



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

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