



TOWN OF MEDWAY
Department of Community and Economic Development
155 Village Street - Medway, Massachusetts 02053
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June 1, 2018

ADMINISTRATIVE SITE PLAN DECISION
PJ's Smoke 'N' Grill – Smoker Enclosure
98 Main Street (112 Main Street mailing address)
APPROVED with CONDITIONS

PJ's Smoke 'N' Grille has requested Site Plan Approval under Section 3.5.3.A.3. Administrative Site Plan Review of the *Medway Zoning Bylaw*.

- I. **PROJECT LOCATION** – The subject location is at 98 Main Street (*Medway map and parcel #40-055*) with a 112 Main Street mailing address in the Medway Place Shopping Center. The proposed work is to be carried out on the paved surface behind the building which PJ's Smoke 'N' Grill occupies.
- II. **DESCRIPTION of PROPOSED WORK** – The application pertains to the construction of a 24' long by 10' wide open air enclosure for an existing outdoor smoker unit on a trailer along with associated hood exhaust and sprinkler systems. The enclosure is to be fabricated from 30 gauge corrugated galvanized steel roof panels. The enclosure will be accessed only by PJ's employees for cooking and for the delivery and storage of wood fuel for the smokers. The enclosure includes two utility doors for employee access - one door along the southern wall for access from the kitchen to carry food to the smokers and one door on the eastern end primarily for wood deliveries. The enclosure will also include a set of gates on the western end to access the trailer and smokers for removal for off-site use.
- III. **PROCEDURAL HISTORY**
 - A. *May 24, 2018* – An application for administrative site plan review was filed with the Medway Building Department and Community and Economic Development office.
 - B. *May 30, 2018* - The application was filed with the Town Clerk
 - C. *May 31, 2018* - A meeting was held with the Medway Administrative Site Plan Review Team (Building Commissioner Jack Mee, Planning and Economic Development Coordinator Susan Affleck-Childs, and Director of Community and Economic Development Barbara Saint Andre) to review PJ's administrative site plan application and associated materials.
- IV. **INDEX OF SITE PLAN DOCUMENTS** – The following materials were provided for review:
 - A. Administrative Site Plan Review Application dated May 21, 2018 (and supporting documentation) for PJ's Smoke "N" Grille, at 112 Main Street, Medway, MA
 - B. Drawings prepared by Beau Designs, Bridgewater, MA, Sheets T-1, A-1 and A-2 (Smoker Enclosure Plan and Notes) dated 5-22-18.

V. FINDINGS

- A. Administrative site plan review is required for this project pursuant to *the Medway Zoning Bylaw* Section 3.5.3.A.3.
- B. The purpose of constructing the enclosure is to control the smoke and odors from the smoker, to mitigate impacts on abutting and nearby properties and uses.
- C. The proposed enclosure was reviewed by the Town Fire Chief and incorporates requirements of the Fire Code.

VI. DECISION – At its meeting on May 31, 2018, the Medway Administrative Site Plan Review Team approved the proposed installation of an enclosure for an outdoor smoker pre-as described in the administrative site plan review application and as shown on Drawings prepared by Beau Designs, Bridgewater, MA, Sheets T-1, A-1 and A-2 (Smoker Enclosure Plan and Notes) dated 5-22-18 subject to the conditions below.

VII. SPECIFIC CONDITIONS OF APPROVAL – Administrative approval of this site plan application is subject to the following specific conditions:

- A. The plan shall be revised to specify the planned location of the dumpster(s) used by PJ's Smoke 'N' Grill.
- B. In lieu of the proposed shiny silver materials for the enclosure, the applicant is encouraged to use alternative colors for the corrugated steel roof panels and other exterior walls. The selected colors should be similar and/or complementary to the main building.
- C. The gates on the western end of the enclosure shall remain closed at all times except when the trailer is being removed for off-site use. These doors shall have signage stating *"Doors to remain closed during cooking operations at all times"*.
- D. A maximum of one cord of wood may be stored within the enclosure at any time.
- E. No storage is allowed outside of the enclosure except for wood which shall be brought inside the enclosure within twelve hours of delivery.
- F. Remove the statement of *"no sprinkler required"* from the plan as it has been determined that a sprinkler system is in-fact required.
- G. The applicant shall provide the revised plan to the Town for endorsement by the Administrative Site Plan Review Team. Add a box on the Title Sheet for signatures, approval date and endorsement date.

H. Construction Activities

- 1. *Commencement* – Installation shall not begin until after the Building Department has issued a building permit for the enclosure.
- 2. *Time* - Construction work at the site shall commence no earlier than 7 a.m. and shall cease no later than 7 p.m. No construction shall take place on Sundays or legal holidays unless authorized in advance by the Medway Building Commissioner.
- 3. *Construction Materials/Debris* - There shall be no tracking of construction materials/debris onto any public way. Sweeping of the site shall be done as needed to ensure that loose gravel/dirt does not create hazardous or deleterious conditions for vehicles, pedestrians, business customers and nearby neighborhood residents.

I. Compliance

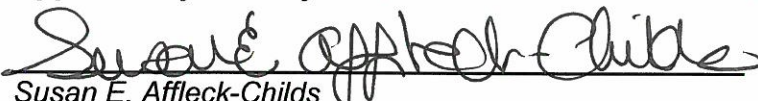
1. Any construction work that deviates from this decision shall be a violation of the Zoning Bylaw. The Town and its agents may use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with this decision and its conditions.
2. This decision is enforceable under Section 3.1 of the Medway Zoning Bylaw.
3. The Building Department will inspect the enclosure within thirty days of its installation to ensure that it has been installed in accordance with the approved site plan.

- J. Schedule for Project Completion** – This approval shall lapse after three months of the grant thereof if substantial work has not commenced except for good cause. Construction shall be completed by the applicant or its assignees within six months of the date of this decision.

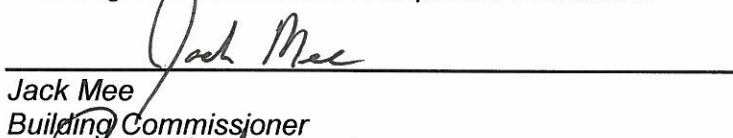
Upon receipt of a written request by the applicant filed at least thirty days prior to the date of expiration, the Administrative Site Plan Review Team may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, this approval shall lapse and may be reestablished only after a new filing and decision have occurred.

VIII. APPEAL - Any person aggrieved by this Administrative Site Plan Review decision may appeal such to the Planning & Economic Development Board.

Approved by Medway Administrative Site Plan Review Team: June 1, 2018



Susan E. Affleck-Childs
Planning and Economic Development Coordinator



Jack Mee
Building Commissioner



Barbara J. Saint Andre
Director of Community and Economic Development

COPIES TO: Donna Greenwood, Principal Assessor
David D'Amico, DPS
Michael Boynton, Town Administrator
Chief Jeff Lynch, Fire Department
Jack Mee, Building Commissioner
Barbara Saint Andre, Director of Community and Economic Development
Chief Allen Tingley, Police Department
Paul & Julie Rogers, PJ's Smoke 'N' Grill
Paul Beaulieu, Beaus Designs
Jim Griffin, Diversified Funding/Medway Realty LLC