



June 14, 2022
Medway Planning & Economic Development Board
Meeting

Construction Reports

- Monthly report (Guerriere & Halon) – Medway Mill Site Plan
- Monthly report (Legacy Engineering) – William Wallace Village
- Monthly report (Connorstone Engineering) – Choate Trail Subdivision
- Monthly Report (Ron Tiberi) – Cutler Place
- Monthly Report (Ron Tiberi) – Evergreen Village

NOTE from Steve Bouley - We don't have any construction reports for this period. All projects currently under construction are focusing on their units at the moment or are in a lull in construction activity.



**Guerriere &
Halnon, Inc.**
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June 3, 2022

Town of Medway
Planning and Economic Development Board
155 Village Street
Medway, MA. 02053
Attn: Susan Affleck-Childs

RE: Medway Mills – Monthly Inspection Report: 165 Main Street, Medway, MA 02053.

On behalf of the Applicant, 165 Main Street Realty Trust, and in accordance with Major Site Plan Decision dated June 22, 2021 General Conditions of Approval Paragraph (G)(4), Guerriere & Halnon, Inc. conducted the monthly site inspection on May 25, 2022 and observed the following construction activities:

- Construction of the paver walkway has been completed;
- Erosion control measures have been installed on the east side of the project site and appear to be in satisfactory condition;
- Planting of trees and shrubs is underway throughout the site;
- Construction of the swale on east side of the project has begun;
- Construction of the infiltration basin has largely been completed and the area loamed, and
- Work on restoration areas A & B has begun.

Should you have any questions or require additional information, please contact our office.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere
Amanda Cavaliere
Franklin Office Manager



cc: Mr. John Greene, Applicant



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730 Main Street

Suite 2C

Millis, MA 02054

CONSTRUCTION INSPECTION REPORT

Date of Inspection: 6/7/2022

Time On-Site: 2:45 pm

Weather: 80F, P. Cloudy

Location: William Wallace Village, 274 Village Street, Medway, MA

Inspection By: Daniel J. Merrikin, P.E.

Date of Report: 6/7/2022

Observation Requested by: DTRT LLC

Medway Planning & Economic Development Board

Activity Summary:

At the time of inspection work on the following structures was ongoing:

- Unit 2/4 is substantially complete and occupied.
- Unit 18 (old house) is substantially complete and occupied.
- Aside from garage doors, unit 6/8 is weather tight and interior construction continues.
- Aside from garage doors, unit 20/22/24 is weather tight and interior construction continues.
- Unit 10/12 is framed, roofed with doors and windows, and is awaiting siding installation.
- Unit 14/16 building foundations is partially excavated.
- The mail kiosk is substantially complete.

Note the following site construction activities since our last inspection.

- Site work on the site is still minimal as the primary focus is currently building construction. Utility service installation to buildings under construction but otherwise, there has been little site work since our last inspection.
-



Erosion Controls:

Note the following:

- Perimeter erosion controls were inspected and found to be in adequate condition.
- Temporary sediment basins appear to be functioning well and newly installed stormwater systems are protected with erosion controls. The partially excavated foundation for unit 14/16 is acting as a temporary sediment basin. Once the foundation is installed, the area will be re-evaluated to determine if additional erosion controls are needed.

Recommended Improvements:

1. None.







CONNORSTONE ENGINEERING, INC.

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Construction Observation Report

Project Information

Project Name: Choate Trail
Location: Copper Drive (off Highland Street) Medway, MA
Report Number: 10
Inspection Date: 6/3/2022
Inspection Time: 9:00 am

On Friday Tuesday, June 3, 2022, Vito Colonna, PE, from Connorstone Engineering, Inc. (CSEI) performed a progress inspection in accordance with the Definitive Subdivision Approval Condition VII.B.5.c. The following report summarizes the observations made during the site visit.

Recent Precipitation Events:

Based upon available data, since the last inspection the site received the following precipitation.

- Previous 72 hours: 0.3 inches (raining at the time of inspection)

Completed / On-Going Work

Time Period: 3/8/2022 to 6/3/2022

- No site work performed during this period.

Site Conditions / Recommendations:

1. The entrance showed no signs of tracking onto Highland Street.
2. The internal Roadway (Copper Drive) had only minor tracking/sediment on the paved areas. Construction entrances were in place at Lot 2 and 4. The entrance to Lot 3 to be installed prior to future lot development. As construction recommences, the entrances shall be maintained as required to reduce tracking.
3. The overall site condition was generally stable, and the perimeter erosion barriers (compost filter sock & silt fence) appeared in good condition and functioning as intended. No sediment or erosion was observed beyond the barriers or limit of work.
4. Catch basins were equipped with silt sacks that appeared to be in good condition, and the gutter mouths had been blocked off as recommended. One silt sack required adjustment and was re-set at the time of inspection.
5. Stockpiles of loam / soil were located on future Lots 3 and 4, and appeared generally stable with no notable erosion.

Vito Colonna, PE
Connorstone Engineering, Inc.



Progress Report

Project Details

Project name	Cutler Place	
Location	6 Cutler Street	Medway MA
Owner	Cutler Place LLC	Medway MA
Reporting period	4-30-2022 thru 5-31-2022	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	5/31/22	

Summary

Erosion controls partially installed & maintained. Limited Site Activity.

Activities

Activity 1 Construction Controls

Status	Achieved
Objective	Foundation set, rain garden laid out
Activity dates	
Progress	
Comments	Sanitary Facilities on-site, No construction trailers

Activity 2 Erosion Controls

Status	Achieved
Objective	Erosion controls implemented
Activity dates	During Month
Progress	Completed & maintained
Comments	

Activity 3 Water & Sewer Utilities

Status	
Objective	
Activity dates	
Progress	
Comments	

Activity 4 Parking Area

Status	
Objective	
Activity dates	
Progress	
Comments	

Activity 5 Building

Status	IN Progress
Objective	Selective demolition & Interior framing original building, new addition foundation
Activity dates	Thru Month
Progress	
Comments	

Activity 6 Site Features

Status	
Objective	
Activity dates	
Progress	
Comments	

Photographs

#1



Building addition foundation

#2



Rear Building – stripped asphalt & new framing

Progress Report

Project Details

Project name	Evergreen	
Location	22 Evergreen Road	Medway MA
Owner	Broken Tree LLC	Medway MA
Reporting period	4-30-2022 thru 5-31-2022	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	5/31/22	

Summary

Erosion controls installed & maintained. Road set to binder level & site rough graded to subgrade. Phase 2 Structure framed & enclosed. Drainage system 90% installed. Limited Site Activity.

Activities

Activity 1 Construction Controls

Status	Achieved
Objective	Layout & Construction controls set and provided by Cheney Engineering
Activity dates	
Progress	Asbuilt information surveyed
Comments	Sanitary Facilities on-site, No construction trailers

Activity 2 Erosion Controls

Status	Achieved
Objective	Erosion controls implemented and approved on site Temporary sedimentation basins installed & maintained
Activity dates	During Month
Progress	Completed & maintained
Comments	

Activity 3 Access Road

Status	In progress
Objective	Paved to binder coarse
Activity dates	
Progress	Partially completed 85%,
Comments	3 Infiltration system installed

Activity 4 Water & Sewer Utilities

Status	Achieved
Objective	Sewer line and water lines connected to units, Water lines charged. GAS Services Installed; Underground installed
Activity dates	
Progress	Completed
Comments	

Activity 5 Building

Status	In Progress
Objective	Building 2 enclosed, water & sewer connections completed
Activity dates	Current
Progress	
Comments	

Activity 6 Site Features

Status	Achieved
Objective	Segmented retaining wall being constructed behind building 1 approved and backfilled
Activity dates	
Progress	100%
Comments	

Photographs

#1



Building 2 Enclosed

#2



Rear Building 2 – rough graded