



Town of Medway

DESIGN REVIEW COMMITTEE
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Matthew Buckley, Chair
Julie Fallon, Vice-Chair
Tom Gay, Member
Rachel Walsh, Member
Mary Weafer, Member
Lisa Graves, Member

Approved: 4/25/16

Meeting Minutes: March 7, 2016
Medway Library, Cole Room

Call to Order: – With a quorum, this meeting was called to order by Chairman Buckley at 7:00 p.m.

Attendees:

	1/4/16	1/25/16	2/1/16	2/29/16	3/7/16	3/21/16	4/4/16
Matthew Buckley	X	X	X	X	X		
Julie Fallon		X	X				
Tom Gay				X			
Mary Weafer	X	X	X	X	X		
Rachel Walsh	X		X	X	X		
Lisa Graves	X	X			X		

Planning & Economic Development Coordinator Susy Affleck-Childs; Tammy D. Sanford, Exelon; Lisa Decker, Exelon; Amy Kwessel, Rubin & Rudman; Eric Las, Beals & Thomas; Mary Kate Schneeweis, Beals & Thomas; Bob Tynan, Exelon; and Derek Dolch, Exelon attended the meeting.

Exelon Site Plan Presentation and Discussion: Eric Las from Beal’s & Thomas made the presentation.

Key Elements of the Topographic Plan: The 94 acre parcel is owned by Exelon Generation. Located within the parcel is a 345 KB switch station. The entrance to the site is via Summer Street. High tension transmission wires bisect the property. The proposed re-development is in a 13 acre area. There is an existing gas main on the north western portion of the site. Temporary parking spaces will be added as part of this project. There is a BVW on the east side of the property. The existing access site will be reconfigured. Water service line will be relocated, temporary sedimentation basins will be used during construction. Sedimentation basins are located close to the proposed infiltration basin. These basins will be at a higher

elevation and smaller in size. A storm water pollution prevention plan is available. The existing facility has a control building with an onsite septic system for waste water. Existing leeching field will be abandoned and the proposed facility will be connected to the sewer system.

Key Elements of the Layout Materials Plan: There will be a 55 ft. noise wall enclosing the project area. A 1.0 million gallon diesel storage tank will be housed within the project limits. There are two water storage tanks on the site currently. The dimensions of the proposed storage building will be 220ft x 60ft. There will be de-mineralization tanks on site. High voltage poles will be built above ground. There was a question as to why the poles cannot be built underground. Project team's response: Due to the amount of power, it might be difficult from maintenance and accessibility perspective. There will be 950,000 gallons of water storage on the site (combined between both the tanks). Water storage tanks are 40 ft. in height and 60 ft. in diameter. There will be a primary and secondary access to the plant as requested by Medway Fire Chief. Project team stated that the renderings of the tanks have been done yet. Chairman Buckley requested that renderings be prepared in proportion to the height of the building.

Drainage and Utility Plan: Proposed water storage tank will have an earthen berm (with grass) with an impervious liner at the bottom. The berm's elevation will be relatively consistent (vary between 5 – 9 ft.) but the height will vary. Tanks will be at-grade once the berms are constructed. There was a question about moving the storage tanks close to the administration building inside the sound barrier. Project team's response: There is lot of equipment and utilities in the area. Proper access is needed for truck movement to and from the tank area. For that reason they need to be located outside the noise barrier. The secondary source of water for the water tanks will be from the Town of Millis. Ever Source has a number of easements for overhead transmission lines on the Exelon property. Rain gardens are proposed in the project. The storm water management for the project will be achieved via infiltration basins.

Utilities Plan: Proposed water and sewer systems are shown on the plans.

Natural Gas and Layout Plan: A metering station will be located along the pipeline. Every attempt will be made to minimize impacts to the wetland resource areas.

Landscape and Environment Plan: There is a dense planting plan included in the project with an efficient lighting schedule. The proposed features meet the standard rules and regulations. There will be plantings around the administrative building. There will not be vegetation in areas with EverSource overhead transmission wires. Few trees will be removed in the area

where a temporary parking lot is proposed. Mr. Buckley stated that specifications on materials for sound walls were provided on the plans. There will be vehicle maneuvers around the maintenance building. Existing fences are by the existing stations. The color of the proposed fence will be steel. There was discussion about the color of the sound wall and some options the project team could look into. Team presented a brochure with different color palettes. Discussion also included pursuing the idea of having a pattern on the walls. Team expressed willingness to work with Medway to determine the final color/pattern for the wall. The height of the sound wall will be 110 ft. The height of the wall will be in proportion to the extent of mitigation required. Size of the sound wall depends on the height of the equipment and the stacks. Project team stated that the height of the sound wall has been optimized to prevent adverse noise impacts to the neighborhood. The noise level could be 7-8 decibels during the day time. Noise will be regulated by MassDEP, Medway town by-laws and by Energy Facilities Siting Board (EFSB). Per MassDEP's regulations, a study will be conducted by Exelon in the future to confirm that the noise levels around the plant are within the proposed limits. To a question on noise level to the residents during night time, project team explained that the plant will not run 24 hours per day. The existing units (40 years old) run 80-100 hours/year. The proposed units run time will exceed the existing units run time. They will run when the demand is high which is during the early hours of the day and in the evening. The proposed plant will rarely operate between 11:00 PM – 6:00AM. To a question about the temporary parking lot being restored to its original condition, project team responded that it will be restored to the original condition with grass. Evergreen trees will be removed to make space for 250 cars in the temporary parking lot. Members expressed support for keeping the trees and requested the project team to look into options to save them. In the landscaping plan, 3" caliper trees are proposed at different places on the project site. Members expressed that it will take about 15 years for them to mature and function as an effective screen to the residents close to the site. For effective screening of the site, members suggested more landscaping towards the street rather than within project site. They also suggested planting mature plants to minimize the number of years before they function as effective screening features. Project team stated that Lombardy poplars can be an option to discuss if Medway land will be used to plant trees. They assured that every attempt will be made to revegetate areas that are affected as part of construction. There was a question about having a potential barrier in the temporary parking lot preventing the construction traffic interfering with the residents in the vicinity. Team's response: Construction is anticipated to begin in fall 2016 and end in summer 2018. Construction work will occur between 6:00 AM – 6:00 PM and there will not be much interference with the abutters. Truck deliveries will be made via Summer Street entrance. Construction plans and traffic management plans will be prepared later on in the process. There was discussion about moving the storage tanks further inside the site. Team's response: For security and logistical reasons, tanks will be placed at the locations as shown in the plans.

No decision has been made on the color of the water storage tanks. Team is open to work with the Town to finalize the color. Oil tanks will not be seen due to its location on the project site plus the thick vegetation around them. 9 – 10 different views of the project site from different locations are available. Team will provide them to the Committee members. Committee asked the project team to attend the April 4, 2016 DRC meeting to continue the discussion.

Willows ARCPUD Discussion: Members discussed the draft Letter of Recommendation (LOR) that the Committee put together for Planning & Economic Development Board for the Willows ARCPUD. The existing plans show the proposed fence on the other side of the swale creating a buffer to the residents of Salmon Community. This approach might not provide a buffer to the abutters. One of the recommendations include having plantings on the abutter side of the property line.

Sign Replacement- Star Market to Shaw's at Medway Commons, Tim Fisher from L.D. Sign Group: Ms. Affleck-Childs stated that the sign's at Shaw's supermarket are not in compliance. She stated that they might request a variance. The proposal is to build a 177 sq.ft sign but the allowable size in Medway is 120 sq. ft.

Minutes:

Mr. Buckley moved that the Committee approve the meeting minutes from February 29, 2016 as submitted; Ms. Walsh seconded; No discussion. All were in favor.

Discussion on Electronic Message Signs: This item will be added to the next meeting's (March 21st) agenda. Discussion briefly touched on this topic and members discussed the option of having standard templates with messages that can be displayed on the electronic signs. It will be discussed further at the March 21, 2016 meeting.

Medway Sign By-Law Task Force: Mr. Buckley offered to attend these meetings regularly. Members agreed to the idea.

Adjournment:

With no further business before this committee, a motion was made by Ms. Walsh, seconded by Mr. Buckley to adjourn at 9:25 p.m.

Respectfully Submitted,

Sreelatha Allam