

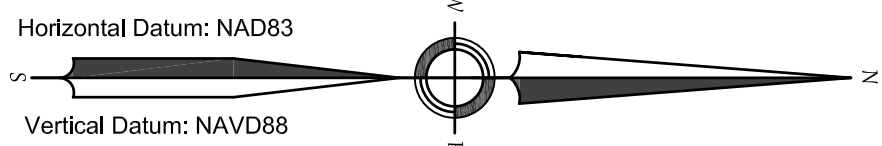


March 22, 2022

**Medway Planning & Economic Development Board
Meeting**

Informal, Pre-Application Discussion
288 Village Street Multi-family

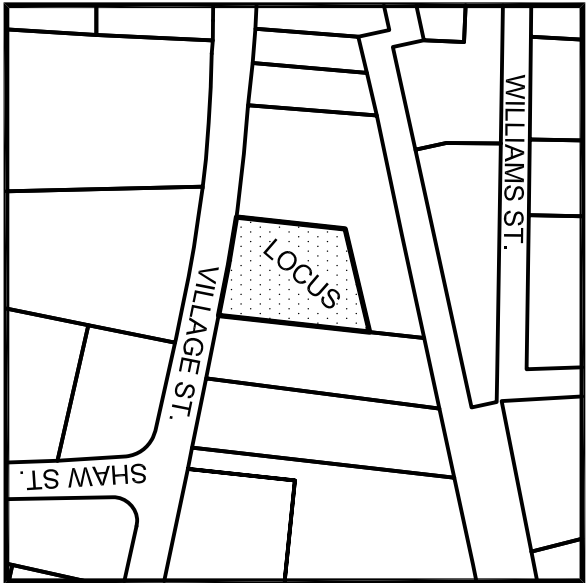
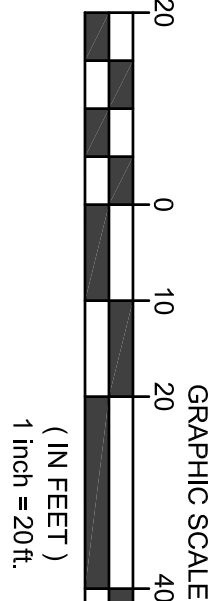
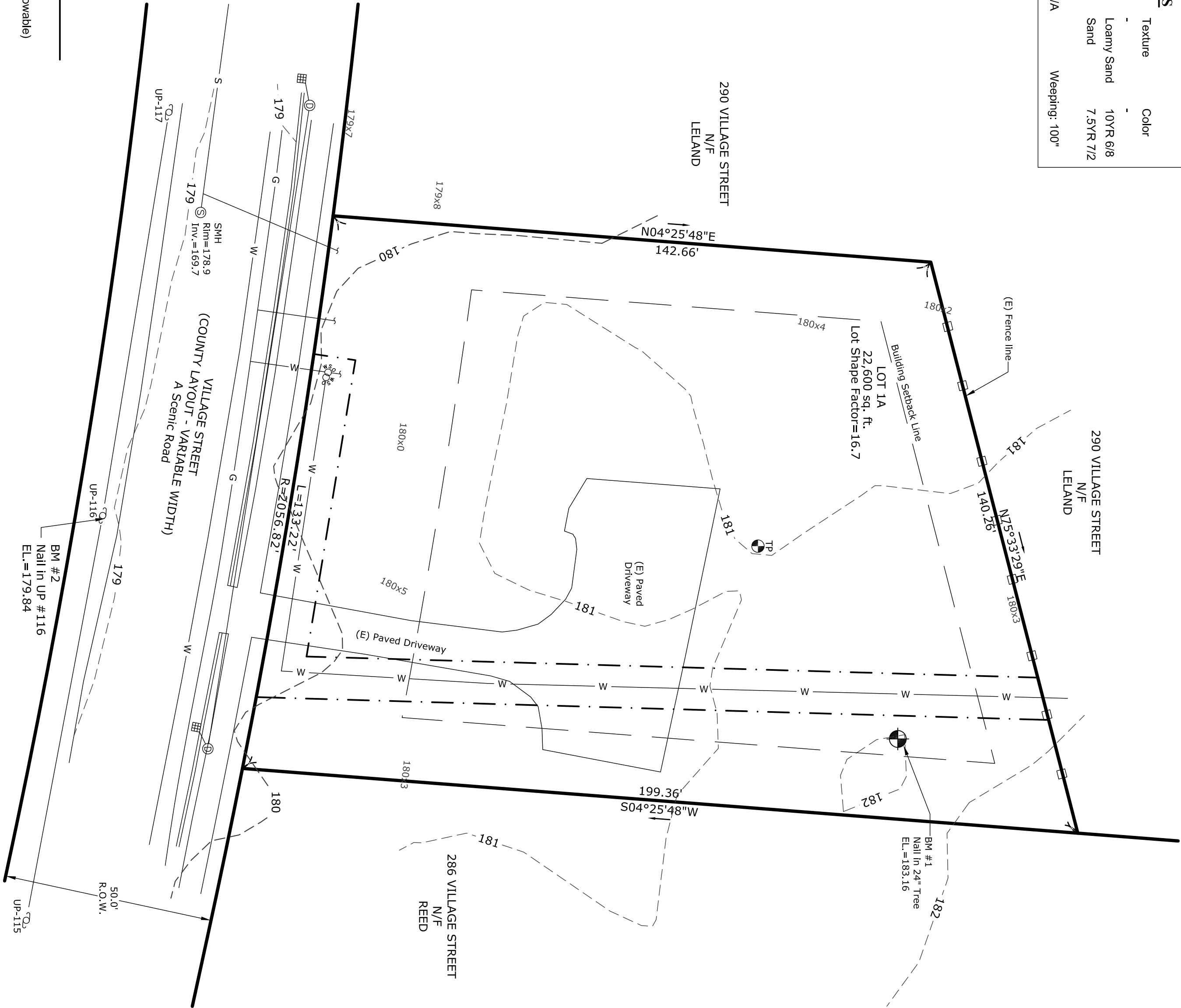
- Preliminary Site Plan dated 3-15-22 by Land Planning of Bellingham, MA for one 3-unit townhouse building
- List of expected waiver requests from the *Site Plan Rules and Regulations*



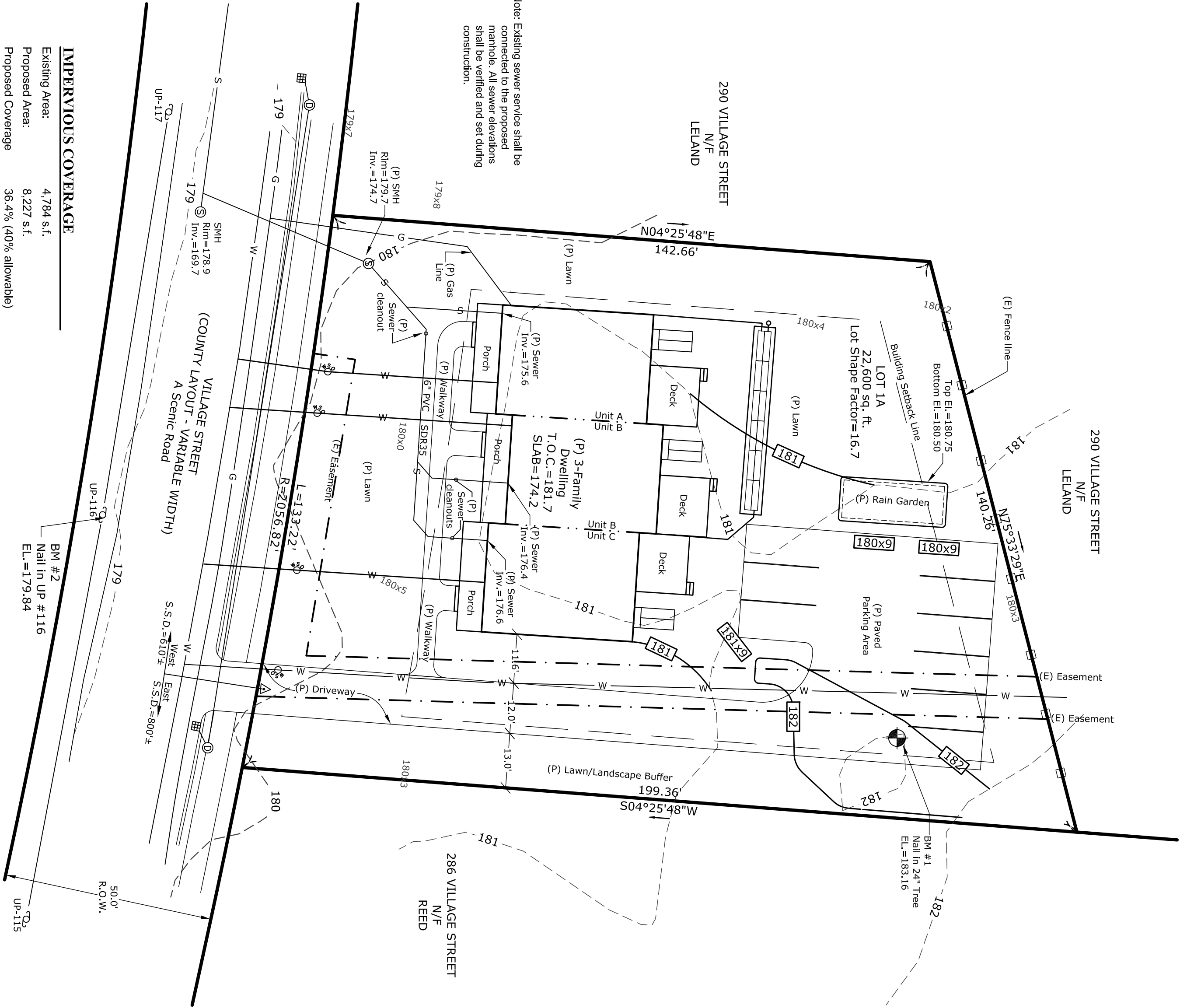
TEST PIT (TP) RESULTS			
Depth (ft.)	Horizon	Texture	Color
0 - 4	Fill	-	-
4 - 28	B	Loamy Sand	10YR 6/8
28 - 112	C	Sand	7.5YR 7/2
Mottles: N/A			
Standing: N/A			
Weeping: 100"			

IMPERVIOUS COVERAGE	
Existing Area:	4,784 s.f.
Existing Coverage	21.2% (40% allowable)

EXISTING CONDITIONS



LOCUS MAP
Scale 1" = 250'
from MassGIS driver data layers
to be considered approximate



IMPERVIOUS COVERAGE	
Existing Area:	4,784 s.f.
Proposed Area:	8,227 s.f.
Proposed Coverage	36.4% (40% allowable)

PROPOSED SITE PLAN

MULTI-FAMILY
PRELIMINARY 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
Date: March 1, 2022

ZONING DATA

ZONE: AGRICULTURAL-RESIDENTIAL II
MINIMUM REQUIREMENTS
AREA: 22,500 sq.ft
FRONTAGE: 150'
FRONT YARD: 35'
SIDE YARD: 15'
REAR YARD: 15'

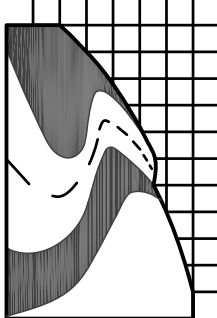
THIS PROPERTY IS ALSO IN THE
MULTI-FAMILY HOUSING OVERLAY
DISTRICT

LOCUS REFERENCES

Deed (Book / Page): 36366 / 489
Plan (Plan Book / Plan): 676 / 87
Assessors: 58 - 083

REVISIONS

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



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

Bellingham
167 Harbord 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

WAIVER REQUESTS INVENTORY – 288 Village Street

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
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 (consistent with neighborhood)
Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 4	Parking Impact Assessment (greater than 30 spaces req'd)	Eliminate (under threshold)
Site Plan Rules & Regulations Chapter 200 Section 204-5 D. 8	Landscape Architect Plan	Prepared by other than Registered Landscape Architect
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 3	Site Entrance Width of 20 feet	Reduce to 12 feet
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 4	Vertical Granite Curbing at entrance	Eliminate curbing requirement
Site Plan Rules & Regulations Chapter 200 Section 207-11 A. 13	Driveway 15 feet from residential use side lot line	Reduce to 13 feet
Site Plan Rules & Regulations Chapter 200 Section 207-12 H. 1	Parking area perimeter granite curbing	Eliminate curbing requirement