

March 4, 2024

Planning & Economic Development Board
Attn: Barbara Saint Andre
Town of Medway
155 Village Street
Medway, MA 02053

**Re: Revised Project Description Narrative & Development Impact Statement
Major Site Plan - "Proposed Commercial Building"
CMG ID 2020-149: 39 Alder Street Medway, MA**

Dear Planning & Economic Development Board,

On behalf of ETS Properties LLC, (Applicant), CMG is writing you this letter to describe the proposed work located at 39 Alder Street in Medway, MA (the "Site"). The initial application for this site has significantly changed due to a new tenant being proposed for the building. As a result, CMG is including a new narrative for the proposed use, which is less impactful to the adjacent resource areas as compared to what was previously submitted.

Site is currently an approximately 7.42 +/- Acre vacant undeveloped industrial property in the West Industrial (WI) zoning district. Site is also located within a Groundwater Protection Overlay District and contains both wetlands and riverfront conservation resource areas. Town water and sewer services are available within the adjacent Alder Street right of way.

Revised Project Narrative – Proposed Commercial Building

The project Applicant is proposing to construct a 9,600 s.f. industrial steel building which will be utilized by a wood framing and truss building company. The proposed building will provide facilities for offices in the front of the building with an 8,000 s.f. indoor panel and truss manufacturing area located in the rear. In addition, there will be exterior customer / employee parking, and an outdoor storage area for lumber, pallets, and constructed trusses and panels.

The proposed tenant will not require on-site fueling or outdoor fleet storage. Therefore, these site features are no longer proposed and will not trigger LUHPPL standards for the on-site Stormwater Management System. The project is considered "new" development and is located in a "critical area" (i.e. Groundwater Protection District). CMG's proposed stormwater management design will meet these standards.

The business is proposing to have an estimated twenty (20) employees at this location (ten (10) office employees and ten (10) fabrication shop employees). Normal business hours of operation will be Monday – Friday 7:00 AM to 5:00 PM.

The project will provide a total of twenty-one (21) motor vehicle parking spaces. Two (2) of these parking spaces will include an electric vehicle charging station and one (1) will be ADA / AAB accessible. The specific use is not included in Table 3; Schedule of Off-Street Parking Requirements. CMG believes the most nearly comparable use is as follows: combination of both Office (1 Space / 300 s.f.) and Warehouse / Distribution facility (1 space / 2 employees largest shift + 1 space / 1,000 s.f.).

CMG does not anticipate the need for pedestrian access to the Site due to its location within an industrial park. However, there is an existing sidewalk located on the opposite side of Alder Street. In addition, a bicycle rack with a minimum capacity for two (2) bicycles will be installed near the building's entrance in accordance with zoning requirement of 1 bicycle / 20 spaces.

CMG estimates total proposed impervious coverage = 63,040 +/- s.f. (1.44 +/- Acres) which is approximately 19.5 % of the total site area (7.42 +/- Acres). The Site is within a Groundwater Protection Overlay District and will require a Special Permit as the project will render impervious greater than 15% of the lot. The project will provide an underground drywell system with pre-treatment for the recharge of stormwater from all impervious areas. Additionally, a stormwater Hydro-filter water quality unit and a rain garden will be provided for the building's metal roof to protect and prevent contamination of the existing groundwater quality.

Proposed project on-site mitigation measures include the following given the Site's location within additional Medway Conservation Commission regulated resource areas and buffer zones and in accordance with Massachusetts Stormwater Management Standards:

- Entire Site's stormwater runoff will be recharged within underground chambers with no surface stormwater basins;
- HydroStorm water quality units will provide both Total Suspended Solids and oil/ grease removal
- HydroFilter water quality unit and rain garden will provide building metal roof runoff with enhance TSS and metals treatment due to the Site's location within a Groundwater Protection District;
- Project will provide a limited area of undisturbed wooded area at the front of the Site; and

Applicant anticipates starting construction during the Fall of 2024 with completion sometime during Spring 2025 dependent on the successful completion of Local/ State/ Federal land use permitting.

Town of Medway Groundwater Projection District (Zoning Section 5.6.3)

Special Permit to render impervious more than 15% of a lot:

CMG estimates total proposed impervious coverage = 63,040 +/- s.f. (1.44 +/- Acres) which is approximately 19.5 % of the total site area (7.42 +/- Acres). The project will provide an underground drywell system with pre-treatment for the recharge of stormwater from all impervious areas. Additionally, a stormwater Hydro-filter water quality unit and rain garden will be provided for the building's metal roof due to protect and prevent contamination of the existing groundwater quality.

Existing and Proposed Easements

There is an existing 35' x 125' “drainage easement” at the front of the Site for an existing Town of Medway stormwater basin associated with Alder Street. This easement appears only to encompass a portion of the existing storm basin based on the 1999 plan on file with the Norfolk Registry of Deeds. A portion of the Town’s stormwater basin forebay is located outside of the legal easement boundary and may need to be addressed as part of the PEDB permitting process.

The Applicant is also proposing a grading easement on the neighboring property currently owned by the N/F Frasca. CMG understand the two parties have met and informally agreed to explore the grading easement. The Applicant will provide more detailed easement description and/or plan as part of the permitting process.

Anticipated Local / State / Federal Permits:

- Medway Planning & Economic Development Board (PEDB) Site Plan Approval
- Medway PEDB Special Permit Approval for Groundwater Protection District
- Medway Design Review Committee
- Medway Conservation Commission Notice of Intent (NOI)
- Medway Land Disturbance Permit
- Medway Building Permit
- EPA NPDES Construction General Permit
- 40 CFR Part 112 EPA Spill Prevention Control & Countermeasures (SPCC) Plan

Development Impact Statement

1) Traffic Impact Assessment:

- a. Site is located near the end of Alder Street within the industrial park in an area with minimal existing traffic. Traffic generation from the site will be associated with limited deliveries of materials to the site and will have an estimated 10 employees on-site during normal business hours Monday – Friday 7:00 AM – 5:00 PM.
- b. Applicant does not believe the proposed use will generate more than 100 trips / day to or from the Site on the adjacent roadway during the peak hour based on his existing use. Therefore, Applicant is requesting the PEDB not require a full “traffic impact assessment”.

2) Environmental Impact Assessment:

- a. The below Environmental Impact Assessment is required as the proposed project is subject to the Town’s Stormwater and Land Disturbance Bylaw.
- b. Environmental Impact Assessment Narrative:

1. *Air and water quality:* As compared to the previous proposed tenant, the application no longer proposes outdoor storage of construction equipment. Outdoor storage will be used for lumber associated with panels and trusses.
2. *Surface water and groundwater:* Exterior parking and storage areas are designed to provide stormwater treatments and routine inspections to prevent pollution of surrounding air and water. The proposed on-site stormwater management system was designed to meet the MA-DEP Stormwater Standards.
3. *Flooding potential;* Site is not within a mapped FEMA flood zone.
4. *Increases in impervious surfaces;* All stormwater runoff from Site impervious areas, including the building metal roof, will be treated and recharged to site groundwater in accordance with MA-DEP Stormwater Management Standards.
5. *Potential for erosion and proposed or existing control measures:* “Erosion and Sediment Control Plans and Details” Sheet C-4.0 & C-4.1 are provided within the Site Plan Set. Site is also subject to compliance with the EPA NPDES Construction General Permit as it will disturb greater than 1 Acre of land.
6. *Noise levels:* Site is located within an Industrial Park and in close proximity to nearby State Highway Route 495. Noise levels are expected to be similar to the surrounding industrial uses.
7. *Harmful or noxious emissions:* Applicant does not anticipate the proposed indoor construction equipment service / maintenance will result in any harmful or noxious emissions.
8. *Damage or threat to wetlands and flood plain:* The proposed project is subject to both MassDEP Wetlands Protection Act and the Town of Medway Conservation Commission Rules and Regulations. The proposed Site design is required to prevent any damage to wetlands and flood plain is subject to both MassDEP and Conservation Commission review and approvals.
9. *Smoke:* The proposed use is not anticipated to produce any smoke.
10. *Odors:* The proposed use is not anticipated to produce any harmful or noxious odors.
11. *Vibration:* The proposed use is not anticipated to produce any harmful or noxious odors.
12. *Waste disposal:* All waste will be stored, managed, and disposed of in accordance with applicable State and Federal regulations.

13. *Off-site environmental drainage impacts:* The proposed project will not increase off-site stormwater runoff in comparison with pre-development conditions and provide adequate treatment in accordance with MA-DEP Stormwater Standards.
- c. The project does not exceed any of the Massachusetts Environmental Policy Act (MEPA) *301 CMR Section 11.03 Review Thresholds* and therefore is not required to file an Environmental Notification Form (ENF) and/or Environmental Impact Report (EIR).
- 3) Neighborhood Impact Assessment: Project is located within the West Industrial zoning district and is surrounded by adjacent industrial properties.
- 4) Parking Impact Assessment: Not Required -Project proposes less than thirty parking spaces.

CMG is enclosing for your review the “Proposed Commercial Building” Site Plan Set and Stormwater Report, revise date 3/4/24 and associated project submittals detailing the project.

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

Sincerely,
CMG



David T. Faist, P.E.
Principal Civil Engineer



Robert Lussier, E.I.T.
Project Manager

cc. Estevao Costa, ETS Properties, LLC