April 14, 2022

Brian White, Chair
Zoning Board of Appeals
Town of Medway
155 Village Street
Medway, MA 02053

Dear Mr. White,

On behalf of the Board of Directors of Metro West Collaborative Development I am writing to request the Zoning Board of Appeals' consideration of a modifications to our Comprehensive Permit for the development of Glen Brook Way on West Street. We believe this constitutes an insubstantial modification and we ask that the Board determine that it is insubstantial.

1) We request permission to build a Dumpster Enclosure and Maintenance Shed during Phase II at the locations indicated on the attached drawing. These ancillary structures will aid in the efficient operation of the property.

We appreciate your consideration of this modification request and look forward to addressing your questions at your earliest convenience.

Sincerely,

Caitlin Madden

Caitlin Madden
Executive Director

79-B Chapel Street, Newton, MA 02458
P: 617-923-3505 F: 617-923-8241
www.metrowestcd.org

ZONING DATA

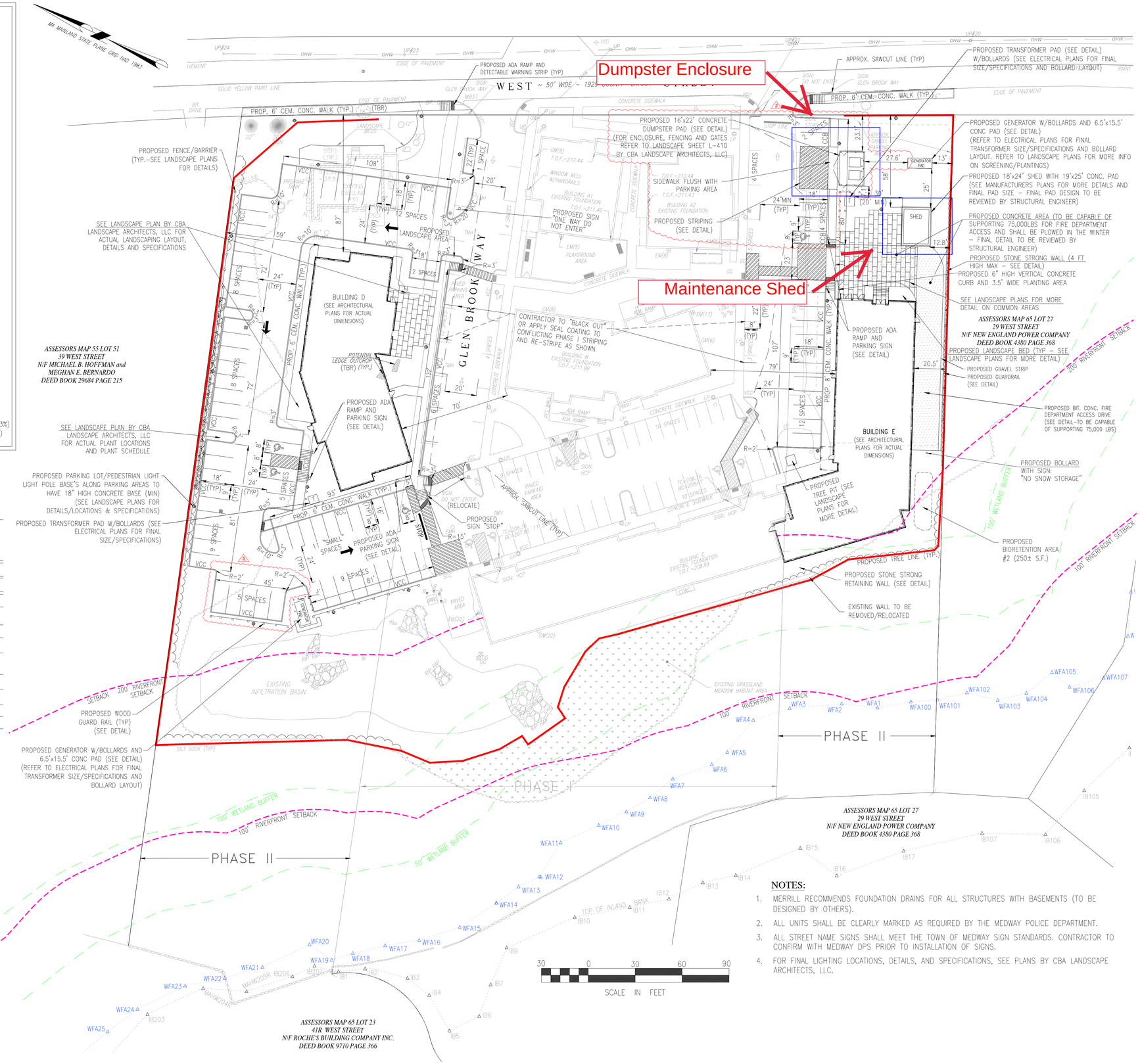
1. TOTAL PARCEL SIZE: 5.87± ACRES (255,538± S.F.)
2. ZONE: AGRICULTURAL – RESIDENTIAL (AR–II)
3. USE: EXISTING: RESIDENTIAL; PROPOSED: (NO CHANGE)
4. BUILDING COVERAGE: MAX. ALLOWED: 76,661± S.F. (30%); EXISTING: 5,024 S.F. (1.9%); PROPOSED: 36,672 S.F. (14.35%)
5. IMPERVIOUS COVERAGE: MAXIMUM ALLOWED: 102,215± S.F. (40%); EXISTING: 8,688± S.F. (3.4%); PROPOSED: 113,268± S.F. (44%)
6. DIMENSIONAL REQUIREMENTS:

DISTRICT: AR–II		EXISTING:	PROPOSED:
MIN. LOT AREA	22,500 S.F.	255,538 S.F.	(NO CHANGE)
MIN. LOT FRONTAGE	150'	379.56'	(NO CHANGE)
MIN. FRONT YARD	35'	24.6' (WEST ST)	13' (WEST ST)
MIN. SIDE YARD	15'	12.9'	20'
MIN. REAR YARD	15'	24.4'	149'

7. PARKING:
   SECTION 7 (PAGE 61)
   PARKING: UNIT RESIDENTIAL (MIXED USE): 1.5 SPACE/UNIT MINIMUM SPACE = 9' x 18'
   – 92 UNITS x 1.5 SPACE/UNIT = 138 SPC MIN
   – UP TO 30% OF REQUIRED SPACES CAN BE "SMALL SPACES" (8' WIDE x 15' LONG) 138 x 30% = 41± SPACES (30 SPACES PROVIDED)
   PARKING SPACES PROVIDED: STANDARD SPACES = 117 SPACES; "SMALL" SPACES = 30 SPACES; TOTAL = 149 SPACES > 138 SPACES MIN. (11 ADA SPACES PROVIDED)
8. SANITARY SEWERAGE FLOWS: (137 BEDROOMS PROPOSED)
   PHASE I: 110 GPD/BEDROOM X 91 BEDROOMS = 10,010 GPD
   PHASE II: 110 GPD/BEDROOM X 46 BEDROOMS = 5,060 GPD
   TOTAL = 15,070 GPD
9. WATER CONSUMPTION:
   PER MA DEP: "FOR RESIDENCE, PER CAPITA RATES WILL BE BASED ON WATER USE RECORDS, ASSUMING 80% OF WATER CONSUMPTION IS DISCHARGED AS WASTEWATER."
   WATER CONSUMPTION = 15,070 GPD/(0.80) = 18,838± GPD
10. RIVERFRONT AREA:
   TOTAL AREA ON SITE: 99,655± S.F.
   MAXIMUM ALLOWABLE ALTERATION: 10% (11,086± S.F.)
   PROPOSED ALTERATION: 20.8% (23,102±) — INFILTRATION BASIN: 14,275± (14.3%); OTHER CONSTRUCTION: 8,722± (8.8%)

LEGEND

EXISTING/PHASE I	DESCRIPTION	PROPOSED
	PROPERTY LINE	
178	CROWSFEET	
+178	2' CONTOUR	20
	SPOT ELEVATION	+178.50
	EDGE OF PAVEMENT	
VGC	VERTICAL GRANITE CURB	VGC
	VERTICAL CONCRETE CURB	VCC
12"CCB	CAPE COD BERM	12"CCB
W	WATER LINE	W
OHW	OVERHEAD WIRE	OHW
GAS	GAS LINE	GAS
ETC	ELECTRIC & TELEPHONE CABLE	ETC
E	UNDERGROUND ELECTRIC	E
X	FENCE	X
D	DRAIN LINE	
S	SEWER LINE	S
	ROOF DRAIN	RD
E	ELECTRICAL MANHOLE	E
DMH	DRAIN MANHOLE	
HYD	HYDRANT	HYD
WG	WATER GATE	WG
CB	CATCH BASIN	CB
SIGN	SIGN	SIGN
BOLLARD	BOLLARD	BOLLARD
UP	UTILITY POLE	UP
SMH	SEWER MANHOLE	SMH
MH	UNIDENTIFIED MANHOLE	MH
MW	MONITORING WELL	MW
GG	GAS GATE	GG
GM	GAS METER	GM
WM	WATER METER	WM
EM	ELECTRICAL METER	EM
DYCL	DOUBLE YELLOW CENTER LINE	DYCL
SWEL	SINGLE WHITE EDGE LINE	SWEL
PVC	POLYVINYL CHLORIDE	PVC
MHB (fnd)	MASS. HIGHWAY BOUND FOUND	MHB (fnd)
CB (fnd)	CONCRETE BOUND FOUND	CB (fnd)
6	PARKING SPACE COUNT	6
	AREA LIGHT	
	GRADE TO DRAIN	GTD



NOTES:

1. MERRILL RECOMMENDS FOUNDATION DRAINS FOR ALL STRUCTURES WITH BASEMENTS (TO BE DESIGNED BY OTHERS).
2. ALL UNITS SHALL BE CLEARLY MARKED AS REQUIRED BY THE MEDWAY POLICE DEPARTMENT.
3. ALL STREET NAME SIGNS SHALL MEET THE TOWN OF MEDWAY SIGN STANDARDS. CONTRACTOR TO CONFIRM WITH MEDWAY DPS PRIOR TO INSTALLATION OF SIGNS.
4. FOR FINAL LIGHTING LOCATIONS, DETAILS, AND SPECIFICATIONS, SEE PLANS BY CBA LANDSCAPE ARCHITECTS, LLC.

C201 Civil Site Layout
SCALE 1"=30'

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H:\16-064_Phase II\Design\16-064.2 LO.dwg, Fri Apr 1 10:19:03 2022

Glen Brook Way Phase 2
6 Glen Brook Way
Medway, MA 02053

Meander Studio Collaborative Design

Merrill Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

DRAFT
4/1/22

THIS AREA IS FOR NOTES :

BID SET

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	2/9/22	ADDENDUM #1
2	2/16/22	ADDENDUM #2
3	4/1/22	RELOCATED DUMPSTER AREA

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
617.812.4828

CIVIL:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Clara Batchelor

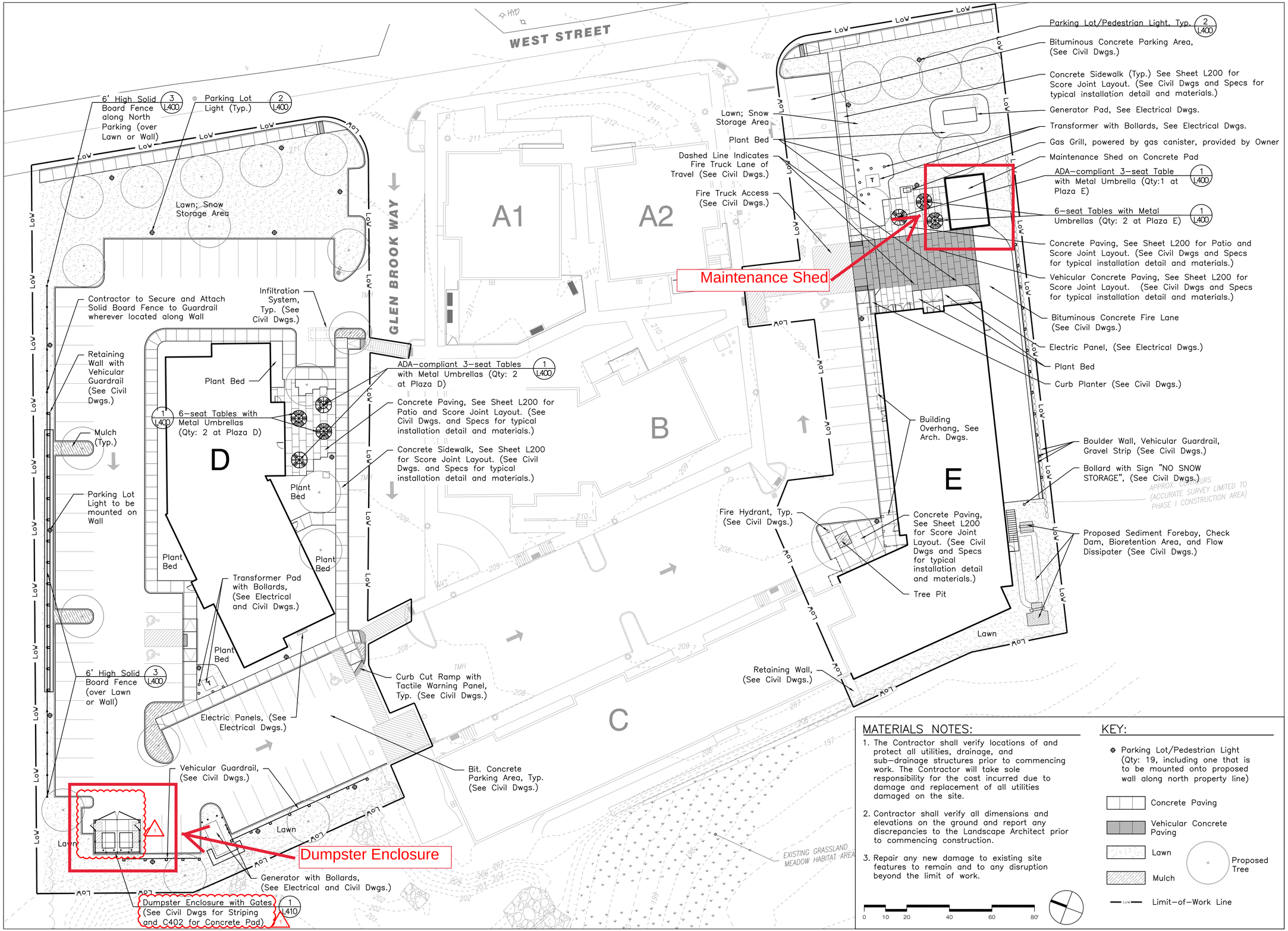
STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	AS NOTED
JOB NO.	16-064.2
DATE.	1/21/2022

CIVIL SITE LAYOUT

C-201



MATERIALS NOTES:

1. The Contractor shall verify locations of and protect all utilities, drainage, and sub-drainage structures prior to commencing work. The Contractor will take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
2. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
3. Repair any new damage to existing site features to remain and to any disruption beyond the limit of work.

KEY:

- Parking Lot/Pedestrian Light (Qty: 19, including one that is to be mounted onto proposed wall along north property line)
- Concrete Paving
- Vehicular Concrete Paving
- Lawn
- Mulch
- Proposed Tree
- Limit-of-Work Line

Glen Brook Way Phase 2

Glen Brook Way
Medway, MA 02053

Meander Studio Collaborative Design

CBA | Landscape Architects LLC
24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com
landscape architecture
urban design
master planning

THIS AREA IS FOR NOTES :

BID SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	02.09.22	ADDENDUM #1

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SCALE 1" = 20'-0"
JOB NO.
DATE. 01/21/21

Landscape Materials Plan

L-100

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