



May 24, 2022

**Medway Planning & Economic Development Board
Meeting**

**288 Village Street – Multi-Family Special
Permit, Site Plan and Land Disturbance
Permit**

- Public Hearing Notice
- Multi-family Housing Special Permit Application
- Major Site Plan Application
- Land Disturbance Permit Application
- Project Description
- Site Plan dated 4-1-22 by Land Planning, Inc.
- Development Impact Statement
- Requests for waivers from the *Site Plan Rules and Regulations*
- Tetra Tech plan review letter dated 5-17-22
- **Review email dated 5-23-22 from Deputy Fire Chief Mike Fasolino**

No comments have been received from abutters, Town Boards or Committees, or Town staff other than the Fire Department.

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 A. 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

RECEIVED TOWN CLERK
APR 26 '22 PM 1:13

April 26, 2022

Public Hearing Notice 288 Village Street Multi-Family Special Permit, Site Plan, and Land Disturbance Permit

In accordance with the *Medway Zoning Bylaw*, Section 3.5 Site Plan Review and Section 5.6.4 Multi-Family Housing, certain provisions of Chapter 40A, Massachusetts General Laws, and *Medway General Bylaws* Article XXVI Stormwater Management and Land Disturbance, notice is given that the ***Medway Planning and Economic Development Board will conduct a public hearing on the applications of Tony J. Leland, Sr. and Dawn M. Leland for approval of a multi-family housing special permit, site plan, and a land disturbance permit for construction of a multi-family development at 288 Village Street at 8:00 p.m. on Tuesday, May 24, 2022 in Sanford Hall at Medway Town Hall, 155 Village Street, Medway, MA.*** The meeting room is accessible via elevator for individuals with physical disabilities. The hearing will also be available via the Zoom online meeting platform for public participation. Zoom access details will be included on the agenda for the May 24th meeting.

The subject property, shown on Medway Assessors Map #58 as Parcel #83, is 0.52 acres in area. It is located in the Agricultural-Residential II zoning district and the Multi-Family Housing Overlay District and is owned by the applicant. It is bounded on the north and west by property owned by the applicant, on the east by property owned by Boutler & Ryan, and on the south by Village Street.

The proposed project includes construction of a three-family, townhouse style building and includes a driveway, parking, utilities, grading, lighting, landscaping, and stormwater management facilities. Nine parking spaces are proposed. The planned improvements are shown on *Site Development Plan, Multi-Family Building located at 288 Village Street, Medway, MA*, dated April 1, 2022, prepared by Land Planning Inc. of Bellingham, MA.

The application materials are on file with the Medway Town Clerk and the Planning and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be reviewed during regular office hours. The documents have also been posted to the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/288-village-street-multi-family-housing-development>

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

Matthew J. Hayes, Chair



**Planning & Economic Development Board
Town of Medway, MA**

MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to Section 5.6.4 of the *Medway Zoning Bylaw*. The provisions of Section 8.6 Affordable Housing may also apply.

The Town's Planning and Engineering Consultants will review the Application and the proposed Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

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

Your absence at hearings may result in a delay in the Board's review of the special permit application.

_____, 20____

APPLICANT INFORMATION

Applicant's Name: Tony J. Leland, Sr. & Dawn M. Leland

Mailing Address: 290 Village Street
Medway, MA

Name of Primary Contact: Tony Leland

Telephone: Office: 508-533-8664 Cell: 508-962-2820

Email address: lelandsidingroofing@gmail.com

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

PROJECT INFORMATION

Development Name: Multi-Family Building

Project Address: 288 Village Street, Medway

Plan Title: Site Development Plan

Plan Date: April 1, 2022

Plan prepared by:
Name: Norman G. Hill

Firm: Land Planning, Inc.

Type of Project:

_____ Renovation of Existing Structure(s)
How many buildings? _____
Building Dimensions _____
Gross Square Footage of Existing Structure _____
How many residential units presently exist? _____
How many additional residential units are proposed? _____
How many affordable units? _____

_____ Construction of an addition to an Existing Structure
Addition Dimensions _____
Gross Square Footage of Addition _____
How many new residential units are proposed? _____
How many affordable units? _____

 x Construction of a New Building(s)
How many buildings? 1
Dimensions of New Building(s) 78'x42'
Gross Square Footage of New Building(s) 3,276
How many new residential units are proposed? 3
How many affordable units? 0

_____ Demolition of any structures on the site? If yes, please explain. _____

How many parking spaces presently exist? 4

How many new parking spaces are proposed? 9

PROPERTY INFORMATION

The land shown on the plan is shown on Medway Assessor's Map # 58 as Parcel # 083

Total Acreage of Land Area: 0.52

General Description of Property: Existing residential lot formerly containing a dwelling

Current Use of Property: vacant

Medway Zoning District Classification: Agricultural-Residential II

Length of Existing Frontage: 133.22' On what street? Village Street

Setbacks for Existing Structure (if applicable)

Front: 24.7'
Back: 75.0'

Side: 60.5'
Side: 25.6'

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? no

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how? _____

Scenic Road

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

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

Historic District

Is any portion of this property located within a Medway National Register Historic District?

☐ Yes - Rabbit Hill ☐ Yes - Medway Village

Wetlands

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

Groundwater Protection

Is any portion of the property within a Groundwater Protection District? ☐ Yes ☒ No

Flood Plain

Is any portion of the property within a Designated Flood Plain? ☐ Yes ☒ No

Access to Town Water and Sewer

Is Town water and sewer available in the street on which the proposed project has its frontage? ☒ Yes ☐ No

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: _____

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: Donald & Suzanne Lloy to Tony & Dawn Leland dated 10/9/18 and recorded in Norfolk County Registry of Deeds, Book 36356 Page 499 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Land Planning, Inc.

Mailing Address: 167 Hartford Avenue

Bellingham, MA 02019

Primary Contact: William Halsing

Telephone: _____
Office: 508-966-4130 Cell: _____

Email address: bellingham@landplanninginc.com

Registered P.E. License #: 31887

SURVEYOR:

Land Planning, Inc.

Mailing Address:

167 Hartford Avenue

Bellingham, MA 02019

Primary Contact:

William Halsing

Telephone:

Office: 508-966-4130

Cell:

Email Address: bellingham@landplanninginc.comRegistered P.L.S. License #: 41786**ARCHITECT:**

CME Architects, Inc.

Mailing Address:

6 Wilkins Drive, Suite 210

Plainville, MA 02762

Primary Contact:

Craig Mitchell

Telephone:

Office: 508-809-2509

Cell:

Email address:

Registered Architect License #:

LANDSCAPE ARCHITECT/DESIGNER:n/a

Mailing Address:

Primary Contact:

Telephone:

Office:

Cell:

Email address:

Registered Landscape Architect License #:

ATTORNEY:n/a

Mailing Address:

Primary Contact:

Telephone:

Office:

Cell:

Email address:

OFFICIAL REPRESENTATIVE INFORMATION (if applicable)

Name: _____
Address: _____

Telephone: _____
Office: _____ Cell: _____
Email address: _____

SIGNATURES

The undersigned, being the Applicant for approval of a Multifamily Housing Special Permit herewith submits this application and Plan to the Medway Planning and Economic Development Board for review and approval.

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 and proposed development under consideration.

(If applicable, I hereby authorize _____ to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

I have reviewed Section 5.6.4 Multifamily Housing and Section 8.6 Affordable Housing of the *Medway Zoning Bylaw* and understand and agree to the requirements and responsibilities specified therein.

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

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.



Signature of Property Owner

4-12-22

Date

Signature of Applicant (if other than Property Owner)

Date

Signature of Agent/Official Representative

Date

MULTIFAMILY HOUSING SPECIAL PERMIT FEES

Filing Fee - \$500

Plus \$25 per proposed dwelling unit up to a maximum of 40 units

Advance on Plan Review Fee

Up to 8 units = \$500

9 – 40 units = \$1,000

Please submit 2 separate checks each made payable to: Town of Medway

MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION CHECKLIST

To be Completed by Applicant

- ☒ Multifamily Housing Special Permit Application (2 signed originals) – one for Town Clerk and one for Planning and Economic Development Board
- ☒ Two (2) copies of a *Project Description* – one for Town Clerk and one for Planning and Economic Development Board. This description should provide a complete and thorough explanation of what is proposed and must address how the proposed project meets the requirements of Section 5.6.4 Multifamily Housing of the *Medway Zoning Bylaw* including the provision of affordable dwelling units, open space and parking.
- ☒ Ten (10) full size copies of a Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for Town Clerk and nine for Planning and Economic Development Board
- ☒ One (1) ledger size (11" x 17") copy of the Site Plan
- ☒ Electronic Version of the Site Plan and all associated application documents. Provide disk or flash drive or email the plan and documents to:
planningboard@townofmedway.org.
- ☒ Certified Abutters List and mailing labels from the Medway Assessor's office for all property located within 300 feet of the subject property
- ☒ Request(s) for waivers from the *Site Plan Rules and Regulations*. Check with the Planning and Economic Development office for the proper form.
- ☒ Depending on the size and scope of the project, two (2) copies of a *Stormwater Drainage Calculations/Report* prepared in conformance with Section 204 – 3, 3) of the *Site Plan Rules and Regulations* or/ two (2) copies of a stormwater drainage analysis report. Check with Planning and Economic Development office.
- ☒ Depending on the size and scope of the project, two (2) copies of a traffic study or analysis. Check with Planning and Economic Development office.
- ☒ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☒ Proof of present or pending ownership of all land within the development site.
- ☒ Multifamily Housing Special Permit Filing Fee – Payable to Town of Medway
- ☒ Advance of Plan Review Fee – Payable to Town of Medway



Planning & Economic Development Board - Town of Medway, MA
SITE PLAN REVIEW

Application for Major Site Plan Approval

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway Zoning Bylaw* and the Board's *Rules and Regulations for the Submission and Review of Site Plans*

The Town's Planning and Engineering Consultants will review the Application and the proposed Site Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

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

Your absence at hearings may result in a delay in the Board's review of the site plan.

_____, 20____

APPLICANT INFORMATION

Applicant's Name: Tony & Dawn Leland

Mailing Address: 290 Village Street
Medway, MA

Name of Primary Contact: Tony Leland

Telephone: _____
Office: _____ Cell: 508-962-2820

Email address: lelandsidingroofing@gmail.com



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

MAJOR SITE PLAN INFORMATION

Development Name: n/a

Plan Title: Site Development Plan

Plan Date: 4/1/22

Prepared by:
Name: _____
Firm: Land Planning, Inc.
Phone #: 508-966-4130
Email: bellingham@landplanninginc.com

PROPERTY INFORMATION

Location Address: 288 Village Street

The land shown on the plan is shown on Medway Assessor's Map # 58 as Parcel # 83

Total Acreage of Land Area: 0.52

General Description of Property: residential house lot

Medway Zoning District Classification: Agricultural-Residential II

Current Use of Property: house lot

Length of Existing Frontage: 133.22'

On what street? Village Street

Setbacks for Existing Structure (if applicable)

Front: _____

Side: _____

Back: _____

Side: _____

Scenic Road

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



Yes



No

If yes, please name street: Village Street

Historic District

Is any portion of this property located within a Medway National Register Historic District?



Yes - Rabbit Hill



Yes - Medway Village

Wetlands

Is any portion of the property within a Wetland Resource Area?



Yes



No

Groundwater Protection

Is any portion of the property within a Groundwater Protection District?



Yes



No

Flood Plain

Is any portion of the property within a Designated Flood Plain?



Yes



No

PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: n/a

Major Site Plan Review applies to the following. Please check all that apply.



a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which involves one or more of the following:

- i. the addition of 2,500 square feet or more of gross floor area; or
- ii. the addition of twenty or more new parking spaces



b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of twenty or more new parking spaces

- ☐ c. The redesign of the layout/configuration of an existing parking area of forty or more parking spaces
- ☐ d. Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas
- ☐ e. Removal, disturbance, and/or alteration of 20,000 sq. ft. or more of existing impervious surface

SPECIAL PERMIT - Will this project also require a variance or special permit from the *Zoning Board of Appeals*?

_____ Yes ☒ No

Explanation: _____

SPECIAL PERMIT - Will this project also require a special permit from the *Planning and Economic Development Board*?

☒ Yes ☐ No

Explanation: multi-family housing

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: _____

Mailing Address: _____

Primary Contact: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: Donald & Suzanne Lloy to Tony & Dawn Leland dated 10/9/18 and recorded in Norfolk County Registry of Deeds, Book 36356 Page 499 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page _____.

CONSULTANT INFORMATION

ENGINEER: Land Planning, Inc.

Mailing Address: 167 Hartford Avenue
Bellingham, MA 02019

Primary Contact: William Halsing

Telephone: _____
Office: 508-966-4130 Cell: _____

Email address: bellingham@landplanninginc.com

Registered P.E. License #: 31887

SURVEYOR: Land Planning, Inc.
Mailing Address: 167 Hartford Avenue
Bellingham, MA 02019
Primary Contact: William Halsing
Telephone: Office: 508-966-4130 Cell: _____
Email Address: bellingham@landplanninginc.com
Registered P.L.S. License #: 41786

ARCHITECT: CME Architects, Inc.
Mailing Address: 6 Wilkins Drive, Suite 210
Plainville, MA
Primary Contact: Craig Mitchell
Telephone: Office: 508-809-2509 Cell: _____
Email address: _____
Registered Architect License #: _____

LANDSCAPE ARCHITECT/DESIGNER: n/a
Mailing Address: _____
Primary Contact: _____
Telephone: Office: _____ Cell: _____
Email address: _____
Registered Landscape Architect License #: _____

ATTORNEY: n/a
Mailing Address: _____
Primary Contact: _____
Telephone: Office: _____ Cell: _____
Email address: _____

OFFICIAL REPRESENTATIVE INFORMATION

Name: _____

Address: _____

Telephone: _____
Office: _____ Cell: _____

Email address: _____

SIGNATURES

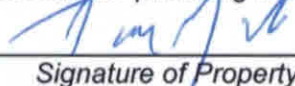
The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize _____ to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this 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.

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.



Signature of Property Owner

4-17-22

Date

Signature of Applicant (if other than Property Owner)

Date

Signature of Agent/Official Representative

Date

MAJOR SITE PLAN FEES

Filing Fee

For projects up to 4,999 sq. ft. /gross floor area = \$750 plus \$.25/sq. ft.
For projects of 5,000 – 9,999 sq. ft. /gross floor area = \$1,000 plus \$.25/sq. ft.
For projects of 10,000 – 14,999 sq. ft. /gross floor area = \$1,500 plus \$.25/sq. ft.
For projects of 15,000 sq. ft. or more/gross floor area = \$1,500 plus \$.25/sq. ft.

Advance on Plan Review Fee

For projects up to 4,999 sq. ft. /gross floor area = \$1,000 deposit.
For projects of 5,000 – 9,999 sq. ft. /gross floor area = \$1,500 deposit
For projects of 10,000 – 14,999 sq. ft. /gross floor area = \$2,000 deposit
For projects of 15,000 sq. ft. or more/gross floor area = \$2,500 deposit

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

MAJOR SITE PLAN **APPLICATION CHECKLIST**

- ☒ Major Site Plan Application (2 signed originals – one for Town Clerk and one for Planning and Economic Development Board)
- ☒ Three (3) full size (24" x 36") copies of the Site Plan prepared in accordance with Sections 204-4 and 204-5 of the *Medway Site Plan Rules and Regulations* – one for the Town Clerk and two for the Planning and Economic Development Board.
- ☒ One (1) ledger size (11" x 17") copy of the Site Plan
- ☒ Electronic version of the Site Plan and ALL associated application documents. Provide disk or flash drive or email.
- ☒ Certified Abutters List from the Medway Assessor's office – for 300 feet around the subject property – Form E
- ☒ One (1) copy of a *Project Description* as described in Section 204 - 3, 6) of the *Medway Site Plan Rules and Regulations*. This description should also include a narrative on how the proposed project meets the requirements of the *Medway Zoning Bylaw* for parking (Section 7.1.1) and outdoor lighting (Section 7.1.2)
- ☒ One (1) copy of a *Development Impact Statement* as described in Section 204 - 3, 7) of the *Medway Site Plan Rules and Regulations*
- ☒ Request for Waivers from the *Medway Site Plan Rules and Regulations*. Use Form Q.
- ☒ Two (2) copies of the *Stormwater Drainage Report* prepared in conformance with the *Site Plan Rules and Regulations*
- ☐ Two (2) copies of a traffic study, depending on the size and scope of the proposed development project.
- ☐ One (1) copy of all relevant approvals received to date from other Town boards/committees/departments
- ☐ Proof of present or pending ownership of all land within the proposed development.
- ☒ Major Site Plan Filing Fee – Payable to Town of Medway
- ☐ Advance of Plan Review Fee – Payable to Town of Medway



Town of Medway, MA
Community and Economic Development Department
LAND DISTURBANCE PERMIT APPLICATION

INSTRUCTIONS TO APPLICANT/OWNER

This Application is made pursuant to the *Medway General Bylaws – ARTICLE XXVI - Stormwater Management and Land Disturbance*. The Bylaw is posted at:

https://www.townofmedway.org/sites/g/files/vyhlif866f/uploads/sw_bylaw_clean_voted_at_june_8_2020_tm_final_bjs.pdf

Depending on the scope and location of the planned land disturbance and what other permits are required, this application shall be acted upon by the Medway Conservation Commission, the Medway Planning and Economic Development Board, or the Department's Administrative Team.

This application must be filed at the same time as the associated land use permit applications are filed with the Conservation Commission and/or the Planning and Economic Development Board.

The Town's Engineering Consultant may be asked to review the Application and associated plans and provide a review letter. A copy of any review letter will be provided to you.

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

Your absence at the hearings may result in a delay in review and action.

Please see APPENDIX at the end of this form for definitions of key terms used throughout this application form.

_____, 20____

APPLICANT INFORMATION

Applicant's Name: Tony & Dawn Leland

Mailing Address: 290 Village Street
Medway, MA

Name of Primary Contact: Tony Leland

Telephone: Office: 508-533-8664 Cell: 508-962-2820

Email address: lelandsidingroofing@gmail.com

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

SITE INFORMATION

Location Address: 288 Village Street, Medway

The land shown on the plan is shown on Medway Assessor's Map # 58 as Parcel(s) # 083

Total Acreage of Land Area: 0.52

Description of Property and Existing Conditions (or provide and reference an existing conditions plan): this is a previously developed residential lot

Medway Zoning District Classification: Agricultural-Residential II

Current Use of Property: residential lot (currently vacant)

Site presently includes the following EXISTING stormwater management components. Check all that apply.

- ☐ Surface stormwater basin (detention, retention, rain garden)
- ☐ Sub-surface detention or infiltration systems (e.g. Cultec, Stormceptor units)
- ☐ Roof drains
- ☐ Perimeter drains discharging to: _____
- ☐ Previously approved stormwater connection to the Medway MS4. *(Provide documentation of such approval from the Medway Department of Public Works)*
- ☐ Unauthorized and/or Illicit stormwater connection to the Medway MS4. *(Identify location and describe type of connection):* _____
- ☐ Unauthorized illicit discharge to the Medway MS4. *(Identify location of discharge and describe what is being discharged.):* _____
- ☐ Other (Please describe) _____

NOTE – All of the above listed existing stormwater management components must be shown on the Erosion and Sediment Control Plan to be submitted with this application.

PROPOSED DEVELOPMENT PROJECT INFORMATION

Provide a description of the proposed project that will result in a land disturbance. Attach an additional sheet if needed: construction of a three family dwelling

Type of Project - Check all that apply. NOTE - A project may include both New Development & Redevelopment.

New Development (See definition in Appendix)	Redevelopment (See definition in Appendix)
<input type="checkbox"/> Single family dwelling <input type="checkbox"/> Residential Subdivision (# of lots <input type="text"/>)	<input type="checkbox"/> Single family dwelling expansion
<input type="checkbox"/> Two family dwelling	<input type="checkbox"/> Two family dwelling expansion
<input checked="" type="checkbox"/> Multi-family development	<input type="checkbox"/> Multi-family development expansion
<input type="checkbox"/> Commercial, industrial, office development	<input type="checkbox"/> Commercial, industrial, office development expansion
<input type="checkbox"/> Site improvements (e.g., pool, patio, athletic court, landscaping, parking, etc.)	<input type="checkbox"/> Site improvements (e.g. pool, patio, athletic court, landscaping, parking, etc.)
<input type="checkbox"/> Grading and/or site work without a building or structure	<input type="checkbox"/> Grading and/or site work without a building or structure
<input type="checkbox"/> Accessory structure(s) (e.g., garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)	<input type="checkbox"/> Accessory structure(s) (e.g. garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.)

Estimated Total Size of Land Disturbance (ft²) (Limit of Work): 22,000 s.f.

Area (ft²) of Impervious Surface (building footprint(s), pavement, parking, roofs, decks, patios, etc.). Complete table below.

Existing Impervious Surface Area (ft ²)	Proposed Additional Impervious Surface Area (ft ²)	Total Proposed Impervious Surface Area (ft ²) Post Construction
4780	3730	8510

Have you or will you apply for any of the following other permits for this project? Attach a copy of any permits received to date for this project.

Planning & Economic Development Board	Conservation Commission	Zoning Board of Appeals	Department of Public Works
<u> </u> Subdivision	<u> </u> ORAD (Order of Resource Area Delineation)	<u> </u> Special Permit	<u> </u> MS4 Connection and Discharge Permit
<u> </u> Site Plan	<u> </u> RDA (Request for Determination of Applicability)	<u> </u> Variance	
<u> X </u> Special Permit	<u> </u> Notice of Intent/Order of Conditions	<u> </u> Comprehensive Permit (40B)	

NOTE - Please attach copies of any of the above permits already received to this application.

EROSION AND SEDIMENT CONTROL PLAN INFORMATION — To be prepared in accordance with Medway General Bylaws, ARTICLE XXVI, Section 26.5.6. The plan must show all existing stormwater management facilities.

Development Name: Multi-Family Building

Plan Title: Site Development Plan

Plan Date: April 1, 2022

Prepared by:

Name: Norman G. Hill

Firm: Land Planning, Inc.

Phone #: 508-966-4130 Email: bellingham@landplanninginc.com

PROPERTY OWNER INFORMATION (if not applicant)

Property Owner's Name: _____

Mailing Address: _____

Primary Contact: _____

Telephone: Office: _____ Cell: _____

Email address: _____

The owner's title to the land that is the subject matter of this application is derived under deed from: Donald & Suzanne Lloy to Tony & Dawn Leland dated 10/9/18 and recorded in Norfolk County Registry of Deeds, Book 36356 Page 499 or Land Court Certificate of Title Number _____, Land Court Case Number _____, registered in the Norfolk County Land Registry District Volume _____, Page(s) _____.

CONSULTANT & DESIGNATED REPRESENTATIVE INFORMATION

ENGINEER

Name of Firm: Land Planning, Inc.
Mailing Address: 168 Hartford Avenue
Bellingham, MA 02019
Primary Contact: William Halsing
Telephone: Office: 508-966-4130 Cell: _____
Email address: bellingham@landplanninginc.com
Registered P.E. License #: 31887

SURVEYOR

Name of Firm: Land Planning, Inc.
Mailing Address: 167 Hartford Avenue
Bellingham, MA 02019
Primary Contact: William Halsing
Telephone: Office: 508-966-4130 Cell: _____
Email Address: bellingham@landplanninginc.com
Registered P.L.S. License #: 41786

WETLANDS SCIENTIST

Name of Firm: n/a
Mailing Address: _____
Primary Contact: _____
Telephone: Office: _____ Cell: _____
Email Address: _____

DESIGNATED REPRESENTATIVE (if not applicant)

Name of Firm: _____
Mailing Address: _____
Telephone: Office: _____ Cell: _____
Email address: _____

SIGNATURES

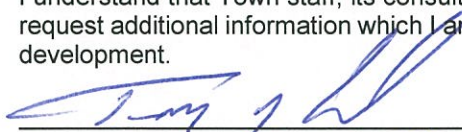
The undersigned, being the Applicant for approval of a Land Disturbance Permit, herewith submits this application to the Medway Community and Economic Development Department. I certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize _____ to serve as my Agent/Designated Representative to represent my interests before the Medway Community and Economic Development Department with respect to this application.)

In submitting this application, I authorize Town staff, its consultants and agents, and members of the Conservation Commission and Planning and Economic Development Board to enter the subject property to access the site during the plan review, permitting and enforcement process.

I understand that pursuant to MGL. c.44, s. 53G, the Department, Board and Commission may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

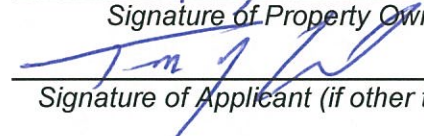
I understand that Town staff, its consultants and agents, and members of the Commission and Board may request additional information which I am responsible for providing to assist them in reviewing the proposed development.



Signature of Property Owner

4-11-22

Date



Signature of Applicant (if other than Property Owner)

4-11-22

Date

Signature of Agent/Designated Representative

Date

LAND DISTURBANCE PERMIT APPLICATION CHECKLIST

**Submit 3 copies of each of the following documents to the
Medway Community and Economic Development Department.
Incomplete applications will not be accepted.**

Also provide a flash drive or email all documents.

**This application must be filed at the same time as the corresponding
application(s) (Notice of Intent and/or Site Plan Review or Subdivision Approval)
are filed with the Conservation Commission and/or
the Planning and Economic Development Board.**

- ☒ Land Disturbance Permit Application Form with original signatures of applicant, owner and designated representative
- ☒ Erosion and Sediment Control Plan and associated documents prepared as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.6
- ☒ Drainage Calculations in compliance with the most current Massachusetts Stormwater Management Standards and the NOAA Atlas 14 precipitation rates
- ☒ Narrative on how the project meets the most current Massachusetts Stormwater Management Standards
- ☒ Construction sequencing/phasing plan
- ☒ Stormwater Operations and Maintenance Plan for Construction
- ☒ Post-Construction Stormwater Management Plan as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.8
- ☒ Post-Construction Long Term Stormwater Operations and Maintenance Plan as specified in Medway General Bylaws, ARTICLE XXVI, Section 26.5.9
- ☒ N/A Other permits already received for the project
- ☒ If necessary, Request(s) for Waivers from the provisions of Medway General Bylaws, ARTICLE XXVI, Section 26.5
- ☐ Application/filing fee when applicable

APPENDIX OF KEY TERMS – Definitions include those taken from Medway General Bylaws, ARTICLE XXVI – Stormwater Management and Land Disturbance

ILLICIT CONNECTION – A direct or indirect connection, which allows an illicit discharge into the MS4, including without limitation sewage, process wastewater, or wash water and any connections from indoor drains, sinks, or toilets, regardless of whether said connection was previously allowed or approved before the effective date of this Bylaw.

ILLICIT DISCHARGE – Any discharge to a MS4 that is not composed entirely of stormwater except discharges pursuant to a NPDES permit (other than NPDES permit for discharges from the MS4) and discharges from firefighting activities.

IMPERVIOUS SURFACE - Any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This can include, but is not limited to: roads, driveways, parking areas and other areas created using non porous material; buildings, rooftops, structures, artificial turf and compacted gravel or soil.

LAND DISTURBANCE – An action to alter the existing vegetation and/or underlying soil of a site, such as demolition, clearing, grading, site preparation (e.g., excavating, cutting and filling), soil compaction, construction, and movement and stockpiling of top soils.

LIMIT OF WORK – The boundaries of the full extent of the area of land to be altered or disturbed during a construction project. The boundary beyond which no construction work will take place. Includes but is not limited to the areas where trees and other vegetation will be cleared, where the sod layer and other earth materials will be removed, where excavation and grading will occur, where buildings and infrastructure will be constructed, and areas to be used for truck parking, equipment storage, and material storage during construction. Limit of Work is also known as the area encompassed by erosion controls.

MS4 (Municipal Separate Storm Sewer System) – A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, getters, ditches, manmade channels, or storm drains):

- a) Owned and operated by the Town that discharges to waters of the United States
- b) Designated or used for collection or conveyance stormwater

NEW DEVELOPMENT – Any construction activities or land alteration resulting in total land disturbances greater than one acre (or activities that are part of a larger common plan of development disturbing greater than one acre) on an area that has previously been developed which will now include impervious cover (post construction)

NOAA – National Oceanic and Atmospheric Administration. A federal agency within the U.S. Department of Commerce. See https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html for most current precipitation data.

NPDES – National Pollution Discharge Elimination System

POLLUTANT – Dredged spoil, solid waste, incineration residue, filter backwash, sewage, garbage, sewer sludge, munitions, chemical wastes, biological materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal and agriculture waste discharged into water.

REDEVELOPMENT – Any construction, land alteration, or improvement of impervious surfaces resulting in total disturbances greater than one acre (or activities that are part of a large common plan of development disturbing greater than one acre) that does not meet the definition of New Development.

UNAUTHORIZED CONNECTION – A connection that discharges to the Town's MS4 without written permit from the Town.

288 Village Street Medway, Massachusetts

Project Description

The proposal is to construct a new three family dwelling on a property that formerly contained a single-family dwelling. The previous dwelling had been a two-family dwelling in the past. The proposed dwelling will be townhouse style construction with no common space inside the building. Each unit will have a front porch, back deck and three parking spaces. Architectural plans are intended to be in character with the surrounding neighborhood.

Existing Conditions

The 22,600 square foot parcel is mostly covered with lawn and a driveway within the Agricultural-Residential II Zoning district and the Multi-Family Housing Overlay District. The building was razed a few months ago. The topography has gentle slopes over soils that are well drained. Municipal water and sewer services are available.

Project Qualification

The project meets the requirements of Section 5.6.4 Multifamily Housing as follows:

- The site is in the Agricultural-Residential II District
- The site is in the Multi-Family Housing Overlay District
- Not in a subdivision created since September 29, 1952
- Is new construction
- The building will meet the minimum dimensional requirements (with a front building adjustment, if approved by the Planning Board
- There will be no increase in dimensional nonconformity
- The building height will be less than 40 feet
- The project will meet density regulations for lots under one acre (less than 4 units on 0.5 acre)
- Affordable units are not required (project is less than six dwelling units)
- A minimum of 15% of open space is provided
- Nine parking spaces are provided, six are required
- Town water and sewer is available
- There are less than twelve units in the building
- The project is less than forty dwelling units
- Historic properties are not involved

Construction Sequence

As this is a single building, no construction phasing is proposed.

The construction sequence is as follows

- Install siltation barriers and construction entrance
- Remove and stockpile topsoil
- Excavate for foundation and construct foundation
- Install underground utilities
- Backfill foundation and rough grade the property

- Construct house
- Install underground infiltration area
- Construct driveway
- Finish grade lot and construct rain garden
- Install plantings and lawn

Town of Medway
Planning and Economic Development Board
155 Village Street
Medway, MA 02053

Application/ Permit Type(s): Multi-Family Housing Special Permit
Site Plan Approval
Land Disturbance

Project Location : 288 Village Street
Medway, MA

Property Owner: Tony J. Leland, Sr. & Dawn M. Leland
290 Village Street
Medway, MA

Project Objective:
The applicant is seeking approval from the board to construct a three-unit multi-family dwelling located on the project site.

Existing Site Conditions:
The 22,600 s.f. lot is entirely within the Agricultural – Residential II Zoning District and Multi-Family Overlay District. The locus property is located on the northerly side of Village Street (A Scenic Road). There are no protected resource areas on or adjacent to the site.

The project site is currently vacant; however, a single-family dwelling was previously located on the property. The razed dwelling was connected to the municipal water and sewer system. Off street parking was accessed from Village Street by a paved driveway to a parking/ turn- around area at the back of the dwelling.

The lot coverage prior to the demolition of the dwelling was 21%. The remaining lot area was covered by lawn with a few trees along the easterly property line.

Proposed Site Conditions:

Structure

The proposed multi-family dwelling is approximately 2,810 s.f.. Each of the three units will include a porch and a deck to the front and rear of the structure respectively. The building is two stories. See the Architectural plans prepared by CME Architects, Inc. included with the submittal package for more detail.

Utilities

The structure will be connected to the municipal water and sewer system.

Each unit will be connected independently to a six-inch ductile iron water line constructed within the property boundaries running approximately parallel to the street line. Additionally, a fire service will run from the constructed water line to each unit independently for fire protection. All six connections to the water line will be equipped with a shutoff valve.

The property wastewater will be managed by connection to the existing sewer manhole within Village Street. A six-inch PVC sewer line will connect a proposed sewer manhole on the property to the westerly side of the Village Street manhole. A six-inch PVC trunk line will run across the front of the structure where each unit can be connected independently. Sewer cleanouts will be installed along the sewer service as shown on the Site & Utility Plan.

Parking

Off street parking will be accommodated by moving the existing driveway from its centralized location on the locus to the easterly portion of the property. The 16' driveway will run past the structure to a new parking area. The proposed parking area will include nine striped parking spaces. The total number of parking spaces was determined per the requirements outline in the municipal regulation.

Grading

The project site slopes from the north-easterly corner to the south-west and is otherwise flat. Minimal grading is necessary on the site because the site does not exceed 5%. The primary objective of the grading on-site was to manage stormwater runoff.

Drainage

The proposed drainage system includes a stormwater infiltration system and a rain garden. All roof runoffs shall be connected to the StormTech SC-310 to mitigate the increase in the impervious lot coverage on-site. The parking area has been graded so that the runoff is directed to the rain garden as treatment for the property. Minimizing impervious area coverage was a primary design aspect when developing the proposed project.

OWNER/APPLICANT (S):
TONY J. LELAND, SR. & DAWN M. LELAND
290 VILLAGE STREET
MEDWAY, MA

ARCHITECT:
CME ARCHITECTS, INC.
6 WILKINS DRIVE, SUITE 210
PLAINVILLE, MA 02762
(508) 805-2509

SHEET INDEX	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PROPOSED SITE & UTILITIES PLAN
4	PROPOSED DRAINAGE & GRADING PLAN
5	SEDIMENT & EROSION CONTROL PLAN
6	DETAILS & NOTES
7	DETAILS & NOTES

ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL II

REQUIRED	EXISTING	PROPOSED
AREA:	22,500 S.F.	22,600 S.F.
FRONTAGE:	150 FT.	133.22 FT.
FRONT YARD:	35 FT.	30 FT.
SIDE YARD:	15 FT.	25.6 FT.
REAR YARD:	15 FT.	75.0 FT.
LOT COVERAGE:	30% MAX.	15%
BLDG. HEIGHT:	35 FT.	30 FT.
IMPERVIOUS COVERAGE:	45% MAX.	35%
PARKING:	1.5 SPC./UNIT	N/A

THIS PROPERTY IS IN THE MULTI-FAMILY HOUSING OVERLAY DISTRICT

ZONING DISTRICT: MULTI-FAMILY HOUSING OVERLAY DISTRICT

REQUIRED	PROPOSED
LOT FRONTAGE:	30 FT.
BLDG. HEIGHT:	30 FT.
OPEN SPACE:	15%
PARKING SPACES:	9

WAIVER REQUESTS INVENTORY

TITLE & NUMBER	REQUIREMENT	REQUEST
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 1	Full Traffic Impact Assessment	Limit assessment to provided sight distance and trip generation
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 2	Full Environmental Impact Assessment	Limit to stormwater report
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 3	Neighborhood Impact Assessment	Eliminate (development is consistent with neighborhood)
Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 15	Lighting Plan per Section 7.1.2 of the Zoning Bylaws	Eliminate (limit to building mounted lighting)
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 4	Parking Impact Assessment (greater than 30 spaces required)	Eliminate (under threshold)
Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 8	Landscape Architect Plan	Eliminate (use typical residential plantings)
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 3	Site Entrance Width of 20 feet	Reduce to 16 feet
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 4	Vertical Granit Curbing at entrance	Eliminated curbing requirement
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 13	Driveway 15 feet from residential use side lot line	Reduce to 11 feet
Site Plan Rules & Regulations Chapter 200 Section 207-12 H. 1	Parking area perimeter granite curbing	Eliminated curbing requirement
Zoning Bylaw Section 6.1 Table 2. Dimensional And Density Regulations	35' Front Yard Setback	Reduce to 30' (minimize impervious area on-site)

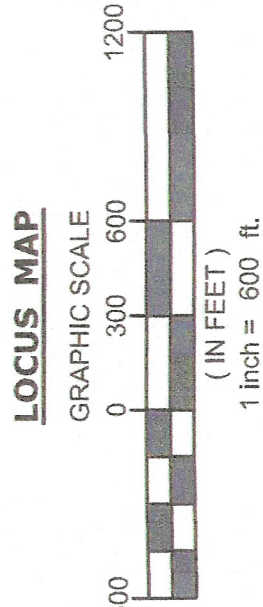
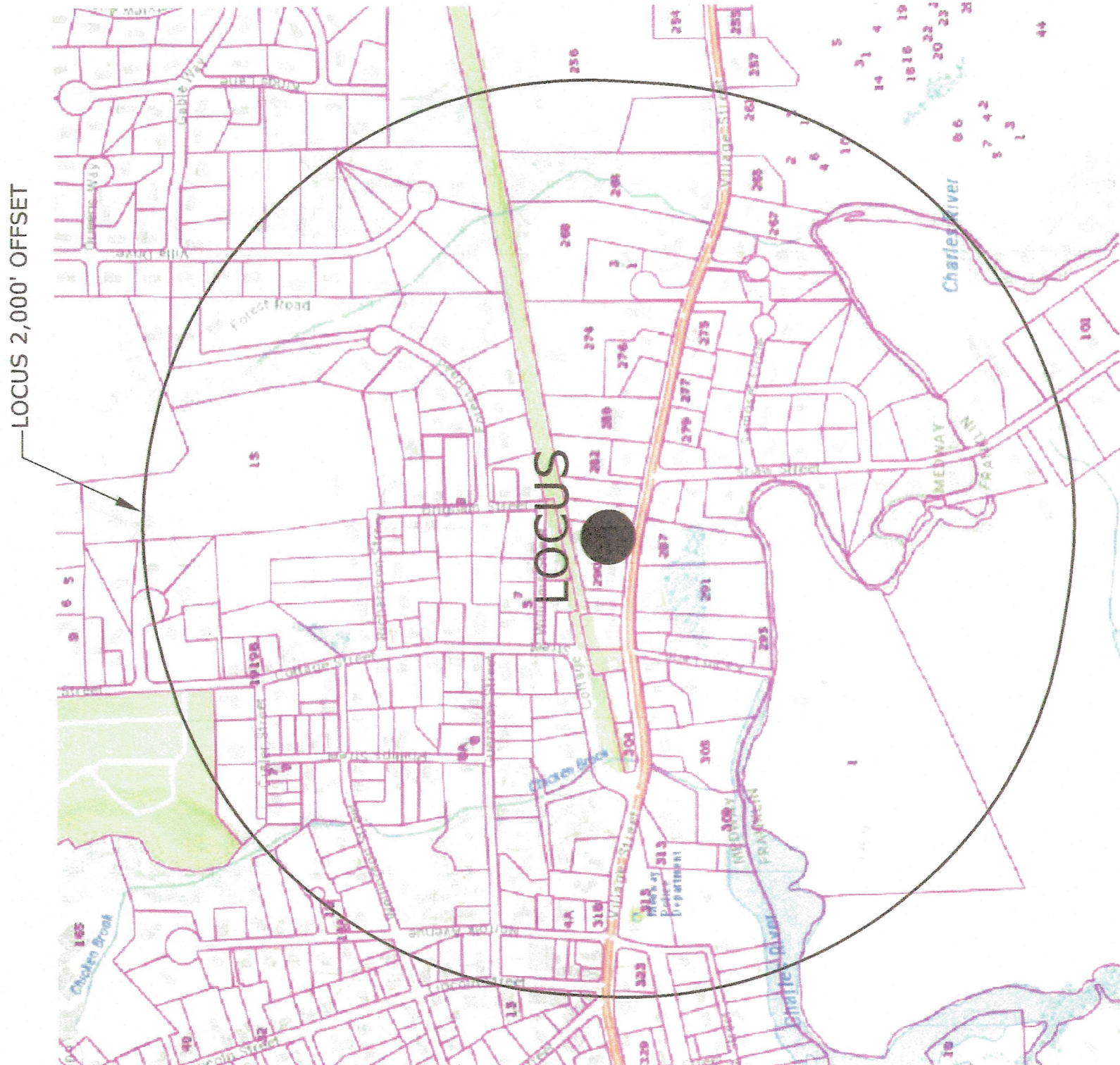
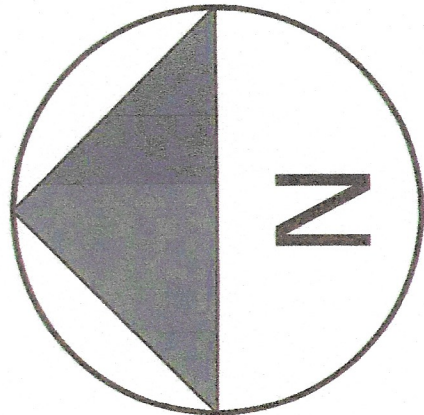


ABUTTERS LOCUS MAP

1" = 200'

Site Development Plan

MULTI-FAMILY BUILDING



Located at
288 Village Street
Medway, MA

FOR REGISTRY OF DEEDS USE ONLY

COVER SHEET

Located at
288 Village Street
Medway, MA

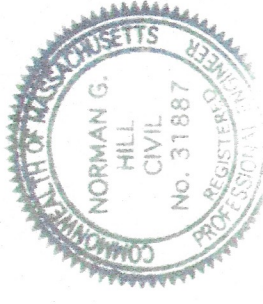
Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted

LOCUS REFERENCES

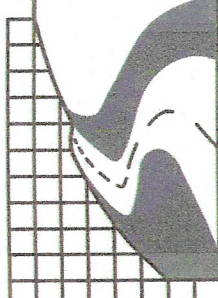
Deed (Book / Page): 36356 / 489
Plan (Plan Book / Plan): 676 / 87
Assessors: 58 - 083



Date: 4/7/2022
Norman G. Hill, PE #31887

REVISIONS

Date	Description
Field By: SB/DL	1/26/2022
Designed By: SB	2/10/2022
Drawn By: SB	2/10/2022
Checked By: NGH	2/18/2022



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
www.landplanninginc.com

Date: April 1, 2022
Job No.: B1483
Sheet No.: 1

I, _____, CLERK OF THE
TOWN OF MEDWAY, RECEIVED AND RECORDED
APPROVAL FROM THE PLANNING AND ECONOMIC
DEVELOPMENT BOARD OF THIS PLAN AND ITS
CORRESPONDING DECISION ON
_____, AND NO APPEAL WAS
TAKEN FOR TWENTY (20) DAYS, THEREAFTER.
SIGNATURE: _____
DATE: _____
THIS PROJECT IS SUBJECT TO A PERFORMANCE
SECURITY COVENANT TO BE RECORDED HERewith.

EXISTING CONDITIONS PLAN

Located at
288 Village Street
Medway, MA






Owned By
Tony J. Leland, Sr.
&

Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Malden, MA

Scale: As Noted

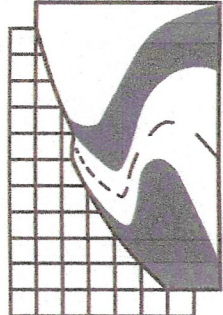
LEGEND

- | BENCHMARK | |
|---|--------------------|
|  | EXISTING |
| (E) | PROPOSED |
| (P) | FOUND |
| (F) | SET |
| (S) | BOUND (BND) |
|  | IRON ROD (IR) |
|  | IRON PIPE (IP) |
|  | DRILL HOLE (DH) |
|  | EXISTING CONTOUR |
| ---000--- | EXISTING SPT GRADE |
| 000x0 | EXISTING SETBACK |
| --- | ZONING SETBACK |



Norman G. Hill, Jr.
Date: 4/7/2022
Norman G. Hill, PE #31887

REVISIONS

[illegible]

Land Planning, Inc.

Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

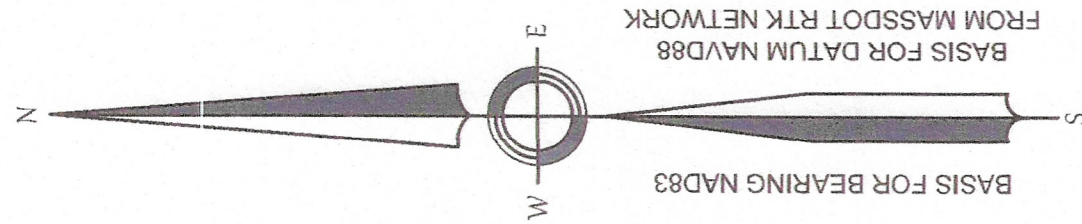
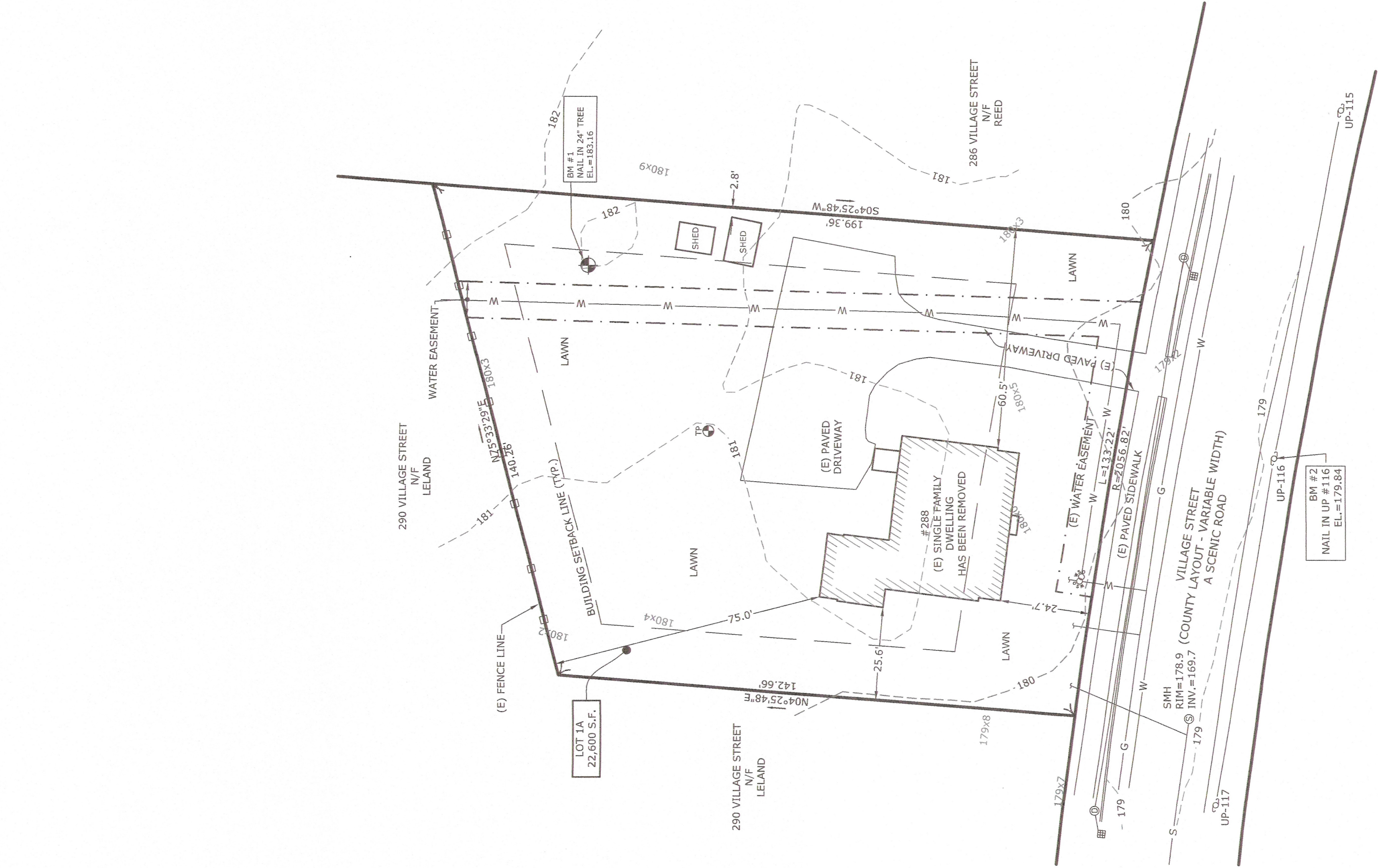
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Date	April 1, 2022	Sheet No.	2
Job No.	B1483		

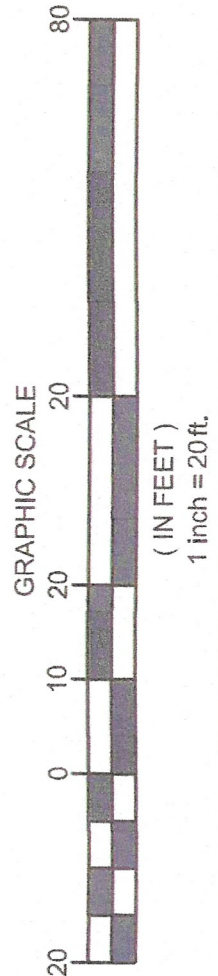
GENERAL NOTES

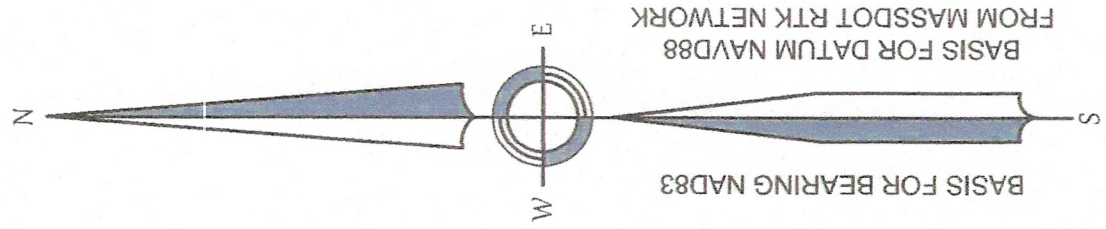
1. TOPOGRAPHY DETERMINED BY AN ON-THE-GROUND SURVEY BY LAND PLANNING, INC. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
2. THE ENTIRE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FIRM MAP # 25021C0143E DATED JULY 17, 2012.
3. CONSERVATION COMMISSION APPROVAL IS NOT REQUIRED.
4. ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON FIELD EVIDENCE AND RECORDS PROVIDED TO LAND PLANNING, INC.. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN OR UNKNOWN. NO ADDITIONAL INFORMATION WAS NOT FOUND. THE CONTRACTOR MUST CONDUCT EXCAVATION BEGINS. WE ASSUME NO RESPONSIBILITY (888-DIG-SURF) BEFORE EXCAVATION BEGINS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.



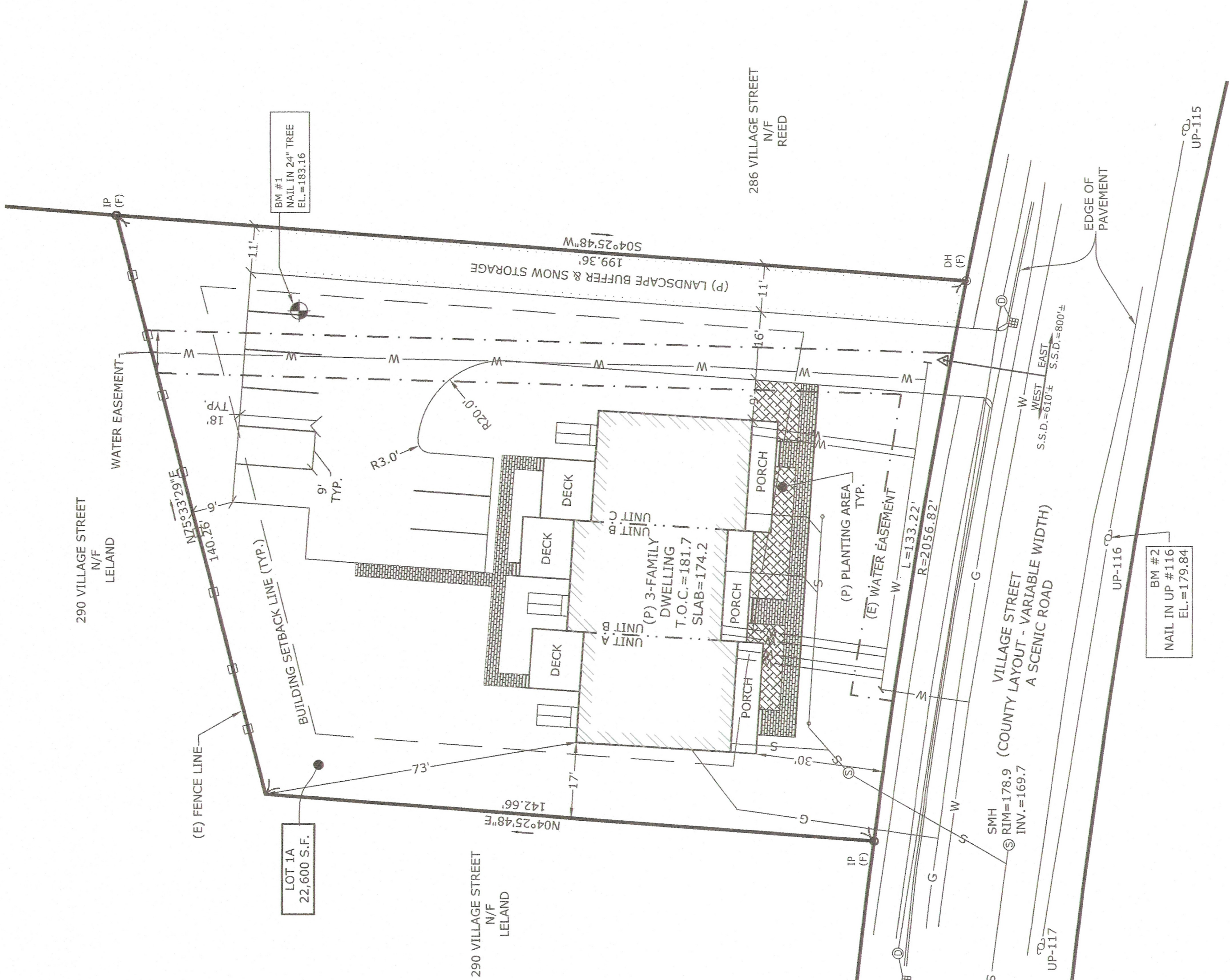
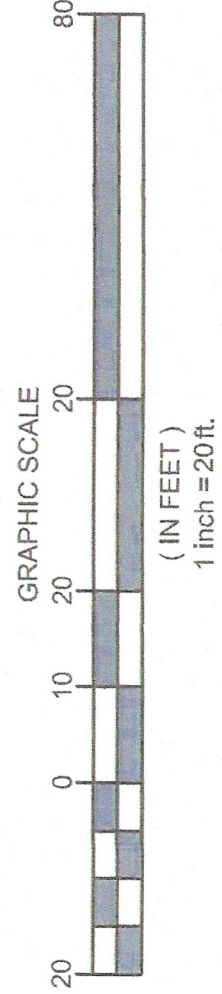
TEST PIT RESULTS:		TP		
DEPTH (IN.)	HORIZON	TEXTURE	COLOR	
0 - 4	FILL	-	-	
4 - 28	B	LOAMY SAND	10YR 6/8	
28 - 112	C	SAND	7.5YR 7/2	
MOTTLES:N/A	STANDING:N/A		WEEPING: 100"	

IMPERVIOUS COVERAGE _____
EXISTING AREA: 4,784 S.F.
EXISTING COVERAGE 21% (40% ALLOWABLE)





IMPERVIOUS COVERAGE 4,784 S.F.
EXISTING AREA: 8,510 S.F.
PROPOSED AREA: 38% (40% ALLOWABLE)



NOTE: EXISTING SEWER SERVICE SHALL BE CONNECTED TO THE PROPOSED MANHOLE. ALL SEWER ELEVATIONS SHALL BE VERIFIED AND SET DURING CONSTRUCTION.

UTILITY CONNECTION DETAIL
1"=10'

PROPOSED SITE & UTILITIES PLAN

Located at
288 Village Street
Medway, MA

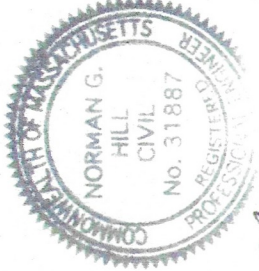
Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted

LEGEND

- BENCHMARK (E)
- EXISTING (F)
- PROPOSED (S)
- FOUND (S)
- SET (S)
- BOUND (BND)
- IRON ROD (IR)
- IRON PIPE (IP)
- DRILL HOLE (DH)
- EXISTING CONTOUR (000x0)
- EXISTING SPOT GRADE (000x0)
- PROPOSED CONTOUR (000x0)
- PROPOSED SPOT GRADE (000x0)
- PROPOSED TREE (000x0)
- SEDIMENT BARRIER
- ZONING SETBACK

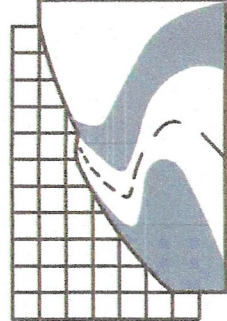


Norman G. Hill, PE
Date: 4/17/2022

Norman G. Hill, PE #31887

REVISIONS

Date	Description
Field By: SB/DL	1/26/2022
Designed By: SB	2/10/2022
Drawn By: SB	2/10/2022
Checked By: NGH	2/18/2022



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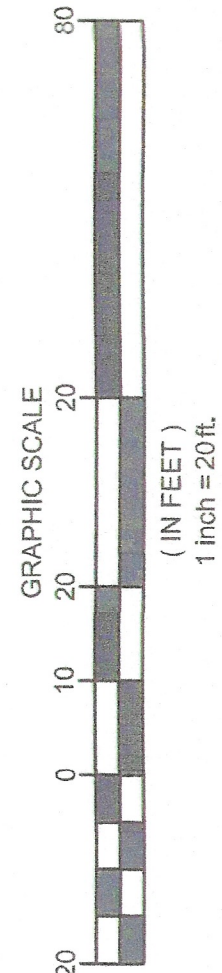
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1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

Date: April 1, 2022
Job No.: B1483
Sheet No.: 3



SEDIMENT & EROSION
CONTROL PLAN

Located at
288 Village Street
Medway, MA

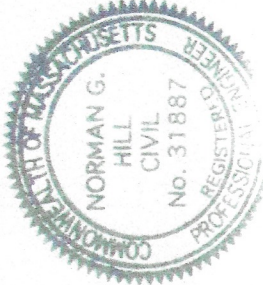
Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted

LEGEND

- BENCHMARK
- EXISTING
- PROPOSED
- FOUND
- SET
- BOUND (BND)
- IRON ROD (IR)
- IRON PIPE (IP)
- DRILL HOLE (DH)
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TREE
- SEDIMENT BARRIER
- ZONING SETBACK

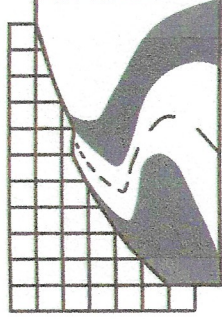


Norman G. Hill, P.E.
Date: 4/7/2022

Norman G. Hill, P.E. #31887

REVISIONS

Date	Description
Field By: SB/DL	1/26/2022
Designed By: SB	2/10/2022
Drawn By: SB	2/10/2022
Checked By: NGH	2/16/2022



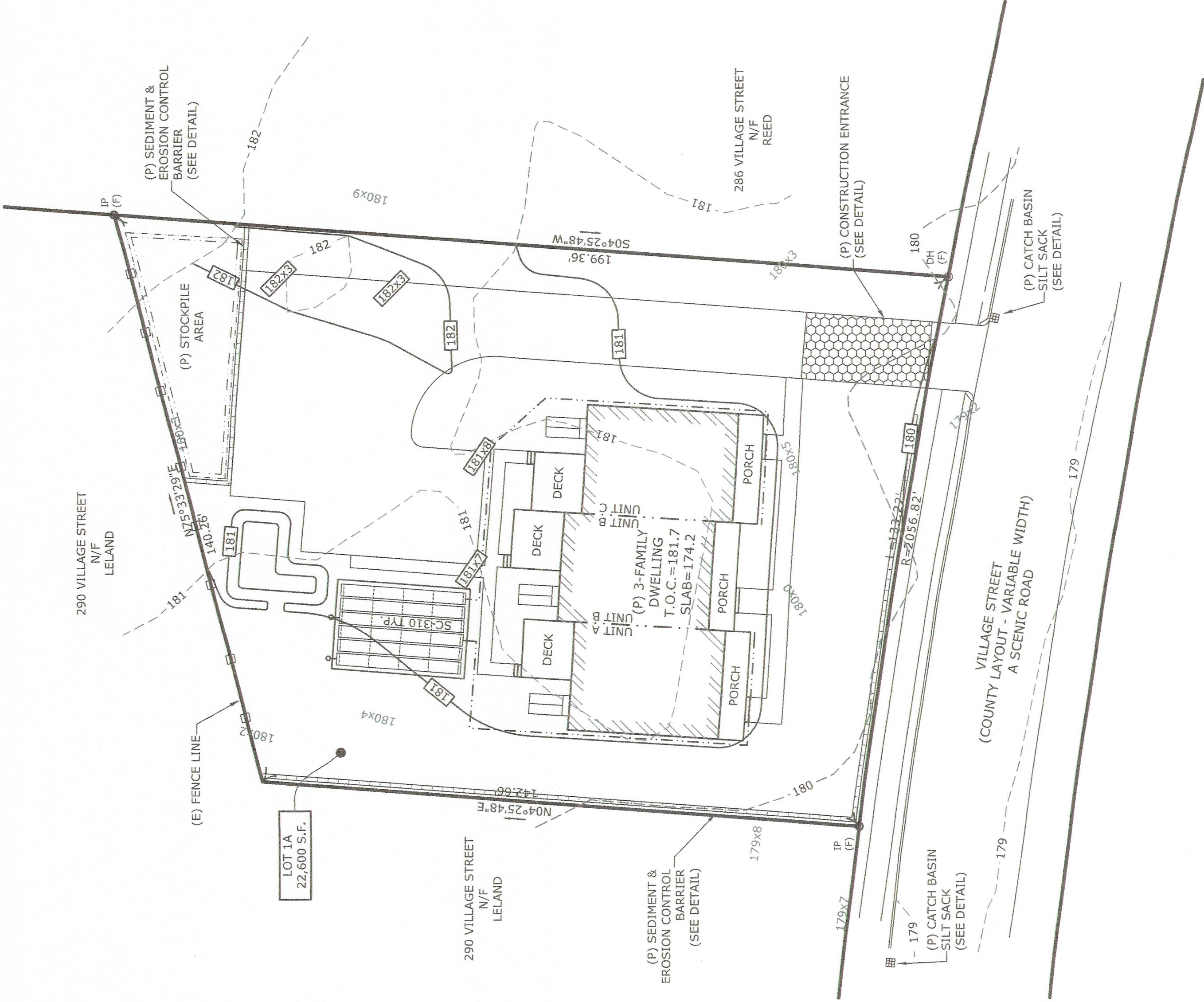
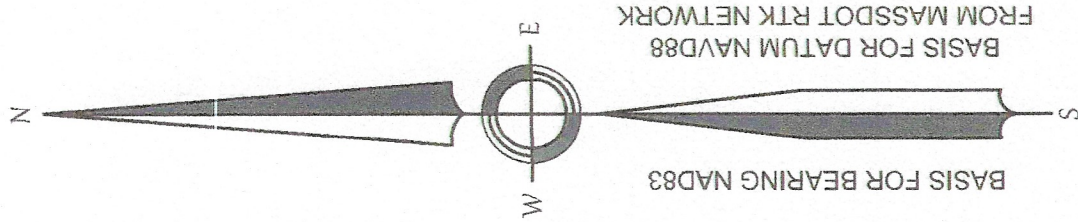
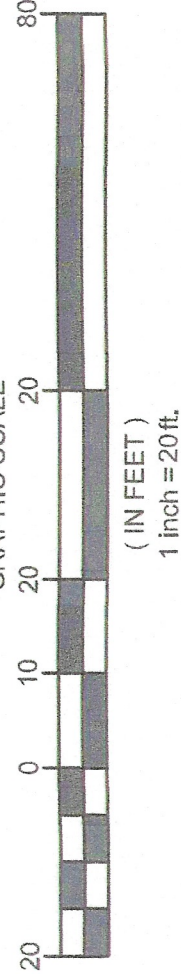
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781-294-4144

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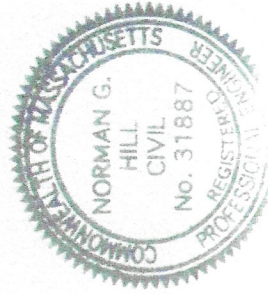
DETAILS & NOTES

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Sr.
&
Dawn M. Leland
290 Village Street
Medway, MA

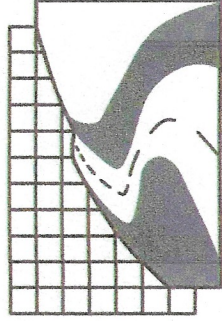
Prepared For
Tony J. Leland, Sr.
290 Village Street
Medway, MA

Scale: As Noted



Norman G. Hill, P.E.
Date: 4/7/2022
PE #31887

REVISIONS	
Date	Description
Field By: SB/DL	1/26/2022
Designed By: SB	2/10/2022
Drawn By: SB	2/10/2022
Checked By: NGH	2/18/2022



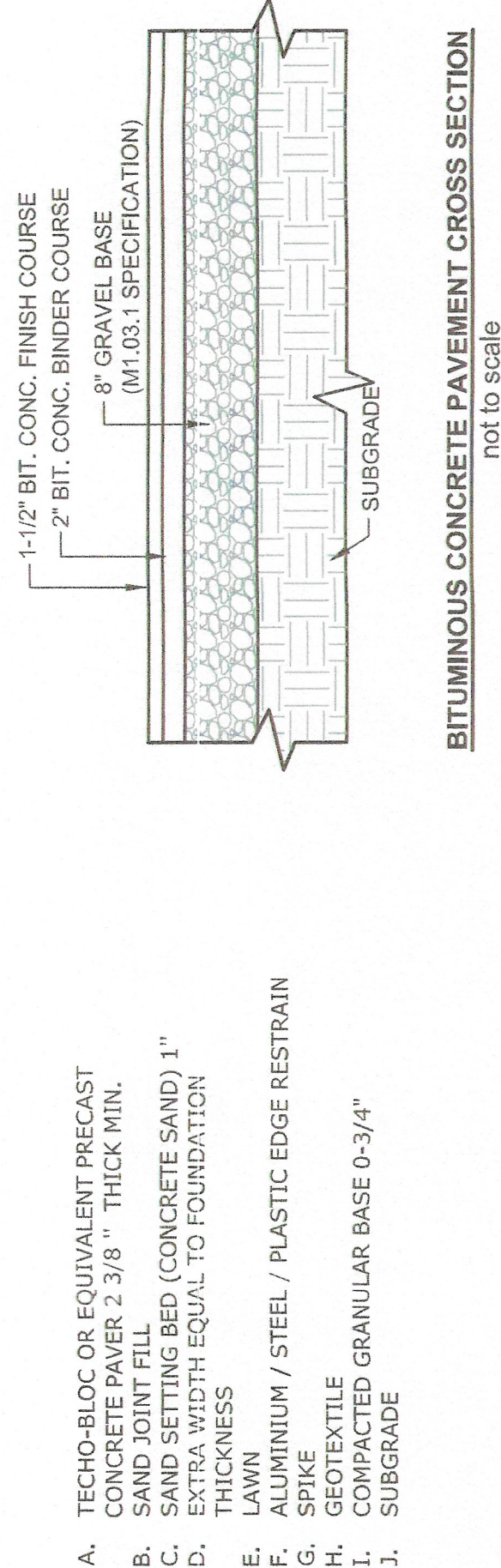
Land Planning, Inc.
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Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

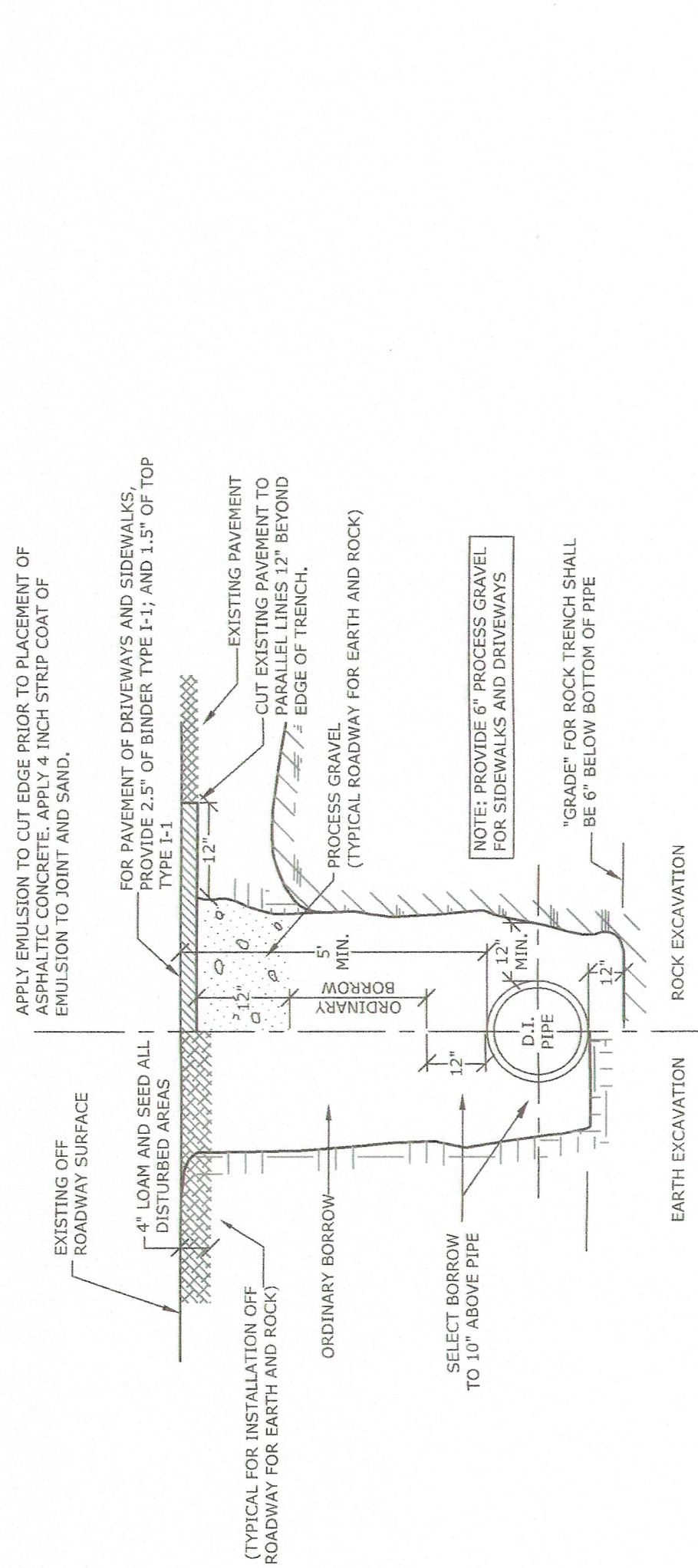
North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
www.landplanninginc.com

Date	Sheet No.
April 1, 2022	6
Job No.	
B1483	

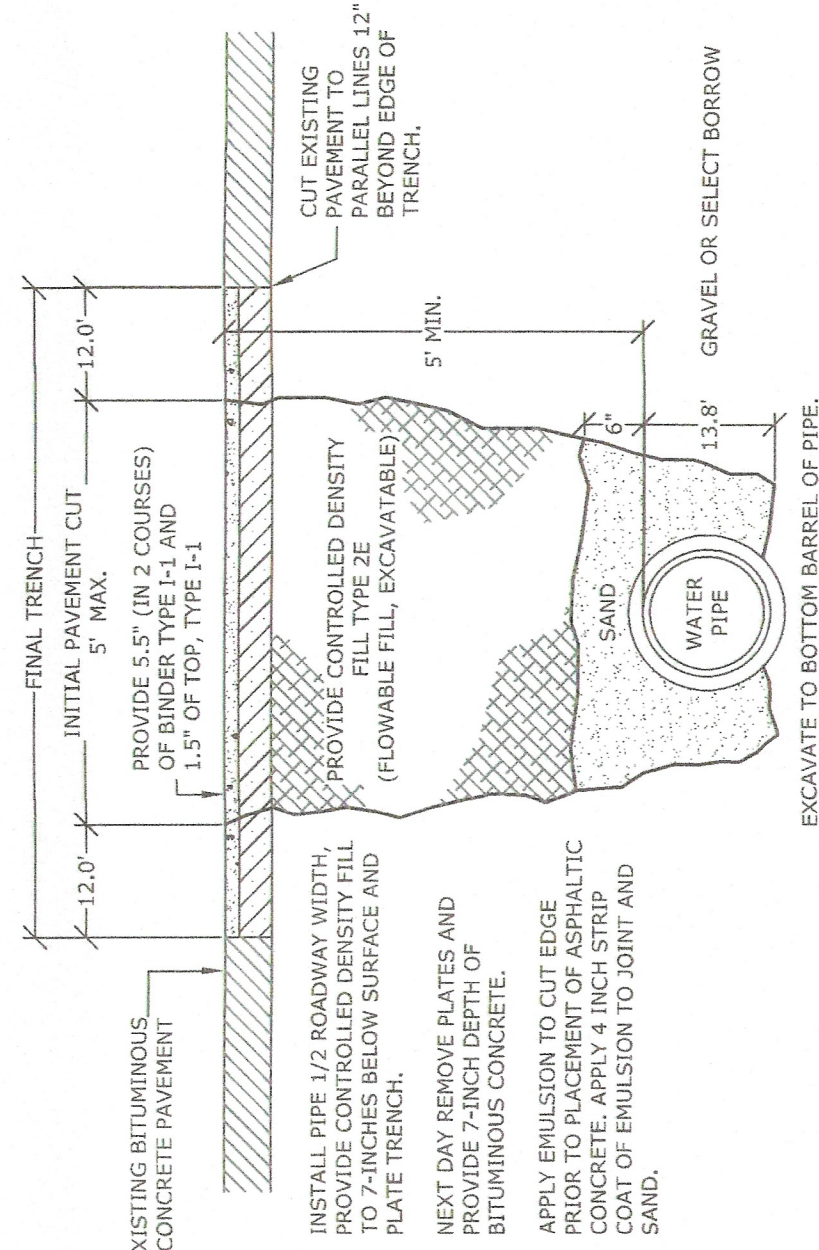


BITUMINOUS CONCRETE PAVEMENT CROSS SECTION
not to scale



NOTE:
ALL PIPES INSTALLED UNDER BROOKS, CULVERTS OR WITHIN 6' OF ANY STRUCTURES
(CB, MH, PITS, VAULTS) MUST BE DUCTILE IRON.

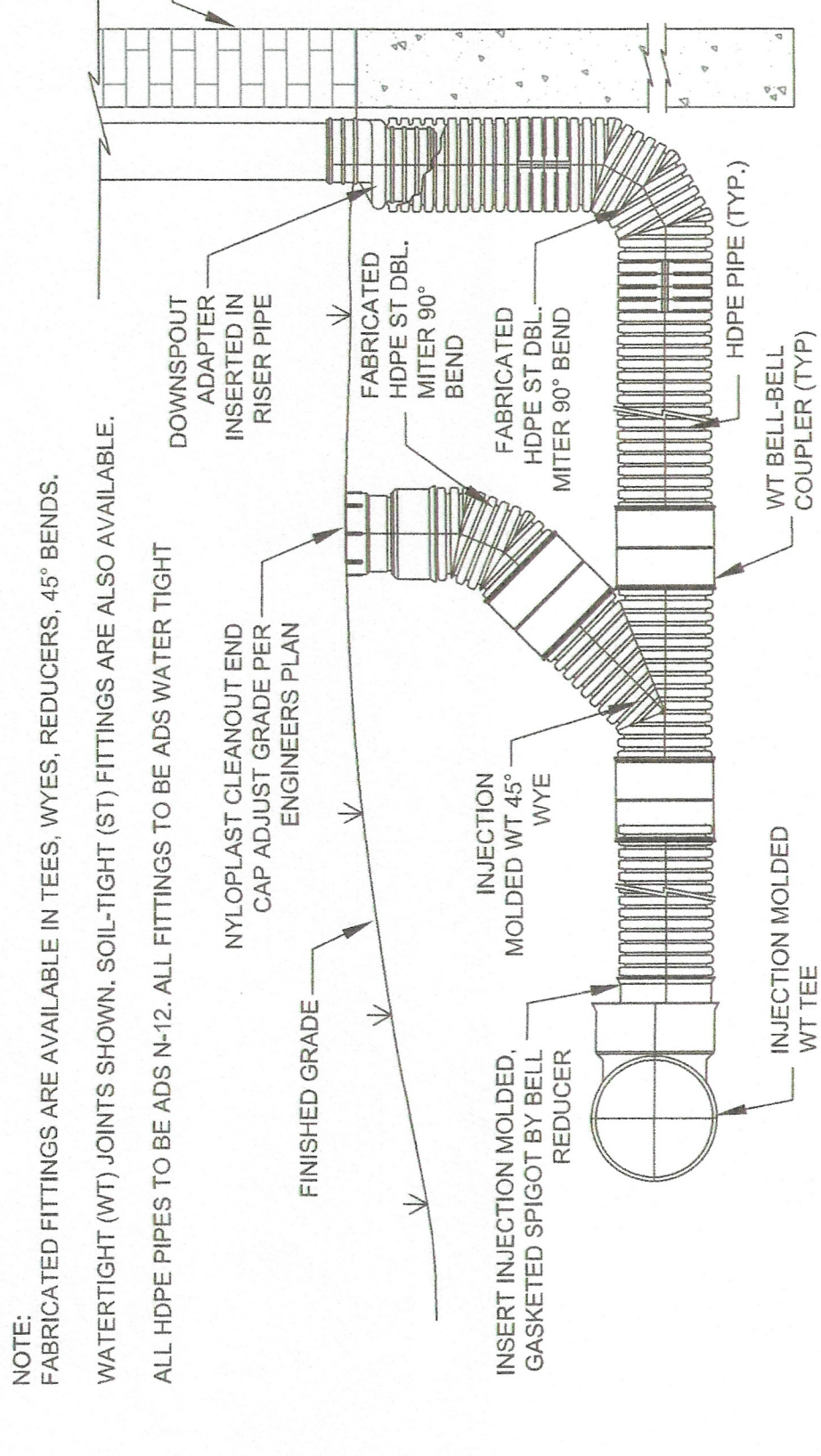
DUCTILE IRON WATER MAINS TRENCH SECTION
NOT TO SCALE



TRENCH RESURFACING IN STATE HIGHWAY & ON MAIN ROADS
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES

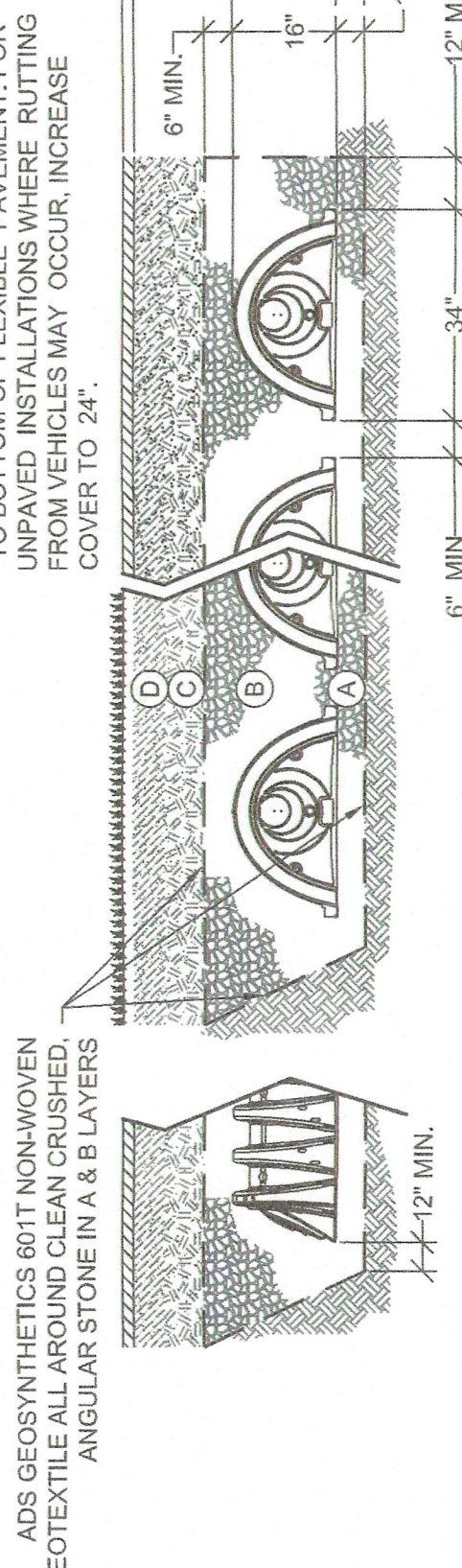
1. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE THAT THIS PROJECT IS SUBJECT TO AN ORDER OF CONDITIONS FROM THE CONSERVATION COMMISSION AND ITS REGULATIONS ARE APPLICABLE TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
2. SEDIMENT BARRIERS ARE TO BE INSTALLED WHERE SHOWN ON THIS PLAN. THE CONTRACTOR AND THE OWNER ARE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE SEDIMENT BARRIERS AND TO IDENTIFY AND CORRECT ALL SOURCES OF EROSION. EXTRA SEDIMENT BARRIER MATERIALS ARE TO BE STORED ON SITE IN ORDER TO QUICKLY REPAIR EROSION PRONE AREAS. PERIODIC MAINTENANCE OF THE EROSION CONTROL STRUCTURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS.
3. STOCKPILED MATERIAL THAT IS SUBJECT TO EROSION SHALL BE PROTECTED AT ITS BASE ON THE DOWN-SLOPE SIDE WITH A SILT FENCE.
4. TEMPORARY STABILIZATION OF DISTURBED AREAS IS REQUIRED TO LIMIT EROSION TOWARD ABUTTING PROPERTIES AND PUBLIC WAYS. ALL GRADED SLOPES ARE TO BE STABILIZED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE RESOURCE AREAS. AREAS OF EROSION ARE TO BE REPAIRED ON A DAILY BASIS.
5. THE CONTRACTOR IS TO USE PROPER JUDGMENT RELATIVE TO CONSTRUCTION PRACTICES DURING ADVERSE WEATHER CONDITIONS OR PERIODS OF HIGH GROUNDWATER. NO WORK IS TO BE PERFORMED NEAR THE WETLAND AREAS DURING PERIODS OF HEAVY RAINFALL. INSPECTION IS REQUIRED AFTER MORE THAN 1/2" OF RAINFALL IN 24 HOURS.
6. ALL GRADED AREAS ARE TO BE LOAMED AND SEEDED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A GRASS SEED MIXTURE OF 20% RED TOP, 60% CHEWINGS FESCUE AND 20% KENTUCKY BLUEGRASS IS RECOMMENDED. "HYDROSEED" WITH HIGH FIBER CONTENT.
7. THE SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL ALL UPGRADIENT AREAS HAVE BEEN STABILIZED.
8. DURING PERIODS OF HEAVY RAINFALL, IT WILL BE EXPECTED TO EXPERIENCE EROSION OF THE UNSTABILIZED SLOPES. IMMEDIATE ATTENTION TO THE MAINTENANCE OF THESE ERODED AREAS WILL FURTHER INSURE THE SUCCESSFUL STABILIZATION OF THE EXPOSED SLOPES WHILE LIMITING THE IMPACTS TO NEARBY RESOURCE AREAS.
9. PERIODIC INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE ARE TO BE PERFORMED BY A COMPETENT REPRESENTATIVE WHO WILL INSURE THE ADHERENCE TO THE REGULATIONS AS SET FORTH IN 310 CMR 10.00. NO UNAUTHORIZED INDIVIDUALS ARE TO ENTER THE CONSTRUCTION AREA WITHOUT THE EXPRESSED CONSENT OF THE OWNER.
10. THE APPLICANT IS TO NOTIFY THE CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND THE EROSION PRONE SITE HAS BEEN FULLY STABILIZED. THE APPLICANT IS TO BEKEEN SUBJECT TO THE ORDER OF CONDITIONS, THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE.



DOWNSPOUT & CLEANOUT DETAIL

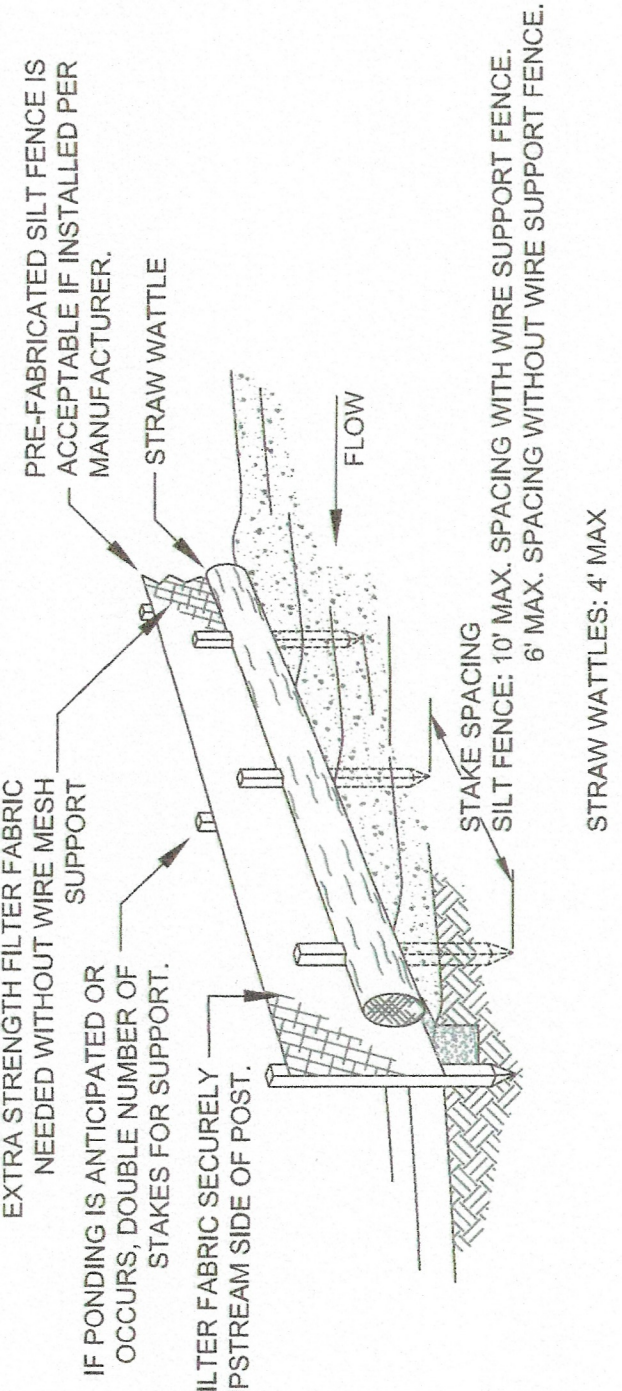
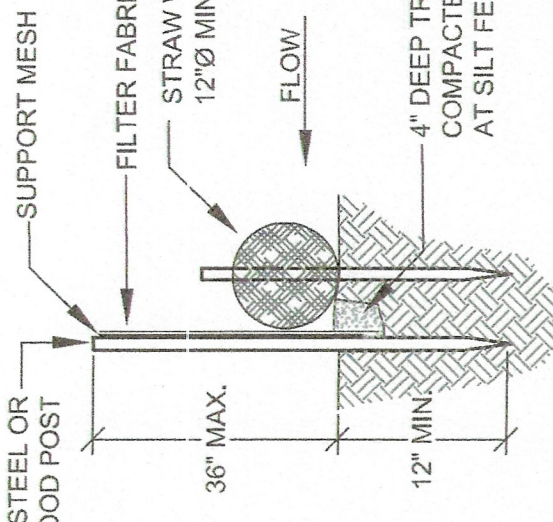
- not to scale
- NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16A (POLYPROPYLENE).
 2. "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 3. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 6. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, A) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.2 OF ASTM F2922 SHALL BE GREATER THAN OR EQUAL TO 400
 - LESSININ, AND B) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

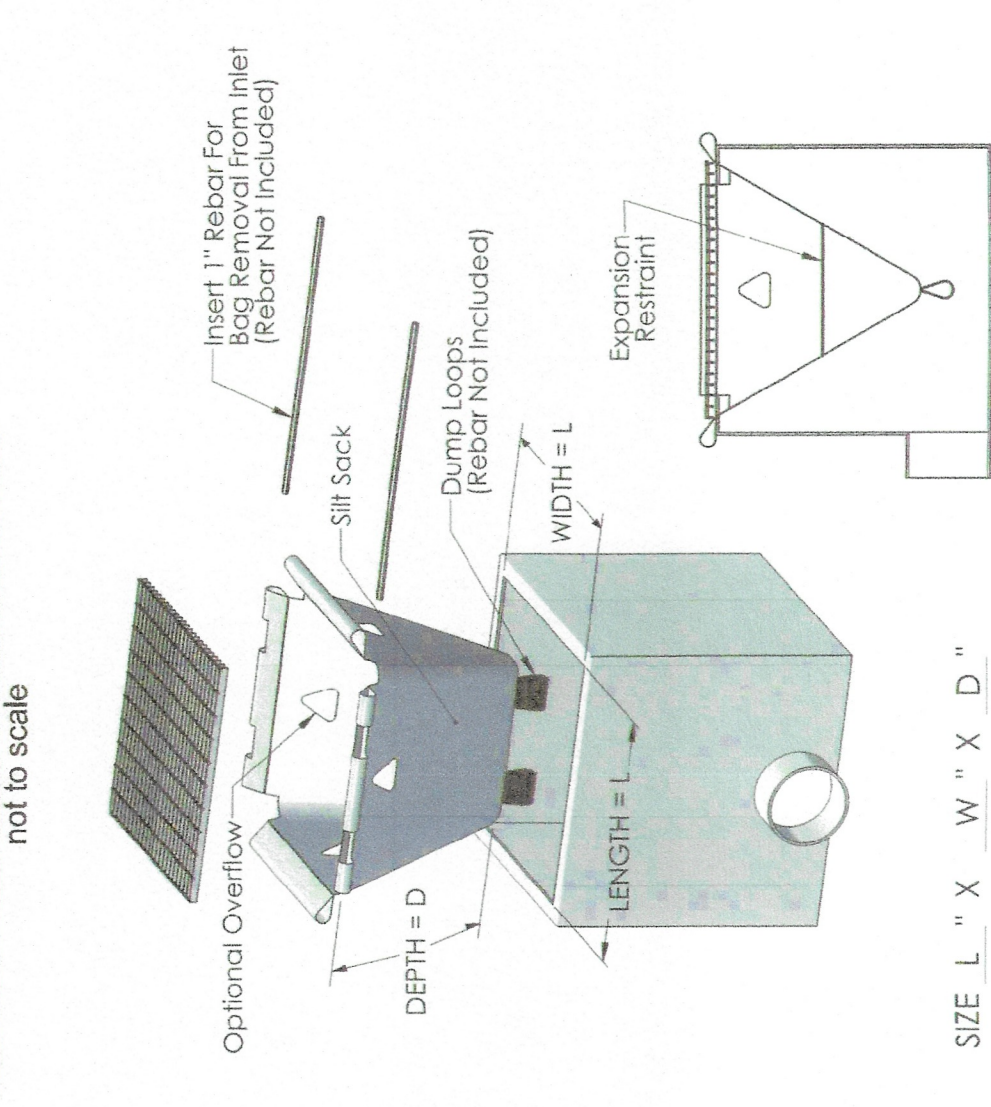


ADS STORMTECH FIELD DETAIL SC-310

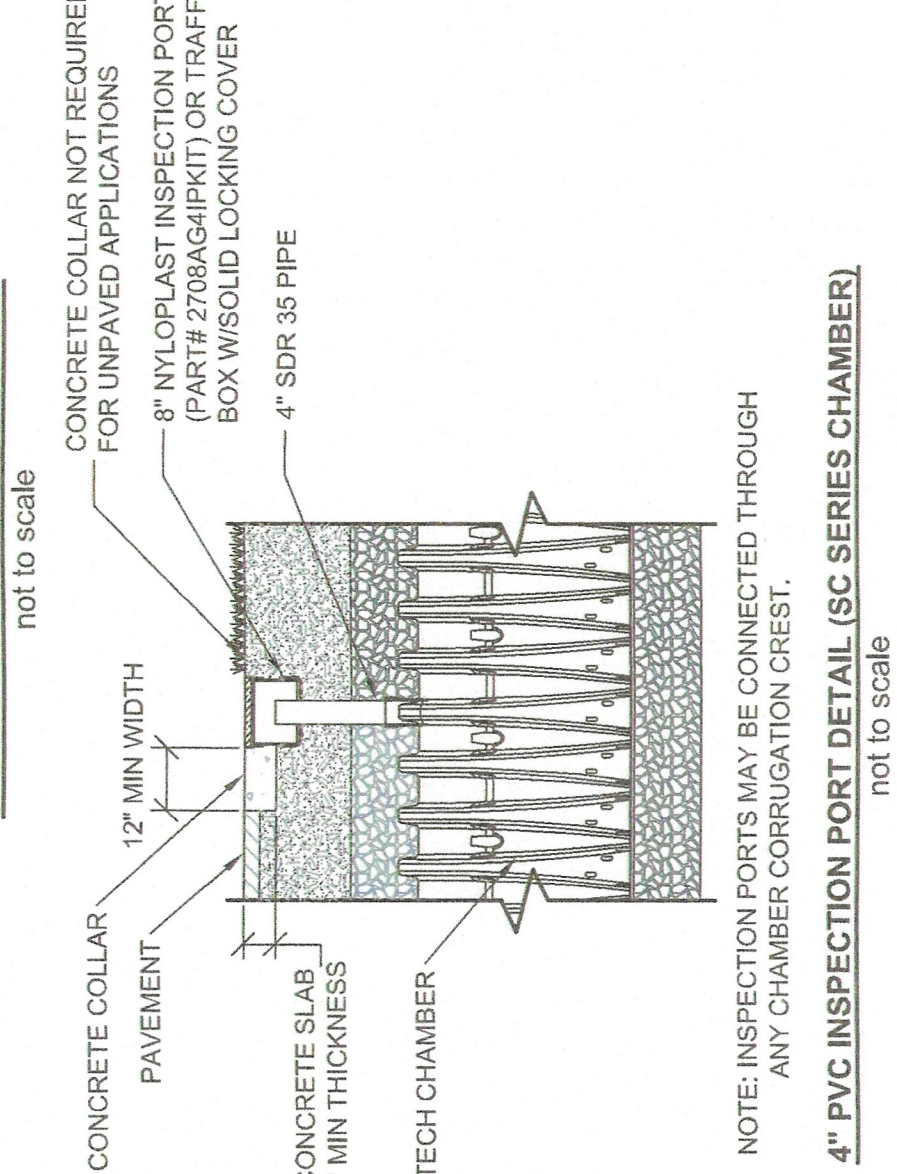
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SEDIMENT & EROSION CONTROL BARRIER

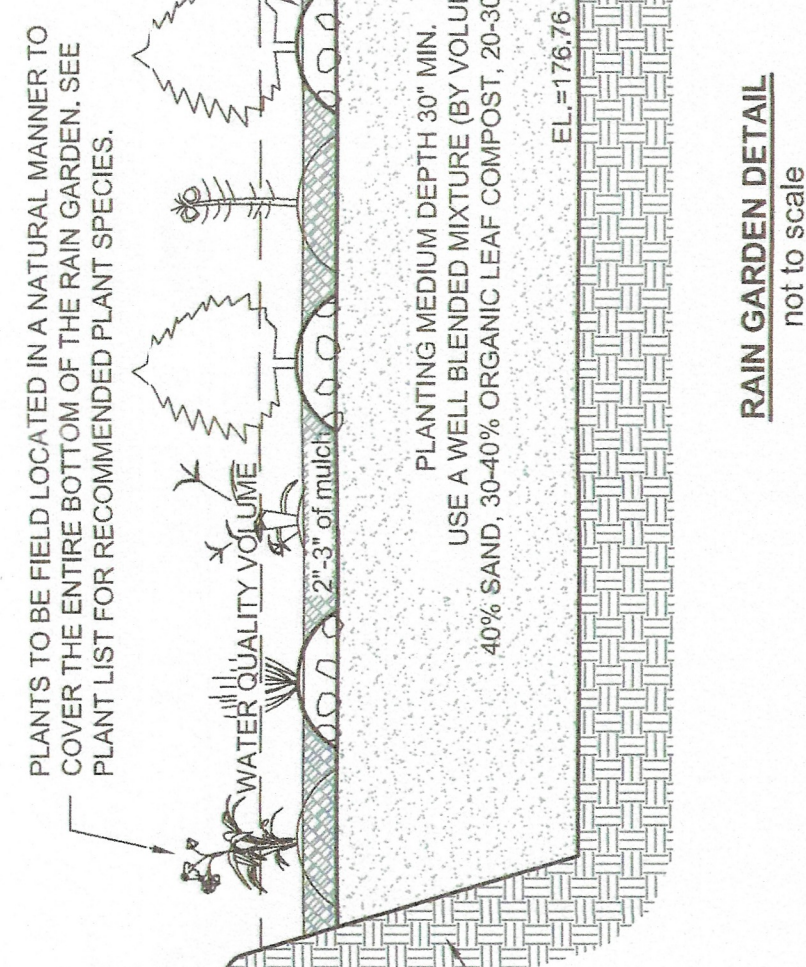


TYPICAL CATCH BASIN SILT SACK

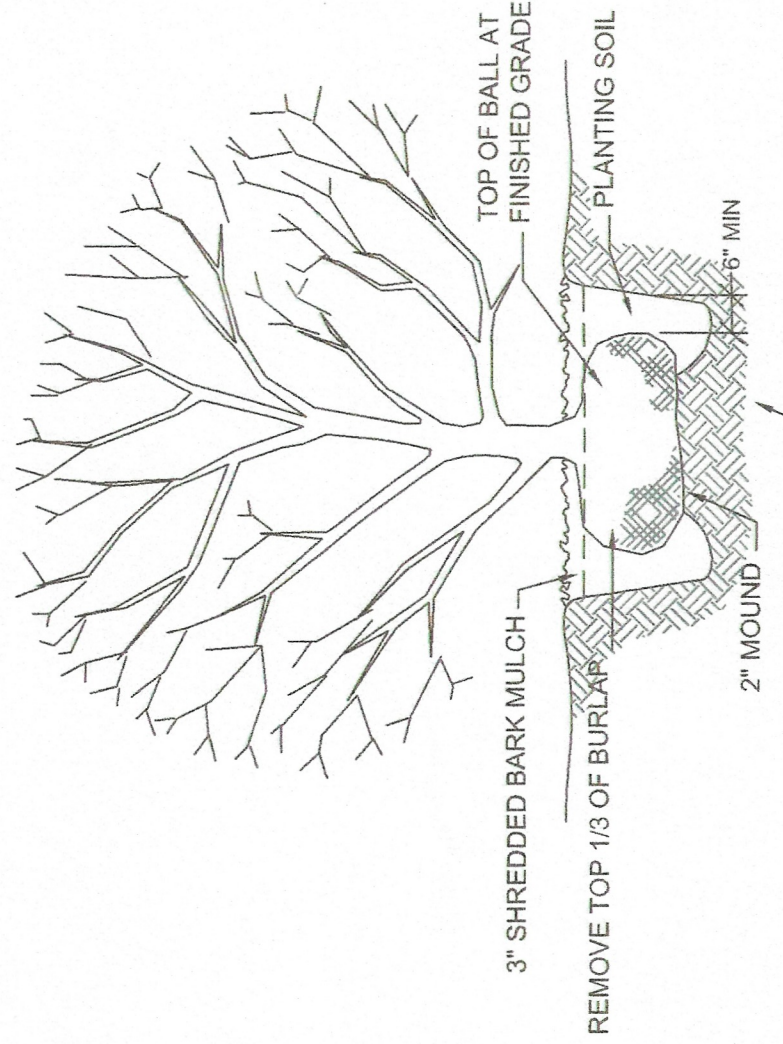


CHAMBER TYPE:	STORMTECH SC-310
DESIGN:	24 CHAMBERS TOTAL
ROW SPACING:	12 END CAPS (2 PER ROW)
OVERALL LENGTH:	4 CHAMBERS + 2 END CAPS + 2' OF STONE = 31.68'
OVERALL WIDTH:	6 ROWS + 5'(6" STONE SPACING) + 2' OF STONE = 21.50'

- PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

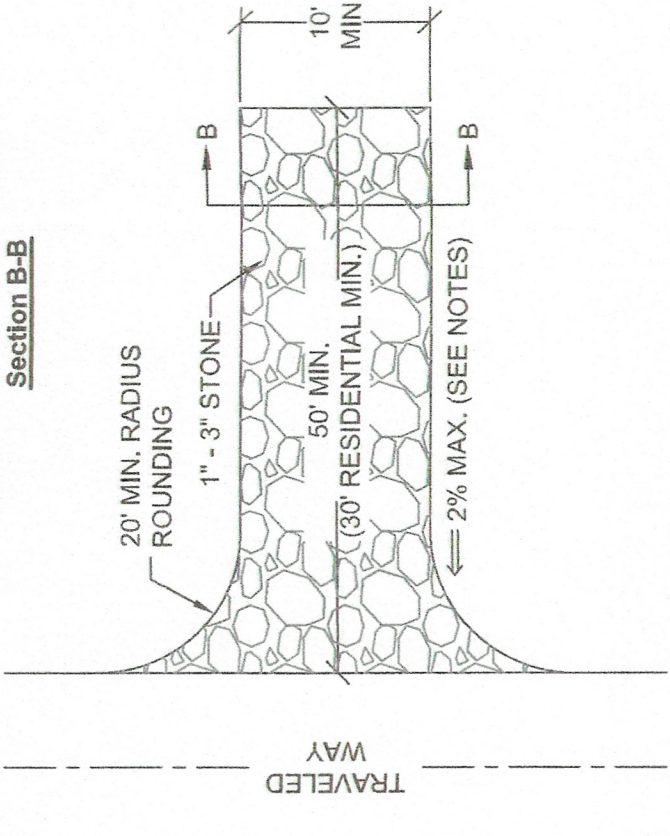


RAIN GARDEN DETAIL



SHRUB PLANTING DETAIL

not to scale



CONSTRUCTION ENTRANCE ANTI-TRACKING PAD

not to scale

CONSTRUCTION ENTRANCE NOTES

REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.

STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 3-INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT PLACED ON A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

PAD DIMENSIONS: THE MINIMUM LENGTH OF THE GRAVEL PAD SHOULD BE 50 FEET. EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH MAY BE USED. LONGER ENTRANCES WILL PROVIDE BETTER CLEANING ACTION. THE PAD SHOULD EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET WHICHEVER IS GREATER. THE AGGREGATE SHOULD BE PLACED AT LEAST SIX INCHES THICK.

A GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE FILL AND THE EARTH SURFACE BELOW THE PAD TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING RESIDENCE LOT.

IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES. ACROSS THE FOUNDATION APPROXIMATELY 1/6 FT FROM THE ENTRANCE TO DIVERTE RUNOFF AWAY FROM THE PUBLIC ROAD.

ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHOULD BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.

WASHING: IF THE SITE CONDITIONS ARE SUCH THAT THE MAJORITY OF MUD IS NOT REMOVED FROM THE VEHICLE TIRES BY THE GRAVEL PAD, THEN THE TIRES SHOULD BE WASHED BEFORE THE VEHICLE ENTERS THE ROAD OR STREET. THE WASH AREA SHOULD BE A LEVEL AREA WITH 3-INCH WASHED STONE MINIMUM, OR A COMMERCIAL RACK. WASH WATER SHOULD BE DIRECTED INTO A SEDIMENT TRAP. A VEGETATED FILTER STRIP, OR OTHER APPROVED SEDIMENT TRAPPING DEVICE, SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY WATERCOURSES.

A FILTER FABRIC FENCE SHOULD BE INSTALLED DOWN-GRADE FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

CONSTRUCTION ENTRANCE MAINTENANCE

THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE.

INSPECT ENTRANCE/EXIT PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE.

REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE SEDIMENTATION ON THE ROAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW STONE. ONLY THE TOP LAYER OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS MAINTAINED AT ALL TIMES.

VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

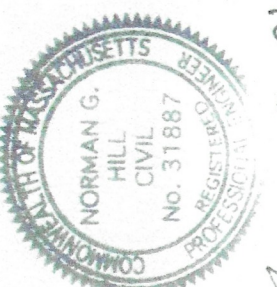
DETAILS & NOTES

Located at
288 Village Street
Medway, MA

Owned By
Tony J. Leland, Jr.
&
Dawn M. Leland
290 Village Street
Medway, MA

Prepared For
Tony J. Leland, Jr.
290 Village Street
Medway, MA

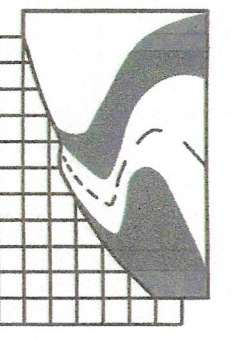
Scale: As Noted



Norman G. Hill, Jr.
Date: 4/7/2022
PE #31887

REVISIONS

Date	Description
Field By: SB/DL	1/26/2022
Designed By: SB	2/10/2022
Drawn By: SB	2/10/2022
Checked By: NGH	2/18/2022



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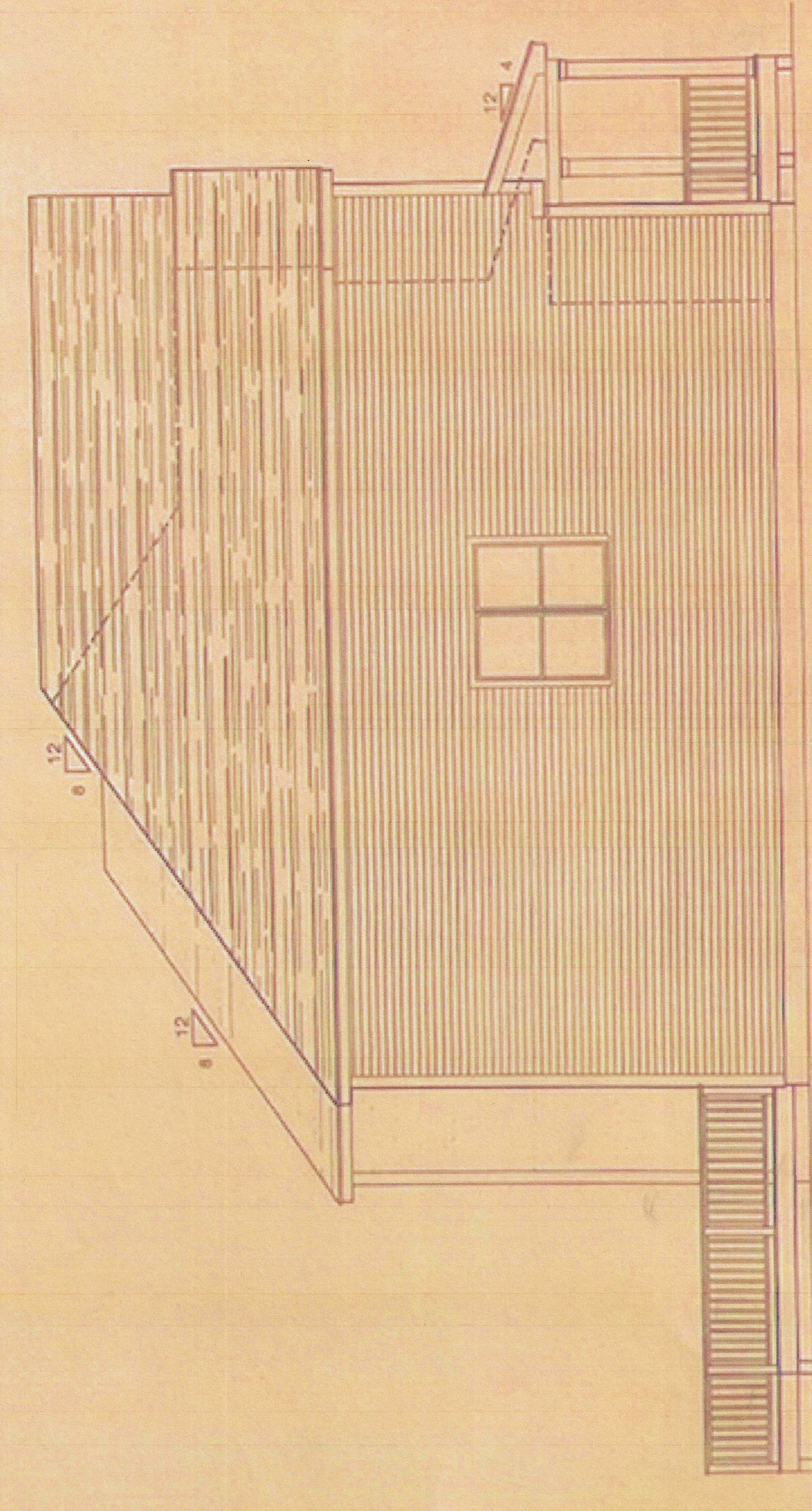
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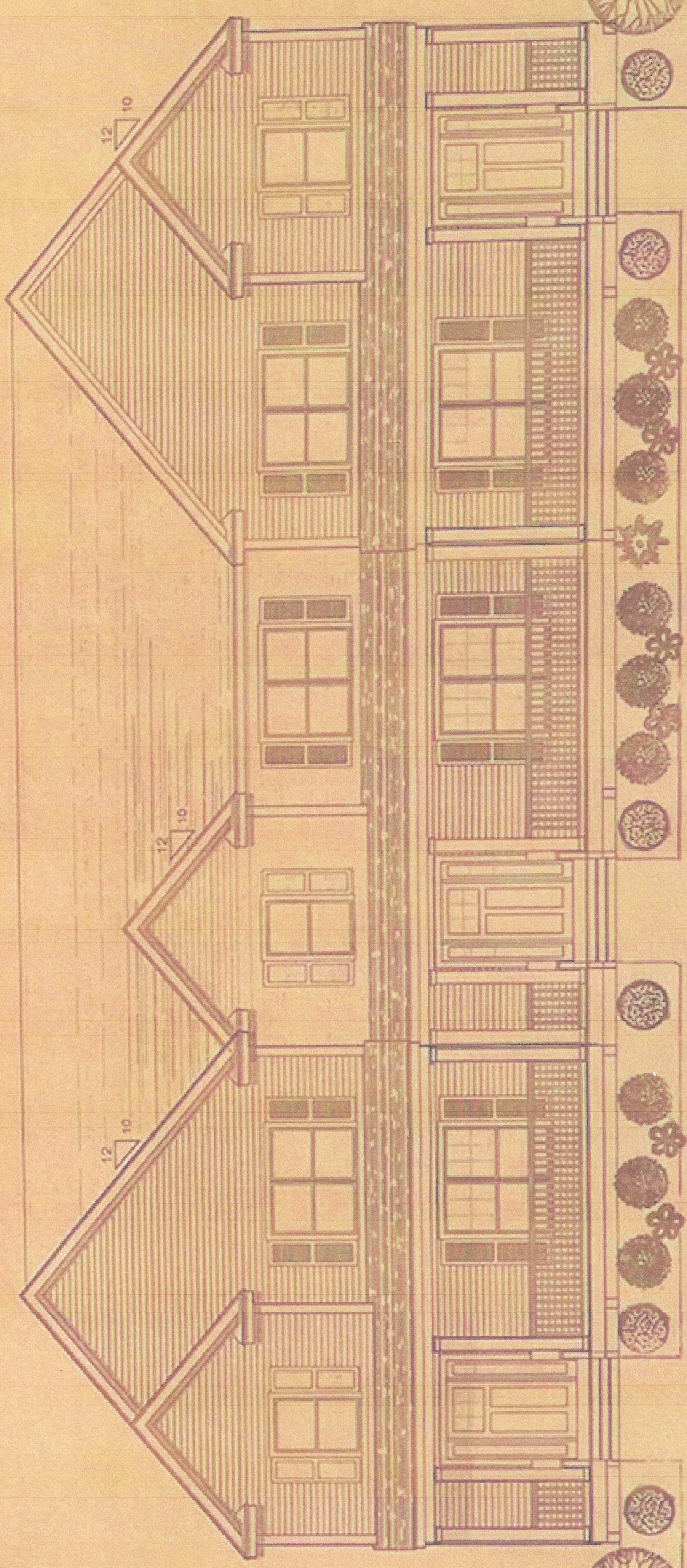
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781-294-4144

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Date	April 1, 2022
Job No.	B1483
Sheet No.	7



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



Plant List			
Code	Shrubs	QTY	SIZE
	Buxus 'Green Velvet'	9	24"
	Chamaecyparis 'Gold mop'	2	5#
	Juniperus communis 'Gold cone'	1	4'-5'
	Ilex Crenata 'Sky pencil'	6	3'-4'
	Rosa 'Knockout rose light pink'	3	3#
	Rosa 'Knockout rose hot pink'	6	3#
	Trees		
	Cornus Kousa 'Venus'	2	1.5"-2"

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
1. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
2. 780 CMR (81 CMR) MASSACHUSETTS TO THE INTERNATIONAL RESIDENTIAL CODE
3. WFCM WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001 EDITION
4. WFCM WOOD FRAME CONSTRUCTION MANUAL: GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS FOR ONE AND TWO FAMILY DWELLINGS
5. INTERNATIONAL RESIDENTIAL WOOD DECK CONSTRUCTION GUIDE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)

LELAND TRIPLEX
288 VILLAGE ST
MEDWAY, MA
TONY LELAND

FRONT AND LEFT
EXTERIOR
ELEVATIONS

Δ	Date	Revisions
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---
7	---	---

REVIEW SET

Scale: 1/4" = 1'-0"
Date: 2/25/2022
Drawn By: T. WALLACE
Checked By:
Job Number: 21253
Drawing:

A1

Town of Medway
Planning and Economic Development Board
155 Village Street
Medway, MA 02053

DEVELOPMENT IMPACT STATEMENT

1. Traffic Impact Assessment

1.1. Waiver Requested

The applicant seeks to waive the full traffic impact analysis defined in the Site Plan Rules & Regulations. See Chapter 200 Section 204-3 F. 1 of the regulations.

Traffic impact analysis is limited to sight distance and trip generation as defined in the waiver request form.

1.2. Limited Traffic Impact Assessment

The property is located on the northerly side of Village Street. Village Street is a Scenic Road as defined by The Town of Medway. The travelled way is paved and is approximately 30' wide. A two-foot grass exists between the travelled way and the sidewalk on the northerly side of the road.

The centerline of the proposed driveway intersects the travelled way 20' easterly from the existing location. The existing curb cut shall be closed off and relocated accordingly.

The sight distances provided for the proposed driveway location are westerly 610' and easterly 800'. The sight line is clear of obstructions.

The Institute of Transportation Engineers Trip Generation Manual 10th edition use code for the site is *220 Multifamily Housing (Low-Rise)*. The trip generation for the proposed use during the AM peak hour and PM peak hour are 1 and 4 trips respectively.

2. Environmental Impact Assessment

2.1. Waiver Requested

The applicant seeks to waive the full environmental impact analysis defined in the Site Plan Rules & Regulations. See Chapter 200 Section 204-3 F. 2 of the regulations.

Environmental impact analysis is limited to drainage report as defined in the waiver request form.

2.2. Limited Environmental Impact Assessment

The proposed site development proposes to infiltrate and treat stormwater runoff from the site to compensate for increases in impervious lot coverage. The total impervious area on-site is 8,510 square feet; which is approximately 3,726 square feet greater than the existing site coverage.

As outlined on the site plan and in the drainage report two methods of stormwater mitigation are utilized to manage stormwater runoff. They are to infiltrate all roof runoff by directing stormwater to an infiltration system behind the proposed multi-family structure and to direct surface runoff from the parking area to a constructed rain garden.

Refer to the Stormwater Report and Site Development Plan for greater detail on drainage system performance and details.

3. Neighborhood Impact Assessment

3.1. Waiver Requested

The applicant seeks to eliminate the neighborhood impact analysis defined in the Site Plan Rules & Regulations. See Chapter 200 Section 204-3 F. 3 of the regulations.

The proposed site development is consistent with the neighborhood as defined in the waiver request form

4. Parking Impact Assessment

4.1. Waiver Requested

The applicant seeks to eliminate the neighborhood impact analysis defined in the Site Plan Rules & Regulations. See Chapter 200 Section 204-3 F. 4 of the regulations.

The proposed site development is under the current threshold for this requirement as defined in the waiver request form

4.2. Provided Parking

The proposed off-street parking area provides nine total striped parking spaces. This was determined in accordance with the Municipal Zoning Bylaw Section 5.6.4 E.3 requiring 1.5 spaces per unit with an additional 1 space per every two units for visitor parking. The total required parking for the site is 6 spaces.

The parking area is behind the proposed structure to screen the area from the street. Abutter screening is provided by a fence and natural vegetation along the back and easterly lot line respectively.

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 1
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Full traffic impact assessment
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Traffic impact assessment per regulations
What do you propose as an alternative to the standard?	Limit to trip generation and sight distance
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	Project scope and size generate little to no impact
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	Proposal is consistent with neighborhood.
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?	None
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 204-3 F.2
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Full environmental impact assessment
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Full environmental report per regulations
What do you propose as an alternative to the standard?	Limit to stormwater management report
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	Project scope and size generate little to no impact
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Not applicable
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
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Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 204-3 F.3
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Full neighborhood impact assessment
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Neighborhood impact report per regulations
What do you propose as an alternative to the standard?	Eliminate
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project is consistent with the neighborhood
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Not applicable
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Zoning Bylaw Section 6.1 Table 2. Dimensional And Density Regulations
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Front yard setback
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Reduce setback distance from street line
What do you propose as an alternative to the standard?	Reduce to 30 ft
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project is consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Reduce impervious surface area on site
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 204-3 F.4
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Parking impact assessment
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Eliminate (under threshold)
What do you propose as an alternative to the standard?	Eliminate
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project is under the 30 space threshold
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Not applicable
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 8
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Landscape architect plan
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Eliminate
What do you propose as an alternative to the standard?	Allow typical residential plantings
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Not applicable
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 3
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Site entrance width
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Reduce 20 ft width requirement
What do you propose as an alternative to the standard?	Allow 16 ft entrance width
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood. Will minimize impervious surface coverage on the project site
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Will minimize impervious surface coverage on the project site. Improve runoff infiltration/ recharge
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 4
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Vertical granite curb
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Eliminate curb requirement
What do you propose as an alternative to the standard?	None
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Will be more aesthetically consistent with the Scenic Road setting and surrounding residential lots
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 13
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Driveway side lot line setback
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Reduce 15 ft setback requirement
What do you propose as an alternative to the standard?	Allow 11 ft lot line setback to driveway
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood. Existing natural vegetated barrier along lot line provides screening
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Allows for a grass strip between the proposed structure and driveway
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 207-12 H. 1
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Perimeter parking area granite curb
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Eliminate requirement
What do you propose as an alternative to the standard?	None
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Improve stormwater flow paths, reduce runoff to municipal drainage system and management of runoff
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	

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

Project Name	Multi-Family Site Developement
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Zoning Bylaw Section 6.1 Table 2. Dimensional And Density Regulations
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Front yard setback
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Reduce setback distance from street line
What do you propose as an alternative to the standard?	Reduce to 30 ft
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project is consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
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?	Reduce impervious surface area on site
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	



May 17, 2022

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

**Re: Multi-Family Development
Major Site Plan Review
288 Village St.
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 288 Village Street in Medway, Massachusetts. The Project consists of construction of a three-unit multifamily dwelling, paved parking lot, and stormwater management system to mitigate runoff on-site.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Site Development Plan, Multi-Family Building" dated April 1, 2022, prepared by Land Planning, Inc. (LPI).
- A stormwater report (Report) titled "Stormwater Report, Multi-Family Site Development, 288 Village St., Medway, MA" dated April 5, 2022, prepared by LPI.
- An Application for Major Site Plan Approval, dated April 27, 2022, prepared by Tony Leland (Applicant).
- An Application for Land Disturbance Permit, dated April 11, 2022, prepared by the Applicant.
- A Multifamily Housing Special Permit Application, dated April 12, 2022, prepared by the Applicant.

The Plans and accompanying materials were reviewed for conformance with the following Regulations and Bylaws:

- Town of Medway Planning & Economic Development Board Rules and Regulations, Chapter 200 – Site Plans, Rules & Regulations for Submission, Review and Approval of Site Plans. (Amended October 8, 2019)
- Town of Medway General Bylaws – Article XXVI Stormwater Management and Land Disturbance (Amended June 8, 2020)
- Massachusetts Department of Environmental Protection's (MA DEP) Stormwater Standards (Standards) and appurtenant Stormwater Handbook (Handbook). (Amended February 2008)

The Project was also 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

Site Plan Rules and Regulations (Chapter 200)

1. A Traffic Impact Assessment has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-3.F.1)

2. An Environmental Impact Assessment has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-3.F.2)
3. A Neighborhood Impact Assessment has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-3.F.3)
4. A Parking Impact Assessment has not been provided. However, the Project does not exceed 30 parking spaces and therefore a Parking Impact Assessment is not required. A waiver has been requested from this Regulation. (Ch. 200 §204-3.F.4)
5. A construction sequence has been provided in the Project Description. However, a full Construction Management Plan (CMP) that includes a timetable, methods for managing the construction process and minimizing the impacts of construction on public ways and abutters, and hours of construction and deliveries associated with construction has not been provided. (Ch. 200 §204-3.H)
6. Earth removal calculations have not been provided. (Ch. 200 §204-3.I)
7. Earth fill estimates have not been provided. (Ch. 200 §204-3.J)
8. A copy of a Determination of Applicability with a finding from the Conservation Commission that the proposed Project is not within its jurisdiction has not been provided. (Ch. 200 §204-3.K)
9. A Board Signature Block has been provided but it should read "Planning and Economic Development Board" to reflect the name of the Board. (Ch. 200 §204-4.E)
10. The Locus Map provided on the Cover Sheet shows streets within two thousand feet of the site perimeter. However, the locus map is missing clearly labeled wooded areas, recreation fields, protected open space, landmarks, public facilities, etc. Locus Plan is generally difficult to read on the electronic version of the Plans. (Ch. 200 §204-5.B.1)
11. Abutters' names and addresses with assessor's references for properties within 300' of the development site are not provided on the Cover Sheet. (Ch. 200 §204-5.B.2)
12. An overall site Landscape Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.8)
13. Color renderings of the Project and buildings from at least four different directions have not been provided. (Ch. 200 §204-5.D.10)
14. Floor plans with the use of all interior areas have not been provided. (Ch. 200 §204-5.D.11)
15. A Master Signage Plan has not been provided. (Ch. 200 §204-5.D.14)
16. A Lighting Plan has not been provided. A waiver has been requested from this Regulation. (Ch. 200 §204-5.D.15)
17. The site entrance and exit driveways shall have an unobstructed paved width of at least 20 feet which does not appear to be provided in the Project scope. A waiver has been requested from this Regulation. (Ch. 200 §207-11.A.3)
18. The site driveway entrance does not contain vertical granite curbing. A waiver has been requested from this Regulation. (Ch. 200 §207-11.A.4)
19. The proposed driveway is within 15 feet of the side property line within a residential zone. A waiver has been requested from this Regulation. (Ch. 200 §207-11.A.13)
20. The driveway is graded such that stormwater will runoff onto Village Street. We recommend stormwater runoff from the driveway be collected on-site prior to entering the public way. (Ch. 200 §207-11.A.15)
21. The perimeter of drive aisles shall be bounded with vertical granite curb. (Ch. 200 §207-11.B.2)
22. Parking spaces shall not be within 15 feet of the front, side, and rear property lines. (Ch. 200 §207-12.G.3.b)

23. Two-way drive aisles shall be 24 feet in width. (Ch. 200 §207-12.G.3.d)
24. The Project does not propose curbing around the perimeter of the parking area. A waiver has been requested from this Regulation. (Ch. 200 §207-12.H.1)
25. The driveway apron is designed with curb radii measuring two feet (using bullnose curbs). All curbing shall have a minimum radius of three feet. (Ch. 200 §207-12.H.2)
26. Provisions for the installation of underground electric, telephone, and cable TV have not been provided on the Plans. (Ch. 200 §207-16.A)
27. Designated locations for dumpsters or trash barrels have not been provided on the Plans. (Ch. 200 §207-17.B)

General Site Plan Comments

28. The proposed water main dead ends under the proposed driveway. We recommend the main be continued to a hydrant to maintain sufficient water quality. Additionally, the town typically requires cut-in with valves for water main connections. We recommend the Applicant coordinate this design with the Medway DPW.
29. We anticipate right turns into the property from village street may be difficult for larger vehicles which may require them to mount the curb when turning. We recommend a larger radius at the driveway intersection.
30. Values for calculated area of limit of disturbance varies between the Land Disturbance Permit application and the Stormwater Report (see Storm Water Pollution Prevention Plan). Please update with the correct value.
31. We recommend future scans of the Plans be true to the 24"x36" hard copy Plans to ensure the plan can be reviewed at its true scale. Applicant submitted Plans on 11"x17" sheets which impacts the provided scale of the drawing.

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

32. It appears multiple design points are required to ensure runoff is properly accounted for in the analysis. Stormwater discharges off-site in the northwest, east and south. These points should be included since runoff is proposed to these locations in the post-development condition. (Standard 2)
33. One test pit has been provided with soil characteristics and estimated seasonal high groundwater (ESHGW) elevation. However, test pit was performed outside the footprint of both the proposed rain garden and subsurface infiltration system. We recommend additional test pits be performed at each infiltration area to ensure soil characteristics are consistent with the design. (Standard 3)
34. The proposed rain garden is designed with an exfiltration rate of 2.41 inches per hour. Therefore, at least 44% TSS pretreatment is required prior to discharge to the rain garden. (Standard 3)
35. A mounding analysis is required for the subsurface infiltration system as it is within four feet of ESHGW. (Standard 3)
36. The Applicant has not directed all impervious area to recharge bmp's and therefore will require a capture area adjustment calculation to ensure the Project meets the required recharge. (Standard 3)
37. Infiltration BMP's are proposed in rapidly infiltrating soils (>2.41 in/hr) and require one-inch water quality volume be calculated for the Project. (Standard 4)

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

38. The Sediment and Erosion Control Plan does not contain the proposed limit of work with the calculated area of disturbance. (§26.5.6.3.i)

39. A description of provisions for phasing the Project shall be provided on the Sediment and Erosion Control Plan. (§26.5.6.3.n)
40. The Applicant has not supplied information related to Phosphorus removal for the Project. The Town of Medway is tributary to the Charles River which has a TMDL listed for nutrients, of which Phosphorus is the primary nutrient of concern. However, it is unclear if this section of the Bylaw is required since the stormwater system is retaining the one-inch storm event and we defer action on this item to the PEDB. (§26.5.8.3.b.7)

Medway Site Plan Stormwater Regulations (Ch. 200 §207-14)

41. The Plans should display the locations of the inspection ports within the proposed infiltration system. (Ch. 200 §207-14.D)

General Stormwater Comments

42. We recommend the Applicant protect the pop-up emitters with a stone or rip-rap collar to prevent them from being damaged during grass mowing and prevent erosion during discharge.
43. Please provide a detail of the pop-up emitters shown on the Plans.

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



Bradley M. Picard, EIT
Civil Engineer

P:\21583\143-21583-22012 (PEDB 288 VILLAGE ST)\DOCS\288 VILLAGE ST-PEDBREV(2022-05-17).DOCX

Susan Affleck-Childs

From: Mike Fasolino
Sent: Monday, May 23, 2022 12:21 PM
To: Susan Affleck-Childs
Cc: Jeff Lynch; Tony Leland
Subject: Re: 288 Village Street Multi-Family Housing Special Permit - Request for Review Comments

Good Afternoon Suzy,

We have met with Tony Leland and his engineer to discuss Fire Department access to the proposed 3 family site. We are ok with narrowing the driveway down to a 16' width instead of the required 20'. Tony was also made aware that the entire building will need to be sprinklered. This will require engineered plans submitted to the fire department. If you need anything else let us know.

Thanks

Michael Fasolino
Deputy Chief
Town of Medway
155 Village Street
Medway, Ma 02053
508-533-3211

Mailing Address:
44 Milford Street
Medway, Ma 02053

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Monday, May 23, 2022 9:19 AM
To: Michael Boynton <mboynton@townofmedway.org>; Barbara Saint Andre <bsaintandre@townofmedway.org>; Bridget Graziano <bgraziano@townofmedway.org>; Peter Pelletier <ppelletier@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Joanne Russo <jrusso@townofmedway.org>; Donna Greenwood <dgreenwood@townofmedway.org>; Jeff Lynch <ChiefLynch@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>; Beth Hallal <bhallal@townofmedway.org>; Jack Mee <jmee@townofmedway.org>; jwatson@medwaypolice.com <jwatson@medwaypolice.com>
Subject: 288 Village Street Multi-Family Housing Special Permit - Request for Review Comments

Good morning,

The Planning and Economic Development Board will start a public hearing on May 24th on an application for a multi-family housing special permit, site plan, and land disturbance permit for a 3 unit residential development at 288 Village Street. The applicants are Tony and Dawn Leland.

Information on the project is available for review at: <https://www.townofmedway.org/planning-economic-development-board/pages/288-village-street-multi-family-housing-development>

Please review the project and provide any comments to me at your earliest convenience.

Thanks.

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

