



May 24, 2022

**Medway Planning & Economic Development Board
Meeting**

**149 Main Street AUOD Site Plan
Modification – Plan Endorsement**

- Revised site plan dated 5-4-22
- Town Clerk's Certificate of No Appeal dated 5-16-22
- Certification of paid taxes from Medway Treasurer's office dated 5-16-22
- Tetra Tech sign off memo dated 5-16-22

ADAPTIVE USE OVERLAY DISTRICT
(AUOD)
MODIFICATION PLAN

#149 MAIN STREET
MEDWAY, MA 02053
ASSESSOR ID: 48-022

OWNER

EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

PREPARED FOR

JOHN EARLY
EARLY CONSTRUCTION, INC.
153 MAIN STREET
MEDWAY, MA 02053

CIVIL ENGINEER:

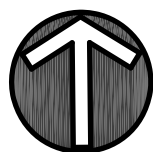
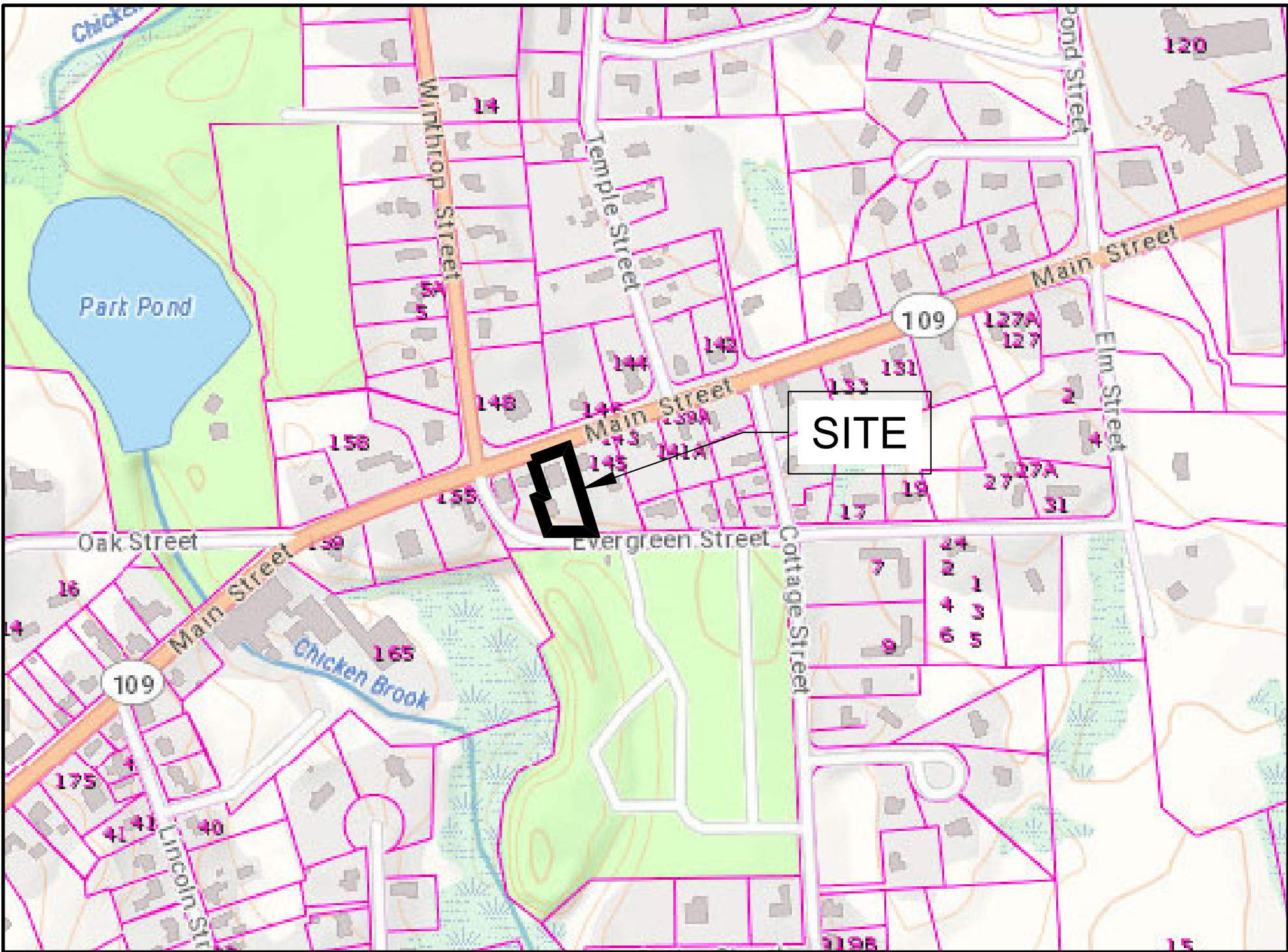
CMG
67 HALL ROAD
STURBRIDGE, MA 01560
CONTACT: DAVID FAIST, P.E.
(774) 241 - 0901

SURVEYOR:

O'DRISCOLL LAND SURVEYING, INC.
46 COTTAGE STREET
MEDWAY, MA 02053
(508) 533 - 3314

LANDSCAPE ARCHITECT:

JOSEPH COAN LANDSCAPE ARCHITECTURE
WALKER POND ROAD
STURBRIDGE, MA 01566
(774) 304 - 1202



LOCUS MAP

APPROXIMATE SCALE: 1" = 200'

SHEET #	SHEET NAME
T-1.0	TITLE SHEET
EX-1.0	EXISTING CONDITIONS PLAN
C-1.0	AUOD MODIFICATION PLAN
L-1.0	PLANTING PLAN (BY JCLA)
L-2.0	PLANTING DETAILS (BY JCLA)

TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE

ENDORSEMENT DATE

REVISIONS

NO	DATE	DESCRIPTION	BY	CHKD
1.	4/15/2022	PEER REVIEW COMMENTS	RL	DTF
2.	5/4/2022	PEER REVIEW COMMENTS	RL	DTF

PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD)
MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

PREPARED FOR:
JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES

67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906

CMG
EST. 2002

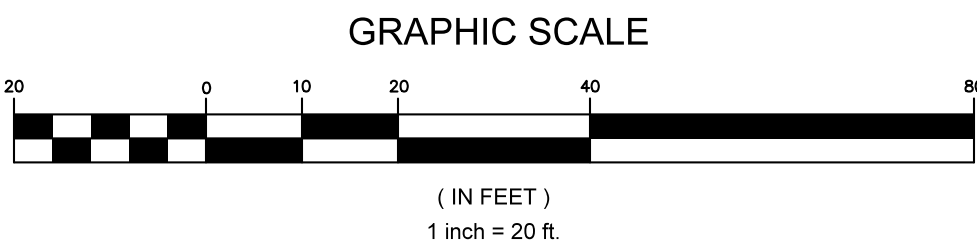
ISSUE DATE: 2/24/2022
DRAWN BY: RL
CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2020-235

TITLE SHEET

T-1.0

PROFESSIONAL SEAL

EXISTING		PROPOSED	
	PROPERTY LINE		
	ABUTTING PROPERTY LINE		
	IRON PIPE		
	MONUMENT		
	UTILITY POLE		
	FIRE HYDRANT		
	WATER GATE		
	GAS VALVE		
	CATCH BASIN		
	DRAINAGE MAINHOLE		
	SEWER MANHOLE		
	CONTOUR LINE		
	SOIL TEST PIT		
	PERCOLATION TEST		
	FENCE		
	TREELINE		
	BOLLARD		
	EDGE OF WETLANDS		
	WETLAND SYMBOL		
	WETLAND BUFFER		
	EROSION CONTROL BARRIER		
	CATCH BASIN PROTECTION		
	LIMIT OF WORK		



RECORD OWNER:	EARLY CAPITAL, LLC.
PREPARED FOR:	EARLY CONSTRUCTION, LLC. 153 MAIN STREET MEDWAY, MA 02053
ASSESSORS REFERENCE:	MAP 48 PARCEL 021
DEED REFERENCE:	NORFOLK COUNTY REGISTRY OF DEEDS BOOK 34744 PAGE 363
EXISTING LOT AREA:	18,427 S.F. (0.42± Ac.)
ZONING DISTRICT:	AGRICULTURAL/RESIDENTIAL 2 (AR-2) ADAPTIVE USE OVERLAY DISTRICT (AUOD)

APPROVAL DATE _____

ENDORSEMENT DATE _____

ATTEST: TOWN CLERK _____ DATE _____

1. SITE EXISTING CONDITIONS AND PROPERTY BOUNDARIES ARE BASED ON AN ON THE GROUND SURVEY BY O'DRISCOLL LAND SURVEYING INC., MEDWAY, MA, CONDUCTED IN SEPTEMBER OF 2021.
2. PORTION OF THE PROPERTY APPEARS TO LIE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMEETTE MAP NO. 25021C0143E, EFFECTIVE DATE 7/17/2012.
3. LOCATIONS OF UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AS LOCATED DURING THE FIELD SURVEY, PLANS OF RECORD, AND ONLINE RESOURCES. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO NOTIFY ENGINEER OF ALL DISCREPANCIES FROM THIS PLAN IDENTIFIED IN THE FIELD.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CKD
1.	4/11/2022	PEER REVIEW COMMENTS	RL	DTF
2.	5/2/2022	PEER REVIEW COMMENTS	RL	DTF

PROFESSIONAL SEAL

PROJECT: **ADAPTIVE USE OVERLAY DISTRICT (AUOD)**

**#149 MAIN STREET
MEDWAY, MA 02053**


**JOHN EARLY
EARLY CAPITAL, LLC.
153 MAIN STREET
MEDWAY, MA 02053**

PREPARED FOR:

**ENGINEERING SERVICES
ENVIRONMENTAL SERVICES**

**67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906**



 **O'DRISCOLL**
LAND SURVEYING Inc.
LAND SURVEYING GPS MAPPING LAND CONSULTING
10000 100TH STREET MEDINA, MASSACHUSETTS 02052 / (603) 537-1111

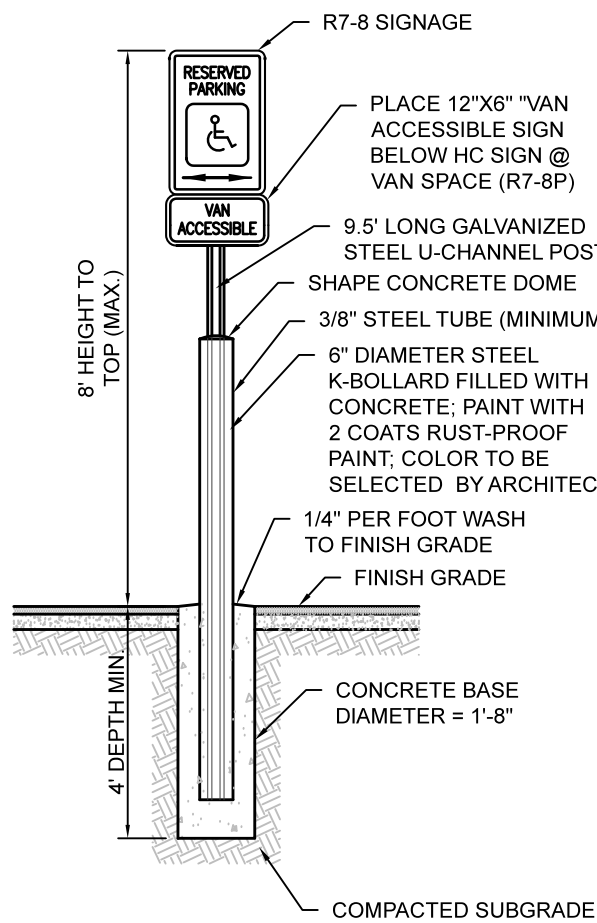
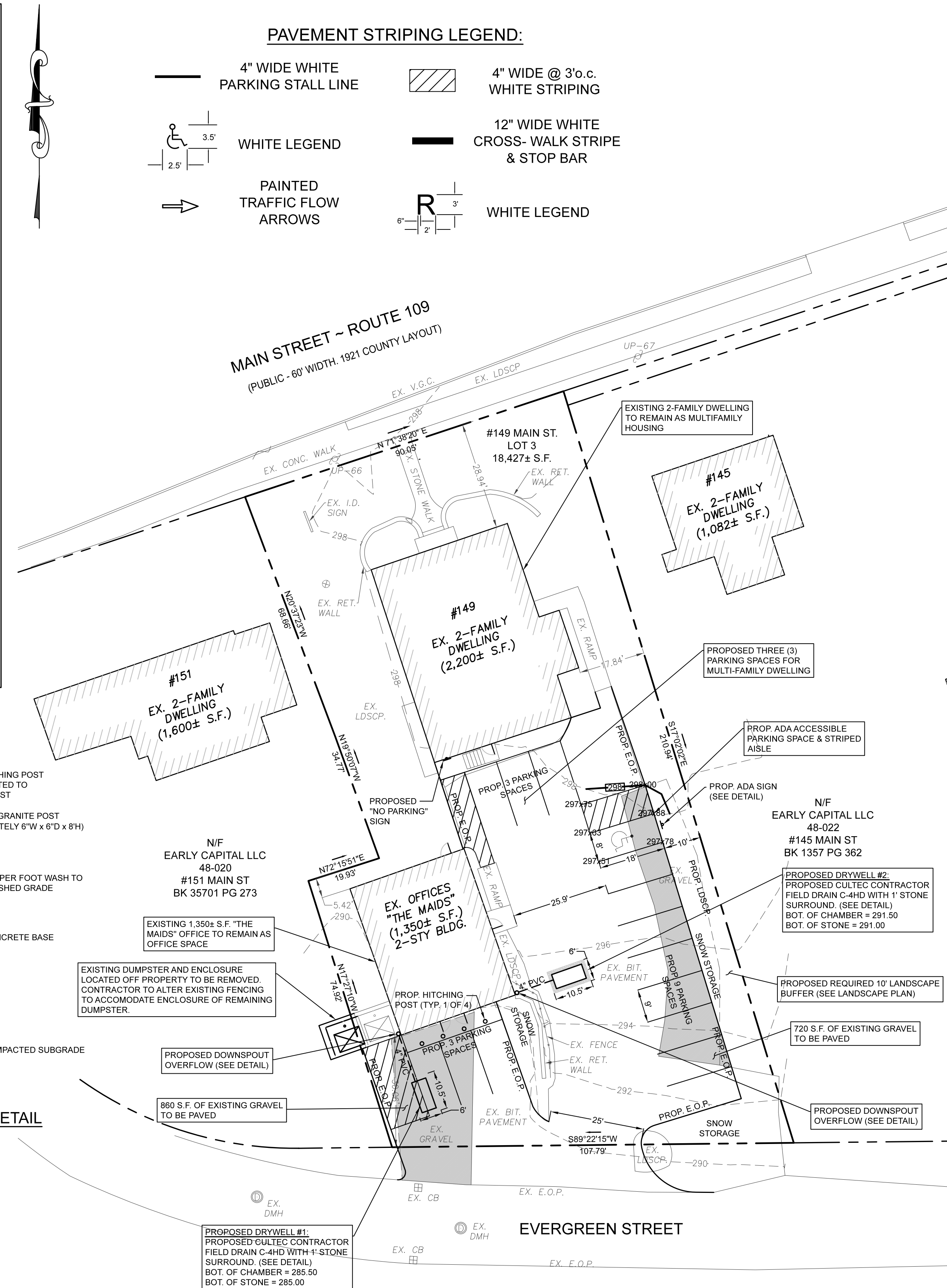
46 COTTAGE STREET
MEDWAY MASSACHUSETTS 02053 (508) 533-3314

DATE: 2/24/2022	
DRAWN: RL	CHECKED: DAO
SCALE: 1" = 20'	
PROJECT NO.: 2020-235	

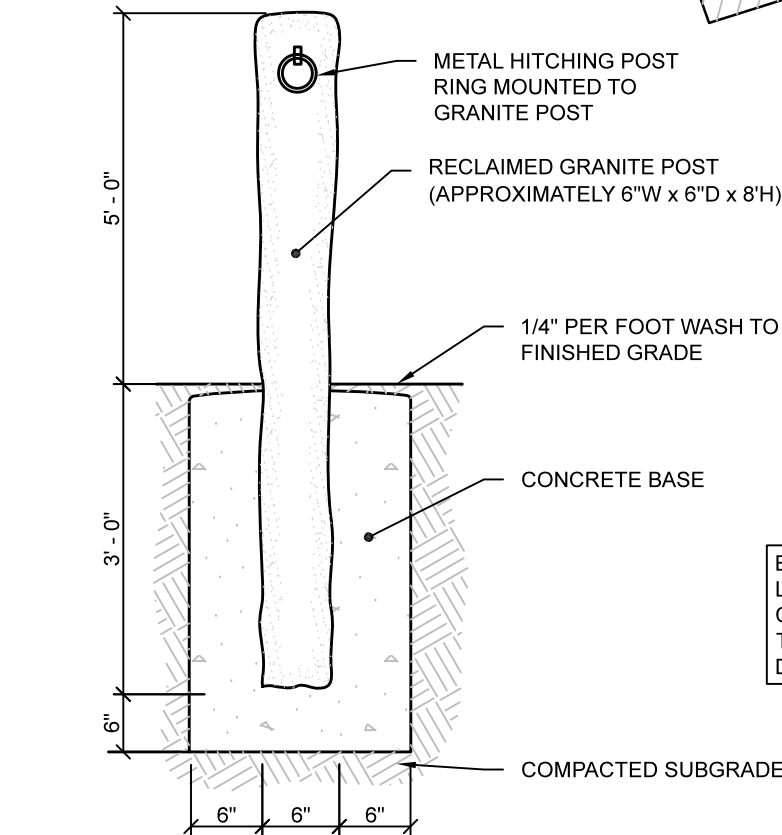
EXISTING CONDITIONS PLAN

EX-1.0

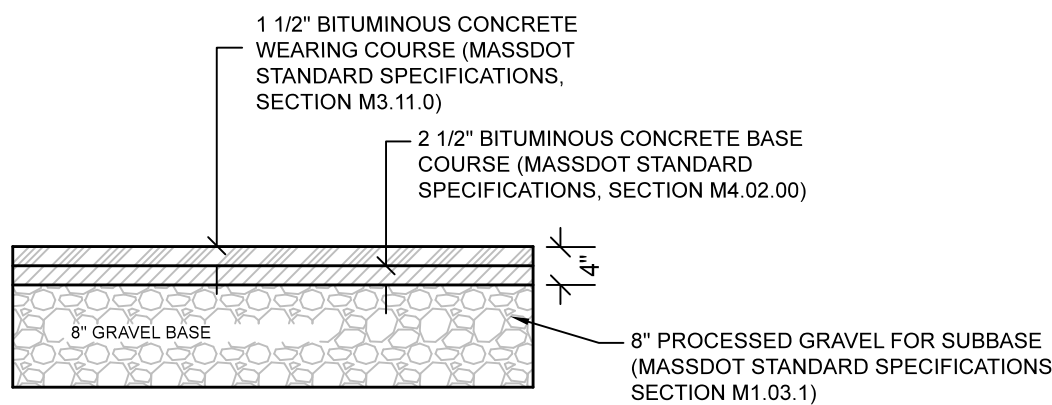
LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	IRON PIPE
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	UTILITY POLE
	FIRE HYDRANT
	WATER GATE
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	EROSION CONTROL BARRIER
	CATCH BASIN PROTECTION
	LIMIT OF WORK



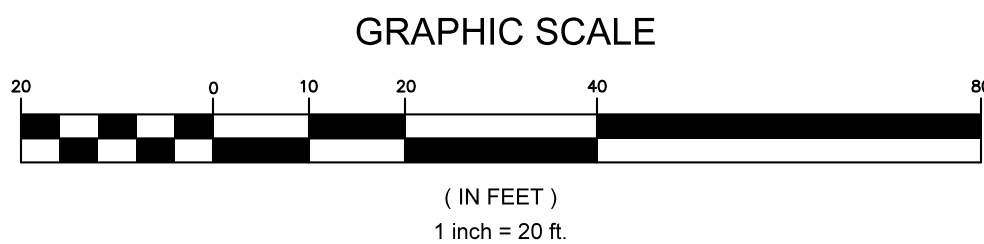
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



GRANITE HITCHING POST DETAIL
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
NOT TO SCALE



DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

ZONING INFORMATION TABLE - MEDWAY, MA			
#149 MAIN STREET, MEDWAY			
CURRENT OWNER: EARLY CAPITAL, LLC. 153 MAIN STREET MEDWAY, MA 02053			
ASSESSOR'S MAP ID: 48-021 DEED: BK 34744 PG 363			
EXISTING ZONE: AGRICULTURAL RESIDENTIAL 2 (AR-2) ADAPTIVE USE OVERLAY DISTRICT (AUOHD)			
EXISTING USE: MIXED USE - EXISTING MULTI-FAMILY RESIDENTIAL & OFFICES			
PROPOSED USE: MIXED USE - MULTIFAMILY RESIDENTIAL & OFFICES			
EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	30,000 S.F.	18,427 S.F. (0.42 Acres)	18,427 S.F. (0.42 Acres)
FRONTAGE	150'	90.05 FT.	90.05 FT.
FRONT SETBACK	35 FT.	28.94 FT.	28.94 FT.
SIDE SETBACK	15 FT.	5.42 F.T.	5.42 F.T.
REAR SETBACK (MIN.)	15 FT.	30.06 FT.	30.06 FT.
MAX. BLDG. HEIGHT	35'	< 35 FT.	< 35 FT.
LOT COVERAGE (MAX.)	30%	3,550 S.F. (19%)	3,550 S.F. (19%)
IMPERVIOUS COVERAGE (MAX.)	40%	11,565 S.F. (62%)	10,831 S.F. (58%)
OPEN SPACE (MIN.)	N/A	N/A	N/A
PARKING CALCULATION:			
MULTIFAMILY UNIT IN A MIXED-USE DEVELOPMENT (1.5 SPACES / UNIT) x 2 UNITS = 3 SPACES		3 SPACES	3 SPACES
BUSINESS, PROFESSIONAL & GOVERNMENTAL OFFICES (1 SPACE / 300 S.F.) x 2,656 S.F. = 9 SPACES		12 SPACES	12 SPACES
		15 SPACES	15 SPACES

TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

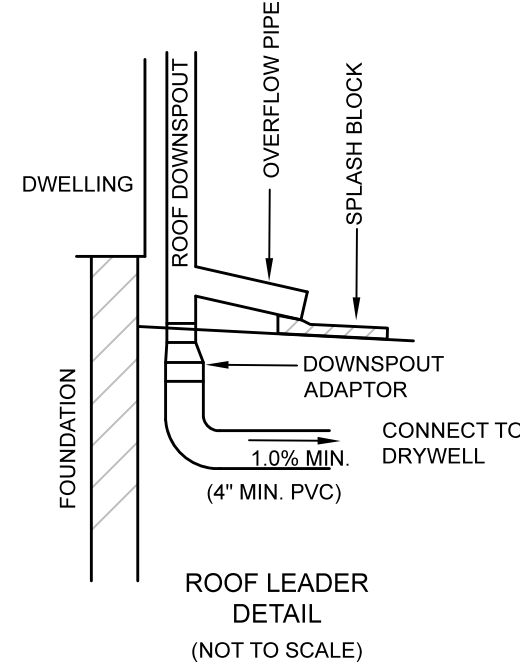
APPROVAL DATE

ENDORSEMENT DATE

I, STEFANY OHANNESIAN, CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT TWENTY (20) DAYS HAVE ELAPSED FROM THE DATE OF THE DECISION AND THAT NO APPEAL HAS BEEN FILED ON THIS OFFICE.

ATTEST: TOWN CLERK

DATE



GENERAL SITE NOTES:

- EXISTING SITE TOPOGRAPHY, UTILITIES, AND FEATURES ARE BASED ON A BOUNDARY AND TOPOGRAPHY SURVEY CONDUCTED BY O'DRISCOLL LAND SURVEYING, INC. OF MEDWAY, MA.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PROPOSED IMPROVEMENTS APPEARS TO LIE WITHIN THE ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA FIRMEETTE ONLINE RESOURCES, MAP NO. 25021C0143E, EFFECTIVE DATE JULY 17, 2012.

REVISIONS		BY	CHKD	DATE	DESCRIPTION
1.	4/15/2022	RL	DTF	DTF	PEER REVIEW COMMENTS
2.	5/4/2022	RL	DTF	DTF	PEER REVIEW COMMENTS

PROJECT: ADAPTIVE USE OVERLAY DISTRICT (AUOD) MODIFICATION PLAN

#149 MAIN STREET

MEDWAY, MA 02053

JOHN EARLY

EARLY CAPITAL, LLC.

153 MAIN STREET

MEDWAY, MA 02053

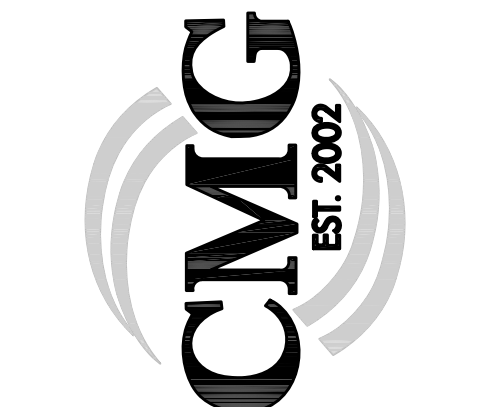
ENGINEERING SERVICES ENVIRONMENTAL SERVICES

67 Hall Road

Sturbridge, MA 01560

Phone: 774-241-0901

fax: 774-241-0906



ISSUE DATE:	2/24/2022
DRAWN BY:	RL
CHECKED BY:	DTF
SCALE:	1" = 20'
PROJECT NO.:	2020-235
AUOD MODIFICATION PLAN	

C-1.0



TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
TOWN CLERK'S OFFICE

Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3204
Fax (508) 321-4988
sohannesian@townofmedway.org
www.townofmedway.org

Town Clerk

Stefany Ohannesian

May 16, 2022

CERTIFICATE

I, STEFANY OHANNESIAN, TOWN CLERK OF THE TOWN OF MEDWAY, HEREBY CERTIFY THAT NOTICE OF A **MODIFICATION** OF AN ADAPTIVE USE OVERLAY DISTRICT APPROVED BY THE PLANNING AND ECONOMIC DEVELOPMENT BOARD HAS BEEN FILED IN THE MATTER OF:

EARLY CAPITAL, LLC
149 MAIN STREET
MEDWAY, MA 02053

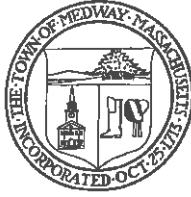
FILED IN THE TOWN CLERK'S OFFICE ON **APRIL 25, 2022**

NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER SUCH RECEIPT AND RECORDING OF SAID DECISION WITH THE TOWN CLERK'S OFFICE.

DATED AT MEDWAY, MA.....MAY 16, 2022

A TRUE COPY
ATTEST _____

Stefany Ohannesian



TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Matthew J. Hayes, P.E., Chair
Robert K. Tucker, Vice-Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Sarah Raposa A.I.C.P., Member
Thomas A. Gay, Associate Member

**Request for Medway Treasurer/Collector's
Verification of Status of Paid Taxes**

Date: May 16, 2022

Permittee's Name: Early Capital, LLC

Subject Property Address: 149 Main Street

Map/Parcel Number(s): Map 48: Parcel 021

Property Owner: Early Capital, LLC

Project Name: 149 Main Street AUOD

Type of Permit: Adaptive Use Overlay District Special Permit Modification
Site Plan Endorsement

Please indicate the status of taxes/fees owed to the Town:



By checking this box and with my signature below, I verify that all taxes and fees owed the Town of Medway **for the subject property** are paid in full as of this date for the subject property noted above.



By checking this box and with my signature below, I verify that all taxes and fees owed the Town of Medway **for other properties owned by the applicant** noted above are paid in full as of this date.



By checking this box and with my signature below, I verify that the **Town is owed taxes or fees** on properties owned by the above noted applicant. Briefly explain on the lines below. Please attach a report that indicates the property address, what taxes are owed, and the respective amounts.

Marie Shust

Signature

5/16/22

Date

Please complete and return to the Planning and Economic Development office.

Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Monday, May 16, 2022 4:30 PM
To: Susan Affleck-Childs
Subject: [External] 149 Main St Final Plan Review

Hi Susy,

We reviewed the Plans titled "Adaptive Use Overlay District (AUOD) Modification Plan, #149 Main Street, Medway, MA 02053" dated February 24, 2022, revised May 4, 2022, prepared by CMG Engineering Services against the Decision Conditions and our previous comments. All of our previous comments have been addressed and we believe the plan is in compliance with the Decision. The Applicant will need to provide a stamped (MA PE) and signed version for the board to endorse at the meeting.

Please let me know if you need anything else, thanks.

Steve

Steven M. Bouley, PE | Project Manager
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | Fax +1 (508) 786-2201 | steven.bouley@tetrattech.com

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100 Nickerson Road | Marlborough, MA 01752 | tetrattech.com

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