



**July 12, 2022**

**Medway Planning & Economic Development Board  
Meeting**

**Construction Reports**

**Medway Mill – 165 Main Street**

- Monthly Inspection Report from Guerriere & Halnon, Inc. dated July 1, 2022

**William Wallace Village – 274 Village Street**

- Construction Inspection Report from Legacy Engineering dated July 6, 2022

**Choate Trail**

- Construction Observation Report from Connorstone Engineering, Inc. dated July 1, 2022

**Cutler Place – 6 Cutler Street**

- June 2022 Progress Report from Ron Tiberi

**Evergreen Village – 22 Evergreen Road**

- June 2022 Progress Report from Ron Tiberi



# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

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July 1, 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 June 24, 2022 and observed the following construction activities:

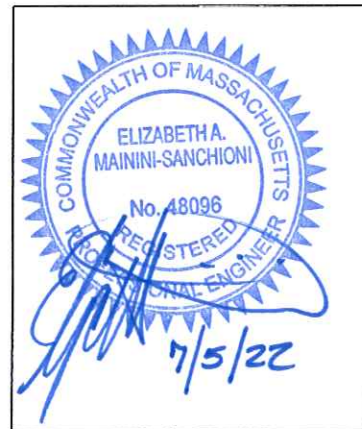
- Construction of the paver walkway has been completed;
- Erosion control measures appear to be in satisfactory condition;
- Inactive portions of the site have been hydroseeded;
- Planting of trees and shrubs is ongoing around the site;
- Construction of the swale on east side of the project is ongoing;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

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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## **CONSTRUCTION INSPECTION REPORT**

**Date of Inspection:** 7/6/2022      **Time On-Site:** 10:30 am      **Weather:** 75F, P. Cloudy

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

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

**Date of Report:** 7/6/2022

**Observation Requested by:** DTRT LLC  
Medway Planning & Economic Development Board

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### **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.
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### **Erosion Controls:**

Note the following:

- Perimeter erosion controls were inspected and found to be in adequate condition.
- While the construction of the foundation for unit 14/16 has commenced, given the stage of construction, we do not believe that temporary sediment basins are needed. Many areas of the site are stabilized with impervious surfaces and vegetation. The remaining disturbed areas are small and decentralized. Perimeter erosion controls should be adequate for the small remaining areas.

### **Recommended Improvements:**

1. None.













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# CONNORSTONE ENGINEERING, INC.

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10 SOUTHWEST CUTOFF, #7  
NORTHBOROUGH, MASSACHUSETTS 01532  
TEL: 508-393-9727 FAX: 508-393-5242

## Construction Observation Report

### Project Information

Project Name: Choate Trail  
Location: Copper Drive (off Highland Street) Medway, MA  
Report Number: 11  
Inspection Date: 7/1/2022  
Inspection Time: 10:00 am

On Friday, July 1, 2022, 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: 6/3/2022 to 7/1/2022

- No Roadway or Infrastructure work performed during this period.
- Contractor is preparing to start individual lot development.

### 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.
5. Stockpiles of loam were placed on each of the lots for future development.

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	5-31-2022 thru 6-29-2022	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	6/29/22	

## Summary

Erosion controls partially installed & maintained. Limited Site Activity.

## Activities

### Activity 1 Construction Controls

Status	Achieved
Objective	Foundation set, interior plumbing set in addition
Activity dates	
Progress	
Comments	Sanitary Facilities on-site, No construction trailers

### Activity 2 Erosion Controls

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

### Activity 3 Water & Sewer Utilities

Status	In process
Objective	Within week
Activity dates	Week of 6-26
Progress	Piping installed through Cutler Street
Comments	

### Activity 4 Parking Area

Status	
Objective	
Activity dates	
Progress	
Comments	

### Activity 5 Building

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

### Activity 6 Site Features

Status	
Objective	
Activity dates	
Progress	
Comments	

## Photographs

#1



Building addition piping

#2



Erosion control maintained



#3



Left side enclosed and roofed

#4



Water main extension through Cutler Street



# Progress Report

## Project Details

Project name	Evergreen	
Location	22 Evergreen Road	Medway MA
Owner	Broken Tree LLC	Medway MA
Reporting period	5-31-2022 thru 6-29-2022	
Report compiled by	Ron Tiberi P.E. 	9 Mass Ave Natick MA
Date inspected/ submitted	6/29/22	

## 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	Exterior & interior finishes under way
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 – Enclosed