



June 8, 2022  
(revised July 20, 2022)

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

**Re: 67R-69 Summer Street (Boundary Lane)  
Definitive Subdivision Review (Permanent Private Way)  
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 67R-69 Summer Street in Medway, MA. Proposed Project includes the development of a 3-lot residential subdivision, appurtenant roadway, utilities, and stormwater drain infrastructure.

TT is in receipt of the following materials:

- A plan set (Plans) titled "Definitive Subdivision Plan, 'Boundary Lane' in Medway, Massachusetts", dated August 20, 2021, revised February 17, 2022, prepared by Connorstone Engineering, Inc (CEI).
- An Application for Approval of a Definitive Subdivision Plan, dated April 28, 2022.

The Plans and accompanying materials were reviewed for conformance with the following regulatory documents:

- Town of Medway Planning & Economic Development Board Rules and Regulations, Chapter 100 – Land Subdivision, Rules and Regulations for the Review and Approval of Land Subdivisions. (Adopted April 26, 2005)

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

#### **TT 7/20/22 Update**

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A response to comments letter, dated July 15, 2022, prepared by CEI.
- A plan set (Plans) titled "Definitive Subdivision Plan, 'Boundary Lane' in Medway, Massachusetts", dated August 20, 2021, revised February 17, 2022, prepared by CEI.

The revised Plans and supporting information were reviewed against our previous comment letter (June 8, 2022) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

## DEFINITIVE SUBDIVISION REVIEW

### Land Subdivision Rules and Regulations (Chapter 100)

1. The Applicant has not supplied the required ANRAD determination from the Medway Conservation Commission (Conservation). (Ch. 100 §5.5.14)
  - *CEI 7/15/22 Response: The applicant previously files a Notice of Intent with the Conservation Commission and has received an order of Conditions. We understand a copy of the Order of Conditions was forwarded to the Board.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
2. A Certified List of Abutters within seven hundred feet (700') of the boundaries of the land shown in the subdivision has not been provided. In the application package, it appears that the Certified List of Abutters was forwarded to PEDB by the Assessor's Office on 4/15/2022. (Ch. 100 §5.7.5)
  - *CEI 7/15/22 Response: The required Certified List of Abutters was included with the application. Section 5.7.5 required showing abutters as listed on Form E, which is defined as abutters within 300 feet, and then all other land within 700 feet. This information is shown on the project locus map.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
3. The Applicant shall confirm whether the sewer from existing dwelling #67R ties into the 12" PVC sewer on-site or if the dwelling has its own septic system. Means of sewer disposal/treatment for the existing dwelling shall be displayed on the Existing Conditions Plan. (Ch. 100 §5.7.9)
  - *CEI 7/15/22 Response: The existing dwelling at 67R is connected to the existing sewer main on-site, and the service location has been added to the plans.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
4. Location of the minimum lines of building setback (front, side and rear yard depths) as required by the Zoning By-Law is not shown on the Plans. The calculation of the lot shape factor shall also be provided for each lot. (Ch. 100 §5.7.14)
  - *CEI 7/15/22 Response: The setbacks and shape factors have been included on the updated plans.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
5. Existing topographic data shall extend at least 20 feet beyond the Project's property boundaries. (Ch. 100 §5.7.21)
  - *CEI 7/15/22 Response: The existing topography has been expanded to at least 20 feet beyond the project boundary.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
6. Provisions for street lighting have not been proposed. (Ch. 100 §5.7.28)
  - *CEI 7/15/22 Response: Street lighting is not proposed on the private lane. The existing utility pole on Summer Street located 50 feet north of the proposed roadway includes a street light. We understand this item was reviewed by the Safety Officer.*
    - **TT 7/20/22 Update: We recommend a Condition requiring the Applicant provide written confirmation from the Medway Safety Officer regarding this comment.**
7. The Project meets the threshold of the Town of Medway Article XXVI - Stormwater Management and Land Disturbance Bylaw and will be required to address items listed in the Subdivision Regulations under the Bylaw. It should be noted that the Project was reviewed for compliance with this Bylaw during the Applicant's permitting process with the Medway Conservation Commission. (Ch. 100 §7.3.1)
  - *CEI 7/15/22 Response: As noted above, the Stormwater Management was previously reviewed during the Conservation Commission permitting process.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**

8. Water mains, with hydrants, valves, and other fittings, shall be proposed on-site to provide adequate water supply for domestic and fire protection uses. A waiver has been requested from this Regulation. (Ch. 100 §7.6.2.b)
  - *CEI 7/15/22 Response: As noted, a waiver has been requested from this item.*
    - **TT 7/20/22 Update: No further action necessary until PEDB decision on Waiver requests.**
9. The Applicant is proposing one well to supply water for the dwellings on Lot 2 and Lot 3. The Applicant shall confirm, through testing that the well can support both dwellings. We anticipate this will be closely monitored during the Applicant's expected permitting process with the Medway Board of Health. (Ch. 100 §7.6.2.c)
  - *CEI 7/15/22 Response: The well will service Lot 2 only. The existing dwelling at 67R is currently connected to municipal water, and the service connection has been added to the plans.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
10. Sewer services shall be constructed and installed within the subdivision as necessary to provide all lots therein adequate municipal sewer service. Existing dwelling #67R does not appear to have a proposed sewer connection to the municipal sewer service. Refer to Comment #3 for confirmation of existing sewer treatment for dwelling #67R. (Ch. 100 §7.6.2.d)
  - *CEI 7/15/22 Response: As noted in comment 3, the existing sewer service at 67R has been added to the plans.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
11. The proposed dwelling at Lot 2 does not appear to have a gas service connection. Gas mains shall be installed if gas connection is available. (Ch. 100 §7.6.2.f)
  - *CEI 7/15/22 Response: Gas is present on-site with a 4" main and connections to 67R and 69. The proposed house is intended to be serviced with a heat pump and solar panels, and a service connection would not be required.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
12. The Applicant has not proposed a spare conduit for the proposed electric/tel/data installation. (Ch. 100 §7.6.2.h)
  - *CEI 7/15/22 Response: The plans have been updated to include a space conduit on that portion of the underground elec/tel/data to be extended for the new lot.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
13. Proposed Stormwater Basin is located within 30 feet from its parcel line. A waiver has been requested from this Regulation (Ch. 100 §7.7.2.p)
  - *CEI 7/15/22 Response: As noted, a waiver has been requested from this item.*
    - **TT 7/20/22 Update: No further action necessary until PEDB decision on Waiver requests.**
14. An independent drainage system to collect and discharge subsurface runoff from the foundation perimeter drains has not been provided for all dwellings along Boundary Lane. A waiver has been requested from this regulation. (Ch. 100 §7.7.4.d)
  - *CEI 7/15/22 Response: As noted, a waiver has been requested from this item.*
    - **TT 7/20/22 Update: No further action necessary until PEDB decision on Waiver requests.**
15. The Applicant has not supplied curb radii at roadway intersection with Highland Street. (Ch. 100 §7.9.2.d)
  - *CEI 7/15/22 Response: A waiver would be requested for this item. We understand the proposed configuration was the preferred layout to minimize changes along Summer Street and utilize the existing curb cut.*
    - **TT 7/20/22 Update: No further action necessary until PEDB decision on Waiver requests.**

16. The centerline grade of the roadway is less than two percent along its length. A waiver has been requested from this regulation. (Ch. 100 §7.9.5.a)
  - *CEI 7/15/22 Response: As noted, a waiver has been requested from this item.*
    - **TT 7/20/22 Update: No further action necessary until PEDB decision on Waiver requests.**
17. A level slope area is required for the first 100-feet of roadway. The proposed roadway changes grade within the first 100-feet. A waiver has been requested from this Regulation. (Ch. 100 §7.9.5.c)
  - *CEI 7/15/22 Response: As noted, a waiver has been requested from this item.*
    - **TT 7/20/22 Update: No further action necessary until PEDB decision on Waiver requests.**
18. The Applicant shall confirm with the Fire Chief that the proposed turnaround at the end of Boundary Lane is adequate for emergency vehicles. Turnarounds shall be designed as a cul-de-sac turnaround or a hammerhead (T-shaped) turnaround. (Ch. 100 §7.9.6.e)
  - *CEI 7/15/22 Response: The applicant has confirmed the proposed design though the Fire Chief and a letter has been forwarded to the Board.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
19. Vertical granite curbing shall be installed at the intersection of the development roadway and Summer Street. A waiver has been requested from this Regulation. (Ch. 100 §7.10.1)
  - *CEI 7/15/22 Response: As noted, a waiver has been requested from this item.*
    - **TT 7/20/22 Update: No further action necessary until PEDB decision on Waiver requests.**
20. Curbing shall be provided for the full length of all streets along each side of the roadway. The proposed roadway for the Project is superelevated and utilizes country drainage to convey stormwater to the proposed Stormwater Basin. A waiver has been requested from this regulation (Ch. 100 §7.10.2)
  - *CEI 7/15/22 Response: As noted, a waiver has been requested from this item.*
    - **TT 7/20/22 Update: No further action necessary until PEDB decision on Waiver requests.**
21. The Applicant has not proposed street lighting and should coordinate with Medway Public Safety Officer to determine if they are required. A waiver has been requested from this Regulation. (Ch. 100 §7.21)
  - *CEI 7/15/22 Response: As noted, a waiver has been requested from this item.*
    - **TT 7/20/22 Update: We recommend a Condition requiring the Applicant provide written confirmation from the Medway Safety Officer regarding this comment.**

#### General Comments

22. TT recommends test pitting be performed to locate the existing water service to Lot 1 as it enters the limits of the proposed Stormwater Basin to ensure the service will not be damaged during clearing, grubbing, and excavation activities.
  - *CEI 7/15/22 Response: The existing water service includes a 2-inch pvc, and records indicate it was installed with the typical 5 feet of cover. The basin has been designed to not lower the grades and reduce the cover in the area of the water line. The line would be flagged prior to any excavation (digsafe), and protected throughout construction.*
    - **TT 7/20/22 Update: In our opinion, this comment is resolved.**
23. The Applicant shall coordinate with the PEDB and Medway Public Safety Officer to determine if a painted "STOP" and stop line are required at the intersection of the development roadway and Summer Street.
  - *CEI 7/15/22 Response: If requested by PEDB and/or public safety, those items referenced above would be provided.*
    - **TT 7/20/22 Update: We recommend a Condition requiring the Applicant provide written confirmation from the Medway Safety Officer regarding this comment.**

24. Provide a sewer service connection detail, electric/tel/data trench detail, reinforced concrete bound detail and sign installation detail on the Plans.

- *CEI 7/15/22 Response: The requested details have been added to the plan set.*
  - **TT 7/20/22 Update: In our opinion, this comment is resolved.**

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 him/her 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, P.E.  
Project Manager



Bradley M. Picard, E.I.T.  
Civil Engineer

P:\21583\143-21583-22020 (PEDB BOUNDARY LANE)\DOCS\BOUNDARY LANE-PEDBREV(2022-07-20).DOCX