-9)
 - *MAI 9/8/20 Response: Due to the limited pedestrian traffic and desire to minimize impervious areas, a Waiver is requested for any sidewalk requirement.*
 - TT 9/18/20 Update: No action necessary until PEDB decision on waivers.
11. The Applicant is proposing bituminous berm at the entrance radii, the Regulations require vertical granite curbing or other material as approved by the PEDB. (Ch. 200 §207-11.A.4)
 - *MAI 9/8/20 Response: In an effort to minimize the appearance of the access drive to be a subdivision roadway, and to be consistent with the recent Main Street improvements, a Waiver is requested for the use of vertical granite curb. Cape Cod Berm is proposed at the entrance roundings and where curbing is necessary along the proposed access drive.*
 - TT 9/18/20 Update: We do not support this waiver request. Vertical granite curb is recommended at the entrance radii, particularly since the radii are located within the town's right of way. No action necessary until PEDB decision on waivers.
12. The proposed driveway is located within 15 feet of the northeast lot corner of the abutting property at 222 Main Street. Proposed driveways shall be setback from all property boundaries a minimum of 15 feet. (Ch. 200 §207-11.A.13)
 - *MAI 9/8/20 Response: The driveway has been realigned to meet the 15 foot offset from northeast property corner of 222 Main Street.*

- TT 9/18/20 Update: In our opinion, this item has been resolved.
13. The proposed driveway entrance is approximately 4% which does not meet the 2% maximum required slope for the first 25 feet of the driveway. (Ch. 200 §207-11.A.14)
- *MAI 9/8/20 Response: The driveway has been regraded to meet the 2% slope for the first 25 feet.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
14. Stormwater downgradient from DCB-01 will discharge to Main Street and is prohibited. (Ch. 200 §207-11.A.15)
- *MAI 9/8/20 Response: The stormwater runoff downgradient of DCB-01 has been reduced the its existing discharge for the existing driveway serving 218-220 Main St. prior to the Project.*
 - TT 9/18/20 Update: The Regulation states that no stormwater wash onto adjacent public streets. In this instance approximately 60 feet of the proposed driveway will discharge to Main Street which does not meet the Regulation.
15. The Applicant is proposing bituminous berm throughout the development. Vertical granite curb is required by the Regulations. (Ch. 200 §207-11.B.2)
- *MAI 9/8/20 Response: See item 11. A Waiver is being requested to use Cape Cod berm instead of vertical granite curb.*
 - TT 9/18/20 Update: No action necessary until PEDB decision on waivers.
16. Proposed drive aisles are 22 feet wide which does not meet the minimum 24-foot width required by the Regulations. (Ch. 200 §207-11.B.3)
- *MAI 9/8/20 Response: After meeting with the Fire Chief, he confirmed a 20 foot wide access drive is appropriate for fire access. In an effort to minimize the appearance of the access drive to be a subdivision roadway and minimize impervious areas, a Waiver is requested to allow for a 20-foot-wide drive (as opposed to 24 feet wide).*
 - TT 9/18/20 Update: We request the Applicant provide written correspondence from Medway Fire Department related to this item. No action necessary until PEDB decision on waivers.
17. The Applicant has not proposed any sidewalks or ways for pedestrians to circulate about the site other than using the proposed drive aisles. (Ch. 200 §207-11.B.5)
- *MAI 9/8/20 Response: Due to the limited pedestrian traffic and desire to minimize impervious areas, a Waiver is requested for a sidewalk requirement.*
 - TT 9/18/20 Update: No action necessary until PEDB decision on waivers.
18. The Applicant shall confirm the emergency access and turnaround area provided on the Plans meets the requirements of the Medway Fire Department. (Ch. 200 §207-11.B.8)
- *MAI 9/8/20 Response: After meeting with the Fire Chief, the access drive and turnaround was expanded to meet the requirements for appropriate maneuvering of the ladder truck (Medway Fire Department's largest vehicle).*
 - TT 9/18/20 Update: We request the Applicant provide written correspondence from Medway Fire Department related to this item. It appears the proposed truck turning movement would require the truck to pull in over the existing bulkhead of Unit 6 (existing dwelling). The Applicant shall confirm if the bulkhead is to remain to ensure emergency access is achievable.

19. The proposed Cultec Systems do not appear to be designed with inspection ports which are critical to proper inspection and maintenance procedures for the systems. (Ch. 200 §207-14.D)
- **MAI 9/8/20 Response:** *A note has been added to the Grading, Drainage & utility (GDU) plan (C-4) to include at least 2 inspection ports for all Cultec systems (See note near DW-4).*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
20. It does not appear a well has been proposed at the site. It must be noted that the public water supply system shall not be used to irrigate the site. (Ch. 200 §207-15.A)
- **MAI 9/8/20 Response:** *There is no irrigation well currently proposed for the project. A note has been added to the GDU plan that the public water supply shall not be used to irrigate the site.*
 - TT 9/18/20 Update: A substantial number of plantings are proposed for this project. We recommend the PEDB confirm from the Applicant how these plantings will be sufficiently irrigated to ensure their long-term viability.
21. The Applicant shall confirm method for solid waste removal for the development. (Ch. 200 §207-17)
- **MAI 9/8/20 Response:** *Solid waste removal is to be accomplished in the same method as other Medway residential units (recycling bin and Medway garbage bags). Also see email confirmation from DPW on 8/24/20.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
22. The Applicant has not supplied a photometric plan for the proposed lighting at the site. Lighting details shall also be provided and shall meet the requirements of Section 7.1.2 of the Medway Zoning Bylaw. (Ch. 200 §207-18.A)
- **MAI 9/8/20 Response:** *A photometric plan and lighting details shall be provided.*
 - TT 9/18/20 Update: A Photometric Plan has not been provided.
23. The proposed Landscape Plan does not provide adequate landscaped buffer as required by the Regulations. Buffers shall be a minimum 15 feet around the entire site. (Ch. 200 §207-19.B.2)
- **MAI 9/8/20 Response:** *The Landscape plan has been improved to provide a 15 foot buffer.*
 - TT 9/18/20 Update: No plantings are proposed along the northern portion of the Leonard property at 222 Main Street. Additionally, the proposed buffer provides little to no private outdoor space for any of the new units.
24. The proposed Landscape Plan does not address landscaping around the proposed at-grade basin. (Ch. 200 §207-19.E)
- **MAI 9/8/20 Response:** *The proposed basin (DB-1) has been redesigned to salvage as many existing trees as possible and additional landscaping has been provided.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
25. It appears three 30-inch trees (two hardwood) will be removed as part of the development and will require necessary replacement. However, the Regulations are unclear as to the scope of the proposed replacement. (Ch. 200 §207-19.H)
- **MAI 9/8/20 Response:** *Two of the three 30-inch trees (both hardwoods) are proposed to be protected and retained.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.

26. It does not appear adequate snow storage areas are proposed at the site. The applicant shall provide accommodations in the site Operation and Maintenance Plan for off-site removal of snow to ensure the site remains in a safe condition during snow emergencies. (Ch. 200 §207-21)
- *MAI 9/8/20 Response: Language has been added to the Operation and Maintenance Plan (O&M) to provide for off-site removal of snow when snow storage areas are depleted.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

27. It appears portions of abutting properties may run-on to the property (from GIS contour data) and be directed to the proposed at-grade infiltration basin. All areas of run-on shall be included in the analysis to ensure basins are properly sized to accommodate their actual catchments and are accurately modeled in the analysis for pre- and post-development rates of runoff. (Standard 2)
- *MAI 9/8/20 Response: Existing and proposed catchment areas have been revised to match the HydroCAD analysis.*
 - TT 9/18/20 Update: It appears off-site areas have been included but they do not appear to be consistent between the Existing and Proposed Conditions figures supplied in the Stormwater Report. All off-site catchment areas shall be consistent outside of the limits of the proposed site.
28. The existing and proposed study areas do not match in the HydroCAD analysis. These areas should match to ensure pre- vs. post-development runoff rates are properly analyzed. (Standard 2)
- *MAI 9/8/20 Response: Existing and proposed catchment areas have been revised to match the HydroCAD analysis.*
 - TT 9/18/20 Update: Existing (329,166 sf) and Proposed (93,618 sf) catchment areas do not match in the HydroCAD analysis.
29. Test pits have not been provided for DW-1 and DW-4 subsurface drywells. This information is required to determine soil texture/type and groundwater elevation below the systems. We recommend the test pits be conducted during the review process to ensure feasibility of the proposed design. (Standard 3)
- *MAI 9/8/20 Response: Test pits will be scheduled to confirm designs for DW-1 and DW-4.*
 - TT 9/18/20 Update: We recommend the PEDB require the Applicant conduct additional test pitting during the review process to ensure the design provided to the PEDB is feasible given the density of the Project.
30. The bottom of the at-grade infiltration basin is located within the Ap soil layer (uppermost soil horizon) as documented in Test Pit #1 log information. We anticipate the Ap horizon layer (Sandy Loam, Hydrologic Soil Group (HSG) B Soil) along with the Bw horizon layer (Sandy Loam, HSG B Soil) will be stripped down to the C horizon layer (Loamy Sand, HSG A Soil) during site preparation. As a result, the basin area will have to be filled to achieve final grades which should be detailed in the Plans. A basin cross-section should also be included in the standard details. (Standard 3)
- *MAI 9/8/20 Response: A basin cross-section for DB-1 has been added to the details.*
 - TT 9/18/20 Update: The cross-section has not been provided on the revised Plans.

31. The exfiltration rate (Rawl's rate) used in the HydroCAD analysis for the at-grade infiltration basin is 1.02 inches per hour (in/hr). This is consistent with an HSG B soil type which coincides with the Bw layer mentioned in Comment 30 that we anticipate will be stripped during site preparation. We believe the basin will be installed over the C horizon layer which is an HSG A "Loamy Sand" soil type with associated 2.41 in/hr Rawl's rate. Exfiltration rates greater than 2.4 in/hr require additional pretreatment prior to discharge to the Infiltration Best Management Practice (BMP) which may be applicable in this situation. The proposed design includes the necessary pre-treatment BMP's (Deep Sump Hooded Catch Basin and Sediment Forebay) but it is unclear if the proposed forebay is considered in the overall surface area for exfiltration in the basin model. The forebay shall not exfiltrate if being used for pre-treatment in rapidly infiltration soils. The Applicant shall confirm proposed construction process for the basin and pre-treatment BMP's. (Standard 3)
- *MAI 9/8/20 Response: The forebay is not being used for exfiltration and has been updated in the HydroCAD analysis.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved. However, a cross-section of the Basin shall be provided on the Plans to confirm forebay design, see Update at Comment 30.
32. Proposed stormwater infrastructure is not capturing all impervious cover at the site and therefore a Capture Area Adjustment is required to adjust required recharge volume for the Project. (Standard 3)
- *MAI 9/8/20 Response: We will work with Tetra Tech to provide the Capture Area Adjustment.*
 - TT 9/18/20 Update: The volume of recharge provided (3,110 cubic feet) far exceeds the required recharge volume (662 cubic feet) and a capture area adjustment will only increase the required volume by a small percentage. In our opinion, this item has been resolved.
33. The Total Suspended Solids (TSS) removal spreadsheet is incorrectly calculated. Catch basins receive 25% TSS removal rate and the combination of a sediment forebay and infiltration basin receive 80% TSS removal rate. The sediment forebay may only be separated when calculating 44% pretreatment prior to discharge to an infiltration BMP. However, this does not materially affect the calculations but should be revised for the record. Additionally, a separate calculation sheet shall be provided to show 44% TSS removal rate prior to discharge to an infiltration BMP. (Standard 4)
- *MAI 9/8/20 Response: The TSS removal spreadsheet has been updated as requested.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
34. The Applicant did not provide a Long-Term Pollution Prevention Plan. (Standard 4)
- *MAI 9/8/20 Response: A Long-Term Pollution Prevention Plan has been provided.*
 - TT 9/18/20 Update: The items required for the LTPPP are listed in Volume 1, Chapter 1 Page 9 of the Handbook. Some of these items have been included in the Stormwater Operation and Maintenance Plan but all items shall be addressed.
35. Information included in the Stormwater Report and Land Disturbance Permit Application is inconsistent on whether the site will require a United States Environmental Protection Agency (US EPA) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activities (CGP). The "Report Summary" section in the Stormwater Report states one is not required but the description of the ten stormwater standards at the end of the document state the site will disturb approximately 1.05 acres which would require the permit. Additionally, the Land Disturbance Permit Application states approximately 40,000 square feet (sf) of the site will be disturbed which would not require the permit. The Applicant shall confirm expected disturbance limit and coordinate information on all documents. (Standard 8)

- **MAI 9/8/20 Response:** *It is confirmed that the project will disturb an area greater than 40,000 SF and will require a SWPPP/CGP.*
 - TT 9/18/20 Update: We recommend the PEDB Condition this item in the Decision for the Project. the SWPPP/CGP shall be provided prior to start of construction.

36. The Applicant did not provide a Long-Term Operation and Maintenance (O&M) Plan. (Standard 9)

- **MAI 9/8/20 Response:** *A Long-Term Operation and Maintenance Plan has been provided.*
 - TT 9/18/20 Update: The O&M Plan has been provided. However, several items shall be addressed. Other than the LTPPP mentioned in the Update at Comment 34, the Handbook states that infiltration basins require mowing of the buffer area, side slopes and basin bottom. The O&M Plan states that vegetation in the basin shall not be mowed. The O&M Plan shall be revised to reflect requirements from the Handbook.

37. The Applicant did not provide an Illicit Discharge Compliance Statement. (Standard 10)

- **MAI 9/8/20 Response:** *An Illicit Discharge Compliance Statement has been provided.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.

38. The southern edge of DW-3 and the northwest corner of DW-4 are located within 10 feet of the property line. Infiltration BMP's shall not be located within 10 feet of property boundaries. (Vol. 1, Ch. 1, Pg. 8, Table RR)

- **MAI 9/8/20 Response:** *Cultec systems have been realigned to be 10 feet away from property boundaries.*
 - TT 9/18/20 Update: Although the systems have been relocated away from the property lines, the systems have been relocated within 10 feet of building foundations which does not meet the setback requirements for infiltration BMP's shown in Volume 1, Chapter 1, Page 8 of the Handbook.

39. The proposed at-grade infiltration basin has no traditional emergency outlet, monitoring well or drawdown device included in the design as required in the Handbook. It appears proposed DCB-01 is designed as the emergency outlet which will surcharge in larger events and discharge overflow to Main Street. We do not recommend this approach as it will not allow runoff to be captured during the discharge which effectively lowers the basin freeboard. Additionally, the inverts included in the device routing in the model do not match information on the plan. DCB-01 rim elevation is 230.8 on the plan but 229.8 in the outlet description in the model. We are uncertain if Device 2 is required since discharge will not begin until the basin reaches the rim elevation of DCB-01 (Primary Orifice) which will fully submerge the 12" culvert. The Primary Orifice is also incorrect as it is a double catch basin which is a 24" x 48" grate. The 231.00 contour data shall also be included in the basin geometry for consistency between the plan and the model. (Vol. 2, Ch. 2, Pg. 91)

- **MAI 9/8/20 Response:** *DB-1 has been revised as requested. We will confirm with Tetra Tech to ensure it is properly modeled.*
 - TT 9/18/20 Update: The Applicant is in the process of revising the HydroCAD analysis and this item will be reviewed once a revised analysis is submitted.

40. The top of the proposed at-grade infiltration basin berm is approximately 2 feet in width which poses risk of embankment failure when basin is in brimful condition. (Vol. 2, Ch. 2, Pg. 91)

- **MAI 9/8/20 Response:** *The berm at elevation 231 has been widened to 6 feet.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

41. The areas around the existing dwellings are proposed for loam and seed and landscaping. We would consider this a disturbance and should be included within the limit of work and disturbance area calculations for the site. (§26.5.1)
- *MAI 9/8/20 Response: Land disturbance around the existing dwellings has been included (also refer to item 35).*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
42. We anticipate the at-grade infiltration basin will be one of the first items at the site to be constructed which will require extensive protection to limit sedimentation during construction. Additionally, this area and all other erosion controls shall be designed to mitigate a 100-year event as required and proof of such shall be provided. (§26.7.2.c)
- *MAI 9/8/20 Response: Sedimentation and erosion controls shall be provided in the SWPPP/CGP for the Project.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
43. Earthwork volumes shall be shown on the Erosion and Sediment Control Plan (ESCP). (§26.7.3.e)
- *MAI 9/8/20 Response: Earthwork volumes are shown on the Erosion and Sediment Control Plan (ESCP)*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
44. Area within the limit of work shall be shown on the ESCP. (§26.7.3.i)
- *MAI 9/8/20 Response: Limit of work area is shown on the ESCP.*
 - TT 9/18/20 Update: The numerical area within the limit of work shall be provided on the ESCP. Additionally, proposed grading is shown outside of the limit of work adjacent to Basin DB-1, limit of work line and numerical area shall be revised to include all areas of disturbance.
45. Construction phasing narrative shall be provided on the ESCP. (§26.7.3.j)
- *MAI 9/8/20 Response: Construction Phasing is shown on the ESCP.*
 - TT 9/18/20 Update: Construction phasing has not been provided. A list of proposed activities provided on the ESCP may suffice for this requirement due to the size and scope of the Project.
46. We anticipate run-on from adjacent properties will flow into the site and measures shall be installed to prevent stormwater from entering disturbed areas to the maximum extent practicable. (§26.7.3.k)
- *MAI 9/8/20 Response: All Runoff from adjacent properties will be addressed by the SWPPP/CGP.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
47. A description of construction and waste materials expected on-site as well as their storage and maintenance shall be included in a Plan. We recommend the Applicant add a section to the stormwater report related to the Land Disturbance Permit and a narrative describing compliance with its specific requirements. (§26.7.3.o)
- *MAI 9/8/20 Response: Construction waste material language has been added to the Stormwater Report.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.

48. The Applicant shall provide calculations that the proposed plan removes 50% of Total Phosphorus from the development. (§26.8.3.c.2.b)
- **MAI 9/8/20 Response:** *We shall provide 50% phosphorus removal calculations.*
 - TT 9/18/20 Update: The calculations are required as part of the Project review and shall be included during the course of the review prior to final authorization by the PEDB.
49. The Applicant did not provide a Long-Term O&M Plan. (§26.8.5)
- **MAI 9/8/20 Response:** *See item 36. Long-Term O&M provided.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.

GENERAL COMMENTS

50. The Applicant shall confirm with the Medway Building Department if the proposed 2" water service is sufficient to serve the proposed dwellings.
- **MAI 9/8/20 Response:** *The Medway Building Dept. has confirmed a 4" water line (minimum).*
 - TT 9/18/20 Update: We received email correspondence from Barry Smith, Medway's Water and Sewer Superintendent, related to the proposed Water and Sewer for the project. His comments are summarized below:
 - (a) The connection to the water main in Main Street shall be a three-valve cluster.
 - (b) The proposed water main shall be minimum 6" diameter with hydrant at end of line with valve for hydrant.
 - (c) Any unit requiring a sprinkler system shall require a dedicated fire service connection separate from the domestic water service connection.
 - (d) Any services (water or sewer) discontinued from Main Street shall be plugged at the main.
 - (e) All manhole frame and covers shall be 26" diameter openings.
 - (f) Provide water and sewer connection details which meet Medway Water and Sewer Standards.
51. It is unclear if the dwellings will have basements. If so, we anticipate the need for foundation drains which should be shown on the Plans and properly managed.
- **MAI 9/8/20 Response:** *Basements and foundation drains are proposed.*
 - TT 9/18/20 Update: Foundation drains shall be provided on the Plans to confirm their routing through the site.
52. The Applicant should add a name for the at-grade infiltration basin for ease of review and consistency with the analysis.
- **MAI 9/8/20 Response:** *The at-grade infiltration basin has been named DB-1.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.
53. A swale is proposed behind Unit 4 which should be detailed in the grading.
- **MAI 9/8/20 Response:** *Grading for the swale behind Unit 4 has been added.*
 - TT 9/18/20 Update: In our opinion, this item has been resolved.

Harmony Village
Site Plan and Multifamily Special Permit Review
September 18, 2020 Review Letter

These comments are offered as guides for use during the Town's review and additional comments may be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve them of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, PE
Senior Project Engineer



Bradley M. Picard, EIT
Civil Engineer

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Susan Affleck-Childs

From: Drew Garvin <dgarvin@meridianassoc.com>
Sent: Monday, September 21, 2020 9:51 AM
To: Susan Affleck-Childs
Cc: Gary Feldman
Subject: FW: 218-220 Main St project

Hi Susy,
Please see the email below serving as a response from Fire Chief Lynch. Please forward as appropriate.
Working diligently on getting a photometric plan in hand and will keep you posted.
Thanks,
Drew



Drew Garvin

EIT/ Senior Project Engineer
69 Milk Street, Suite 208, Westborough, MA 01581
Phone (508) 871-7030 x34 | Cell (978) 394-2376
www.meridianassoc.com | dgarvin@meridianassoc.com



Responsible Leadership for a Sustainable Future
Please consider the environment before printing this e-mail

From: Jeff Lynch <ChiefLynch@townofmedway.org>
Sent: Monday, September 21, 2020 9:45 AM
To: Drew Garvin <dgarvin@meridianassoc.com>
Cc: Mike Fasolino <mfasolino@townofmedway.org>
Subject: RE: 218-220 Main St project

Mr. Garvin, This email shall serve as confirmation that we have spoken and the information you state below is approved by this department. The closest hydrant is within 400 feet to the furthest building and the road meets width requirements of the Fire Code. Please make sure the structure of the road is a hard surface, maintainable in all weather, (tar or cement), and will withstand 75,000 pounds of weight. Thank you. Chief Lynch

Jeffrey P. Lynch
Chief of Department
Medway Fire Department
155 Village Street
Medway, MA 02053

Mailing address;
44 Milford Street
Medway, MA 02053

From: Drew Garvin [<mailto:dgarvin@meridianassoc.com>]
Sent: Thursday, September 17, 2020 12:38 PM
To: Jeff Lynch <ChiefLynch@townofmedway.org>
Subject: 218-220 Main St project

Hi Chief Lynch,

Per our recent meeting, I have attached a plan showing appropriate turning/access for the Medway Ladder Truck. We have also confirmed that the linear distance (along road and driveway) from the existing hydrant on Main St. to the end of the proposed driveway is approximately 330 feet (less than 400). Therefore, no new fire hydrant is required for the project.

Can you please provide a letter to the Planning Board indicating that you are satisfied with this? We have a hearing scheduled for Tuesday (9/22) and it would be helpful to be able to present this per their request.

Let me know if you have any questions or need additional information.

Thanks,

Drew



Drew Garvin

EIT/ Senior Project Engineer

69 Milk Street, Suite 208, Westborough, MA 01581

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Responsible Leadership for a Sustainable Future

Please consider the environment before printing this e-mail

220 Main Street
Medway, MA 02053

September 22, 2020

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

Dear Members of the Board:

I am the property owner of 218 and 220 Main Street. I have lived at my house at 220 and paid taxes for almost 30 years.

I have seen the Town of Medway grow and change around me. As is said, "The only constant is change."

It has been a great town to live in.

My late partner Elliot and I ran a karate studio out of Paula O'Malley's Dance Studio for many of those years while he was still with me.

He passed away more than 10 years ago and our Uncle Walter, who left us the property, passed almost ten years before that.

It has been very hard for me to handle two antique houses on my own these last 10 years and I came to the difficult decision to let them go.

I was happy to find a buyer willing and excited to renovate the old houses.

The Town of Medway created the multi-family overlay zone and I feel the proposed development of an additional five homes and the renovated existing house will not be a detriment to the neighborhood. We will be adding some lovely residences to a residential neighborhood.

I realize the construction phase is not fun and I am sure the builders know best how to mitigate all of the issues likely to arise.

I went through it myself when they built a development of 7 single family houses in the woods behind my house.

I thought "how terrible" this will ruin my view and my privacy, and I really liked having those woods there.

Well, they weren't my woods and they were within their rights to build there. And I truly have to say, once they were built it had very little impact on my life.

We live in a densely populated area on a busy street and I do absolutely believe the impact on traffic will be negligible. And the night sky will still be visible.

Thank you.

Linda Resner





September 22, 2020
Medway Planning & Economic Development Board
Meeting

ARCPUD Rules and Regulations

- Revised draft dated September 16, 2020. This version incorporates edits made in response to your discussion at the 9-8-20 PEDB mtg, additional staff edits, and comments received from Town Counsel Carolyn Murray.

I believe this is ready for final review and approval.

Proposed Amendments – ARCPUD Rules and Regulations

REVISED – September 16, 2020 (based on 9-8-20 PEDB meeting discussion, staff edits, and review by Town Counsel)



TOWN OF MEDWAY

Planning and Economic Development Board Rules & Regulations

Chapter 300

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (ARCPUD)

Rules & Regulations for the Review and Approval of ARCPUD Plans
and Issuance of ARCPUD Special Permits

Medway Planning and Economic Development Board

Andy Rodenhiser, Chairman

Robert K. Tucker, Vice-Chairman

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Matthew J. Hayes, P.E.

Richard Di Iulio

Jessica Chabot, Associate Member

Adopted: July 17, 2001
Amended: _____

TOWN OF MEDWAY
Planning and Economic Development Board Rules & Regulations

Chapter 300

**ADULT RETIREMENT COMMUNITY PLANNED UNIT
DEVELOPMENT (ARCPUD)**

Rules & Regulations for the Review and Approval of ARCPUD Plans
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Chapter 300

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT (ARCPUD)

Rules and Regulations for Review and Approval of ARCPUD Plans and Issuance of ARCPUD Special Permits

Adopted by the Medway Planning and Economic Development Board: _____

ARTICLE I AUTHORITY

s. **301 - 1 ADOPTION** - The Planning and Economic Development Board (the “Board”) hereby adopts these *Rules and Regulations* governing the review and approval of plans and the issuance of Special Permits for Adult Retirement Community Planned Unit Developments (ARCPUD) in Adult Retirement Community Overlay Districts (ARCOD) pursuant to Section 8.5 of the Medway Zoning Bylaw.

s. **301 - 2 PURPOSE** – These regulations provide for the procedural and substantive requirements of the Section 8.5 of the Zoning Bylaw including the process for submission, review and processing of ARCPUD Plans, issuance of ARCPUD Special Permits, applicable site, open space, design and construction standards, and the corresponding fees. The purpose of these regulations is to guide the applicant and their consultants, Town officials and boards, and others involved in the preparation, submittal, processing and review of ARCPUD Plans.

ARTICLE II DEFINITIONS

s. **302 - 1 APPLICABILITY** - In these *Rules and Regulations*, the terms used shall have the meaning as specified in the Zoning Bylaw, SECTION 2. DEFINITIONS, and Section 8.5.C. Definitions.

ARTICLE III ARCPUD SPECIAL PERMIT APPLICATION

s. **303 - 1 GENERAL INFORMATION**

A. **General** – An ARCPUD development shall be permitted only upon the granting of an ARCPUD Special Permit by the Board. An applicant shall apply for an ARCPUD Special Permit by submitting an ARCPUD Plan and all other required information in accordance with the requirements set forth in these *Rules and Regulations*. The Board shall review an ARCPUD Special Permit Application pursuant to the submission and procedural requirements set forth in these *Rules and Regulations*, and shall review the ARCPUD Plan for conformance with all standards of Section 8.5 of the Zoning Bylaw. The application, submission, and procedural review process for an ARCPUD Special Permit shall adhere to all minimum requirements specified herein. The exact content of

an ARCPUD Special Permit Application beyond the minimum requirements may vary depending on the exact use(s) and structure(s) proposed by an applicant.

- B. Coordination with Subdivision Plan Approval** – An ARCPUD development may involve the subdivision of land and thus be subject to an application to the Board for subdivision plan approval as well as an application for an ARCPUD Special Permit. It is the intent of the Board to enable simultaneous and coordinated review of both the subdivision plan and ARCPUD Special Permit applications. However, when application for subdivision approval is necessary for a proposed project that also is subject to obtaining an ARCPUD Special Permit, it is mandatory that all application forms, plans, and submission materials for the subdivision plan approval be submitted in full and independent of the application for the ARCPUD Special Permit. It also is mandatory that the Board’s review of the application for subdivision plan approval meet all the normal substantive, procedural, and public hearing requirements for a subdivision plan approval in accordance with its *Land Subdivision Rules and Regulations* and in accordance with the Massachusetts Subdivision Control Law (G.L. Chapter 41, Sections 81K-81GG). In turn, the review of the ARCPUD Special Permit Application shall be subject to all substantive, procedural, and public hearing requirements prescribed for a special permit review pursuant to these *Rules and Regulations* and in accordance with G.L. Chapter 40A. Notwithstanding these requirements, the Board believes there is benefit to a coordinated review of the subdivision and special permit aspects of an ARCPUD project.
- C. Coordination with Site Plan Review and Approval** – An ARCPUD development is subject to site plan review and approval pursuant to Section 3.5 of the Medway Zoning Bylaw. It is the intent of the Board to enable simultaneous and coordinated review of both the ARCPUD special permit and site plan applications. It is mandatory that the Board’s review of the application for site plan approval meet all the normal substantive, procedural, and public hearing requirements specified in the Board’s *Rules and Regulations for Submission, Review and Approval of Site Plans*.
- D. Pre-Application Meeting** – The applicant shall have a Pre-Application Meeting with the Board, as provided for in Section 8.5.J and Section 8.4.I of the Medway Zoning Bylaw, to provide for a preliminary review of the proposed project. This will provide the applicant with the opportunity to present preliminary concepts for its ARCPUD and gain informal feedback and input from the Board, other Town officials, and interested citizens at an early stage of project planning. This meeting also will allow the Board and other involved Town officials to provide guidance to the applicant on the ARCPUD Special Permit Application, waivers, and review process.
- E. Application Forms** – The Board has prepared an application form for “ARCPUD Special Permit Application” which shall be used by all applicants.

s. 303 – 2 TOWN CLERK SUBMITTAL REQUIREMENTS

- A.** The applicant shall file by delivery in hand, or registered or certified mail, the following:
- (1) A copy of the ARCPUD Special Permit Application filed on forms supplied by the Board.

- (2) One set of the ARCPUD Plan in conformance with these *Rules and Regulations* and the requirements of the Zoning Bylaw, Section 8.5
- (3) Project Narrative as described in s. 303-3 A. (7) of these *Rules and Regulations*.

D. The applicant shall secure a receipt from the Town Clerk and provide a copy of such to the Board. Said receipt shall include the date and time the application was filed with the Town Clerk.

s. 303 – 3 BOARD SUBMITTAL REQUIREMENTS

A. *Standard Information* - Any person or entity that submits an application and plan for an ARCPUD Special Permit shall file with the Board all items required herein for the application to be “duly submitted” in accordance with these *Rules and Regulations*. Such submissions shall be made directly to the Board. The applicant shall file by delivery in hand, or registered or certified mail, the following:

- (1) The original ARCPUD Special Permit Application, properly executed, filed on forms supplied by the Board including the names, addresses, and telephone numbers of the applicant, land owner if other than the applicant, and all agents such as architect, engineer, and attorney;
- (2) Two sets of the ARCPUD Site Plan (24” x 36”) and one set of the ARCPUD Site Plan (11” x 17”) in conformance with these *Rules and Regulations* and the requirements of the Zoning Bylaw, Section 8.5. and Sections 204-4 and 204-5 of the Board’s *Rules and Regulations for Submission, Review and Approval of Site Plans*.
- (3) An ARCPUD Plan Filing Fee and an advance on the Plan Review Fee as established in the Board’s Fee and Bond Schedule
- (4) A list of all abutters and abutters to abutters within three hundred feet of the site’s property lines as appearing on the most recent tax list as certified by the Board of Assessors of all applicable communities and three sets of mailing labels.
- (5) Three copies of stormwater documentation as specified in Section 204-3 G of the Board’s *Rules and Regulations for Submission, Review and Approval of Site Plans*.
- (6) Copies of all relevant approvals received to date by the applicant from other boards or commissions (i.e. Determination of Applicability, Order of Conditions, zoning variance, etc.)
- (7) Project Narrative – A written narrative describing the proposed ARCPUD development including the following:
 - (a) Intended or targeted resident or user population(s) to be served including a description of the protective covenants which shall be executed to accomplish same;

- (b) Types, number, and mixture of ARCPUD uses proposed;
 - (c) Proposed construction (and/or demolition);
 - (d) Type and number of buildings, dwelling units, home sites, etc. that are proposed, including the size (e.g., number of bedrooms, square footage) of all uses other than detached single family homes;
 - (e) Proposed form(s) of ownership, including the form of ownership for any common property;
 - (f) For non-residential uses, nursing homes, medical facilities, assisted care or continuing care facilities, a description of the nature of such use(s), the expected number of employees (as applicable) broken down by each type of use or business within the ARCPUD that will have employees, and the proposed hours of operation;
 - (g) Description of how the project will comply with each ARCPUD standard;
 - (h) Description of proposed means of compliance with the ARCPUD open space standards, including the type of mechanism to be used for permanent protection of open space and indication as to whether any of the required open space will be deeded to the Town, any assign(s) of the Town, or association, or other mechanism for maintenance of the open space.
- (8) A written Development Impact Statement as specified in Section 204-3 F. of the Board's *Rules and Regulations for Submission, Review and Approval of Site Plans*.
- (9) Items H – M as specified in Section 204-3 of the Board's *Rules and Regulations for Submission, Review and Approval of Site Plans*

s. **303 – 4 SUBMISSION PROCESSING**

~~A. Completeness Review – To ensure the ARCPUD Special Permit Application with ARCPUD Plans contain all required information and to avoid the possibility of denial due to an incomplete application, the applicant should review the application and plan documents with the Board or its designee prior to filing the application with the Town Clerk. The Board or its designee will review the application to determine if it meets all submission requirements. Once this completeness review is completed, the applicant may file the ARCPUD Special Permit Application with the Town Clerk to commence the formal review.~~

A. Completeness Review - The Community and Economic Development Department may, within twenty-one days of receipt of an ARCPUD application, reject the application upon a determination that it does not satisfy the information or submission requirements of these *Rules and Regulations*. The Department shall provide the Applicant with a written explanation as to the specific reasons for the determination of incompleteness with a

Commented [SA1]:

This is the same text about Completeness Review from the Site Plan Rules and Regs.

citation of the specific provisions of these Rules and Regulations where the application is lacking and the remedies required to make the application complete. The Department shall provide a notice of its determination to the Town Clerk. When brought into conformity with the requirements of these Rules and Regulations, an ARCPUD application previously deemed incomplete may be resubmitted for consideration by the Board without prejudice. Upon receipt of all required items, the application shall be deemed complete and filed with the Town Clerk.

- B.** ~~*Applications Denied Due to Incompleteness*—The Board may deny an ARCPUD Special Permit Application upon a determination that the application does not satisfy the information or submission requirements of these Rules and Regulations. The Board shall provide the applicant with a written decision setting forth the specific reason(s) for the determination of incompleteness with a citation of the specific provisions of these Rules and Regulations regarding the missing or incomplete information and the remedies required to make the application complete. The Board shall file its decision with the Town Clerk. When brought into conformity with the content requirements of these Rules and Regulations, an ARCPUD Special Permit Application may be resubmitted for consideration by the Board without prejudice.~~

Commented [BSA2]: The more I think about this, does this belong in the regulations? It is just another way of stating the board's right to deny. I think we can take out all of Section B.

ARTICLE IV ARCPUD REVIEW AND APPROVAL PROCEDURE

s. 304 – 1 USE OF OUTSIDE CONSULTANTS

- A.** After the applicant has filed an application for an ARCPUD Special Permit with Plan and it has been determined to be complete, the Board may determine that the assistance of outside consultants is warranted due to the size, scale, or complexity of the proposed project or its potential impact on the Town.
- B.** In hiring outside consultants, the Board may engage the services of engineers, planners, lawyers, urban designers or other appropriate professionals who can assist the Board in analyzing the application and project to ensure compliance with all relevant laws, Bylaws and regulations.
- C.** ***Appeal of Selection of Outside Consultant*** – Any applicant may make an administrative appeal from the Board's selection of the outside consultant (for plan review or construction administration services) to the Board of Selectmen. Such appeal must be made in writing and may be taken only within twenty days after the Board has notified the applicant in person or by mail, email, or hand delivery of the consultant's selection. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum, required qualifications. The minimum qualifications shall either consist of an educational degree in, or related to, the field at issue or three or more years of practice in the field at issue or a related field. The required time limit for the Board's action upon an application shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one-month following the filing of the appeal, the consultant selection made by the Board shall stand.

- D. Review Fees** - If the Board determines that such outside consultant services are required, the applicant shall pay an ARCPUD Plan Review Fee prior to review by the outside consultants and the opening of the public hearing. If the balance in the outside consultant services account is depleted (or drops below \$X), the applicant shall replenish the account in an amount as determined by the (Planning and Economic Development Board or Department of Community and Economic Development).

s. 304 – 2 REVIEW BY TOWN OFFICIALS

- A.** The Board shall not make a decision on an application for an ARCPUD Special Permit until Town boards, commissions and departments have been notified and have submitted reports or recommendations thereon. If reports are not received within thirty-five days since receipt of the application by such boards or agencies, this shall be deemed lack of opposition thereto.

- B. Circulation of ARCPUD Application** - The Board shall circulate each of the ARCPUD application and plan documents to the following boards, commissions, agencies, and departments for their information and to request their review and comments:

- (1) Board of Selectmen
- (2) Building Commissioner/Zoning Enforcement Officer
- (3) Board of Assessors
- (4) Conservation Commission
- (5) Fire Department
- (6) Police Department
- (7) Department of Public Works
- (8) Town Manager
- (9) Board of Health
- (10) Tree Warden
- (11) Open Space Committee
- (12) Design Review Committee

- s. 304 – 3 PUBLIC HEARING** – The Board shall conduct a public hearing in accordance with G.L. c. 40A.

- s. 304 – 4 ARCPUD AND SCENIC ROADS** - Any proposed ARCPUD which shall border a scenic road so designated by the Town of Medway pursuant to G.L. Chapter 40, Section 15C, the Scenic Roads Act, shall comply with all additional special requirements as may be in effect at the time the application is submitted.

s. 304 – 5 PROCEDURES FOR APPROVAL OR DENIAL

A. General Criteria

- (1) The granting of an ARCPUD Special Permit is discretionary. An applicant is not eligible for an ARCPUD Special Permit unless its ARCPUD Special Permit Application with the ARCPUD Plan is in complete conformance with all provisions pursuant to Section 8.5 of the Zoning Bylaw; is in full compliance with the application information, submission, procedural, and substantive requirements

of these *Rules and Regulations*; and unless the Board is able to make positive findings and determinations with respect to the stated provisions.

- (2) The Board, as a condition of granting approval of an ARCPUD Special Permit Application, may impose reasonable requirements to promote the health, convenience, safety and general welfare of the community and to benefit the Town of Medway. In such event, the Board shall endorse such conditions on the ARCPUD Plan to which they relate and/or set forth a separate instrument to be attached thereto, to which reference is made on such Plan and which shall be deemed to be a part of the Plan.

B. *Decision of the Board* - The Board may grant, grant with conditions, deny, or grant a leave to withdraw an application for an ARCPUD Special Permit.

C. *Board Findings* – The Board shall make findings on the ARCPUD Special Permit Application with ARCPUD Plan pursuant to the Zoning Bylaw, Section 8.5

D. *Conditions for Approval of ARCPUD Special Permit* – In addition to the conditions, standards and criteria set forth in the sections of the Zoning Bylaw and these *Rules and Regulations* that authorize the granting of an ARCPUD Special Permit, the Board shall make the required findings under Section 8.5.M and may attach such conditions, safeguards, and limitations as it deems necessary to ensure that the findings and determinations it must make are complied with.

E. *Time Limitations*

- (1) Except as hereinafter provided, the Board shall take final action on an ARCPUD Special Permit Application with ARCPUD Plan within ninety days following the close of the public hearing.
- (2) Extension of Time for Action, Leave to Withdraw - The period within which final action shall be taken by the Board may be extended for a definite period by written mutual agreement of the Board and the applicant, a copy of which shall be filed with the Town Clerk. In the event the Board determines that the plans and evidence included with the ARCPUD Special Permit Application with ARCPUD Plan or presented to it at the public hearing are inadequate to permit the Board to make a finding and determination, then in its discretion, instead of denying the application, it may:
 - (a) continue the public hearing to a later date to permit the applicant to submit a revised ARCPUD Plan and further evidence, or
 - (b) grant a leave to withdraw the application without prejudice so that the applicant may submit a revised application, which shall not be considered as a repetitive petition. Such revised application shall be treated as a new application. In such a case, the applicant will bear the cost of re-advertising the revised application, re-notification of the abutters and all subsequent ARCPUD fees as may be necessary.
- (3) The Board shall file a copy of all written agreements between the Board and the applicant for the extension of time limits for public hearings and final action with

the Town Clerk. The Board shall also file written notification of public hearing continuations and application withdrawals with the Town Clerk.

F. Twenty Day Appeal - Any person aggrieved by a decision of the Board may file an appeal to an appropriate court of the Commonwealth by bringing an action within twenty days of the date the decision was filed with the Town Clerk, as provided for in G.L. Chapter 40A Section 17.

s. 304 – 6 PERFORMANCE GUARANTEE – Before the Board endorses its approval of an ARCPUD Plan, the applicant shall agree to complete the required improvements (construction of ways and installation of municipal services) at no cost to the Town of Medway. Except as provided for in G.L. c. 41 §81U, in connection with the approval of a definitive subdivision plan, a developer shall provide performance security by one or both of the following methods:

A. Covenant – A covenant not to sell or build upon any lots until completion of the approved improvements which shall be reviewed and approved by Town Counsel. The covenant must be referred to on the plan and be recorded with it. The covenant shall be executed and duly recorded by the owner of record, running with the land, whereby such ways and services shall be completed to serve any lot before such lot maybe built upon or conveyed, other than by mortgage deed; provided, that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise, and any succeeding owner of such premises or part thereof may sell any such lot subject to the covenant which provides that no lot shall be built until such ways and services have been completed to serve such lot. This section shall not prohibit a conveyance, subject to said covenant, of the entire parcel or all lots not previously released by the Board.

B. Surety - The Board may require a developer to post a form of surety that has been reviewed and approved by the Board, and accepted by the Town Treasurer/Collector, for the minimum value determined by the Board to ensure timely performance of the requirements imposed at the time the ARCPUD Special Permit with ARCPUD Plan is approved, particularly where actions authorized by the approval may make the enforcement of some requirements unfeasible in the absence of such security. A deposit of funds shall be made with the Town of Medway in an amount determined by the Board to be sufficient to cover the cost of all or any part of the approved improvements, based on an estimate provided by the Board's consulting engineer

s. 304 – 7 PLAN ENDORSEMENT

A. The applicant will supply the Board with the ARCPUD Plans for endorsement. Final approval, if granted, shall be endorsed on every page of the original drawings of all of the sheets of the ARCPUD Plans by the signature of a majority of the Board on every page. The originals will be returned to the applicant to supply three copies thereof to the Board.

B. Plan endorsement will not be made until the requirements as set forth herein are met and the statutory twenty-day appeal period has elapsed following the filing of the Board's action with the Town Clerk.

- C. At least twenty days prior to endorsement, all required Covenants shall be provided to the Board along with a Designer's Certification and Applicant's Sworn and Authorized Affidavit that title to the premises shown on said plan and appurtenances thereto including any off-site easements and rights of way are in the applicant's name and are free of all encumbrances or that the encumbrances set forth will not preclude any required improvements.

s. **304 – 8 RECORDING** - The applicant shall file a copy of the decision of the Board granting an ARCPUD Special Permit, the Covenant and the originals of all approved and endorsed ARCPUD Plans, at the Registry of Deeds or where applicable, in the Land Court of the Commonwealth, and shall notify the Board in writing, presenting evidence of the recording of the plans and the Covenant within thirty days of such recording.

s. **304 – 9 BUILDING PERMITS**

A. Building permits shall not be issued until the following have occurred:

- (1) the Board shall approve, or approve with conditions, the ARCPUD Special Permit and Plan, or shall allow ninety days to elapse from the date of the close of the public hearing Board; and
- (2) the appropriate site plan has been endorsed by the Board; and
- (3) the applicant has presented to the Building Commissioner evidence of recording of the ARCPUD Special Permit and Plan.

B. In the event that the Board approves an ARCPUD Special Permit, any use or any construction, or any subsequent reconstruction or substantial exterior alteration shall be carried out only in conformity with all conditions and limitations included in the decision of the Board, and only in conformity with the application and the ARCPUD Plan on the basis of which the finding and a determinations were made.

ARTICLE V STANDARDS

- s. **305-1** The applicable ARCPUD Open Space Standards shall be those specified in the Medway Zoning Bylaw, Section 8.5 Adult Retirement Community Overlay Districts.
- s. **305 – 2** The applicable ARCPUD Development Standards shall be those specified in the Board's *Rules and Regulations for the Submission, Review and Approval of Site Plans* in effect at the time the application is submitted.
- s. **305 – 3** The applicable ARCPUD Design Standards shall be those specified in the Board's *Rules and Regulations for Submission, Review and Approval of Site Plans* and the Medway *Design Review Guidelines* in effect at the time the application is submitted.
- s. **305-4** The applicable ARCPUD Construction Standards shall be those specified in the Board's *Land Subdivision Rules and Regulations* in effect at the time the application is submitted.

ARTICLE VI ADMINISTRATION

s. 306- 1 VARIATION – Strict compliance with the requirements of these *Rules and Regulations* may be waived when, in the judgment of the Board, such action is in the public interest and not inconsistent with Section 8.5 of the Zoning Bylaw. Approved waivers shall be specified in the ARCPUD special permit decision and shown on the ARCPUD plan.

s. 306 - 2 ARCPUD FEES

A. ARCPUD Plan Filing Fee – Pursuant to G. L. Chapter 40, §22F, as adopted by the Medway Town Meeting on October 16, 2000, a non-refundable ARCPUD Plan Filing Fee shall be remitted to the Board at the time the ARCPUD Special Permit Application with ARCPUD Plans are submitted to the Board in accordance with the Board’s Fee and Bond Schedule.

B. ARCPUD Plan Review Fee

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

C ARCPUD Construction Administration Fee

- (1) When an ARCPUD Special Permit with ARCPUD Plan are approved by the Board, the Board may determine that the assistance of outside consultants is warranted to observe and inspect the construction due to the size, scale or complexity of the approved plan with any terms or conditions or because of its impact on the town. In hiring outside consultants, the Board may engage the services of engineers, planners, or other appropriate professionals who can assist the Board in the inspection of the approved plan. The assistance of these consultants shall include but not be limited to pre-construction meetings, monitoring or inspecting a project during construction or implementation,

preparation of surety estimates and reductions, review of as-built plans and other related professional services.

- (2) If the Board determines that such construction administration services are required, the applicant shall pay an ARCPUD Construction Administration Fee before the Board endorses the plan.
- (3) This fee shall be the reasonable costs to be incurred by the Board to observe and inspect the construction of the proposed project and shall be based on an estimate provided by the consultant. The ARCPUD Construction Administration Fee shall not be a fixed amount but will vary with the costs incurred by the Board.
- (4) Should the services of outside consultants be required after the initial ARCPUD Construction Administration Fee has been expended, then the applicant shall be required to pay an additional fee for the subsequent administration of construction. The Board will keep the developer apprised of the status of the account and invoice as needed. Failure of the applicant to pay necessary additional ARCPUD Construction Administration Fees shall be grounds for the Board to direct its outside consultant to halt all construction administration services.

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

E. Payment of Fees

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

s. 306 – 3 CONSTRUCTION ADMINISTRATION

A. Developer Responsibilities

- (1) The developer shall notify the Board's Engineer, and the Department of Public Works at least forty-eight hours prior to the time at which each one of the required construction observations should take place.
- (2) The developer shall provide safe and convenient access to all parts of work for observation by the Department of Public Works, the Board's Engineer, and the Board or its agents.

B. Pre-Construction Meeting – The developer must notify the Community and Economic Development office no later than seven days prior to the start of construction in order to hold a pre-construction meeting, with the developer and contractor. The pre-construction meeting shall not be held unless the developer has paid the ARCPUD Construction Administration Fee as established by the Board.

C. No work shall be approved that has been constructed before the required inspections/ observations occur.

D. The developer must notify the Department of Public Works, and the Engineer designated by the Board when underground infrastructure, such as but not limited to sewer, fire alarm and drainage, are installed in order for inspection of the installation by the respective department before the excavation is backfilled.

E. The subgrade must be approved by the Department of Public Works and the Engineer designated by the Board before the application of the gravel base course.

F. The gravel base course must be approved by the Department of Public Works and the Engineer designated by the Board before the application of bituminous concrete (street or sidewalk) pavement.

G. The developer must notify the Department of Public Works and the Engineer designated by the Board with at least forty-eight hours written notice prior to the start of each application of bituminous concrete on the street and sidewalk and of placement of curbing for approval.

H. The developer must keep the Department of Public Works and the Engineer designated by the Board informed when materials and other items of work are ready for inspection and approval such as the installation of bounds, loam, and seeding, and general cleanup.

s. 306 – 4 SURETY REDUCTION

A. The penal sum of any surety held for the completion of the improvements required by the ARCPUD Special Permit as security for the performance of which was given by bond, deposit or covenant, or upon the performance of any covenant with respect to any lot, may from time to time, be reduced by the Board and the obligations of the parties thereto released by the Board in whole or in part, except that a minimum of forty thousand dollars or ten percent of the original surety amount, whichever is more, shall be retained until all work is completed to the satisfaction of the Board, the Building Commissioner/Zoning Enforcement Officer and the Department of Public Works.

B. Partial Release of Performance Guarantee – The Board shall not grant a partial release of Covenant and Conditions until the following items have been installed, inspected and approved by the Board or its agent:

- (1) Subgrade gravel base;
- (2) Binder course;
- (3) Berm along the roadway edges as proposed;
- (4) Drainage system completed to the proposed outfall with frame and grates set to binder grade;
- (5) Street name signs, stop signs, and “Street Not Accepted by the Town” signs are installed;
- (6) Stop line/proposed pavement markings;

s. 306 – 5 PROJECT COMPLETION

A. As-Built Plan and Certificate of Project Completion - See Section 208-6 B and C of the Board’s *Rules and Regulations for the Submission, Review and Approval of Site Plans*.

B. Release of Surety – The Board shall release the surety upon written verification from its agent that the required conditions have been satisfactorily met. In the event of failure to comply with the requirements within the time period agreed upon in the ARCPUD Special Permit, the surety may be used by the Town to correct the unsatisfactory conditions. Improvements not completed within the time required shall thereafter be completed in accordance with the current standards of the Board.

s. 306 – 6 MODIFICATION OF APPROVED ARCPUD PLANS AND DECISIONS -
See Section 208-4 of the Board’s *Rules and Regulations for the Submission, Review and Approval of Site Plans*, Paragraphs A., B., and E.

s. 306-7 PENALTIES – Any applicant, individual, property owner or business entity that violates or permits a violation of these *Rules and Regulations* shall be subject to enforcement pursuant to SECTION 3 of the Zoning Bylaw.

s. 306 – 8 AMENDMENTS TO RULES AND REGULATIONS – These *Rules and Regulations* may be amended from time to time by the Board following a public hearing.

s. 306 – 9 VALIDITY OF RULES AND REGULATIONS – If, in any respect, any provision of these *Rules and Regulations* in whole or in part, shall prove to be invalid for any reason, such invalidity shall only affect the part of such provision which shall be held invalid and in all other respects these *Rules and Regulations* shall stand.

.....
Initially Approved: February 27, 2001 by the Medway Planning Board

Revisions Approved: July 17, 2001 by the Medway Planning Board

Revisions Approved: _____ by the Medway Planning and Economic Development Board

Proposed Amendments – ARCPUD Rules and Regulations

REVISED – September 16, 2020 (based on 9-8-20 PEDB meeting discussion, staff edits, and review by Town Counsel)

Attest:

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

Date

DRAFT



September 22, 2020
Medway Planning & Economic Development Board
Meeting

Zoning Bylaw Amendments for Fall
Town Meeting - UPDATED

Items listed below are attached. Most are revisions since the last meeting. The first one pertaining to lighting is at the request of Town Manager Michael Boynton.

2020 FTM lighting standards - bsa draft 9-17-20

2020 FTM Special Permits in CBD 9.11.2020 (bjs edits 9-14)- sac comments - v.2

Environmental_Standards_(9-14-20 edits) - v.2

Housekeeping - Miscellaneous (9-14-20)

Incidental Accessory Objects (9-14-20)

Limitation on Building Size 9.17.20 bjs edits

Renewable energy zoning v. 3 (9-17-20)

Setbacks (9-14-20)

Use Table amendments (updated 9-14-2020) v.2

UPDATE – September 21, 2020

- **Email dated 9-21-20 from John Lally with comments on the latest draft of the Environmental Regulations**

Barbara, Tom and I met with Jack Mee to review the Environmental Standards section and he is very comfortable with the approach and language.

The public hearing has been scheduled for the October 13th PEDB meeting.

New

WAIVERS of LIGHTING STANDARDS

Draft – September 17, 2020

Article __ To see if the Town will vote to amend portions of Section 7.1.2 of the Zoning Bylaw, Outdoor Lighting, by adding a new Subsection G as set forth below:

G. The Planning and Economic Development Board, when acting as special permit granting authority, or when performing site plan review under Section 3.5, may grant minor waivers from the provisions of this Section 7.1.2 where it finds that the waiver(s) is in the public interest and will not have a substantially detrimental effect on abutting properties.

Or take any other action relative thereto.

SPECIAL PERMITS IN THE CENTRAL BUSINESS DISTRICT

Proposed Amendments

REVISED DRAFT - September 10, 2020

Bjs edits – 9-14-20 with sac comments v. 2

NOTES – **BLACK bolded** and ~~strikethrough~~ items were included in the earlier version of proposed amendments initially submitted for the spring 2020 Town Meeting. The **BLUE bolded items** are new recommended amendments suggested by our CBD zoning consultant Ted Brovitz.

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 5.4.1 Special Permits in the Central Business District (new text in **bold**, deleted text in ~~strikethrough~~) as follows:

5.4.1 Special Permits in the Central Business District

~~In the Central Business district, the following provisions shall apply to uses allowed by special permit and are also available for applicants for uses permitted by right in order to propose a flexible site design.~~

A. Purposes

1. To further the goals of the Medway Master Plan
2. To encourage mixed-use development in the Central Business District with a balanced and vibrant mix of compatible business uses and multi-family residential development.
3. To encourage revitalization and economic investment in the Central Business District in a manner which represents the qualities of a traditional New England town center.
4. To encourage greater variety of housing to meet the needs of a diverse population with respect to income, ability, household types, and stage of life.
5. To improve walkability within the district and provide better access between housing, shops, services, and employment.

B. Applicability

1. A Mixed-Use Development may be allowed in the Central Business District by special permit from the Planning and Economic Development Board to include a combination of uses allowed by right and uses allowed by special permit as specified in Table 1 – Schedule of Uses.
2. The provisions of this Section are available by special permit from the Planning and Economic Development Board for uses permitted by right in order to achieve a flexible site design.
3. All development projects considered under this Section are subject to site plan review pursuant to Section 3.5 herein and the Medway Design Review Guidelines.

C. Definitions:

Mixed-Use Development: See definition in SECTION 2 DEFINITIONS

Multi-Family Building: See definition in SECTION 2 DEFINITIONS

A. D. Dimensional Requirements.

1. Minimum lot size: 10,000 square feet
2. Minimum continuous frontage: 50 feet
3. Minimum front-yard setback: Principal buildings shall be set back a minimum of 10 feet from the front lot line. Architectural features such as bay windows, porches, balconies, porticos, canopies, etc. shall not be subject to the 10-foot minimum setback.
4. Minimum side-yard and rear-yard setback: For lot lines abutting a residential zoning district, 25 feet of which the first 10 feet nearest each lot line shall not be used for the parking or storage of vehicles and shall be suitably landscaped. There is no side-yard or rear-yard setback for properties abutting other properties within the Central Business district.
5. Maximum building height: 60 feet

B. E. Residential Uses in a Mixed-Use Development.

1. Except for assisted living residential facilities, a building comprised of multi-family dwelling units only shall not be permitted. A mixed-use building shall include multi-family residential units and retail, service, office, commercial or other business uses allowed in the zoning district (hereinafter referred to as "business uses") in at least the minimum percentages set forth in Subsection E.2 below.
2. Except as provided in Section E.4 below, in a two-story **mixed-use** building at least 50% percent of the gross floor area shall be comprised of business uses, and no more than 50% of the gross floor area shall comprise multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units. In a three-story building, at least 33% percent of the gross floor area shall be comprised of business uses, and no more than 67% percent of the gross floor area shall be comprised of multi-family dwelling units and common areas and support facilities associated with those multi-family units. In a building of four stories or more, at least 25% of the gross floor area shall be comprised of business uses, and no more than 75% of the gross floor area shall be comprised of multi-family dwelling units and common areas and support facilities associated with those multi-family units. The gross floor area comprised of business uses may include hallways, lobbies, maintenance areas, security areas, closets, and other areas which serve exclusively the business uses in that building, no more than 50 percent of the gross floor area shall be comprised of multi-family dwelling units. In a three-story **mixed-use** building, no more than 67 percent of the gross floor area shall be comprised of multi-family dwelling units. **For a mixed-use building taller than three stories, no more than 75 percent of the gross floor area shall be comprised of multi-family dwelling units.**
3. Multi-family dwelling units may not be located on the ground floor of a mixed-use building or development unless:

- a. The building with the multi-family dwelling units is set behind another building which has business uses on the ground floor and a front façade that faces a public way or primary access drive; or
 - b. The residential portion of the ground floor is set behind the business uses within the same building which has a front façade that faces a public way or primary access drive.
4. A mixed-use development may include a building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units under the following conditions:
- a) A building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units shall be set back at least one hundred feet from the Main Street right-of-way; and
 - b) The amount of gross floor area of the first floor of the building comprised of only multi-family dwelling units and common areas and support facilities associated with those multi-family dwelling units which would otherwise be required by Section E.2 above to be included comprised of business uses shall be incorporated into added to the required business uses gross floor area of the other building(s) of the mixed-use development as additional business use space, so that the total amount of gross floor area for business uses in the mixed-use unit development will equal or exceed the total gross floor area for business uses which would result if no building were devoted solely to multi-family dwelling units. retail, commercial, service and/or office uses.

4. No more than 10 percent of the total number of a mixed-use development's residential dwelling units shall have more than two bedrooms.

5. **The provisions of Section 5.6 Affordable Housing shall apply to Mixed-Use Developments.**

C.F. A minimum of 15 percent of the site shall function as landscaped or public space. The landscaped or public space shall be architecturally integral to the site or, as appropriate and practical, to abutting sites. No space that is used for vehicular parking or circulation, or loading shall be included as landscaped and/or public space.

D.G. **Special Permit Review Criteria.**

1. Special permits granted under this Section 5.4.1 are not subject to the special permit criteria under Section 3.4.
2. Before granting a special permit for a ~~special permit~~ **mixed-use development** or flexible site design of a permitted use in the Central Business district, the ~~special permit granting authority~~ **Planning and Economic Development Board** shall find that all of the following criteria are met:
 - a. The proposed uses **and site design** represent the qualities of a traditional New England town center;

- b. The proposed site design is environmentally sound and is readily accessible to and useable by pedestrians;
- c. The proposed site design reflects and advances the goals and objectives of the Medway Master Plan as updated;
- d. Adequate pedestrian and (where applicable) vehicular linkages are provided within the site and connecting to abutting properties;
- e. Streets, driveways, sidewalks, landscaped areas and public services are laid out in a safe manner;
- f. Any detrimental impacts of the use on abutting properties and/or residential neighborhoods have been adequately mitigated; and
- g. The site design incorporates the site's existing topography and protects natural features to the maximum extent possible.

E. H. Design Requirements – The Planning and Economic Development Board shall adopt Central Business District Special Permit rules and regulations to administer this Section 5.4.1 including submission requirements and procedures and Central Business District design guidelines. Such guidelines may include any or all of the following:

1. Façade design for buildings visible from public ways
2. Vehicular or pedestrian connections to abutting commercial or residential areas;
3. Provision of pedestrian amenities; and
4. Sustainability, i.e., efficient resource use throughout a building's life cycle from siting to design, construction, operation, maintenance, renovation and deconstruction.

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

ENVIRONMENTAL STANDARDS

Revised 9-14-20

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 7.3 Environmental Standards, by deleting it in its entirety and replacing it as follows:

7.3. ENVIRONMENTAL STANDARDS

- A. **Purpose.** The intent of this section is to provide standards for uses which, by their operation, may generate impacts that are potentially hazardous, harmful to the environment, disturbing, offensive or objectionable. The Zoning Bylaw, § 5.2, Prohibited Uses, expressly prohibits all uses in any zoning district that pose a present or potential hazard to human health, safety, welfare, or the environment through the emission of smoke, particulate matter, noise or vibration, or through fire or explosive hazard, or light and shadow flicker. Furthermore, the Zoning Bylaw, § 5.2, Prohibited Uses, B.14 prohibits any use that produces "disturbing or offensive" noise, vibration, smoke, gas, fumes, odors, dust or other objectionable or hazardous features.
- B. **Enforcement:** The Zoning Bylaw, § 3.1, Enforcement, Violations, and Penalties authorizes the Building Commissioner, or designee, to interpret and enforce the Bylaw. At the discretion of the Building Commissioner, a technical consultant may be engaged by the Town of Medway to investigate and document violations pursuant to this section.
- C. **Definitions:** For purposes of this section of the Bylaw, the following terms shall be defined as follows:

Ambient Noise: The sound pressure level at a given location produced by everything else excluding the source of sound being monitored, analyzed, or evaluated. Also referred to as background noise, Ambient noise includes environmental noises from sources such as traffic, aircraft, waves, alarms, animals or noise from existing mechanical devices such as air conditioning, power supplies, or motors that are present prior to introduction of a new intrusive sound source that is being evaluated.

(Hz)Hertz: A unit of frequency of change in the cycle of a sound wave

(dB)Decibel: A unit of measurement of the intensity of sound

(dBA)A weighted decibel: An expression of the relative loudness of sound in the air as perceived by the human ear.

Detection Threshold – The lowest concentration or intensity of noise, odor, vibration, or other environmental hazard regulated by this bylaw that is noticeable to a reasonable person with normal sensory sensitivities.

Disturbing, offensive or objectionable impacts: Those which are at or above the detection threshold.

Octave Band: A frequency band where the highest frequency is twice the lowest frequency.

Odor Plume: The cloud of odor created when odor molecules are released from their source and are expanded through air movement.

Sensitive Receptor: An occupied residence or facility whose occupants are more susceptible to the adverse effects of noise and odor including but not limited to hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.

D. Standards. The following standards shall apply to all zoning districts.

1. **Smoke, Fly Ash, Dust, Fumes, Vapors, Gases, Other Forms of Air Pollution:** All activities involving smoke, fly ash, dust, fumes, vapors, gases, other forms of air pollution, as defined in [CMR 310, § 7](#), Air Pollution Control Regulations, as amended, which can cause damage to human health, to animals or vegetation, or other forms of property, or which cause any excessive soiling at any point are prohibited.
2. **Noise Disturbance:** The Building Commissioner may determine that a noise source is subject to investigation, and if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or imposition of fines or non-criminal penalties.
 - a. **Standards.** No person or persons owning, leasing, or controlling the operation of any source or sources of noise shall permit the establishment of a condition of noise pollution. Disturbing, offensive or objectionable noises as defined in Paragraph C. shall not be produced in any zoning district or impact any space where people live, work or assemble in a way that unreasonably interferes with the comfortable enjoyment of life or the use of property.
 - 1) **Continuous Noise.** For the purposes of this bylaw, continuous noise restrictions apply to permanent non-residential uses and home-based businesses where noise is a by-product of business operations (such as from exhaust equipment). Maximum permissible sound pressure levels measured at the property line of the noise source or at a sensitive receptor located within one-thousand feet of the property line of the noise source for noise radiated continuously from the noise source shall not exceed the values specified in the table below where Daytime is defined as between the hours of 7:00 a.m. and 9:00 p.m. and Nighttime is defined as between the hours of 9:00 p.m. and 7:00 a.m.

Octave Band Center Frequency (Hz)	Daytime (dB) 7:00 a.m. – 9:00 p.m.	Nighttime (dB) 9:00 p.m. – 7:00 a.m.
--------------------------------------	---------------------------------------	---

63	72	55
125	60	48
250	53	42
500	47	39
1000	43	36
2000	40	33
4000	37	30
8000	33	27
Overall Level (dBA)	52	42

Compliance with all octave band limits is required. If the Building Commissioner determines that the noise source contributes significantly to ambient noise levels at any distance from the property, sound levels may be measured in those locations beyond the source property line.

- 2) **Temporary Noise.** For the purposes of this bylaw, non-continuous noise restrictions apply to permanent non-residential installations and home-based businesses where noise is periodically produced. No person shall use or cause the use of any noise-producing equipment or tool (such as for construction, repair, or demolition operations) between the hours of 9:00 p.m. and 7:00 a.m.
- 3) **Construction Noise.** Work at construction sites and in the operation of construction equipment including start-up and movement of trucks, vehicles, and machines shall commence no earlier than 7:00 a.m. and shall cease no later than 6:00 p.m., Monday through Saturday. No construction shall take place on Sundays, federal holidays or state legal holidays without the advance written approval of the Building Commissioner.

Advisory Note — State regulations authorize municipal police departments, fire departments, and board of health officials to enforce noise standards that are based on certain sections of [310 Code of Massachusetts Regulations \(CMR\), § 7](#), Air Pollution Control Regulations. Such regulations are distinct and separate from the Town's zoning regulations for noise.

b. **Investigation.** The Building Commissioner may determine that a noise source is subject to investigation, and, if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or imposition of fines or non-criminal penalties. If the Building Commissioner determines that an investigation is warranted, he or she or a designee, may undertake a noise study to determine if a non-compliant noise condition exists. The Building Commissioner may enlist the assistance of other Town personnel for the investigation. At the discretion of the Building

Commissioner, a qualified acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience may be engaged by the Town to assist in the investigation including measurements and documentation of violations. Depending on the particular site and its noise generators, the noise study shall (should?) include, at a minimum, measurements of:

- Ambient noise (Daytime and Nighttime) and
- Operational noise levels (Daytime and Nighttime) at the facility property line and at Sensitive Receptors located within one thousand feet of the facility property line.

c. **Noise Control Plan.** If the Building Commissioner determines that there is a violation, he or she shall order the owner or operator to come into compliance. The owner and/or operator of the noise producing use shall provide a noise control, abatement and mitigation plan to the Building Commissioner for review and approval, or otherwise bring the property into compliance with this bylaw and the order of the Building Commissioner. The plan shall address how the site will become compliant. Compliance shall be achieved through industry best practices and suitable mitigation measures. The plan shall be prepared by a qualified acoustical consultant whose qualifications include Institute of Noise Control Engineering (INCE) board certification or equivalent experience.

d. **Corrective Measures** - Non-residential uses that produce non-compliant noise must install and maintain noise reducing equipment in accordance with the approved noise control plan to meet the requirements of this section. The Building Commissioner may require the provision of reports to document ongoing noise compliance.

3. **Vibration:** No vibration which is discernible to the human sense of feeling for three minutes or more in any hour between 7:00 a.m. and 9:00 p.m. or for thirty seconds or more in any one hour from 9:00 p.m. to 7:00 a.m. shall be permitted. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitude and frequencies beyond the "safe" range on the most recent edition of Table 7, U.S. Bureau of Mines Bulletin NO. 442 (U.S. Department of the Interior).

4. **Odors:** The Building Commissioner may determine that an odor is disturbing, offensive or objectionable and is subject to investigation, and, if it is determined to be in violation of this bylaw, may take appropriate enforcement action, including the issuance of orders requiring the development and implementation of corrective measures, and/or the imposition of fines and non-criminal penalties.

a. **Standards** – Disturbing, offensive or objectionable odors as defined in Paragraph C. shall not be produced in any zoning district or impact any space where people live, work or assemble in a way that unreasonably interferes with the comfortable enjoyment of life

or the use of property. Failure to meet either the Reasonableness Standard or the Measurement Standard listed below shall constitute a violation of this section.

- 1) **Sensorial Reasonableness Standard** –The Building Commissioner, or designee, may determine, using only her or his sense of smell, that an odor is one which is disturbing, offensive or objectionable to a reasonable person with normal olfactory sensitivity.
 - 2) **Measurement Standards** – No disturbing, offensive or objectionable odor greater than that caused by the lowest odor detection thresholds as listed in the most recent edition of the [American Industrial Hygiene Association \(AIHA\) Odor Thresholds for Chemicals with Established Occupational Health Standards, Reported Odor Thresholds \(EG Table 6.3 in 2nd Edition\)](#) shall be permitted. Due to the potential of odorant mixtures causing more intense odors than individual odorant compounds in isolation, nothing in this Bylaw shall be interpreted as allowing for any disturbing, offensive or objectionable odors at or above the cited detection thresholds.
- b. **Investigation.** The Building Commissioner or designee shall investigate odor complaints until determined to be without merit or resolved to the satisfaction of the Building Commissioner.
- 1) **Assessment Area** – The Building Commissioner or designee shall investigate odor complaints for odors emanating from:
 - a) **Immediate Impact Zone** - Any resident, occupant, or owner of property located within 1,000 feet of the property line of the property with a source generating and emitting the disturbing, objectionable or offensive odor, as measured from property line to property line.
 - b) **Secondary Impact Zone** - A collection of complaints from five or more residents, occupants, or owners of property located within 2,500 feet of the property line of the property with a source generating and emitting the disturbing, objectionable or offensive odor as measured from property line to property line.
 - 2) The Building Commissioner or designee may investigate possible odor violations upon their own initiative or at the request of Town officials or staff and shall investigate public complaints about an odor of a suspicious or dangerous nature.
 - 3) If the Building Commissioner determines that an investigation is warranted, he or she or a designee, may undertake an odor observation to determine if a disturbing, objectionable or offensive odor exists. At the discretion of the Building Commissioner, a technical odor consultant may be engaged by the Town to assist in the investigation including odor observation and documentation of violations. The odor consultant shall be trained in the practices of ASTM (American Society for

Testing Materials) - E679 and meet the selection criteria of EN13725 (international olfactometry standard). As a component of such investigation, measurements may be done in the field by using:

- a) Undiluted odor field observations (i.e. sniffing) or odor sampling to be performed at a frequency, duration, and locations appropriate for the odor source under investigation and the locations of odor complaints that have been received by the Town including those beyond the source property lines. The purpose is to detect and assess the presence of recognizable odors linkable to a specific source in ambient air. This may be accomplished by:
 - i. Grid method of analysis - Odor hours for a geographic area of evaluation to establish an odor hour frequency measurement.
 - ii. Plume method of analysis – Measurement of extent of the area where an odor plume originating from a specific odor source can be perceived and recognized under specific meteorological and operating conditions.

The following other forms of measurement may be used only as supplemental methods to evaluate persistent problems or higher intensity odors as a way to determine the severity of the situation.

- b) Field Olfactometry - A method to quantify odors in ambient air by means of a portable odor detecting and measuring device known as a field olfactometer. A field olfactometer measures odor strength and persistence using a Dilution-to-Threshold (D/T) ratio. The Dilution-to-Threshold ratio is a measure of odor concentration by determining the number of carbon filtered air dilutions needed to make the odorous ambient air non-detectable. The formula for calculating D/T with a field olfactometer is:

$$D/T = \frac{\text{Volume of Carbon Filtered Air}}{\text{Volume of Odorous Air}}$$

- c) Chemical Analysis – Instrumental methods of characterizing odor involving the identification and quantification of chemical compounds in an odor sample by means of gas chromatography coupled with mass spectrometry, analysis of hydrocarbon molecules, and analysis of single gases such as ammonia and hydrogen sulfide.
- d) Instrumental Odor Monitoring – Instruments designed to mimic human olfaction in the detection and characterization of simple or complex odors. Also referred to as electronic (E) - noses.

- e) Any other method or best practice determined to be appropriate by the Building Commissioner.
- c. **Odor Control Plan** – If, based on the investigation, the Building Commissioner determines that there is a violation, the owner and/or operator of the odor-producing use shall be required to provide an odor control, abatement and mitigation plan to the Building Commissioner for review and approval or, otherwise bring the property into compliance with this bylaw and the order of the Building Commissioner. The plan shall address how the site will become compliant and specify suitable corrective measures. Compliance shall be achieved through industry best practices and suitable mitigation measures. The plan shall be prepared by a certified environmental engineer, certified environmental professional, or certified industrial hygienist with experience in odor management, abatement and mitigation technologies. The Building Commissioner may also require the plan to include the provision of reports of ongoing odor monitoring and compliance.
- d. **Corrective Measures** - Non-residential uses that produce non-compliant odors shall be required to install and maintain odor-eliminating equipment in accordance with the approved odor control plan to meet the requirements of this section.

E. Exemptions

- 1) **Farming.** Impacts resulting from agricultural, farm-related, or forestry-related activities as defined by [G.L., c 128, Agriculture, § 1A](#), as amended, and Medway General Bylaws, ARTICLE XXXI, §2 Right to Farm, are exempt from these restrictions when such activities follow generally accepted practices ([G.L., c 128, §125A](#)).
- 2) **Residential Uses.** Impacts resulting from residential activities such as but not limited to barbecues, wood stove exhaust, driveway paving, gardening, and house painting are exempt from these restrictions.
- 3) **Repair and infrequent maintenance activities.** Repair and infrequent maintenance activities such as but not limited to those for septic and sewer systems are exempt from these restrictions.
- 4) **Construction.** Impacts resulting from construction, demolition, or repair work that occurs between 7:00 a.m. and 6:00 p.m. on public improvements authorized by a governmental body or agency, utility work and repairs, and other similar work on private property pursuant to an order by a governmental body or agency for safety purposes are exempt from these restrictions.

Or to take any other action relative thereto.

Susan Affleck-Childs

From: Lally, John - 0666 - MITLL <jlally@ll.mit.edu>
Sent: Monday, September 21, 2020 7:16 AM
To: Susan Affleck-Childs
Subject: RE: Environmental Standards
Attachments: Environmental_Standards_(9-14-20 edits) - v.2_JLAnnos20Sep2020.docx

Good morning Susy,
Please see attached for latest questions and comments.

Just two items, repeated below for convenience, the comments in the attached give further explanation:

- 1.) In C.) Definitions: Does the definition of: "Disturbing, offensive or objectionable impacts:" take precedence over the continuous noise table in D.2.a.1?
 - a. If yes, think that is too restrictive for noise and only should be applied to odor.
 - i. The attached has suggested updates to remedy this should it be the case.
- 2.) In D.2.a.1) Continuous Noise: 2nd Sentence reads:
 - a. "Maximum permissible sound pressure levels measured at the property line of the noise source **or** at a sensitive receptor..."
 - b. Think this should be: "Maximum permissible sound pressure levels measured at the property line of the noise source **and** at a sensitive receptor..."

As usual, I ask that you please forward this email and attachments to those involved in the update discussions and anyone else as you see fit.

Respectfully submitted,
John Lally, Resident
35 Coffee Street
Medway, MA 02053

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Friday, September 18, 2020 9:46 AM
To: Lally, John - 0666 - MITLL <jlally@ll.mit.edu>
Subject: Environmental Standards

Hi John,

Another version. Will be discussed next Tuesday night.

See attached agenda for ZOOM access details.

Take care.

Susy

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

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

ZONING HOUSEKEEPING Article

Proposed Amendments

September 14, 2020

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, SECTION 2 DEFINITIONS by adding the following definition for "Parking Lot". New text in **bold**.

*
new
Parking Lot: An area used for the parking of motor vehicles.

And amend the Zoning Bylaw, Section 4.2.A, Zoning Map, as follows (new text in **bold**, deleted text in ~~strikethrough~~):

A. Except for the Flood Plain District and Groundwater Protection District, the boundaries of these districts are defined and bounded on the map entitled, "Town of Medway Zoning Map," dated December 4, 2014 **27, 2019**, as may be amended and revised, ~~with a list of the names of the members of the Planning and Economic Development Board~~ and filed with the Town Clerk, which map, ~~together with all explanatory matter thereon~~, is hereby incorporated in and made a part of this Zoning Bylaw.

And amend the Zoning Bylaw, Section 8.9 Registered Medical Marijuana Facilities, specifically Section 8.9.J.5.b.i. as follows (deleted text in ~~strikethrough~~):

5. Procedures.

- a. The special permit application and public hearing procedure for a RMMF shall be in accordance with Section 3.4 and G.L. c. 40A, § 9.
- b. ~~Mandatory Findings.~~ The Planning and Economic Development Board shall not grant a special permit for a RMMF unless it finds that:
 - i. The RMMF is designed to minimize any adverse visual or economic impacts ~~on abutters and other parties in interest~~, as defined in G.L. c. 40A, § 11;
 - ii. The RMMF demonstrates that it will meet all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will be in compliance with all applicable state laws and regulations; and
 - iii. The applicant has satisfied all of the conditions and requirements of this Section and Section 3.4 of this Zoning Bylaw.

And amend Section 8.9 Registered Medical Marijuana Facilities to change the words "Massachusetts Department of Public Health" to "Massachusetts Cannabis Control Commission" wherever it appears in Section 8.9.

And amend the Zoning Bylaw, Section 6.1, TABLE 2, Dimensional and Density Regulations, to require a minimum lot frontage of 50 feet in the Central Business, Village Commercial, and Neighborhood Commercial zoning districts.

And amend the Zoning Bylaw, SECTION 9 Oak Grove Park Districts, Table 9.4.C.1.A, by correcting the reference in Section 4.3 in the column under "Cottage" to read "See Section 9.5.B.25 for Pocket Neighborhood Development Standards".

Or act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

DRAFT

ACCESSORY USES AND INCIDENTAL ACCESSORY OBJECTS

Proposed Amendments

September 14, 2020

ARTICLE : To see if the Town of Medway will vote to amend the Zoning Bylaw, SECTION 2 DEFINITIONS by inserting the following definition in alphabetical order: (new text in **bold**, deleted text in ~~strikethrough~~)

Incidental Accessory Object – A visible, functional or ornamental object or a man-made site feature that is subordinate to a principal building or structure or use and is located on the same lot as the principal building or structure or use or on an adjoining lot under the same ownership and in the same zoning district.

And to amend Paragraph H. in Section 6.3 Accessory Building and Structures as follows:

H. Incidental Accessory Objects.

1. The setback requirements specified in Table 2 ~~DIMENSIONAL AND DENSITY REGULATIONS~~ shall not apply to public bus stop shelters.
2. The standard setback requirements specified in Table 2 ~~DIMENSIONAL AND DENSITY REGULATIONS~~ shall apply to the following ~~Incidental Accessory Objects~~:
 - a. Animal hutch or pen exceeding one hundred and twenty square feet in gross floor area and taller than ten feet in height
 - b. Athletic or sports court
 - c. Bathhouse or cabana
 - d. Gazebo or pavilion exceeding one hundred and twenty square feet in gross floor area and taller than ten feet in height.
 - e. Ground mounted solar photovoltaic panel
 - f. Hot tub
 - g. Membrane structure exceeding one hundred and twenty square feet in gross floor area and taller than ten feet in height
 - h. Patio or free-standing deck
 - i. Outdoor fireplace or fire pit
 - j. Outdoor kitchen, bar or dining area
 - k. Outdoor play gym or structure or playhouse
 - l. Man-made pond or water feature
 - m. Shed exceeding one hundred and twenty square feet in gross floor area and taller than ten feet in height
 - n. Swimming pool
 - o. Trash dumpster and/or enclosure
 - p. Wind turbine

Or to act in any manner relating thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

Limitation on Building Size

Revised Draft – September 17, 2020

ARTICLE : To see if the Town of Medway will vote to amend the Zoning Bylaw, Section 6.2 General Provisions, by adding a new Paragraph G. Building Size.

G. **Building Size.** No building for Business ~~or and~~ Industrial and ~~Related~~ Uses specified in Sections D and E of Table 1 – ~~Table~~Schedule of Uses, shall be larger than 100,000 ~~square feet~~ of gross floor area without a special permit from the Planning and Economic Development Board.

Or to act in any manner related thereto.

PLANNING AND ECONOMIC DEVELOPMENT BOARD

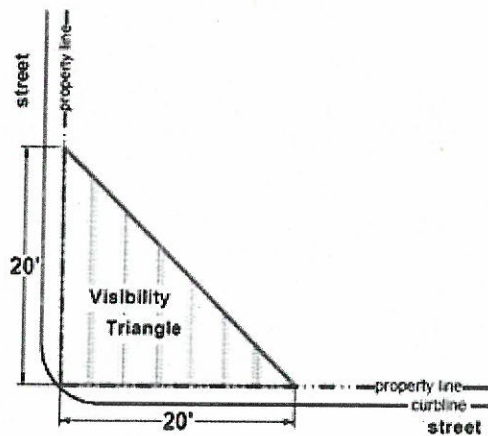
ZONING SETBACKS Article

Proposed Amendments

September 14, 2020

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 6.2.F, Setbacks, by adding new Section 6.2.F.4 and 6.2.F.5 as follows (new text in **bold**):

4. **On a corner lot, no fence, wall, sign, landscaping or plantings shall be located within the clear sight triangle so as to obstruct visibility at the intersection for motorists. The clear sight triangle is that area formed by the intersecting street right of way lines and a straight line joining said street lines at a point twenty feet distant from the point of intersection of street lines.**



Clear Sight Triangle

5. No structure or swimming pool shall be constructed within the front setback, and no boat, trailer, or unregistered vehicle shall be stored within the front setback, of any lot.

moved this from "Housekeeping" Article

USE TABLE - Proposed Amendments
Updated September 14, 2020

ARTICLE : To see if the Town will vote to amend the Zoning Bylaw, Section 5, Table 1, Schedule of Uses, as follows (new text in **bold**, deleted text in ~~strikethrough~~):

1. By adding a new Section G. Marijuana Related Uses, and moving the following marijuana related uses now found in Section D. Business Uses, and Section E. Industrial and Related Uses to the new **Section G. Marijuana Related Uses**, without any changes to the uses that are allowed, prohibited, or require a special permit:

	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN

G. MARIJUANA RELATED USES

Recreational Marijuana Establishment (Added 3-19-18 and amended 5-21-18)	N			N	N		N	PB	N	PB	N	N	N
Recreational Marijuana Retailer (Added 3-19-18 and amended 5-21-18)	N		N		N	N	N	N	N	N	N	N	N
Recreational Marijuana Social Consumption Establishment (Added 5-21-18)				N		N	N	N	N	N	N	N	N
Registered Medical Marijuana Facility (Retail) (Added 5-21-18)	N		N	N	N	N	PB	N	N	N	N	N	N
Registered Medical Marijuana Facility (Non-retail) (Added 5-21-18)	N		N	N	N	N	N	PB	N	PB	N	N	N

2. And further to amend said Table 1 by deleting the use category "motel or hotel" and inserting two new use categories, "motel" and "hotel", and provide for whether such uses are allowed, prohibited, or require a special permit:

Motel or hotel	N			N	SP	N	N	N	N	N	Y		
Motel			N	N	SP	N	N	N	N	N	Y	PB	N
Hotel			N	N	SP	N	N	N	N	N	Y	Y	N

3. And further to amend said Table 1 by deleting the use category "Drive-through facility" to provide for whether such uses are allowed, prohibited, or require a special permit in the Oak Grove zoning districts:

Drive-through facility	N	N	N	N	N	PB	PB	N	N	N	PB	PB	N
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	AR-I	AR-II	VR	CB	VC	NC	BI	EI	ER	WI	Form-Based Districts		
											OGVC	OGBP	OGN

4. And further to amend said Table 1 as follows:

Indoor sales of motor vehicles, trailers, boats, farm equipment, with accessory repair services and storage, but excluding auto body, welding, or soldering shop	N	N	N	N	N	N	N	N	N	N	N	PB	N
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5. And further to amend said Table 1 by deleting "Multi-family units in combination with a commercial use that is permitted or allowed by special permit, subject to Section 5.4.1" from Section C. Residential Uses and inserting "Mixed-Use Development subject to Section 5.4.1" in its place and by adding the same language in Section D. Business Uses, Other Business Uses Unclassified.

C. RESIDENTIAL USES

Multi-family units in combination with a commercial use that is permitted or allowed by special permit, subject to Section 5.4.1	N	N	N	N	N	N	N	N	N	N	N	Y	N
Mixed-Use Development subject to Section 5.4.1													

D. BUSINESS USES

Other Business Uses: Unclassified													
Mixed-Use Development subject to Section 5.4.1	N	N	N	N	N	N	N	N	N	N	N	Y	N

6. And further to amend said Table 1 by inserting "Parking Lot" in Section D. Business Uses, Automotive Uses.

D. BUSINESS USES

Parking Lot	N	N	N	N	N	N	N	N	N	N	N	N	N
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Or act in any manner relating thereto.