

September 6, 2016
Planning and Economic Development Board Meeting
Medway Senior Center - 76 Oakland Street
Medway, MA 02053

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

ALSO PRESENT:

Susy Affleck-Childs, Planning and Economic Development Coordinator
Stephanie Mercandetti, Director of Community and Economic Development
Mackenzie Leahy, Administrative Assistant

Vice Chairman Bob Tucker opened the meeting at 7:01 pm.

There were no Citizen Comments.

Direct Tire, 72 Main Street – Discussion re: Outdoor Tire Storage Container

The Board is in receipt of a packet with a map and photos of 72 Main Street. (See Attached). The Board was made aware that Barry Steinberg will not be attending the meeting. He is currently getting prices for the fence. The taller fence in vinyl is not as steady as he would like. He will provide more information at the next meeting.

PEDB Meeting Minutes:

August 23, 2016:

On a motion made by Rich Di Iulio and seconded by Matt Hayes, the Board voted unanimously to accept the minutes from August 23, 2016 with revisions.

The purpose of the meeting is to further review drafts of proposed zoning bylaw amendments.

Zoning Village Residential:

Administrative Assistant. Mackenzie Leahy provided a synopsis of research on frontage estimates of lots within the proposed Village Residential Zone.

- The frontage length ranges from a low of 13' to a high of 463'.
- The mean average frontage length = 113'.
- The median halfway point = 100'.
- With the present 150' frontage requirement for ARII, 678 of the proposed VR district parcels do not conform.
- With the proposed 75' minimum frontage for the new VR district, 210 of the 861 parcels would not conform. A map of the proposed districts was referenced. (See Attached)

A second map showed parcels within the proposed VR district that might be dividable via the ANR process. (See Attached) Of the 861 proposed VR lots, 133 will have sufficient frontage

(75') and area (10,000 sq. ft.) to be split. However, this number does not reflect any analysis regarding the current location/positioning of buildings on those parcels which would impact their likelihood for being divided. The Board is in agreement that this change to create the VR District would be a huge benefit to the town and would allow for basic renovations which residents may want to make.

Use Table and Definitions:

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

- Table A Schedule of Uses with notes re: possible changes dated August 1, 2016.
- Proposed New or Revised Definitions dated August 18, 2016.

Draft Proposed Definitions:

The following was reviewed and discussed.

A. Agricultural/Conservation/Recreation:

- **Boathouse:** An enclosed or partially enclosed building or shed for sheltering boats...
- **Golf Course:** This definition came from other towns along with various planning books.
- **Livery Riding Stable:** It was suggested to change to riding stable; but then it was suggested to keep livery for historical reasons and separate with a comma and leave riding.
- **Saw Mill:** It was suggested to move this to the Industrial Uses section of the Use table.
- **Recreational Camp:** There is a concern about how these are addressed within the regulations. There are soccer camps, lacrosse camps, etc. We do not want to over regulate. Franklin Country Day Camp is what this is. This is for continuously running for a period of five days or more each year. There was a suggestion to leave it out and keep it silent. Another suggestion was to combine it together with recreational facility. The big difference is that one can be overnight. Member Gay will look at rewording those two items.
- **Ski Tow:** It was suggested to replace the "ski tow" with "ski area". In the definition take out the word snow.

B. Public Service:

- **Governmental Facility:** This term has been added to the use table but are not yet defined in the zoning bylaw.

NOTE - Member Rodenhiser arrived at 7:45 pm.

C. Residential Uses: (deleted the word institutional from title of section)

The following changes were recommended:

- Assisted living residence (add word facility)
- Under the multifamily dwellings and multifamily developments include the Section 5.6.E and Section 5.6.4.
- Long Term Facility: Include the term long term facility. The term was added to the use table
- Group Home: Include the term group home. The definition is noted in the MA general bylaws.

- Shelter: The term shelter should include the educational services as part of definition.
- Under Accessory Uses, include recreational facility and family day care home and large family child care home.
- Retail Trade: Include the title at the top of the Table 1 Schedule of Uses.
- Under Shopping Center include multi-tenant development and also retail store larger than 20,000 sq. ft.
- Auto Parts: It was recommended that Medway does not need another auto parts store. There was discussion that the economics will drive what type of business will be in the various locations. The Board would not like to see another auto parts store. There was a suggestion to put this in the outlying districts versus Commercial 1. It was suggested that this is defined and then decide where we want these.
- The term florist was added.
- Outdoor retail sales definition was added.
- The title hospitality and food services was added.
- Bar/Tavern was added to the use table.
- The term tourist home was added being a building or residential character with a resident family, offering lodging ...
- Include the term Bed and breakfast and definition.
- The new term Inn was added.
- The term Brew Pub was added. The Brew Pub definition is treated differently than a brewer by State statute.
- The following terms were added to use table: museum, movie theatre/cinema.
- The terms gallery and commercial indoor amusement were added.
- The term bank was eliminated and term financial institution added.
- The term automated teller machine kiosk was added.
- Under Services, the term Personal Care service establishments was added.
- Under Consumer Services, the words fitness facility, optician, dry cleaner, laundromat, shoe repair, photocopy/printing, and tailor were added.
- Educational/Instructional facility, commercial was added but needs to be defined.
- Under funeral home delete the word undertaker.
- Medical Office or clinic was added to use table.
- Child care facility was added.
- Adult day care facility was added with language subject for Section 8.5
- Under Automotive Uses, terms vehicle fuel station and vehicle fuel station with repair services was added along with term Auto Body.
- Include vehicle fuel station with car wash.
- Under Accessory Uses include the wording drive-through facility.

D. Industrial and Related Uses:

- The term brewery was added.
- The words electric power generation were added.
- Sawmill was taken out of the agricultural uses and added here.
- Outdoor display was added in this section. This term needs to be defined. Outdoor displays are currently occurring at Condon's Hardware, Ocean State Job Lot etc. The

OSHA regulations should be reference. The Board does not want to see the creeping of materials. There are ways to address this through a special permit or regulations.

- The definition for Religious facility is broadly written.
- There was the inclusion of the terms Community Center, Educational facility, non-profit and lodge or club.
- The bylaw is currently silent on cemeteries

Agriculture:

The Board is in receipt of some notes in relation to agriculture as defined in Massachusetts General Laws, Chapter 128, Section 1A. (See Attached) There was a suggestion to have a workshop to learn about and understand the definitions.

Discussion on proposed changes to Dimensional Regulations will take place at the next meeting.

Construction Reports (See Attached)

Village Estates:

The Board would like Susy to send a letter to Village Estates about the dust issue at the entranceway to Village Street.

Other Items:

- It was recommend that the Board visit Medway Gardens before the next meeting for the site plan modification discussion.
- Susy reported that the Conservation Agent has informed us that Millstone is enlarging the footprints of some of the units. A letter will be drafted to Millstone asking Millstone to update the plans and any changes since this may require a modification of the plan.

Future Meeting:

- Tuesday, September 13, 2016 at 7:00 pm

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

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,



Amy Sutherland
Recording Secretary
Transcribed from tape

Reviewed and edited by,



Susan E. Affleck-Childs
Planning and Economic Development Coordinator



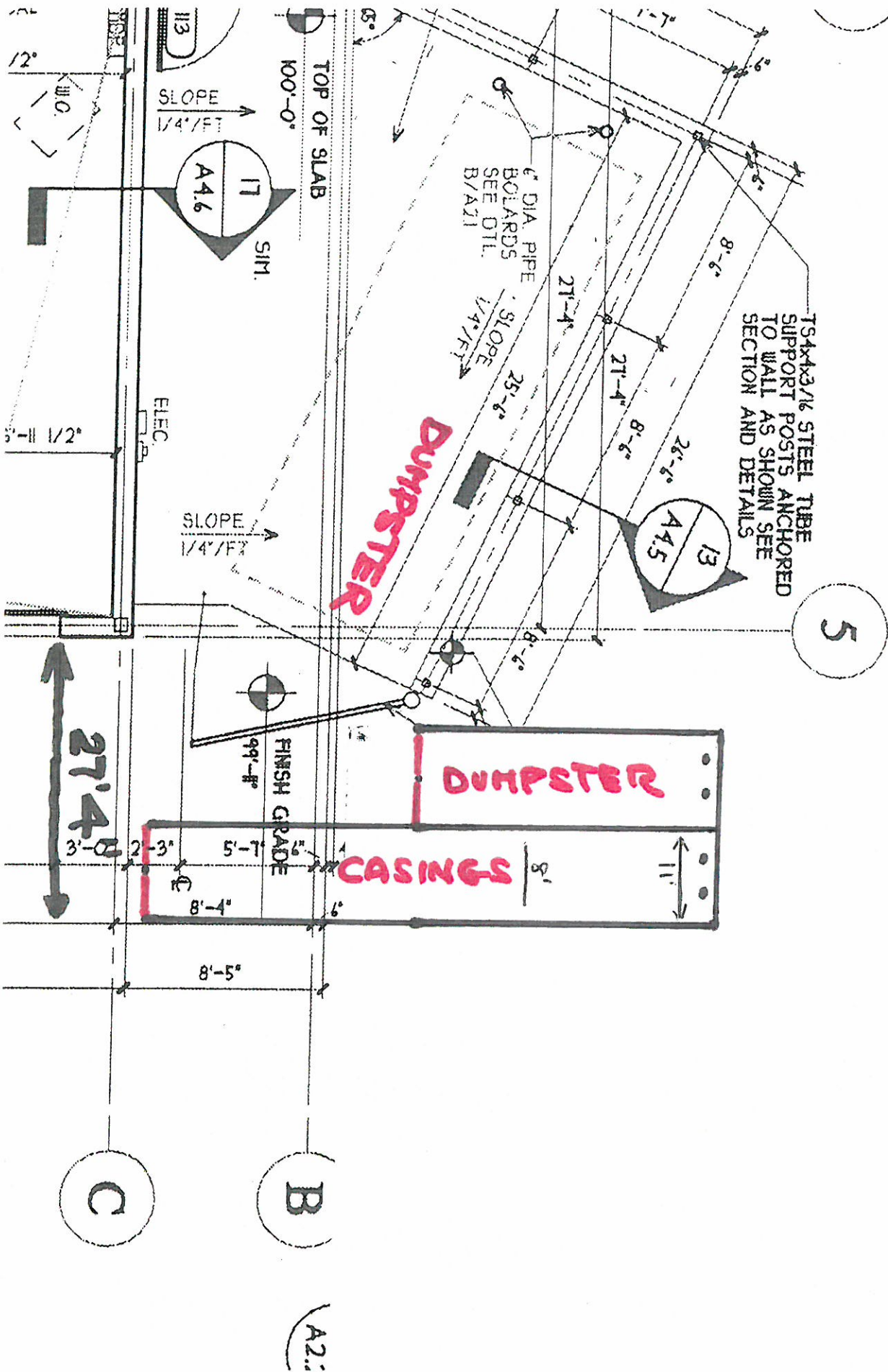
September 6, 2016

**Medway Planning & Economic Development Board
Meeting**

**Direct Tire –Outdoor Tire Storage
Container**

I invited Barry Steinberg to attend the meeting to update you on the status of enclosing the outdoor tire storage container behind the Direct Tire building. The tire storage container has been relocated as planned. However, Barry has found it difficult to find vinyl fencing at the taller height and with sufficient strength to screen the tire storage container. He is now considering other fencing alternatives including chain link fencing with vinyl straps.

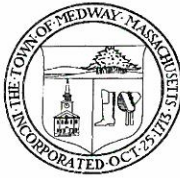
Attached are the previously provided drawings from July to re-familiarize you with the location for the tire storage container and the existing adjacent dumpster fencing.











September 6, 2016
Medway Planning & Economic Development Board
Meeting

Zoning – Village Residential

- Synopsis of research on frontage estimates of lots within the proposed Village Residential Zone. Frontage length ranges from a low of 13' to a high of 463'. The mean average = 113'. The median (halfway point) = 100'. With the present 150' frontage requirement for ARII, 678 of the proposed VR district parcels do not conform. With the proposed 75' minimum frontage for the new VR district, 210 of the 861 parcels would not conform.
- Maps of proposed districts
- Map of parcels within the proposed VR district that might be dividable via ANR process. Of the 861 lots, 133 will have sufficient frontage (75') and area (10,000 sq. ft.) to be split. However, this number does not incorporate any analysis regarding the current location/positioning of buildings on those parcels.

Thanks to Mackenzie Leahy for her research on this!

ESTIMATED FRONTAGES - Proposed Village Residential District

Mean	113.1454432
Standard Deviation	55.5740000
Minimum	13.1297396
Q1	76.210
Median	100.720
Q3	143.0540000
Maximum	463.5756150
Mode	
(of integers)	101

210 out of 861 parcels would not meet a 75 foot frontage, or about 24% of the properties

OUTLIER More than 3 1/2 times of upper quartile

MAXIMUM Greatest value, excluding outliers

UPPER QUARTILE 25% of data greater than this value

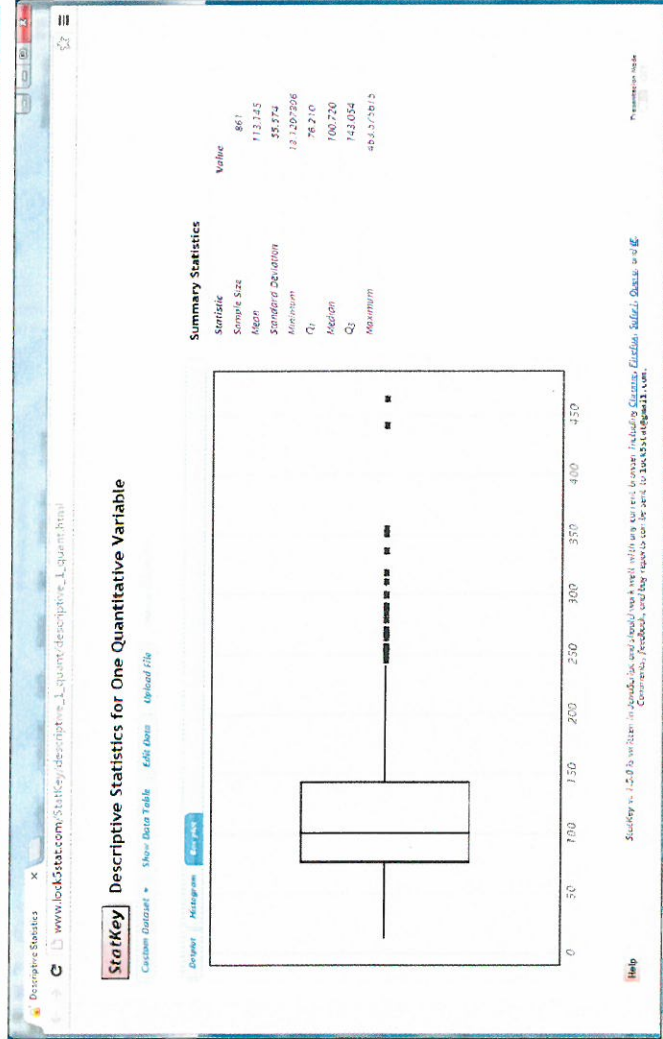
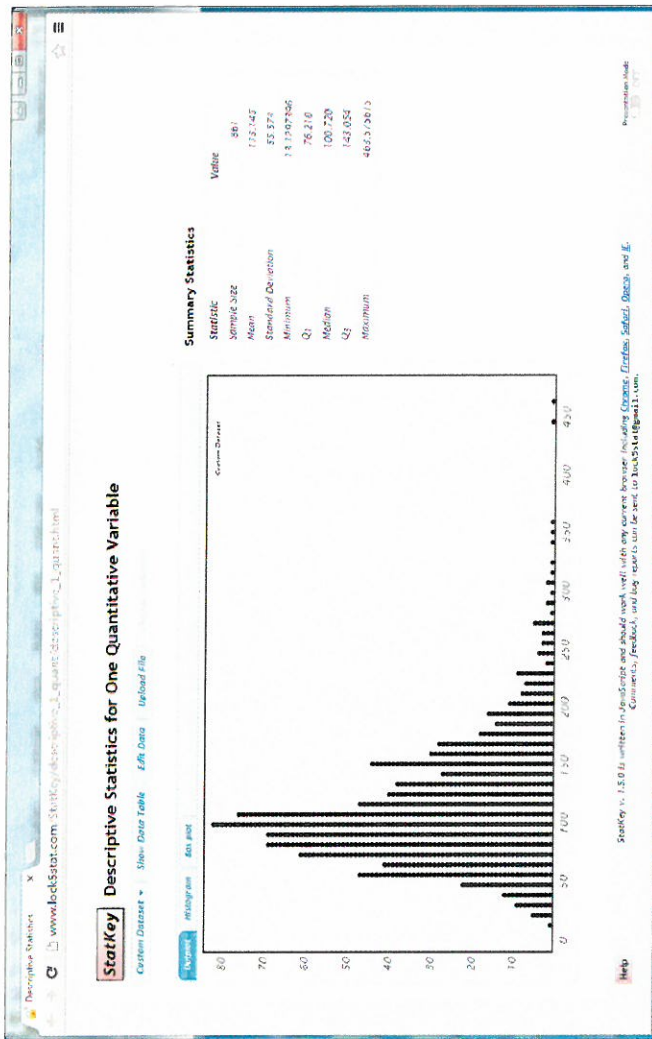
MEDIAN 50% of data is greater than this value; middle of dataset

LOWER QUARTILE 25% of data less than this value

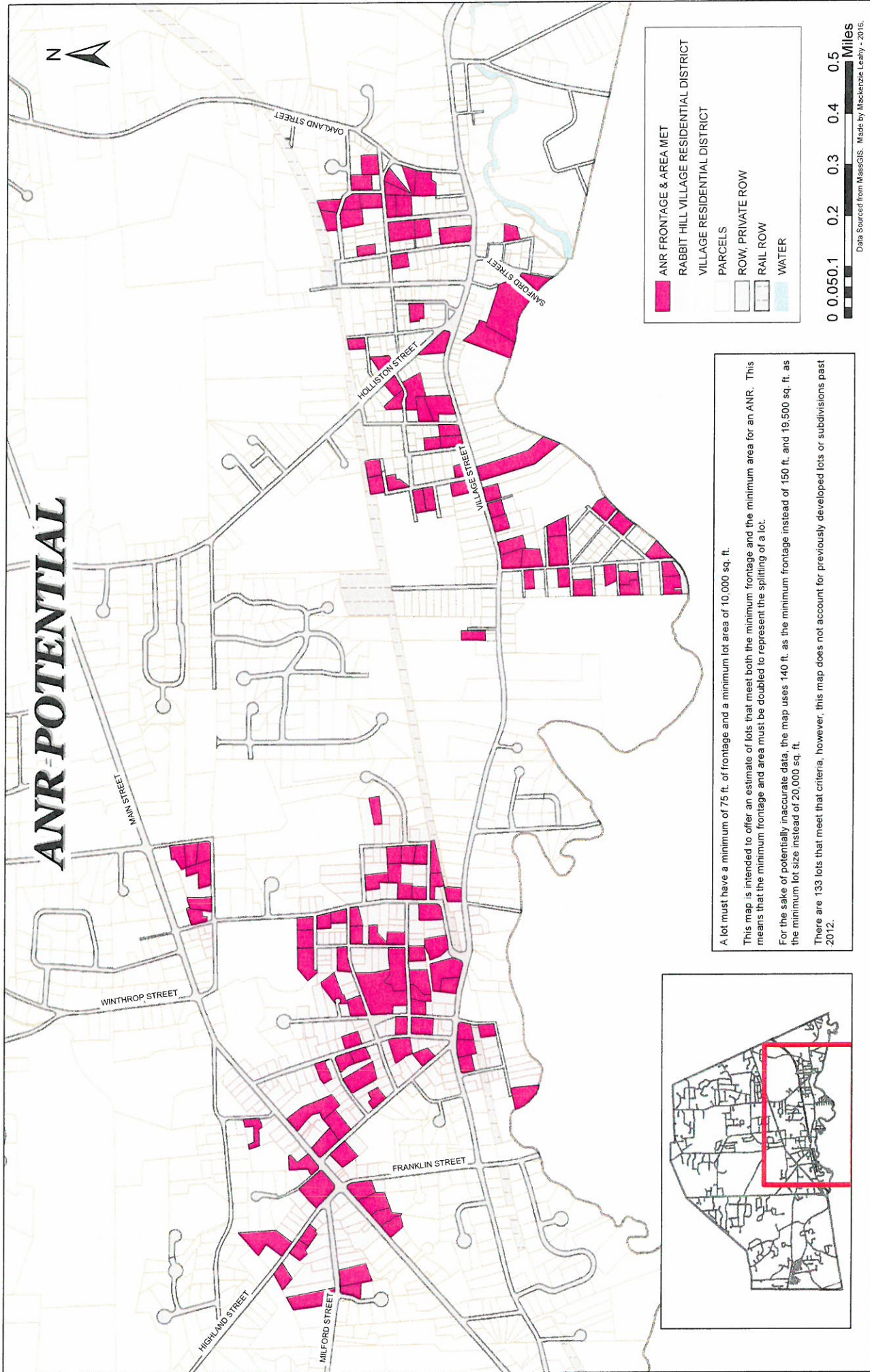
MINIMUM Least value, excluding outliers

OUTLIER Less than 3/2 times of lower quartile

Outliers
245.4599700
248.9365280
252.6859280
255.1897690
256.4601580
256.6329120
264.2896720
266.4018280
266.5009480
268.7733200
268.9734740
270.7661080
278.9956590
284.7122150
289.7939510
290.5905620
300.0719820
300.1726580
310.8005530
318.4376810
336.6353780
350.7301230
355.1387970
441.3644000
463.5756150



ANR-POTENTIAL



- ANR FRONTAGE & AREA MET
- RABBIT HILL VILLAGE RESIDENTIAL DISTRICT
- VILLAGE RESIDENTIAL DISTRICT
- PARCELS
- ROW, PRIVATE ROW
- RAIL ROW
- WATER



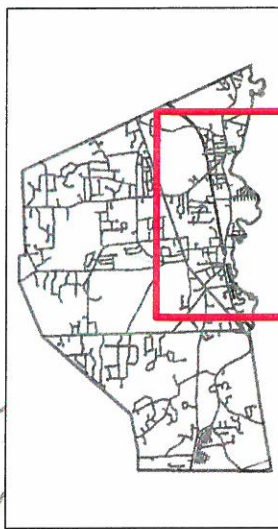
Data Sourced from MassGIS. Made by Mackenzie Leahy - 2016.

A lot must have a minimum of 75 ft. of frontage and a minimum lot area of 10,000 sq. ft.

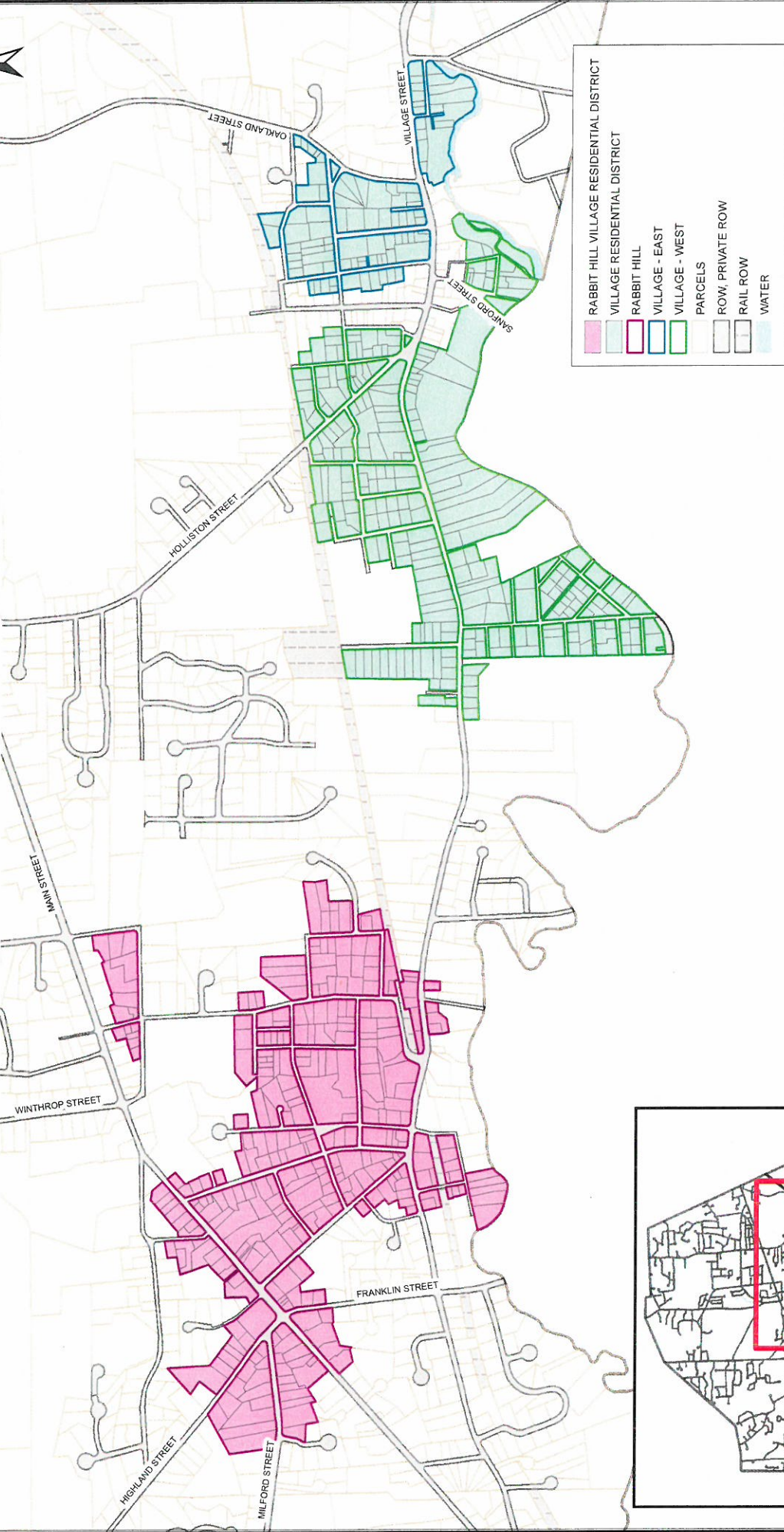
This map is intended to offer an estimate of lots that meet both the minimum frontage and the minimum area for an ANR. This means that the minimum frontage and area must be doubled to represent the splitting of a lot.

For the sake of potentially inaccurate data, the map uses 140 ft. as the minimum frontage instead of 150 ft. and 19,500 sq. ft. as the minimum lot size instead of 20,000 sq. ft.

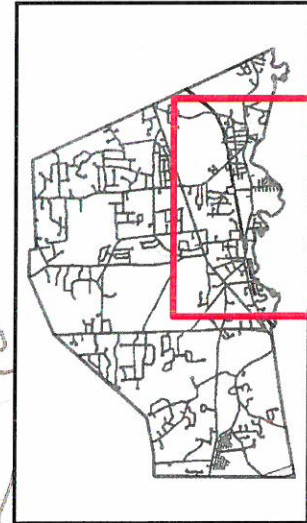
There are 133 lots that meet that criteria, however, this map does not account for previously developed lots or subdivisions past 2012.



VILLAGE RESIDENTIAL DISTRICTS



- RABBIT HILL VILLAGE RESIDENTIAL DISTRICT
- VILLAGE RESIDENTIAL DISTRICT
- RABBIT HILL
- VILLAGE - EAST
- VILLAGE - WEST
- PARCELS
- ROW, PRIVATE ROW
- RAIL ROW
- WATER





September 6, 2016
Medway Planning & Economic Development Board
Meeting

Use Table and Definitions

- Table A Schedule of Uses with notes re: possible changes dated August 16, 2016
- Proposed New or Revised Definitions dated August 18, 2016

DISCUSSION WORKSHEET FOR CHANGES TO ZBL

TABLE OF USES – August 16, 2016

SECTION V. USE REGULATIONS

5.4 SCHEDULE OF USES

TABLE 1 – SCHEDULE OF USES

	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
A. AGRICULTURE, CONSERVATION, RECREATION USES										
Agriculture, excluding piggeries and fur farms on less than 5 acres of land, and excluding livestock on less than 44,000 sq. ft. of land. <i>(Revised 11/16/15)</i>	Y	Y	N	N	N	N	N	N	N	N
Poultry on less than 1 acre. Minimum lot size for poultry is 5,000 sq. ft. subject to Board of Health regulations. <i>(Added 11/16/15)</i>	Y	Y	N	N	N	N	N	N	N	N
Commercial Greenhouse	SP	SP	N	N	N	Y	Y	N	N	N
Nursery										
Nonprofit recreational use	Y	Y	N	N	N	N	N	N	N	N
Recreational facility, private										
Recreational facility, commercial										
Sawmill – SAC NOTE – Recommend moving this to INDUSTRIAL USES section of the Use Table	SP	N	N	N	N	N	N	N	N	N
Recreational camp										
Boathouse, ski tow, golf course	SP	SP	N	N	N	N	N	N	N	N
Boathouse										
Ski area										
Golf course										
Livery riding stable	<i>This was not filled in when we did the recodification in May 2015 - ????</i>									
Gravel, loam, sand, or stone removal , except that in the AR-I and AR-II districts, no special permit shall be required when removal of such materials is incidental to the construction or alteration of buildings for which a permit has been issued by the Board of Selectmen.	SP	SP	N	N	N	N	N	N	N	N
B. PUBLIC SERVICE										
Municipal use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Public utility	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
Governmental facility										

Terms already included in Use Table but not yet defined in ZBL – See attached definitions

Terms to be added to Use Table that are already defined in the ZBL

New terms to be added to the Use Table that are not yet defined in the ZBL – See attached definitions

~~Words recommended to be deleted from Use Table~~

Words recommended for minor changes or additions to Use Table

DISCUSSION WORKSHEET FOR CHANGES TO ZBL

TABLE OF USES – August 16, 2016

SECTION V. USE REGULATIONS										
5.4 SCHEDULE OF USES										
TABLE 1 – SCHEDULE OF USES										
C. RESIDENTIAL AND INSTITUTIONAL USES										
Detached single-family dwelling	Y	Y	N	Y	Y	N	N	N	N	N
Two-family dwelling, provided that the exterior of the dwelling has the appearance of a single-family dwelling.	N	SP	N	N	N	N	N	N	N	N
Infill dwelling unit, subject to Section 8.1.	N	SP	N	N	N	N	N	N	N	N
Open space residential development, subject to Section 8.4	PB	PB	N	N	N	N	N	N	N	N
Assisted living residence facility	N	N	PB	N	N	N	N	N	N	N
Adult retirement community planned unit development, subject to Section 8.5	PB	PB	N	N	N	N	N	N	N	N
Multifamily dwellings and multifamily developments subject to Section 5.6.2 E and Section 5.6.4 (Added 11/16/15)	N	PB	N	PB	PB	N	N	N	N	N
Multifamily units in combination with a commercial use that is permitted or allowed by special permit, subject to Section 5.4.1.	N	N	PB	N	N	N	N	N	N	N
Long-term care facility										
Group home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Shelter										
Accessory Uses:										
Accessory family dwelling unit, subject to Section 8.2	SP	SP	N	SP	SP	N	N	N	N	N
Home-based business, subject to Section 8.3	Y	Y	N	Y	Y	N	N	N	N	N
Recreational facility, personal										
Family day care home and large family child care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Garages and other accessory buildings and structures subject to Section 6.xx (TBD)										
Boathouse										
Greenhouse										

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5.4 SCHEDULE OF USES

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Retail Trade										
Retail bakery (Added 11/16/15)	N	N	Y	Y	Y	Y	Y	N	N	N
Retail store	N	N	Y	Y	Y	Y	Y	N	N	N
Shopping center/multi-tenant development	N	N	SP	N	N	SP	SP	N	N	N
Retail store larger than 20,000 sq. ft.										
Auto parts										
Nursery and Florist	N	N	N	N	N	Y	Y	N	N	N
Indoor sales of motor vehicles, trailers, boats, farm equipment, with accessory repair services and storage, but excluding auto body, welding, or soldering shop	N	N	Y	N	N	N	N	N	N	N
Sale and storage of building materials to be sold on the premises	N	N	N	N	N	N	Y	Y	N	N
Outdoor retail sales	N	N	N	N	N	N	Y	N	N	N
Hospitality and Food Services										
Restaurant providing food within a building, which may include outdoor seating on an adjoining patio	N	N	Y	Y	Y	Y	Y	N	N	N
Restaurant providing live entertainment within a building	N	N	SP	N	N	N	N	N	N	N
Bar/tavern										
Motel or hotel	N	N	SP	N	N	N	N	N	N	N
Tourist home										
Bed and breakfast										
Inn										
Brew pub										
Cultural and Entertainment Uses										
Studio for artists, photographers, interior decorators, other design-related uses	N	N	N	N	N	Y	N	N	N	N
Museum										
Movie theatre/cinema										
Theatre										
Gallery										
Commercial indoor amusement										

Terms already included in Use Table but not yet defined in ZBL – See attached definitions

Terms to be added to Use Table that are already defined in the ZBL

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DISCUSSION WORKSHEET FOR CHANGES TO ZBL

TABLE OF USES – August 16, 2016

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5.4 SCHEDULE OF USES										
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	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
Professional Uses and Financial Services										
Bank or other financial institution	N	N	Y	Y	Y	Y	Y	N	N	N
Professional or business office	N	N	Y	Y	Y	Y	Y	Y	Y	Y
Automated teller machine kiosk										
Services										
Barber shop, beauty shop, nail salon, and similar personal care service establishments	N	N	Y	N	N	Y	Y	N	N	N
Consumer services such as but not limited to health care, fitness facility, optician, dry cleaner, laundry, laundromat, florist, shoe repair, photocopy/printing, bakery, photography studio, tailor, and other similar businesses and services	N	N	Y	N	N	N	N	N	N	N
Repair shop for small equipment, bicycles, appliances, tools	N	N	Y	N	N	N	N	N	N	N
Educational/instructional facility, commercial										
Commercial indoor amusement or recreation, or similar place of assembly	N	N	SP	N	N	N	N	N	N	N
Funeral home, undertaker	N	N	Y	Y	Y	Y	Y	N	N	N
Veterinary hospital	SP	SP	N	N	N	N	N	N	N	N
Kennel	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Medical office or clinic										
Child care facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adult day care facility, subject to Section 8.5	PB	PB								
Automotive Uses										
Vehicle fuel station										
Vehicle fuel station with repair services										
Vehicle fuel station, with car wash	N	N	SP	N	N	N	N	N	N	N
Car wash	N	N	SP	N	N	N	SP	N	N	N
Vehicle fuel station with convenience store	N	N	PB	N	N	PB	N	N	N	N
Vehicle repair	N	N	SP	N	N	N	SP	Y	N	N
Auto body										

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DISCUSSION WORKSHEET FOR CHANGES TO ZBL

TABLE OF USES – August 16, 2016

SECTION V. USE REGULATIONS										
5.4 SCHEDULE OF USES										
TABLE 1 – SCHEDULE OF USES										
	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
Other Business Uses; Unclassified										
Adult uses	N	N	N	N	N	N	N	Y	N	N
Accessory Uses										
Drive-through facility	N	N	SP	N	N	PB	SP	N	N	N
Outdoor dining accessory to a restaurant may be permitted by the Building Inspector	N	N	Y	N	N	N	N	N	N	N
Outdoor display										
D. INDUSTRIAL AND RELATED USES										
Warehouse and distribution facility	N	N	N	N	N	Y	N	N	N	N
Wholesale bakery <i>(Added 11/16/15)</i>	N	N	N	N	N	N	N	Y	Y	Y
Wholesale showroom or office, including warehouse	N	N	N	N	N	N	Y	Y	Y	Y
Manufacturing, processing, fabrication, packaging and assembly, and storage of goods manufactured on the premises	N	N	N	N	N	N	Y	Y	Y	Y
Contractor's yard	N	N	N	N	N	N	Y	Y	N	N
Research and development	N	N	N	N	N	N	Y	Y	Y	N
Brewery										
Research and development and/or manufacturing of renewable or alternative energy products	N	N	N	N	N	N	Y	Y	Y	Y
Electric power generation including but not limited to renewable or alternative energy generating facilities such as the construction and operation of large-scale ground-mounted solar photovoltaic installations with a rated name plate capacity of 250 kW (DC) or more	N	N	N	N	N	N	N	N	Y	N
Sawmill – SAC Note – This was moved here from AGRICULTURAL USES	SP	N	N	N	N	N	N	N	N	N
Accessory Uses										
Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises	N	N	N	N	N	N	Y	Y	Y	Y
Outdoor display										

Terms already included in Use Table but not yet defined in ZBL – See attached definitions

Terms to be added to Use Table that are already defined in the ZBL

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DISCUSSION WORKSHEET FOR CHANGES TO ZBL

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SECTION V. USE REGULATIONS

5.4 SCHEDULE OF USES

TABLE 1 – SCHEDULE OF USES

	AR-I	AR-II	C-I	C-III	C-IV	C-V	BI	I-I	I-II	I-III
F. INSTITUTIONAL USES										
Religious facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Community center										
Educational facility, non-profit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Lodge or club										

Add a new Section 5.5. to state that when both a special permit and site plan review are required, the special permit granting authority shall be the PB and not the ZBA.

Are there any other uses you may want to add to the list of specifically prohibited uses in Section 5.2? See list below for possibilities

- Storage or reprocessing of waste products and salvage materials such as non-operable vehicles or appliances
- Paper or pulp mill
- Commercial or private sludge or disposal facility
- Salvage yard and all open air storage of salvage materials and debris
- Commercial or private dump, landfill, refuse incinerator, or other commercial or private solid waste disposal or processing facility
- Aviation field

Terms already included in Use Table but not yet defined in ZBL – See attached definitions

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DISCUSSION WORKSHEET FOR CHANGES TO ZBL

TABLE OF USES – August 16, 2016

TERMS already defined in the ZBL but not presently included in the Use Table. PEDB needs to decide where to allow these uses or decide if you want to prohibit them

- ***Bed and Breakfast*** – A transient lodging establishment in an owner-occupied, detached single-family dwelling, with not more than 6 rooms used as sleeping accommodations for paying guests, and which may include breakfast as part of the lodging charge.
- ***Tourist Home*** – A building of residential character with a resident family, offering lodging with or without meals to transients for compensation.
- ***Medical Office or Clinic*** – An establishment primarily engaged in delivering medical, surgical, psychiatric, or other health-related services on an out-patient basis, including the offices of physicians, dentists and other health practitioners, and/or outpatient care facilities
- ***Long-Term Care Facility*** – A building or group of buildings which is licensed or approved by the Massachusetts Department of Public Health to provide 24-hour, intensive, skilled and supportive nursing care, convalescent or chronic care under the medical supervision to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. A Long-Term Care Facility also typically provides personal care services in a supervised environment and may contain common areas for therapy, recreation and dining. Further, the facilities may also include on-premise medical offices and treatment facilities related to the care of the residents.
- ***Continuing Care Retirement Facility*** – A facility that includes a combination of types of dwellings or a lifetime continuum of accommodations and care for elder residents, including independent living, assisted/congregate living and long-term care facilities
- ***Museum*** – A premises open to the public for the procurement, care, conservation, storage, study and display of inanimate objects of lasting historical, scientific, artistic or cultural interest or value.
- ***Movie Theatre/Cinema*** – A venue, usually a building that contains an auditorium for viewing movies (films) for entertainment
- ***Theatre*** - A building, part of a building or outdoor area where plays, dramatic presentations and stage entertainment, etc. are performed.
- ***Automated Teller Machine Kiosk*** – A free-standing, electronic banking outlet which allows customers to complete various banking transactions without the aid of a branch representative or teller. NOTE – Sometimes referred to as automated banking machines.
- ***Vehicle Fuel Station*** – Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sale of fuel for motor vehicles.

7

Terms already included in Use Table but not yet defined in ZBL – See attached definitions

Terms to be added to Use Table that are already defined in the ZBL

New terms to be added to the Use Table that are not yet defined in the ZBL – See attached definitions

Words recommended to be deleted from Use Table

Words recommended for minor changes or additions to Use Table

DRAFT Proposed Definitions

A. AGRICULTURE/CONSERVATION/RECREATION

Boathouse – An enclosed or partially enclosed building or shed for sheltering a boat or boats and associated marine equipment near a river, stream, pond or lake.

Golf Course – A tract of land laid out with at least nine holes for playing the game of golf and improved with tees, greens, fairways and hazards and that may include a clubhouse and shelter as accessory uses.

Gravel/loam/sand or stone removal – The removal from land of any form of soil including but not limited to sod, loam, sand, gravel, clay, peat hardpan, rock, quarried stone or mineral products.

Greenhouse – A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation and protection of plants.

Greenhouse, commercial – A greenhouse which grows plants which are sold at retail or wholesale.

Livery Riding Stable – Suggest changing to just “riding stable”

Riding Stable – An establishment designed and equipped for the feeding, boarding, exercising or training of horses not owned by the owner of the premises and for which the owner of the premises receives compensation and which may include instruction in riding, jumping or showing or where horses may be hired for riding.

Nursery – Land used to raise plants, flowers, shrubs, bushes, or trees grown on the premises for sale or transplanting. May include greenhouses and retail sales of associated nursery goods and products.

NOTE - Section 3 of M.G.L. c. 40A defines “nursery” (for the purposes of the agricultural exemption) as: “Said nursery stock shall be considered to be produced by the owner or lessee of the land if it is nourished, maintained and managed while on the premises.”]

Recreational Camp – The use of land and/or a building operated continuously for a period of five days or more each year to provide seasonal, organized youth and/or family oriented programs and activities including indoor and/or outdoor recreational and educational activities and which may include overnight sleeping accommodations and dining services.

Recreational Facility – A public or private establishment designed and equipped for the conduct of sports and leisure-time activities including but not limited to fields, courts,

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table

swimming pools, rinks, tracks, golf courses, mini-golf, driving ranges, and other similar uses and which may include a clubhouse and other customary accessory uses, and which may be comprised of indoor and outdoor facilities.

Recreational Facility, Commercial – A recreational facility operated as a business and open to the general public for a fee.

Recreational Facility, Personal – A recreational facility established as an accessory use located on the same lot as the principal residential use and designed to be used primarily by the occupants of the principal use and their guests

Recreational Facility, Private – A recreational facility open only to bona fide members and guests of such organization

Ski Tow – Suggest replacing “ski tow” with “ski area”

Ski Area – An area developed for snow skiing, boarding or tubing with trails and which may include lifts, ski rentals and sales, and instruction and eating facilities

B. PUBLIC SERVICE

Government Facility – Any building, structure, facility or complex operated by any federal, state or county, or agency or instrumentality thereof such as but not limited to schools, libraries, police stations, fire stations, senior centers, office buildings, parks, playgrounds, fields, community centers, garages and other public works facilities, and other similar governmental uses.

Municipal Use – Any use, building, facility or area owned or leased by and operated by the Town of Medway for the general use and welfare of the Town, its inhabitants or businesses located within the Town.

C. RESIDENTIAL/INSTITUTIONAL USE

Infill dwelling unit – As specified in Section 8.1

Open space residential development – As specified in Section 8.4

Family Day Care Home – As defined in MGL, chapter 28A, section 9

Large Family Child Care Home - As defined in MGL, chapter 15D, section 1A.

Group Home - Small, community-based residential facility, licensed by the Commonwealth of Massachusetts pursuant to M.G.L. ____ designed to serve and provide on-going care, support for daily living and habilitation services for children or adults with chronic disabilities, of whom one or more are unrelated, and which operate as a single housekeeping unit. These homes usually have six or fewer occupants and are staffed 24 hours a day by trained caregivers.

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table

Shelter - An establishment giving temporary protective sanctuary to victims of crime, abuse or homelessness, by providing housing, food, support and services to those needing assistance, usually operated by a non-profit organization. QUESTION?? – Is a shelter an exempt use per Dover amendment?

D. BUSINESS USES

Retail Trade

Auto Parts Store – An establishment selling various components which are used to build or repair automotive vehicles and keep them performing safely and efficiently. May also include the sale of associated supplies and tools for the maintenance and upkeep of motor vehicles and various automotive accessories.

Boat – A vessel of any size built for navigation on a river or other body of water propelled by oars or paddles or by sail or power generated by an internal combustion engine.

Building Materials – Natural materials and man-made products which are used for construction purposes including but not limited to lumber, plumbing, heating, ventilating, air conditioning, insulation, roofing and electrical products.

Farm Equipment – Equipment and implements that are used or intended for use in farming operations, including any combine, tractor, engine, motor or attachment including but not limited to a cultivator, tiller, harvester, reaper, hay conditioner, haymaker, thrasher thresher, but not including a motor vehicle.

Florist – An establishment which sells flowers and plants and accessory items thereto

Motor Vehicle – A self-propelled device designed and used for the transportation of people or goods over land surfaces

Trailer - A non-motorized vehicle, often a long platform or box/container with two or more wheels, which is pulled behind a motorized vehicle and used to transport things.

Hospitality and Food Services

Bar/Tavern – An establishment used primarily for the sale, dispensing or serving of alcoholic beverages by the drink to the general public for on-site consumption and where food service may be available for consumption on the premises as accessory to the principal use.

Brew Pub – Restaurant licensed under the relevant state and federal statutes to produce and sell beer and/or ale at the location for on-premises consumption. May include facilities for customers to brew on-premises for personal consumption off-site. Beverages produced on the premises may be sold to other establishments but shall not exceed 25% of the establishment's production capacity.

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table

Inn – An establishment that provides temporary overnight lodging to the general public for compensation, not to exceed 10 guest rooms, for transient guests and where a dining room for the serving meals may be operated on the premises, and wherein the owner or operator may or may not maintain a place of principal residence.

Cultural/Entertainment

Studio – A building, room or space where a craftsperson, artist, sculptor, photographer, musician or other artisan, designer or craftsperson works and which may include incidental accessory uses such as a gallery, retail sales of art produced on the premises, and instruction.

Gallery – An established engaged in the display, sale or loan of works of art to the general public.

Professional Use and Financial Services

Bank – *Recommend this be deleted from Use Table*

Financial Institution – Establishments such as banks, savings and loans, credit unions, insurance companies, mortgage offices, and brokerage firms dealing in monetary transactions for consumers such as deposits, loans, investments and currency exchange.

Services

Auto Body - An establishment in which bodies and frames for damaged vehicles, such as automobiles, trucks, or the like, are manufactured, repaired, straightened, or painted and which may include vehicle repair services as an accessory use.

Barber shop – *Recommend this be deleted from Use Table*

Beauty shop – *Recommend this be deleted from Use Table*

Nail salon – *Recommend this be deleted from Use Table*

***Child Care Facility** – As defined in MGL, chapter 15D, section 1A.

Commercial indoor amusement - A business establishment engaged in providing indoor entertainment or games for a fee to the general public and including but not limited to such activities as a dance hall, bowling alley, billiard or pool establishment, skate park, family fun/entertainment/amusement center, playground, and other similar uses and which may include the provision of food and drink as an accessory use.

Dry Cleaner – A business establishment where clothes, fabrics, textiles and other cloth items are cleaned with dry-cleaning chemical solvents with little or no water.

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table

Educational/Instructional Facility, commercial – Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or skill, organized on a commercial basis including but not limited to schools for vocational and technical training, art, dance, gymnastics, martial arts and other sports activities.

Fitness Facility – An establishment providing exercise space, facilities and equipment or classes for the purposes of physical exercise. Commonly referred to as a fitness club, health or athletic club, fitness center, and gym. May also provide personal training, locker rooms, showers and fitness studios and other similar facilities and services.

Funeral home/undertaker –

*Note – Delete use of term “undertaker”. Change this to just “**Funeral Home**” – A building used for the preparation of the deceased for burial and the display of the deceased and rituals connected thereto before burial or cremation and which may include areas for a chapel, sale of caskets and other funeral supplies, and a crematorium.*

Laundry

*NOTE – Recommend changing this to “**Laundromat**” – An establishment providing self-service washing, drying or dry-cleaning machines on the premises for rental use to the general public.*

Optician – A business establishment where eyeglasses and contact lenses are made and/or supplied to correct vision

Outdoor Dining – A dining area with tables and seating available for restaurant-style eating outdoors, usually located on the sidewalk or an open area adjacent to its affiliated restaurant, and usually operated on a seasonal basis.

Personal Care Service establishment – A business establishment providing personal services to individuals including but not limited to a barber shop, beauty shop, hair salon, nail salon, tanning salon, cosmetology and spa services, and other similar services.

Photocopying/printing – A business establishment that offers photocopying, printing and ancillary services

Repair shop for small equipment, bicycles, tools and appliances

*NOTE – Shorten this to “**Repair Shop**” - A business establishment where broken household machines, equipment, tools and appliances can be taken to be repaired, but not including vehicle repair.*

Shoe repair – A business establishment where shoes, boots and other footwear can be taken to be repaired and which may offer shoe polishing and cleaning services and may sell footwear accessories and specialty shoe products.

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table

Tailor – A business establishment where clothes and garments are made, mended or altered for individual customers

Veterinary Hospital – A building where animals are given medical care, observation and treatment including surgery for their diseases and injuries and which may include the short-term boarding of animals during their convalescence.

E. INDUSTRIAL AND RELATED USES

Brewery, Distillery or Winery - A business establishment located in a building that uses equipment and/or processes for the production and distribution of malt, spirituous, or vinous beverages pursuant to M.G.L. ch. 138, §19. Such establishment may include on-site sampling, the sale of permitted beverages produced on the premises to consumers for off-site consumption, and the sale of commercial goods branded by the establishment. A tasting room, not to exceed 25% of the building's gross square footage, that allows patrons to sample or consume beverages that are produced on premises is permitted as an accessory use. The establishment may also host marketing events, special events, and/or factory tours.

Distribution Facility – A business engaged in the receipt, storage, and redistribution of goods, products, cargo and materials to retailers, wholesalers, or directly to consumers.

Electric Power Generation – The process of generating electric power from other sources of primary energy such as electromechanical generators, heat engines fueled by chemical combustion, kinetic energy such as flowing water and wind, and other energy sources such as solar photovoltaic and geothermal power.

Indoor Storage – An area within a non-residential establishment for the placement and safe keeping of materials, products or equipment.

Outdoor Display – The temporary (less than 24 hours) display of goods and products sold by the business establishment, located on the same premises but not including any parking, delivery or loading areas, fire lanes, maneuvering aisles, or sidewalks where less than 6 feet of sidewalk width remains for pedestrian access, and limited to the hours the business is open.

Outdoor Storage – An outside area for the storage or display of materials, goods or manufactured products produced or used by the principal use of the property, for more than a twenty-four hour period.

Sawmill – A place or building in which timber from off the premises is sawed, split, shaved, planed, stripped, chipped or otherwise processed by machinery into planks, boards, mulch or other wood products.

Warehouse – A building or area used primarily for the storage of raw materials, manufactured goods or equipment before their export or distribution for sale.

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table

Wholesale Showroom - A room or space used for displaying a company's products, goods and merchandise not for direct sale to consumers.

F. INSTITUTIONAL USES

Community Center – A building used for recreational, social, educational, and cultural activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

Educational Facility, non-profit – Any building or part thereof which is designed, constructed or used for education or instruction in any branch of knowledge or skill, organized on a non-profit basis or operated on land owned or leased by the commonwealth or any of its agencies, subdivisions, or body politic, or by a religious sect or denomination, or by a nonprofit educational corporation.

Lodge or Club – A facility operated by a non-profit private organization established around a common interest such as a fraternal, civic, alumni, social, recreational or sports club, or other similar organization, to which membership is limited or controlled. May include meeting space, dining facilities, and outdoor areas.

Religious Facility – A structure, building or place used by a religious sect or denomination for worship, ceremonies, rituals, assembly, or study or education pertaining to a particular system of religious beliefs. May include a cathedral, chapel, church, convent, meeting house, monastery, mosque, sanctuary, shrine, synagogue, temple and other places of religious worship, and which may also include associated facilities whose purposes are substantially related to the religious purposes of such sect or denomination such as a rectory, parsonage, offices, meeting facilities, or outdoor space.

ADDITIONAL WORDS TO CONSIDER DEFINING in the ZBL

Buffer – Open spaces, natural wooded or open areas, landscaped areas, fences, walls, earthen berms or mounds, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances.

Floor Area Ratio (FAR): The ratio of the gross floor area of all buildings on the lot to the total area of the lot. NOTE – This is needed only if you decide to add this as a Dimensional Regulation.

Impervious Coverage – That portion of a lot that is covered by buildings, including accessory buildings, and all paved and other impervious surfaces such as roads, parking areas, sidewalks, and other surfaces that do not readily absorb or retain storm water. Impervious coverage shall be determined by dividing the combined area of the footprint of all buildings and all paved and impervious surfaces on a lot by the total area of the lot.

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table

Open Space – Those areas of a lot on which no building or structure is permitted except as authorized by other provisions of this Bylaw, and which shall not be used for streets, driveways, sidewalks, parking, storage or display. Open space may serve as areas for buffers, active and passive recreation, natural and scenic resource protection, land conservation, or other similar uses.

Portable Storage Container – A purpose-built, enclosed, box-like container designed for temporary storage of household or commercial goods and/or equipment and for ease of loading to and from a transport vehicle.

Soldering – The fusing and application of various alloys to firmly join metal objects or surfaces together without heating the objects to the melting point.

Welding – The joining of metal pieces or parts by heating the surfaces to the point of melting using a blowtorch, electric arc or other means, and uniting them by hammering, compressing, or the like.

Wholesale - The business of selling things in large quantities to other businesses for resale rather than to individual customers.

WORDS to consider changing the definition for:

Retail Sales Store -

Manufacturing – The transformation of raw materials or substances, components or parts into new products by the use of machines, tools, and labor through a mechanical, chemical or other process. Also includes the blending of materials and the assembly of component parts **and the packaging of products for distribution, storage and sale.**

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table

FOR YOUR REFERENCE

Agriculture – As defined in Massachusetts General Laws, Chapter 128, Section 1A.

"Farming" or "agriculture" shall include farming in all of its branches and the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural, aquacultural, floricultural or horticultural commodities, the growing and harvesting of forest products upon forest land, the raising of livestock including horses, the keeping of horses as a commercial enterprise, the keeping and raising of poultry, swine, cattle and other domesticated animals used for food purposes, bees, fur-bearing animals, and any forestry or lumbering operations, performed by a farmer, who is hereby defined as one engaged in agriculture or farming as herein defined, or on a farm as an incident to or in conjunction with such farming operations, including preparations for market, delivery to storage or to market or to carriers for transportation to market.

Horticultural - The producing, improving, marketing, and using of fruits, vegetables, flowers, and ornamental plants.

Floricultural - The cultivation of flowering and ornamental plants

Aquaculture - The breeding, rearing, and harvesting of plants and animals in all types of water environments

Gino's Explanation of the Agricultural Exemption under M.G.L. c. 40A: Zoning may not prohibit, require a special permit or "unreasonably regulate" agricultural uses and buildings. This applies to silviculture (forestry) and horticulture (including nurseries) as well. To qualify for the exemption, the agricultural use must meet one of the following requirements:

- A. The agricultural activities must be on a minimum of 5 acres of land and
 - a. During the months of June, July, August and September (or harvest season of the primary product) at least 25% of the products sold must be grown on the land; or
 - b. At least 25% of the products sold must be grown on the land AND 50% of the products sold must be from other agricultural facilities within Massachusetts.

OR

- B. The agricultural activities must be on a minimum of 2 acres and the products grown on the land must result in annual gross sales of at least \$1,000 per acre (so \$2,000 for 2 acres, \$3,000 for 3 acres, etc.).

Terms already included in Use Table but not defined in ZBL

New terms to be added to Use Table that are not defined in ZBL

New terms to be added to Use Table that are already defined in ZBL

Terms recommended for minor changes

Terms recommended to be deleted from Use Table



September 6, 2016
Medway Planning & Economic Development Board
Meeting

Construction Reports

- Tri Valley Commons Report # 28 – August 31, 2016
- Applegate Subdivision Report #58 – August 31, 2016
- 2 Marc Road Report #5 – August 31, 2016
- Village Estates Report #9 – August 31, 2016

Tetra Tech 100 Nickerson Road Marlborough, MA 01752		
Project	Date	Report No.
Tri-Valley Commons	8-31-2016	28
Location	Project No.	Sheet 1 of
Main Street (Route 109)	143-21583-15014	2
Contractor	Weather	Temperature
Scott Currin	A.M. P.M. CLEAR	A.M. P.M. 85°

FIELD OBSERVATIONS

On Wednesday, August 31, 2016, Frank Guthman from Tetra Tech (TT) visited the project to inspect and document the current condition of the site. The following observations were made:

1. Observations

- A. Upon arrival at the Tri-Valley Commons site, no contractor was working at this time. The contractor has previously finished the retaining wall adjacent to the eastern property line in the Phase II portion of the site.
- B. The wall appears to be built in the location shown on the approved plans.
- C. The contractor used 3 different style granite grey mosaic blocks as required in the approved plans.
- D. The retaining wall appears to be built with required foundation and backfill shown on the approved plan detail sheet.
- E. Some of the cap unit blocks do not appear to be adhered to the top unit blocks with proper concrete adhesive as shown in the construction detail on the approved plans.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't		Bulldozer	Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe	Asphalt Reclaimer			
Laborers		Loader	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader	Static Roller			
Oper. Engr.		Bobcat	Vib. Walk Comp.			
Carpenters		Hoeram	Compressor			
Masons		Excavator	Jack Hammer			
Iron Workers		Grader	Power Saw			
Electricians		Crane	Conc. Vib.			
Flag persons		Scraper	Rock Crusher			
Surveyors		Articulating Dump Truck	Chipper			
Driller		Conc. Truck	Screener			
Blast Crew		Pickup Truck	Drill Rig			
Sewer/Water Tester		Dump Truck 6 Whl	Boom Lift			
Town Inspector		Dump Truck 10 Whl	Water Truck			
		Dump Truck 14 Whl	Lull			
		Dump Truck 18 Whl	Gradall			

Police Details: Yes	RESIDENT REPRESENTATIVE FORCE	
Time on site: 1:00 P.M. – 1:45 P.M.	Name	Name
CONTRACTOR'S Hours of Work:		
	Resident Representative: Frank Guthman	

Project Tri-Valley Commons	Date 8-31-2016	Report No. 28
Location Main Street (Route 109)	Project No. 143-21583-15014	Sheet 2 of 2
Contractor Scott Currin	Weather A.M. P.M. CLEAR	Temperature A.M. P.M. 85°

FIELD OBSERVATIONS CONTINUED

2. Schedule

A. TT will inspect on an as-needed basis.

3. New Action Items

A. Fasten cap unit blocks to top unit blocks with correct concrete adhesive as shown on the approved plans.

4. Previous Open Action Items

A. N/A

5. Materials Delivered to Site Since Last Inspection:

A. N/A

Tetra Tech
100 Nickerson Road
Marlborough, MA 01752

Project Applegate Farm	Date 08-31-2016	Report No. 58
Location Coffee/Ellis Street, Medway, MA	Project No. 143-21583-12007	Sheet 1 of 2
Contractor Unique Homes Eric Johnson	Weather A.M. CLEAR P.M.	Temperature A.M. 85° P.M.

FIELD OBSERVATIONS

On Wednesday, August 31, 2016 Frank Guthman from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. Upon arrival to the site, TT noticed the contractor had removed the large pile of sand from the roadway.
- B. There is a large amount of sediment in the roadway which is eroding downgradient into the catch basins at the most eastern section of the site.
- C. The contractor was pouring concrete for the building foundation at Lot 12B.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers	2	Loader		Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Bobcat		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flag persons		Scraper		Rock Crusher			
Surveyors		Articulating Dump Truck		Chipper			
Driller		Conc. Truck	1	Screener		OFFICIAL VISITORS TO JOB	
Blast Crew		Pickup Truck		Drill Rig			
Sewer/Water Tester		Dump Truck 6 Whl		Boom Lift			
Town Inspector		Dump Truck 10 Whl		Water Truck			
		Dump Truck 14 Whl		Lull			
		Dump Truck 18 Whl		Gradall			

Police Details:

RESIDENT REPRESENTATIVE FORCE

Time on site: 9:30 A.M. – 10:15 A.M.

Name

Name

CONTRACTOR'S Hours of Work:

Resident Representative: Frank Guthman

Project Applegate Farm	Date 08-31-2016	Report No. 58
Location Coffee/Ellis Street, Medway, MA	Project No. 143-21583-12007	Sheet 2 of 2
Contractor Unique Homes Eric Johnson	Weather A.M. CLEAR P.M.	Temperature A.M. 85° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. TT will inspect the subdivision on an as needed basis.
3. New Action Items
 - A. Sweep and clean sediment from roadway and sidewalks.
 - B. Remove sediment from the catch basin silt sacks.
4. Previous Open Action Items
 - A. N/A.
5. Materials Delivered to Site Since Last Inspection:
 - A. N/A

Tetra Tech
100 Nickerson Road
Marlborough, MA 01752

Project

2 Marc Road

Date

08-31-2016

Report No.

05

Location

Marc Road

Project No.

143-21583-16009

Sheet 1 of

2

Contractor

Rosenfeld

Jon Rosenfeld

Weather

A.M. CLEAR

P.M.

Temperature

A.M. 85°

P.M.

FIELD OBSERVATIONS

On Wednesday, August 31, 2016 Frank Guthman from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. Upon arrival at the 2 Marc Road site, Rosenfeld workers were in the process of backfilling and compacting with 2 inch crushed stone at the most northern section of the proposed building layout.
- B. Rosenfeld was also loading and hauling the large granular fill pile from the proposed building location to the eastern side of the site in order to continue cutting out unsuitable material and backfilling with 2 inch crushed stone.
- C. The construction entrance seems to be failing as there is sediment being tracked from the site onto Marc Road. TT recommends extending the limits of the construction entrance into the site and/or increasing the size of the crushed stone used for the entrance pad.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman	1	Backhoe		Asphalt Reclaimer			
Laborers	2	Loader	1	Vib. Roller			
Drivers		Rubber Tire Backhoe/Loader		Static Roller			
Oper. Engr.		Bobcat		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator	2	Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flag persons		Scraper		Rock Crusher			
Surveyors		Articulating Dump Truck		Chipper			
Driller		Conc. Truck		Screener			
Blast Crew		Pickup Truck	1	Drill Rig			
Sewer/Water Tester		Dump Truck 6 Whl		Boom Lift			
Town Inspector		Dump Truck 10 Whl		Water Truck			
		Dump Truck 14 Whl		Lull			
		Dump Truck 18 Whl		Gradall			

Police Details:

Time on site: 10:45 A.M. – 12:30 P.M.

CONTRACTOR'S Hours of Work:

RESIDENT REPRESENTATIVE FORCE

Name

Name

Resident Representative: Frank Guthman

Project 2 Marc Road	Date 08-31-2016	Report No. 05
Location Marc Road	Project No. 143-21583-16009	Sheet 2 of 2
Contractor Rosenfeld	Weather A.M. CLEAR P.M.	Temperature A.M. 85° P.M.

FIELD OBSERVATIONS CONTINUED

2. Schedule

- A. Rosenfeld will continue removing unsuitable material throughout the lot for the proposed building foundation and replace with a layer of 2 inch crushed stone and a layer of ¾ inch gravel.
- B. The Contractor will finish installing the retaining wall along the western property line once the large pile of gravel is relocated.

3. New Action Items

- A. Modify construction entrance in order to prevent sediment tracking onto Marc Road.
- B. Sweep and clean sediment and debris that has been tracked from the site onto Marc Road.

4. Previous Open Action Items

- A. N/A

5. Materials Delivered to Site Since Last Inspection:

- A. N/A

Tetra Tech
100 Nickerson Road
Marlborough, MA 01752

Project Village Estates	Date 08-31-2016	Report No. 09
Location Village Street	Project No. 143-21583-15009	Sheet 1 of 2
Contractor Russel Santoro	Weather A.M. P.M. CLEAR	Temperature A.M. P.M. 85°

FIELD OBSERVATIONS

On Wednesday, August 31, 2016 Frank Guthman from Tetra Tech (TT) visited the project site to inspect the current condition of the site and construction progress. The following observations were made:

1. Observations

- A. No contractor on site at this time.
- B. The contractor has not installed a construction entrance pad to prevent sediment from tracking onto the roadway.
- C. The contractor should lightly water the site in order to prevent dust while using equipment at the site.

CONTRACTOR'S FORCE AND EQUIPMENT

WORK DONE BY OTHERS

Sup't		Bulldozer		Asphalt Paver		Dept. or Company	Description of Work
Foreman		Backhoe		Asphalt Reclaimer			
Laborers		Loader		Vib. Roller			
Drivers		Rubber Tire backhoe/Loader		Static Roller			
Oper. Engr.		Bobcat		Vib. Walk Comp.			
Carpenters		Hoeram		Compressor			
Masons		Excavator		Jack Hammer			
Iron Workers		Grader		Power Saw			
Electricians		Crane		Conc. Vib.			
Flag persons		Scraper		Rock Crusher			
Surveyors		Articulating Dump Truck		Chipper			
Driller		Conc. Truck		Screener			
Blast Crew		Pickup Truck		Drill Rig			
Sewer/Water Tester		Dump Truck 6 Whl		Boom Lift			
		Dump Truck 10 Whl		Water Truck			
		Dump Truck 14 Whl		Lull			
		Dump Truck 18 Whl		Gradall			

OFFICIAL VISITORS TO JOB

Police Details:

Time on site: 2:00 P.M. – 2:30 P.M.

CONTRACTOR'S Hours of Work:

RESIDENT REPRESENTATIVE FORCE

Name

Name

Resident Representative: Frank Guthman

Project Village Estates	Date 08-31-2016	Report No. 09
Location Village Street	Project No. 143-21583-15009	Sheet 2 of 2
Contractor Russel Santoro	Weather A.M. P.M. CLEAR	Temperature A.M. P.M. 85°

FIELD OBSERVATIONS CONTINUED

2. Schedule
 - A. TT will continue to inspect the site as the contractor is prepared for inspection.
3. New Action Items
 - A. Contractor to install proper construction entrance pad to prevent sediment tracking onto Village Street.
 - B. Contractor should water the site in order to prevent dust from kicking up.
4. Previous Open Action Items
 - A. N/A
5. Materials Delivered to Site Since Last Inspection:
 - A. Precast Concrete Curb