

September 26, 2017
Medway Planning and Economic Development Board
155 Village Street
Medway, MA 02053

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

ALSO PRESENT:

- Gino Carlucci, PGC Associates
- Steve Bouley, P.E., Tetra Tech
- Susy Affleck-Childs, Planning and Economic Development Coordinator
- Amy Sutherland, Recording Secretary

There were no Citizen Comments.

Choate Park Site Plan:

The Chairman opened the continued public hearing for the Choate Park Site Plan.

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

- Public Hearing Continuation Notice dated 9/6/17.
- DRC Project Review Memo dated 9/10/17.

It was announced that Members Tom Gay and Bob Tucker cannot attend tonight's meeting and will submit a Mullins Rule Certification.

CBA representative D.J. Chagnon was present.

The following plan changes were discussed:

- The applicant met with Design Review Committee on 9/11/2017. Color selection will be C&1 on page 232-235 with a mottled brown rubber ground.
- The lights comply with the DRC recommendation.
- The pavilion color will be pewter gray for the shingles and cedar finish for the structure with the fascia trim in white birch.
- The benches will be ribbon style #58 and the backless benches in style #92 both, in black.
- The applicant will be attending the Conservation Commission meeting on Thursday evening.
- There was an addition of a habitat area as remediation for intrusion into resource areas.
- The bollard and chain at the entrance was removed and there will be temporary barriers.
- There was the inclusion of electric conduits for charging stations.
- Stormwater system was updated based on peer review.
- The sight line distance information has been provided.

- There are traffic controls at intersection of Rt. 109 - (signalized push crosswalk with stop line.
- The playground area has included a double gate.
- A memo revising the water use estimates for the splash pad was included. It will be separately metered and could be shut down if needed.
- The natural playground area will add a climbing stump cluster.
- There was a revision to the large stair way. There will need to be a determination about any ADA issues.
- Stormwater and/utility revisions were noted.
- The electric panel for charging stations is inside the back corner of bathhouse building.
- Graphical issues corrected
- Backflow prevention was indicted.
- It is the recommendation to keep the light onto Oak Street.
- Put a condition about storage but at this point the storage shed is removed from the plan. The Town is exploring other options.
- The waiver list has been updated and is included.
- Test pits, drainage sizing calculations and analysis have been provided.

Town Administrator Michael Boynton indicated that he would like the bid prepared and due back by October 25, 2017 with construction starting spring 2018. The Town Administrator will follow-up with the Town officials in regards to letters which can be entered into the record.

Consultant Bouley does not recommend metal pipes for underground stormwater systems.

The pipes and water will be treated and will follow the stormwater operation and maintenance plan which will be provided.

There was discussion that the cupola on top of the pavilion might need adjustment. The architect is researching if it could be bigger than 3' by 3'. The cupola will not be part of the bid packet, so this can be discussed further at a later date.

Tetra Tech indicated that a final review letter will be provided.

There were no comments from the public.

Continuation:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to continue the hearing for Choate Park to Tuesday, October 10, 2017 at 8:00 pm.

Oakland Park:

The Chairman opened the continued public hearing for Oakland Park.

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

- Public Hearing Continuation notice dated 9/6/17.
- DRC Project Review Memo dated 9/20/17.

CBA representative D.J. Chagnon was present.

NOTE - Members Gay and Tucker will be doing a Mullin Rule Certification.

The following changes were discussed:

- The site line distances and entrance revisions were included.
- Curbing was added for erosion.
- The pathway between the Senior Center and park will be lighted.
- There was added infrastructure for electrical charging stations.
- The electrical for the Oakland project will be moved. The Town Administrator will be having a meeting with Eversource and Verizon and will address this.
- Existing irrigation controls and well head pumps are located in the back of the building. Retain a portion of back wall as a stub wall and will screen with shrubs. The landscaping plan will show this.
- DRC requested adding an additional trash and recycling receptacle in northwest corner.
- Senior Center path and traffic management update was provided and it was realigned from previous drawings and bringing closer the playground entrance.
- There will be a wooden bollard along the edge, so people do not use the area for driveway. This needs to be coordinated with DPS.
- One way signage and traffic signage will be installed by DPS.
- Revised photometric plan was provided.
- Turnaround parking and slope parking areas were revised to 3.7%.
- There will be a vehicular gate to the fields. (A coat of paint could be added to make it more aesthetically pleasing.)
- Restroom/Camp Office area was updated.
- The pavilion was updated.
- The play area will include a pattern of graphic bands to break up the field. There was a sample of an oak leaf pattern in four styles, the colors suggested are red, green and orange. It was suggested to choose colors that do not fade.
- There is an outdoor use water fountain and bottle filler.
- The basin has been reoriented.
- A dry well was added.
- The graphical updates were provided.
- The waiver list was provided.
- Updated to waivers has been provided.
- The snow storage areas were noted.

The Town Administrator indicated that he will get the letters from the town officials.

Resident, David Blackwell, 2 Milford Street.

Mr. Blackwell asked how the Town will prevent the snow from gathering and piling up at the rain garden.

The Town Administrator responded that he will speak with the DPS to address this item. The operation and maintenance plan could document that there cannot be piling of snow at the rain

garden.

Continuation:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to continue the hearing for Oakland Park to Tuesday, October 10, 2017 at 8:30 pm.

Acceptance of Minutes:

September 5, 2017:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from September 5, 2017.

September 12, 2017:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from September 12, 2017.

2018 Meeting Schedule:

A draft meeting schedule for 2018 was presented. (See Attached).

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the 2018 Planning and Economic Development meeting schedule as presented.

Construction Reports:

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

- 9/20/17 email from Williamsburg Ray Newby.
- 9/20/17 monthly report from Beals and Thomas re: construction progress at Exelon

Williamsburg:

There was discussion that the conservation restriction at Williamsburg needs to be completed. There is a process which needs to be followed to record the restrictions. Mr. Yorkis has some work to do on the site. The photos in the email from Mr. Newby show that loam was used to cover over asphalt. The asphalt needs to be removed to then install the plantings. The Board is in agreement that the transformer in the island needs to be screened.

Exelon:

There are overhead wires at the site which need to be addressed along with the large excavator which is sitting on a pile of dirt on the right of way. The orange construction fence needs to be fixed.

143 Village Street Multifamily Housing Special Permit – Public Hearing

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

- Public Hearing Notice - 9/7/17
- Application 9/6/17

- Site Plan by Guerriere and Halnon
- Property owner's authorization
- Waiver Request
- PGC Review Letter - 9/19/17
- Tetra Tech Review Letter 9/19/17
- DRC Review Letter 9/20/17
- Miscellaneous other documents from Guerriere and Halnon.

NOTE - Members Gay and Tucker will be doing a Mullin Rule Certification.

The Chairman opened the public hearing for 143 Village Street.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to waive the reading of the public hearing notice.

The applicant is a group of three investors from Franklin who were present. The plan was prepared by Darnell Bapiste from Guerriere & Halnon, Inc. who was present on behalf of the applicant. It was explained that the applicant proposes to develop a three unit condominium in the existing building at 143 Village Street. The site is 5,868 sq. This is a pre-existing, non-conforming in terms of zoning setbacks on the site. The property is located within the Town's multifamily housing overlay district and the groundwater protection district. The proposed site provides 3 garage spaces and 4 external parking spaces for a total of 7 parking spaces. The site improvements include reduction of the driveway access from 46 ft. to 36 ft., parking spaces, drainage to reduce the stormwater runoff from the site, walkways, and landscaping. The applicant is seeking a waiver from the requirement for a landscape inventory.

The applicant will route runoff directly to the infiltration system. This will be discharged directly to the infiltration bmp's. It was recommended that a "separator row" be proposed in the larger Cultec system to provide ease of maintenance. Another suggestion was that the engineer provide support documentation for a 10 and 100 year event for overflow conditions and to ensure overflow volumes are considered in stormwater controls.

The garage access was explained. There was further discussion about the reverse movements onto Sanford Street which will be an issue. The vehicles may not have the sight distance to stop on time on the hill.

The Board is in receipt of a letter from Jeffrey Watson the Safety Officer. **(See Attached)** The letter references that he recommends the developer install a "No Parking to Corner" sign on Sanford Street south of the driveway at the lot line. The letter also recommends grading of the lawn at new retaining wall stay low as possible for sight line while exiting property.

The applicant will look at radius turns to make sure it meets the requirements.

The Board discussed reconfiguring the parking and not tapering the curbing along Sanford Street and keeping six inch curb. The suggestion is to not allow for backing out but that all vehicles exit with the front of the vehicle.

There was also a recommendation to place “Church Parking Only” signs on the western property line.

The applicant received comments from DRC in a letter dated September 20, 2017. The DRC recommends that the existing garage doors be painted another color providing decorative trim. It was suggested that the shutters be black. There will be no exterior dumpster or trash enclosure. The recommended color of the retaining wall stonework is Sandlewood. The fence will be vinyl along the western elevation of the site. The memo provided a suggested photo of fencing.

The priest from St. Joseph church expressed concerns about the parking. He does not want their church to be used for overflow parking by the residents of the condominiums.

The applicant will contact Consultant Bouley to discuss the recommended revisions.

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to continue the hearing to October 24, 2017 at 7:00 pm.

Fall Town Meeting:

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

- Schedule for fall town meeting activities.
- Reviewed draft of possible amendments to multifamily housing overlay district
- Property information data on multifamily properties and large parcels in the Rabbit Hill and Medway Village Historic District.

Hillview Estates:

The Board has been provided with a bond estimate for Hillview Estates. The total bond amount is \$98,389.00 as prepared by Tetra Tech. (See Attached)

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted unanimously to set the bond amount at \$98,389.00.

Correspondence: (See Attached)

- Open Space and Recreation Plan Community Forum - Tuesday, October 3, 2017 from 7:00 - 9:00 pm at the Thayer House.
- Meeting about How Government works on Thursday, October 12, 2017 Medway High School sponsored by Medway Town Democratic Committee.

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

The Board in receipt of the following (See Attached)

- Public Hearing Continuation Notice
- Memo from Jeffrey Watson dated 9/26/17.

Engineer Peter Bemis was present on behalf of the applicant.

A revised plan was distributed to the Board. (See Attached)

- Offset revised.

- Snow storage noted on plan.
- Identify the monument sign and details.
- Inverts shown for sewer.
- Lighting plan changed with new fixtures meeting lighting requirements.
- Landscaping plan revised to include a row of arborvitaes to the south.
- Signature block corrected.
- Included a note about the pavement thickness.
- Form Q has been provided.
- Easement and deed information still needs to be provided. (Susy did some preliminary work)
- Work with Sergeant Watson to come up with a plan for security at night if the gate is removed.
- Follow-up needs to happen regarding the fire hydrant and its replacement when the road is installed in the current location of the hydrant.
- Include more landscaping on Summer Street.

Comments from the public:

Resident, Richard Harris, 9 Little Tree:

This resident is questioning if a road/driveway can be put in when there is a fire hydrant in its location. Who provides this authorization?

It was suggested that Susy try to contact Mr. Owen Sullivan.

The engineer indicated that there was nothing in his research that requires a day- care facility to have a specific number of parking spaces.

Resident, Jane Harris, 9 Little Tree:

This resident does not think all this parking is needed for this business. She also thinks that the building is too large for this lot.

Consultant Carlucci indicated that the parking requirement was based on the comparison of retail and it meets the requirement.

The applicant indicated that there are eight employees but a teacher cannot leave until the next shift teacher arrives, thus the parking space is needed.

The Board would like Susy to work on drafting a decision.

Continuation:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to continue the hearing for Country Cottage to Tuesday, October 10, 2017 at 9:00 pm.

Extension:

On a motion made by Matt Hayes and seconded by Rich Di Iulio, the Board voted

unanimously to grant an extension of the deadline for the Board to act on the Country Cottage site plan to Tuesday, October 31, 2017.

Adjourn:

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

The meeting was adjourned at 10:26 pm.

Respectfully Submitted,

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

Amy Sutherland
Recording Secretary

Reviewed and edited by,

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

Susan E. Affleck-Childs
Planning and Economic Development Coordinator



August 26, 2017

**Medway Planning & Economic Development Board
Meeting**

**Choate Park Site Plan – Public Hearing
Continuation**

- Public Hearing Continuation Notice dated 9/6/17
- DRC Project Review Memo dated 9/20/17

The EPFRAC team met Thursday night to further refine the Choate Park site plan. I expect to receive a revised site plan from CBA Landscape Architects either late this afternoon or over the weekend. I will forward it to you Monday morning.

Town Administrative Mike Boynton has communicated that it is imperative that Tetra Tech and PGC Associates complete their review and comments on the revised site plan by Tuesday's PEDB meeting so that all issues are known and resolved by the conclusion of the meeting. He would like to have everything buttoned up by the end of the PEDB's meeting. I have communicated to Michael that there will not be any decision at the 9/26 meeting – October 10th instead. Both Tetra Tech and PGC know that the parks site plans are our highest priority.



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



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

MEMORANDUM

September 6, 2017

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

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

RE: **Public Hearing Continuation: Choate Park Improvements- Major Site Plan**
CONTINUATION DATE: Tuesday, September 26, 2017 at 7:00 p.m.
LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street



At its meeting on September 5, 2017, the Planning and Economic Development Board voted to continue the public hearing on the application of the Town of Medway for major site plan approval for proposed site improvements at Choate Park/Cassidy Field to Tuesday, September 26, 2017 at 7:00 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.

The subject site's property addresses are 0 Oak Street and 11R Winthrop Street. Combined, the area is 21.79 acres in size and is located north of Main Street/Route 109. The property is bounded by other Town owned property on the west, 25 Winthrop Street to the north, and by 158 and 160 Main Street and 3, 5, 7, 9, 11, 13, 15 & 19 Winthrop Street on the east. The properties, shown on the Medway Assessors Map as Parcels #39-074 and #39-078, are owned by the Town of Medway. The parcel includes Choate Pond, Cassidy Field, and a portion of Chicken Brook.

The site plan shows the construction/installation of varied and age-appropriate playground spaces including a natural/adventure play area, an asphalt "tricycle track" path, a wood pavilion, a water spray feature, trail improvements and extensions including a boardwalk and overlook platform at Choate Pond, 68 parking spaces, landscaping, site lighting, seating/benches and gathering areas, stormwater drainage facilities, removal the existing septic system, removal of the existing tennis courts, connection to municipal sewer system, repairs of the stonework at the park entrance, and construction of a public safety and maintenance vehicular route between Cassidy Field and Choate Park. The plan is titled *Site Plan Submission: Improvements to Choate Park and Cassidy Field*, is dated August 17, 2017, and was prepared by CBA Landscape Architects, LLC of Cambridge, MA and Samiotes Consultants, Inc. of Framingham, MA.

The application, site plan, stormwater report, and other project documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The documents and the public hearing presentations are also posted at the Planning and Economic Development Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/choate-park-site-plan>

If you have not yet reviewed the proposed site plan, please do so at your earliest convenience and forward your comments to me by September 21st so that I can share them with the Board and applicant.

Please contact me if you have any questions. Thanks.

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



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

DRAFT - September 20, 2017

TO: Andy Rodenhiser, Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Comments – Choate and Oakland Park Site Plans

The Design Review Committee [DRC] has prepared an update to the August 7, 2017 list of recommendations and questions that were generated during our initial review of the Oakland and Choate Park site plans. The DRC met with CBA representative DJ Chagnon on September 11th. During this meeting, Mr. Chagnon provided several updates and answered a variety of questions. He also supplied catalogs of site amenities and material colors, for which he sought recommendations. Additional updates were provided in print for the DRC's review at our September 18th meeting. **This new information is reflected in the DRC's supplemental comments provided in this letter.** The DRC requests that each of these changes be included in print on any updated plans. As always, the DRC remains available to provide input at any point during this important project and would gladly furnish recommendations on any design element.

GENERAL RECOMMENDATIONS:

- The DRC recommends a master signage program for all of the parks in this program and is willing to work specifically to help achieve this goal. The established template may then be available for other sites within the town. **Mr. Chagnon indicated that this was not within the scope of work for this project. He agreed that no new signs would be introduced to the parks aside from adding a way-finding sign at the new Senior Center entrance.**
- The DRC is prepared to provide recommendations on the color selections for the playground equipment.
Based on the catalogue provided by O'Brien the DRC recommends selections
For Choate: C & I on page 232-235 with a mottled brown rubber ground.
For Oakland: K on page 232-235 with a mottled brown rubber ground.
- The DRC recommends that the light have a lower, warmer color temperature. **The CBA update indicates that the lights will comply with this recommendation.**

Design Review Committee Members

Matthew Buckley, Member & Chair
Jessica Chabot, Member & Corresponding Secretary

Dan Connolly, Member
Tom Gay, Planning and Economic Development
Board Representative

Seth Kendall, Member
Alex Kevork, Member
Rachel Walsh, Member & Vice-Chair

- The DRC recommends that ample shade be provided in the play area, via vegetation of sailcloth style systems. Mr. Chagnon demonstrated that the sail cloth was not a viable option. Vegetation in the form of larger caliper trees will provide the needed shade.

CHOATE PARK:

- The DRC recommends that the covered pavilion have significant architectural elements that are linked to the Thayer property, such as materials, colors and roof style/pitch. Mr. Chagnon shared images of a pavilion design that achieves the recommendations. The structure also includes wood buttresses similar to those at the Oakland Park pavilion. The DRC was shown several color choices and recommends Pewter Gray for the roofing shingles, Sherman-Williams semi-solid finish in Cedar for the structure, and the fascia trim in White Birch. The roof included a wooden cupola and the DRC also recommends the use of the White Birch color for it.
- The DRC recommends that the splash pad have an off-season usage, such as an educational painting like a map or the solar system. The DRC was shown four design options for the splash-pad and recommends the compass form. The DRC would recommend that the colors for this design be complimentary to the adjacent playground equipment.
- The DRC would like to provide feedback on the proposed park benches, locations and any other seating systems. The DRC was shown several park benches and recommends the full size ribbon style benches in style #58 and the backless benches in style #92, each in black. Moveable picnic tables for the pavilion were shown and the decks should be “redwood” (this is in fact weathered wood gray) with black frames. The DRC was also shown trash receptacles that are in an appropriate style. These too will be black.
- The DRC recommends that clear passageways be created for pedestrians moving through, in and/or out of the parking area. This recommendation will be reviewed.

OAKLAND PARK:

- The DRC recommends that the pathways between the Senior Center and the park be lighted. Mr. Chagnon indicated that this recommendation would be followed.
- The DRC recommends that the dumpster enclosure at the front of the site be removed and the trash collection be located in a less conspicuous location. Mr. Chagnon indicated that this recommendation would be followed.

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Dan Connolly, Member
Tom Gay, Planning and Economic Development
Board Representative

Seth Kendall, Member
Alex Kevork, Member
Rachel Walsh, Member & Vice-Chair

- The DRC recommends that if a second entryway is created at this site from Oakland Street (a new one for the Senior Center and the existing entry for Oakland Park) that two separate and different entryway signs be installed. **Mr. Chagnon indicated that this recommendation would be followed.**
- The DRC recommended that the very large sized rubber play area include some pattern or graphic to break up the field. Mr. Chagnon forwarded a sample of an oak leaf pattern in four styles. The DRC agreed that this would be appropriate in red, green and orange colors. The drawing showed a density of leaves that the DRC finds to be too great. The DRC recommends that no more than fifty percent of what is shown, be included in the final design and the pattern should be randomized.
- **The DRC was shown colors for the pavilion and utility building. The DRC recommends that the utility building be in Chestnut with doors in Brown Green RAL6008. The pavilion should be in Tavern Oak. Both structures should have roofs in Slate color.**
- **The DRC was shown styles from the DuMor catalogue for the park benches, picnic tables and trash receptacles. After discussion with Mr. Chagnon, the DRC recommends trash container #70 in black, benches #165 and 166 in black powder coat with redwood (weathered wood gray) slats, square tables and chairs #78-32 in black with redwood slats, trash receptacles #70 in black with redwood, and bike rack #83 in black.**

The DRC respectfully submits these review comments for the applicant's consideration. Once again, the Committee is available to discuss any of these points and would gladly offer any additional recommendations.

Sincerely,



Matthew Buckley
Chairman

cc: Rick D'Innocenzo, EPFRAC
D.J. Chagnon, CBA Landscape Architects

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Rachel Walsh, Member & Vice-Chair



August 26, 2017

**Medway Planning & Economic Development Board
Meeting**

**Oakland Park Site Plan – Public Hearing
Continuation**

- Public Hearing Continuation Notice dated 9/6/17
- DRC Project Review Memo dated 9/20/17

The EPFRAC team met Thursday night to further refine the Oakland Park site plan. I expect to receive a revised site plan from CBA Landscape Architects either late this afternoon or over the weekend. I will forward it to you Monday morning.

Town Administrative Mike Boynton has communicated that it is imperative that Tetra Tech and PGC Associates complete their review and comments on the revised site plan by Tuesday's PEDB meeting so that all issues are known and resolved by the conclusion of the meeting. He would like to have everything buttoned up by the end of the PEDB's meeting. I have communicated to Michael that there will not be any decision at the 9/26 meeting – October 10th instead. Both Tetra Tech and PGC know that the parks site plans are our highest priority.



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MEMORANDUM

September 6, 2017

TO: Maryjane White, Town Clerk
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FROM: Susy Affleck-Childs, Planning & Economic Development Coordinator

RE: **Public Hearing Continuation: Oakland Park Improvements- Major Site Plan**
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LOCATION: Medway Town Hall – Sanford Hall, 155 Village Street



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The subject site's property addresses are 76 and 82 Oakland Street. Combined, the area is 15 acres in size. The site is bounded by Oakland Street on the west, by 70 Oakland Street and OR Oakland Street to the south, OR Oakland Street and OR Oakview Circle to the east (owned by the U.S. Army Corps of Engineers), and on the north by 2, 4, 6, 8, 10, 12 & 14 Oakview Circle. The properties, shown on the Medway Assessors Map as Parcels #42-057 and #42-058, are owned by the Town of Medway and include the Senior Center and existing Oakland Park playground, parking lot and sports fields.

The proposed project includes the renovation and reorganizing of the parking, traffic circulation, playground area and other non-athletic portions of Oakland Park. The plan shows a new area with varied and age appropriate playground spaces, a wood pavilion, a prefabricated building to house bathrooms and office/storage facilities, ornamental fencing, seating/benches and gathering areas, an entry plaza, a drop off-pick up area, landscaping, reconfiguration and expansion of parking, stormwater drainage facilities, bicycle parking, site lighting, lighted pathway between the Senior Center and Oakland Park parking lot, and a separate entrance from Oakland Street to the Senior Center. The plan is titled *Site Plan Submission: Improvements to Oakland Park*, is dated August 17, 2017, and was prepared by CBA Landscape Architects, LLC of Cambridge, MA and Samiotes Consultants, Inc. of Framingham, MA.

The application, site plan, stormwater report, and other project documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The documents and the public hearing presentations are also posted at the Planning and Economic Development Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/oakland-park-site-plan>

If you have not yet reviewed the proposed site plan, please do so at your earliest convenience and forward your comments to me by September 21st so that I can share them with the Board and applicant.

Please contact me if you have any questions. Thanks.

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GENERAL RECOMMENDATIONS:

- The DRC recommends a master signage program for all of the parks in this program and is willing to work specifically to help achieve this goal. The established template may then be available for other sites within the town. **Mr. Chagnon indicated that this was not within the scope of work for this project. He agreed that no new signs would be introduced to the parks aside from adding a way-finding sign at the new Senior Center entrance.**
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Board Representative

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- The DRC recommends that ample shade be provided in the play area, via vegetation of sailcloth style systems. Mr. Chagnon demonstrated that the sail cloth was not a viable option. Vegetation in the form of larger caliper trees will provide the needed shade.

CHOATE PARK:

- The DRC recommends that the covered pavilion have significant architectural elements that are linked to the Thayer property, such as materials, colors and roof style/pitch. Mr. Chagnon shared images of a pavilion design that achieves the recommendations. The structure also includes wood buttresses similar to those at the Oakland Park pavilion. The DRC was shown several color choices and recommends Pewter Gray for the roofing shingles, Sherman-Williams semi-solid finish in Cedar for the structure, and the fascia trim in White Birch. The roof included a wooden cupola and the DRC also recommends the use of the White Birch color for it.
- The DRC recommends that the splash pad have an off-season usage, such as an educational painting like a map or the solar system. The DRC was shown four design options for the splash-pad and recommends the compass form. The DRC would recommend that the colors for this design be complimentary to the adjacent playground equipment.
- The DRC would like to provide feedback on the proposed park benches, locations and any other seating systems. The DRC was shown several park benches and recommends the full size ribbon style benches in style #58 and the backless benches in style #92, each in black. Moveable picnic tables for the pavilion were shown and the decks should be “redwood” (this is in fact weathered wood gray) with black frames. The DRC was also shown trash receptacles that are in an appropriate style. These too will be black.
- The DRC recommends that clear passageways be created for pedestrians moving through, in and/or out of the parking area. This recommendation will be reviewed.

OAKLAND PARK:

- The DRC recommends that the pathways between the Senior Center and the park be lighted. Mr. Chagnon indicated that this recommendation would be followed.
- The DRC recommends that the dumpster enclosure at the front of the site be removed and the trash collection be located in a less conspicuous location. Mr. Chagnon indicated that this recommendation would be followed.

Design Review Committee Members

Matthew Buckley, Member & Chair
Jessica Chabot, Member & Corresponding Secretary

Dan Connolly, Member
Tom Gay, Planning and Economic Development
Board Representative

Seth Kendall, Member
Alex Kevork, Member
Rachel Walsh, Member & Vice-Chair

- The DRC recommends that if a second entryway is created at this site from Oakland Street (a new one for the Senior Center and the existing entry for Oakland Park) that two separate and different entryway signs be installed. **Mr. Chagnon indicated that this recommendation would be followed.**
- The DRC recommended that the very large sized rubber play area include some pattern or graphic to break up the field. Mr. Chagnon forwarded a sample of an oak leaf pattern in four styles. The DRC agreed that this would be appropriate in red, green and orange colors. The drawing showed a density of leaves that the DRC finds to be too great. The DRC recommends that no more than fifty percent of what is shown, be included in the final design and the pattern should be randomized.
- **The DRC was shown colors for the pavilion and utility building. The DRC recommends that the utility building be in Chestnut with doors in Brown Green RAL6008. The pavilion should be in Tavern Oak. Both structures should have roofs in Slate color.**
- **The DRC was shown styles from the DuMor catalogue for the park benches, picnic tables and trash receptacles. After discussion with Mr. Chagnon, the DRC recommends trash container #70 in black, benches #165 and 166 in black powder coat with redwood (weathered wood gray) slats, square tables and chairs #78-32 in black with redwood slats, trash receptacles #70 in black with redwood, and bike rack #83 in black.**

The DRC respectfully submits these review comments for the applicant's consideration. Once again, the Committee is available to discuss any of these points and would gladly offer any additional recommendations.

Sincerely,



Matthew Buckley
Chairman

cc: Rick D'Innocenzo, EPFRAC
D.J. Chagnon, CBA Landscape Architects

Design Review Committee Members

Matthew Buckley, Member & Chair
Jessica Chabot, Member & Corresponding Secretary

Dan Connolly, Member
Tom Gay, Planning and Economic Development
Board Representative

Seth Kendall, Member
Alex Kevork, Member
Rachel Walsh, Member & Vice-Chair



August 26, 2017
Medway Planning & Economic Development Board
Meeting

2018 PEDB Meeting Schedule

- Preliminary Schedule for 2018 PEDB meetings

Please review attached proposed meeting schedule for 2018. I have retained the standard 2nd and 4th Tuesday night of each month except for December. No meeting on December 25th. HO, HO, HO!!



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

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

DRAFT – September 19, 2017

PLANNING & ECONOMIC DEVELOPMENT BOARD
2018 MEETING SCHEDULE

The Medway Planning & Economic Development Board (PEDB) generally meets on the second & fourth Tuesday evening of each month at 7:00 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street. Schedule may be adjusted for holidays.

The dates for the regular meetings of the PEDB for 2018 are as follows:

January 9 and 23, 2018
February 13 and 27, 2018
March 13 and 27, 2018
April 10 and 24, 2018
May 8 and 22, 2018
June 12 and 26, 2018
July 10 and 24, 2018
August 14 and 28, 2018
September 11 and 25, 2018
October 9 and 23, 2018
November 13 and 27, 2018
December 11, 2018

Special meetings and site visits will be scheduled as needed.
Some meetings may be rescheduled due to summer vacations and holidays.

Meeting agendas are posted outside the office of the
Town Clerk on the Friday morning before the following Tuesday night's meeting.

The agendas are also posted online at www.townofmedway.org
Most meetings are televised live and rebroadcast on Medway Cable Access



August 26, 2017
Medway Planning & Economic Development Board
Meeting

Construction Reports

- 9/20/17 email from Williamsburg resident Ray Newby
- 9/20/17 monthly report from Beals and Thomas re: Exelon construction progress

Susan Affleck-Childs

From: Ray Newby <ray@psui.com>
Sent: Wednesday, September 20, 2017 10:42 AM
To: Susan Affleck-Childs
Cc: Rick Tweedy; Robert Sullivan; Regina Chambers; Kulmeen Sharma; Patricia Metcalfe; MISSY Newby
Subject: Asphalt in Island
Attachments: Pictures Center Island WBC0001.pdf

Hi Susan,

Attached are the 4 pictures taken from my iPhone yesterday afternoon.

Thank you,

Ray



Hi Susan,

Came home this evening and saw dirt in Island.

Dug a few test holes and on the 4th hole found asphalt under a few inches of soil.

In the other 3 test holes under a few inches of loam was stoned and hard pack. Nothing can grow there just like the other plantings he did a few years ago nothing planted will survive.

Berms are all cracked and cement mail box pad needs to be replaced.

Stupid to put loam over asphalt etc.

This is totally unacceptable to WCA I will send other pictures and details in a few days.

Again Paul being Paul. He needs to do his job. He will not be allowed to provide us with shotty workmanship

Please alert the planning board and tetra tech engineering of this issue.
There will be many more of these type of issues with Paul Yorkis.
We need Towns support to get us finished correctly.

Thank you,
Ray
Sent from my iPhone

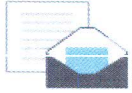


Berms need to be replaced
Ray Newby to: Ray Newby

09/19/2017 06:34 PM



Sent from my iPhone

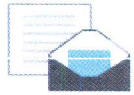


Cracked cement pad and berm
Ray Newby to: Ray Newby

09/19/2017 06:33 PM



Sent from my iPhone

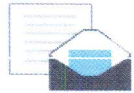


Dirt center island
Ray Newby to: Ray Newby

09/19/2017 06:32 PM



Sent from my iPhone



Asphalt not removed from
Ray Newby to: Ray Newby

09/19/2017 06:31 PM

Island



Sent from my iPhone



BEALS + THOMAS

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772-210



PROGRESS INSPECTION REPORT

Inspection Date: 9/20/2017

Inspector: Eric J. Las, PE, LEED AP, Beals and Thomas, Inc.

Inspection Report Number: 1

PERMIT COMPLIANCE

Proceeding per approved site plan?

YES ☒ NO ☐ If not, note area and explain:

This report has been prepared in compliance with Specific Condition IX.M.4 of the Site Plan Decision, dated July 26, 2016

Project Name:

West Medway II

Location: Medway, MA

B+T Job#: 1422.10

Local Approvals: Order of Conditions DEP File No. 216-0879, Site Plan Decision, Host Community Agreement

Introduction:

Exelon West Medway II LLC respectfully submits the first construction progress inspection report for the West Medway II project. The purpose of this report is to document the in-progress work with respect to the approved site plans and associated conditions for the Planning and Economic Development Board. This report summarizes noteworthy activities conducted on site from commencement of construction in August 2017, to September 20, 2017. Please also refer to the enclosed Photo Log.

Current Work Activities, Comments, and Observations:

- Silt fences and straw bales have been installed around jurisdictional areas
- Crushed stone has been placed at the construction entrance to decrease off-site sediment tracking.
- 6-foot wire-mesh fencing and privacy screening was installed around the perimeter of the work site.
- 24/7 security details are in place
- Sediment basins have been installed.
- Catch basins in Summer Street around the site entrance are protected with silt sacks.
- Various material and soil stockpiles have been created throughout the site and are actively stabilized via seeding where necessary.
- The Contractor Parking Area off West St. has been created
- Installation of temporary utilities (power, water) to the construction trailers is in progress
- Concrete washout station has been installed and maintained appropriately.
- Wetland replication has been completed and stabilized.
- Site has been completely cleared, grubbed and stumped, and leveled.
- Construction has begun on the foundations for the acoustic wall

Authorized Signature

9/20/17

Date

PROPERTY OWNER:

Exelon West Medway II, LLC

Attn: Todd Cutler, Esq.

Associate General Counsel

Phone: 610-765-5602

Email: todd.cutler@exeloncorp.com

Attn: Pete Callahan,

Project Director

Phone: 617-381-2332

Email: Pete.Callahan@constellation.com

Attn: Doug Blakeley,

Environmental Monitor

Phone: 518-265-7354

Email: doug.blakeley@aptim.com

TOWN OF MEDWAY

Attn: Michael E. Boynton,

Town Administrator

Phone: 508-533-3264

Email: mboynton@townofmedway.org

Attn: Bridget Graziano,

Conservation Agent

Phone: 508-533-3292

Email: bgraziano@townofmedway.org

Attn: Susan Affleck-Childs, Planning &

Economic Development Coordinator

Phone: 508-533-3291

Email: sachilds@townofmedway.org

ENVIRONMENTAL CONSULTANTS

Beals and Thomas, Inc.

Attn: Eric J. Las, PE, LEED AP

Principal

Phone: 508-366-0560

Email: elas@bealsandthomas.com

Epsilon Associates, Inc.

Attn: Jeremy Fennell, PWS, CWS, CESSWI

Senior Scientist

Phone: 978-461-6237

Email: jfennell@epsilonassociates.com

**BEALS + THOMAS****Exelon Generation**

PHOTOGRAPHIC LOG

Client Name:Exelon West
Medway II**Photo:** West Medway II**Location:** Medway, MA**Project No:**

1422.10

**Photo
No: 1****Date:**
9/16/17**Description:**

Aerial view of site looking northwest. Site is completely cleared. Various material stockpiles have been created.



**Client Name:**Exelon West
Medway II**Photo:** West Medway II**Location:** Medway, MA**Project No:**

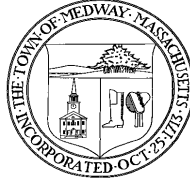
1422.10

**Photo
No: 2****Date:**
9/16/17**Description:**

Aerial view of site looking northeast. Construction entrance and parking has been created in the southern portion of the property along West Street.



Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 3	Date: 9/20/17		
Description: Crushed stone construction access road viewed to the south. Temporary offices and construction parking to the east of the road and site work to the west.			
Client Name: Exelon West Medway II		Photo: West Medway II Location: Medway, MA	Project No: 1422.10
Photo No: 4	Date: 9/20/17		
Description: Excavation and removal of large boulders was observed in the western portion of the site.			

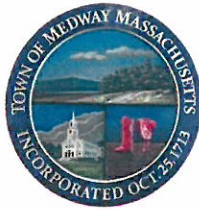


August 26, 2017
Medway Planning & Economic Development Board
Meeting

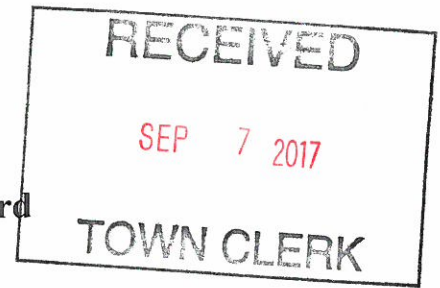
143 Village Street – Multifamily Housing
and Groundwater Protection Special
Permit Public Hearing

- Public Hearing Notice – 9/7/17
- Application – 9/6/17
- Site Plan by Guerriere and Halnon
- Property owner's authorization
- Waiver Request
- PGC Review Letter – 9/19/17
- Tetra Tech Review Letter – 9/19/17
- Memo from Fire Chief Jeff Lynch – 9/18/17
- DRC Review Letter – 9/20/17
- Miscellaneous other documents from Guerriere & Halnon

This is the opening night of the public hearing on this redevelopment project at the southwest corner of Village and Sanford Streets. The property formerly included the Elm Club. The building was being renovated for apartments but that renovation was never completed. The applicant is a group of three investors from Franklin who are purchasing the property from the estate of Mrs. Virginia Heavey. The parcel is 5,868 sq. ft. in size.



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



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

September 7, 2017

PUBLIC HEARING NOTICE
143 Village Street

Application for Multifamily Housing and Groundwater Protection Special Permits

Pursuant to SECTION 5.6.4 Multifamily Housing and SECTION 5.6.3 Groundwater Protection District of the Medway Zoning Bylaw and the provisions of Massachusetts General Laws, Chapter 40A, Sections 9 & 11, notice is given that the Medway Planning and Economic Development Board will conduct a Public Hearing on ***Tuesday, September 26, 2017 at 8:30 p.m. in Sanford Hall at Town Hall, 155 Village Street, Medway, MA***, to consider the application of N.E. Premier Properties LLC of Franklin, MA for approval of a Multifamily Housing Special Permit and associated plan entitled *Multi Family Housing Special Permit 143 Village Street* dated September 6, 2017 prepared by Guerriere and Halnon of Franklin, MA and a groundwater protection district special permit.

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

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

The application and plans for the proposed redevelopment of 143 Village Street are on file with the Medway Town Clerk and the Planning and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. The plans will be

posted to the Town's web site at <http://www.townofmedway.org/planning-economic-development-board/pages/recent-development-applications>

Any person or party who is interested or wishes to be heard on this proposal is invited to review the plan and express their views at the designated date, time and place. Written comments are encouraged and may be forwarded to the Medway Planning & Economic Development Board at 155 Village Street, Medway, MA 02053 or emailed to the Board at: planningboard@townofmedway.org. All comments will be entered into the record during the public hearing.

Any questions regarding this application should be directed to the Medway Planning and Economic Development office at 508-533-3291.

Andy Rodenhiser

Chairman

Note: Legal advertisement to be published in the *Milford Daily News*:

Tuesday, September 12, 2017

Monday, September 18, 2017

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

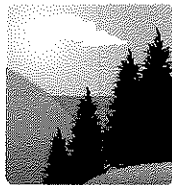
Abutters and abutters to abutters within 300' of 143 Village Street

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

**Multi-Family Housing
Special Permit
143 Village Street
Medway, MA.**

Date: September 6, 2017

**Applicant
N.E. Premier Properties LLC
Kevin Tucceri- Manager
5 Sheila Lane
Franklin, MA. 02038**



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

**55 West Central Street
Franklin, MA.02038
Tel.: 508-528-3221**

Multifamily Housing Special Permit

143 Village Street, Medway, MA

The applicant N. E. Premier Properties LLC, Kevin Tucceri-manager, 5 Sheila Lane, Franklin, MA, is requesting a Special Permit for a 3-unit Multifamily Housing for the property located at 143 Village Street, Medway. The property owner is Virginia Heavey of Medway. The property is zoned Village Commercial, set on one contiguous parcel, with a frontage on a Corner Lot with contiguous frontage of 146.04 feet on Village Street and Sanford Street, meeting the 50 foot minimum requirement, and is located on an existing street located within the Multifamily Housing Overlay District.

The site is a legally pre-existing nonconforming building with no proposed change in the dimensional nonconformity, or creation of a new nonconformity. The building is 2 stories with garage under on the Sanford Street. The site was approved in November 4, 2004 for a 4 unit with 8 parking spaces. The applicant is proposing to reduce the number of units from 4 to 3 units, and removing 1 of the four garage bays. The parking requirement is 1.5 spaces per unit and 1 visitor per 2 units. The 3 units require 4.5 parking spaces, or 5, and 1.5 visitor parking spaces, or 2, for a total 7 parking spaces required. The proposed site provides 3 garage spaces and 4 external parking spaces for a total of 7 parking spaces. The open space landscaping area of the site is 37% after the proposed increase of impervious area for the two new parking spaces.

Site improvements include reduction of the driveway access from 46 feet to 36 feet, parking spaces, drainage to reduce the stormwater runoff from the site, walkways and landscaping are all proposed for the purpose of site safety.



**Planning & Economic Development Board
Town of Medway, MA**

MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to Section 5 6 4 of the *Medway Zoning Bylaw*. The provisions of Section 8 6 Affordable Housing may also apply.

The Town's Planning and Engineering Consultants will review the Application and the proposed Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence at hearings may result in a delay in the Board's review of the special permit application.

September 6, _____, 20 17

APPLICANT INFORMATION

Applicant's Name: N.E. Premier Properties LLC Kevin Tucceri- Manager

Mailing Address: 5 Shiela Lane
Franklin, MA. 02038

Name of Primary Contact: Kevin Tucceri , Jeff Swahn

Telephone: Office: Jeff- 508-889-6177 Cell: 508-212-6535 -Kevin

Email address: Jeff@jancoexteriors.com

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

PROJECT INFORMATION

Development Name: _____

Project Address: 143 Village Street

Plan Title: Multi Family Housing Special Permit 143 Village Street

Plan Date: Sept. 6, 2017

Plan prepared by:
Name: Danell Baptiste

Firm: Guerriere & Halnon, Inc.

Type of Project:

- ☒ Renovation of Existing Structure(s)
How many buildings? 1
Building Dimensions
Gross Square Footage of Existing Structure
How many residential units presently exist? vacant
How many additional residential units are proposed? 3
How many affordable units? 0
- ☐ Construction of an addition to an Existing Structure
Addition Dimensions
Gross Square Footage of Addition
How many new residential units are proposed?
How many affordable units?
- ☐ Construction of a New Building(s)
How many buildings?
Dimensions of New Building(s)
Gross Square Footage of New Building(s)
How many new residential units are proposed?
How many affordable units?
- ☐ Demolition of any structures on the site? If yes, please explain.

How many parking spaces presently exist? none marked

How many new parking spaces are proposed? 4 parking spaces , 3 parking inside garage unit

PROPERTY INFORMATION

The land shown on the plan is shown on Medway Assessor's Map # 60 as Parcel # 92

Total Acreage of Land Area: 5,868+/-sf.

General Description of Property: 143 Village St. is a pre existing non conforming lot with one dwelling unit containing 4 apartments presently vacant. The existing lot has 5,868+/-sf. of area, the footprint of the dwelling unit is 1534+/- s.f.

Current Use of Property: presently 4 vacant residential units

Medway Zoning District Classification: VC District- Medway Village Overlay District

Length of Existing Frontage: total 92.98 ft. On what street? Village St. and Sanford St.

Setbacks for Existing Structure (if applicable)

Front: 13.9'
Back: n/a

Side: 6.2'
Side: n/a

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? yes
The lot area contains 5,868 sf where 10,000 sf is required.

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? setbacks are not met. existing front yard setback is 13.9' where 20 ft. is required
existing side yard setback is 6.2 ft. where 10 ft. is required.

Scenic Road

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

☒ Yes ☐ No If yes, please name street: Village Street

Historic District

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

☐ Yes - Rabbit Hill ☒ Yes - Medway Village

Wetlands

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

Groundwater Protection

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

Flood Plain

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

Access to Town Water and Sewer

Is Town water and sewer available in the street on which the proposed project has its frontage? ☒ Yes ☐ No

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Estate of Virginia Heavey

Mailing Address: 6 Sanford Street

Medway, MA. 02053

Primary Contact: _____

Telephone:

Office: _____

Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: Henry Wojdylak to Virginia Heavey

dated April 23, 2004 and recorded in Norfolk County Registry of Deeds, Book 20894 Page 320 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER:

Guerriere & Halnon, Inc

Mailing Address: 55 West Central Street

Franklin, MA. 02038

Primary Contact: Danell Baptiste

Telephone:

Office: 508-528-3221

Cell: _____

Email address: dbaptiste@gandhengineering.com

Registered P.E. License #: Dale MacKinnon stamp number 34575

SURVEYOR:Robert Constantine

Mailing Address:

55 West Central StreetFranklin, MA. 02038

Primary Contact:

Robert Constantine

Telephone:

Office: 508-528-3221

Cell: _____

Email Address: rconstantine@gandhengineering.comRegistered P.L.S. License #: 49611**ARCHITECT:**JG Architecture

Mailing Address:

200 Winter StreetHolliston, MA. 01746

Primary Contact:

James Gilmour

Telephone:

Office: _____

Cell: 508-380-3105Email address: jgarchitecture88@gmail.com

Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER:Guerriere & Halnon, Inc.

Mailing Address:

55 West Central StFranklin, MA.

Primary Contact:

Diane Burlingame

Telephone:

Office: 508-528-3221

Cell: _____

Email address: dburlingame@gandhengineering.com

Registered Landscape Architect License #: _____

ATTORNEY:Law Office of Michael J. Norris

Mailing Address:

171 Locke Drive Suite 108Marlborough, MA. 01752

Primary Contact:

Michael Norris

Telephone:

Office: 508-624-7733

Cell: _____

Email address: mnorris@miattorney.com

OFFICIAL REPRESENTATIVE INFORMATION (if applicable)

Name: Guerriere & Halnon, Inc. Danell Baptiste
Address: 55 West Central Street
Franklin, MA
Telephone: Office: 508-528-3221 Cell: _____
Email address: dbaptiste@gandhengineering.com

SIGNATURES

The undersigned, being the Applicant for approval of a Multifamily Housing Special Permit herewith submits this application and Plan to the Medway Planning and Economic Development Board for review and approval.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

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

I have reviewed Section 5.6.4 Multifamily Housing and Section 8.6 Affordable Housing of the *Medway Zoning Bylaw* and understand and agree to the requirements and responsibilities specified therein.

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

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

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

Signature of Property Owner

Kevin Tuccari *Manager*
Signature of Applicant (if other than Property Owner)

Danell Baptiste
Signature of Agent/Official Representative

Date

9/6/17
Date

9/6/17
Date

MULTIFAMILY HOUSING SPECIAL PERMIT FEES

Filing Fee - \$500

Plus \$25 per proposed dwelling unit up to a maximum of 40 units

Advance on Plan Review Fee

Up to 8 units = \$500

9 – 40 units = \$1,000

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

MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION CHECKLIST

To be Completed by Applicant

- ☒ Multifamily Housing Special Permit Application (2 signed originals) – one for Town Clerk and one for Planning and Economic Development Board
- ☒ Two (2) copies of a *Project Description* – one for Town Clerk and one for Planning and Economic Development Board. This description should provide a complete and thorough explanation of what is proposed and must address how the proposed project meets the requirements of Section 5.6.4 Multifamily Housing of the *Medway Zoning Bylaw* including the provision of affordable dwelling units, open space and parking.
- ☒ Ten (10) full size copies of a Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for Town Clerk and nine for Planning and Economic Development Board
- ☒ One (1) ledger size (11" x 17") copy of the Site Plan
- ☐ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email the plan and documents to: planningboard@townofmedway.org.
- ☒ Certified Abutters List and mailing labels from the Medway Assessor's office for all property located within 300 feet of the subject property
- ☐ Request(s) for waivers from the *Site Plan Rules and Regulations*. Check with the Planning and Economic Development office for the proper form.
- ☐ *** Depending on the size and scope of the project, two (2) copies of a *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations* or/ two (2) copies of a stormwater drainage analysis report. Check with Planning and Economic Development office.
- ☐ Depending on the size and scope of the project, two (2) copies of a traffic study or analysis. Check with Planning and Economic Development office.
- ☒ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☒ Proof of present or pending ownership of all land within the development site.
- ☒ Multifamily Housing Special Permit Filing Fee – Payable to Town of Medway
- ☒ Advance of Plan Review Fee – Payable to Town of Medway

Multifamily Housing Special Permit

143 Village Street, Medway, MA

The applicant N. E. Premier Properties LLC, Kevin Tucceri-manager, 5 Sheila Lane, Franklin, MA, is requesting a Special Permit for a 3-unit Multifamily Housing for the property located at 143 Village Street, Medway. The property owner is Virginia Heavey of Medway. The property is zoned Village Commercial, set on one contiguous parcel, with a frontage on a Corner Lot with contiguous frontage of 146.04 feet on Village Street and Sanford Street, meeting the 50 foot minimum requirement, and is located on an existing street located within the Multifamily Housing Overlay District.

The site is a legally pre-existing nonconforming building with no proposed change in the dimensional nonconformity, or creation of a new nonconformity. The building is 2 stories with garage under on the Sanford Street. The site was approved in November 4, 2004 for a 4 unit with 8 parking spaces. The applicant is proposing to reduce the number of units from 4 to 3 units, and removing 1 of the four garage bays. The parking requirement is 1.5 spaces per unit and 1 visitor per 2 units. The 3 units require 4.5 parking spaces, or 5, and 1.5 visitor parking spaces, or 2, for a total 7 parking spaces required. The proposed site provides 3 garage spaces and 4 external parking spaces for a total of 7 parking spaces. The open space landscaping area of the site is 37% after the proposed increase of impervious area for the two new parking spaces.

Site improvements include reduction of the driveway access from 46 feet to 36 feet, parking spaces, drainage to reduce the stormwater runoff from the site, walkways and landscaping are all proposed for the purpose of site safety.

Loops

2

Bk 20894 P#320 #74666
04-23-2004 8 01:20p

QUITCLAIM DEED

We, James H. Wojdylak of Manchester, New Hampshire, Janice O'Connell of Medway, Massachusetts and Susan E. Cole of Taunton, Massachusetts, as Joint Tenants, for consideration paid and in full consideration of One Hundred Sixty Thousand and 00/100ths (\$160,000.00) Dollars grant Virginia I. Heavey, Individually, of 6 Sanford Street Medway, Massachusetts with QUITCLAIM COVENANTS

the land in Medway with the buildings thereon and being shown on a plan entitled "Land of August and Annie Miller, Medway, Mass. March 7, 1927." A. Schuyler Clapp, C.E. recorded with Norfolk County Deeds, Book 1735, Page 354, and bounded and described as follows:--

NORTHERLY by Village Street, Twenty Nine and 78/100 (29.78) feet;
NORTHEASTERLY by a curved line forming the junction of said Village Street and Sanford Street, Fifty-Four and 16/100 (54.16) feet;
EASTERLY by said Sanford Street, Sixty-Two and 10/100 (62.10) feet;
SOUTHERLY by land of Michael F. McDonald, Sixty-Five and 46/100 (65.46) feet; and
WESTERLY by land of Michael J. Kiernan, Ninety and 90/100 (90.90) feet.

Containing 5,680 square feet of land more or less.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by Deed of Henry V. Wojdylak dated November 26, 1997 and recorded with the Norfolk County Registry of Deeds in Book 12132, Page 238. See also Release of Life Estate of Henry V. Wojdylak dated February 19, 2004 and recorded with the Norfolk County Registry of Deeds in Book 20672, Page 519.

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Connell, REGISTER

DEDHAM
DEEDS REGISTRY
NORFOLK
APR 23 2004
04/23/04 2:00PM
RECORDED IN 2004
FEE \$729.00
LINES 2729.00

John C. Dwyer Jr.
25 Palmer St.
Dedham, MA 01917

143 Village Street Medway, MA 02053

742

We, John Atkinson and Frances L. Atkinson, husband and wife,
both

of Medway, Norfolk County, Massachusetts
do hereby, for consideration paid, grant to Roman Catholic Archbishop
of Boston, a corporation sole,

of Boston, Suffolk County, Massachusetts, with quiet claim to the
the land in said Medway, together with the buildings thereon, situated
on the westerly side of Sanford Street, bounded and described as
follows:
(Description and encumbrances, if any)

Beginning at the Southeasterly corner of the granted premises
at a point on the Westerly side of said Sanford Street; thence

WESTERLY by land formerly of Clark and formerly of Munroe,
now of Robert J. Heavey et ux, 115.50 feet, more
or less, to land of the grantee; thence

NORTHERLY by land of the grantee, formerly of Lincoln, 66.00
feet, more or less, to other land of the grantee;
thence

EASTERLY by other land of the grantee and land of Alice
Wojdylak, formerly of Barnes et al, 115.50 feet,
more or less, to said Sanford Street; thence

SOUTHERLY by said Sanford Street, 66.00 feet more or less,
to the point of beginning.

Being the same and all of the same premises conveyed to us
by deed of Mary E. McDonald et al, dated July 18, 1958, recorded
with Norfolk Deeds, Book 3653, Page 285.

Witness our hands and seals this 5th day of August 19 65

John Atkinson
Frances L. Atkinson

Commonwealth of Massachusetts

Norfolk August 5, 19 65

Then personally appeared the above named John Atkinson and Frances L.
Atkinson

and acknowledged the foregoing instrument to be their free act and deed, before me

\$ 8.00 in U.S. Federal Stamp,
\$ 9.25 in Mass. Excise Stamp
affixed and cancelled on back of
this deed.

P. Joseph Kenney

Notary Public

My commission expires October 4, 19 69

Recorded Aug. 6, 1965 at 10h. 42m. A.M.

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS

IN THE MATTER OF: Robert J. and Virginia I. Heavey
Petitioners

OPINION OF THE BOARD

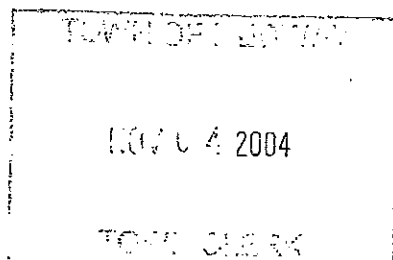
REQUEST FOR SPECIAL PERMIT
143 Village St.

Hearing: October 20, 2004

Decision: October 20, 2004

MEMBERS PRESENT: Joseph F. Musmanno, Chairman
Bonnie L. Tetrault
David J. Cole
Jeannette Morton
Matthew Flotta

THE WRITTEN OPINION WAS DELIVERED ON NOVEMBER 2, 2004



*30 day appeal
date NOV 24, 2004*

OPINION OF THE BOARD

This is a proceeding of the Zoning Board of Appeals of the Town of Medway, MA (hereinafter the Board) acting under the Zoning By-Laws of the Town of Medway, MA, 02053 and the Massachusetts General Law C40A, as amended, in which the petitioners, Robert J. and Virginia I. Heavey, request a Special Permit (V.D.1) to alter/change the building and its use from a bar/lounge with two dwelling units, to four one-bedroom dwelling units with under-building parking at 143 Village St., Medway, MA 02053.

Hearing

Notice of the Public Hearing by the Zoning Board of Appeals in this matter was published in the Milford Daily News on October 6 and 13, 2004. Notice also was sent to all "parties in interest" and posted in the Town Hall as required by Massachusetts General Laws Chapter 40A, Section 11.

The Public Hearing was held and the record closed on October 6, 2004. At the hearing seven (7) persons spoke in favor of the application, no one spoke in opposition.

Hearing Summary

The Applicant, Robert J. Heavey, appeared before the Board to request a Special Permit pursuant to Section V.D.1 of the By-Law to allow the alteration and change of use of the building at 143 Village St., located within the Commercial III zoning district. It is pre-existing, non-conforming, a corner lot, 5,680± square feet, with frontage on both Village and Sanford Streets. This is a mixed-use area in which Commercial, Residential, Municipal and Religious uses co-exist. The Applicants propose a complete renovation of the distressed building, purchased in April of 2004, as well as a change in use. The past and current use of the ground floor of the building has been a bar/lounge known as the Elm Club, and the upper floors housing two apartments, which have been vacant for approximately one year. The bar/lounge will be vacated in early 2005. The Applicants propose to change the mixed-use of the building, commercial/residential, to all residential with four one-bedroom units. Eight parking spaces will be provided, four under the building, and four to the rear. The planned removal of sections the building, specifically, the bar/lounge area, rear shed and front and rear porches, reduces somewhat the extent of non-conformity of the lot. The change of use to strictly residential would alleviate parking issues, noise, pedestrian endangerment, as well as eliminate large truck deliveries to the site. Further, the complete rehabilitation of the building would be of great benefit, not only to the neighborhood, but to the town as well.

Findings:

By vote of 5-0:

1. The granting of a Special Permit would not cause substantial detriment to the public good. To the contrary, the proposed plan would be a great improvement to the area and a benefit to the public good.

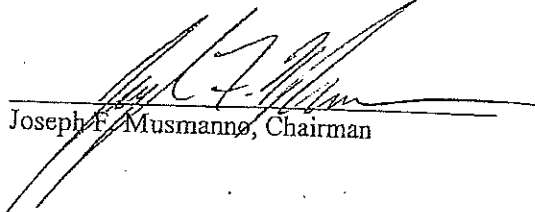
Special Permit Granted

By vote of 5-0, a Special Permit is granted to Robert J. and Virginia I. Heavey, pursuant to Section V.D.1 of the By-Law, authorizing the conversion of the building at 143 Village Street, Medway, MA 02053, for strictly residential use. Specifically, four (4) one-bedroom dwelling units as described in the application and testimony provided, subject to the following conditions and/or restrictions:

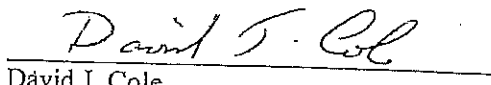
1. Eight parking spaces provided, four under the building and four off-street.
2. Sections of the building removed as shown on the plan provided, signed by this Board on October 20, 2004, and attached to this decision.

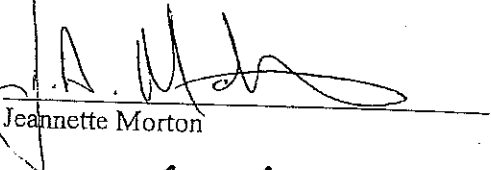
The Board hereby makes a detailed record of its findings and proceedings relative to this petition, sets forth its reasons for its findings and decision, incorporates by reference any plan or diagram received by it, directs that this decision be filed in the office of the Town Clerk and be made a public record and that notice and copies of its decision be made forthwith to all parties or persons interested.

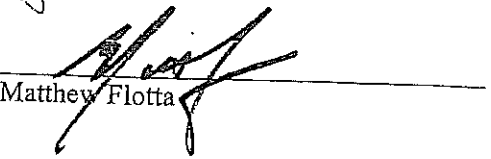
*IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAW, CHAPTER 40A,
SECTION 11 NO VARIANCE, SPECIAL PERMIT OR CONSTRUCTIVE GRANT OF A
VARIANCE TAKES EFFECT UNTIL RECORDED IN THE REGISTRY OF DEEDS.*


Joseph F. Musmanno, Chairman

Bonnie L. Tetrault


David J. Cole

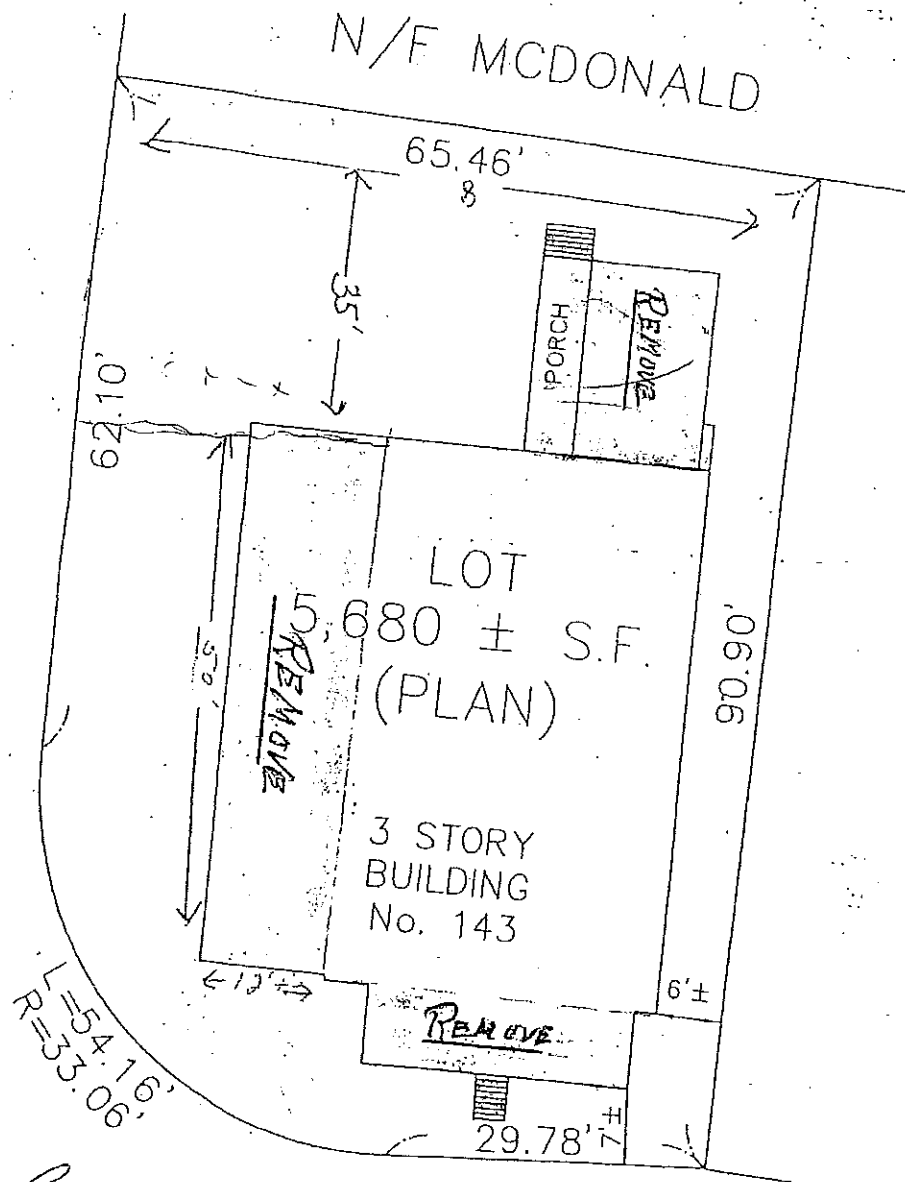

Jeannette Morton


Matthew Flotta

SANFORD STREET

N/F MCDONALD

N/F KIERNAN



Daniel J. Col

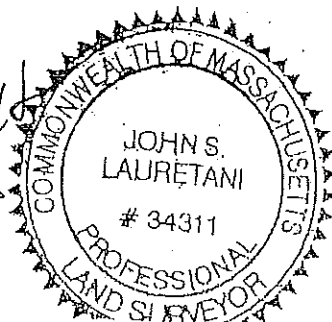
[Signature]

VILLAGE STREET

[Signature]

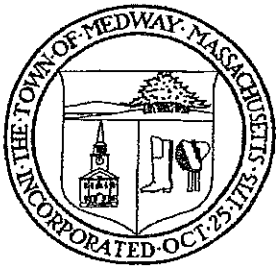
J. A. Mot

10/20/04



1" = 20'

LOCATION OF STRUCTURE(S)
BASED ON LINES OF OCCUPATION
ONLY. A MORE ACCURATE LOC
WILL REQUIRE AN INSTRUMENT
SURVEY



TOWN OF MEDWAY
BOARD OF ASSESSORS
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3203 FAX: 508-321-4981
www.townofmedway.org

F-0

REQUEST FOR ABUTTERS

Date of Request:

8/24/17

Property owner:

Virginia Heavey

Property location:

143 Village St

Parcel (property) ID:

60-092

Please specify: 100', 300' or 500' from subject parcel: 300'

THIS LIST IS REQUESTED FOR:

- ☒ Planning & Economic Development Board
☐ Zoning Board of Appeals
☐ Conservation Commission

REQUESTER INFORMATION:

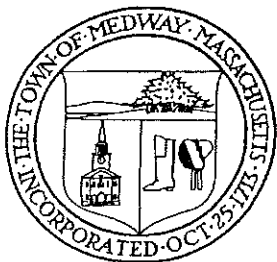
Name: Guerriere & Halton

Email address: dburlingame@gandhengineering.com

Address: 55 West Central St
Franklin Ma

Phone: 508-528-3221

THERE IS A FEE OF \$15.00 DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS. ***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU, YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***



TOWN OF MEDWAY
BOARD OF ASSESSORS
155 VILLAGE STREET
MEDWAY, MA 02053
PHONE: 508-533-3203 FAX: 508-321-4981
www.townofmedway.org

F-0

RECEIVED

AUG 24 2017

MEDWAY ASSESSORS
MEDWAY, MA 02053

REQUEST FOR ABUTTERS

Date of Request:

8/24/17

Property owner:

Virginia Heavey

Property location:

143 Village St

Parcel (property) ID:

60-092

Please specify: 100', 300' or 500' from subject parcel:

300'

THIS LIST IS REQUESTED FOR:

- ☒ Planning & Economic Development Board
☐ Zoning Board of Appeals
☐ Conservation Commission

REQUESTER INFORMATION:

Name: Guerriere & Halnon

Email address: dburlingame@gandhenengineering.com

Address:

55 West Central St
Franklin Ma

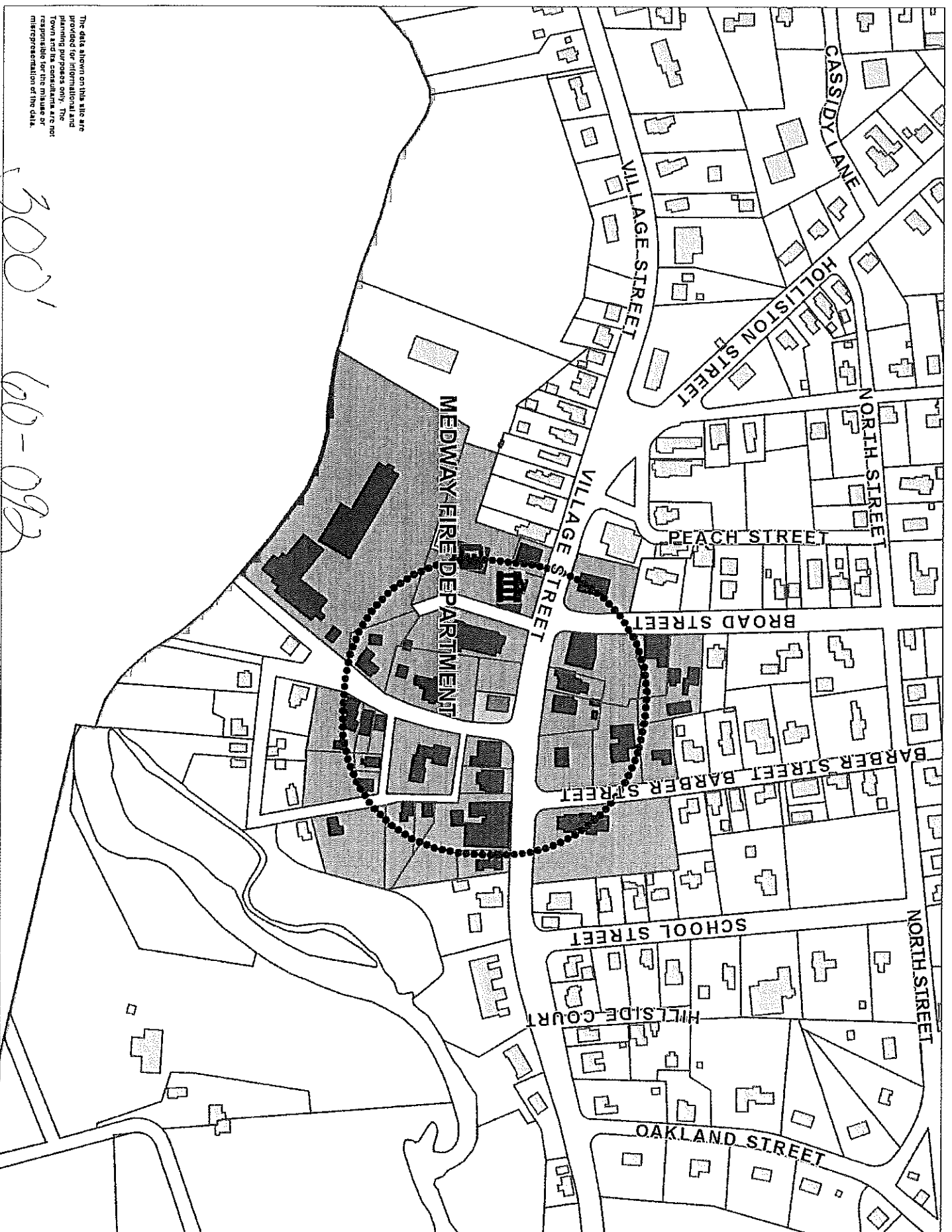
Phone:

508-528-3221

THERE IS A FEE OF \$15.00 DUE AT THE TIME OF REQUEST. THE LIST IS VALID FOR 90 DATE OF CERTIFICATION DATE. THE BOARD OF ASSESSORS RESERVES 10 WORKING DAYS TO PROVIDE ALL CERTIFIED LISTS OF ABUTTERS. ***IF YOU WISH TO HAVE THE LISTS MAILED BACK TO YOU, YOU MUST PROVIDE A SELF ADDRESSED STAMPED ENVELOPE LARGE ENOUGH FOR THREE SETS OF LABELS.***



- Fire Stations
- Police Stations
- Hospitals
- Town Hall
- Public Libraries
- Schools
- Leisure
- Community Health Centers
- MAA Commuter Rail
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Abutting Towns
- Town Boundary
- Buildings MOIS
- Streets



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 400 800 ft

Printed on 09/24/2017 at 01:00 PM

Town of Medway, MA GIS

300' 60-092

Parcel ID: 60-092
HEAVEY VIRGINIA I
6 SANFORD ST
MEDWAY, MA 02053

Parcel ID: 60-072
ROMAN CATHOLIC
OF BOSTON
2 BARBER ST.
MEDWAY, MA 02053

Parcel ID: 60-081
OHMSHIV, LLC
9 BROAD ST
MILFORD, MA 01757

Parcel ID: 60-082
LONDON ESTATES LIMITED
C/O WABAN MANAGEMENT
PO BOX 610-182
NEWTON HIGHLANDS, MA 02461

Parcel ID: 60-083
WABAN REAL ESTATE CORP
WINDSOR VILLAGE REALTY
PO BOX 610-182
NEWTON HIGHLANDS, MA 02461

Parcel ID: 60-084
MCGEEVER MICHAEL J
MCGEEVER SUSAN F
123 VILLAGE ST.
MEDWAY, MA 02053

Parcel ID: 60-086
KENDALL SETH LEIGH
KENDALL JENNIFER LEE
3 JOHN ST.
MEDWAY, MA 02053

Parcel ID: 60-087
VAN RYE JOHN N III
1 JOHN ST.
MEDWAY, MA 02053

Parcel ID: 60-088
HEAVEY ROBERT J
HEAVEY VIRGINIA I
6 SANFORD ST.
MEDWAY, MA 02053

Parcel ID: 60-089
SYLVIA JUSTIN A
HADAYIA JILL M
9 SANFORD ST
MEDWAY, MA 02053

Parcel ID: 60-090
ROMAN CATHOLIC
OF BOSTON
2 BARBER ST.
MEDWAY, MA 02053

Parcel ID: 60-091
ROMAN CATHOLIC
OF BOSTON
2 BARBER ST
MEDWAY, MA 02053

Parcel ID: 60-093
ROMAN CATHOLIC
OF BOSTON
2 BARBER ST.
MEDWAY, MA 02053

Parcel ID: 60-094
HEAVEY ROBERT J
HEAVEY VIRGINIA I
6 SANFORD ST.
MEDWAY, MA 02053

Parcel ID: 60-096
REARDON FAMILY TRUST
C/O CAROLINE ANDERSON
89 MAIN ST SUITE 100
MEDWAY, MA 02053

Parcel ID: 60-120
165 VILLAGE STREET
RICHARDSON &
165 VILLAGE ST.
MEDWAY, MA 02053

Parcel ID: 60-121
MEDWAY TOWN OF
MUNICIPAL
155 VILLAGE STEET
MEDWAY, MA 02053

Parcel ID: 60-214-C101
KEENAN MARY E
597 CIRCUIT AVE
POCASSET, MA 02559

Parcel ID: 60-214-C102
KEENAN MARY E
597 CIRCUIT AVE
POCASSET, MA 02559

Parcel ID: 60-214-C201
DOPPELT CELA
9 TISDALE DR UNIT 9
DOVER, MA 02030

Parcel ID: 60-214-C202
KATHIWALA PENELOPE A
28 OLDE COLONY DRIVE
SHREWSBURY, MA 01545

Parcel ID: 60-214-C301
HERSEY LEANNE S
166 VILLAGE ST. UNIT 301
MEDWAY, MA 02053

Parcel ID: 60-214-C302
DISOLA DEVELOPMENT LLC
946 GREAT PLAIN AVE
NEEDHAM, MA 02492

Parcel ID: 60-223
EVANS CHRISTOPHER P &
MARY C COLLINS
5 BARBER ST.
MEDWAY, MA 02053

Parcel ID: 60-224
GINLEY TRUSTEE JAMES P
GINLEY TRUSTEE KATHLEEN M
PO BOX J
FRANKLIN, MA 02038

Parcel ID: 60-225
VILLAGE STREET REALTY TR
C/O ANDREW O BLISS/TR
6 DEAN ST
MEDWAY, MA 02053

Parcel ID: 60-226
APITZ JAY
APITZ LEONILDA PEREIRA
144 VILLAGE ST.
MEDWAY, MA 02053

Parcel ID: 60-227
RICHARD P MALMBERG II
MALMBERG RICHARD P
66 TUSCANY ST
FRANKLIN, MA 02038

Parcel ID: 60-228
PARK STREET CLASSICS LLC
PETER BETHONEY
15 BARBER ST
MEDWAY, MA 02053

Parcel ID: 60-229
PARK STREET CLASSICS LLC
PETER BETHONEY
15 BARBER ST
MEDWAY, MA 02053

Parcel ID: 60-230
SAGHBINI JOHNNY
93 SUMMER ST
MEDWAY, MA 02053

Parcel ID: 70-008-C001
RAPOSA SARAH L
14 SANFORD ST UNIT 1
MEDWAY, MA 02053

Parcel ID: 70-008-C002
MOORE TIMOTHY
588 WALPOLE ST
NORWOOD, MA 02062

Parcel ID: 70-008-C003
HARBAGE ELIZABETH J.
2308 WOODHAVEN LANE
PORT BYRON, IL 61275

Parcel ID: 70-008-C004
CONROY DONNA M.
14 SANFORD ST. UNIT 4
MEDWAY, MA 02053

Parcel ID: 70-008-C005
PARR ALAN
PARR ANNE
2 GLEN PINES WAY
MILLIS, MA 02053

Parcel ID: 70-008-C006
HALE RAYMOND W
14 SANFORD ST. UNIT 6
MEDWAY, MA 02053

Parcel ID: 70-008-C007
PELLETIER SUSAN L
14 SANFORD ST. UNIT 7
MEDWAY, MA 02053

Parcel ID: 70-008-C008
GLENNY KELLY M
GLENNY NANETTE R
14 SANFORD ST. UNIT 8
MEDWAY, MA 02053

Parcel ID: 70-008-C009
HINRICHS RICHARD C
14 SANFORD ST. UNIT 9
MEDWAY, MA 02053

Parcel ID: 70-008-C010
ZOUBAREVA ELENA
14 SANFORD ST UNIT 10
MEDWAY, MA 02053

Parcel ID: 70-008-C011
SARGENTE PHILIP M
14 SANFORD ST. UNIT 11
MEDWAY, MA 02053

Parcel ID: 70-008-C012
MCCAFFERY REGINA
14 SANFORD ST. UNIT 12
MEDWAY, MA 02053

Parcel ID: 70-008-C013
ZIMMERMAN JOHN B
14 SANFORD ST UNIT 13
MEDWAY, MA 02053

Parcel ID: 70-008-C014
CLEMENT DIANE V
14 SANFORD ST UNIT 14
MEDWAY, MA 02053

Parcel ID: 70-008-C015
THURSTON MICHAEL A
14 SANFORD ST. UNIT 15
MEDWAY, MA 02053

Parcel ID: 70-008-C016
TAVOLIERI BRIAN J
14 SANFORD ST. UNIT 16
MEDWAY, MA 02053

Parcel ID: 70-008-C017
THOMPSON NANCY M
14 SANFORD ST UNIT 17
MEDWAY, MA 02053

Parcel ID: 70-008-C018
KAMPERSAL KODY S
KAMPERSAL LINDA P
14 SANFORD ST UNIT 18
MEDWAY, MA 02053

Parcel ID: 70-008-C019
MALINN FRANCIS
MALINN CHRISTINA
33 MARTIN ST
WEST ROXBURY, MA 02132

Parcel ID: 70-008-C020
CURLEY WILLIAM E
22 BACON ST
NATICK, MA 01760

Parcel ID: 70-008-C021
MUIR LORI A
14 SANFORD ST. UNIT 21
MEDWAY, MA 02053

Parcel ID: 70-008-C022
LEMPITSKY MATTHEW
14 SANFORD ST. UNIT 22
MEDWAY, MA 02053

Parcel ID: 70-008-C023
WEBBERSON JILLIAN
14 SANFORD ST UNIT 23
MEDWAY, MA 02053

Parcel ID: 70-008-C024
KURJANOWICZ MARY ANN
KURJANOWICZ FRANCIS
14 SANFORD ST UNIT 24
MEDWAY, MA 02053

Parcel ID: 70-008-C025
LATTANZIO CHARLES M
PO BOX 205
EAST DENNIS, MA 02641

Parcel ID: 70-008-C026
DODSON ALISON JILL
14 SANFORD ST. UNIT 26
MEDWAY, MA 02053

Parcel ID: 70-008-C027
MALONEY MICHAEL
14 SANFORD ST. UNIT 27
MEDWAY, MA 02053

Parcel ID: 70-008-C028
PATTON NANCY
14 SANFORD ST. UNIT 28
MEDWAY, MA 02053

Parcel ID: 70-008-C029
CAROL K DECAMP LIFE
DECAMP CAROL K
14 SANFORD ST UNIT 29
MEDWAY, MA 02053

Parcel ID: 70-008-C030
LEVINSON RANDI
14 SANFORD ST. UNIT 30
MEDWAY, MA 02053

Parcel ID: 70-008-C031
STACEY MARY ELIZABETH
14 SANFORD ST UNIT 31
MEDWAY, MA 02053

Parcel ID: 70-008-C032
PUNTIERI ANTHONY
14 SANFORD ST UNIT 32
MEDWAY, MA 02053

Parcel ID: 70-008-C033
SCHROEDER JACKSON
SCHROEDER JEFF
14 SANFORD ST. UNIT 33
MEDWAY, MA 02053

Parcel ID: 70-008-C034
SHELIN KARL D.
14 SANFORD ST. UNIT 34
MEDWAY, MA 02053

Parcel ID: 70-008-C035
GRAHAM ELIZABETH C
14 SANFORD ST. UNIT 35
MEDWAY, MA 02053

Parcel ID: 70-008-C036
FONTECCHIO ANNMARIE
14 SANFORD ST. UNIT 36
MEDWAY, MA 02053

Parcel ID: 70-008-C037
KEANE DEVIN F
14 SANFORD ST. UNIT 37
MEDWAY, MA 02053

Parcel ID: 70-008-C038
BRUSH PATRICIA E.
14 SANFORD ST. UNIT 38
MEDWAY, MA 02053

Parcel ID: 70-008-C039
KEIRSTEAD SANDRA J
14 SANFORD ST. UNIT 39
MEDWAY, MA 02053

Parcel ID: 70-008-C040
MARGUERITE AMANDA E
14 SANFORD ST. UNIT 40
MEDWAY, MA 02053

Parcel ID: 70-008-C041
WARSHESKI CHRISTINA
14 SANFORD ST. UNIT 41
MEDWAY, MA 02053

Parcel ID: 70-008-C042
ORLANDO LUIS
14 SANFORD ST. UNIT 42
MEDWAY, MA 02053

Parcel ID: 70-008-C043
HARGREAVES KAYLEE
14 SANFORD ST. UNIT 43
MEDWAY, MA 02053

Parcel ID: 70-008-C044
CIPOLETTA CHARLES D.
14 SANFORD ST. UNIT 44
MEDWAY, MA 02053

Parcel ID: 70-008-C045
TETREAULT KEVIN
14 SANFORD ST. UNIT 45
MEDWAY, MA 02053

Parcel ID: 70-008-C046
CARDIFF COURTNEY N
14 SANFORD ST. UNIT 46
MEDWAY, MA 02053

Parcel ID: 70-008-C047
DOYLE MICHAEL K.
14 SANFORD ST. UNIT 47
MEDWAY, MA 02053

Parcel ID: 70-008-C048
DONNELLY LINDA J
14 SANFORD ST. UNIT 48
MEDWAY, MA 02053

Parcel ID: 70-008-C049
SEILE SHANNON
14 SANFORD ST. UNIT 49
MEDWAY, MA 02053

Parcel ID: 70-008-C050
MINKLE FREDERICK G
MINKLE EMILY D
14 SANFORD ST UNIT 50
MEDWAY, MA 02053

Parcel ID: 70-008-C051
ARSENAULT ANGELA K
14 SANFORD ST. UNIT 51
MEDWAY, MA 02053

Parcel ID: 70-008-C052
KOZAK JAMES C
FONTECCHIO ANNMARIE
14 SANFORD ST UNIT 52
MEDWAY, MA 02053

Parcel ID: 70-008-C053
GUENTHER
GUENTHER FAMILY
14 SANFORD ST. UNIT 53
MEDWAY, MA 02053

Parcel ID: 70-008-C054
EDMUNDS RENEE
14 SANFORD STREET UNIT 54
MEDWAY, MA 02053

Parcel ID: 70-008-C055
PROCYK TERRY LEAH
14 SANFORD ST. UNIT 55
MEDWAY, MA 02053

Parcel ID: 70-008-C056
JOMINI ALEXANDRA
14 SANFORD STREET UNIT 56
MEDWAY, MA 02053

Parcel ID: 70-008-C057
MARTELL JENNIFER E
14 SANFORD ST. UNIT 57
MEDWAY, MA 02053

Parcel ID: 70-008-C058
JORGENSEN ANNE M
14 SANFORD ST UNIT 58
MEDWAY, MA 02053

Parcel ID: 70-008-C059
ZAWISTOWSKI ROBERT I.
14 SANFORD ST. UNIT 59
MEDWAY, MA 02053

Parcel ID: 70-008-C060
BAHERY MICHAEL
19 FIELD ROAD
MEDWAY, MA 02053

Parcel ID: 70-008-C061
SULLIVAN EILEEN M
14 SANFORD ST. UNIT 61
MEDWAY, MA 02053

Parcel ID: 70-008-C062
JOANNE I OJA FAMILY
OJA JOANNE I TRUSTEE
14 SANFORD ST. UNIT 62
MEDWAY, MA 02053

Parcel ID: 70-008-C063
ROSITANO MATTHEW D
14 SANFORD ST. UNIT 63
MEDWAY, MA 02053

Parcel ID: 70-008-C064
MURRAY OWEN P JR
14 SANFORD ST. UNIT 64
MEDWAY, MA 02053

Parcel ID: 70-008-C065
GAVALLER CRISTINA C
14 SANFORD STREET UNIT 65
MEDWAY, MA 02053

Parcel ID: 70-008-C066
CARRIGAN SANDRA A.
14 SANFORD ST. UNIT 66
MEDWAY, MA 02053

Parcel ID: 70-008-C067
EASON JONATHAN
SUMNER KRISTEN
14 SANFORD ST. UNIT 67
MEDWAY, MA 02053

Parcel ID: 70-008-C068
SIVACEK KRISTINE
14 SANFORD ST. UNIT 68
MEDWAY, MA 02053

Parcel ID: 70-008-C069
MOSCHINI MICHAEL U
MOSCHINI DIANE M
34 BAY COLONY DR
ASHLAND, MA 01721

Parcel ID: 70-010
BOZYCZKO JOSEPH M
BOZYCZKO VICTORIA
52 DEAN RD.
HOLLISTON, MA 01746

Parcel ID: 70-011
DEFOYD WES
DEFOYD ERIN
4 MANSION ST.
MEDWAY, MA 02053

Parcel ID: 70-012
SHEA MATTHEW
SHEA KRISTINA
6 MANSION ST
MEDWAY, MA 02053

Parcel ID: 70-016
REARDON JOHN III
REARDON JANET
13 SANFORD ST.
MEDWAY, MA 02053

Parcel ID: 70-022
CARLAN PATRICIA JOANNA
5 JOHN ST.
MEDWAY, MA 02053



THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF MEDWAY.
WE CERTIFY THAT AT TIME OF LAST ASSESSMENT, THE NAMES AND
ADDRESSES OF ALL PROPERTY OWNERS ARE ACCURATE.

[Signature]
Chair of the Board of Assessors

Date

2/24/17

Medway Parcels only

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER. HEAT SENSITIVE RED INK MARKS DISAPPEAR WITH HEAT.

N.E. PREMIER PROPERTIES LLC
5 SHEILA LANE
FRANKLIN, MA 02038

53-7203/2113 1027

DATE 9/5/17

PAY TO THE ORDER OF Town of Medway \$ 500.00
Five Hundred 00/100 DOLLARS

DEAN BANK
Franklin, MA 02038

MEMO Plan Review Fee Kevin Turner MP

⑆211372035⑆ 2001012943⑈ 1027

Details on back Security features

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER. HEAT SENSITIVE RED INK MARKS DISAPPEAR WITH HEAT.

N.E. PREMIER PROPERTIES LLC
5 SHEILA LANE
FRANKLIN, MA 02038

53-7203/2113 1026

DATE 9/5/17

PAY TO THE ORDER OF Town of Medway \$ 575.00
Five Hundred Seventy Five 00/100 DOLLARS

DEAN BANK
Franklin, MA 02038

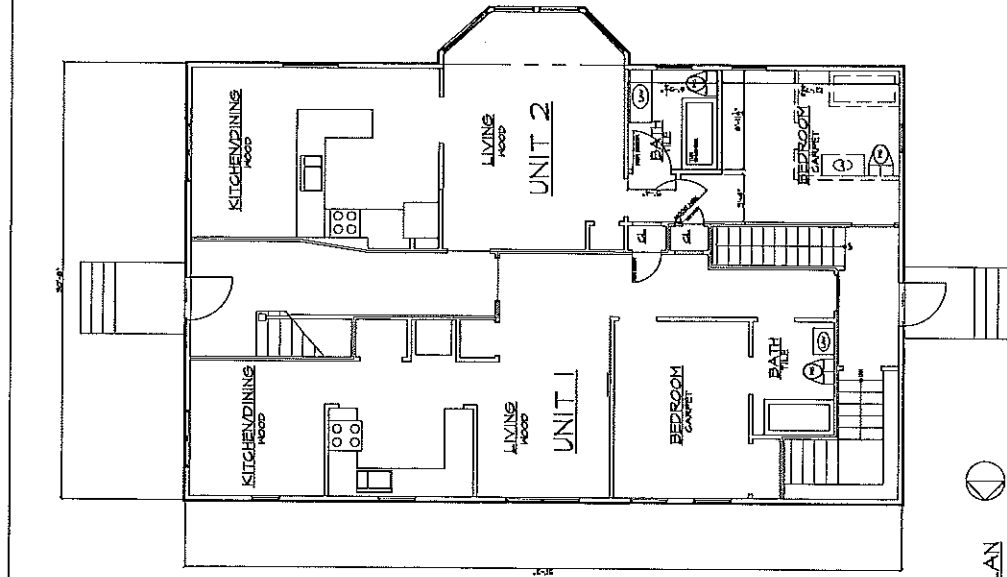
MEMO Filing Fee Kevin Turner MP

⑆211372035⑆ 2001012943⑈ 1026

Details on back Security features

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
NO. 101	NO. 102	NO. 103	NO. 104	NO. 105	NO. 106	NO. 107	NO. 108	NO. 109	NO. 110	NO. 111	NO. 112	NO. 113	NO. 114	NO. 115	NO. 116	NO. 117	NO. 118	NO. 119	NO. 120	NO. 121	NO. 122	NO. 123	NO. 124	NO. 125	NO. 126	NO. 127	NO. 128	NO. 129	NO. 130	NO. 131	NO. 132	NO. 133	NO. 134	NO. 135	NO. 136	NO. 137	NO. 138	NO. 139	NO. 140	NO. 141	NO. 142	NO. 143	NO. 144	NO. 145	NO. 146	NO. 147	NO. 148	NO. 149	NO. 150	NO. 151	NO. 152	NO. 153	NO. 154	NO. 155	NO. 156	NO. 157	NO. 158	NO. 159	NO. 160	NO. 161	NO. 162	NO. 163	NO. 164	NO. 165	NO. 166	NO. 167	NO. 168	NO. 169	NO. 170	NO. 171	NO. 172	NO. 173	NO. 174	NO. 175	NO. 176	NO. 177	NO. 178	NO. 179	NO. 180	NO. 181	NO. 182	NO. 183	NO. 184	NO. 185	NO. 186	NO. 187	NO. 188	NO. 189	NO. 190	NO. 191	NO. 192	NO. 193	NO. 194	NO. 195	NO. 196	NO. 197	NO. 198	NO. 199	NO. 200

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



DATE	TIME	LOCATION	DESCRIPTION
10/10/2023	10:00	101	101 WALL PARTITION
10/10/2023	10:00	101	101 WALL PARTITION
10/10/2023	10:00	101	101 WALL 2 HOUR
10/10/2023	10:00	101	101 WALL PARTITION TO BE REMOVED

ARCHITECT
JG
UG ARCHITECTURE
1000 WINTER STREET
HOLLISTON, MA 01748
508.300.3195
www.jugarchitecture.com
info@jugarchitecture.com



STRUCTURAL

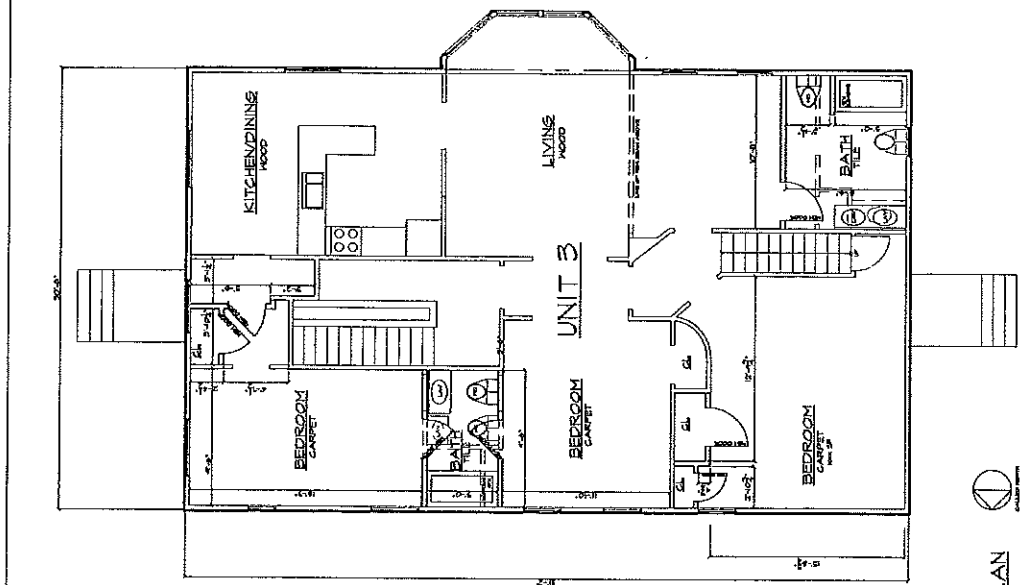
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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-06-2011 BY 60322 UCBAW

DECLASSIFY ON: OADR REQUEST OR AUTOMATICALLY ON:
DATE 08-06-2011 BY 60322 UCBAW


sheet title:
FLOOR PLAN
REFLECTED
CEILING PLAN
FRAMING PLAN

A-102

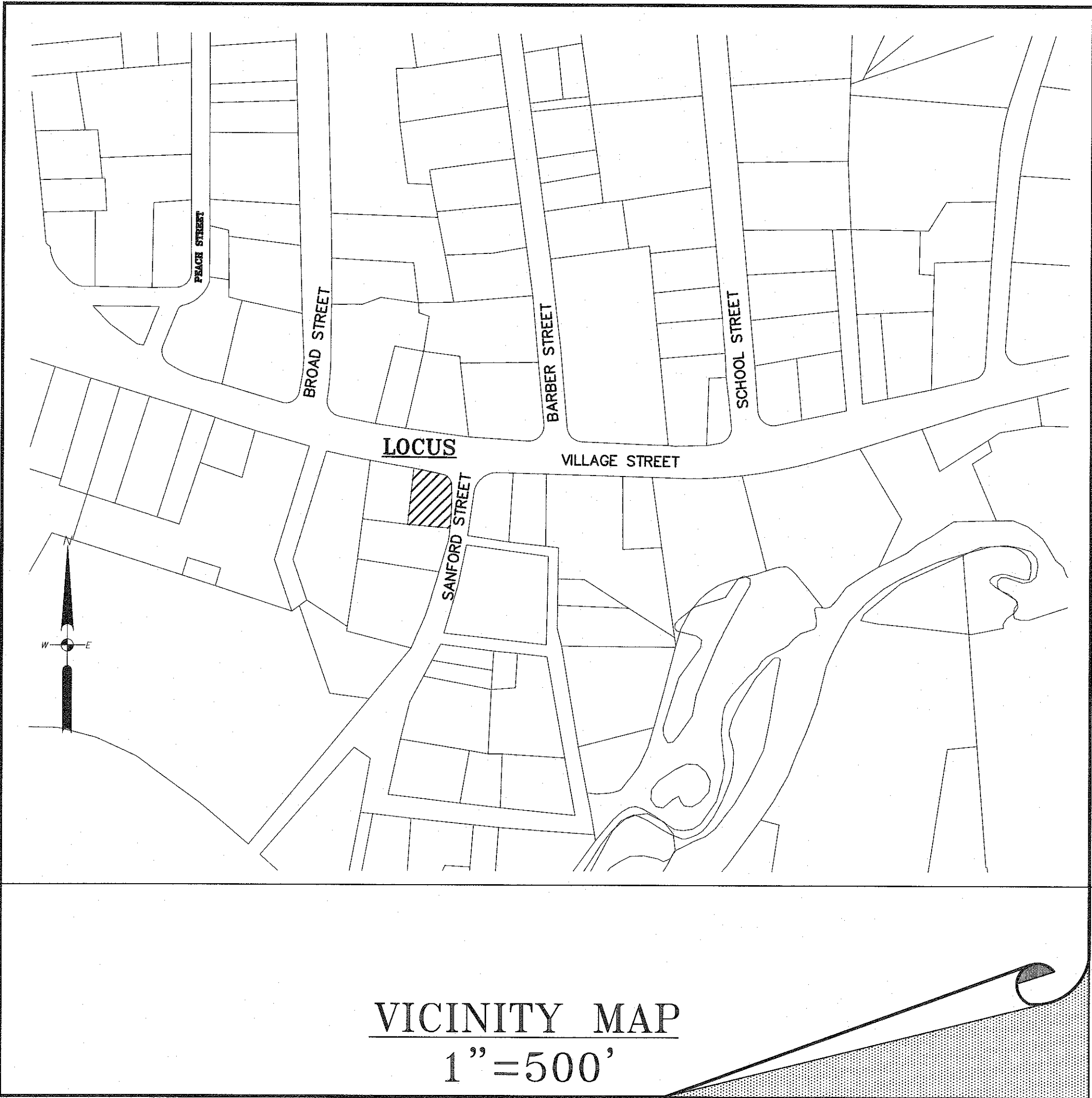


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

 NORTH

MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS



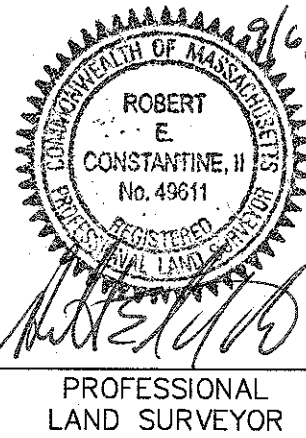
INDEX

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

JOB NO.
F4158

APPROVED DATE:
MEDWAY PLANNING BOARD

DATE: _____
BEING A MAJORITY



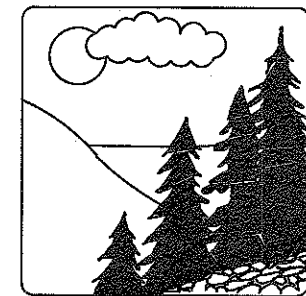
OWNER: VIRGINIA I. HEAVEY
6 SANFORD STREET
MEDWAY, MA 02053
DEED BK. 20894 PG. 320

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

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

REVISIONS

DATE	REVISED



Guerriere
&
Halnon, Inc.

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

COVER

MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE
SEPTEMBER 6, 2017

SCALE
AS-NOTED

SHEET
1 OF 7

JOB NO.
F4158

UTILITIES ARE PLOTTED AS-A COMPILATION OF RECORD DOCUMENTS (MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE-AT 1(888)DIG-SAFE(72333).

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

TESTING INFORMATION

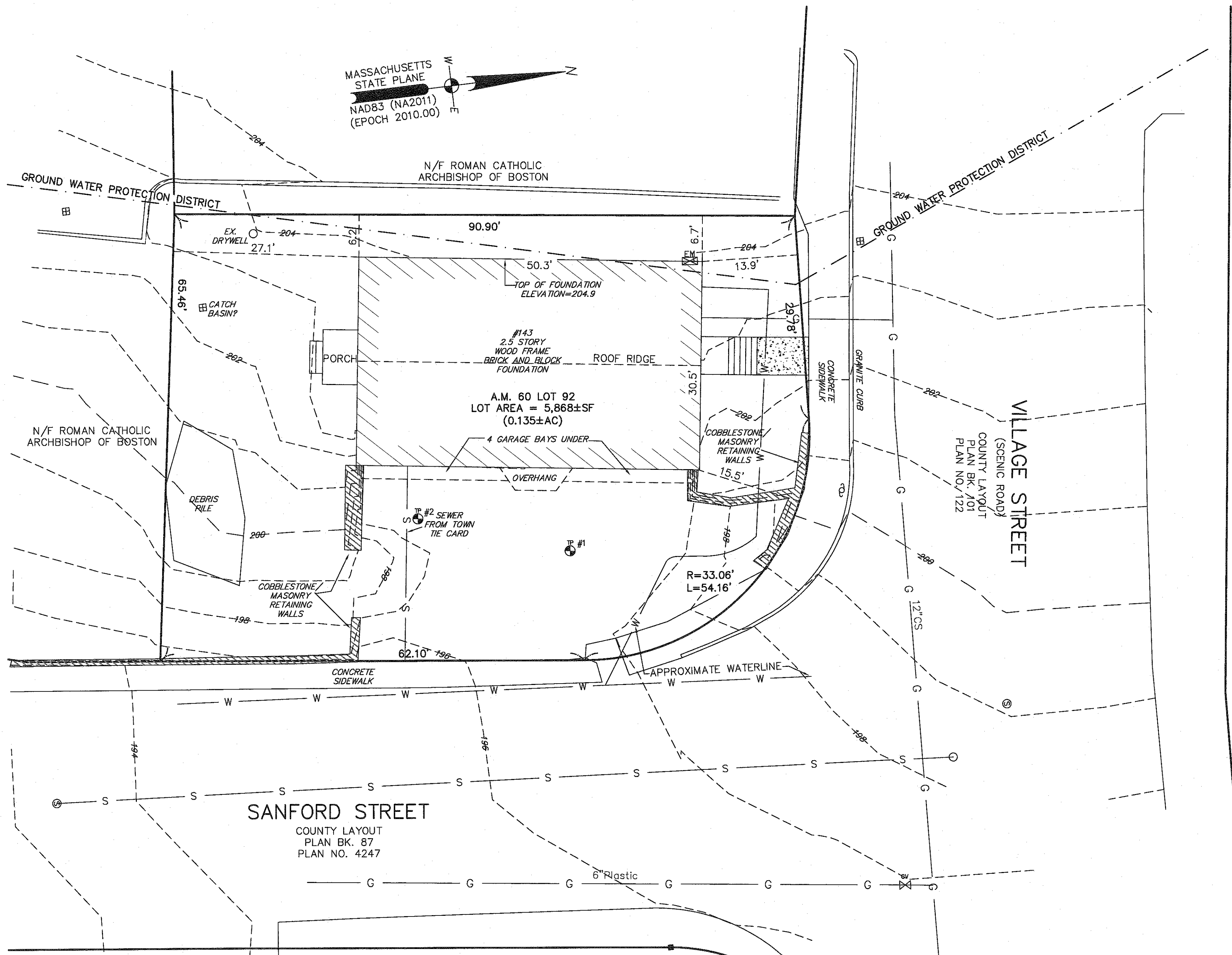
DATE: AUGUST 31, 2017

BY: MICHAEL HASSETT, SOIL EVALUATOR

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

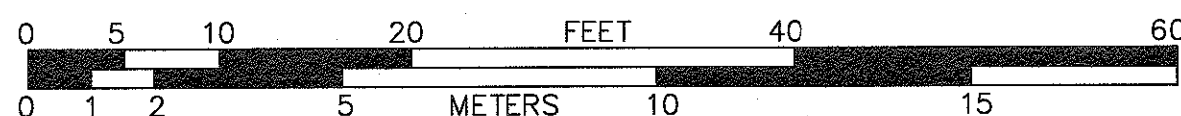
NOTE:

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



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

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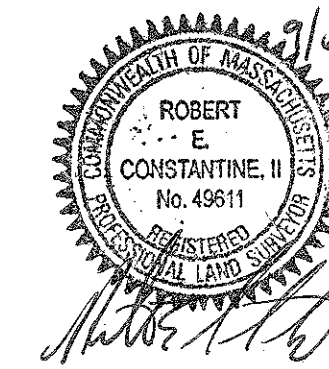


PLAN REFERENCES:

- SEE PLAN DATED MARCH 7, 1927 BY A. SCHUYLER CLAPP RECORDED IN DEED BOOK 1735 PAGE 354
- SEE COUNTY LAYOUT OF VILLAGE STREET IN PLAN BOOK 101 PLAN NO. 122
- SEE COUNTY LAYOUT OF SANFORD STREET IN PLAN BOOK 87 PLAN NO. 4247

APPROVED DATE:
MEDWAY PLANNING BOARD

DATE: _____
BEING A MAJORITY



PROFESSIONAL
LAND SURVEYOR

PROFESSIONAL
ENGINEER

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

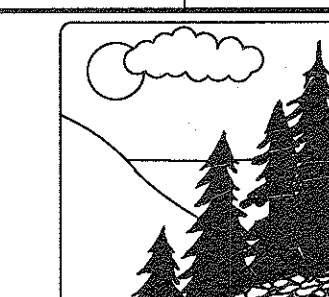
APPLICANT:
N.E. PREMIER PROPERTIES, LLC
KEVIN TUCCERI, MANAGER
5 SHIELA LANE
FRANKLIN, MA 02038

LOCUS:

143 VILLAGE STREET
A.M. 60 LOT 92

REVISIONS

DATE	REVISED



**Guerriere
&
Halnon, Inc.**









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

EXISTING CONDITIONS

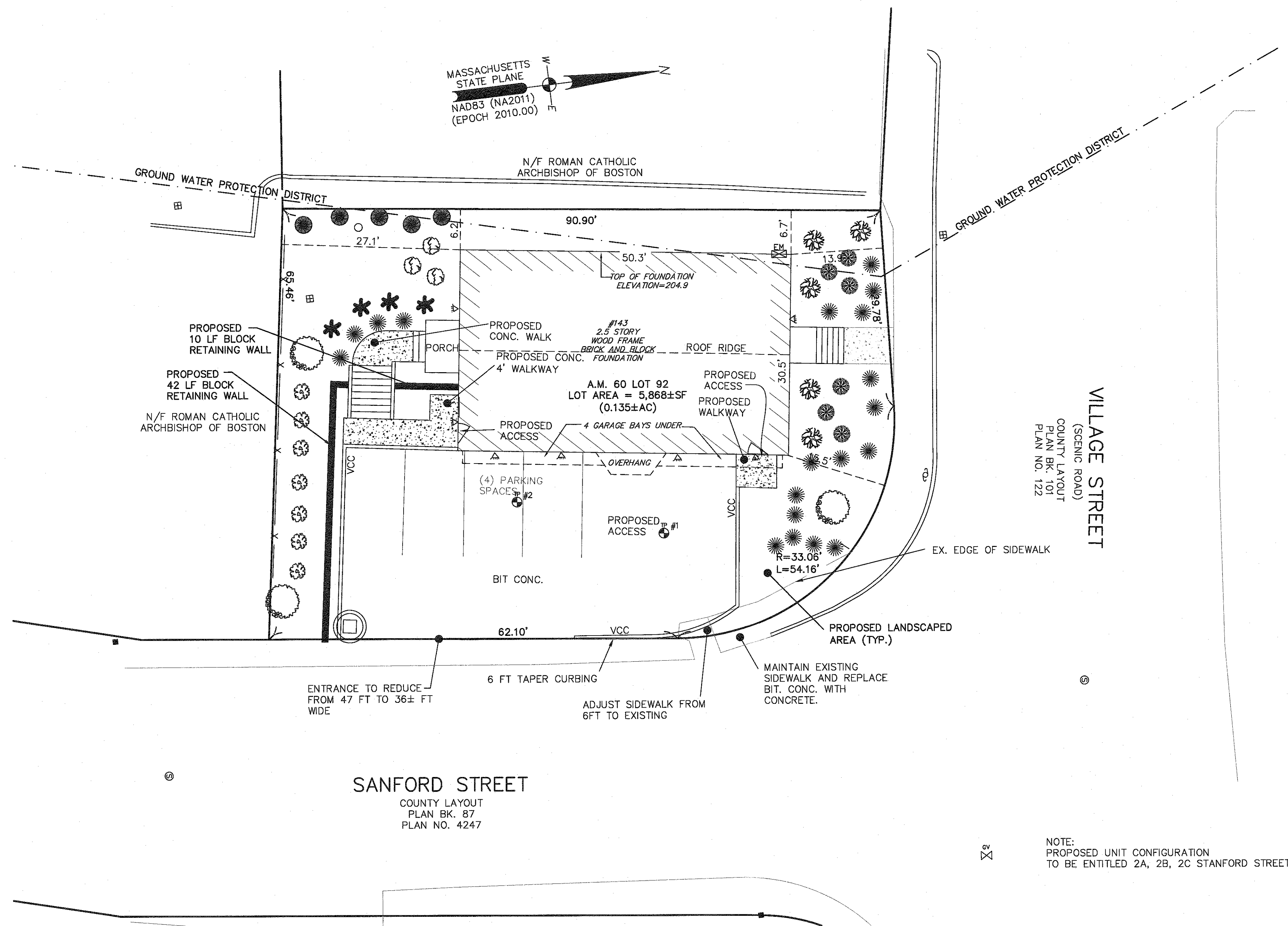
MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE
SEPTEMBER 6, 2017
SHEET
2 OF 7

SCALE
1"=10'
JOB NO.
F4158

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

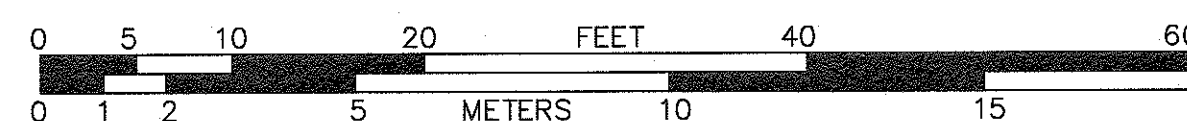
ZONING INFORMATION
VILLAGE COMMERCIAL



NOTES

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



9/6/11

COMMONWEALTH OF MASSACHUSETTS
 ROBERT E. CONSTANTINE, II
 No. 49611
 REGISTERED
 PROFESSIONAL LAND SURVEYOR

9/6/17

COMMONWEALTH OF MASSACHUSETTS
DALE MACDONALD
CIVIL
No. 34576
REGISTERED
PROFESSIONAL ENGINEER

Dale MacDonal
PROFESSIONAL
ENGINEER

<u>OWNER:</u>	<u>APPLICANT:</u>
VIRGINIA I. HEAVEY	N.E. PREMIER PROPERTIES, LLC
6 SANFORD STREET	KEVIN TUCCERI, MANAGER
MEDWAY, MA 02053	5 SHIELA LANE
DEED BK. 20894 PG. 320	FRANKLIN, MA 02038

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

R E V I S I O N S	
DATE	REVISED



**Guerriere
&
Halnon, Inc.**

Engineering & Land Surveying
55 WEST CENTRAL STREET
FRANKLIN, MA 02038

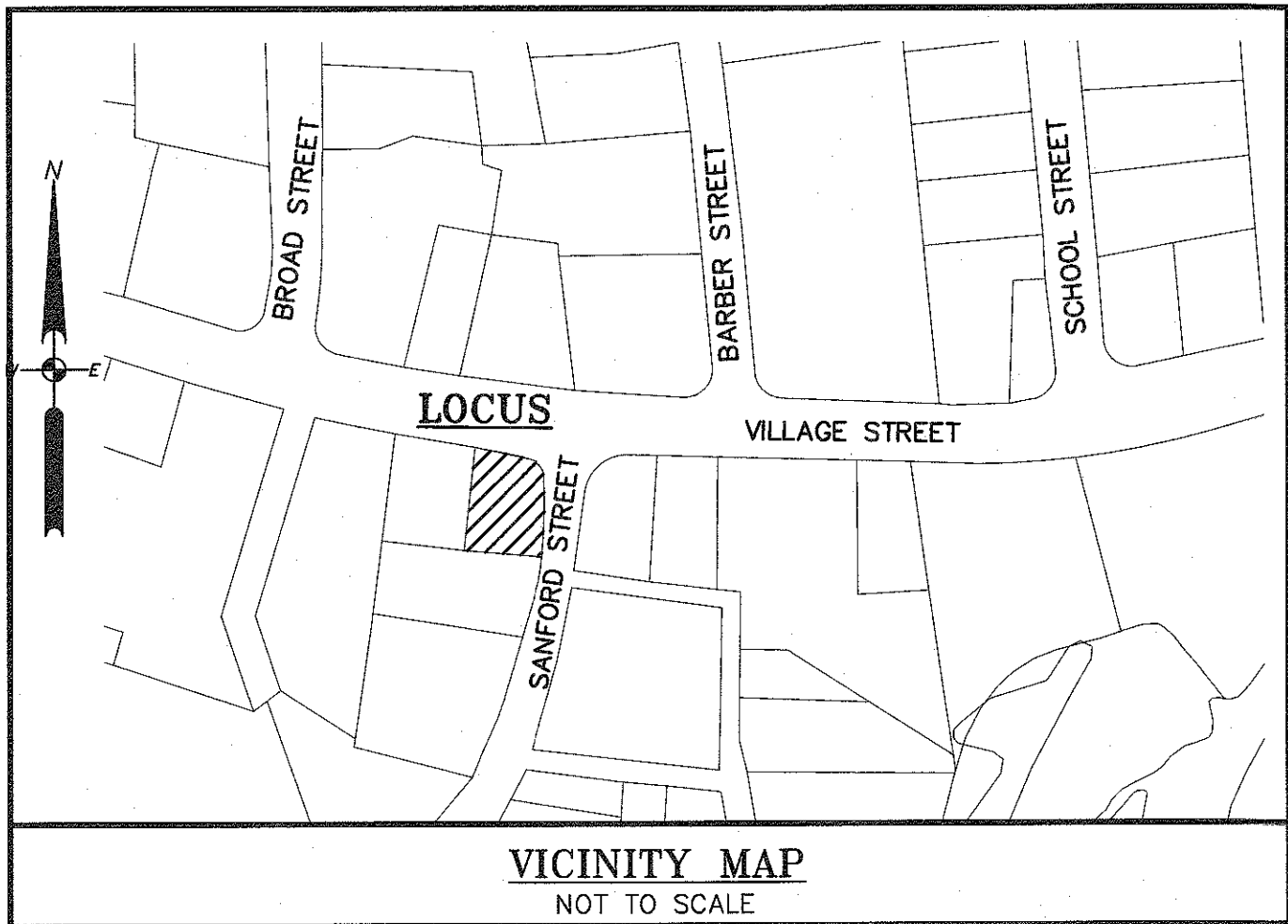
Ph. (508) 528-3221
Fx. (508) 528-7921

www.gandhengineering.com

SITE LAYOUT & LANDSCAPING PLAN

DATE SEPTEMBER 6, 2017	SCALE 1"=10'
SHEET 3 OF 7	JOB NO. F4158

JOB NO. F4137



LEGEND

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

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	LITTLE LEAF LINDEN TILIA CORDATA	4' MIN. 2.5" CAL.	3
	ROSE OF SHARON HIBISCUS SYRIACUS	5 GAL.	7
	JUNIPER PLUMROSA COMPACTA	3 GAL.	11

ZONING INFORMATION
VILLAGE COMMERCIAL

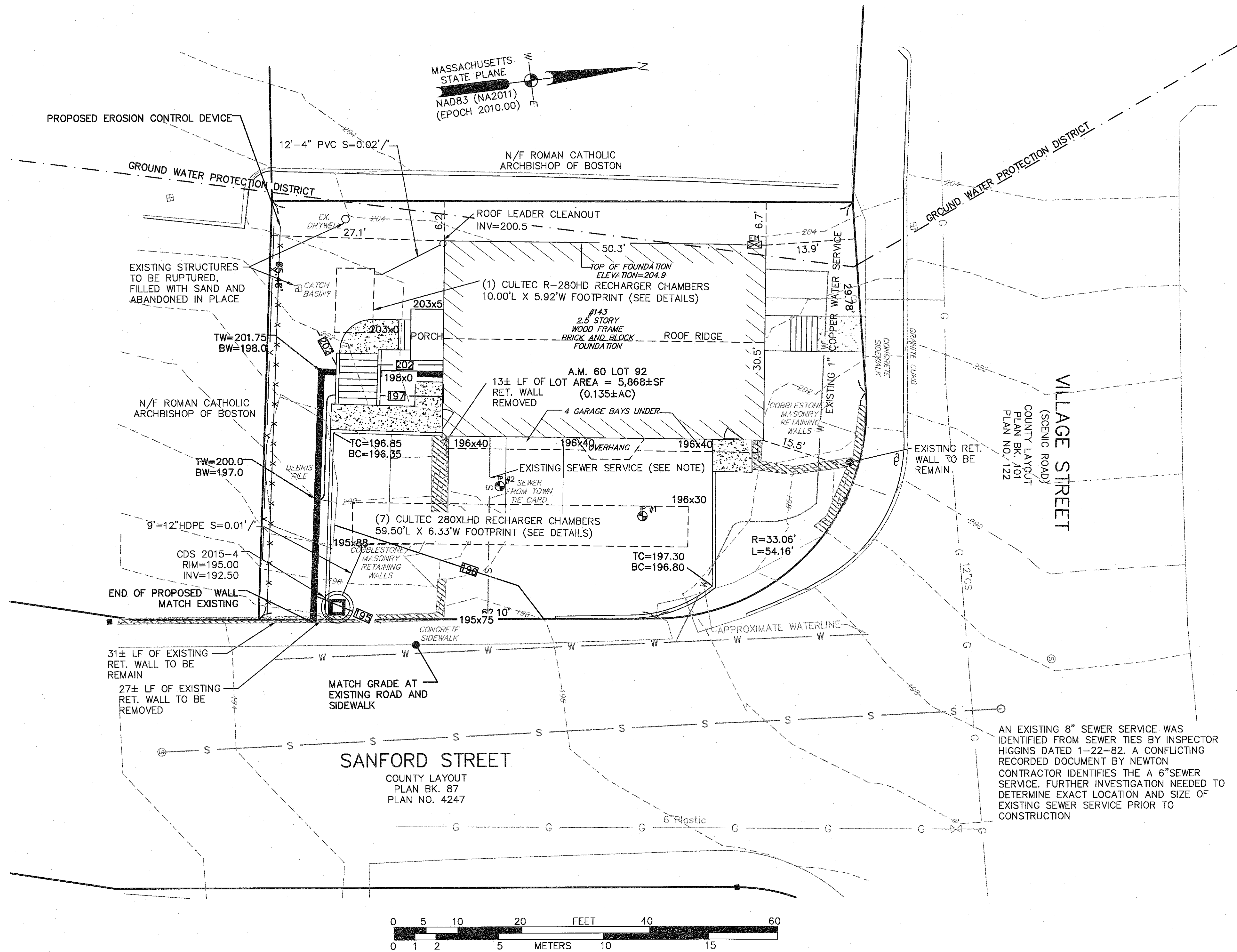
	REQUIRED	EXISTING
AREA	10,000SF	5,868±SF.
FRONTAGE	N/A	N/A
FRONT YARD	20'	13.9'±
SIDE YARD	10'	6.2'±
REAR YARD	10'	N/A
LOT COVERAGE	80%	28%
BUILDINGS		
LOT COVERAGE		
AREA	N/A	N/A

NOTES

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

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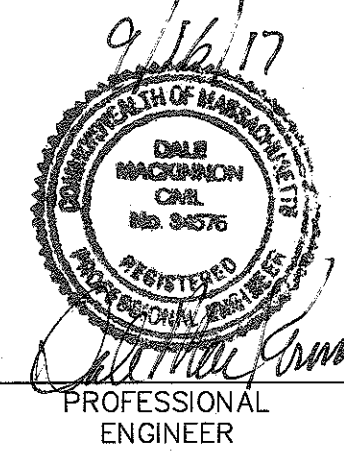
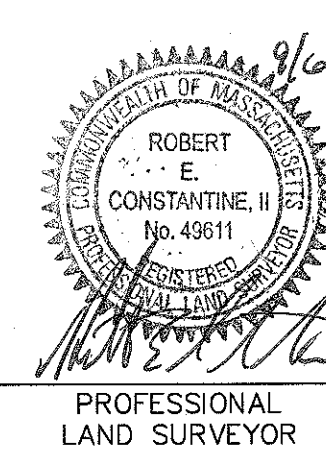


STORM DRAINAGE NOTES

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

UTILITY NOTE

ALL UTILITIES SHALL BE CONSTRUCTED ACCORDING TO STATE AND LOCAL REGULATIONS.



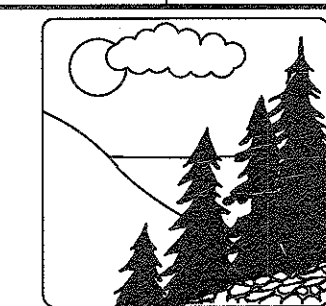
OWNER: VIRGINIA I. HEAVEY
6 SANFORD STREET
MEDWAY, MA 02053
DEED BK. 20894 PG. 320

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

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

REVISIONS

DATE	REVISED



Guerriere
&
Halnon, Inc.

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

GRADING, UTILITY AND
EROSION CONTROL PLAN

MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE SEPTEMBER 6, 2017	SCALE 1"=10'
SHEET 4 OF 7	JOB NO. F4158

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

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

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

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



FEATURES & SPECIFICATIONS

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

CONSTRUCTION — Rugged cast-aluminum housing is protected by a thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a minimum 1 mil thickness for a finish that can withstand extreme climate change without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight — 2.4 lbs.

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

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

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

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input — 8.5 watts.

Operating temperature — 30°C to 40°C.

Amps @ 120V — .076.

Surge protection — 2.5KV.

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

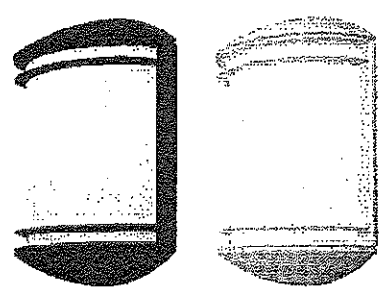
LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

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

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

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

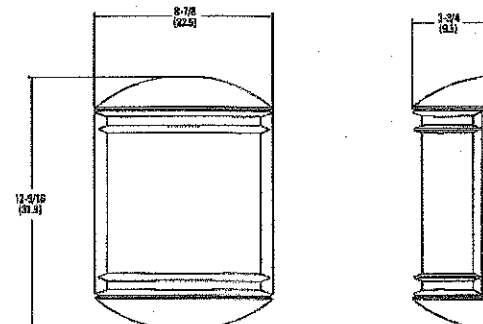
Note: Specifications subject to change without notice.



Outdoor General Purpose

OLCS

OUTDOOR LED CAST SCENE



All dimensions are inches (centimeters) unless otherwise indicated.



FEATURES & SPECIFICATIONS

INTENDED USE — For building and wall-mounted applications.

CONSTRUCTION — Extruded aluminum body with cast end caps is mounted with 1/4" bolts, in formed steel wall bracket. Housing body rotates to allow for variable aiming. Standard finish is dark bronze (D30) polyester powder. Other architectural colors available.

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

OPTICAL SYSTEM — Contoured optics with anodized, aluminum reflectors: segmented, specular or homogeneous finish.

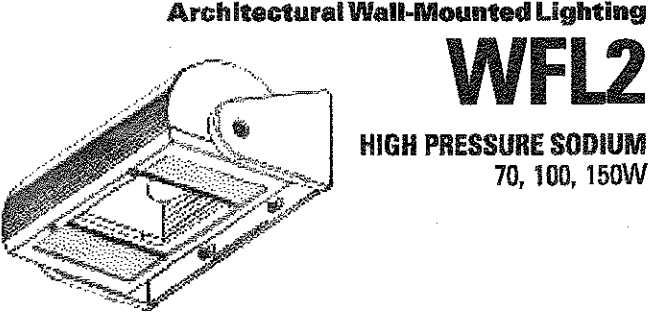
Clear, impact-resistant, tempered glass lens with silicone.

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

Medium-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. 60V max rated. UL listed 600W, 600V.

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

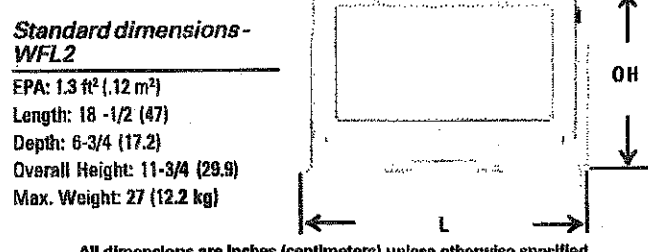
LISTINGS — E- listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options). IP65 rated in accordance with IEC standard 829.



Architectural Wall-Mounted Lighting

WFL2

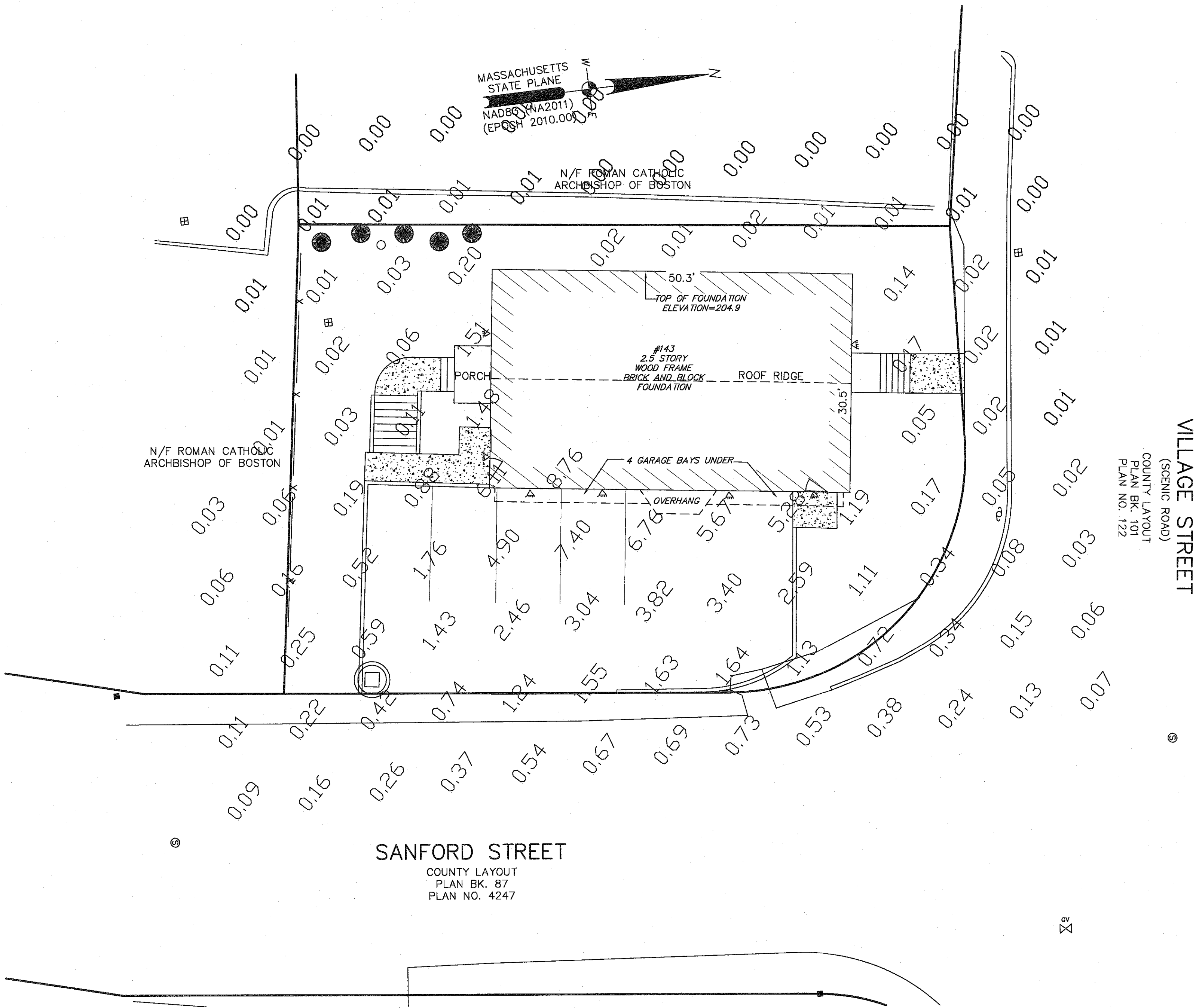
HIGH PRESSURE SODIUM
70, 100, 150W



All dimensions are inches (centimeters) unless otherwise specified.

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

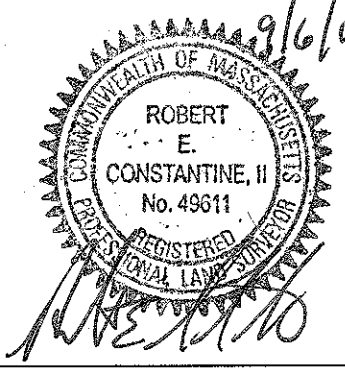
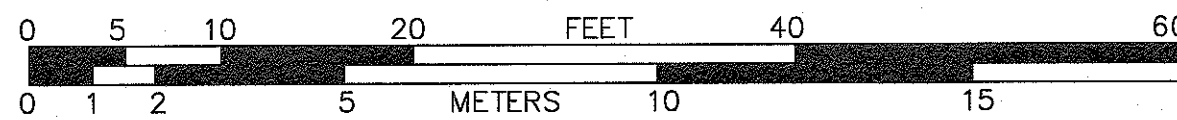
CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



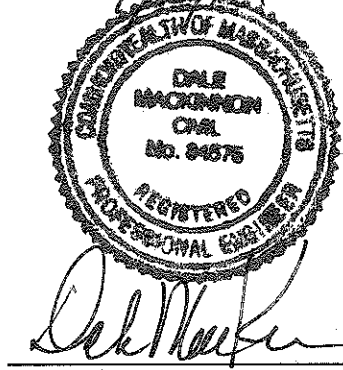
SANFORD STREET

COUNTY LAYOUT
PLAN BK. 87
PLAN NO. 4247

VILLAGE STREET
(SCENIC ROAD)
COUNTY LAYOUT
PLAN BK. 110
PLAN NO. 122



PROFESSIONAL
LAND SURVEYOR



PROFESSIONAL
ENGINEER

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

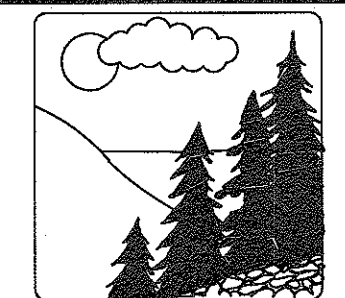
APPLICANT:
N.E. PREMIER PROPERTIES, LLC
KEVIN TUCCERI, MANAGER
5 SHIELA LANE
FRANKLIN, MA 02038

LOCUS:

143 VILLAGE STREET
A.M. 60 LOT 92

REVISIONS

DATE	REVISED



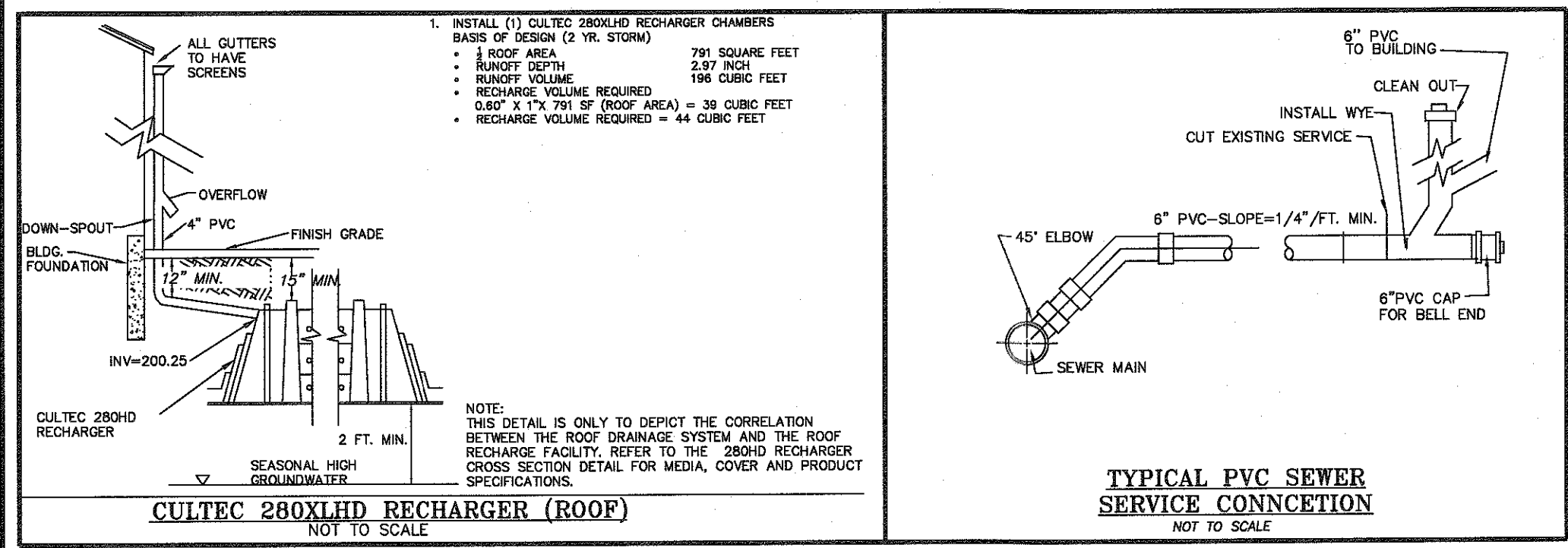
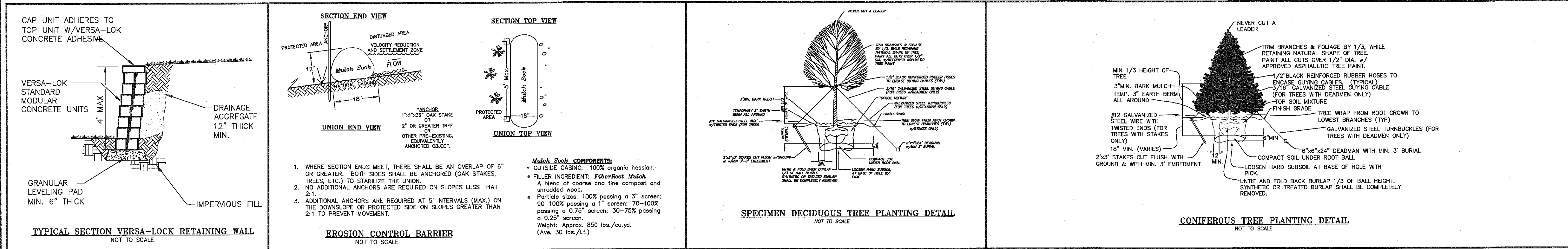
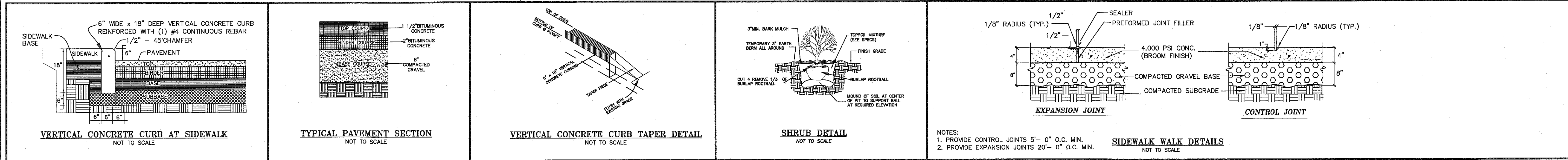
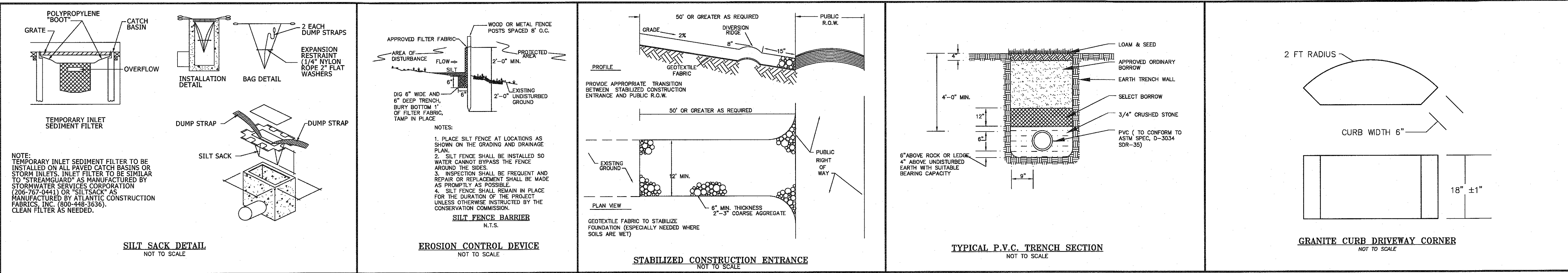
**Guerriere
&
Halnon, Inc.**

Engineering & Land Surveying
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Fx. (508) 528-7921 FRANKLIN, MA 02038
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PROPOSED PHOTOMETRIC PLAN

MULTI FAMILY HOUSING
SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE SEPTEMBER 8, 2017	SCALE 1"=10'
SHEET 5 OF 7	JOB NO. F4158



JOB NO. **F4137**

9/6/2017
DALE MACQUINN
CIVIL
No. 34575
REGISTERED
PROFESSIONAL ENGINEER

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

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

REVISIONS	
DATE	REVISED
1/16/17	PER CLIENT REQUEST

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

CONSTRUCTION DETAILS

AND SPECIAL PERMIT
143 VILLAGE
STREET
MEDWAY
MASSACHUSETTS

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

CULTEC RECHARGER® 280HD SPECIFICATIONS

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

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK POLYETHYLENE.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 18 INCHES (450 mm).
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" (286 mm) AND HEIGHT OF 11.5" (293 mm MIN.). THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES [31 mm].
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT³ / FT (0.566 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT³ / UNIT (1.205 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 280HD CHAMBER WILL HAVE EIGHTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 280HD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
17. THE RECHARGER 280HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
18. THE RECHARGER 280HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE FULLY OPEN END WALL, AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
22. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP LOCATED ON TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
23. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
24. THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2008 CERTIFIED FACILITY
25. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

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

CHAMBER PARAMETERS

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

CULTEC NO. 20L™ POLYETHYLENE LINER

GENERAL

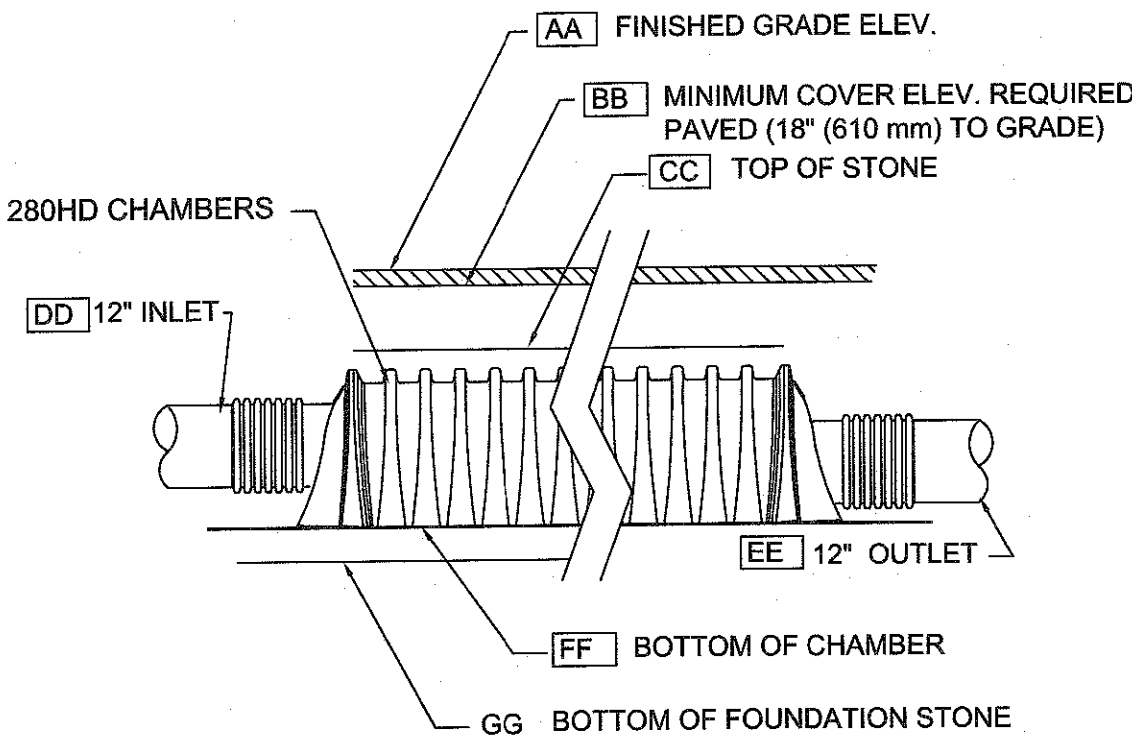
CULTEC NO.™ 20L POLYETHYLENE LINER IS DESIGNED AS AN IMPERVIOUS UNDERLAYMENT TO PREVENT SCOURING OF THE STONE BASE CAUSED BY WATER MOVEMENT WITHIN THE CULTEC SYSTEM. CULTEC NO. 20L POLYETHYLENE LINER IS TO BE PLACED BENEATH HVLV FC-24 FEED CONNECTORS WHEN UTILIZING INTERNAL MANIFOLD AND BENEATH ALL INLET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

LINER PARAMETERS

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

GENERAL EROSION CONTROL AND CONSTRUCTION NOTES

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

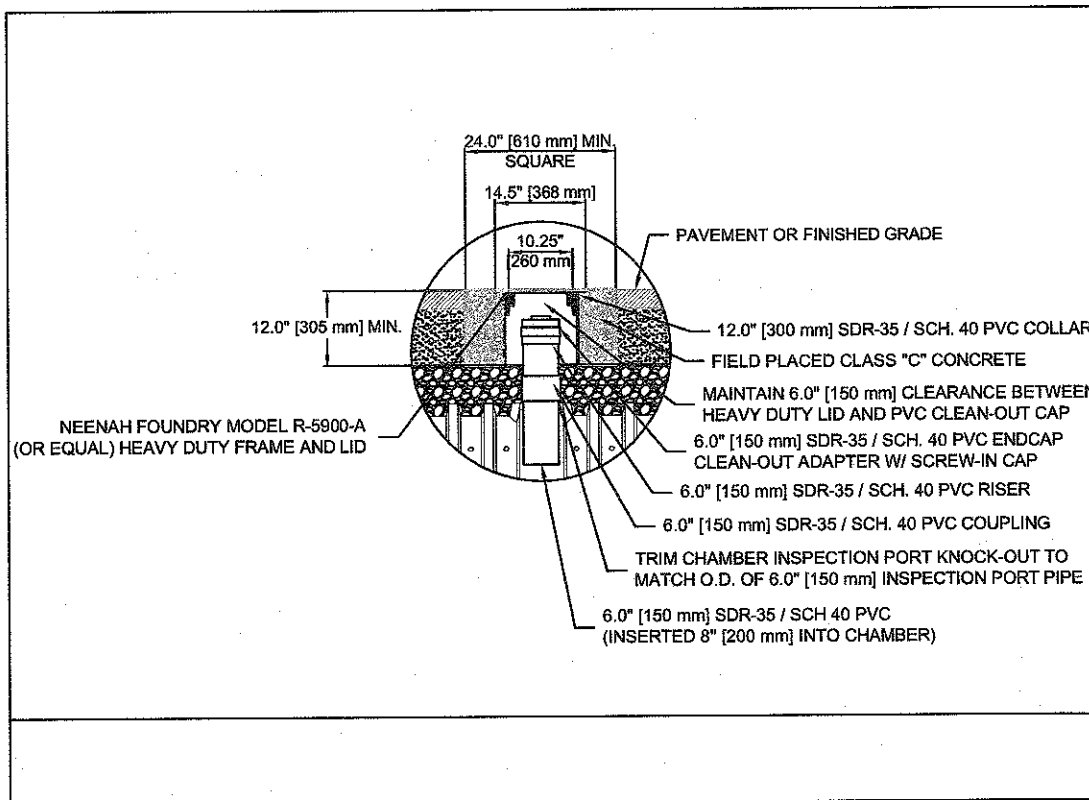


	CULTEC RECHARGER 280HD SYSTEM	ELEV.
AA	FINISHED GRADE ELEV.	195.88
BB	MINIMUM COVER ELEV. (PAVEMENT)	195.63
CC	TOP OF STONE	194.96
DD	12\"	192.66
EE	12\"	N/A
FF	BOTTOM OF CHAMBER	192.25
GG	BOTTOM OF FOUNDATION STONE	191.75

ELEVATIONS

INTERIM EROSION CONTROL AND CONSTRUCTION SEQUENCE

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



INSPECTION PORT NOT TO SCALE

- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpl.com
 4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET AASHTO M600 AND CASTINGS SHALL MEET AASHTO M208 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

1. ANY SUB-BASE BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS2015-4-C DESIGN NOTES

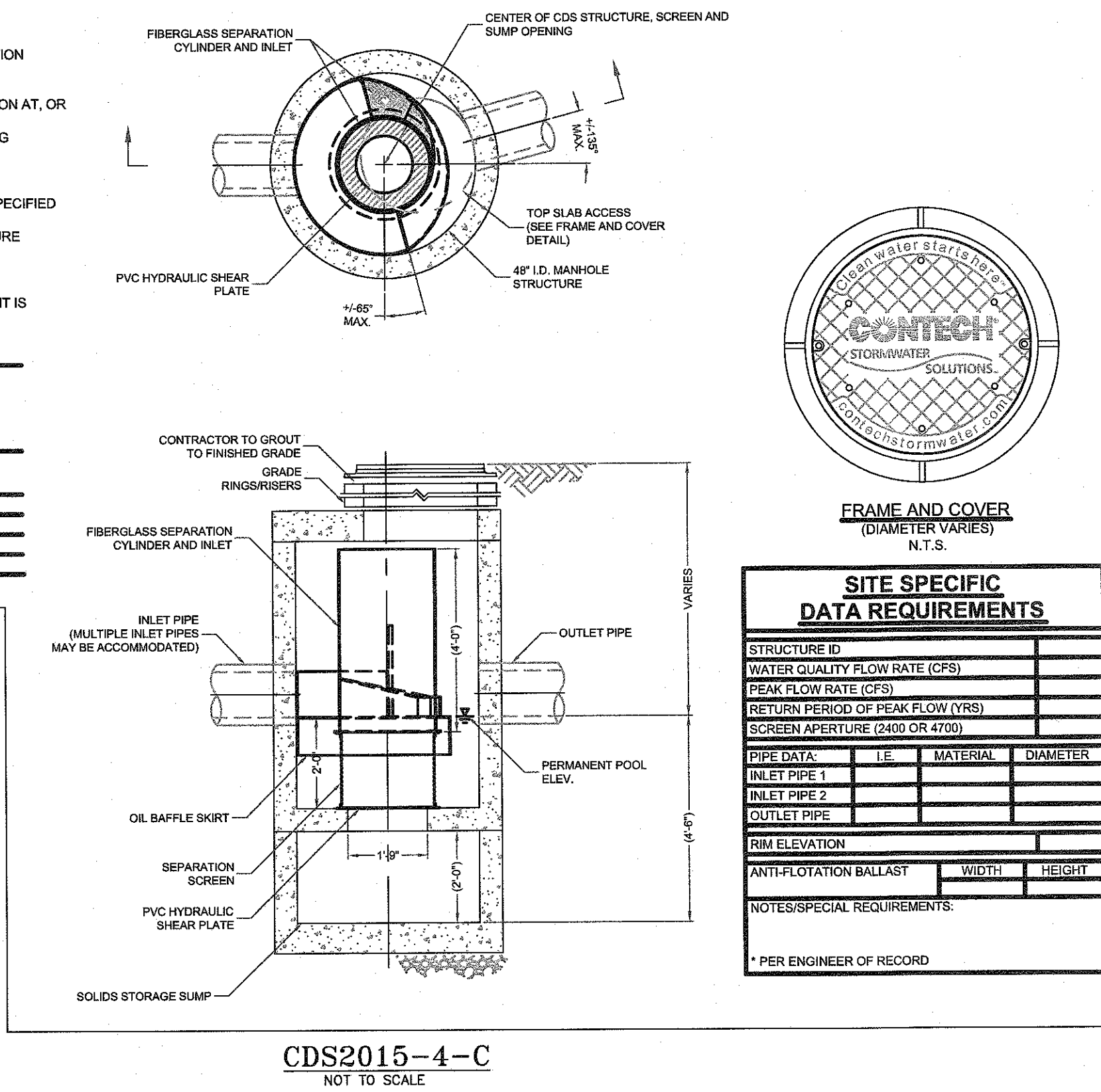
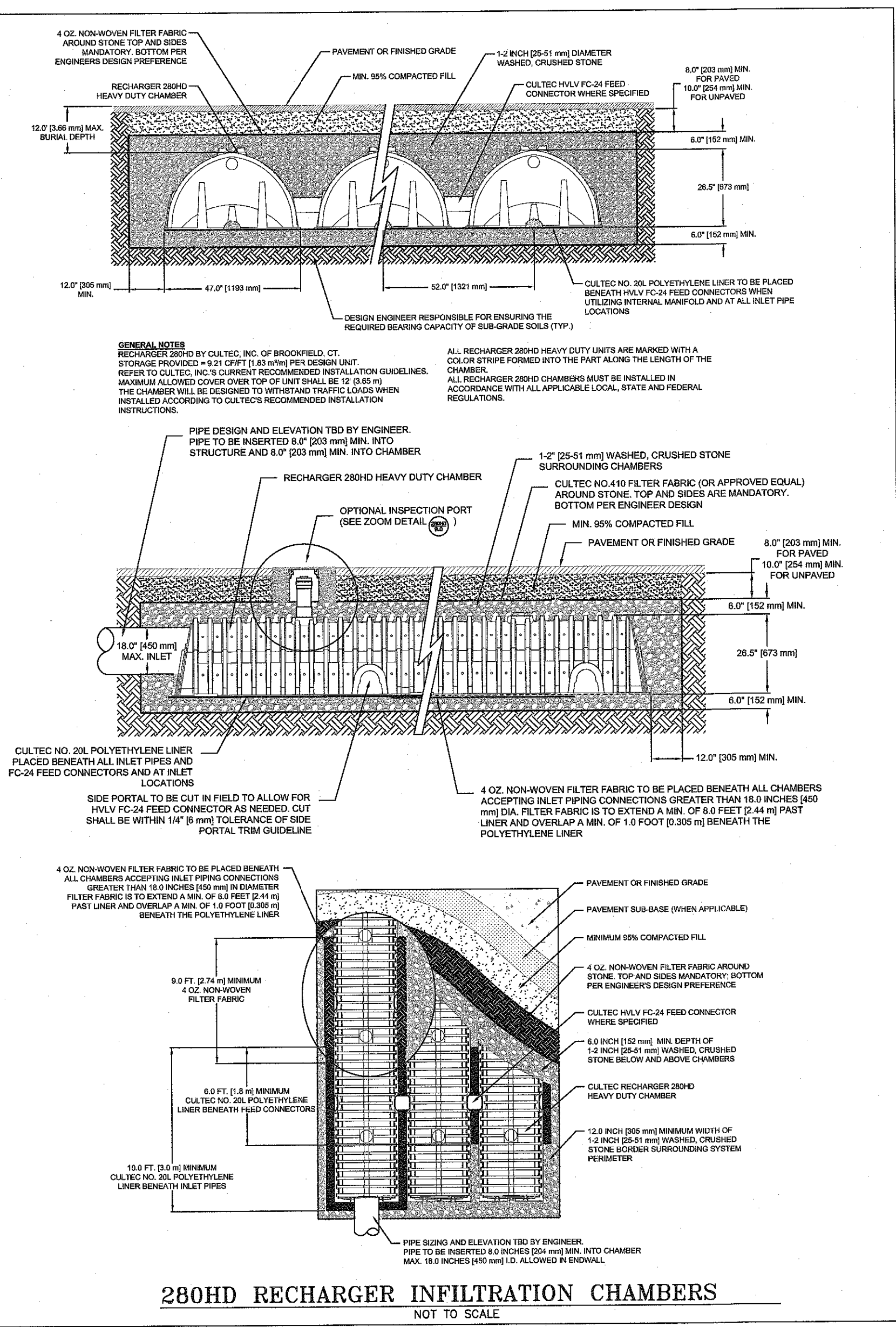
CDS2015-4-C RATED TREATMENT CAPACITY IS 1.4 CFS, OR PER LOCAL REGULATIONS.

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

- | |
|---------------------------------------|
| GRADED INLET ONLY (NO INLET PIPE) |
| GRADED INLET WITH INLET PIPE OR PIPES |
| CURB INLET ONLY (NO INLET PIPES) |
| CURB INLET WITH INLET PIPE OR PIPES |

	CULTEC RECHARGER 280HD SYSTEM	ELEV.
AA	FINISHED GRADE ELEV.	195.88
BB	MINIMUM COVER ELEV. (PAVEMENT)	195.63
CC	TOP OF STONE	194.96
DD	12\"	192.66
EE	12\"	N/A
FF	BOTTOM OF CHAMBER	192.25
GG	BOTTOM OF FOUNDATION STONE	191.75



DATE
SEPTEMBER 8, 2017

SHEET
7 OF 7

SCALE
1"=10'

JOB NO.
F4158

PROFESSIONAL
LAND SURVEYOR

PROFESSIONAL
ENGINEER

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

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

REVISIONS

DATE	REVISED
1/16/17	PER CLIENT REQUEST

Guerriere & Halnon, Inc.
Engineering & Land Surveying
Ph. (508) 528-3221
Fx. (508) 528-7921
www.guerriereandhalnon.com

55 WEST CENTRAL STREET
FRANKLIN, MA 02038

CONSTRUCTION DETAILS

AND SPECIAL PERMIT
143 VILLAGE STREET
MEDWAY
MASSACHUSETTS

DATE
SEPTEMBER 8, 2017

SHEET
7 OF 7

SCALE
1"=10'

JOB NO.
F4158

RE: 143 Village St.

Medway, MA 02053

To Whom It May Concern,

As the owner/representative of the property located at 143 Village Street, Medway, I am authorizing N.E. Premiere Properties, LLC and any of their representatives, to apply for permits, schedule and attend town meetings as needed to obtain any approvals required for their proposed project at the above referenced property.

N.E. Premiere Properties, LLC acknowledges that they will be solely responsible for all permit application costs and any other costs associated with obtaining such approvals from the town of Medway for their proposed project.

Thank You

Authentisign
Michael J. Henry 09/09/2017
9/9/2017 10:55:58 AM EDT
Property Owner/Representative

Kevin Tucceri - Manager
N.E. Premiere Properties, LLC 9/11/17

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

Project Name:	Multi Family Housing Special Permit
Property Location:	143 Village Street
Type of Project/Permit:	Multi Family Housing Special Permit
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Medway Chapter 200 Article IV Section 204-5 Site Plan Content C3 and D7
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	C3 existing Landscape Inventory D7 Landscape Architectural Plan
What aspect of the Regulation do you propose be waived?	Landscape Plan not developed by a Licensed Landscape Architect
What do you propose instead?	Experienced site planner without license
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Not necessary for such a small site.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$3,000.00
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	No change in design
What is the impact on the development if this waiver is denied?	Delay of project
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	No change in design
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$0.00
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Full compliance with landscape requirements
What is the estimated value of the proposed mitigation measures?	\$0.00
Other Information?	
Waiver Request Prepared By:	Dale MacKinnon, PE
Date:	September 7, 2017
Questions?? - Please contact the Medway PED office at 508-533-3291.	
7/8/2011	



September 19, 2017

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

**Re: Site Plan Review
143 Village Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 143 Village Street (corner lot) adjacent to the intersection of Village Street and Sanford Street in Medway, MA. Proposed Project includes rehabilitation of existing building, proposed parking, landscaping, lighting and appurtenant drainage improvements.

TT is in receipt of the following materials:

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

The Plans, Stormwater Narrative and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations), MA DEP Stormwater Management Standards (Standards), additional applicable town standards and good engineering practice. Zoning related issues were not reviewed and will be conducted by separate consultants/town agencies.

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

- 1) The applicant has not supplied a written Development Impact Statement. We have no objection to a waiver from this regulation. (Ch. 200 §204-3.A.7)

- 2) The applicant has not drawn the Plans at a scale of 1"=40'. However, the scale of the Plans as provided is sufficient to adequately represent the proposed work. We have no objection to a waiver from this regulation. (Ch. 200 §204-4.B)
- 3) The applicant has not shown existing and proposed vertical datum on the Plans. Elevations shall refer to North American Vertical Datum of 1988 (NAVD88). (Ch. 200 §204-4.D)
- 4) The applicant has not provided assessors map and parcel number, zoning district classification and list of requested waivers on the cover sheet. (Ch. 200 §204-5.A)
- 5) The applicant has not noted scenic road designations on the locus plan provided. (Ch. 200 §204-5.B.1)
- 6) The applicant has not provided metes and bounds for property lines. (Ch. 200 §204-5.B.3)
- 7) The applicant has not provided an Existing Landscape Inventory and has requested a waiver from this regulation. Based on the current condition of the site we do not object to the waiver request. (Ch. 200 §204-5.C.3)
- 8) The applicant has not provided required building setback lines on the Plans. (Ch. 200 §204-5.D.1)
- 9) The applicant has not provided required parking setback lines on the Plans. (Ch. 200 §204-5.D.2)
- 10) The applicant has not provided sewer service invert information. This information is critical due to a potential conflict with the proposed infiltration system located under the parking area. (Ch. 200 §204-5.D.6)
- 11) The applicant has provided a landscape plan. However, it does not include endorsement by a Registered Landscape Architect. A waiver has been requested from this regulation. (Ch. 200 §204-5.D.7)
- 12) The applicant has not provided architectural façade elevations. (Ch. 200 §204-5.D.8)
- 13) The applicant has not provided color renderings of the Project. (Ch. 200 §204-5.D.9)
- 14) The applicant has not provided horizontal sight distances at the proposed driveway. The proposed driveway is within 50 feet, and significantly downhill, of the Village/Sanford Street intersection. Its downhill position reduces reaction time and limits sight distance as vehicles make the right turn from Village Street to Sanford Street. Providing adequate sight distances is essential to maintaining safe egress from the Project driveway and travel along Sanford Street. (Ch. 200 §204-5.D.14)
- 15) The applicant has not provided parking summary in the zoning summary table. (Ch. 200 §204-5.D.15)
- 16) The applicant has not provided existing/proposed hydrant on the Plans. Furthermore, means for fire protection have not been provided. We recommend the applicant coordinate with the Medway Fire Chief to determine proposed fire protection for the Project. (Ch. 200 §204-5.D.16)
- 17) The photometric plan provided shows light spill over the property line along all sides of the Project. (Ch. 200 §205-2.O and Ch. 200 §205-8.C)
- 18) The proposed site entrance is located within 50 feet of the point of tangency between Village Street and Sanford Street. (Ch. 200 §205-3.A.6)
- 19) The proposed site entrance is located within 15 feet of the side property line. (Ch. 200 §205-3.B.2)

- 20) The applicant has not provided proposed parking space sizes on the Plans and spaces do not appear to not meet minimum criteria. (Ch. 200 §205-6.G.3)
- 21) The applicant is providing parking in an area that will require vehicles exiting the site to back into a roadway which is not acceptable. Furthermore, it is our opinion that this location poses particular risks due to its proximity to Village Street/Sanford Street. (Ch. 200 §205-6.G.4(c))
- 22) The applicant has not provided means for snow removal at the site. (Ch. 200 §205-7)

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

MA DEP Stormwater Management Standards

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

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

- 24) The applicant has not supplied supporting documentation for proposed mitigation of post-development peak runoff as well as other requirements mentioned in Comment 23 above. (Ch. 200 §205-4.B)
- 25) The applicant has not supplied pipe and catch basin grate sizing calculations. (Ch. 200 §205-4.E.1)

General Stormwater Comments

- 26) We recommend the applicant route roof runoff directly to the Infiltration Systems. Roof runoff is considered clean and can be directly discharged to infiltration bmp's.
- 27) We recommend the applicant propose the "Separator Row" in the larger Cultec system to provide ease of maintenance. We also recommend an access manhole in order to maintain the system.
- 28) Roof runoff infiltration chamber designed for 2-year storm event. We recommend the applicant provide supporting documentation for 10- and 100-year events to determine potential overflow conditions and to ensure overflow volumes are considered in other stormwater controls.

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

- 29) Reverse movements onto Sanford Street will be an issue with vehicles travelling on Village and taking right onto Sanford. Vehicles may not have the sight distance to stop on time on the hill particularly in unfavorable weather conditions. We consider this an unsafe condition for both the residents and traffic on Sanford Street.
- 30) Two of the proposed parking stalls are located in front of garage doors requiring tandem parking and potential issues with access and maneuverability within the site and adjacent to a high volume roadway.
- 31) We recommend the applicant be required to place "Church Parking Only" signs (or similar) along the western property line to prevent residents of the Project from parking in the Church parking lot unless specifically authorized by the Church.

- 32) We recommend the applicant confirm existing 1 inch copper water service is sufficient to serve three condominium units.
- 33) It appears the town is preparing to install proposed curb and new sidewalk along Sanford Street. We recommend the applicant coordinate with Medway DPS for design of proposed driveway apron and sidewalks.
- 34) A portion of public sidewalk appears to extend onto the subject property. We recommend the applicant coordinate with Medway DPS to address potential issues.
- 35) The endorsement signature block shall read "Planning and Economic Development Board" not "Planning Board" and shall be located on all sheets.

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

Very truly yours,



Sean P. Reardon, P.E.
Vice President



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

P:\21583\143-21583-17013 (VILLAGE ST MULTI FAMILY SITE PLAN REVIEW)\DOCS\143VILLAGE-PEDBREV(2017-09-19).DOCX

PGC ASSOCIATES, INC.

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

September 19, 2017

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

RE: 143 VILLAGE MULTIFAMILY SPECIAL PERMIT/SITE PLAN

Dear Mr. Rodenhiser:

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

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

The property is located at 143 Village Street in the VC, Village Street Adaptive Use Overlay and Multifamily Overlay zoning districts, and is partially within a Groundwater Protection District. I have comments as follows:

ZONING

Multifamily Housing (Section 5.6.4)

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

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

Adaptive Use Overlay District (AUOD, Section 5.6.2))

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

Groundwater Protection District

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

Other

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

SITE PLAN REGULATIONS

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

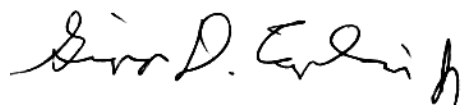
17. Section 204-5 B.1 requires a Site Context sheet indicating features within 2000 feet of the perimeter of the site. This was not provided and no waiver was requested.
18. Section 204-5 C (3) requires an Existing Landscape Inventory. This was not provided and no waiver was requested.
19. Section 204-5 D. (1) requires that setbacks be shown. Setbacks were shown (except for a porch on the rear of the house) but setbacks for parking spaces were not shown and no waiver was requested. The parking spaces appear to be about 10 feet from the Sanford Street lot line. Backing out of those spaces could be problematic with vehicles turning right onto Sanford from Village Street.
20. Section 204-5 D (14) requires horizontal sight distances at entrances to be shown. This was not done, and no waiver was requested. Again, backing out of spaces onto Sanford could be an issue that sufficient sight distance could address.

GENERAL COMMENTS

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

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.



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

September 20, 2017

TO: Medway Planning and Economic Development Board
FROM: Matthew Buckley, Chairman
RE: DRC Comments – 143 Village Street

Dear Members of the Medway Planning and Economic Development Board,

The Medway Design Review Committee [DRC] is pleased to provide this review letter on the proposed renovations at 143 Village Street. On September 11, 2017, the DRC met with representatives from N.E. Premier Properties, LLC (Kevin Tucceri, Jeff Swahn and BJ Carlucci) regarding the proposed three-unit condominium project. During the meeting, we reviewed the site plan dated September 6, 2017 by Guerriere and Halnon of Franklin, MA, building elevations and floor plans by JG Architecture of Holliston, MA and received an overview presentation on the redevelopment project from the team at N.E. Premier Properties. The plan for the existing structure is to convert it to three residential condominiums with interior renovations and minor exterior improvements including but not limited to new parking lot/driveway, walkways, entrances, door at the parking lot, shutters, and stonework. The proposed schedule would include closing and sale of the three units before the end of the year.

The DRC is providing the following recommendations based on its review of the September 6, 2017 plans and discussions from its September 11 and September 18, 2017 meetings.

- The DRC recommends painting the existing garage doors another color and/or providing a decorative trim or architectural feature that would provide some color contrast between the existing garage door color and the siding color.
- The DRC suggests the shutters be painted black; all present at the September 11th meeting confirmed this color was acceptable.
- N.E. Premier Properties confirmed that there would be no exterior dumpster or trash enclosure. The condo owners will be responsible for bringing rollout containers to the curb for trash pick-up and back to the garages where they will be stored inside.

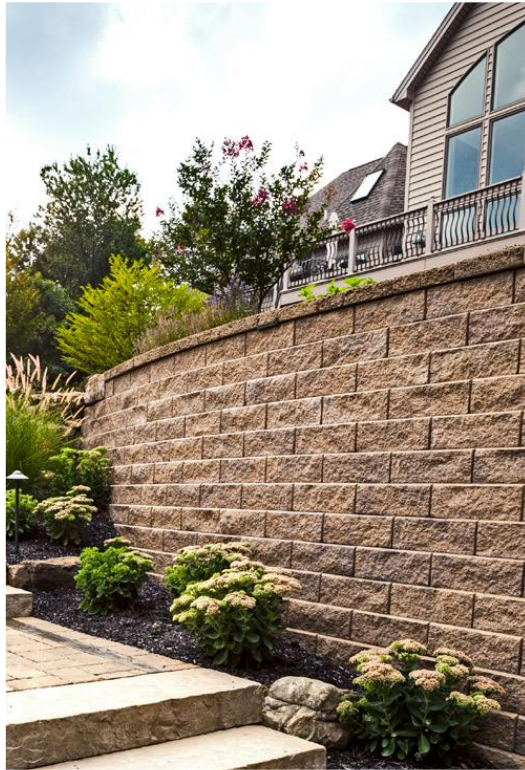
Design Review Committee Members

Matthew Buckley, Member & Chair
Jessica Chabot, Member & Corresponding Secretary

Dan Connolly, Member
Tom Gay, Planning and Economic Development
Board Representative

Seth Kendall, Member
Alex Kevork, Member
Rachel Walsh, Member & Vice-Chair

- The DRC recommends using colors for the block retaining wall and walkways that reflect indigenous, New England materials. Based on samples provided by the applicant, the DRC concurs with the applicant's choice of the Sandlewood color for the Semma style wall and Architectural style cap by Techno-Bloc.



Sandlewood

- The DRC suggests installing a "light block" in the form of hedges or vinyl fencing along the west elevation of the site to block light from the adjacent St. Joseph Church parking lot and eastbound traffic on Village Street. Use of a naturalized wood look with a matte finish is recommended for the fence as compared to a high gloss finish. Based on the samples provided, the DRC recommends a 5' high Scallop Hamilton fence with Dado Capstrip and custom 1" spacing as shown on page 10 of the catalogue by Colonial. See below.



- A full lighting plan is requested for review and comment. The DRC would like to review the front entrance lighting, proposed lighting for the rear walkway and stairs, and the suggested recessed down lights at the garage doors. The DRC noted that there should be no light leaks off the property
- The mechanical equipment located at the southwest corner of the building should be hidden from view with a landscaping element or fence.
- The DRC discussed the (3) “small” round window openings and recommends converting them to “larger” openings or even awning style windows if there were conflicts with the bedroom layouts.
- The DRC suggested painting the brick on the north elevation where it appears that a basement window was removed or reinstalling a window back in this location.
- The DRC requests that actual physical samples be provided for the following elements for its review: stone, fencing, shutter color, and interlock brick.

The DRC respectfully submits these review comments for the Planning and Economic Development Board. As always, the DRC is available to discuss any of these points and would gladly offer any additional recommendations and looks forward to meeting with N.E. Premier Properties again to review samples and updated design documents.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Buckley". The signature is fluid and cursive, with the first name "Matthew" and last name "Buckley" clearly distinguishable.

Matthew Buckley
Chairman

cc: Kevin Tucceri, N.E. Premier Properties, LLC

Susan Affleck-Childs

From: Jeff Lynch
Sent: Monday, September 18, 2017 9:06 AM
To: Susan Affleck-Childs
Subject: RE: 143 Village Street - Multifamily Housing Special Permit - Please review and comment

Hi Susy, No issues with access, good access from all three you mentioned. Thank you!! Jeff

From: Susan Affleck-Childs
Sent: Thursday, September 14, 2017 11:48 AM
To: Jeff Lynch
Subject: RE: 143 Village Street - Multifamily Housing Special Permit - Please review and comment

Hi Chief,

Thanks.

Do you have any concerns about access?? Although the internal driveway and parking areas are small, the site itself is so small that I think it can be readily accessed by emergency vehicles on Village, Sanford and even St. Joe's parking lot if needed.

Susy

Susan E. Affleck-Childs
Planning and Economic Development Coordinator

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

Town of Medway – *A Massachusetts Green Community*

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

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From: Jeff Lynch
Sent: Thursday, September 14, 2017 11:40 AM
To: Susan Affleck-Childs
Cc: Jack Mee
Subject: RE: 143 Village Street - Multifamily Housing Special Permit - Please review and comment

Good Morning Susy, I believe this unit will be required to have a fire sprinkler system installed. I have copied Commissioner Mee for his opinion as I believe it is a requirement from the Building Code. Thanks. Jeff

From: Susan Affleck-Childs

Sent: Wednesday, September 13, 2017 4:33 PM

To: Alison Slack ; Chief Tingley; Allison Potter; Andy Rodenhiser ; Ann Sherry ; ArmandPires; Barbara Saint Andre ; Barry Smith; Beth Hallal; Board of Selectmen; Bob Ferrari; Bridget Graziano; Chris Gavin; David Damico; David Travalini ; Design Review Committee; Design Review Committee; DonaldAicardi; Donna Greenwood; Doug Havens ; Fran Hutton Lee; Gino Carlucci; Jack Mee; jeanne Johnson; Jeff Lynch; Jeff Watson; Jim Wickis ; Joanne Russo; Judi LaPan; Liz Langley; Mackenzie Leahy; Mark Cerel ; Mary Becotte; Matt Buckley; Michael Boynton; Mike Gleason ; Paul Yorkis; Shelley Wieler; Stephanie Mercandetti; Steve Bouley ; Sue Rorke; Tina Wright ; Zoning Board

Subject: 143 Village Street - Multifamily Housing Special Permit - Please review and comment

Hi,

The PEDB has received an application from N.E. Premier Properties LLC of Franklin, MA for a multifamily housing special permit pursuant to Section 5.6.4 of the Medway Zoning Bylaw.

The applicant proposes to develop a 3 unit, residential condominium in the existing building at 143 Village Street at the southwest corner of Village and Sanford Streets in the *Village Commercial District* (Medway Assessors Map 60 – Parcel 92). This is the property occupied by the Elm Club many years ago. The property is also located within the Town's multifamily housing overlay district and the groundwater protection district.

The proposed development will include construction of two 1-bedroom units, and one 3-bedroom unit. Seven parking spaces will be provided – 3 under the building and 4 surface spaces. Vehicular access will be provided from Sanford Street. Stormwater management facilities will be installed on site along with landscaping, walkways, and retaining walls.

The Board will begin its review of the project during the public hearing on Tuesday, September 26th at 8:30 p.m.

Attached is the application and site plan. The project is being reviewed by the Town's engineering and planning consultants (Tetra Tech and PGC Associates).

The Board seeks your review and comment on the proposed development. In particular, we need comments from the Police and Fire Departments. Please forward any comments to me by September 21st so they can be entered into the record on September 26th.

Please contact me if you have any questions.

Thanks for your help.

Susy

Susan E. Affleck-Childs

Planning and Economic Development Coordinator

Town of Medway

155 Village Street

Medway, MA 02053

508-533-3291

sachilds@townofmedway.org

Town of Medway – *A Massachusetts Green Community*

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

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Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING
www.guerriereandhalnon.com

Est. 1972

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 333 West Street, P. O. Box 235
 Milford, MA 01757-0235
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Franklin Office
 55 West Central Street
 Franklin, MA 02038-2101
 (508) 528-3221/Fax (508) 528-7921

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

Medway Planning Board
 155 Village Street
 Medway, MA. 02053
 Attention: Susan Affleck-Childs

Re. 143 Village Street, Medway Ma

Pre and Post Narrative

The site is located on 143 Village Street in Medway, MA at the corner of Sanford and Village Street. This development site has a lot area of 5,868 sf. (0.135 ac.) and located within the Groundwater Protection District. The lot currently harbors a 2.5 story wood frame building and four (4) garage access below the living quarters. The site is predominately landscaped with impervious area from the roof and steps leading to Village Street. The drainage characteristic of the site starts at an elevation of 204.0 and slopes from west to east at a consistent 10% slope towards Stanford Street. There are currently no observed drainage devices controlling storm runoff within the site.

Post development drainage for this site consists of mitigating the roof run-off within two separate drainage facilities. Half the roof run-off will be piped directly to one (1) Cultec Recharger 280HD Infiltration system just south of the building that is designed to handle the two year storm. The remaining runoff generated from the other half of roof and new impervious areas will be conveyed overland to a CDS 2015-4 that will collect the runoff and discharge to (7) Cultec Recharger 280HD Infiltration facility located below the new parking area to further treat the storm flow. The CDS unit will provide pretreatment to the storm runoff of by removing more than 44 % of total suspended solids (TSS) prior to entering the infiltration facility which is a state requirement if a site is within a water resource district. The (7) Cultec Recharger 280HD Infiltration system will provide additional treatment to the storm runoff while mitigating storms up to the 100 year without compromising existing drainage conditions on and off the site.

The following chart compares the Pre development and Post development drainage:

Storm Events	Run off			Storm Events	Volume		
	Pre (cfs)	Post (cfs)	Change (cfs)		Pre (cf)	Post (cf)	Change (cf)
2-year	0.12	0	-0.12	2-year	411	0	-411
10-year	0.18	0	-0.18	10-year	632	0	-632
25-year	0.21	0	-0.21	25-year	729	0	-729
100-year	0.26	0	-0.26	100-year	936	0	-936

This chart demonstrates existing flows and volumes exiting the site will not increase during post construction and all increased flows and volumes generated from the new impervious area will be mitigated and contained within the site.

Sincerely,



Dale MacKinnon PE.
Office Manager Engineer



9/6/2017



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Halnon, Inc.**
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Whitinsville, Massachusetts 01588-2121
(508) 234-6834

Ground Water Protection District Special Permit

In accordance with Zoning Regulations

3.4 Special Permits

And

5.6.3 Groundwater Protection District

143 Village Street, Medway, MA

The applicant N. E. Premier Properties LLC, Kevin Tucceri-manager, 5 Sheila Lane, Franklin, MA, is requesting a Special Permit -Ground Water Protection District for the property located at 143 Village Street, Medway.

Decision Criteria are as follows:

1. The proposed site is an appropriate location for the proposed use.
The site is currently vacant and the former owner was in the process of renovating the interior space to expand to four apartment units.
2. Adequate and appropriate location will be provided for the operation of the proposed use.
The existing site is located in the village portion of town. Walking distance from churches businesses and parks. The proposed site will be sold as upscale condominiums and reduced from 4 apartments to 3 condo units
3. The proposed use as developed will not create a hazard to abutters, vehicles, pedestrians of the environment.
The present site is vacant. Improvements to the building and the exterior landscaping will enhance the surrounding areas
4. The proposed use will not cause undue traffic congestion or conflicts in the immediate area.
Adding the parking area and reducing the curb cut away from the intersection will provide a safer access to the building.

5. The proposed use will not be detrimental to the adjoining properties due to lighting, flooding, odors, dust, noise, vibration, refuse materials, or other undesirable visual, site or operational attributes of the proposed use.
This project is residential, the lighting will be at a minimum and could be on motion detectors to provide safety for the owners of the condos. After the completion of the renovation, there will be no dust or noise or any undesirable disruption to the surrounding area.
6. The proposed use as developed will not adversely affect the surrounding neighborhood or significantly alter the character of the zoning district.
The character of the neighborhood will not be affected but will be enhanced with new landscaping and providing upscale units for an otherwise vacant building.
7. The proposed use is in harmony with the general purpose and intent of this Zoning Bylaw.
The renovation will beautify an otherwise vacant building and providing tax base for the town. Owners will have the opportunity to access the towns business, parks and recreation in the uptown section of town
8. The proposed use is consistent with the goals of the Medway Master Plan.
To provide an upscale residence and provide easy access to town parks, businesses and tax base. The building is maintaining the historic value to the Village section of town
9. The proposed use will not be detrimental to the public good.
To enhance this site will not be a detriment to the town but will add curb appeal to an otherwise vacant building. The historic value of the property will be maintained. The owners of the condo units can enjoy the Town of Medway and all its offerings

9/6/2017



Dale MacKinnon



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(508) 234-6834

Ground Water Protection District Special Permit

143 Village Street, Medway, MA

Existing Total Lot Area = 5,868+/- sf.

Area of Lot within the Ground Water Protection District = 5456.6 sf

Existing Impervious area including the building, walkways, retaining wall, and sidewalk within the Ground Water Protection District = 1834+/- sf.

After the proposed improvements including the construction of a parking area and associated walkways the impervious coverage = 3,719 +/- sf.

The proposed impervious coverage for the portion of the site within the Ground Water Protection District is 68 %



Dale MacKinnon



August 26, 2017
Medway Planning & Economic Development Board
Meeting

Fall Town Meeting

- Schedule for fall town meeting activities
- Revised draft of possible amendments to Multifamily Housing Overlay District
- Property information data on multifamily properties and large parcels in the Rabbit Hill and Medway Village Historic Districts

Fall 2017 Town Meeting Calendar

Monday, September 18 – File articles with BOS/TA office

Friday, September 22 – File PH notice with Town Clerk

Monday, September 25 – Send legal ad to Milford Daily News

Tuesday, September 26 – Send letters to those affected by proposed zoning district boundary changes

Monday, October 2 – BOS meeting to adopt compilation of warrant articles

Wednesday, October 4 – ZBA Meeting – Discuss and decide whether to continue with wireless communication facilities bylaw revisions for fall town meeting

October 2 and 10 – Milford Daily News Advertising

Tuesday, October 10 – Regular PEDB Meeting

Wednesday, October 11 – FINCOM Meeting/Review Warrant – We need to attend

Monday, October 16 – BOS meeting to review, discuss, & vote recommendations

Tuesday, October 17 – PEDB's Zoning Public Hearing

Wednesday, October 18 – FINCOM Public Hearing & vote recommendations

Tuesday, October 24 – Regular PEDB Meeting; Vote PEDB recommendations to Town Meeting

Monday, November 13, 2017 – Fall Town Meeting

sac- 9/21/17

5.6.4 Multifamily Housing

A. **Purpose:** The purpose of this sub-section is to further the goals of the Medway Master Plan and the Medway Housing Production Plan to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, and to increase the number of affordable housing units by establishing a special permit option to allow for the development of Multifamily Dwellings or Apartment Houses, and Multifamily Developments within the capacities of existing Town utilities and services.

B. Applicability:

1. The Planning and Economic Development Board may grant a Multifamily Housing special permit for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development on a tract of land within the AR-I, AR-II, Village Residential, Village Commercial zoning districts whether on one parcel or a set of contiguous parcels, with a minimum of fifty feet of frontage on an existing street located within the Multifamily Housing Overlay District as shown on a map on file with the Medway Town Clerk. The street shall, in the opinion of the Planning and Economic Development Board, have sufficient capacity to accommodate the projected additional traffic flow from the development.

(Amended 11-14-16)

2. Tracts of land within residential subdivisions approved and constructed under the Subdivision Control Law since September 29, 1952 or granted a special permit under the Medway Zoning Bylaw shall not be eligible for a special permit under this Sub-Section.
3. Multifamily Dwellings or Apartment Houses and Multifamily Developments within the Adaptive Use Overlay District must comply with the Medway Zoning Bylaw, Adaptive Use Special Permit Site Development Standards.
4. These provisions apply to the following:
 - a. The alteration/rehabilitation and conversion/adaptive reuse of existing buildings
 - b. Construction of new buildings or additions to existing buildings.

C. Dimensional Regulations:

1. The minimum dimensional requirements for area and setbacks shall be the same as for the underlying zoning district in which the parcel is located. However, the Planning and Economic Development Board may adjust these dimensional requirements by a four-fifths vote if, in its opinion, such adjustment will result in a more desirable design of the development or provide enhanced buffering for adjacent residential properties.
2. Legally pre-existing nonconforming buildings shall be eligible for a Multifamily Housing special permit provided there is no increase in any dimensional nonconformity or the creation of a new nonconformity, and the applicant can demonstrate compliance with the parking and open space requirements of this section.
3. Maximum building height: 40'

D. Density Regulations:

1. The density of any property proposed for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development pursuant to this sub-section which includes a building determined by the Medway Historical Commission to be an “historically significant building” in accordance with the criteria specified in Medway General Bylaws Article 17 shall not exceed units per acre or portions thereof. **QUESTION – Allow for the density bonuses or not??**

2. The density of a Multifamily Dwelling or Apartment House, and a Multifamily Development on properties not covered by D.1 above shall not exceed twelve dwelling units per acre or portions thereof, except that the Planning and Economic Development Board may grant a density bonus for one or more of the following:

1a. + one unit when the project involves the rehabilitation/adaptive reuse of an existing structure at least seventy-five years of age and is completed in a manner that preserves and/or enhances the exterior architectural features of the building;

2b. + one unit for each three thousand sq. ft. of existing interior finished space that is substantially rehabilitated in accordance with the Board’s *Multifamily Housing Rules and Regulations*.

3c. + two units when twenty-five percent of the dwelling units are designated as affordable independent of the provisions of the Section 8.6 Affordable Housing.

In no case shall total density, including bonus units, exceed twenty dwelling units per acres.

E. Special Regulations:

1. Affordable Housing Requirement: Projects approved pursuant to this Sub-Section shall comply with:

a. The Town’s Affordable Housing requirements as specified in Section 8.6 Affordable Housing;

b. the Massachusetts Department of Housing and Community Development (DHCD)’s Local Initiative Program (LIP) Guidelines, July 1996, as may be amended; and

2. Open Space: There shall be an open space or yard area equal to at least fifteen percent of the parcel(s) total area. This area shall be unpaved and may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.

3. Parking: At least one and one-half off-street parking spaces shall be provided for each dwelling unit plus one additional visitor parking space for every two dwelling units.

4. There shall be Town water and sewer available in the street on which the Multifamily Dwelling or Apartment House or Multifamily Development has its frontage and said water and sewer lines shall have sufficient capacity to accommodate the project.

5. A Multifamily Dwelling or Apartment House shall not contain more than twelve dwelling units.
6. Any Multifamily Development shall not exceed forty dwelling units.

7. Historic Properties: Any property proposed for a Multifamily Dwelling or Apartment House, and/or a Multifamily Development pursuant to this sub-section which includes a building determined by the Medway Historical Commission to be an “historically significant building” in accordance with the criteria specified in Medway General Bylaws Article 17.

- a. An historically significant building shall not be demolished unless it has been determined by the Building Commissioner to be unused, uninhabited or abandoned, and open to the weather, or determined by the Board of Selectmen or the Board of Health to be a nuisance or dangerous pursuant to state law and/or the State Building Code; and
- b. An historically significant building shall be renovated to retain the appearance of the building’s historic exterior architecture.
- c. The project may include new construction which shall be designed to be consistent with the historic character and architecture of the primary building, property and neighborhood including buildings which characterize historic homes, carriage houses, barns, sheds, garages, agricultural buildings, other similar out buildings, and historic forms of house additions traditionally undertaken in the neighborhood.

F. **Rules and Regulations:** The Planning and Economic Development Board shall adopt *Multifamily Housing Rules and Regulations* which shall include application submittal requirements, public hearing and review procedures, and site development and design standards including but not limited to landscaping, buffering, lighting, building style, pedestrian access, off-street parking, utilities, and waste disposal.

G. **Development Limitation:** The maximum number of Multifamily Dwelling units authorized pursuant to this sub-section shall not exceed five percent of the number of detached single-family dwellings located in the Town of Medway, as determined by the Board of Assessors.

H. **Special Permit Procedures:**

1. The special permit application, public hearing, and decision procedures shall be in accordance with this Sub-Section, the Planning and Economic Development Board’s *Multifamily Housing Rules and Regulations*, and Section 3.5 Site Plan Review and Approval.
2. Application Requirements. The Applicant shall submit a Multifamily Housing special permit application together with the size, form, number, and contents of the required plans and any supplemental information as required in the Planning and Economic Development Board’s *Multifamily Housing Rules and Regulations*.
3. The special permit review of Multifamily Dwelling or Apartment Houses, and Multifamily Developments shall incorporate site plan review pursuant to Section 3.5 Site Plan Review and Approval.

- I. **Decision:** The Planning and Economic Development Board may grant a Multifamily Housing special permit with any conditions, safeguards, and limitations necessary to mitigate the project's impact on the surrounding area and to ensure compliance with this Sub-Section and Section 3.5 Site Plan Review and Approval, upon finding that the Multifamily Dwelling or Apartment House, or the Multifamily Development will:
1. meet the purposes and requirements of this Sub-Section, and the Planning and Economic Development Board's *Multifamily Housing Rules and Regulations* and *Site Plan Rules and Regulations*;
 2. is consistent with the goals of the Medway Master Plan and the Medway Housing Production Plan;
 3. not have a detrimental impact on abutting properties and adjacent neighborhoods or such impacts are adequately mitigated;
 4. provide for greater variety and type of housing stock.
 5. be constructed in manner that is reflective of the character of the surrounding neighborhood.

INFO on Properties within the Rabbit Hill and Medway Village Historic Districts

[illegible]

INFO on Properties within the Rabbit Hill and Medway Village Historic Districts

Property Address	Map/Parcel #	# of dwellings	Type of unit	Parcel size	units/acre	Notes
MEDWAY VILLAGE HISTORIC DISTRICT - Existing multifamily properties						
103 - 109 Village	61-069	4	condos	.58 acres	6.9	
115 Village	61-070	6	condos	1.11 acres	5.4	
118 - 120 Village	60-070	4	condos	0.27 acres	14.8	
119 Village	60-085	5	condos	.7 acres	7.1	
125 Village	60-083	5	apartments	.62 acres	8.1	
143 Village	60-092	4	apartments	.13 acres	30.8	currently vacant - new owner to convert to 3 condos
150 Village	60-228	6	apartments	0.55 acres	10.9	across from Town Hall
166 Village	60-124	6	condos	.35 acres	17.1	across from Town Hall
180 Village	60-178	3	apartments	.924 acres	3.2	
194 Village	60-180	13	apartments	.81 acres	16	Village Inn
8 Broad	60-229	6	apartments	.25 acres	24	
9 Broad		4	apartments	.3 acres	13.3	
11 Broad	60-213	4	apartments	.24 acres	16.7	
20 Broad	60-232	3	apartments	.72 acres	4.2	
24 Broad	60-217	4	apartments	.54 acres	7.4	
29 Broad	60-030	3	apartments	.4 acres	7.5	
33 Broad	60-028	3	3 family	.76 acres	3.9	
16 School	61-095	3	3 family	.77 acres	3.9	
3 Church	60-198	8	apartments	0.6 acres	13.3	
12 Sanford	60-096	3	3 family	.34 acres	8.8	
6 Sanford	60-094	3	3 family	.33 acres	9.1	
18 Pine	60-035	4	apartments	.71 acres	5.6	

INFO on Properties within the Rabbit Hill and Medway Village Historic Districts

Property Address	Map/Parcel #	# of dwellings	Type of unit	Parcel size	units/acre	Notes
MEDWAY VILLAGE HISTORIC DISTRICT - Properties of 1/2 acre and larger						
198 Village	60-182	2	2 single family homes	.57 acres		2 houses on 1 lot
200 Village	60-183	1	single family	.61 acres		
204 Village	60-184	1	single family	1.27 acres		
205 Village	60-103	1	single family	0.587		
207 Village	60-102	1	single family	.909 acres		
208 Village	60-159	1	single family	.550 acres		
209 Village	60-101	1	single family	.89 acres		
210 Village	60-160	2	2 family	.59 acres		
211 Village	60-100	1	single family	1.15 acres		
213 Village	60-099	2	2 family	0.689		
214 Village	60-149	1	1 family	0.534		
2 Barber	60-072	??	rectory	1.25		St. Joseph Rectory
15 Barber	60-218	2	2 family	.5 acres		
7 Crooks	60-049	1	single family	0.598		
8 Crooks	60-054	2	2 family	.95 acres		
9 Crooks	61-001	1	single family	.641 acres		
10 Crooks	61-107	1	single family	.57 acres		
12 Crooks	60-055	2	2 family	.734 acres		
15 Crooks	61-096	2	2 family	.7 acres		
13 School	60-065	1	single family	.68 acres		
14 School	61-094	0	church	.6 acres		Christ Episcopal Church
0 North	60-064	vacant	vacant	1.19 acres		Owned by Town of Medway
29 North	60-060	1	single family	.7 acres		
43 North	61-106	1	single family	.69 acres		
51 North	61-104	2	2 family	.82 acres		
0 Peach	60-197	vacant	vacant	0.592		Owned by Medway Village Church - parking

INFO on Properties within the Rabbit Hill and Medway Village Historic Districts

Property Address	Map/Parcel #	# of dwellings	Type of unit	Parcel size	units/acre	Notes
MEDWAY VILLAGE HISTORIC DISTRICT - Properties of 1/2 acre and larger (continued)						
16 Holliston	60-019	1	single family	.88 acres		
7 Oakland	61-082	1	single family	1.2 acres		
9 Oakland	61-081	1	single family	.517 acres		
2 River	70-009	2	2 family	.78 acres		
12 R River ST	70-024 and 70-026	vacant	vacant	3.7 acres		adjacent to Charles River
35 Broad	60-027	1	1	1.18		owned by Medway Oil
37 Broad	60-026	0	commercial	1.28 acres		Medway Oil
<i>9-21-17/sac - based on data from Medway Assessor's data base</i>						



Bond Estimate
Hill View Estates
Medway, Massachusetts
September 26, 2017

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

DESCRIPTION	QUANTITY	UNIT	UNIT COST	ENGINEERS ESTIMATE
Erosion Control	500	LF	\$7.00	\$3,500
Snow Fence	650	LF	\$1.00	\$650
Clearing & Grubbing	0.35	AC	\$22,000.00	\$7,700
Drainage Infrastructure ²	1	LS	\$15,000.00	\$15,000
Roof Leader Pipe ³	120	FT	\$30.00	\$3,600
Dense Graded Crushed Stone - Turnaround	43	CY	\$65.00	\$2,795
Gravel Borrow - Turnaround	99	CY	\$36.00	\$3,564
Fine Grading & Compacting - Turnaround	258	SY	\$4.00	\$1,032
Private Utilities	1	LS	\$2,500.00	\$2,500
Landscaping	41	EA	\$100.00	\$4,100
Loam Borrow	441	CY	\$50.00	\$22,050
Seeding	2,210	SY	\$2.00	\$4,420
Bounds	4	EA	\$450.00	\$1,800
Stormwater System Maintenance	1	LS	\$3,000.00	\$3,000
As-Built Plans	1	LS	\$3,000.00	\$3,000
Subtotal				\$78,711
25% Contingency				\$19,678
Total				\$98,389

Notes:

¹Unit prices are taken from the latest information provided on the MassDOT website. They utilize the MassDOT weighted bid prices (Combined - All Districts) for the time period 9/2016 - 9/2017.

²Cost for drainage infrastructure includes earthwork for swales/forebays/basins, rip rap check dams and outlet control



Medway Community Forum

Open Space and Recreation Plan

Tuesday, October 3, 2017
7-9 PM

Thayer House
2B Oak Street, Medway

Come share your thoughts and ideas about land, open space, natural resources, and recreation in Medway, and learn about the Town's initiatives to update the 2010 Open Space and Recreation Plan.

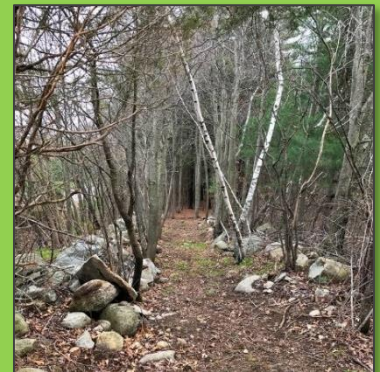
TAKE OUR SURVEY!

Tell us what's important to you and your family:
www.surveymonkey.com/r/Medway_OSRP_Survey

Sponsored by
Town of Medway
Open Space and Recreation Plan Update Task Force
508-533-3291
osrp@townofmedway.org

What is an Open Space and Recreation Plan?

An Open Space and Recreation Plan (OSRP) is a tool to help communities inventory, maintain and enhance all the benefits of open space that contribute significantly to the character of the community. Open space includes water supplies, land, working farms and forests, wildlife habitat, parks, recreation areas, trails, and greenways. Protecting this so called "green infrastructure" is as important to the economic future of a community as planning for schools, roads, water, and wastewater infrastructure.





August 26, 2017

**Medway Planning & Economic Development Board
Meeting**

**Country Cottage Children's Center
Site Plan - Public Hearing Continuation**

- Public Hearing Continuation Notice dated 9/14/17

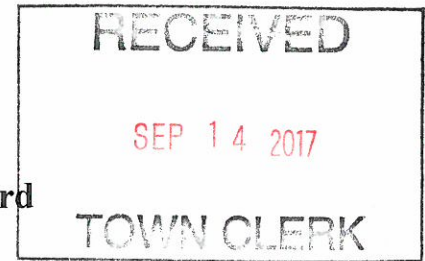
We have not yet received a revised site plan for this project. I will forward it to you Monday morning or as soon as I receive it thereafter. In addition to the applicant's engineer responding to the TT and PGC review letters, I have also asked them to provide info on the State's parking requirements for child care centers.

NOTE - The deadline for PEDB action on this project is October 23rd. Depending on how things go with the decisions for Choate and Oakland Park, our zoning work and the OSRP survey and forum, I may not be able to get a decision done for Country Cottage for the 10/10 PEDB mtg which would mean rolling it over to 10/24 which is after the current action deadline. We may need an extension . . .

Please remember that the Board's consideration of this EXEMPT USE is limited to addressing the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.



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



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

MEMORANDUM

September 13, 2017

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

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

RE: **Public Hearing Continuation: Country Cottage Children's Center Site Plan**
Continuation Date: Tuesday, September 26, 2017 at 9:15 p.m.
Location: Medway Town Hall – Sanford Hall, 155 Village Street

At its meeting on September 12, 2017, the Planning and Economic Development Board voted to continue the public hearing on the application of Robin and David Beaudreau of Uxbridge, MA for approval of a site plan for the proposed construction of a child care center on 35-37 Summer Street. **The continued public hearing will take place on Tuesday, October 10, 2017 at 7:30 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street.**

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

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

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

The application, site plan, and other documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The application, site plan, and other documents are also posted at the Planning and Economic Development Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/country-cottage-minor-site-plan>

The Board will continue its review of this project at the next meeting. A revised plan is expected to be submitted early during the week of September 18th. Please contact me if you have any questions. Thanks.