



Town of Medway
ZONING BOARD OF APPEALS
155 Village Street, Medway MA 02053
(508) 321-4915

Rori Stumpf, Chair
Brian White, Vice Chair
Carol Gould, Clerk
Christina Oster, Member
Gibb Phenegar, Member

Zoning Board of Appeals Meeting
Wednesday, May 29, 2019 at 7:30 pm
Sanford Hall
155 Village Street Medway, MA 02053
Meeting Minutes

Present: Rori Stumpf, Chairman; Brian White, Vice Chair; Carol Gould, Clerk; Christina Oster, Member; Gibb Phenegar, Member

Also Present: Barbara Saint Andre, Director, Community and Economic Development
Stefany Ohannesian, Administrative Assistant, Community and Economic Development
Steve Bouley, Tetra Tech

Chairman Rori Stumpf called the meeting to order at 7:30pm.

14-16R Franklin Street Extension of Time Application – The applicant Lynne Tatevosian is requesting an extension of time on a prior granted variance for 14-16R Franklin Street Medway.

The Board discussed the other variance that was granted to this property, no one had any objections and agreed to grant this extension request.

Motion to grant the extension of time for the variance granted to 14-16R Franklin Street to be extended to December 20, 2019 made by Brian White, seconded by Gibb Phenegar passed by a unanimous vote of 5-0-0.

Timber Crest Comprehensive Permit – Consideration of approval to accept Kleinfelder Review fee of \$2,500.00 for review.

The Board members discussed what this project would consist of and why this is being done.

Motion to determine that services of an outside consultant are needed for water modeling, and to engage Kleinfelder to perform these consulting services, and to approve Kleinfelder's estimate of \$2,500.00 for these purposes made by Brian White, seconded by Gibb Phenegar, passed by a unanimous vote of 5-0-0.

Approval of Minutes

- May 15, 2019

Motion to approve minutes from May 15, 2019 as presented made by Brian White, seconded by Gibb Phenegar, passed by a unanimous vote of 5-0-0.

39 Main Street Comprehensive Permit Application – (Continued from May 15, 2019) The Applicant SLV Medway, LLC seeks a Comprehensive Permit under MGL c. 40B, Sections 20 – 23 as amended, to allow construction of a 190-unit complex called “39 Main” in which 25% of the units (48 units total) will be affordable. The complex will be located on a 12.3-acre parcel in the Agricultural Residential I (AR-I) district of Medway, MA.

Geoff Engler was present and stated what they wanted to accomplish during the meeting. He stated they wanted to discuss design, however, the last Design Review Committee meeting on May 20, 2019 lacked a quorum, and therefore there were no comments provided to the applicant regarding design at this time.

Mr. Engler then discussed that their team met with the Medway Fire Department on Tuesday May 21, 2019 to review the plans. He presented revised plans dated May 29, 2019 that reflect the outcome of their discussions with the Fire Department. For the emergency entrance, he stated that the Fire Department wanted one gate and not two to allow adequate and safe turning for the fire trucks. The Fire Department also requested that the applicant have a turning movement analysis conducted and provide the Department with the results and report once completed. Mr. Engler states they will provide the turning movement analysis as requested.

Dan Merrikin from Legacy Engineering, LLC was present and handed out updated site plans dated May 29, 2019 to the Board. He stated they are still working on modifications to the plans based on the comments received from Tetra Tech on May 13, 2019 and other Medway Town departments, primarily regarding stormwater. Mr. Merrikin then started to discuss the changes that were made.

Mr. Engler also had floor plans showing the locations of trash receptacles and bicycle racks. There will be one internal bicycle storage area in the building and other external bike racks located on the property. He discussed that trash would all be handled internally in the building via trash chutes and compactors. The loading area is located to the back of the building, which is where the trash would be picked up on “trash day” and would be handled by building management.

Mr. Stumpf then started to discuss snow removal and that he felt that it is not adequate. Mr. Merrikin stated discussed the team needing to talk to the landscapers about snow management, and they need to work with the Conservation Commission which wants them to preserve wooded areas, which impacts available space for snow management. The issue of the cars having to move regarding snow removal will be the responsibility of building management. There was then a discussion around the lighting improvements referenced on page C-9 of the new site plans and that the improvements eliminate lighting “spill” onto abutting properties.

Mr. Merrikin then referenced page C-4 of the new site plans and discussed the Fire Department's request for one gate on their emergency entrance and change of the "roundings" to facilitate safe and adequate fire truck turning and maneuvering.

Mr. White questioned if they have taken the widest turn radius of all of the fire trucks into account and requested they double check with the Fire Department regarding this issue to make sure the plans meet this requirement.

Mr. Phenegar brought up the comments from Deputy Chief about the concerns around the fire hydrant maintenance, Mr. Merrikin states that will be worked in to the final plan for maintenance.

Barbara Saint Andre asked about landscaping and if the applicant has submitted a landscaping plan. Mr. Merrikin explained that they are going to submit a full landscaping plan specifically to the Conservation Commission that will address the project as a whole. Ms. Saint Andre also brought up that where they have landscaping will also be used for snow storage. Mr. Engler stated they will have to figure out what to do about this at a later date, he also stated that Nelson Hammer, the landscaping architect will be at the next meeting to discuss the landscaping.

Mr. Stumpf then brought up the topic of water. Mr. Merrikin stated that they added two extra fire hydrants to the project per the Fire Department's request, as well as added another water line to service the hydrants. A "Fire Flow Test" was conducted. There doesn't seem to be any concern with water and sewer capacity in regard to this project. Ms. Saint Andre inquired about the applicant needing to do any water modeling. It was stated that they would only do it if the Fire Department requested it.

Mr. Engler discussed irrigation and that the intent is to do this by generating their own wells on the property and referenced Line 14 in the response letter from Legacy Engineering, LLC.

Mr. Stumpf questioned the sewer capacity to which Mr. Engler responded that in meeting with the Medway Department of Public Services they do not see any issues related to this project.

Mr. Merrikin then stated that he incorporated feedback regarding traffic into the new plans such as adding stop lines and stop signs. Ms. Saint Andre asked about the crosswalk and the proposed flashing beacon. She asked if the crosswalk would need to be moved. Mr. Merrikin stated the team would discuss this with Medway Department of Public Services.

Mr. Stumpf questioned the school bus stop and where it would be located. Mr. Engler said the team will work with the Medway School Department to determine the best place for the bus stop. Mr. Merrikin added there would be a "bus shelter" as well.

Mr. Engler then spoke about what they hope to accomplish for the next meeting which would include landscaping and taking suggestions from the Design Review Committee and include them in the plans to be presented.

Mr. Stumpf questioned if there were any issues with the Town and the time line of the project. Ms. Saint Andre stated no and asked if residents on the road behind the project (Vernon Road) would be impacted by the project. Mr. Merrikin stated there are a lot of trees and distance between the project and Vernon Road therefore they should not be affected.

Ms. Saint Andre brought up a construction management plan and the importance of this. Mr. Merriken stated that as a part of the Conservation application they need to submit plans around construction and part of their DEP permit for the whole site.

Mr. Stumpf questioned if there were any bonding requirements for this project, Ms. Saint Andre answered generally no due to this not being a subdivision.

Motion to continue the hearing for 39 Main to Wednesday June 19, 2019 at 7:30 pm at Sanford Hall by Brian White, seconded by Gibb Phenegar, passed by a unanimous vote of 5-0-0.

Correspondence – No correspondence at this time

Upcoming Meetings

- June 5, 2019 –
 - 72A Fisher Street Variance Application – Continuation
 - 7 Wellington Street Variance Application – Continuation
- June 19, 2019
 - 39 Main Street Comprehensive Permit Application Continued Review

Adjournment

Motion to adjourn the meeting at 8:14 pm made Brian White, seconded by Gibb Phenegar, passed by a unanimous vote of 5-0-0.

Respectfully submitted,

Stefany Ohannesian,
Administrative Assistant
Community and Economic Development

List of Documents Reviewed at the Meeting

1. Floor plans showing location of trash receptacles and bicycle racks prepared by Cube 3
2. “39 Main Street Site Plan of Land” dated May 29, 2019 prepared by Legacy Engineering, LCC
3. Letter from Legacy Engineering, LLC dated May 29, 2019 re: Plan Review



CUBE 3

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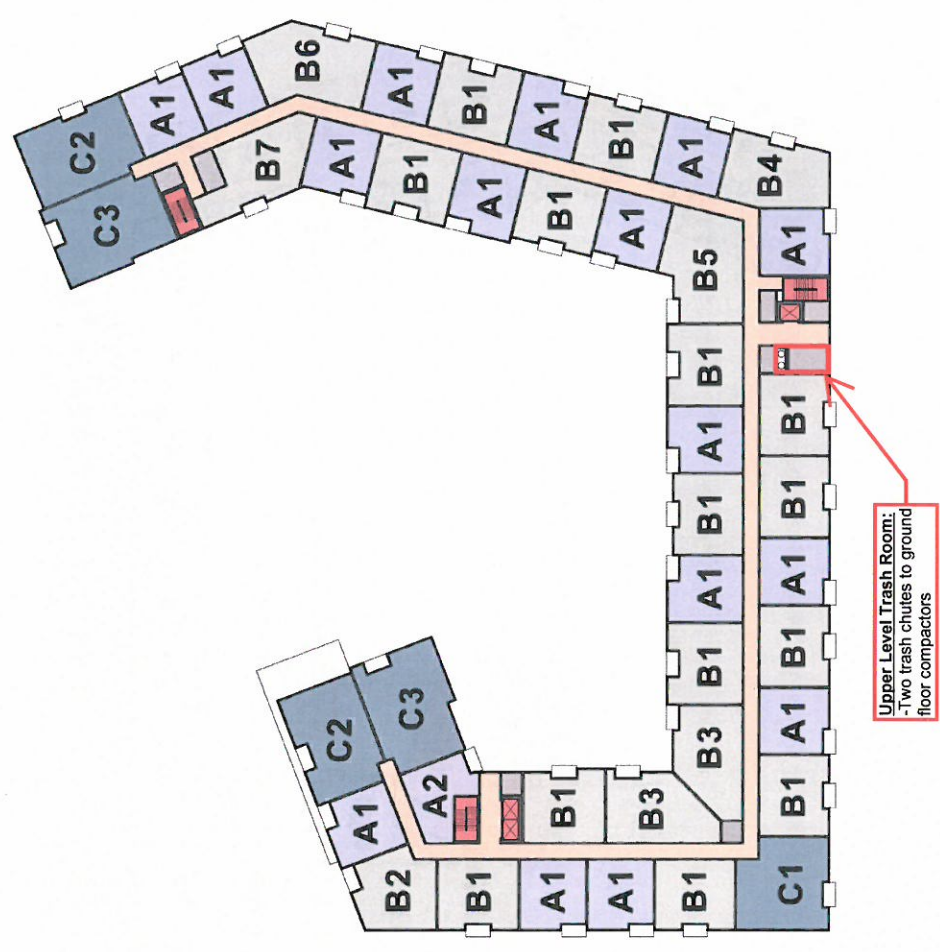


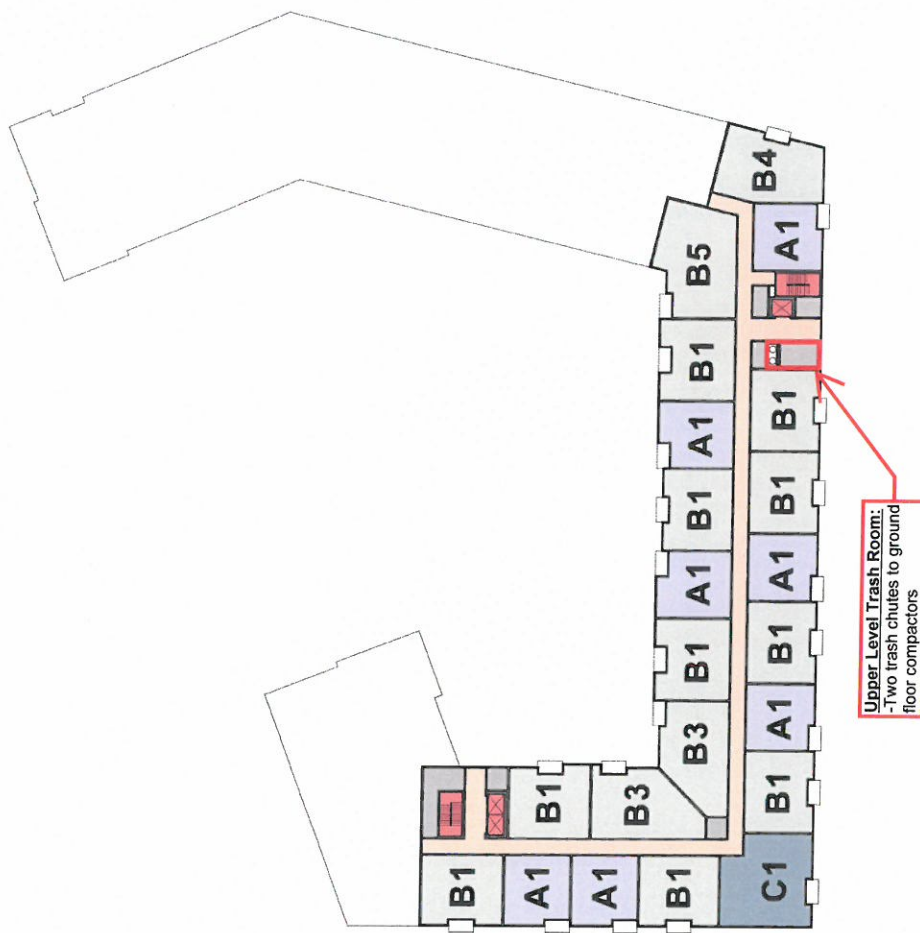


Second to Fourth Floor Plan 39 MAIN STREET - MEDWAY, MA

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.999.9800 | cube3.com

- One Bed Unit
- Two Bed Unit
- Three Bed Unit
- Amenity Space
- Vert. Circulation
- Circulation
- B.O.H.

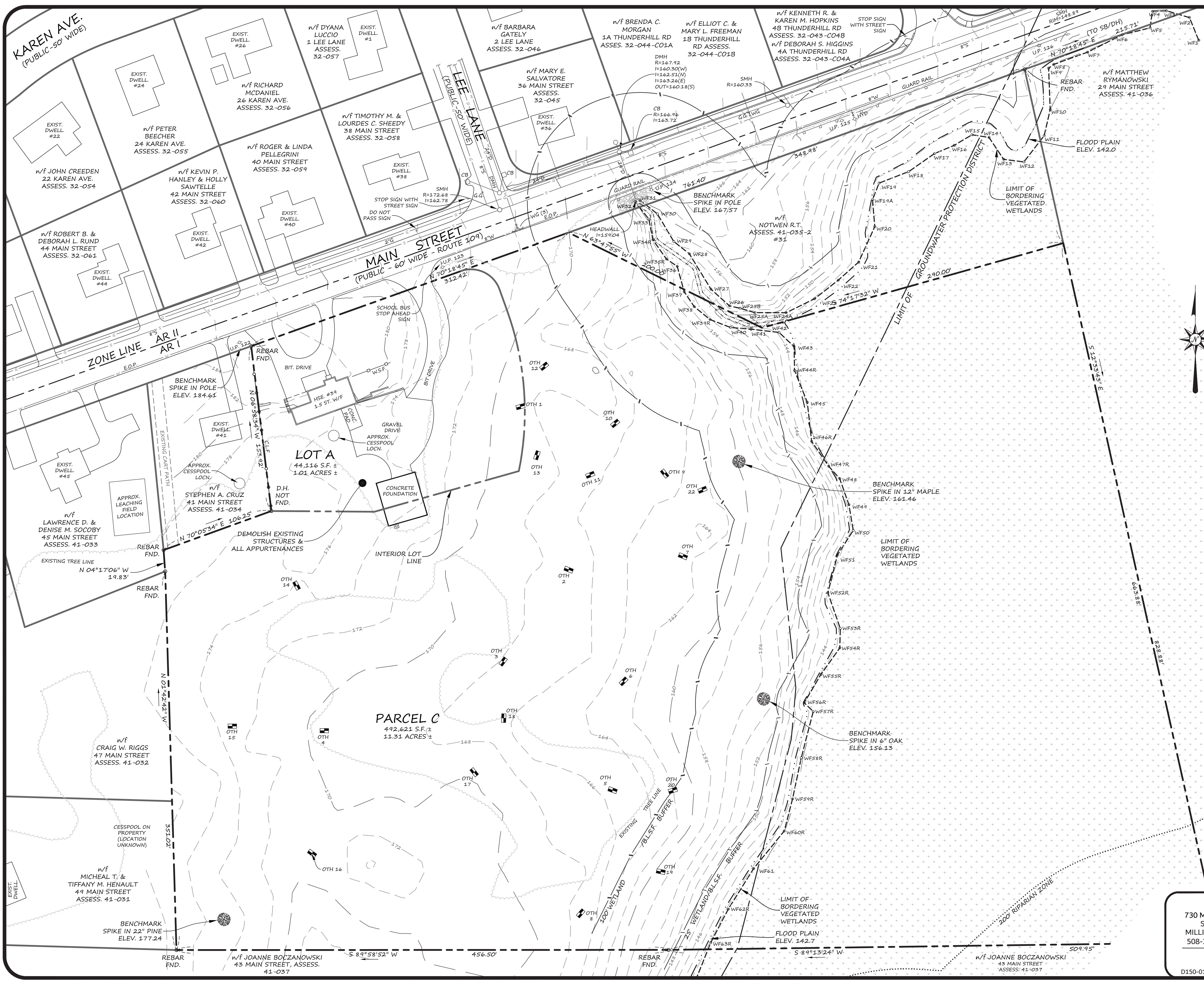




- One Bed Unit
- Two Bed Unit
- Three Bed Unit
- Amenity Space
- Vert. Circulation
- Circulation
- B.O.H.

Fifth Floor Plan 39 MAIN STREET - MEDWAY, MA

CUBE 3 Studio LLC | 370 Merrimack Street, Suite 337 | Lawrence, MA 01843 | 978.989.9500 | cube3.com



OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

MAP AND PARCEL
MAP # 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)

GENERAL NOTES

1. SURVEY & PLAN REFERENCES:
 - 1.1. PROPERTY LINE AND TOPOGRAPHICAL SURVEY BY COLONIAL ENGINEERING AND ARE THE RESULT OF AN ON-THE-GROUND SURVEY.
 - 1.2. REGISTRY REFERENCES: PLAN REFERENCES: PLAN BOOK 659, NO. 45 DEED REFERENCES: BOOK 9237, PAGE 439
 - 1.3. DATUM: NAVD88
2. EXISTING UTILITY INFORMATION IS BASED ON BEST AVAILABLE RECORDS AND VISIBLE SURFACE FEATURES SUCH AS MANHOLES, CATCH BASINS, UTILITY POLES, HYDRANTS, VALVE BOXES, ETC... EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL LOCATIONS PRIOR TO COMMENCEMENT OF WORK.
3. FEATURES OUTSIDE OF THE SITE SUCH AS ADJACENT STRUCTURES ARE APPROXIMATE ONLY AND BASED ON AVAILABLE AERIAL PHOTOGRAPHY.

CONSTRUCTION NOTES:

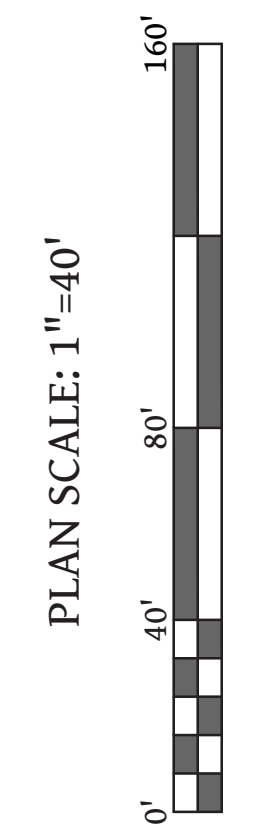
1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT \$11 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.

LEGEND & ABBREVIATIONS

- CB: EXISTING CATCH BASIN
- CB: PROP. SINGLE-GRATE CATCH BASIN
- CB: PROP. DOUBLE-GRATE CATCH BASIN
- STC: STORMCATCHER TREATMENT UNIT
- DMH: DRAIN MANHOLE
- TR. DR.: TRENCH DRAIN
- INFIL. TR.: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- C.O.: SEWER SERVICE CLEANOUT
- X" W: WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- M.B.: WATER SERVICE METER BOX
- G: GAS PIPELINE
- LP: LIGHT POLE
- U.P.: UTILITY POLE
- G.W.: GUY WIRE
- S.P.: TRAFFIC SIGNAL POLE
- 252: EXISTING CONTOUR
- 252: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.B.B.: INTEGRAL SLOPED BIT. BERM
- V.B.B.: VERTICAL BITUMINOUS BERM
- S.G.C.: SLOPED GRANITE CURB
- V.G.C.: VERTICAL GRANITE CURB
- V.C.C.: VERTICAL CONCRETE CURB
- E.C.S.: EDGE CONCRETE SLAB
- G.V.: GATE VALVE
- C.L.F.: CHAIN LINK FENCE
- W.S.F.: WOOD STOCKADE FENCE
- P.P.F.: PVC PICKET FENCE
- G.R.: GUARD RAIL
- C.C.: HANDICAP CURB CUT



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.29 17:40:10 -04'00'



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COME PERMIT APPLICATION	2019-03-10	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-03-29	D.J.M.

39 MAIN STREET
EXISTING CONDITIONS
PLAN OF LAND
IN
MEDWAY, MA

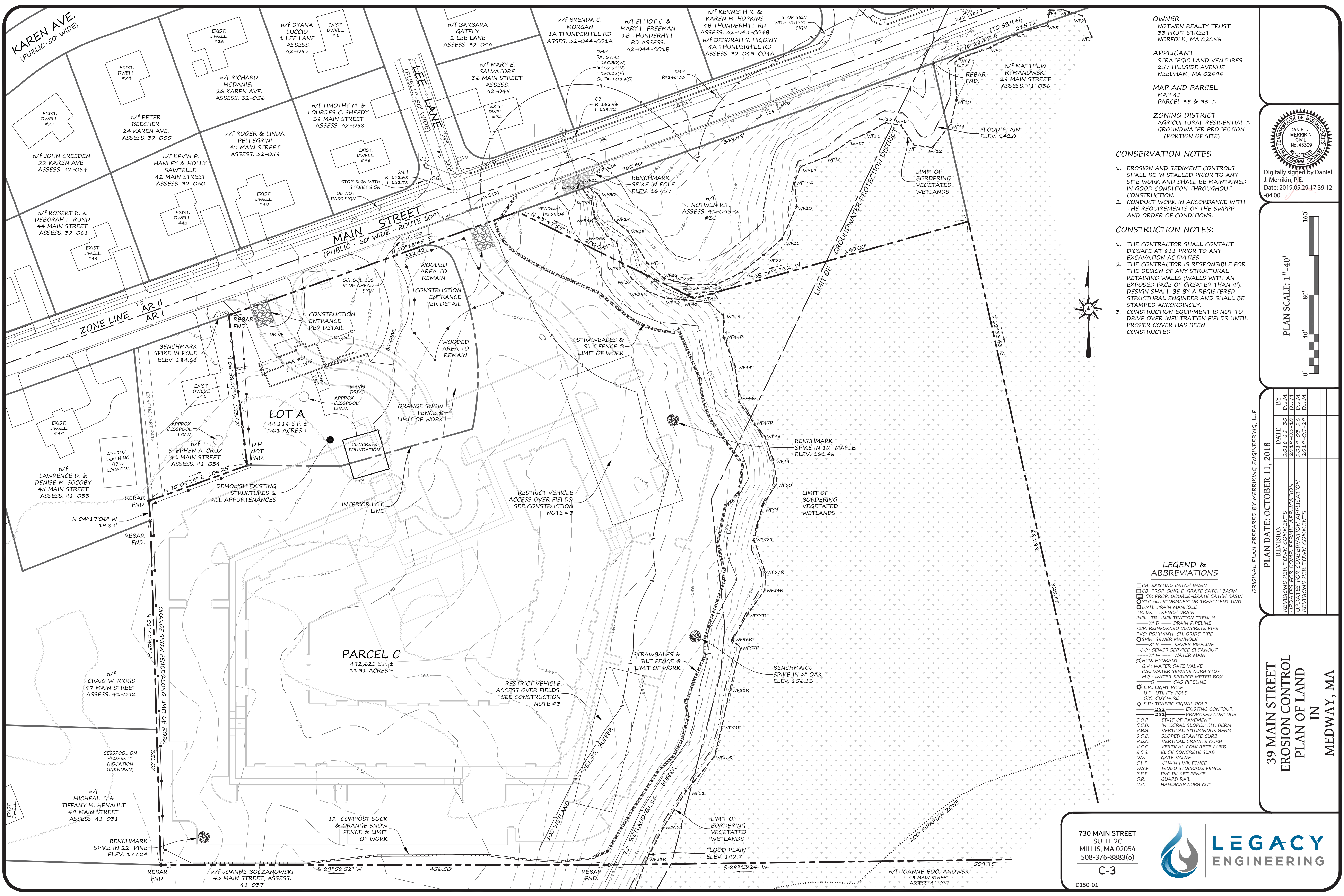
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)



LEGACY
ENGINEERING

C-2

D150-01



OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

MAP AND PARCEL
MAP
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)

CONSERVATION NOTES

1. EROSION AND SEDIMENT CONTROLS SHALL BE IN STALLED PRIOR TO ANY SITE WORK AND SHALL BE MAINTAINED IN GOOD CONDITION THROUGHOUT CONSTRUCTION.
2. CONDUCT WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE SWPPP AND ORDER OF CONDITIONS.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.
3. CONSTRUCTION EQUIPMENT IS NOT TO DRIVE OVER INFILTRATION FIELDS UNTIL PROPER COVER HAS BEEN CONSTRUCTED.

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- W.S.F.: WOOD STOCKADE FENCE
- P.P.F.: PVC PICKET FENCE
- Q.R.: QUARD RAIL
- C.C.: HANDICAP CURB CUT

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Date: 2019.05.29 17:39:12 -0400

PLAN SCALE: 1"=40'

0' 40' 80' 160'

ORIGINAL PLAN PREPARED BY MERRIKIN ENGINEERING, LLP

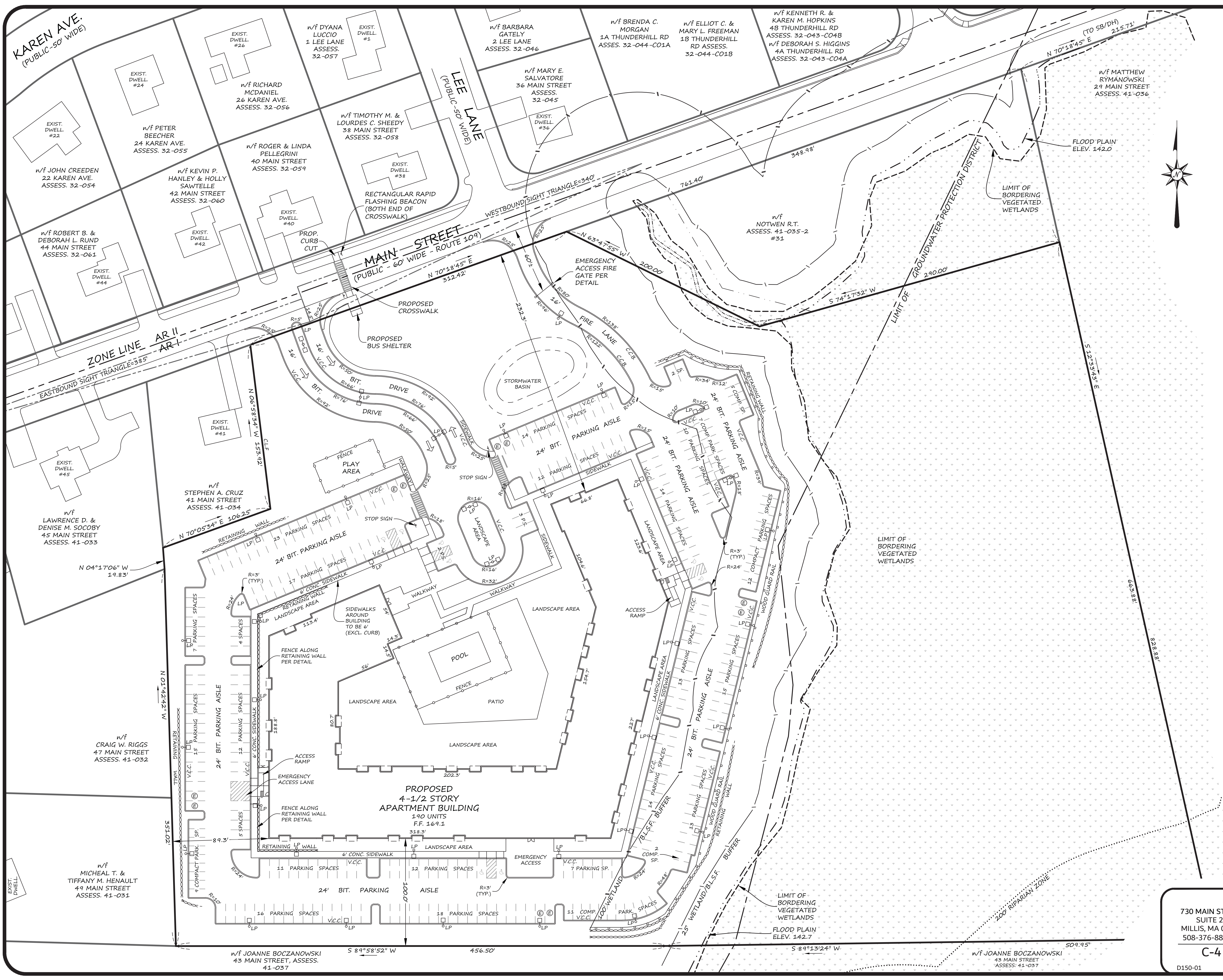
REVISION	DATE	BY
1	2018-11-30	D.J.M.
2	2019-03-10	D.J.M.
3	2019-03-26	D.J.M.

PLAN DATE: OCTOBER 11, 2018

39 MAIN STREET
EROSION CONTROL
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-3
D150-01





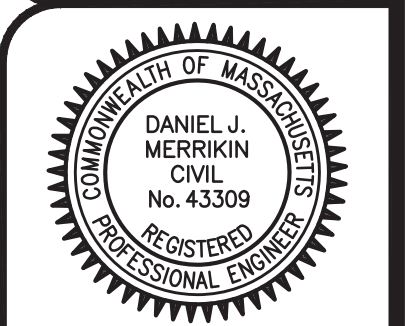
OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

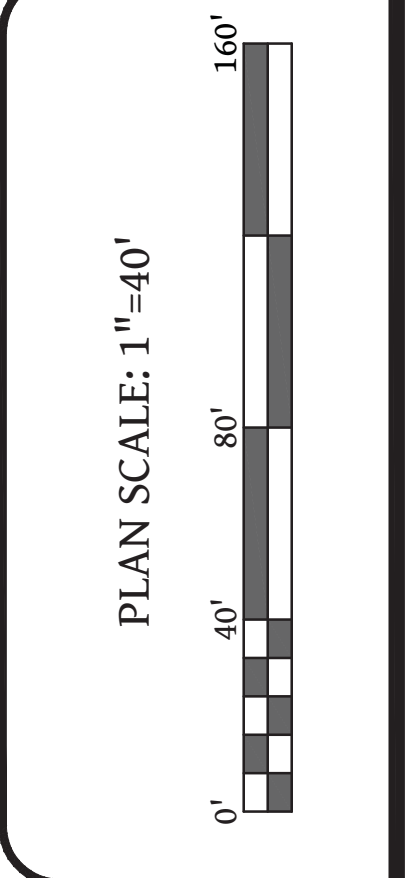
MAP AND PARCEL
MAP #41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION 1
(PORTION OF SITE)

- ZONING TABLE:**
- ZONE: AGRICULTURAL RESIDENTIAL 1
MIN. LOT AREA:
REQUIRED: 44,000 S.F.
PROVIDED: 536,737 S.F. (12.3 ACRES)
MIN. FRONTAGE:
REQUIRED: 180'
PROVIDED: 312.42'
MIN. FRONT SETBACK:
REQUIRED: 35'
PROVIDED: 232.3'
MIN. SIDE SETBACK:
REQUIRED: 15'
PROVIDED: 89.3'
MIN. REAR SETBACK:
REQUIRED: 15'
PROVIDED: 100.0'
MAX. HEIGHT:
REQUIRED: 35'
PROVIDED: ~60'
MAX. BLDG. COVERAGE:
REQUIRED: 25%
PROVIDED: 9.5%
MAX. IMPERVIOUS COVERAGE:
REQUIRED: 35%
PROVIDED: ~40%
PARKING:
REQUIRED: 1.5 SP/UNIT=285
PROVIDED: 304 SPACES
(INCL. 7 HANDICAPPED, 10 EV, AND 46 COMPACT SPACES)
- LAYOUT NOTES**
1. PARKING SPACES ARE 9' WIDE BY 18' DEEP EXCEPT FOR HANDICAP SPACES WHICH ARE AS NOTED ON THE DETAIL, AND COMPACT SPACES WHICH ARE 8' WIDE BY 15' DEEP.
 2. POTENTIAL ELECTRIC VEHICLE PARKING SPACES ARE INDICATED BY AN (E) SYMBOL.
- SIGHT DISTANCE REQUIREMENTS**
1. 385' EASTBOUND.
 2. 340' WESTBOUND.
 3. REFER TO TRAFFIC STUDY.



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Date: 2019.05.29 17:37:29 -04'00'

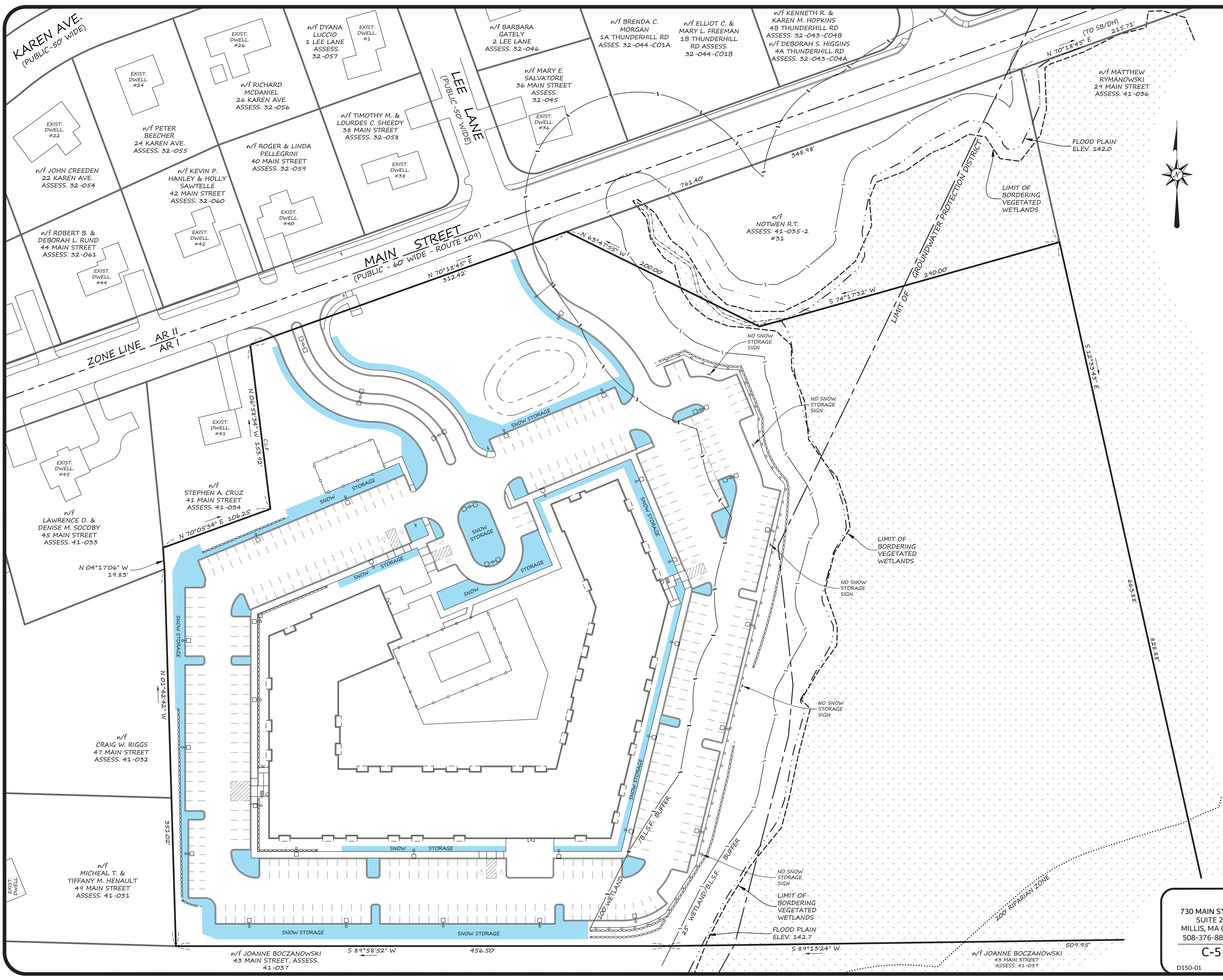


REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COME PERMIT APPLICATION	2019-03-10	D.J.M.
UPDATES FOR COME PERMIT APPLICATION	2019-03-29	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-05-29	D.J.M.

39 MAIN STREET
LAYOUT
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-4





OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

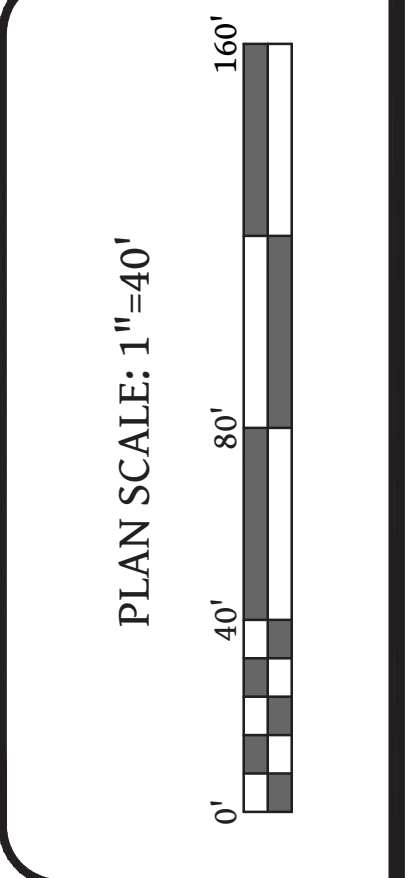
APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



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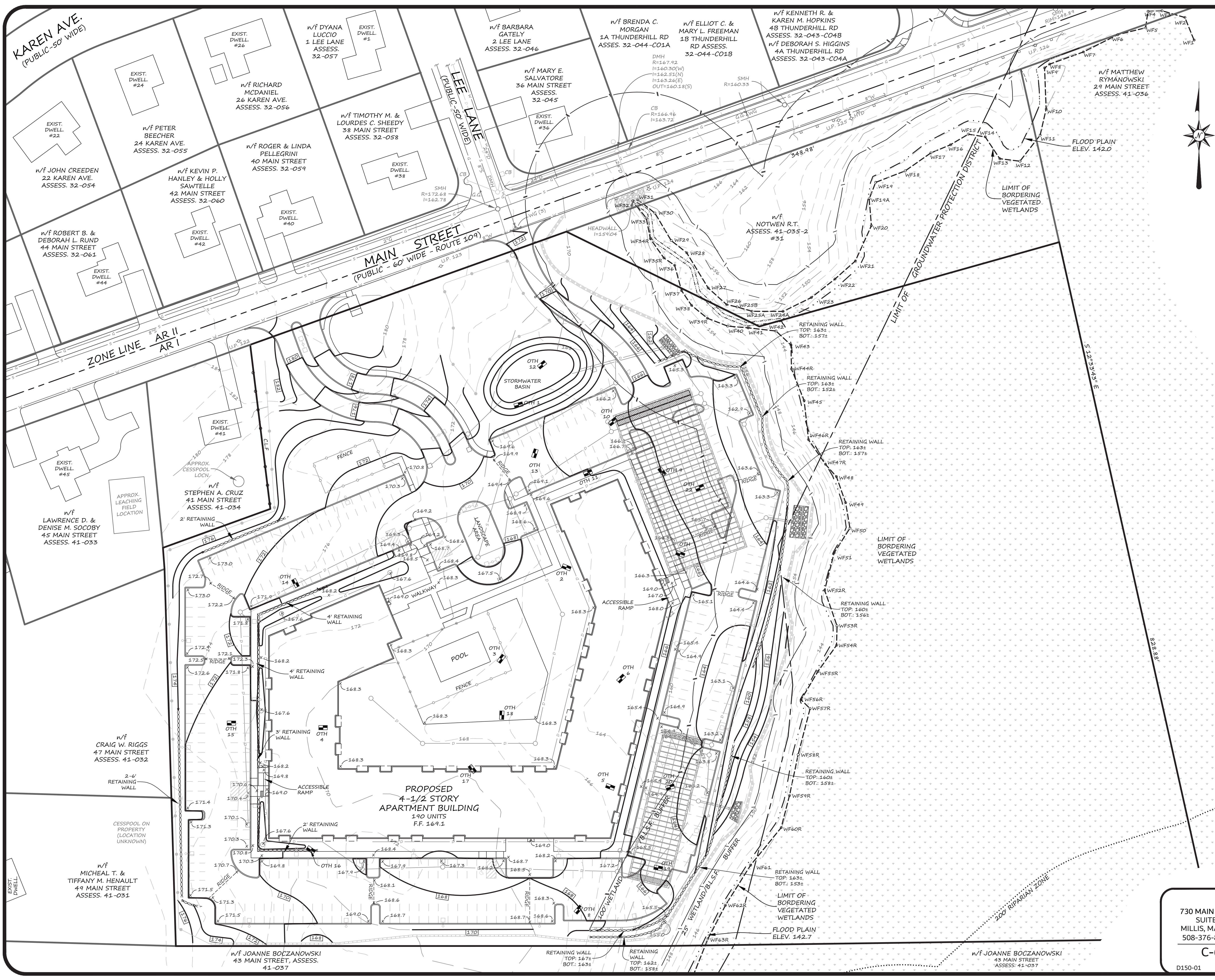
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UPDATES FOR COME PERMIT APPLICATION	2019-03-10	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-03-29	D.J.M.

39 MAIN STREET
SNOW STORAGE
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-5
D150-01





OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

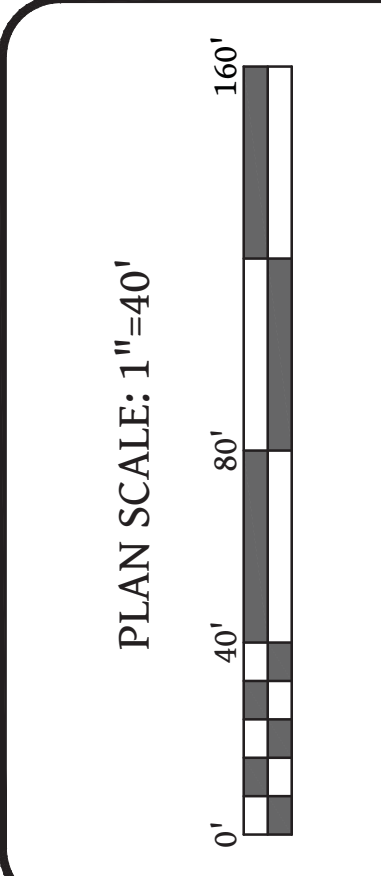
MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



DANIEL J. MERRIKIN
CIVIL
No. 43309
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.29 17:34:44 -04'00'



REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS	2018-11-30	D.J.M.
UPDATES FOR COME PERMIT APPLICATION	2019-03-10	D.J.M.
REVISIONS PER TOWN COMMENTS	2019-05-29	D.J.M.

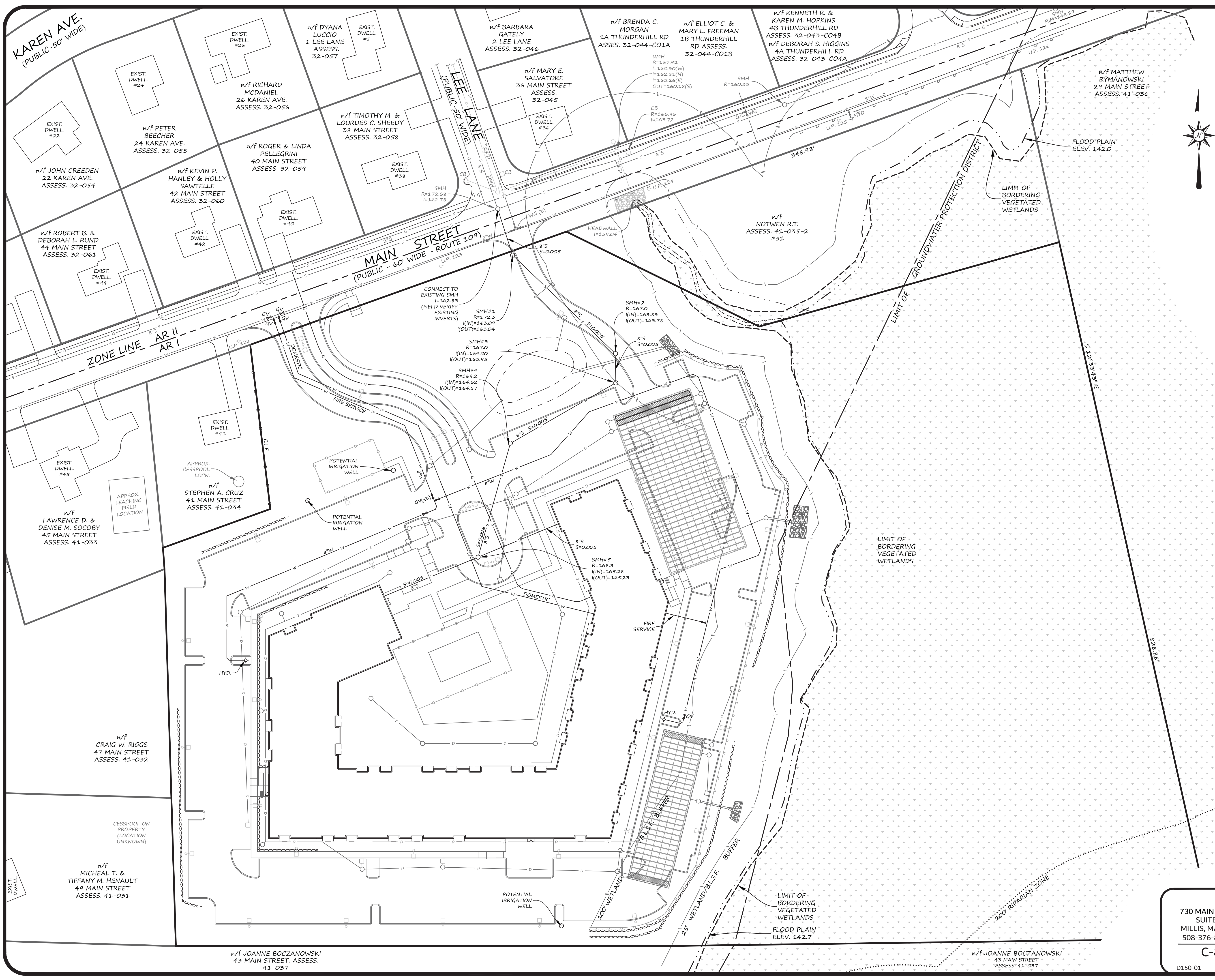
39 MAIN STREET
GRADING
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-6

D150-01





OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

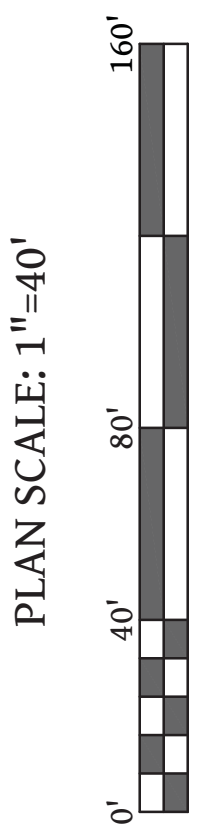
APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



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UTILITY NOTES:

1. THE SIZE AND MATERIAL OF THE DOMESTIC WATER SERVICE SHALL BE DETERMINED BY THE PROJECT ARCHITECT AND SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEWER AND WATER DEPARTMENT. THE PROJECT ARCHITECT SHALL DETERMINE THE SIZE OF THE FIRE WATER SERVICE.
2. WATER MAINS SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.
3. LANDSCAPE IRRIGATION USING MUNICIPAL WATER IS NOT PERMITTED. IRRIGATION WELLS SHALL BE PROVIDED TO THE EXTENT NECESSARY. THE IRRIGATION SYSTEM MUST BE COMPLETELY SEPARATE FROM BUILDING WATER SUPPLY SYSTEMS.
4. SEWER SERVICE SHALL BE 8-INCH SDR35 PIPE. CLEANOUTS SHALL BE POSITIONED IN LANDSCAPE AREAS.
5. DRAINAGE PIPING SHALL BE HDPE RATED FOR H2O LOADING. (ADS N12 OR EQUAL)
6. THE ELECTRIC COMPANY SHALL DETERMINE THE FINAL LOCATION AND DESIGN OF THE ELECTRIC SERVICE AND TRANSFORMER (IF NEEDED). CONDUITS TO PROPOSED LIGHT POLES SHALL BE DESIGNED BY THE ARCHITECT.

ORIGINAL PLAN PREPARED BY MERRIKIN ENGINEERING, LLP

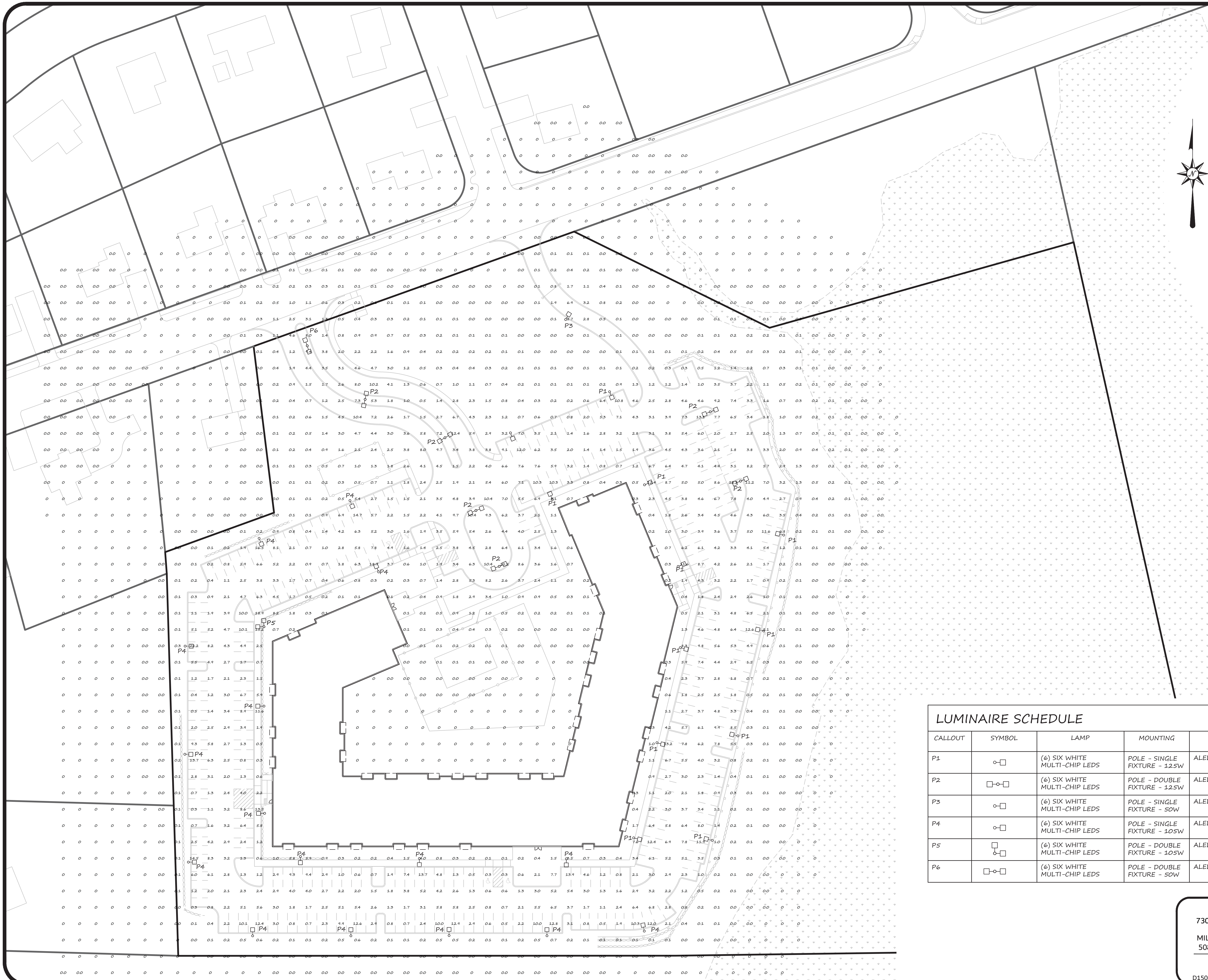
PLAN DATE: OCTOBER 11, 2018		REVISION		DATE		BY	
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UPDATES FOR COME PERMIT APPLICATION		2019-03-10		D.J.M.			
REVISED PER TOWN COMMENTS		2019-03-29		D.J.M.			

39 MAIN STREET
UTILITIES
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-8



D150-01



OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02444

MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.29 17:32:32 -04'00'



PLAN SCALE: 1"=40'

REVISION		DATE	BY
REVISIONS PER TOWN COMMENTS		2018-11-30	D.J.M.
UPDATES FOR COME PERMIT APPLICATION		2019-03-10	D.J.M.
REVISIONS PER TOWN COMMENTS		2019-05-29	D.J.M.

ORIGINAL PLAN PREPARED BY MERRIKIN ENGINEERING, LLP

PLAN DATE: OCTOBER 11, 2018

LUMINAIRE SCHEDULE						
CALLOUT	SYMBOL	LAMP	MOUNTING	MODEL	QUANTITY	MOUNTING HEIGHT
P1		(6) SIX WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE - 125W	ALED4T125Y (TYPE IV)	12	20'
P2		(6) SIX WHITE MULTI-CHIP LEDS	POLE - DOUBLE FIXTURE - 125W	ALED4T125Y (TYPE IV)	6	20'
P3		(6) SIX WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE - 50W	ALED4T50Y (TYPE IV)	1	12'
P4		(6) SIX WHITE MULTI-CHIP LEDS	POLE - SINGLE FIXTURE - 105W	ALED4T105Y (TYPE IV)	16	15'
P5		(6) SIX WHITE MULTI-CHIP LEDS	POLE - DOUBLE FIXTURE - 105W	ALED4T105Y (TYPE IV)	1	15'
P6		(6) SIX WHITE MULTI-CHIP LEDS	POLE - DOUBLE FIXTURE - 50W	ALED4T50Y (TYPE IV)	1	15'

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

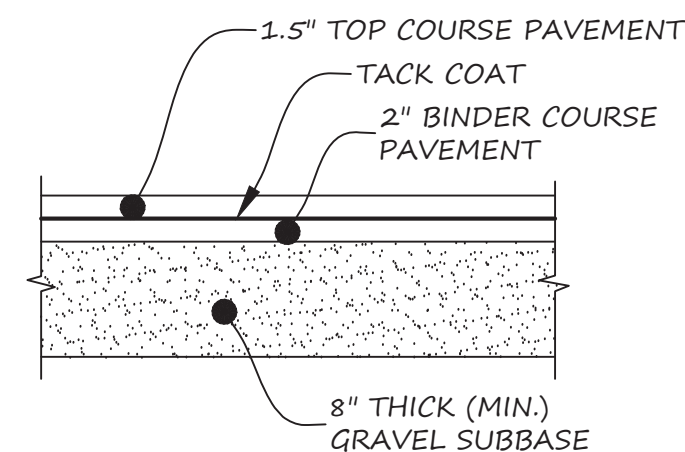


LEGACY
ENGINEERING

C-9

D150-01

39 MAIN STREET
LIGHTING
PLAN OF LAND
IN
MEDWAY, MA



NOTES:

1. FOLLOW THIS DETAIL WHEREVER A CONCRETE SIDEWALK IS IMMEDIATELY ADJACENT TO A CURB.
2. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH 521 CMR.
3. PROVIDE CONTROL JOINTS EVERY 5' MIN.
4. PROVIDE PREMOLDED JOINT FILT EVERY 30' MIN.
5. PROVIDE 6x6 W1.4 x W1.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.

5'

UNLESS OTHERWISE SPEC'D

4" THICK CONC. WALKWAY WITH BROOM FINISH

1.5% CROSS SLOPE

4" LOAM & SEED ADJACENT TO WALK (OR OTHER LANDSCAPE FINISHED AS SPEC'D)

6" COMPACTED GRAVEL BORROW (EXTEND 3" BEYOND EDGE OF WALK)

NOTES:

1. ALL ASPECTS OF WALKWAY/SIDEWALK CONSTRUCTION SHALL BE IN FULL COMPLIANCE WITH §21 CMR.
2. 4,000 PSI CONCRETE MIX
3. PROVIDE CONTROL JOINTS EVERY 5' MIN.
4. PROVIDE REMOLDED JOINT FILL EVERY 30' MIN.
5. PROVIDE 6x6 W1.4 x W1.4 - WELDED WIRE REINFORCEMENT MESH AT MIDDLE OF SLAB THICKNESS.

Diagram illustrating the cross-section of a ramp structure, showing various components and dimensions:

- BITUMINOUS OR CEMENT CONCRETE SURFACE**: The top surface layer.
- SIDEWALK/WALKWAY**: The area above the ramp structure.
- GRASS STRIP**: The area on either side of the ramp structure.
- CURB/BERM**: The structure at the base of the ramp.
- DETECTABLE WARNING PAD PER ADA REGULATIONS ARMOR-TILE OR EQUAL**: The bottom layer of the ramp structure.
- IF CURBING IS USED, INSTALL TRANSITIONAL PIECE AT SLOPE OF RAMP**: A note indicating the requirement for a transitional piece if curbing is used.
- Dimensions**:
 - 2'-0" MIN.**: Minimum width of the grass strip on either side of the ramp structure.
 - 5'-0" MIN.**: Minimum width of the ramp structure.
 - 1:12**: The slope of the ramp structure.

[illegible]

NOTES:

1. CONCRETE TO BE 4,000 PSI.
2. ALL RADII 50' AND SMALLER TO BE CONSTRUCTED USING CURVED SECTIONS.

WHERE SPECIFIED ON LAYOUT SHEETS, PROVIDE MIN. 42" HIGH FENCE PER BUILDING CODE

CAP UNIT ADHERED TO TOP BLOCK ROW WITH CONCRETE ADHESIVE

IMPERVIOUS FILL 12" DEEP

MODULAR CONCRETE BLOCK UNITS

LANDSCAPING AND SIDEWALK CONFIGURATION AS SPECIFIED ON PLANS

CRUSHED STONE 12" THICK MIN.

4" DIA. DRAIN PIPE OUTLET @ END OF WALL OR @ 40' CENTERS MAX.

IMPERVIOUS FILL

GRANULAR LEVELING PAD 6" THICK MIN.

UNDISTURBED SOIL

3/4" DIA. STAINLESS STEEL OR GALVANIZED LAG BOLTS (8" LONG) (2 PER POST & 4 AT CROSS-RAIL JOINTS)

RECESS BOLT HEADS

SINGLE 4" x 10" PRESSURE TREATED WOODEN CROSS-RAIL

1" CHAMFER ON ALL FRONT RAIL EDGES AND TOPS OF POSTS

8" x 8" PRESSURE TREATED WOODEN POST INSTALLED AT 8-FOOT INTERVALS AND AT CORNERS

8" NOM.

5"

2.3'

2'

PAVEMENT

BERM/CURB

3.25' BURIAL

FINISHED GRADE

7.8-8' O.C. (TYP.)

BUTT JOINT

3"

CHAMFER ALL EDGES ON END

NOTE: ALL WOOD TO RECEIVE OSMOSE K-33 PRESERVATION TREATMENT.

FRONT VIEW & TYPICAL END SECTION

Diagram illustrating the layout and dimensions for a van-accessible parking space, showing the relationship between the parking space, access aisle, and surrounding areas.

Key Dimensions and Features:

- Handicap Parking Sign:** MUTCD R7-8 (Typ.) R7-8 & R7-8A to be used for van access space. Top of sign 5'-8" above grade.
- Handicap Parking Space:** 9' wide.
- Access Aisle:** 5' or 8' wide access aisle as noted.
- Level Landing:** 11'-0" wide.
- Slopes:**
 - Slope up to sidewalk elevation where shown.
 - Slope 1% min. - 2% max. in any direction in handicapped parking spaces and aisles.
 - Slope 1:5% max. (indicated on both sides of the level landing).
 - Slope curb reveal with ramp.
- Depressed Section:** Slopes and depressed section to be concrete.
- Painted Symbol:** Wheelchair symbol.
- Van Symbol:** Van symbol.

Diagram illustrating the structure and dimensions of a sign:

- 6" POSTS**: Vertical posts supporting the sign.
- HINGE (BI-DIRECTIONAL)**: Located at the top of the posts.
- MOUNT KNOX BOX ON POST**: A box mounted on the right post.
- PADLOCK**: A padlock securing the hinge.
- 3 1/2" PIPE**: A horizontal pipe connecting the posts.
- SIGN**: The main sign panel.
- 20'**: The horizontal distance between the posts.
- CONCRETE FOOTING**: The base of the posts, shown as a hatched area.
- 20" MIN.**: The minimum width of the concrete footing.
- 4'**: The height of the sign above the footing.
- 3'**: The height of the footing above the ground level.

Diagram illustrating the cross-section of a road shoulder and pavement structure. The diagram shows a sloped shoulder on the left, labeled "CAPE COD BITUMINOUS BERM". To its right is a horizontal section of pavement. The top layer is labeled "TOP COURSE PAVEMENT" and has a thickness of 1 1/2 inches. Below it is the "BINDER COURSE PAVEMENT". A "LOAM & SEED BEHIND BERM" is indicated on the far left. A dimension line shows a 12-inch width for the top course layer.

Diagram illustrating the foundation and mounting details for a light pole. The components and dimensions shown are:

- ANCHOR BOLT NUMBER, SIZE, LENGTH, AND SPACING AS RECOMMENDED BY LIGHT POLE MANUFACTURER**: Points to the anchor bolts securing the base cover.
- NOTE: CONCRETE TO BE 4,000 PSI.**: A note regarding the concrete strength.
- FOOTING DEPTH, DIAMETER, AND REINFORCING PER MANUFACTURER SPECIFICATIONS**: Points to the concrete footing.
- SQUARE OR ROUND CONCRETE FOOTING**: Points to the concrete footing.
- WIREWAY AT CENTER**: Points to the central wireway.
- 8'0"**: Dimension indicating the height from the ground level to the top of the footing.
- 48" MIN.**: Dimension indicating the minimum height of the footing below ground level.
- LIGHT POLE**: Points to the vertical pole.
- LIGHT POLE BASE COVER**: Points to the cover at the top of the footing.
- LIGHT POLE ANCHOR FLANGE**: Points to the flange connecting the pole to the base cover.


Diagram illustrating a light pole assembly. The assembly consists of a concrete base, a light pole, and a light fixture. The light fixture is fixed at a 90° downcast angle. A vertical dimension line indicates a height of 25' MAX.

OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
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NEEDHAM, MA 02494

MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL
GROUNDWATER PROTECTION
(PORTION OF SITE)



Digitally signed by Daniel Merrikin, P.E.
Date: 2019.05.29 17:31:33 -04'00'

PLAN SCALE: NOT TO SCALE

[illegible]

339 MAIN STREET
DETAILS
PLAN OF LAND
IN
MEDWAY, MA

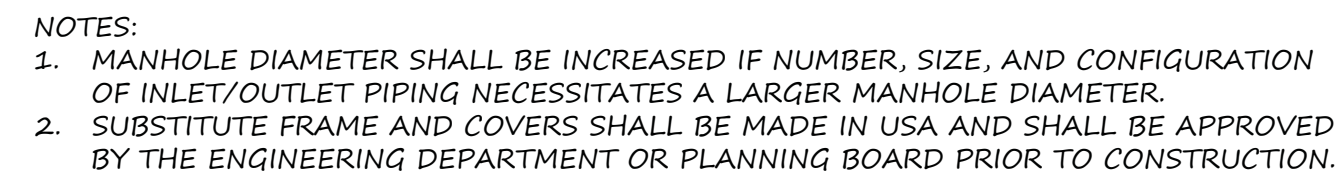
730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

C-10

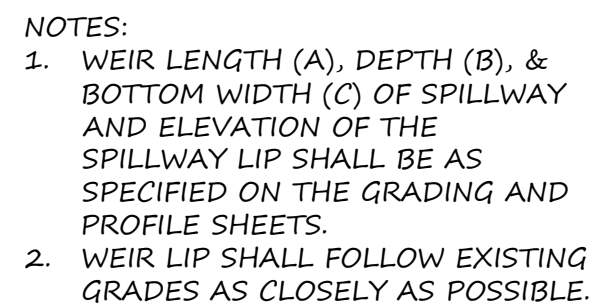
D150-01



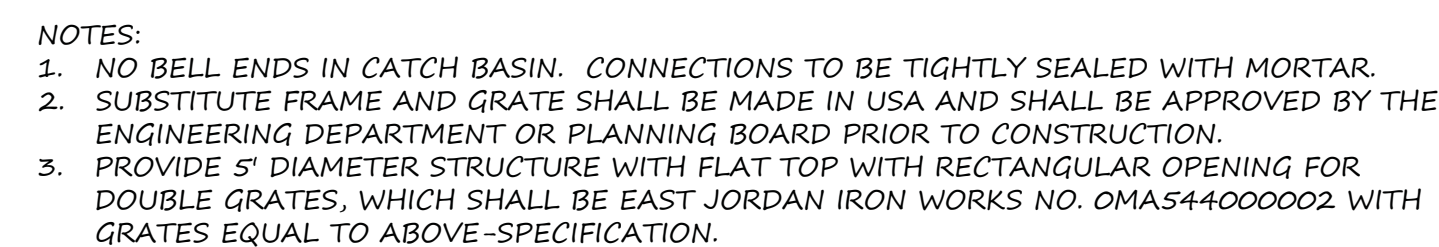
LEGACY
ENGINEERING



NOT TO SCALE



NOT TO SCALE

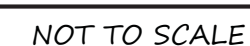


NOT TO SCALE



1. INFILTRATION TRENCH UNITS TO BE RECHARGER 330XLHD AS MANUFACTURED BY CULTREC, INC., 878 FEDERAL ROAD, BROOKFIELD, CT 06804, OR APPROVED EQUAL. APPROVED EQUALS MUST CONTAIN AT LEAST THE SAME TOTAL SYSTEM STORAGE VOLUME AND BOTTOM AREA.
2. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. TWO-TRENCH SYSTEM CROSS-SECTION SHOWN. MULTIPLE TRENCHES WOULD USE THE SAME EXTERIOR STONE THICKNESS AND INTERIOR CHAMBER SEPARATION VALUES.
4. INFILTRATION TRENCH UNITS SHALL BE ABLE TO WITHSTAND H-20 LOADINGS.
5. REMOVE FILL UNDERNEATH INFILTRATION FIELDS AND REPLACE WITH SAND OR GRAVEL AS NEEDED.

NOT TO SCALE



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.29 17:30:35 -04'00'

PLAN SCALE: NOT TO SCALE

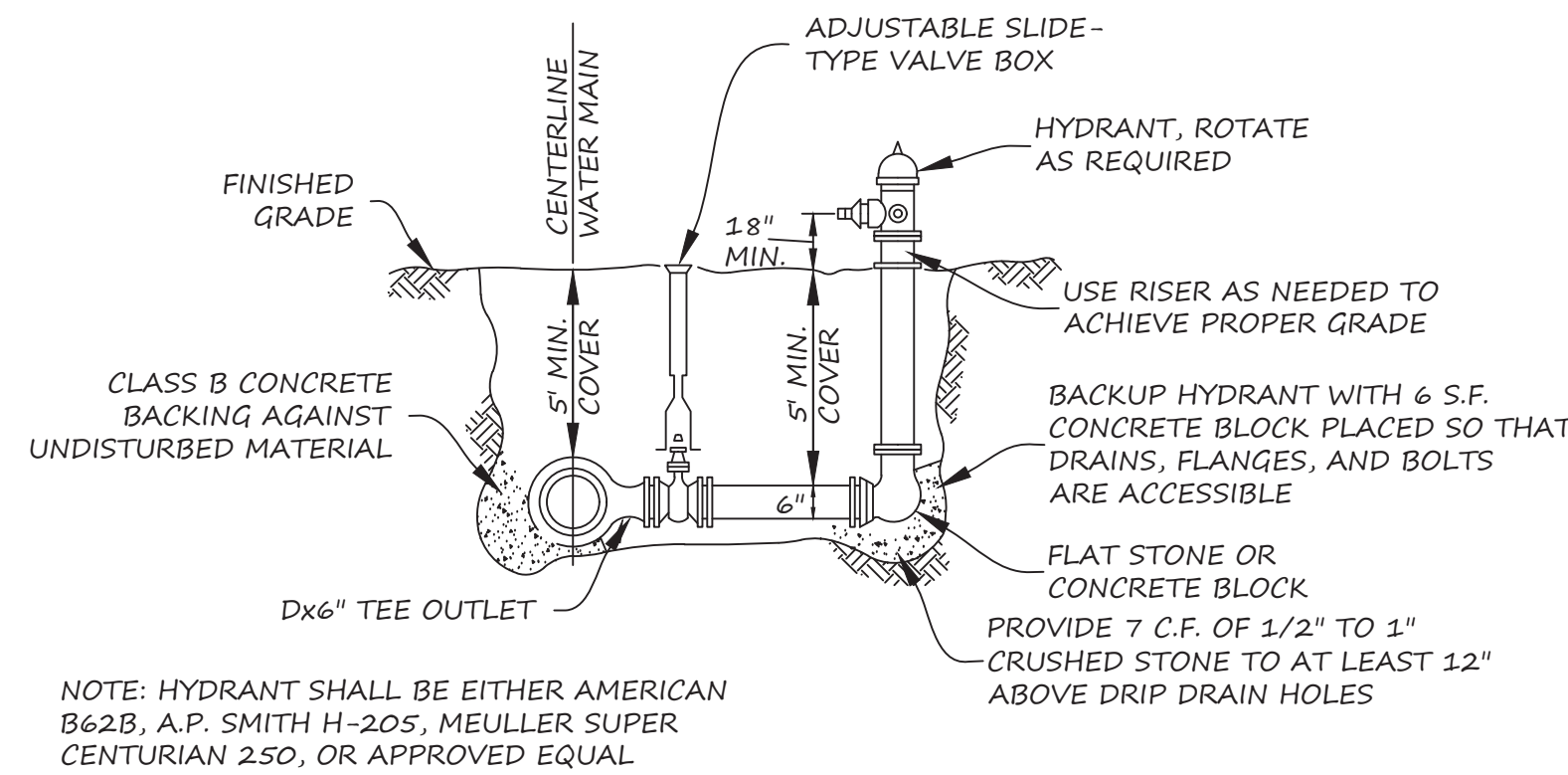
ORIGINAL PLAN PREPARED BY MERRIKING ENGINEERING, LLP

339 MAIN STREET
DETAILS
PLAN OF LAND
IN
MEDWAY, MA

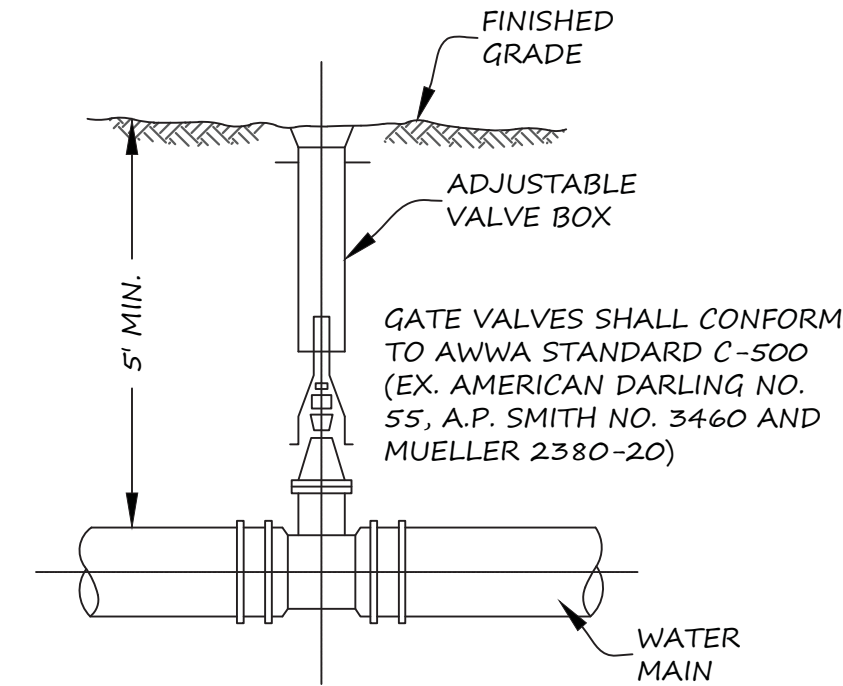
D150-01



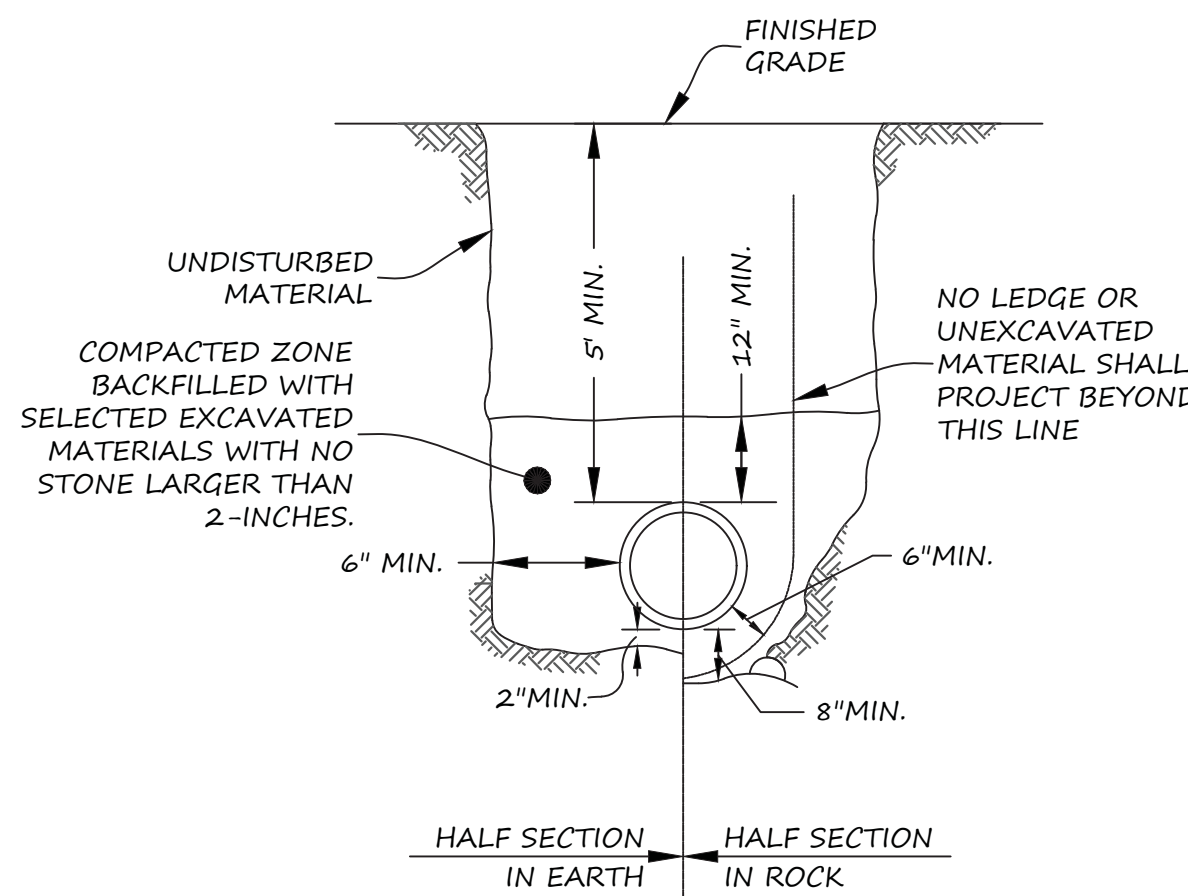
LEGACY
ENGINEERING



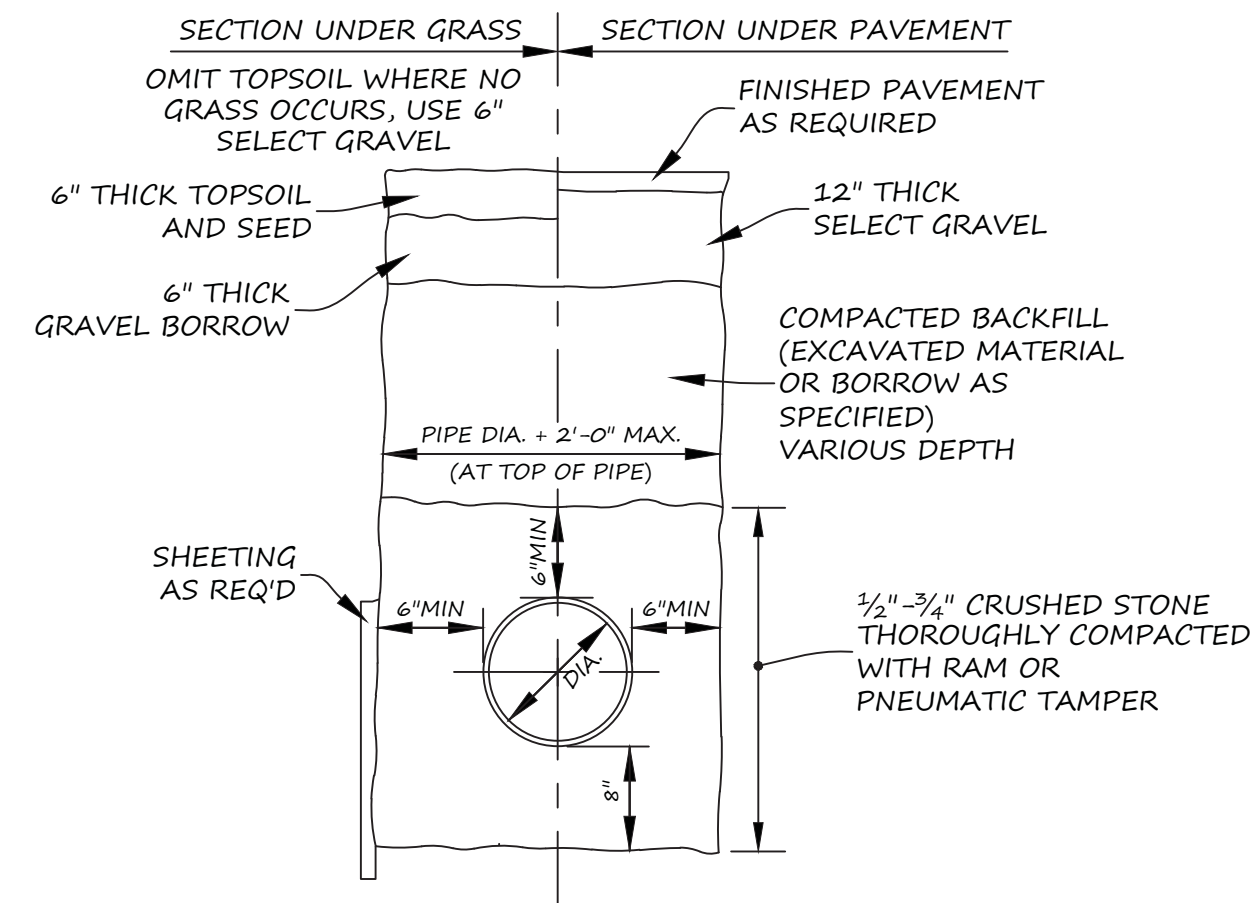
TYPICAL HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



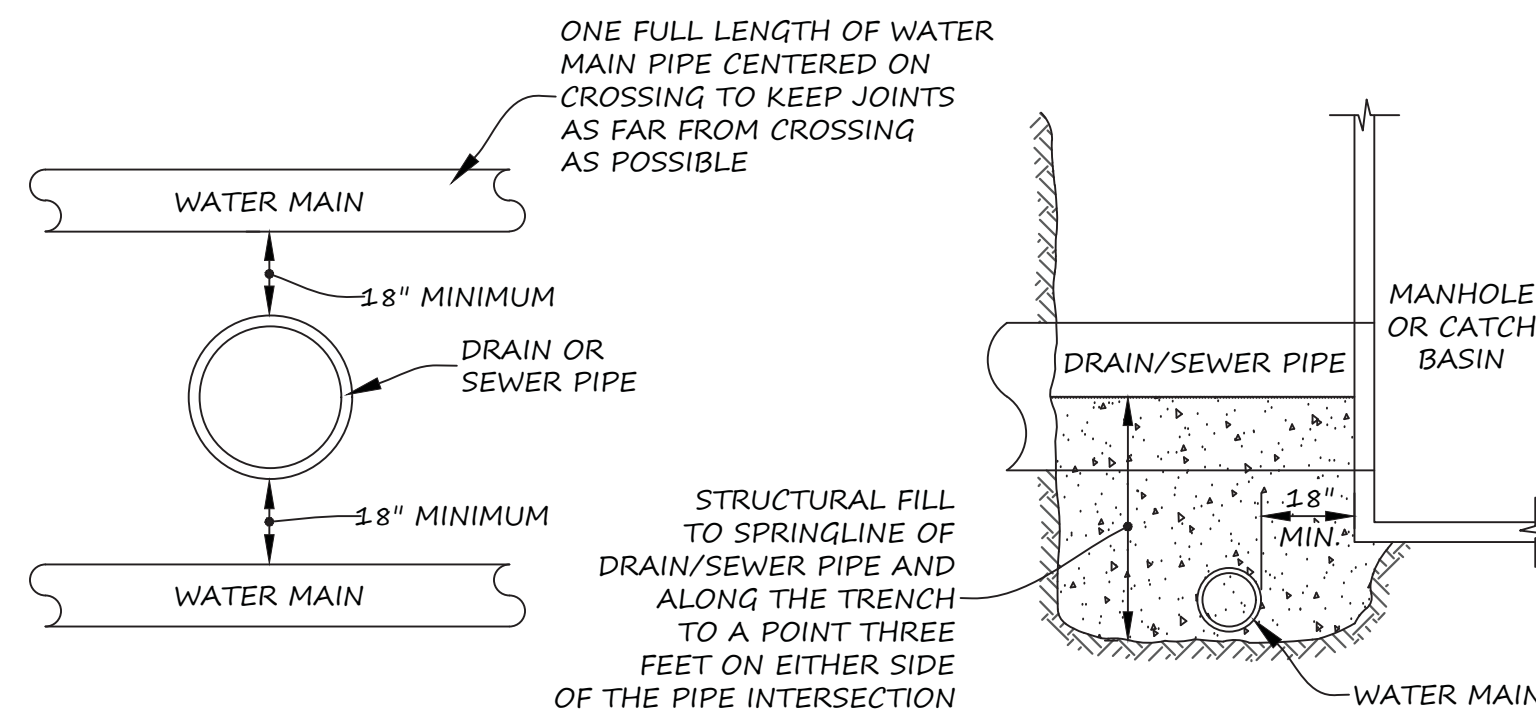
TYPICAL GATE VALVE
NOT TO SCALE



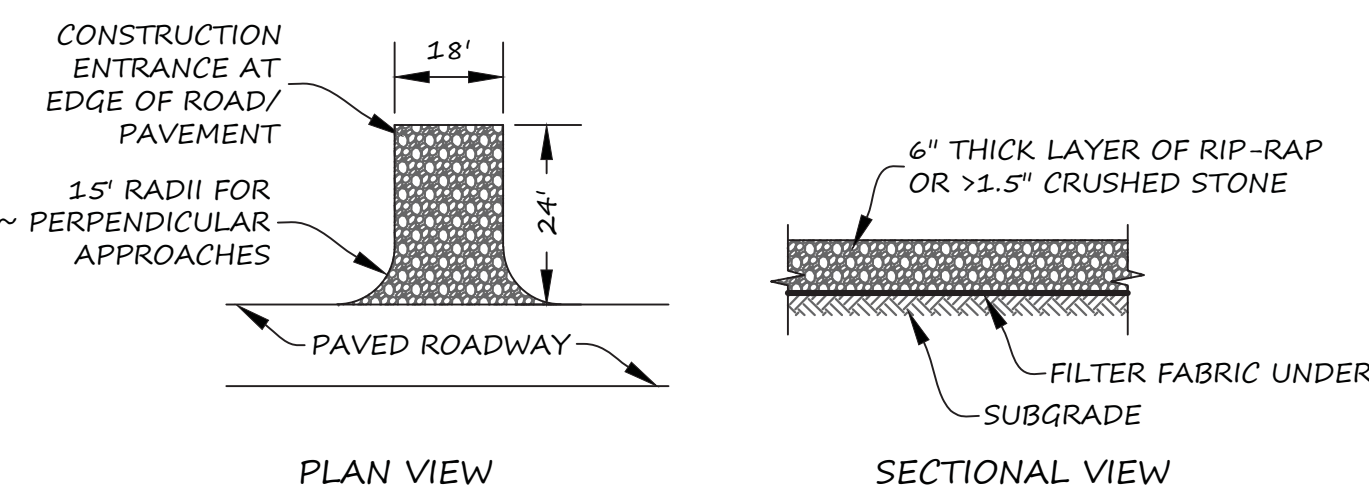
WATER MAIN TRENCH DETAIL
NOT TO SCALE



TYPICAL SEWER TRENCH
NOT TO SCALE

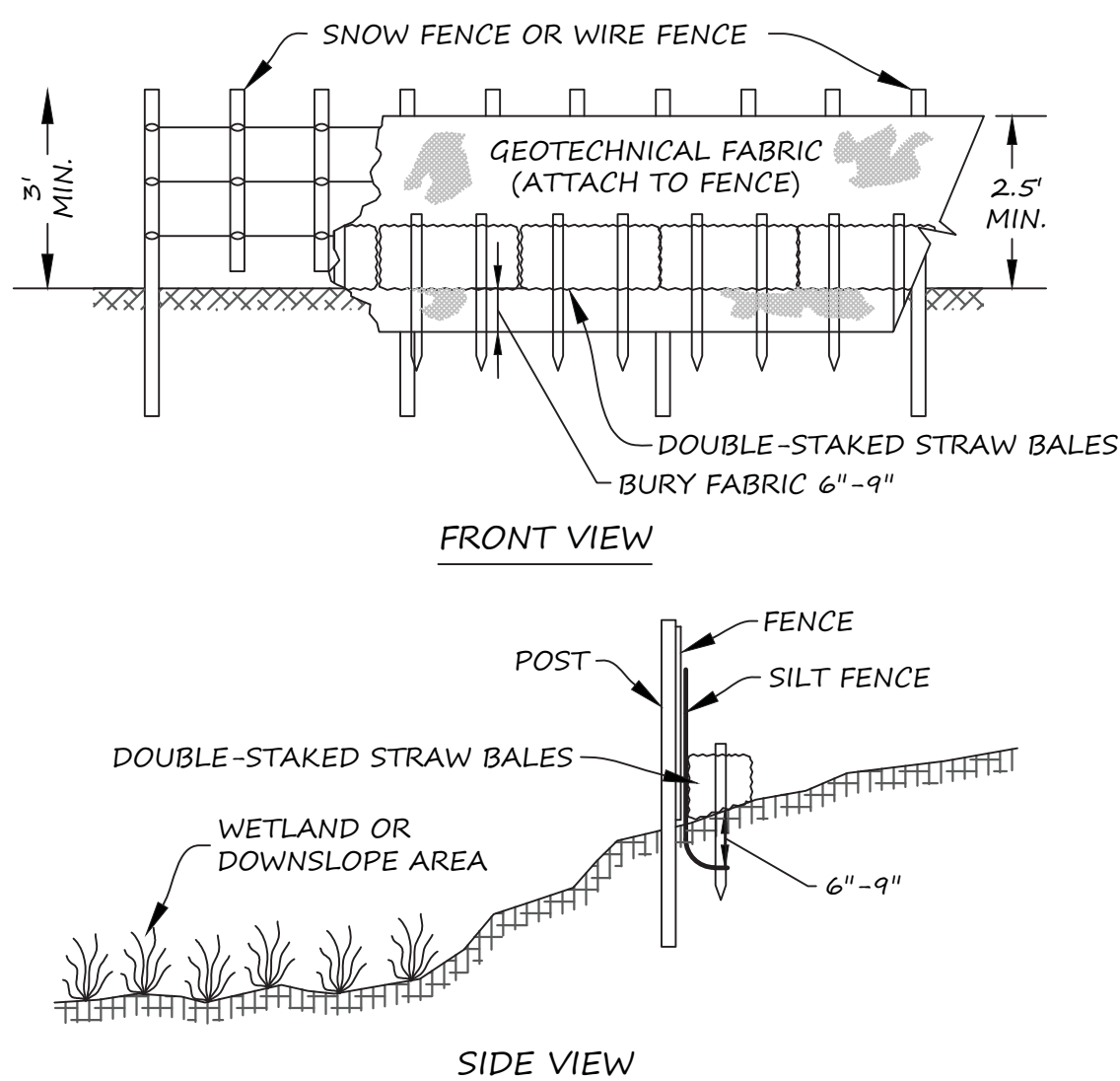


WATER MAIN CROSSING DETAIL
NOT TO SCALE

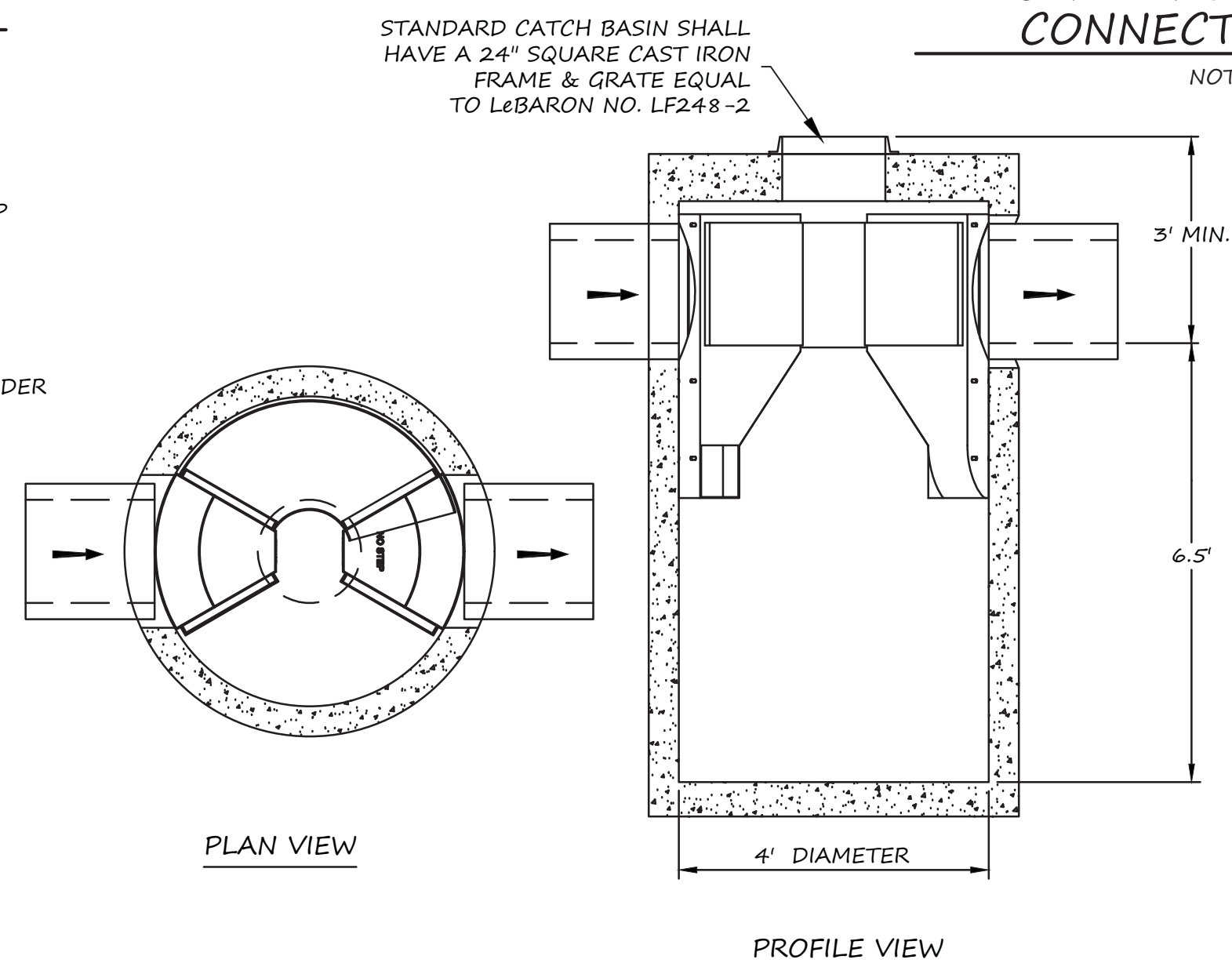


CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

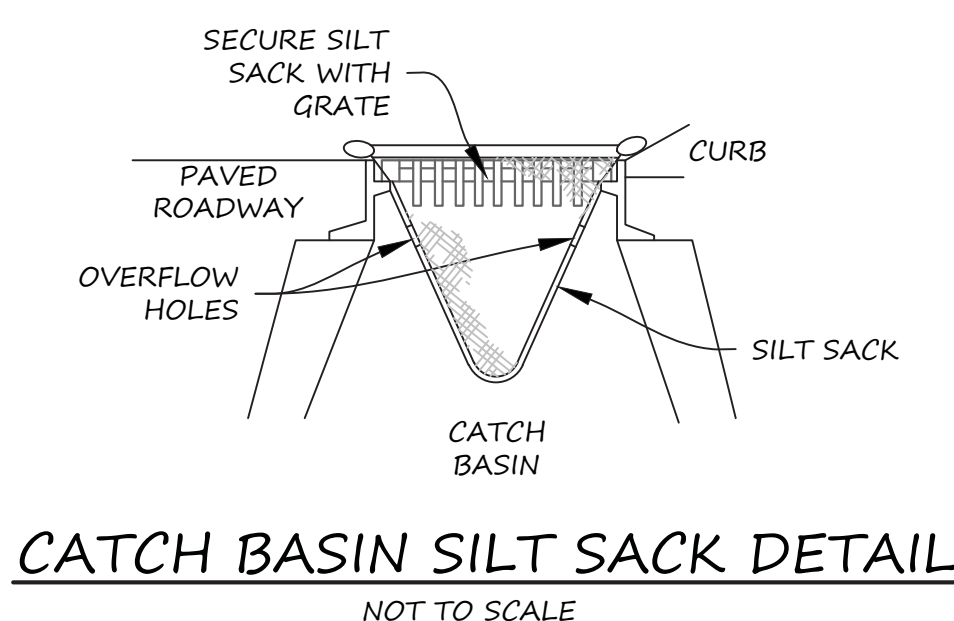
- NOTES:
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 - ENTRANCE SHALL BE MAINTAINED IN GOOD CONTITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.



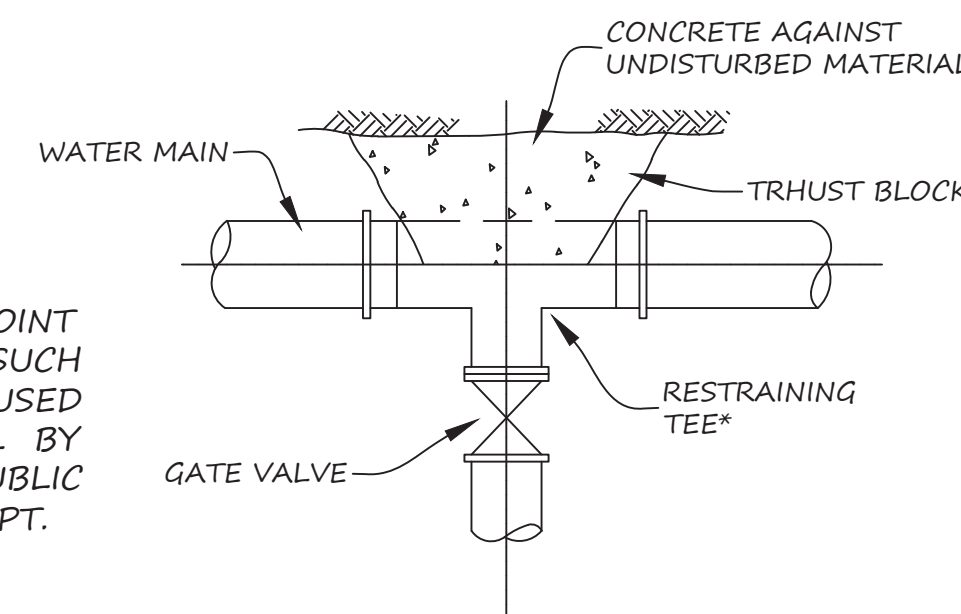
SILT FENCE & HAY-BALES DETAIL
NOT TO SCALE



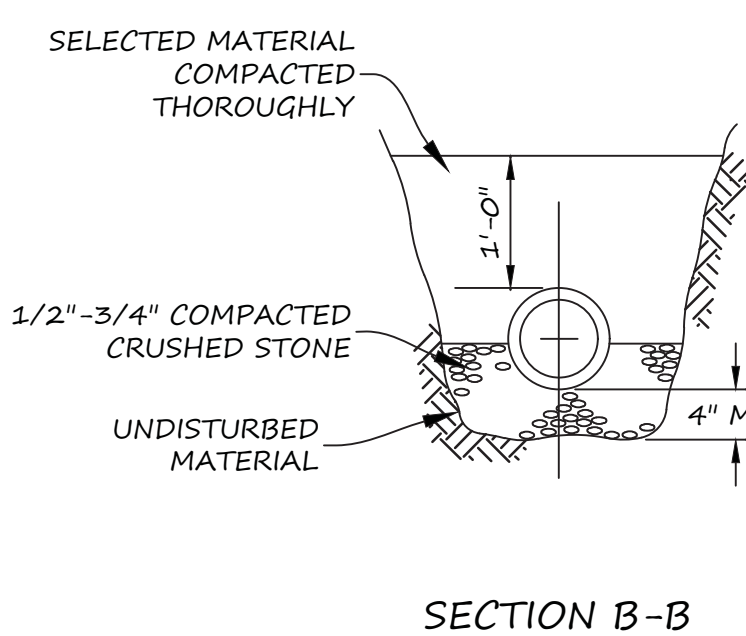
FIRST DEFENSE (4' DIA. MODEL)
NOT TO SCALE



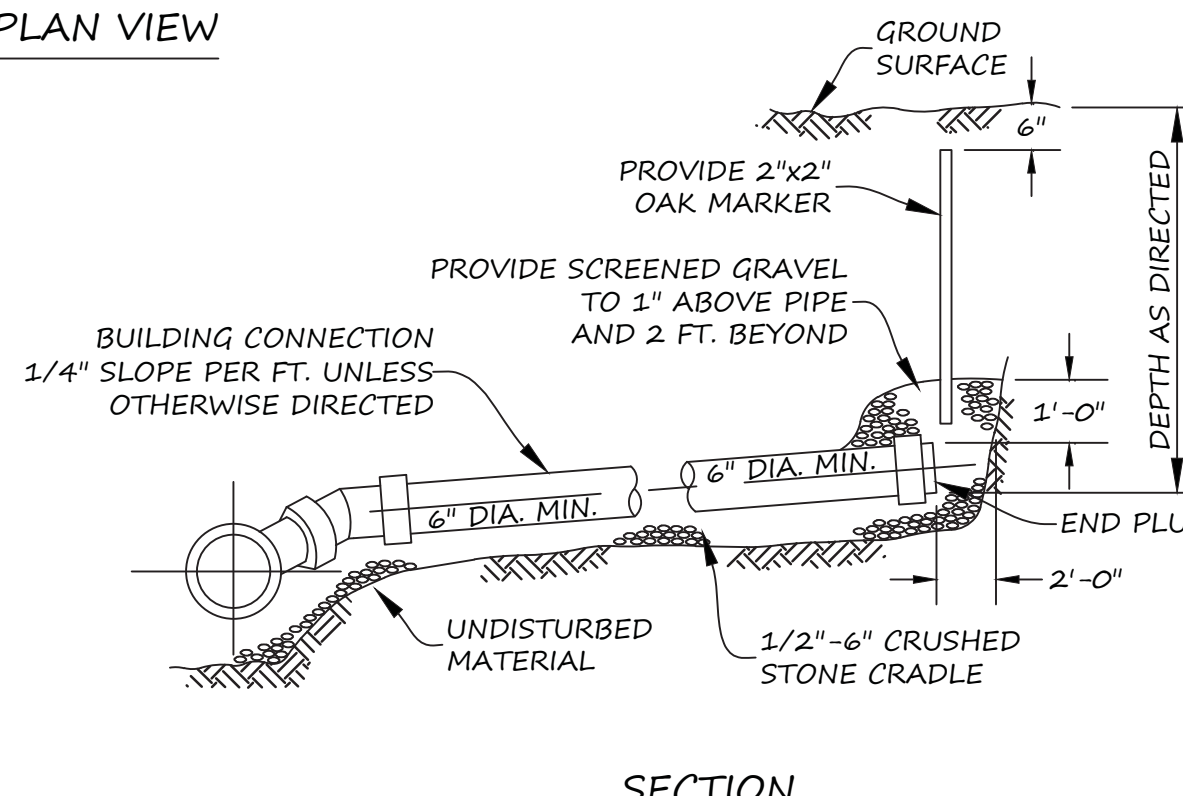
CATCH BASIN SILT SACK DETAIL
NOT TO SCALE



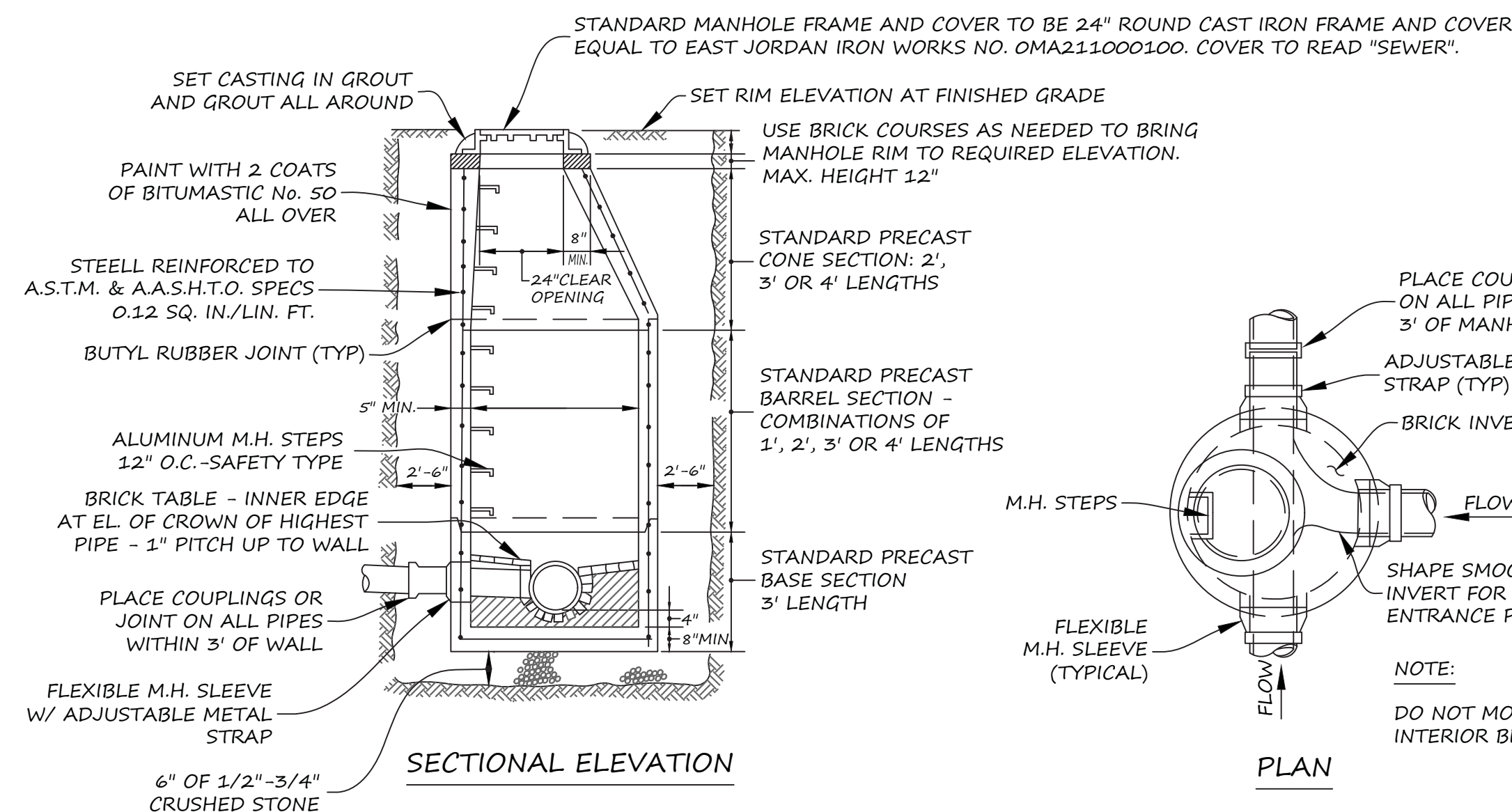
TYPICAL LATERAL GATE VALVE CONNECTION DETAILS
NOT TO SCALE



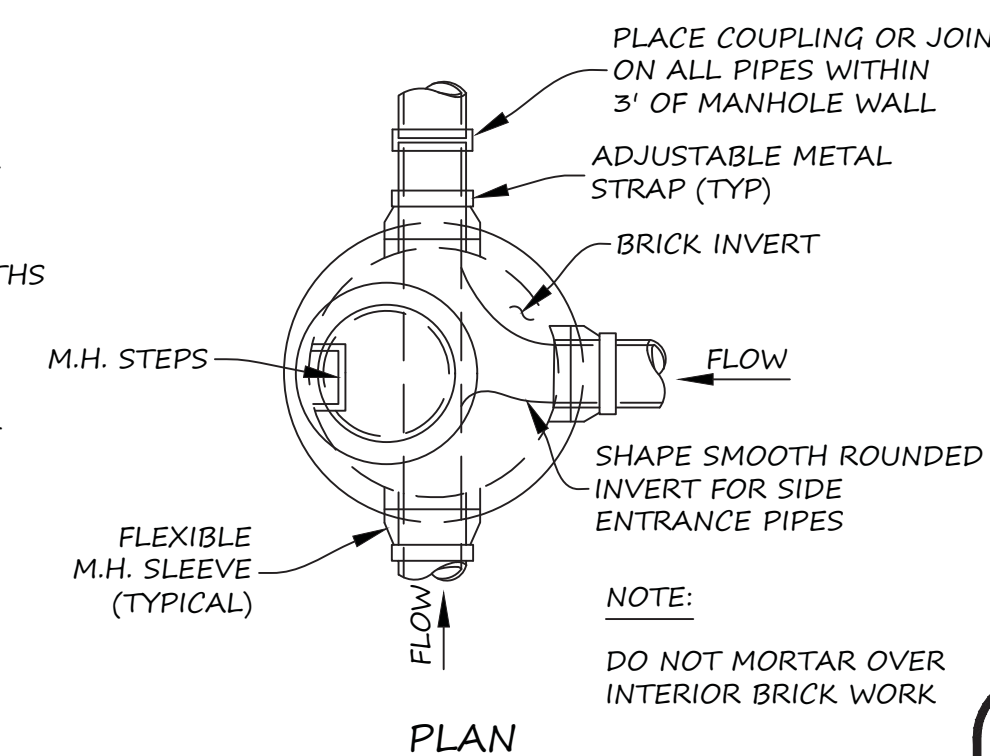
SECTION B-B



TYPICAL BUILDING SEWER SERVICE CONNECTION
NOT TO SCALE



TYPICAL PRECAST CONCRETE MANHOLE DETAILS
NOT TO SCALE



PLAN

OWNER
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MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



Digitally signed by Daniel J. Merrikin, P.E.
Date: 2019.05.29 17:29:58 -04'00'

PLAN SCALE: NOT TO SCALE

REVISION	DATE	BY
2018-11-30	D.J.M.	
2019-03-10	D.J.M.	
2019-05-29	D.J.M.	

REVISIONS PER TOWN COMMENTS
UPDATES FOR CONE PERMIT APPLICATION
REVISIONS PER TOWN COMMENTS

39 MAIN STREET
DETAILS
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)
C-12



D150-01



dan@legacy-ce.com

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

May 29, 2019

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

Ref: 39 Main Street
40B Site Plan Review
Tetra Tech Review

Dear Members of the Board:

I am writing to respond to comments from the Tetra Tech dated May 13, 2019. Please find enclosed the following:

- One full-size and one 11x17 copy of a revised site plan.
- One full-size and one 11x17 copy of a fire truck turning movement exhibit.

We offer the following responses to Tetra Tech's comments for the Board's consideration:

SITE DESIGN:

1. *Comment: The applicant should provide a survey of the property stamped by a licensed professional surveyor in the state of Massachusetts.*

Response: We will provide this on the next revision.

2. *Comment: Retaining walls on western, southeastern and northeastern sides of the site are proposed to be greater than four feet in height and will require structural design. The design should also include provisions for installation of the proposed guardrail.*

Response: Structural design of retaining walls is a construction-stage design consideration and will depend on which wall system the contractor uses. The site contractor will provide structural designs as required by the Building Code, including any guardrail systems, at the time of construction.



3. *Comment: A four-foot retaining wall is proposed along the western side of the building adjacent to a sidewalk. We recommend the applicant provide detail of proposed fence or other means of fall protection for pedestrians utilizing the sidewalk in this area.*

Response: The detail on sheet C-10 has been revised to depict a fence. Fence materials for this location have not yet been determined and will be provided to the Building Department at the time of construction. The Applicant has no objections to this being a condition of the Comprehensive Permit.

4. *Comment: The applicant has proposed a boulevard entrance with two 16-foot lanes used for entrance and exit. NFPA requires 20-foot minimum lane width. We recommend the applicant confirm with Medway Fire chief regarding lane width and ensure Medway Fire Apparatus can navigate through the site and shall provide plans of proposed swept path of emergency vehicle(s) as required by the Fire Chief.*

Response: The applicant has met with the Fire Department on several occasions, most recently on May 21st. The Fire Department has indicated to us that the proposed design is satisfactory. A fire truck turning movement plan is attached. The corner roundings on at the intersection of the boulevard driveway and parking areas were increased to 25' radius to facilitate truck movements.

5. *Comment: Proposed snow storage does not appear to be sufficient. Furthermore, snow storage is proposed along the building faces which may cause impacts to proposed light poles, sidewalk and landscaping. We anticipate the need for off-site removal of snow in a majority of snow events.*

Response: A separate snow storage plan has been included in the revised site plan. It is recognized that off-site removal may be required for significant storms events. This plan will be refined further as the landscape plan is modified and will be updated again on a subsequent revision.

6. *Comment: The Plans do not provide detail of proposed dumpsters or refuse loading locations. These locations should be shown on the Plans and should be adequately screened from public view.*

Response: There are no proposed dumpsters. All refuse management will be internal to the building.

7. *Comment: Gates have not been shown on the Plans at the proposed fire lane to limit access to emergency vehicles only. A detail of the proposed gate(s) should also be shown with provisions for fire department access.*

Response: The fire department requested a single gate approximately 60 feet back from the street. This has been added to sheet C-4 along with a detail on sheet C-10.



8. *Comment: Light spill exists along the northern, western and southern property boundaries. We recommend the applicant provide shielding to all light fixtures to ensure light trespass does not occur on abutting properties.*

Response: The lighting plan has been revised. Light spillage is still proposed into Main Street for safety purposes as there are no street lights in proximity to the proposed driveway.

9. *Comment: We recommend wider sidewalks along parking areas to ensure bumper overhang does not impede travel on the sidewalk.*

Response: The Applicant is willing to widen the sidewalks around the building from 5.5' to 6.5' (including the integrated concrete curb). The site plan has been revised accordingly.

10. *Comment: The proposed landscaping plan does not provide plant schedule. We recommend a schedule be provided to determine type and number of plants proposed. Proposed play area has also been relocated based on the Site Plans and the landscaping should show revised location. Snow storage areas should be included on the landscape plans and commentary on how proposed landscaping will be protected by snow plowing operations in designated areas.*

Response: The Applicant will submit an updated schematic landscaping plan that includes a representative list of plantings. Final Plans will be submitted as part of the building permit application.

WATER:

11. *Comment: The applicant has not provided analysis of the existing water system and whether it can support the proposed development. Documentation should be provided demonstrating adequate supply and pressure is available to serve the Project without compromising service to surrounding properties.*

Response: A fire flow test has been conducted (attached) indicating adequate pressure and flows to the site. We have, however, discussed water system capacity with DPS. The Town has a consultant who has already modelled the Town's water system. If the town has a concern about capacity in the area, DPS indicated that this consultant can add the proposed use into the model to assess impacts.

12. *Comment: The applicant has not proposed any hydrants at the site. Additionally, a dedicated fire service to the building has not been proposed. We recommend the Applicant provide confirmation of review of the Plans by Medway Fire Chief and their acceptance of the design.*



Response: The site plans have been revised to depict two fire hydrants on the site. We have met with the Fire Department who has indicated that these locations are satisfactory. They have requested that the Applicant provide a hydrant maintenance plan prior to occupancy to ensure the appropriate maintenance of these private hydrants. The Applicant would agree to that as a condition of the Comprehensive Permit.

13. *Comment: We recommend the applicant provide clarification of proposed water service to the building. One gate valve is provided at the tee fitting to feed both legs of the building. If water is required to be turned off for any reason, the entire building would need to be shut down. Additionally, metering the two connections may be an issue.*

Response: Based on discussion with Medway DPS, the water service (domestic and fire) design has been revised to provide separate lines as depicted on the revised site plan.

14. *Comment: An irrigation well has not been provided on the Plans. Municipal water supply shall not be utilized to irrigate the site.*

Response: The precise location and quantity of irrigation wells will not be determined until the construction phase when the site irrigation system is designed. However, two prospective well locations have been added to sheet C-8 along with Utility Note 3.

SEWER:

15. *Comment: The applicant has not provided analysis of the existing sewer system and whether it can support the proposed development. The project is expected to generate a maximum daily flow rate of approximately 35,530 gpd (323 bedrooms @ 110 gpd/bedroom) based on MA Title V design flow rates. Documentation should be provided demonstrating adequate capacity exists within the municipal sewer system downstream of the project connection.*

Response: We have discussed the question of sewer pipeline capacity with the Medway DPS who has indicated that we are in close proximity to a main interceptor and that there are no known sewer capacity issues in this area.

16. *Comment: We recommend the applicant provide pipe flow calculations for proposed sewer. Proposed sewer is sloped at approximately 0.5% throughout the site and calculations should be provided to confirm the pipes will maintain a minimum two feet per second velocity to ensure pipe is actively cleaned and to prevent settlement of solids.*

Response: The pipeline slope exceeds minimum recommended slopes for a pipeline of this size but we will investigate this comment further in a subsequent submittal.



17. *Comment: Information should be provided documenting the anticipated connection fees and describing any proposed inflow/infiltration (I/I) mitigation measures or related fees to be paid by the Project.*

Response: All financial obligations and fee payments have already been established by the development agreement between the Town and the Applicant.

TRAFFIC:

18. *Comment: The TIA states that the study area generally includes sufficient roadway widths to support shared bicycle-vehicle travel. However, the shoulders along Main Street narrow at some points reducing the available travel widths. Tetra Tech recommends that the Applicant review the feasibility of providing continuous bicycle accommodations through the study area.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.

19. *Comment: The TIA identifies an existing commuter rail shuttle operated by the Greater Attleboro Taunton Regional Transit Authority (GATRA) that provides service among Medway Middle School, the Medway Post Office and the Norfolk Commuter Rail Station operated by the Massachusetts Bay Transportation Authority (MBTA) during peak commuting periods. Tetra Tech recommends that the Applicant work with GATRA to discuss the feasibility of extending the shuttle service to the site to reduce the number of vehicle trips in and out of the site.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.

20. *Comment: The crash analysis has generally been prepared in accordance with industry standards and includes an evaluation of data from the MassDOT crash database for the study intersections for the five-year period between 2012 and 2016. However, the MassDOT crash data was not provided in the Appendix. It is recommended that the Applicant provide the crash data to Tetra Tech for review.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.

21. *Comment: The Applicant has proposed to facilitate the completion of a Road Safety Audit (RSA) at the Main Street/Medway Commons/Walgreens driveway to identify potential safety improvements. The Applicant's commitment to the preparation of the RSA should be more specific. Tetra Tech recommends that the Applicant either prepare the RSA or fund the completion of the RSA.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.

22. *Comment: Traffic generated by the project was based on trip rates published in ITE's Trip Generation for Land Use Code (LUC) 221 – Multifamily Housing (Mid-Rise) applied to 190 units. The site program evaluated in the TIA is expected to generate approximately 1,034 daily trips on a weekday (64 vph during the morning peak hour and 82 vph during the evening peak hour). Tetra Tech generally agrees with the trip generation methodology but notes discrepancies in the calculation (Tetra Tech calculated*



68 trips during the morning peak hour and 84 trips during the evening peak hour). However, these discrepancies are minor and not expected to materially change the project's impacts identified in the TIA.

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.

23. *Comment: The TIA utilized HCM 2000 methodology for the signalized intersections and HCM2010 methodology for the unsignalized intersections using Synchro version 10 software. Tetra Tech generally agrees with the methodology used in the TIA but notes some discrepancies with some of the data inputs used in the analysis (i.e., lost time adjustments). However, given that the Main Street/Holliston Street is currently being improved by MassDOT and that the Applicant has already offered to facilitate the RSA for the Main Street/Medway Commons intersection, Tetra Tech does not believe it would be beneficial to update the capacity analyses.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019..

24. *Comment: The main site driveway location analyzed in the November 2018 TIA was located approximately 100 feet west of Lee Lane. Based on the March 26, 2019 site plans, the driveway location is now proposed approximately 200 feet west of Lee Lane. It is recommended that the Applicant provide updated stopping sight distance (SSD) and intersection distance analyses (ISD) including the preparation of sight distance plans and profiles SSD and ISD for the main site driveway to ensure that adequate sight distance can be provided. The Applicant should provide the updated SSD and ISD calculations accounting for roadway grades. If minimum AASHTO SSD and ISD criteria are not satisfied, mitigation should be proposed, where possible, to enhance sight lines.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019. Sight triangles as determined by the traffic consultant have been added to sheet C-4.

25. *Comment: The March 26, 2019 plan set indicates a total proposed parking supply of 304 spaces which exceeds the Town zoning requirement of 1.5 spaces per unit.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.

26. *Comment: The TIA recommends that the access ways serving the site be at least 24-feet wide for two-way traffic flow and 20-feet wide for one-way traffic flow/fire lanes consistent with NFPA®1. Tetra Tech notes that the March 26, 2019 site plans do not meet these criteria. Tetra Tech recommends that the Applicant review the proposed grades of the driveways serving the site and conduct an AutoTurn analysis of the site layout to ensure that the largest emergency vehicle used by the Medway Fire Department can adequately maneuver in and around the site. The Applicant should also review the proposed site plan with the Medway Fire Department to ensure they are satisfied with the proposed site access and circulation.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.



27. *Comment: The Applicant shows a proposed bus stop along the southerly side of Main Street approximately 100 feet west of Lee Lane. Tetra Tech agrees with the provision of a designated bus stop but recommends that the Applicant confirm the bus stop location with the Medway School Department.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.

28. *Comment: The Applicant should specify how the proposed easterly driveway (labeled in the March 26, 2019 site plans as "Fire Lane") will be restricted to emergency vehicle use only to ensure that non-emergency vehicles will not use this driveway. Proper signage, pavement markings and infrastructure (i.e., removable bollards) should be considered.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019. Note that further consultation with the Fire Department confirmed that they will only require one gate as shown on the revised site plan.

29. *Comment: The Applicant should consider installing Stop bars and Stop signs along the parking lot approaches to the main site driveway (on-site internal intersection) in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019. Stop lines and stop signs have been added to the revised site plan.

30. *Comment: The TIA recommends that marked crosswalks with the Americans with Disabilities Act (ADA) compliant wheelchair ramps be provided at all pedestrian crossings. Tetra Tech agrees with this recommendation and recommends that the Applicant review any areas where on-site roadway grades, including the site driveways, consist of grades that exceed ADA standards. If so, the Applicant should discuss the feasibility of providing ADA-compliant sidewalks or alternative travel paths that satisfy ADA standards.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019. Note that sidewalks along driveways are allowed to exceed 5% running slope in locations where the existing ground grade exceeds 5% (521 CMR 22.3.1). This condition exists in a few locations on the site.

31. *Comment: The TIA recommends that a central mailing system be provided. Should a central mailing system be implemented outside of the proposed residential building, Tetra Tech recommends that the Applicant consider providing designated parking for mail delivery vehicles and motorists picking up/dropping off mail.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.



32. *Comment: Tetra Tech recommends that the Applicant implement a rectangular rapid flashing beacon (RRFB) at the proposed crosswalk across Main Street to enhance pedestrian safety at this location by providing greater warning for motorists along Main Street of the midblock crosswalk.*

Response: Refer to responses by Vanasse & Associates, Inc. dated May 14, 2019.

GENERAL COMMENTS:

33. *Comment: We do not recommend using cement concrete curb as it is prone to damage by snow plows and generally wears down at a higher rate than bituminous Cape Cod berm or vertical granite curb due to use of salt, harsh winters and freeze/thaw cycles.*

Response: The concrete walkways around the building will have integrated concrete curbing. However, the Applicant would be agreeable to replacing other proposed curbing with cape cod berm as a condition of the Comprehensive Permit. Vertical granite curbing is cost prohibitive for a project of this nature.

34. *Comment: Project is located within jurisdiction to the Massachusetts Wetlands protection Act and will require a Notice of Intent (NOI) be filed for review.*

Response: An Notice of Intent has been filed with the Conservation Commission.

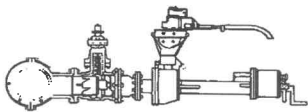
Do not hesitate to contact me if you have any questions or comments.

Sincerely,

LEGACY ENGINEERING LLC

Daniel J. Merrikin P.E.
President

cc: File



John Hoadley and Sons, Inc.

- Water Works Specialist -

672 Union Street
Rockland, MA. 02370
T: (781) 878-8098
F: (781) 878-5298

FLOW TEST REPORT

Town of: Medway, MA

Name of Applicant: Merrikin Engineering Phone Number: 508-376-8883
Address: 730 Main Street Suite 2C City: Millis State: MA
Date: 10/30/2018 Time of Test: 10:00AM
Location of Test: 39 Main Street, Medway, MA

Distance between Hydrant # 1 and Hydrant # 2 is 430 feet.
Elevation of Hydrant # 1 Elevation of Hydrant # 2
Coefficient: Size of Main : 8" Flow 6" Static

Hydrant # 1 Static: 78 PSI Residual: 74 PSI
Location: 2 Lee Ln
Manufacture/ Type of Hydrant : Mueller Size: 4 1/4 " Year: 1959
Flow Hydrant # 2 Static: 78 PSI Residual: 70 PSI
Location: Across street from Thunder Hill Rd
Manufacture/ Type of Hydrant : Mueller Size: 4 1/4" Year: 1964
Pitot Tube 1410 GPM Time Flow: 1 Minute
Flow

Test Conducted by: Bob Coyle & Jim Malone

Inspector or Witness of Flow Test : Paul (Signature on file)

KAREN AVE.
(PUBLIC-50' WIDE)

OWNER
NOTWEN REALTY TRUST
33 FRUIT STREET
NORFOLK, MA 02056

APPLICANT
STRATEGIC LAND VENTURES
257 HILLSIDE AVENUE
NEEDHAM, MA 02494

MAP AND PARCEL
MAP 41
PARCEL 35 & 35-1

ZONING DISTRICT
AGRICULTURAL RESIDENTIAL 1
GROUNDWATER PROTECTION
(PORTION OF SITE)



PLAN SCALE: 1"=40'

PLAN DATE: OCTOBER 11, 2018			
	REVISION	DATE	BY
REVISIONS PER TOWN COMMENTS		2018-11-30	P.J.M.
UPDATES FOR CONSERVATION APPLICATION		2019-03-26	P.J.M.
REVISIONS PER TOWN COMMENTS		2019-03-29	P.J.M.

ORIGINAL PLAN PREPARED BY MERRIKING ENGINEERING, LLP

39 MAIN STREET
FIRE ACCESS EXHIBIT
PLAN OF LAND
IN
MEDWAY, MA

730 MAIN STREET
SUITE 2C
MILLIS, MA 02054
508-376-8883(o)

F-1

D150-01



LEGACY
ENGINEERING