



March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

149 Main Street AUOD Modification

- Public Hearing Notice dated 3-2-22
- AUOD Modification Application dated 2-24-22
- Letter/project narrative dated 2-24-22 from David Faist, P.E., project engineer
- Modified site plan dated 2-24-22 by CMG Engineering Services
- Tetra Tech review letter from Steve Bouley, P.E. dated 3-18-22
- Requests for waivers from Site Plan Rules and Regulations
- 3-3-22 SAC email to Town staff requesting comments
- Collection of emails dated 3-15 and 3-16-22 among SAC, Stephanie Carlisle (DPW's Stormwater Compliance Officer) and David Faist re: stormwater management

Board Members

Matthew J. Hayes, P.E., Chair

Robert Tucker, Vice Chair

Richard Di Iulio, Clerk

Jessica Chabot, Member

Sarah Raposa, A.I.C.P,
Member

Thomas Gay, Associate
Member



Medway Town Hall
155 Village Street
Medway, MA 02053
Phone (508) 533-3291
Fax (508) 321-4987
Email: planningboard@townofmedway.org
www.townofmedway.org

TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

March 2, 2022

PUBLIC HEARING NOTICE Adaptive Use Overlay District Special Permit Modification 149 Main Street

Pursuant to the *Medway Zoning Bylaw*, Section 5.6.2, the provisions of Chapter 40A, Massachusetts General Laws, and the Board's *Adaptive Use Overlay District Rules and Regulations*, notice is given that the ***Medway Planning and Economic Development Board will hold a public hearing on Tuesday, March 22, 2022 at 7:15 p.m. to consider the application of Early Capital, LLC of Medway, MA for approval of a modification to a previously approved (2006) Adaptive Use Overlay District special permit and site plan for the property located at 149 Main Street.*** The hearing will be held at Medway Town Hall, 155 Village Street.

The 0.42 acre property (Medway Assessor's parcel 48-021) is owned by Early Capital, LLC of Medway, MA and is located in the Agricultural-Residential II zoning district and the Adaptive Use Overlay District. The site is bordered on the north by Main Street, on the south by Evergreen Street, and on the east and west by properties owned by Early Capital, LLC. The property contains an existing two-family dwelling and second building with 1,350 sq. ft. used by "The Maids", a house-cleaning company, for its offices.

The applicant proposes to add paving to fully accommodate 15 parking spaces, alter the curb cut at Evergreen Street to create a more definitive traffic pattern, and install supplemental landscaping along the property's Main Street frontage along with landscape screening with 145 Main Street and perennial plantings around the existing office building. Vehicular access to the site will continue to be from Evergreen Street.

The proposed site improvements are shown on a plan titled *Adaptive Use Overlay District (AUOD) Modification Plan, 149 Main Street, Medway, MA* dated February 24, 2022, prepared by CMG Engineering and Environmental Services of Sturbridge, MA. The application, site plan, and associated documents are on file at the offices of the Town Clerk and the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The application materials have also been posted at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

The hearing will also be conducted via remote means (Zoom) as a courtesy to the public and in accordance with applicable law. Please note that while an option for remote attendance and/or participation is available, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Members of the public may also watch the hearing at Medway Cable Access - channel 11 on Comcast Cable, channel 35 on Verizon Cable, or on Medway Cable's Facebook page @medwaycable.

Interested persons are invited to review the plan and associated documents, attend the public hearing, and express their views. Questions should be directed to the Planning and Economic Development office at 508-533-3291. Written comments are encouraged and may be forwarded to: planningboard@townofmedway.org. All comments will be entered into the record during the public hearing.

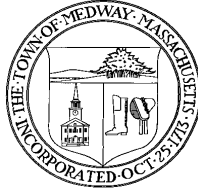
Matthew J. Hayes, Chairman

Legal advertisement to be published in the *Daily News*:

Monday, March 7, 2022

Tuesday, March 15, 2022

cc: Planning Boards of Bellingham, Franklin, Holliston, Milford, Millis, and Norfolk



Planning & Economic Development Board - Town of Medway, MA
ADAPTIVE USE OVERLAY DISTRICT (AUOD)

Application to Amend, Modify or Revise an Approved AUOD
Special Permit and/or AUOD Plan

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the Medway Zoning Bylaw.

The Town's Planning Consultant will review the Application and proposed modifications and provide a review letter to the Planning and Economic Development Board.

A copy of that review letter will be provided to you in advance of the meeting.

You and/or your duly authorized Agent/Designated Representative are expected to attend the Board meeting at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence may result in a delay the Board's review of the application.

February 24, 20 22

APPLICANT INFORMATION

Applicant's Name: Early Capital, LLC.

Mailing Address: 153 Main Street

Medway, MA 02053

Name of Primary Contact: John Early

Telephone:

Office: (508) 326-4032

Cell: _____

Email address: johneearly@comcast.net

☒ Please check here if the Applicant is the equitable owner (purchaser on a purchase and sales agreement.)

Was the current applicant also the applicant when the original AUOD special permit was issued?

☐ Yes ☒ No. If no, who was the recipient of the original AUOD special permit?

Sandelswood LLC, dba The Maids

ORIGINAL AUOD PERMIT & PLAN INFORMATION

Location Address: 149 Main Street

Development Name: Sandelswood LLC, dba The Maids for 149 Main Street

Plan Title: Adaptive Use Overlay District (AUOD) Plan - 149 Main St, Medway, MA

Plan Date: 11/23/2005, Revised: 2/10/2006

Prepared by:

Name: David T. Faist, P.E.

Firm: Faist Engineering, 600 Charlton Street, Southbridge, MA 01550

Phone #: (508) 765-7755

Email: _____

Date AUOD Special Permit was issued: March 7, 2006

Date AUOD Plan was endorsed: April 4, 2006

Recording Information:

AUOD Special Permit Book: 23560 Page: 230 Date: 4/10/2006

AUOD Plan Plan #: _____ Book: _____ Page: _____ Date: _____

PROPERTY INFORMATION

Location Address: 149 Main Street

The land shown on the plan is shown on Medway Assessor's Map # 48 as Parcel # 021

Total Acreage of Land: 0.42 Acres

General Description of Property: Property contains an existing two-family dwelling along the Main Street frontage with an accessory building (The Maids offices) located in the rear of the property along Evergreen Street.

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

☒ Yes ☐ No If yes, please name street: Evergreen Street

Wetlands

Is any portion of the property within a Wetland Resource Area? ☐ Yes ☒ No

The owner's title to the land that is the subject matter of this application is derived under deed from: Robert B. Goodliffe to Early Capital, LLC. dated December 8, 2016 and recorded in Norfolk County Registry of Deeds, Book 34744 Page 363 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

SCOPE of PROPOSED AMEDMENT/ MODIFICATION/REVISION

This is a petition to: (check all that apply)

- ☐ **Amend/Modify/Revise the previously approved AUOD Special Permit or any conditions/limitations.**

What modifications are proposed to the decision? Provide a complete description.

Why does the decision need to be modified? Provide a completion description.

2. X **Amend/Modify/Revise a previously approved AUOD Plan**

What modifications are proposed to the plan? Provide a complete description.

Proposed parking layout and landscape features are slightly different than the originally approved plan set in order to accommodate the current property uses' needs.

Why does the plan need to be modified?

The parking layout will better suite the current multi-family dwelling and "The Maids" offices. Due to the variations of the parking layout, the applicant would like to revise and enhance the proposed landscape design.

Plan Modification Title: "Proposed Site Improvements - 149 Main Street, Medway, MA"

Plan Modification Date: 2/9/2022

Prepared by:

Name: David T. Faist, P.E.

Firm: CMG

Phone #: (774) 241-0901

Email: dfaist@cmgenv.com

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: Early Capital, LLC

Mailing Address: 153 Main Street

Medway, MA 02053

Primary Contact: John Early

Telephone:

Office: (508)326-4032

Cell: _____

Email address: johnearly@comcast.net

CONSULTANT INFORMATION

ENGINEER: CMG

Mailing Address: 67 Hall Road

Sturbridge, MA 01566

Primary Contact: David T. Faist

Telephone:

Office: (774) 241-0901

Cell: _____

Email address: dfaist@cmgenv.com

Registered P.E. License #: 41192

SURVEYOR: O'Driscoll Land Surveying, Inc.

Mailing Address: 46 Cottage Street

Medway, MA 02053

Primary Contact: Daniel O'Driscoll, P.L.S.

Telephone:
Office: (508) 533-3314

Cell: _____

Email Address: odlandsurvey@gmail.com

Registered P.L.S. License #: 39050

ARCHITECT: _____

Mailing Address: _____

Primary Contact: _____

Telephone:
Office: _____

Cell: _____

Email address: _____

Registered Architect License #: _____

DESIGNATED REPRESENTATIVE INFORMATION

Name: CMG - David T. Faist, P.E.

Address: 67 Hall Road

Sturbridge, MA 01566

Telephone:
Office: (774) 241 - 0901

Cell: (508) 864 - 6802

Email address: dfaist@cmgenv.com

Relationship to Applicant: Engineer

SIGNATURES

The undersigned, being the Applicant, herewith submits this application to modify a previously approved AUOD Special Permit and/or AUOD Plan to the Medway Planning and Economic Development Board for review and action.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property under consideration.

(If applicable, I hereby authorize David Faist, P.E. (CMG) to serve as my Agent/Designated Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this AUOD application.)

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

Jahn Early, Early Capital LLC 2/28/22
Signature of Property Owner Date

David T. Faist 2/28/22
Signature of Applicant (if other than Property Owner) Date
Signature of Agent/Designated Representative

AUOD MODIFICATION FEES

Filing Fee - \$250

Advance on Plan Review Fee - \$500 (payable only if the application includes a proposed modification to the originally approved AUOD plan)

Submit 2 separate checks each made payable to: Town of Medway

AUOD SPECIAL PERMIT MODIFICATION APPLICATION CHECKLIST

- ☒ IF APPLICABLE, an electronic version of the proposed modification of the previously approved AUOD plan.
- ☒ IF APPLICABLE, two (2) full size copies of the proposed modified AUOD Plan prepared in accordance with the *AUOD Rules and Regulations*.
- ☒ Designer's Certificate – Form D
- ☒ Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E
- ☒ Request for Waivers from the *Medway AUOD Rules and Regulations* – Form Q
- ☒ Filing Fee (\$250) Payable to Town of Medway
- ☒ Advance of Plan Review Fee (\$500) if applicable – Payable to Town of Medway

February 24, 2022

Susan Affleck - Childs
Medway Planning & Economic
Development Coordinator
155 Village Street
Medway, MA 02053

**Re: Adaptive Use Overlay District Modification - Project Narrative
#149 Main Street, Medway, MA
CMG ID 2021-120**

Dear Members of the Board,

CMG is preparing this letter on behalf of Early Capital, LLC. (applicant) detailing the proposed site improvements located at #149 Main Street in Medway, MA (Site).

The existing 0.42 Acre property contains one parcel, listed as Assessor ID 48-021, located in the Agricultural Residential 2 (AR-2) zoning district and Adaptive Use Overlay District (AUOD). The site contains an existing two-family dwelling located along the northern portion of the site and a separate 1,350 s.f. office building located in the southern portion of the site. The existing office building is currently leased by "The Maids". The site is serviced by municipal water and sewer.

An AUOD Special Permit was issued in 2006 for proposed site improvements on the property but was only partially completed. The proposed improvements include installing pavement to accommodate a better parking layout and landscaping throughout the site. The proposed improvements are as follows:

- Proposed paved parking area to accommodate 15 parking spaces (including an accessible parking space with striped aisle). The parking spaces are positioned away from the existing office building, allowing better traffic circulation and improved site access & egress.
- Reduction of curb cut width along Evergreen Street create a more definitive traffic pattern. Curb cut reduction will also decrease site impervious area by approximately 730 s.f.
- Proposed landscaping along the Main Street frontage, evergreen screening along 145 Main Street property line, and proposed perennial plantings around existing office building.

Decision Criteria (Town of Medway Zoning Bylaw §5.6.2.I):

It is CMG's understanding the proposed site improvements meet the Planning and Economic Development Board's approval criteria for an AUOD Special Permit. The decision criteria, as stated in the current Medway Zoning Bylaw, and compliance narrative is summarized below:

1. The proposed use is Allowed Under this Section 5.6.2: The proposed uses, including a multifamily dwelling and a professional or business office, are listed as approved uses in both the AR-2 district and the AUOD.
2. The site is adequate for the proposed use in terms of size, configuration, and use of abutting properties: The proposed application does not propose a change in use for the Site, which appears to operate effectively within the existing site constraints. The proposed parking area improvements will better accommodate on-site uses and allow better traffic circulation.
3. Provisions for traffic and parking are adequate for the proposed use: The proposed parking area improvements will create a more definitive traffic flow on site and will relocate existing parking away from the office building, creating safer pedestrian access to the building. The proposed parking spaces exceed what is required per the Medway Zoning Bylaws.
4. Provisions for pedestrian and bicycle access are adequate, based on site characteristics and the proposed use: The parking lot improvements will relocate parking stalls away from the existing office building, which will alleviate pedestrian safety concerns in the rear portion of the property. There are no proposed parking facilities located at the front of the site, which allows for pedestrian friendly access along Main Street.
5. The proposal restores or enhances the aesthetic appeal of the primary building and its site: The proposed improvements will enhance the public view of the parking area by removing the dated bituminous pavement and gravel mixed parking lot with a new paved parking area. The proposed plantings as shown in the enclosed Landscape Plan will add aesthetic value to the property by adding color, biodiversity, and vegetative screening.

Complete project details are included in the enclosed plan set entitled, "Adaptive Use Overlay District (AUOD) Modification Plan - #149 Main Street", prepared by CMG, dated 2/24/2022.

Please contact me at (774) 241-0901 with any questions or if you need more information.

Thank you.

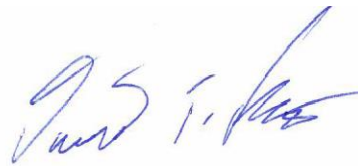
Sincerely,
CMG ENVIRONMENTAL, INC.



Robert Lussier
Project Engineer II

Attachment

cc. John & Christine Early, Early Capital, LLC.



David Faist, P.E.
Principal Civil Engineer

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:

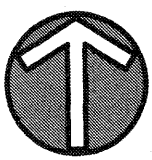
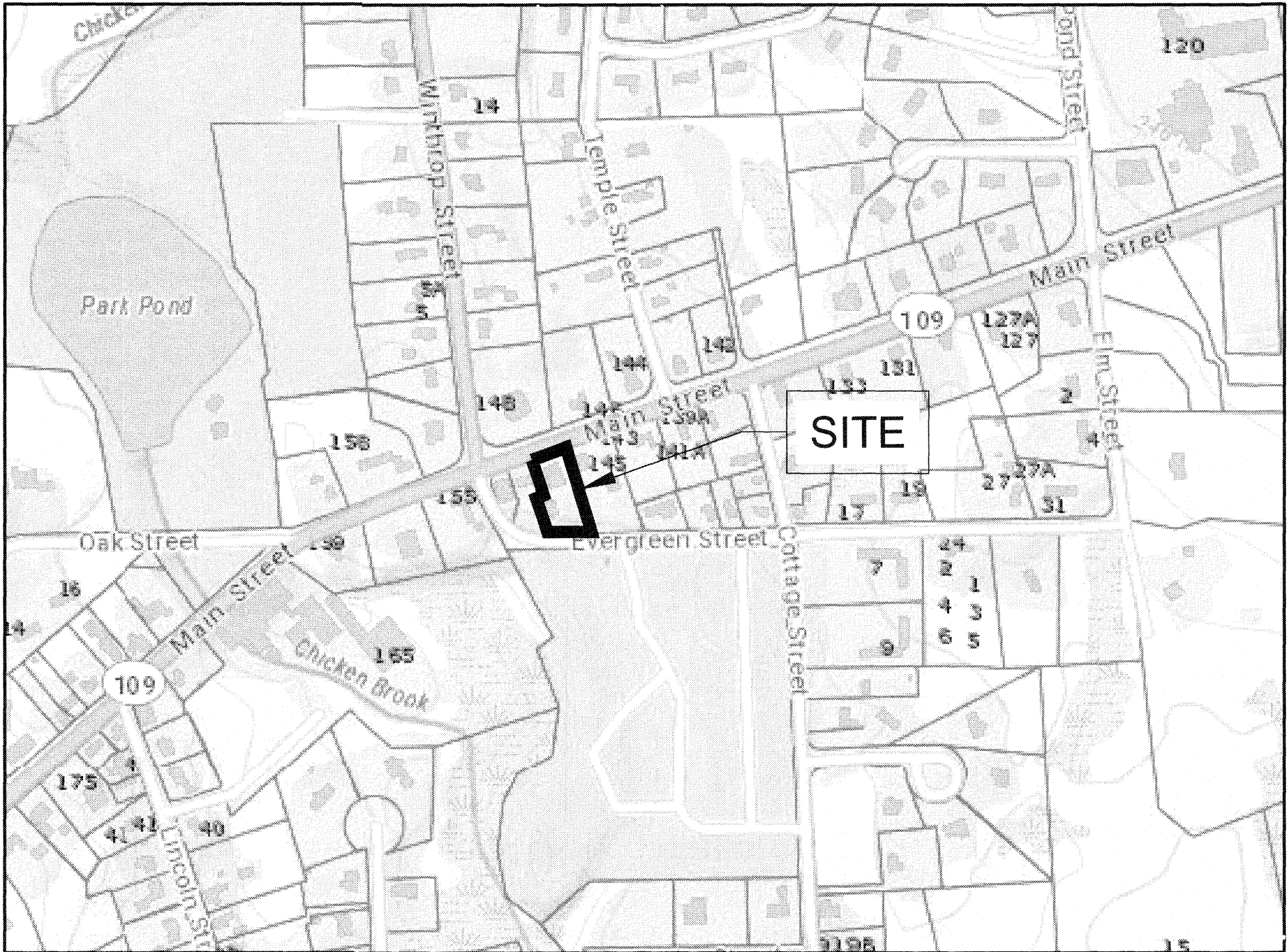
CMG
67 HALL ROAD
STURBRIDGE, MA 01560
CONTACT: DAVID FAIST, P.E.
(774) 241 - 0901

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

PROFESSIONAL SEAL

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

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

TITLE SHEET

T-1.0

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	IRON PIPE
	MONUMENT
	UTILITY POLE
	FIRE HYDRANT
	WATER GATE
	GAS VALVE
	CATCH BASIN
	DRAINAGE MAINHOLE
	DRAINAGE LINE
	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



TOWN OF MEDWAY PLANNING &
ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE _____

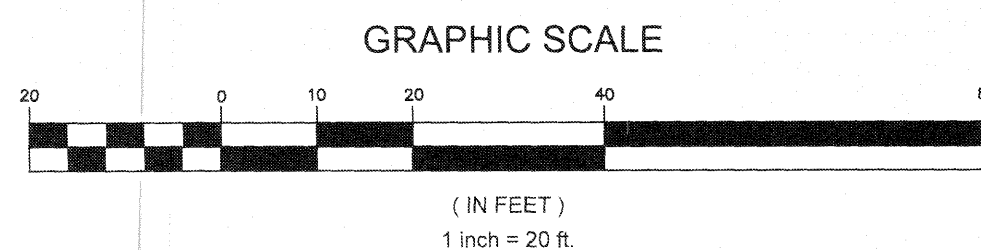
ENDORSEMENT DATE _____

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.

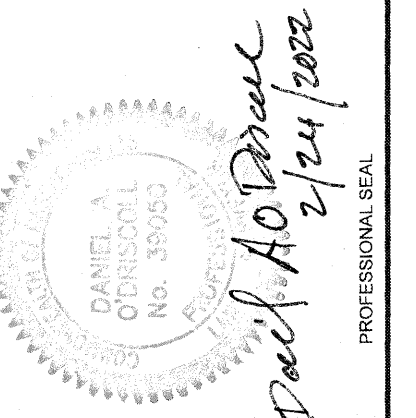
ATTEST: TOWN CLERK _____ DATE _____

GENERAL SITE NOTES:

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 FIRMETTE 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, PLUS ANY DATA FROM ONLINE RESOURCES. UNDERGROUND UTILITIES 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.



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.

[illegible]PROJECT: **ADAPTIVE USE OVERLAY DISTRICT (AUOD)**
MODIFICATION PLAN

MODIFICATION PLAN
#149 MAIN STREET
MEDWAY, MA 02053

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

REFERENCES

**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
 146 COTTAGE STREET MEDWAY, MASSACHUSETTS 02053 (508) 533-

DATE: 2/24/2022

DRAWN: RL	CHECKED: DAO
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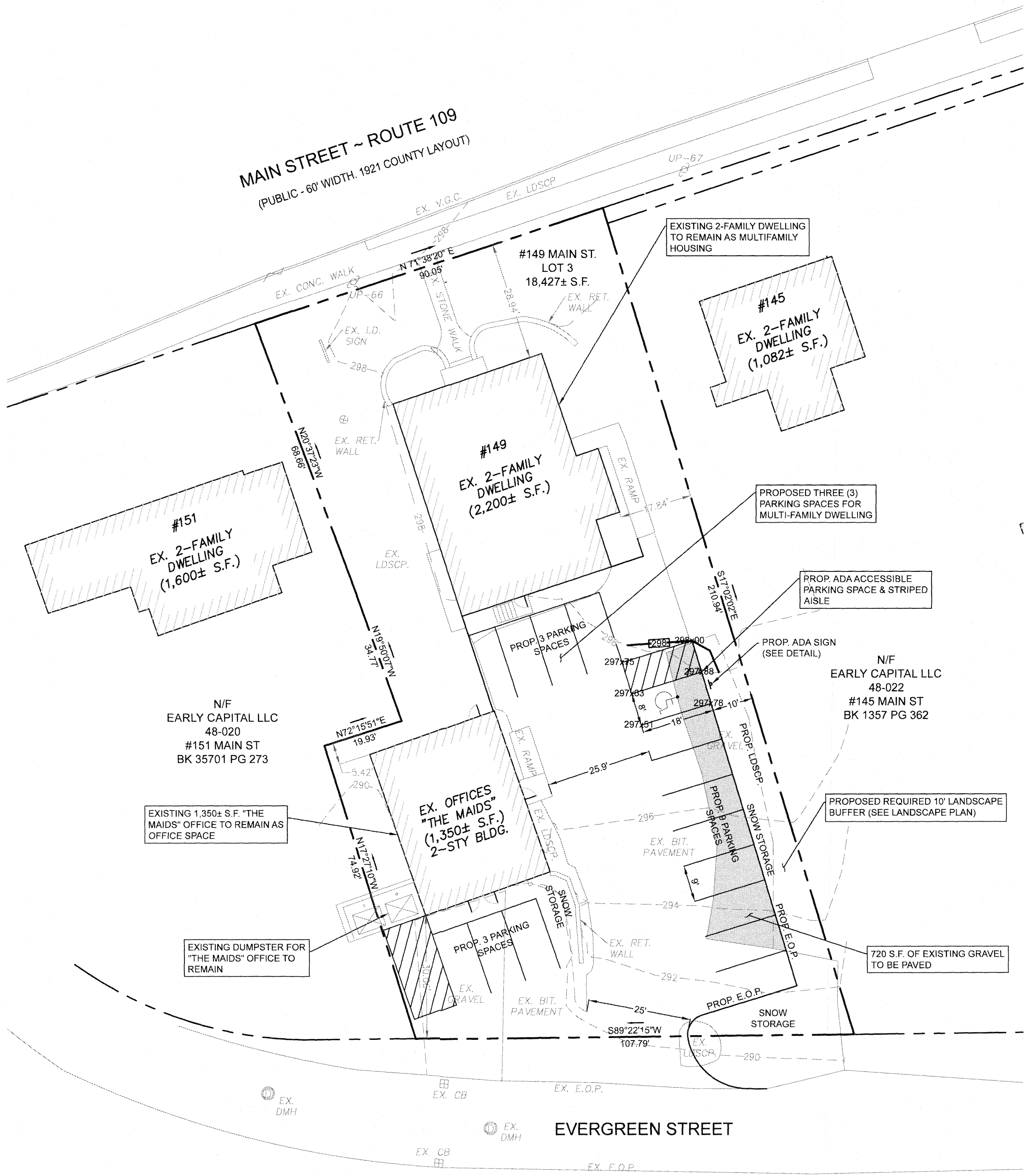
PROJECT NO.: 2020-235

EXISTING CONDITIONS
PLAN

EX-1.0

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	ABUTTING PROPERTY LINE
	IRON PIPE
	MONUMENT
	UTILITY POLE
	FIRE HYDRANT
	WATER GATE
	GAS VALVE
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	DRAINAGE MAINHOLE
	DRAINAGE LINE
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	TREELINE
	BOLLARD
	EDGE OF WETLANDS
	WETLAND SYMBOL
	WETLAND BUFFER
	EROSION CONTROL BARRIER
	CATCH BASIN PROTECTION
	LIMIT OF WORK

PAVEMENT STRIPING LEGEND:	
	4" WIDE WHITE PARKING STALL LINE
	4" WIDE @ 3'o.c. WHITE STRIPING
	WHITE LEGEND
	PAINTED TRAFFIC FLOW ARROWS
	12" WIDE WHITE CROSS-WALK STRIPE & STOP BAR
	WHITE LEGEND



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:	REQUIRED:	PROPOSED:
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

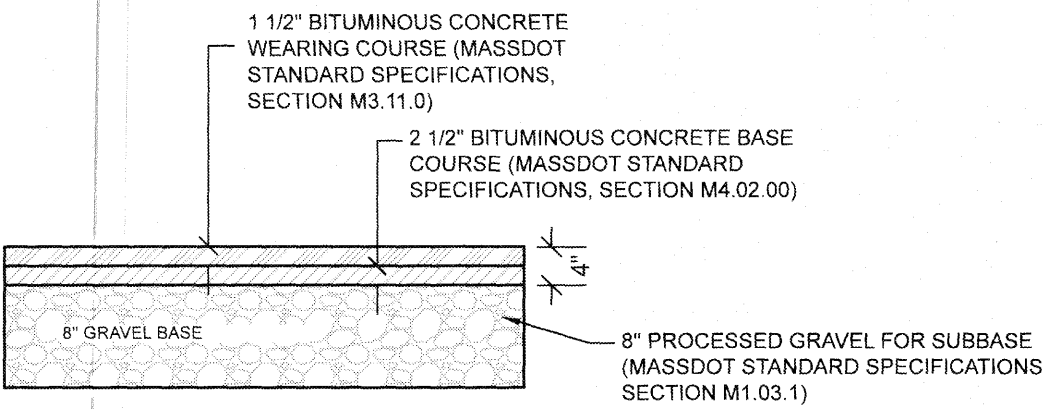
TOWN OF MEDWAY PLANNING & ECONOMIC DEVELOPMENT BOARD

APPROVAL DATE
ENDORSEMENT DATE

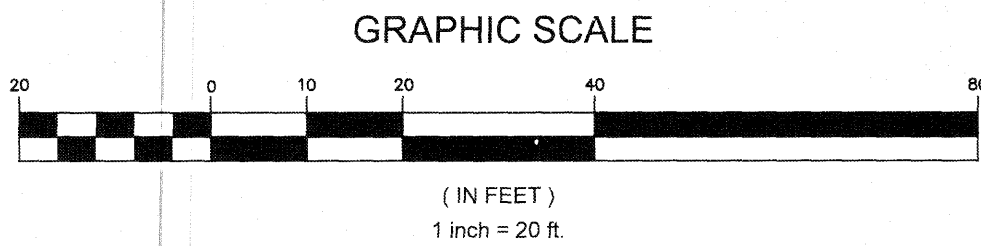
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HEREBY CERTIFY THAT TWENTY (20) DAYS HAVE ELAPSED
FROM THE DATE OF THE DECISION AND THAT NO APPEAL
HAS BEEN FILED ON THIS OFFICE.

ATTEST: TOWN CLERK DATE

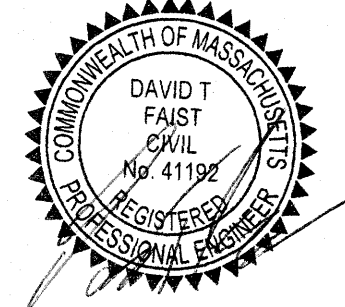
HANDICAP PARKING SIGN DETAIL NOT TO SCALE



ASPHALT PAVEMENT DETAIL NOT TO SCALE



DIG SAFE NOTE (1-888-344-7233):
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OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND
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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

PREPARED FOR:

ENGINEERING SERVICES

ENVIRONMENTAL SERVICES

67 Hall Road

Sturbridge, MA 01560

Phone: 774-241-0901

fax: 774-241-0906



ISSUE DATE: 2/24/2022

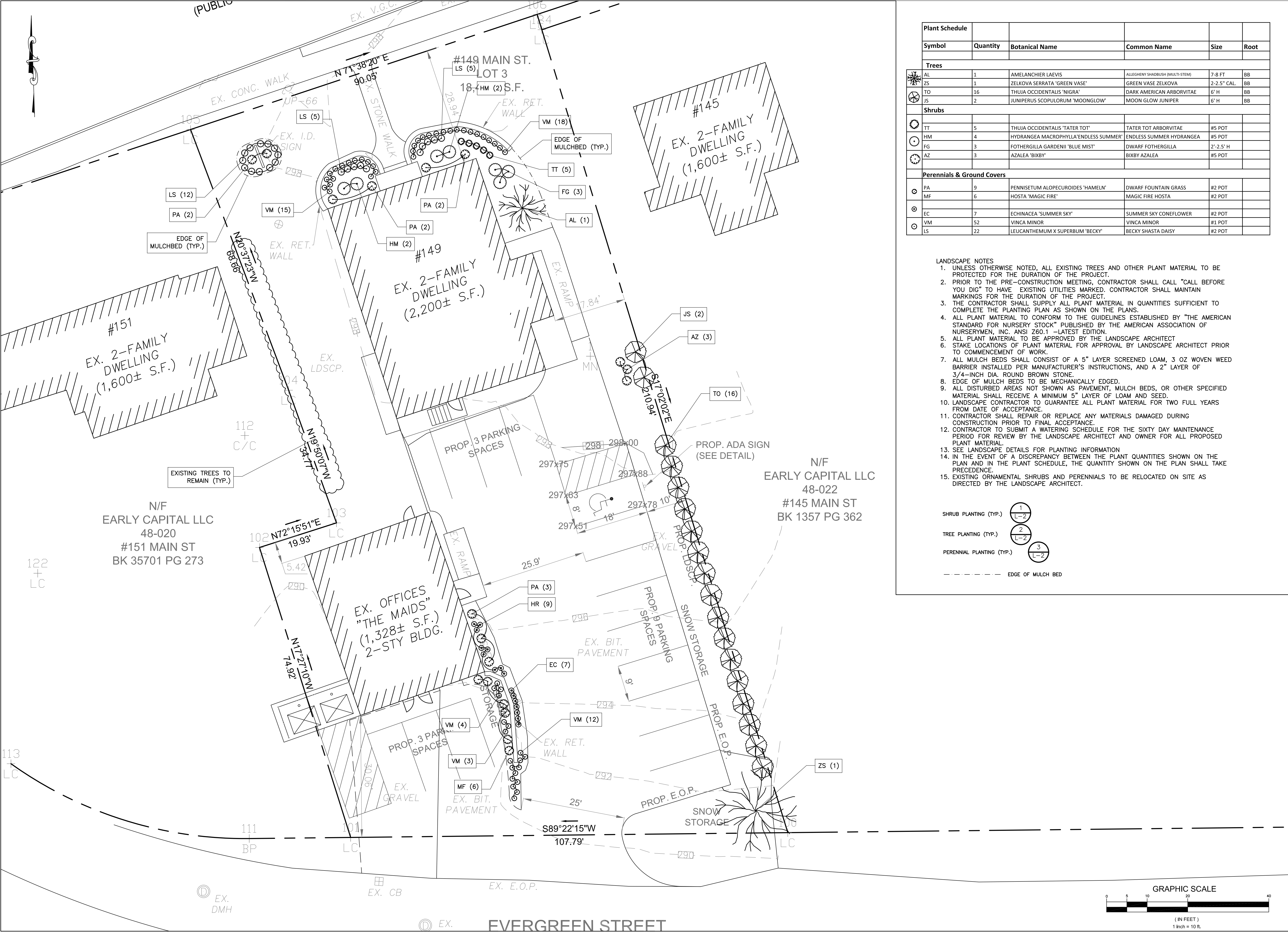
DRAWN BY: RL CHECKED BY: DTF

SCALE: 1" = 20'

PROJECT NO.: 2020-235

AUOD MODIFICATION
PLAN

C-1.0



Plant Schedule					
Symbol	Quantity	Botanical Name	Common Name	Size	Root
Trees					
AL	1	AMELANCHIER LAEVIS	ALLEGHENY SHADBUSH (MULTI-STEM)	7-8 FT	BB
ZS	1	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-2.5" CAL.	BB
TO	16	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	6' H	BB
JS	2	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOON GLOW JUNIPER	6' H	BB
Shrubs					
TT	5	THUJA OCCIDENTALIS 'TATER TOT'	TATER TOT ARBORVITAE	#5 POT	
HM	4	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	#5 POT	
FG	3	FOTHERGILLA GARDENII 'BLUE MIST'	DWARF FOTHERGILLA	2'-2.5' H	
AZ	3	AZALEA 'BIXBY'	BIXBY AZALEA	#5 POT	
Perennials & Ground Covers					
PA	9	PENNISETUM ALOPECUROIDES 'HAAMELN'	DWARF FOUNTAIN GRASS	#2 POT	
MF	6	HOSTA 'MAGIC FIRE'	MAGIC FIRE HOSTA	#2 POT	
EC	7	ECHINACEA 'SUMMER SKY'	SUMMER SKY CONEFLOWER	#2 POT	
VM	52	VINCA MINOR	VINCA MINOR	#1 POT	
LS	22	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY SHASTA DAISY	#2 POT	

- LANDSCAPE NOTES
- UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS.
 - ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 -LATEST EDITION.
 - ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT
 - STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 - ALL MULCH BEDS SHALL CONSIST OF A 5" LAYER SCREENED LOAM, 3 OZ WOVEN WEED BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS, AND A 2" LAYER OF 3/4-INCH DIA. ROUND BROWN STONE.
 - EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
 - ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 5" LAYER OF LOAM AND SEED.
 - LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
 - CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
 - SEE LANDSCAPE DETAILS FOR PLANTING INFORMATION
 - IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
 - EXISTING ORNAMENTAL SHRUBS AND PERENNIALS TO BE RELOCATED ON SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

SHRUB PLANTING (TYP.)

TREE PLANTING (TYP.)

PERENNIAL PLANTING (TYP.)

EDGE OF MULCH BED

NO.

DATE

BY

CHK

DESCRIPTION

REVISIONS

JCLA

JOSEPH COAN LANDSCAPE ARCHITECTURE
STURBRIDGE MA (413)-668-4553

Proj. Mgr.: JC
Designed: JC
Drawn: JC
Checked: DF
Scale: AS NOTED
Date: FEB 2022

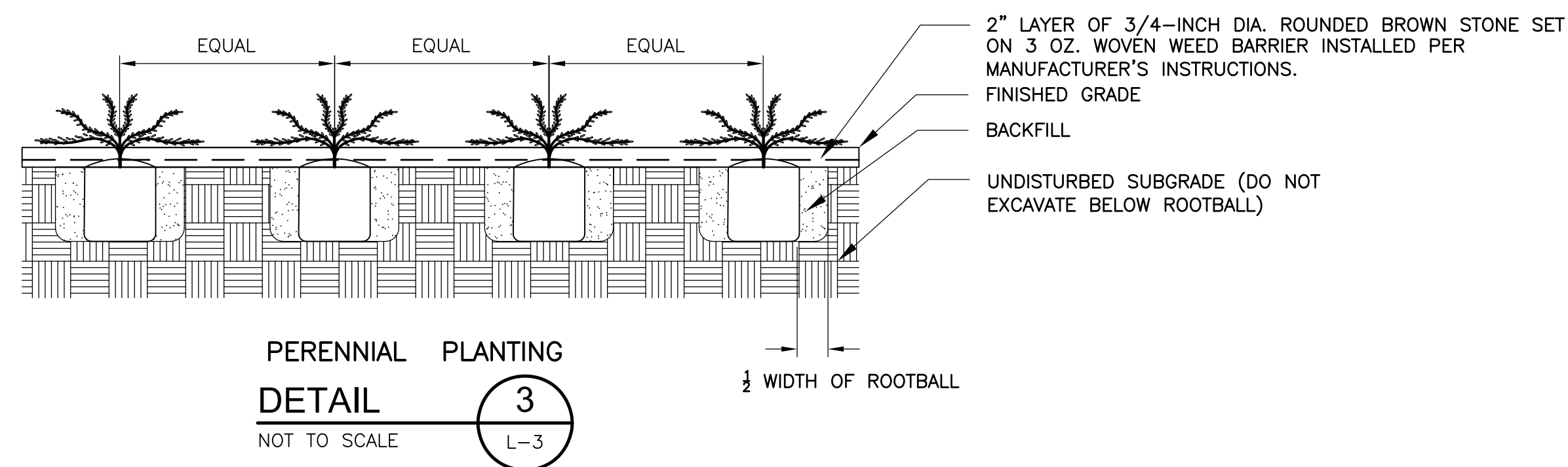
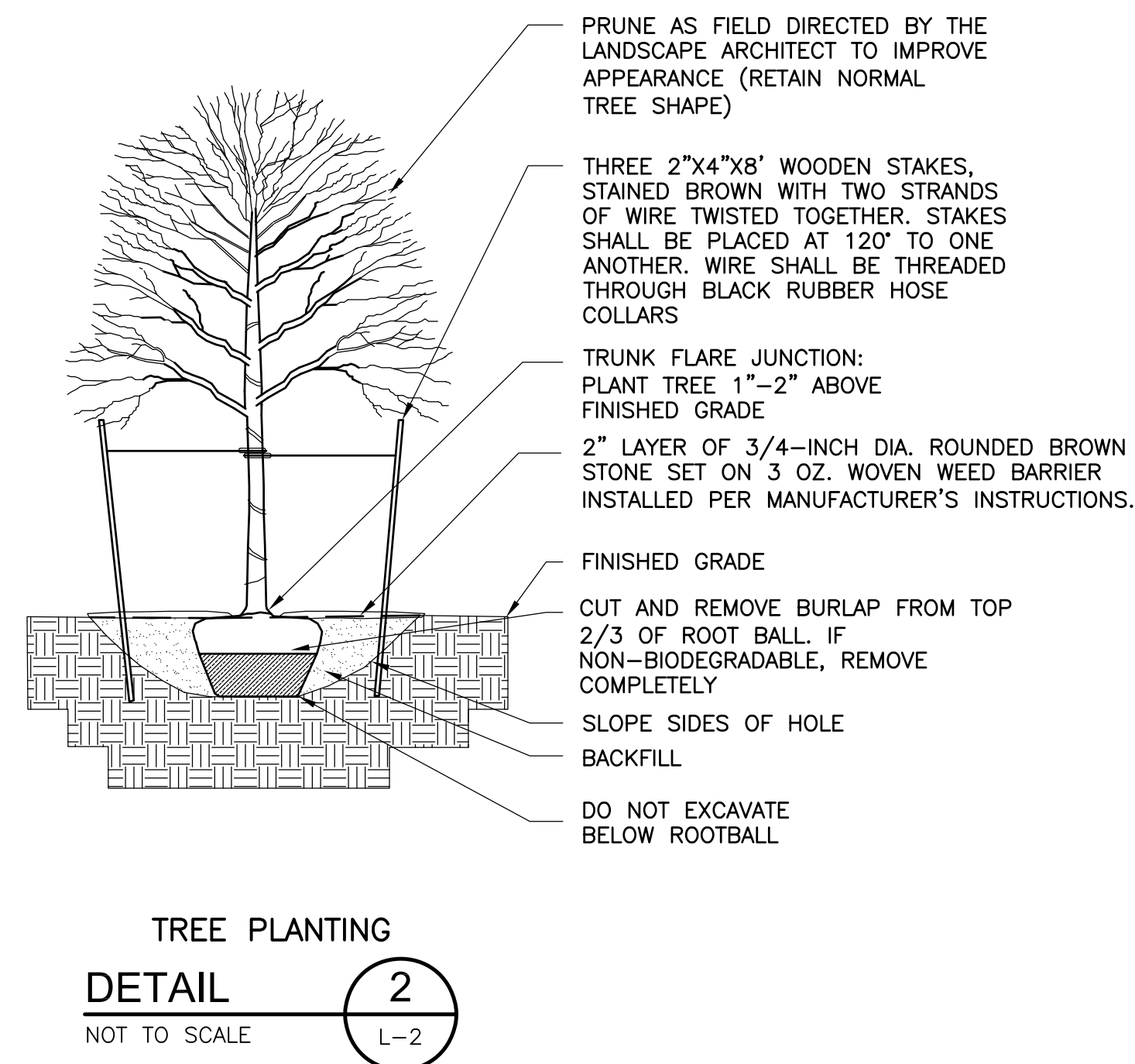
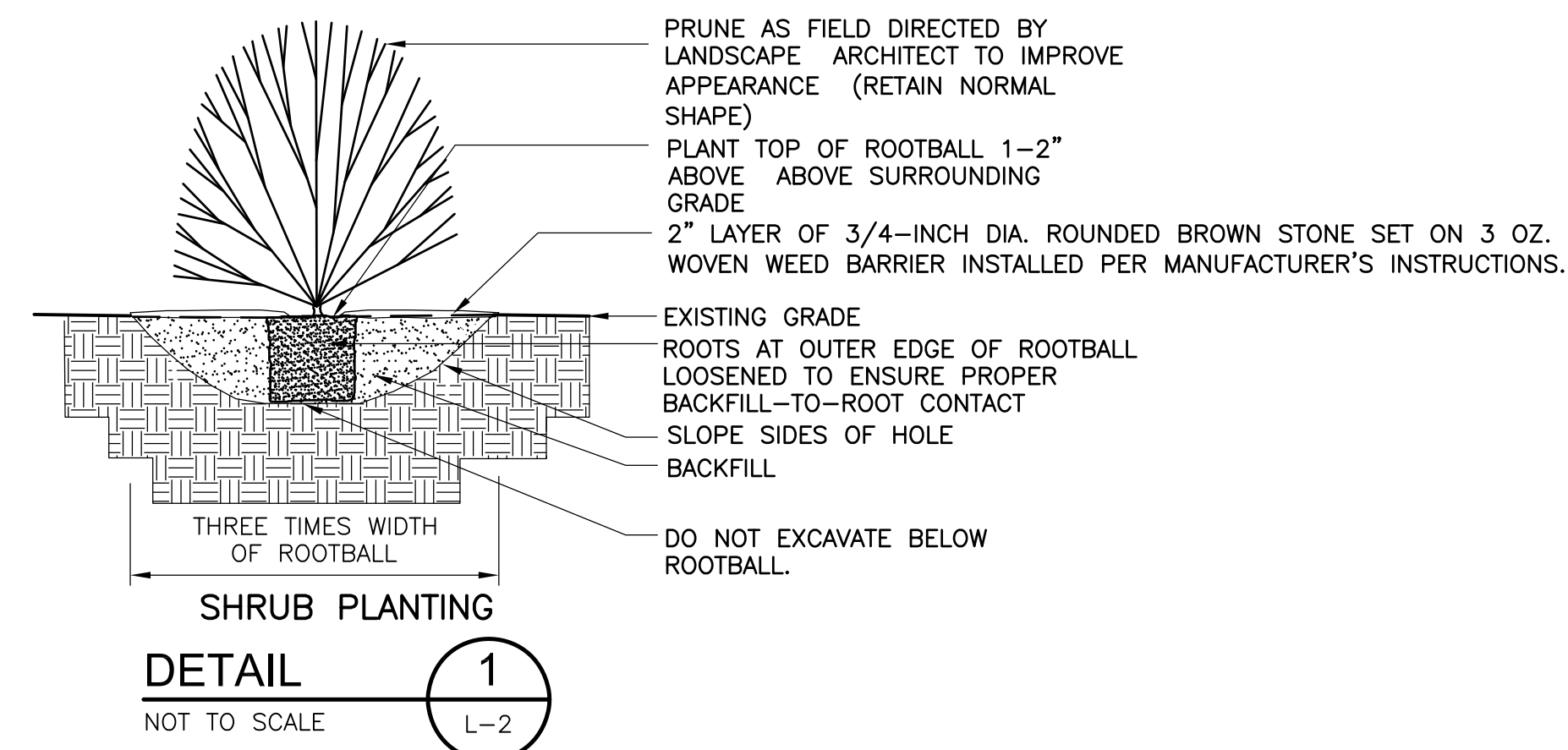
PLANTING PLAN

EARLY CAPITAL LLC
149 MAIN STREET
MEDWAY, MA

Proj. No.

Dwg. No.

L-1

[illegible]

Proj. Mgr.: JC
Designed : JC
Drawn : JC
Checked : DF
Scale : AS NOTED
Date : FEB 2022

PLANTING DETAILS

EARLY CAPITAL LLC
149 MAIN STREET
MEDWAY, MA

proj. No.

Dwg. No.

L-2



March 18, 2022

Ms. Susan E. Affleck-Childs
Medway Planning and Economic Development Coordinator
Medway Town Hall
155 Village Street
Medway, MA 02053

**Re: AUOD Modification Review
149 Main Street
Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 149 Main Street in Medway, Massachusetts. The Project consists of constructing a new parking lot at the existing 2-family home and accessory office building used by "The Maids".

TT is in receipt of the following materials:

- A Plan (Plans) set titled "Adaptive Use Overlay District (AUOD) Modification Plan" dated February 24, 2022, prepared by CMG Engineering (CMG).
- An Application for AUOD Modification and appurtenant waiver requests and designer's certificate, dated February 24, 2022, prepared by CMG.
- A Project Narrative (Narrative) dated February 24, 2022, prepared by CMG.

The Project was reviewed for good engineering practice and overall site plan efficiency. Review of the Project for zoning related matters is being conducted by Town personnel and is excluded from this review.

SITE PLAN REVIEW

General Site Plan Comments

1. The Project does not propose any stormwater mitigation. Stormwater runoff from the site discharges to Evergreen Street where it is directed to catch basins in the roadway and the Town's MS4 system. We recommend the Applicant consider installing subsurface recharge at the site, pervious pavement, impervious reduction and/or other techniques to reduce runoff from the site. We also recommend the PEDB consider conditions which require good housekeeping/operation and maintenance items such as regular parking lot sweeping, prohibiting car washing, fertilizers, and other chemicals which may pose risks to stormwater quality and promote other water quality related practices listed in the MA DEP Stormwater Handbook.
2. The Applicant should provide limits of paving adjacent to the southern portion of the office building. It appears additional gravel areas will be paved and have not been accounted for in the comparison of impervious surfaces (shaded areas). As stated prior, any opportunity to reduce paved area is highly encouraged.
3. The Applicant stated in their narrative that the parking spaces proposed exceed the minimum required by Zoning. We recommend the Applicant elaborate on their actual parking needs in an attempt to reduce impervious coverage at the site.

4. The existing dumpsters are shown partially on abutting property at #151 Main Street which is also owned by the Applicant. We recommend the striping in front of the dumpsters be extended across the full width of the enclosure for consistency.
5. We recommend bollards or similar protection at the head of the three parking stalls adjacent to the southern portion of the office building and the 2-family dwelling to prevent potential for runaway vehicle strikes to the building.
6. We recommend a railing or short fence on the retaining wall for fall protection.

These comments are offered as guides for use during the Town's review and additional comments may be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve them of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, PE
Project Manager

P:\21583\143-21583-22009 (PEDB 149 MAIN ST)\DOCS\149 MAIN ST-PEDBREV(2022-03-18).DOCX

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	
Property Location:	
Type of Project/Permit:	
Identify the number and title of the relevant section of the <i>Subdivision Rules and Regulations</i> from which a waiver is sought.	
Summarize the text of the relevant Section of the <i>Rules and Regulations</i> from which a waiver is requested.	
What aspect of the <i>Regulation</i> do you propose be waived?	
What do you propose as an alternative to the standard?	
Explanation/Justification. Why is the waiver needed? Describe the unusual or extenuating circumstances where full compliance with the particular <i>Rule/Regulation</i> would prevent the development of the property.	
Explanation/Justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of subdivision control?	
Explanation/Justification. How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	
What are the design alternatives to granting this waiver?	
Why is granting this waiver in the Town's best interest?	
What mitigation measures do you propose to offset not complying with this particular <i>Rule/Regulation</i> ?	
Waiver Request Prepared By:	
Date:	
Questions?? - Please contact the Medway PED office at 508-533-3291.	
	Updated 2-15-22

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Thursday, March 3, 2022 10:20 AM
To: Michael Boynton; Peter Pelletier; Bridget Graziano; Barbara Saint Andre; Jeff Lynch (ChiefLynch@townofmedway.org); Mike Fasolino ; Jack Mee; Sgt. Jeffrey Watson; Joanne Russo; Stephanie Carlisle
Cc: David Faist (dfaist@cmgenv.com)
Subject: 149 Main Street - Modification to Adaptive Use Overlay District Special Permit and Plan

Good morning,

The Planning and Economic Development Board has received an application from Early Capital, LLC of Medway, MA (John Early) to modify a previously approved Adaptive Use Overlay District special permit and plan for 149 Main Street. The public hearing will begin on March 22, 2022.

Project information has been uploaded to the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/149-main-street-adaptive-use-overlay-district-auod-special>

Please review the proposed plan and associated information and supply any review comments to me by March 17, 2022. Thanks. Please don't hesitate to contact me if you have any questions.

Cheers!

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291



Susan Affleck-Childs

From: Dave Faist <dfaist@cmgenv.com>
Sent: Wednesday, March 16, 2022 1:06 PM
To: Stephanie Carlisle; Susan Affleck-Childs; Robert Lussier; 'John G. Early (johnearly@comcast.net)'; Christine Early
Cc: Bouley, Steven; Peter Pelletier; Sean Harrington; Nolan Lynch; Zachary Lindsey
Subject: RE: 149 Main Street - Adaptive Use Overlay District Modification

Hi Stephanie,

Yes, I believe we can look at adding a drywell for the Maids building roof runoff. The Site soils are mapped as Type A sand we should be able to put a drywell in to capture a few of the roof downspouts.

I spoke with John and Christine Early today and they are in agreement with this approach. John had also put a drywell in a few years ago for one of the front downspouts on the residential house.

We can discuss further at the Planning Board hearing and incorporate with any other plan revisions. Please let us know if this addresses your questions.

Best regards,

Dave

David T. Faist, PE



Principal – Civil Engineer
Office (774) 241-0901
Cell (508) 864-6802

From: Stephanie Carlisle <scarlisle@townofmedway.org>
Sent: Tuesday, March 15, 2022 9:54 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>; Dave Faist <dfaist@cmgenv.com>; Robert Lussier <rlussier@cmgenv.com>
Cc: Bouley, Steven <steven.bouley@tetrattech.com>; Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Nolan Lynch <nlynch@townofmedway.org>; Zachary Lindsey <zlindsey@townofmedway.org>
Subject: RE: 149 Main Street - Adaptive Use Overlay District Modification

Hi Dave,
I spoke with my colleagues at the end of last week about this, but I haven't been able to update Susy. My apologies.

We reviewed the plan and there is a net decrease in impervious cover which is good. Also, the added landscaping helps with stormwater infiltration, which is great. However, the site does contribute runoff, it is indirectly connected to our storm drain system, and the catch basin at the edge of the property outlets to Chicken Brook.

The DPW recognizes the site constraints and the intent of this project. With this being said, is there a way to increase the pervious area and capture more runoff before it runs off the site? A brief email or call to discuss options will be sufficient.

This site will not require an MS4CD Permit because the runoff from this site is not the type of indirect connection we intend to regulate.

Thank you,
Stephanie

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, March 15, 2022 8:22 AM
To: David Faist (dfaist@cmgenv.com) <dfaist@cmgenv.com>; Robert Lussier <rlussier@cmgenv.com>
Cc: Stephanie Carlisle <scarlisle@townofmedway.org>; Bouley, Steven <steven.bouley@tetrattech.com>
Subject: 149 Main Street - Adaptive Use Overlay District Modification

Hi Dave,

Stephanie Carlisle, Medway DPW's Stormwater Compliance Officer, has reviewed John Early's recent application to modify the site plan for 149 Main Street. It is our understanding that there are not any stormwater management BMP's on this site.

As you know, the Town now has a stormwater/land disturbance bylaw. We believe the current status of stormwater at 149 Main Street property may be resulting in an "illicit discharge" to the Town's MS4 and if so, an MS4 permit from the Medway DPW is needed.

Stephanie and I would like to speak with you about this and to brainstorm some possible ideas for stormwater measures that could be incorporated into the project. I think it would be helpful to do this asap! When might you be available this week for a Zoom call?

Thanks for your help.

Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street
Medway, MA 02053
508-533-3291

