

**December 14, 2021**

**Medway Planning & Economic Development Board  
Meeting**

**Cutler Place**

**Multifamily Development Special Permit,  
Major Site Plan Approval and  
Land Disturbance Permit  
6 Cutler Street**

**UPDATED – December 14, 2021**

- Public Hearing Notice dated 11-18-21
- Applications – Site Plan, Multi-Family Special Permit, Land Disturbance Permit
- Site Plan dated 11-17-21 by Ron Tiberi, P.E. with architectural drawings dated 11-17-21 by Alex Siekierski, R.A.
- Waiver Requests
- Plan review comments dated 12-6-21 by Susy Affleck-Childs
- SAC email dated 11-29-21 to Town staff requesting review and comments. None received to date.
- Abutter comment memo dated 12-5-21 from Chris and Kathleen Meo, 16 Cottage Street. This was forwarded to the applicant.
- **DRC Review Letter dated 12-10-21**
- **Abutter comment memo dated 12-14-21 from Julie Harrington, 5 Phillips Street.**
- **Tetra Tech review letter dated 12-14-21.**

### Board Members

Andy Rodenhiser, Chair  
Robert Tucker, Vice Chair  
Richard Di Iulio, Clerk  
Jessica Chabot, Member  
Matthew Hayes, P.E., Member  
Thomas Gay, Associate  
Member



Medway Town Hall  
155 Village Street  
Medway, MA 02053  
Phone (508) 533-3291  
Fax (508) 321-4987  
Email: [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org)  
[www.townofmedway.org](http://www.townofmedway.org)

## TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS PLANNING AND ECONOMIC DEVELOPMENT BOARD

November 18, 2021

### ***NOTICE of PUBLIC HEARING***

#### ***Cutler Place Multi-Family Housing Development - 6 Cutler Street***

Pursuant to the *Medway Zoning Bylaw*, SECTION 5.6.4 Multifamily Housing and SECTION 3.5 Site Plan Review, and *Medway General Bylaws*, Article XXVII Stormwater Management and Land Disturbance, and the provisions of Massachusetts General Laws, Chapter 40A, and the Board's *Site Plan Rules and Regulations*, notice is given that the ***Planning and Economic Development Board will conduct a Public Hearing on Tuesday, December 14, 2021 at 7:30 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street, Medway, MA***, (and via ZOOM) to consider the applications of Cutler Place LLC of Medway, MA for approval of a Multi-Family Housing Special Permit, a site plan entitled *Cutler Place* dated November 17, 2021 prepared by Ron Tiberi, P.E. of Natick, MA, and a Land Disturbance Permit. The Sanford Hall meeting room is accessible via elevator to persons with physical disabilities. Face coverings are required for unvaccinated individuals.

The applicant proposes to develop a 5-unit residential condominium at 6 Cutler Street located in the Village Residential zoning district. The 0.71 acre property (*Medway Assessors Map 48, Parcel 70*) is owned by Cutler Place LLC of Medway, MA. The property is bounded on the north and west by property owned by the Evergreen Cemetery Association, on the east by property owned by the Mullany Irrevocable Trust, and on the south by Cutler Street.

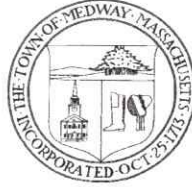
The proposed development entails renovation of the existing 4,800 sq. ft. building into three residential dwelling units and construction of a 3,000 sq. ft. addition for 2 residential dwelling units. 10 off-street parking spaces will be provided. Proposed access will be from a single curb cut from Cutler Street with two egress drives onto Cutler Street. Stormwater management will be provided by means of a rain garden retention system located at the front of the property to mitigate and treat runoff from the building and parking lot. Other improvements include landscaping and site lighting.

The applications and site plan are on file with the Medway Town Clerk and the Community and Economic Development office at Medway Town Hall, 155 Village Street, Medway, MA and may be inspected during regular office hours, Monday through Thursday from 7:30 a.m. to 4:30 p.m. and Fridays from 7:30 a.m. to 12:30 p.m. Face coverings are required to visit Town Hall. Project information is also posted at the Planning and Economic Development web page at

<https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>.

Interested persons or parties are invited to review the plan, participate in the public hearing and express their views. Written comments are encouraged and may be forwarded to [planningboard@townofmedway.org](mailto:planningboard@townofmedway.org). All comments will be entered into the record during the public hearing. Please direct any questions regarding this application to the Medway Planning and Economic Development office at 508-533-3291.

*Andy Rodenhiser*  
Chairman



**Planning & Economic Development Board - Town of Medway, MA**  
**SITE PLAN REVIEW**

**Application for Major Site Plan Approval**

**INSTRUCTIONS TO APPLICANT/OWNER**

This Application is made pursuant to the *Medway Zoning Bylaw* and the Board's *Rules and Regulations for the Submission and Review of Site Plans*

The Town's Planning and Engineering Consultants will review the Application and the proposed Site Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence at hearings may result in a delay in the Board's review of the site plan.

NOVEMBER 16, 2021

**APPLICANT INFORMATION**

Applicant's Name: CUTLER PLACE LLC

Mailing Address: 249 VILLAGE ST.

MEDWAY, MA 02053

Name of Primary Contact: ANTHONY VARRICHIONE

Telephone:  
Office: Cell: 508-561-1487

Email address: anthonyvarrichione@gmail.com



Please check here if the Applicant is the equitable owner (purchaser on a purchase and sales agreement.)

**MAJOR SITE PLAN INFORMATION**

Development Name: CUTLER PLACE

Plan Title: PROPOSED SITE AND UTILITY PLAN

Plan Date: NOVEMBER 1, 2021

Prepared by:  
Name: RON TIBERI P.E.

Firm:

Phone #: 617-592-6122

Email: RTIB@COMCAST.NET



## PROPERTY INFORMATION

Location Address: 6 CUTLER ST

The land shown on the plan is shown on Medway Assessor's Map # 48 as Parcel # 070

Total Acreage of Land Area: 0.71

General Description of Property: Paved lot in poor condition, unoccupied 4,800 sf building formerly the Medway American Legion.

Medway Zoning District Classification: VR

Current Use of Property: Unoccupied.

Length of Existing Frontage: 189.93

On what street? CUTLER

Setbacks for Existing Structure (if applicable)

Front: 61

Side: 22

Back: 42

Side: \_\_\_\_\_

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

☐

Yes

☒

No

If yes, please name street: \_\_\_\_\_

Historic District

Is any portion of this property located within a Medway National Register Historic District?

☐

Yes - Rabbit Hill

☐

Yes - Medway Village

Wetlands

Is any portion of the property within a Wetland Resource Area?

☐

Yes

☒

No

Groundwater Protection

Is any portion of the property within a Groundwater Protection District?

☐

Yes

☒

No

Flood Plain

Is any portion of the property within a Designated Flood Plain?

☐

Yes

☒

No

## PROPOSED DEVELOPMENT PROJECT INFORMATION

Development Name: CUTLER PLACE

Major Site Plan Review applies to the following. Please check all that apply.

☒

- a. New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building or use which involves one or more of the following:

- i. the addition of 2,500 square feet or more of gross floor area; or
- ii. the addition of twenty or more new parking spaces

☐

- b. The redesign, alteration, expansion or modification of an existing parking area involving the addition of twenty or more new parking spaces

- ☐ c. The redesign of the layout/configuration of an existing parking area of forty or more parking spaces
- ☐ d. Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas
- ☐ e. Removal, disturbance, and/or alteration of 20,000 sq. ft. or more of existing impervious surface

SPECIAL PERMIT - Will this project also require a variance or special permit from the *Zoning Board of Appeals*?

\_\_\_\_ Yes    X \_\_\_\_ No

Explanation: \_\_\_\_\_  
\_\_\_\_\_

SPECIAL PERMIT - Will this project also require a special permit from the *Planning and Economic Development Board*?

☒ Yes    ☐ No

Explanation: MULTIFAMILY OVERLAY SPECIAL PERMIT, LAND DISTURBANCE PERMIT  
\_\_\_\_\_

### **PROPERTY OWNER INFORMATION (if not applicant)**

Property Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Primary Contact: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

The owner's title to the land that is the subject matter of this application is derived under deed from: \_\_\_\_\_ to \_\_\_\_\_ dated \_\_\_\_\_ and recorded in Norfolk County Registry of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_ or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page \_\_\_\_\_.

### **CONSULTANT INFORMATION**

ENGINEER: RON TIBERI P.E.

Mailing Address: 9 MASSACHUSETTS AVENUE, NATICK, MA  
\_\_\_\_\_

Primary Contact: RON TIBERI

Telephone: \_\_\_\_\_  
Office: \_\_\_\_\_ Cell: 617-592-6122

Email address: RTIB@COMCAST.NET

Registered P.E. License #: 34773

SURVEYOR: CHENEY ENGINEERING  
Mailing Address: 53 MELLEN ST, NEEDHAM MA

Primary Contact: Ardi Rrap

Telephone: Office: 781-444-2188 Cell:

Email Address: ardi.rrap@cheney-eng.com

Registered P.L.S. License #: 33933

ARCHITECT: ALEX SIEKIERSKI  
Mailing Address: 33 LOVERING ST, MEDWAY, MA

Primary Contact: ALEX SIEKIERSKI

Telephone: Office: Cell: 617-894-0664

Email address: siekierski.alex@gmail.com

Registered Architect License #: 952933

LANDSCAPE ARCHITECT/DESIGNER: Lar Greene  
Mailing Address: 42 JUNGLE RD, LEOMINSTER, MA

Primary Contact: LAR GREENE

Telephone: Office: Cell: 978-549-8582

Email address: GREENEBEANDDESIGN@GMAIL.COM

Registered Landscape Architect License #: 1561

ATTORNEY: LIEBERMAN LAW OFFICE P.C.  
Mailing Address: One Gateway Center, 300 Washington St. Suite 160  
Newton, MA 02458

Primary Contact: David Haimi

Telephone: Office: Cell: 508-579-6509

Email address: dhaimi@gbllaw.com



## OFFICIAL REPRESENTATIVE INFORMATION

Name: Anthony Varrichione  
Address: 249 Village St, Medway, MA  
  
Telephone: \_\_\_\_\_  
Office: \_\_\_\_\_ Cell: 508-561-1487  
Email address: anthonyvarrichione@gmail.com

## SIGNATURES

The undersigned, being the Applicant for approval of a Major Site Plan Project, herewith submits this application and Site Plan to the Medway Planning and Economic Development Board for review and approval. I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize Anthony Varrichione to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee to access the site during the plan review process.

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

  
Signature of Property Owner

11/14/2021  
Date

\_\_\_\_\_  
Signature of Applicant (if other than Property Owner)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Agent/Official Representative

\_\_\_\_\_  
Date

## MAJOR SITE PLAN FEES

### Filing Fee

For projects up to 4,999 sq. ft. /gross floor area = \$750 plus \$ .25/sq. ft.  
For projects of 5,000 – 9,999 sq. ft. /gross floor area = \$1,000 plus \$ .25/sq. ft.  
For projects of 10,000 – 14,999 sq. ft. /gross floor area = \$1,500 plus \$ .25/sq. ft.  
For projects of 15,000 sq. ft. or more/gross floor area = \$1,500 plus \$ .25/sq. ft.

### Advance on Plan Review Fee

For projects up to 4,999 sq. ft. /gross floor area = \$1,000 deposit.  
For projects of 5,000 – 9,999 sq. ft. /gross floor area = \$1,500 deposit  
For projects of 10,000 – 14,999 sq. ft. /gross floor area = \$2,000 deposit  
For projects of 15,000 sq. ft. or more/gross floor area = \$2,500 deposit

**Submit 2 separate checks each made payable to: Town of Medway**



**Planning & Economic Development Board  
Town of Medway, MA**

**MULTIFAMILY HOUSING SPECIAL PERMIT APPLICATION**

**INSTRUCTIONS TO APPLICANT/OWNER**

This Application is made pursuant to Section 5.6.4 of the *Medway Zoning Bylaw*. The provisions of Section 8.6 Affordable Housing may also apply.

The Town's Planning and Engineering Consultants will review the Application and the proposed Plan and provide review letters to the Planning and Economic Development Board.

A copy of those review letters will be provided to you in advance of the meeting.

You and/or your duly authorized Agent/Official Representative are expected to attend the Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.

Your absence at hearings may result in a delay in the Board's review of the special permit application.

NOVEMBER 16, 2021

**APPLICANT INFORMATION**

Applicant's Name: ANTHONY VARRICHIONE  
Mailing Address: 249 VILLAGE ST  
MEDWAY, MA 02053  
Name of Primary Contact: ANTHONY VARRICHIONE  
Telephone: Office: \_\_\_\_\_ Cell: 508-561-1487  
Email address: ANTHONYVARRICHIONE@GMAIL.COM

☒ Please check here if the Applicant is the equitable owner (purchaser on a purchase and sales agreement.)

**PROJECT INFORMATION**

Development Name: CUTLER PLACE  
Project Address: 6 CUTLER STREET  
Plan Title: CUTLER PLACE  
Plan Date: 11/17/2021  
Plan prepared by: ALEX SIEKIERSKI  
Name: \_\_\_\_\_  
Firm: \_\_\_\_\_



Type of Project:

  X   Renovation of Existing Structure(s)  
How many buildings?   1    
Building Dimensions   54' X 60'    
Gross Square Footage of Existing Structure   4,824    
How many residential units presently exist?   0    
How many additional residential units are proposed?   3    
How many affordable units?   0  

  X   Construction of an addition to an Existing Structure  
Addition Dimensions   50' X 30'    
Gross Square Footage of Addition   3,000    
How many new residential units are proposed?   2    
How many affordable units?   0  

       Construction of a New Building(s)  
How many buildings?         
Dimensions of New Building(s)         
Gross Square Footage of New Building(s)         
How many new residential units are proposed?         
How many affordable units?       

       Demolition of any structures on the site? If yes, please explain.       

How many parking spaces presently exist?       

How many new parking spaces are proposed?   11  

**PROPERTY INFORMATION**

The land shown on the plan is shown on Medway Assessor's Map #   48   as Parcel #   070  

Total Acreage of Land Area:   0.71  

General Description of Property:

Existing structure was previously Medway American Legion. Lot is almost entirely paved. Evergreen Cemetery is the abutter to the North and West.

Current Use of Property:   Unoccupied.  

Medway Zoning District Classification:   VILLAGE RESIDENTIAL (VR)  

Length of Existing Frontage:   189.93'   On what street?   CUTLER  

Setbacks for Existing Structure (if applicable)

Front:   61'   Side:   22'    
Back:   42'   Side:       

Is this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how?   NO  

Is the existing structure on this property pre-existing, non-conforming to the Medway Zoning Bylaw? If yes, how?

Scenic Road

Does any portion of this property have frontage on a Medway Scenic Road?

☐ Yes ☒ No If yes, please name street: \_\_\_\_\_

Historic District

Is any portion of this property located within a Medway National Register Historic District?

☐ Yes - Rabbit Hill ☐ Yes - Medway Village

Wetlands

Is any portion of the property within a Wetland Resource Area? ☐ Yes ☒ No

Groundwater Protection

Is any portion of the property within a Groundwater Protection District? ☐ Yes ☒ No

Flood Plain

Is any portion of the property within a Designated Flood Plain? ☐ Yes ☒ No

Access to Town Water and Sewer

Is Town water and sewer available in the street on which the proposed project has its frontage? ☒ Yes ☐ No

**PROPERTY OWNER INFORMATION (if not applicant)**

Property Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

The owner's title to the land that is the subject matter of this application is derived under deed from: \_\_\_\_\_ to \_\_\_\_\_ dated \_\_\_\_\_ and recorded in Norfolk County Registry of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_ or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page \_\_\_\_\_.

**CONSULTANT INFORMATION**

**ENGINEER:**

RONALD TIBERI P.E.

Mailing Address: 9 MASSACHUSETTS AVENUE, NATICK, MA

Primary Contact: RONALD TIBERI

Telephone: \_\_\_\_\_  
Office: \_\_\_\_\_ Cell: 617-592-6122

Email address: RTIB@COMCAST.NET

Registered P.E. License #: 34773

**SURVEYOR:** Cheney Engineering  
Mailing Address: 53 Mellen St  
Needham, MA 02494  
Primary Contact: Ardi Rrap  
Telephone:  
Office: 781-444-2188 Cell:  
Email Address: ardi.rap@cheney-eng.com  
Registered P.L.S. License #: 33933

**ARCHITECT:** ALEX SIEKIERSKI  
Mailing Address: 33 LOVERING ST, MEDWAY MA  
Primary Contact: ALEX SIEKIERSKI  
Telephone:  
Office: Cell: 617-894-0664  
Email address: siekierski.alex@gmail.com  
Registered Architect License #: 952933

**LANDSCAPE ARCHITECT/DESIGNER:** Lar Greene  
Mailing Address: 42 Jungle Rd, Leominster, MA  
Primary Contact: LAR GREENE  
Telephone:  
Office: Cell: 978-549-8582  
Email address: GREENEBEANDSIGN@GMAIL.COM  
Registered Landscape Architect License #: 1561

**ATTORNEY:** LIEBERMAN LAW OFFICE P.C.  
Mailing Address: ONE GATEWAY CENTER 300 Washington Street, Suite 160  
Newton, MA 02458  
Primary Contact: DAVID HAIMI  
Telephone:  
Office: Cell: 508-579-6509  
Email address: DHAIMI@GBLLAW.COM



**OFFICIAL REPRESENTATIVE INFORMATION** (if applicable)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Office: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email address: \_\_\_\_\_

**SIGNATURES**

The undersigned, being the Applicant for approval of a Multifamily Housing Special Permit herewith submits this application and Plan to the Medway Planning and Economic Development Board for review and approval.

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize \_\_\_\_\_ to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this application.)

I have reviewed Section 5.6.4 Multifamily Housing and Section 8.6 Affordable Housing of the *Medway Zoning Bylaw* and understand and agree to the requirements and responsibilities specified therein.

In submitting this application, I authorize the Board, its consultants and agents, Town staff, and members of the Design Review Committee and Open Space Committee to access the site during the plan review process.

I understand that pursuant to MGL 53G, the Medway Planning and Economic Development Board may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that the Planning and Economic Development Board, its agents, staff, consultants, and other Town staff and committees may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

  
\_\_\_\_\_  
Signature of Property Owner

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant (if other than Property Owner)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Agent/Official Representative

\_\_\_\_\_  
Date



**Town of Medway, MA**  
**Community and Economic Development Department**  
**LAND DISTURBANCE PERMIT APPLICATION**

**INSTRUCTIONS TO APPLICANT/OWNER**

This Application is made pursuant to the *Medway General Bylaws – ARTICLE XXVI - Stormwater Management and Land Disturbance*. The Bylaw is posted at:

[https://www.townofmedway.org/sites/g/files/vyhlif866f/uploads/sw\\_bylaw\\_clean\\_voted\\_at\\_june\\_8\\_2020\\_tm\\_final\\_bjs.pdf](https://www.townofmedway.org/sites/g/files/vyhlif866f/uploads/sw_bylaw_clean_voted_at_june_8_2020_tm_final_bjs.pdf)

Depending on the scope and location of the planned land disturbance and what other permits are required, this application shall be acted upon by the Medway Conservation Commission, the Medway Planning and Economic Development Board, or the Department's Administrative Team.

**This application must be filed at the same time as the associated land use permit applications are filed with the Conservation Commission and/or the Planning and Economic Development Board.**

The Town's Engineering Consultant may be asked to review the Application and associated plans and provide a review letter. A copy of any review letter will be provided to you.

You and/or your duly authorized Agent/Designated Representative are expected to attend the Board or Commission meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board or Commission may request.

Your absence at the hearings may result in a delay in review and action.

**Please see APPENDIX at the end of this form for definitions of key terms used throughout this application form.**

November 16, 2021

**APPLICANT INFORMATION**

Applicant's Name: CUTLER PLACE LLC

Mailing Address: 249 VILLAGE ST  
MEDWAY, MA 02053

Name of Primary Contact: ANTHONY VARRICHIONE

Telephone: Office: \_\_\_\_\_ Cell: 508-561-1487

Email address: anthonyvarrichione@gmail.com

☒ Please check here if the Applicant is the equitable owner (purchaser on a purchase and sales agreement.)

**SITE INFORMATION**

Location Address: 6 CUTLER ST, MEDWAY, MA

The land shown on the plan is shown on Medway Assessor's Map # 48 as Parcel(s) # 070

Total Acreage of Land Area: 0.71



Description of Property and Existing Conditions (or provide and reference an existing conditions plan): Abandoned 4,800 sf building and lot entirely paved. See Existing Conditions Civil plan

Medway Zoning District Classification: VR

Current Use of Property: Unoccupied

Site presently includes the following EXISTING stormwater management components. Check all that apply.

- ☐ Surface stormwater basin (detention, retention, rain garden)
- ☐ Sub-surface detention or infiltration systems (e.g. Cultec, Stormceptor units)
- ☐ Roof drains
- ☐ Perimeter drains discharging to: \_\_\_\_\_
- ☐ Previously approved stormwater connection to the Medway MS4. *(Provide documentation of such approval from the Medway Department of Public Works)*
- ☐ Unauthorized and/or Illicit stormwater connection to the Medway MS4. *(Identify location and describe type of connection):* \_\_\_\_\_
- ☐ Unauthorized illicit discharge to the Medway MS4. *(Identify location of discharge and describe what is being discharged.):* \_\_\_\_\_
- ☐ Other (Please describe) \_\_\_\_\_

NOTE – All of the above listed existing stormwater management components must be shown on the Erosion and Sediment Control Plan to be submitted with this application.

## PROPOSED DEVELOPMENT PROJECT INFORMATION

Provide a description of the proposed project that will result in a land disturbance. Attach an additional sheet if needed: Renovation of existing structure to accept 3 units. And addition of another 2 units. Totaling 5 new dwelling units with site improvements shown on plans.

Type of Project - Check all that apply. NOTE - A project may include both New Development & Redevelopment.

| New Development<br>(See definition in Appendix)  | Redevelopment<br>(See definition in Appendix)   |
|--|---|
| <input type="checkbox"/> Single family dwelling<br><input type="checkbox"/> Residential Subdivision (# of lots ____)                   | <input type="checkbox"/> Single family dwelling expansion   |
| <input type="checkbox"/> Two family dwelling   | <input type="checkbox"/> Two family dwelling expansion  |
| <input type="checkbox"/> Multi-family development  | <input checked="" type="checkbox"/> Multi-family development expansion  |
| <input type="checkbox"/> Commercial, industrial, office development  | <input type="checkbox"/> Commercial, industrial, office development expansion   |
| <input type="checkbox"/> Site improvements (e.g., pool, patio, athletic court, landscaping, parking, etc.)                             | <input type="checkbox"/> Site improvements (e.g. pool, patio, athletic court, landscaping, parking, etc.)                             |
| <input type="checkbox"/> Grading and/or site work without a building or structure  | <input type="checkbox"/> Grading and/or site work without a building or structure   |
| <input type="checkbox"/> Accessory structure(s) (e.g., garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.) | <input type="checkbox"/> Accessory structure(s) (e.g. garage, barn, pavilion, storage facility, accessory family dwelling unit, etc.) |

Estimated Total Size of Land Disturbance (ft<sup>2</sup>) (Limit of Work): 30,050.

Area (ft<sup>2</sup>) of Impervious Surface (building footprint(s), pavement, parking, roofs, decks, patios, etc.). Complete table below.

| Existing Impervious Surface Area (ft <sup>2</sup> ) | Proposed Additional Impervious Surface Area (ft <sup>2</sup> ) | Total Proposed Impervious Surface Area (ft <sup>2</sup> ) Post Construction |
|---|--|---|
| 22,550  |  | 13,700  |

Have you or will you apply for any of the following other permits for this project? Attach a copy of any permits received to date for this project.

| Planning & Economic Development Board | Conservation Commission                                      | Zoning Board of Appeals                | Department of Public Works                      |
|---------------------------------------|--|--|---|
| <u>    </u> Subdivision               | <u>    </u> ORAD (Order of Resource Area Delineation)        | <u>    </u> Special Permit             | <u>    </u> MS4 Connection and Discharge Permit |
| <u>  x  </u> Site Plan                | <u>    </u> RDA (Request for Determination of Applicability) | <u>    </u> Variance                   |   |
| <u>  x  </u> Special Permit           | <u>    </u> Notice of Intent/Order of Conditions             | <u>    </u> Comprehensive Permit (40B) |   |

NOTE - Please attach copies of any of the above permits already received to this application.

**EROSION AND SEDIMENT CONTROL PLAN INFORMATION** – To be prepared in accordance with Medway General Bylaws, ARTICLE XXVI, Section 26.5.6. The plan must show all existing stormwater management facilities.

Development Name: CUTLER PLACE

Plan Title: EROSION CONTROL AND CONSTRUCTION PLAN

Plan Date: NOVEMBER 1, 2021

Prepared by:

Name: RONALD TIBERI P.E

Firm: \_\_\_\_\_

Phone #: 617-592-6122 Email: RTIB@COMCAST.NET

**PROPERTY OWNER INFORMATION (if not applicant)**

Property Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email address: \_\_\_\_\_

The owner's title to the land that is the subject matter of this application is derived under deed from: \_\_\_\_\_ to \_\_\_\_\_ dated \_\_\_\_\_ and recorded in Norfolk County Registry of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_ or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page(s) \_\_\_\_\_.

## CONSULTANT & DESIGNATED REPRESENTATIVE INFORMATION

### ENGINEER

Name of Firm: RON TIBERI P.E.  
Mailing Address: 9 MASSACHUSETTS AVENUE, NATICK, MA  
  
Primary Contact: RON TIBERI  
Telephone: Office:  Cell: 617-592-6122  
Email address: RTIB@COMCAST.NET  
Registered P.E. License #: 34773

### SURVEYOR

Name of Firm: CHENEY ENGINEERING  
Mailing Address: 53 MELLEN ST.  
NEEDHAM , MA  
Primary Contact: Ardi Rrap  
Telephone: Office: 781-444-2188 Cell:   
Email Address: ardi.rrap@cheney-eng.com  
Registered P.L.S. License #: 33933

### WETLANDS SCIENTIST

Name of Firm: Debbie Anderson  
Mailing Address: 45 Willow St  
Norwood, MA 02062  
Primary Contact:   
Telephone: Office: 781-603-8421 Cell:   
Email Address: terrapin666888@comcast.net

### DESIGNATED REPRESENTATIVE (if not applicant)

Name of Firm:   
Mailing Address:   
  
Telephone: Office:  Cell:   
Email address:



## SIGNATURES

The undersigned, being the Applicant for approval of a Land Disturbance Permit, herewith submits this application to the Medway Community and Economic Development Department. I certify, under the pains and penalties of perjury, that the information contained in this application is a true, complete and accurate representation of the facts regarding the property and proposed development under consideration.

(If applicable, I hereby authorize \_\_\_\_\_ to serve as my Agent/Designated Representative to represent my interests before the Medway Community and Economic Development Department with respect to this application.)

In submitting this application, I authorize Town staff, its consultants and agents, and members of the Conservation Commission and Planning and Economic Development Board to enter the subject property to access the site during the plan review, permitting and enforcement process.

I understand that pursuant to MGL. c.44, s. 53G, the Department, Board and Commission may retain outside professional consultants to review this application and that I am responsible for the costs associated with such reviews.

I understand that Town staff, its consultants and agents, and members of the Commission and Board may request additional information which I am responsible for providing to assist them in reviewing the proposed development.

  
\_\_\_\_\_  
*Signature of Property Owner*

  
\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature of Applicant (if other than Property Owner)*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Signature of Agent/Designated Representative*

\_\_\_\_\_  
*Date*



[illegible]

## PLAN INDEX

- |      |  |
|------|--|
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ANTHONY VARRICHIONE  
249 VILLAGE STREET,  
MEDWAY, MA 02053

ALEX SIEKIERSKI , RA  
33 LOVERING STREET  
MEDWAY, MA 02053

LAR GREENE, RLA WDA  
DESIGN GROUP  
42 JUNGLE ROAD,  
LEOMINSTER, MA

CHENEY ENGINEERING CO, INC.  
53 MELLE STREET  
NEEDHAM MA. 02494

RON TIBERI P.E.  
9 MASSACHUSETTS AVENUE,  
NATICK, MA 01760

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
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|  |  |
|  |  |

DATE: \_\_\_\_\_



ABUTTERS LOCUS MAP  
1" = 200'

| MULTIFAMILY HOUSING TABLE |          |          |
|---------------------------|----------|----------|
|                           | REQUIRED | PROPOSED |
| LOT AREA                  | 22500    | 30903    |
| LOT FRONTAGE              | 50       | 189      |
| UNIT DENSITY              | 5.7      | 5        |
| AFFORDABLE UNITS          | 1        | na       |
| BLDG. HT.                 | 40'      | 33'      |
| OPEN SPACE                | 15%      | 27+%     |
| PARKING SPACES            | 8        | 11       |

LOT 6  
6 CUTLER STREET  
ACCESSING ID - 49-51  
ZONE - VR  
DISTRICT

DATE ISSUED :  
11/17/2021  
DATE REVISED :  
11/17/2021

I, \_\_\_\_\_, Clerk  
of the Town of Medway, received and recorded approval from the Planning  
and Economic Development Board of this plan and its corresponding decision  
on \_\_\_\_\_ and no appeal was  
taken for twenty (20) days, thereafter.

SIGNATURE \_\_\_\_\_ 11/17/2021  
DATE

This project is subject to a performance security covenant to be recorded  
herewith.

FOR REGISTRY

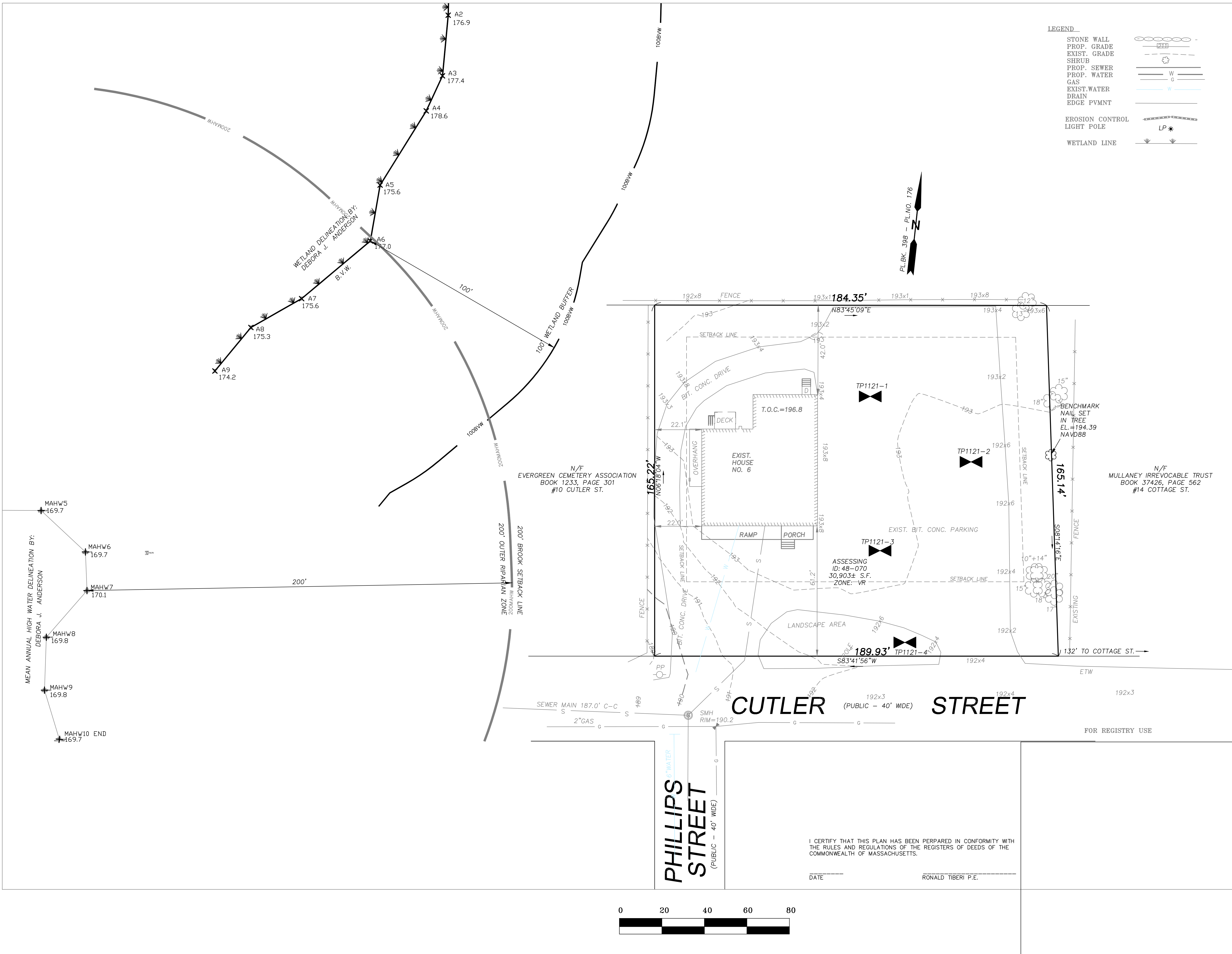
I CERTIFY THAT THIS PLAN HAS BEEN PERPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

11/17/2021  
DATE

---

RONALD TIBERI P.E.





GENERAL SITE NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
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THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_

| REVISIONS |      |             |
|-----------|------|-------------|
| No.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |

WETLANDS & EXISTING CONDITONS PLAN

IN MEDWAY, MASSACHUSETTS

CUTLER PLACE

6 CUTLER STREET

PREPARED FOR: CUTLER PLACE LLC  
6 CUTLER STREET  
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

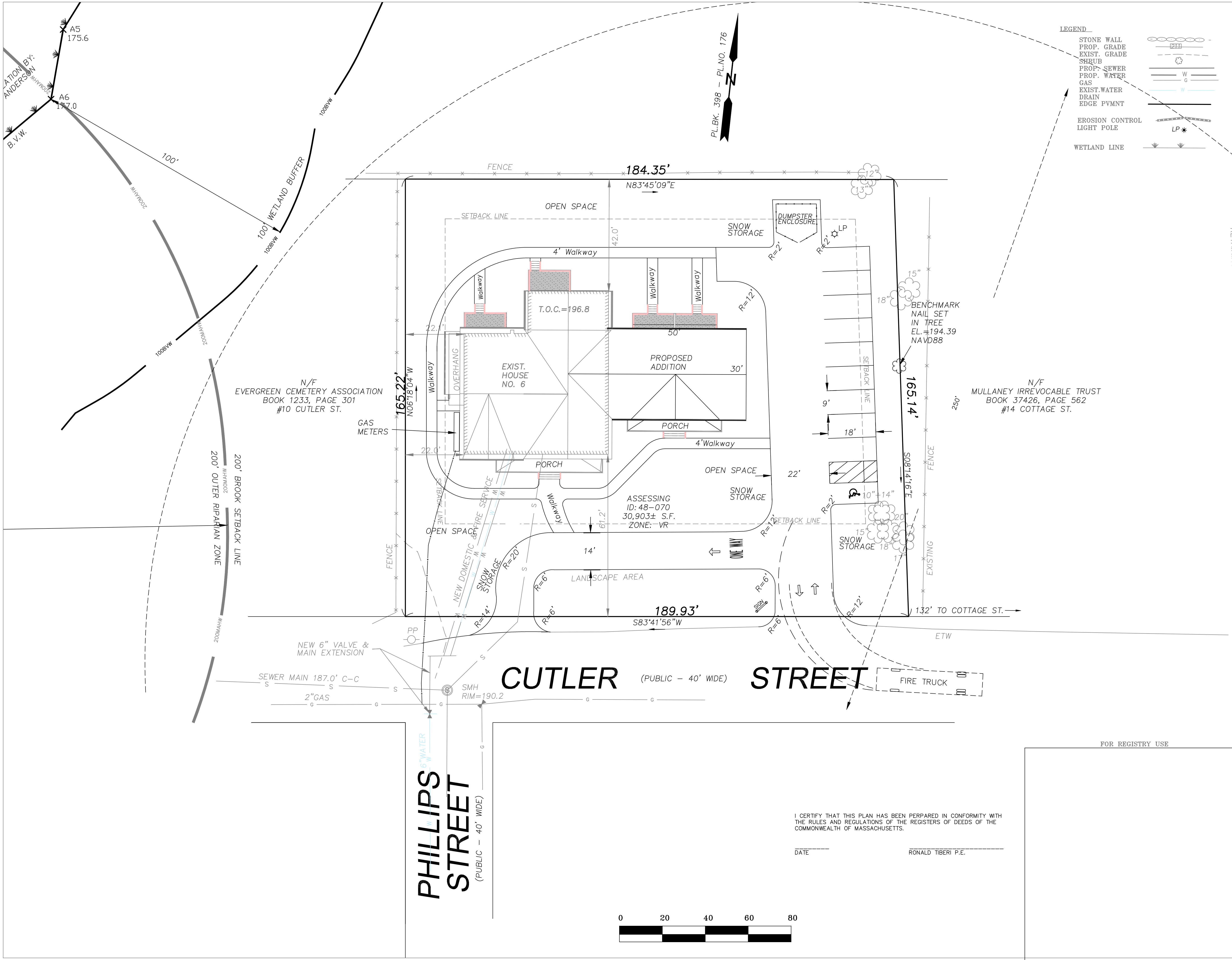
DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 7155

DATE: NOV 1. 2021

S-1





GENERAL SITE NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
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APPROVED BY PLANNING BOARD

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| REVISIONS |      |             |
|-----------|------|-------------|
| No.       | DATE | DESCRIPTION |
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PROPOSED SITE & UTILITY LAYOUT PLAN

IN MEDWAY, MASSACHUSETTS

CUTLER PLACE  
6 CUTLER STREET

PREPARED FOR: CUTLER PLACE LLC  
6 CUTLER STREET  
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

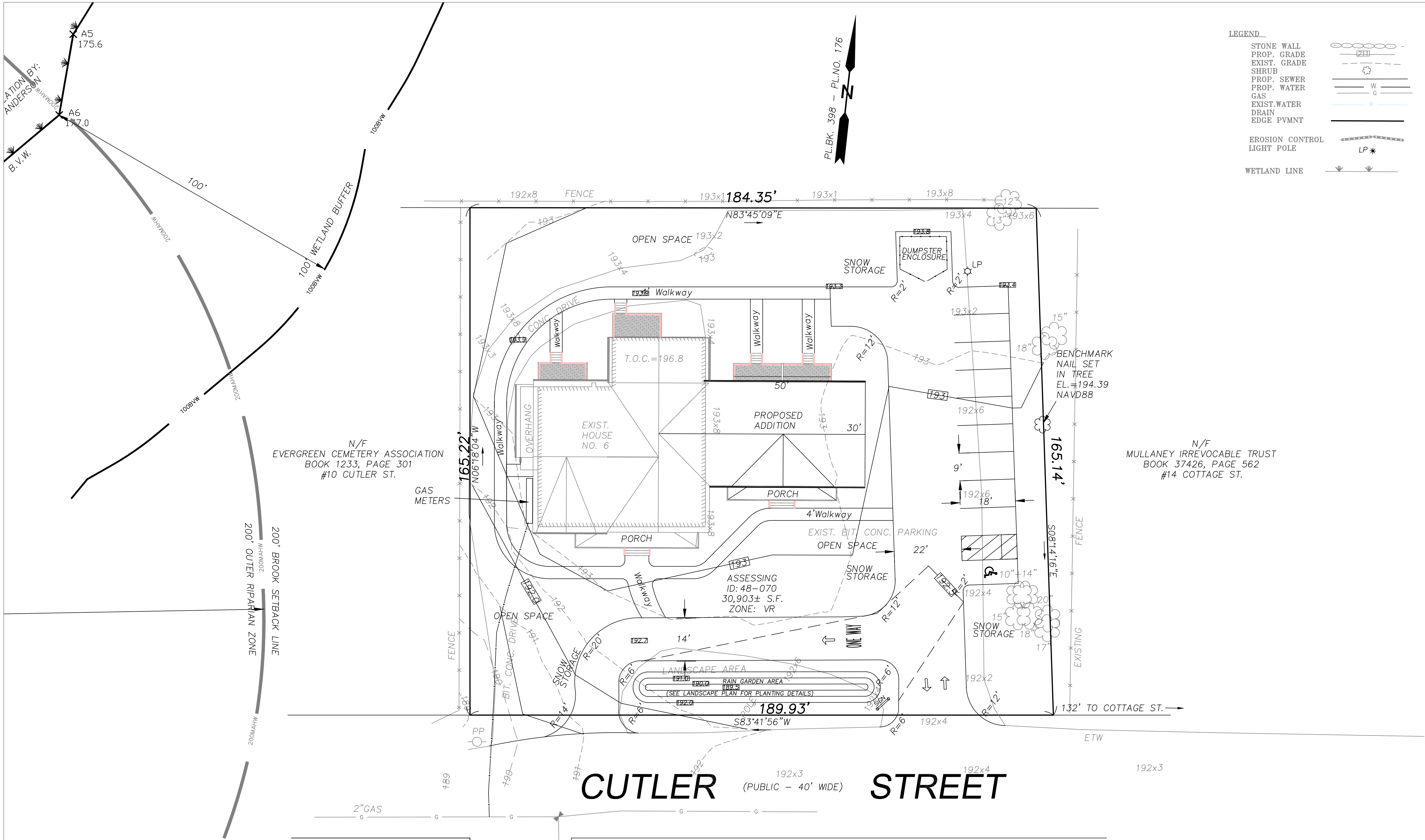
DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 7155

DATE: NOV 1. 2021

S-2





- LEGEND
- STONE WALL
  - PROP. GRADE
  - EXIST. GRADE
  - SHRUB
  - PROP. SEWER
  - PROP. WATER
  - GAS
  - EXIST. WATER
  - DRAIN
  - EDGE PVMNT
  - EROSION CONTROL
  - LIGHT POLE
  - WETLAND LINE

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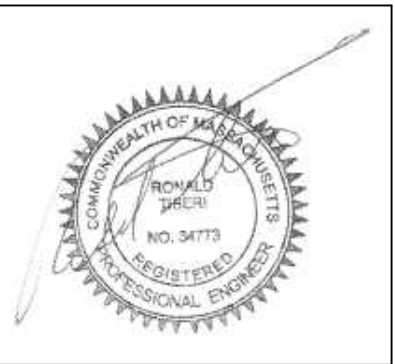
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APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_



| REVISIONS |      |             |
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| No.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |

PROPOSED DRAINAGE  
& GRADING PLAN  
IN  
MEDWAY, MASSACHUSETTS

CUTLER PLACE  
6 CUTLER STREET

PREPARED FOR: CUTLER PLACE LLC  
6 CUTLER STREET  
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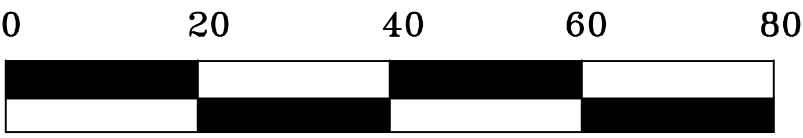
DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 7155

DATE: NOV 1. 2021

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DATE: \_\_\_\_\_ RONALD TIBERI P.E.





×

Approximate Construction Sequence:

- Install perimeter fencing and erosion control around perimeter of site.
- Site clearance.
- Build temporary construction entrance on east side of site.
- Locate staging area at front of site.
- Setup temporary services.
- Install utilities
- Install rain garden
- Construct driveway & parking.
- Completion of all siteworks/landscaping/hardscaping, etc.

N/F  
EVERGREEN CEMETERY ASSOCIATION  
BOOK 1233, PAGE 301  
#10 CUTLER ST.

NEW 6" VALVE &  
MAIN EXTENSION

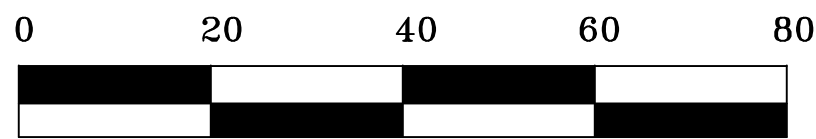
2" GAS

PHILLIPS  
STREET  
(PUBLIC - 40' WIDE)

CUTLER STREET  
(PUBLIC - 40' WIDE)

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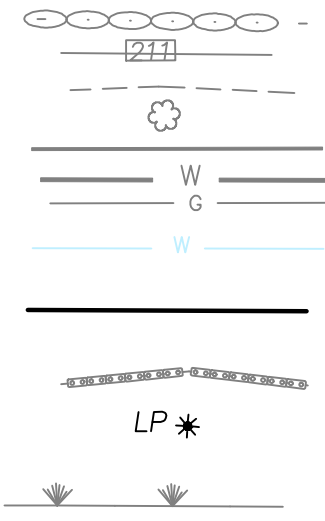
DATE \_\_\_\_\_ RONALD TIBERI P.E.



PLBK. 398 - PL NO. 176

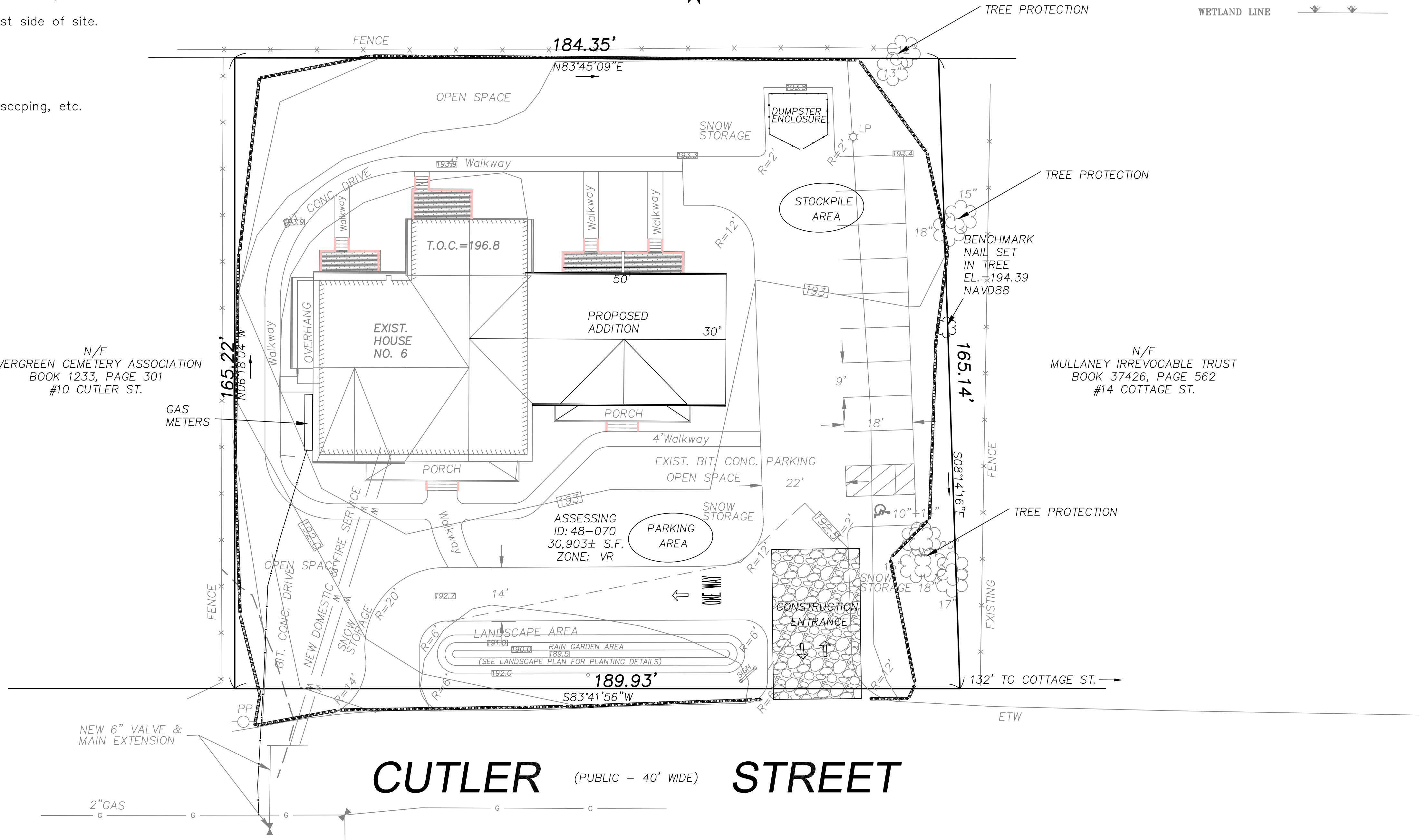
LEGEND

STONE WALL  
PROP. GRADE  
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SHRUB  
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DRAIN  
EDGE PVMNT



EROSION CONTROL  
LIGHT POLE

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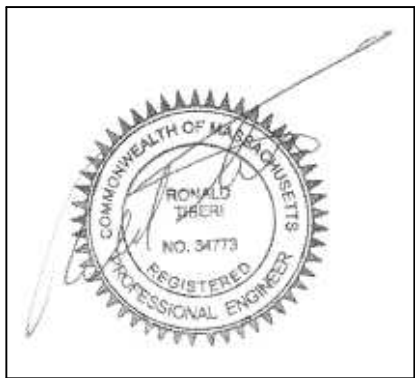
THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_



REVISIONS

| No. | DATE | DESCRIPTION |
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EROSION CONTROL  
& CONSTRUCTION PLAN  
IN  
MEDWAY, MASSACHUSETTS

CUTLER PLACE  
6 CUTLER STREET

PREPARED FOR:  
CUTLER PLACE LLC  
6 CUTLER STREET  
MEDWAY MA 02053

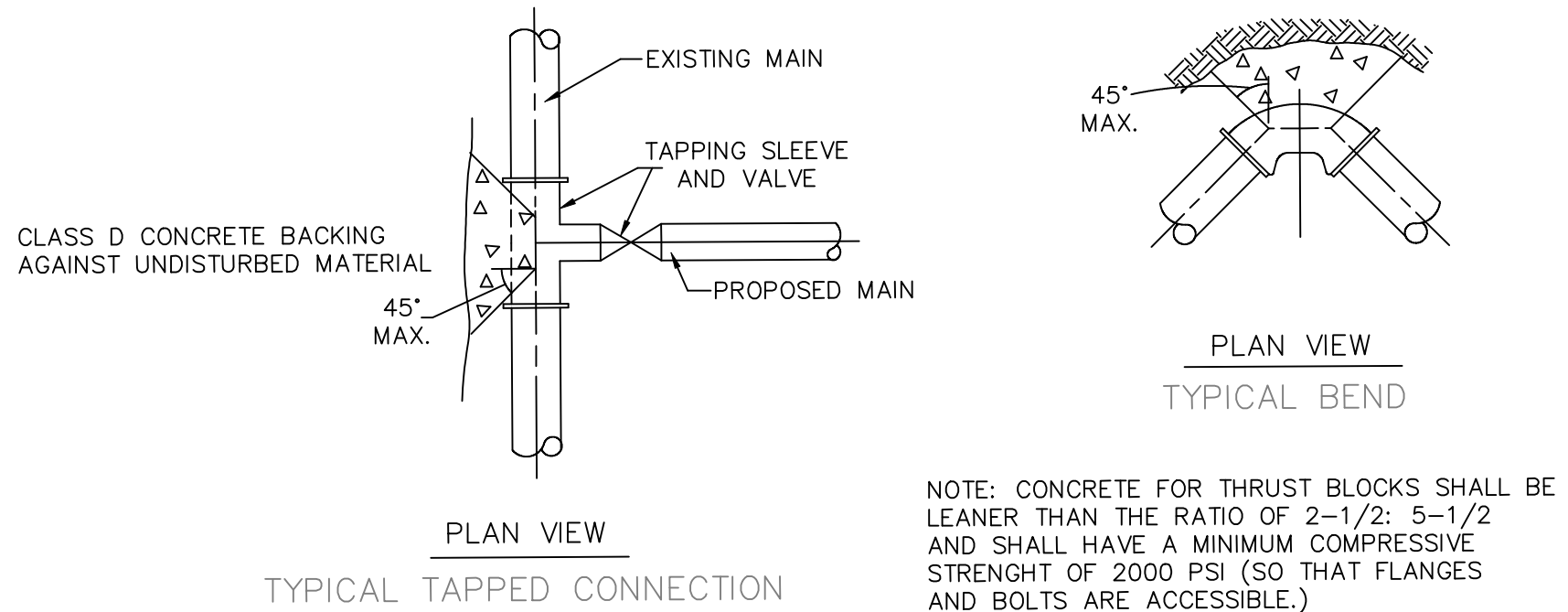
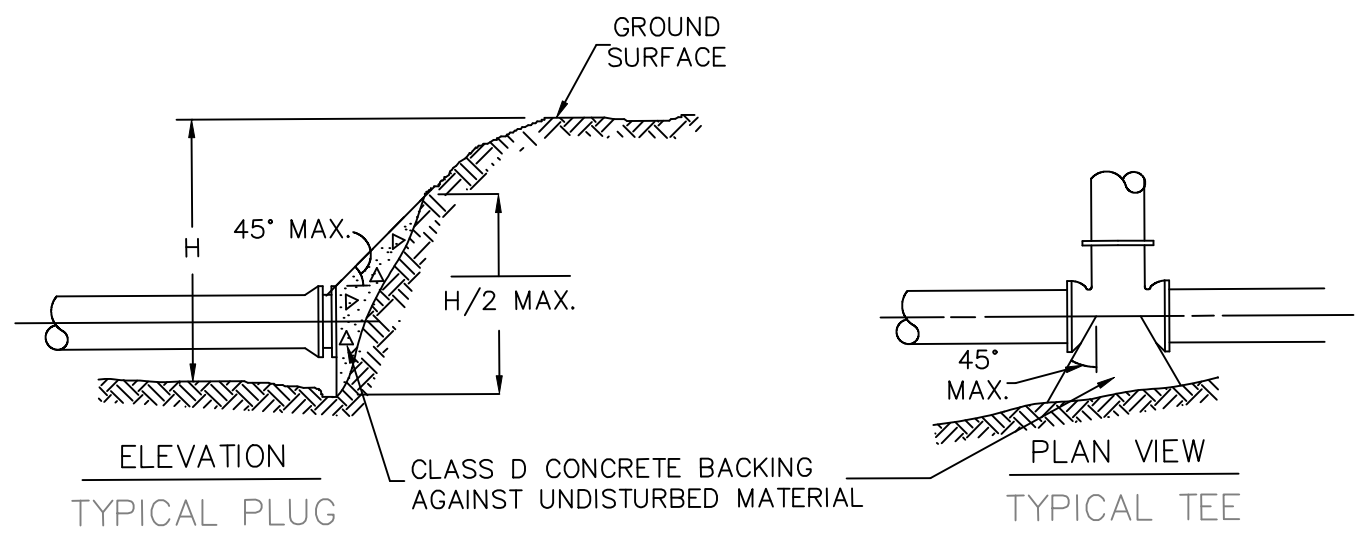
PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 7155

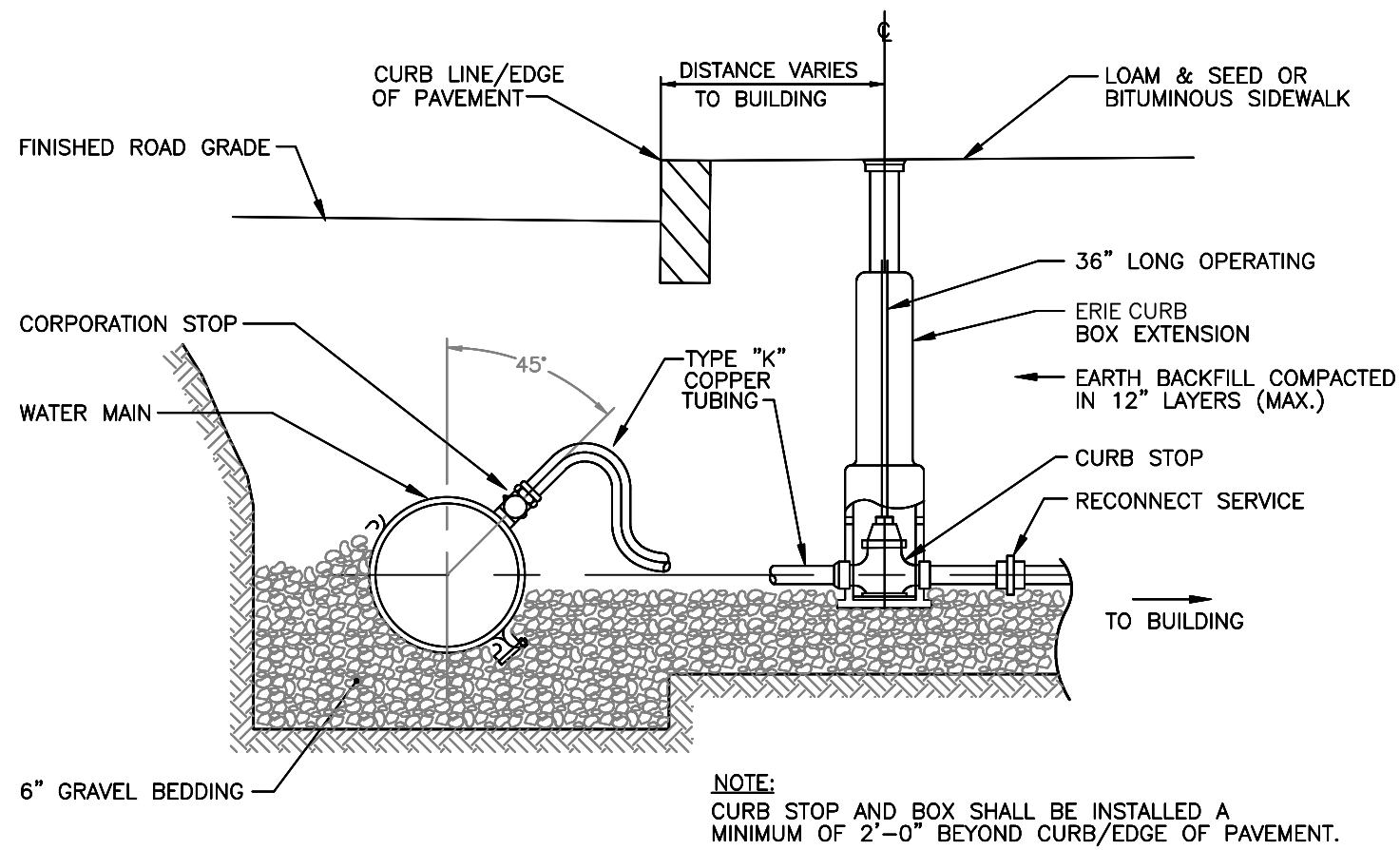
DATE: NOV 1. 2021





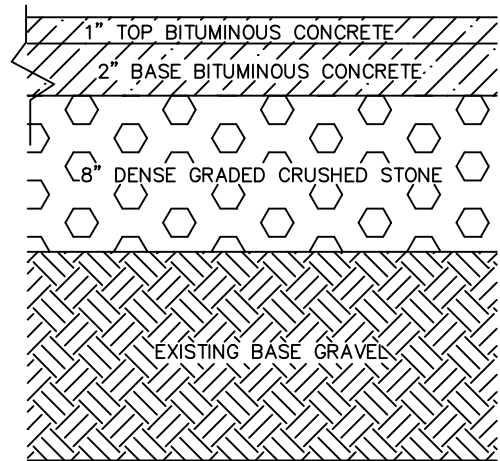
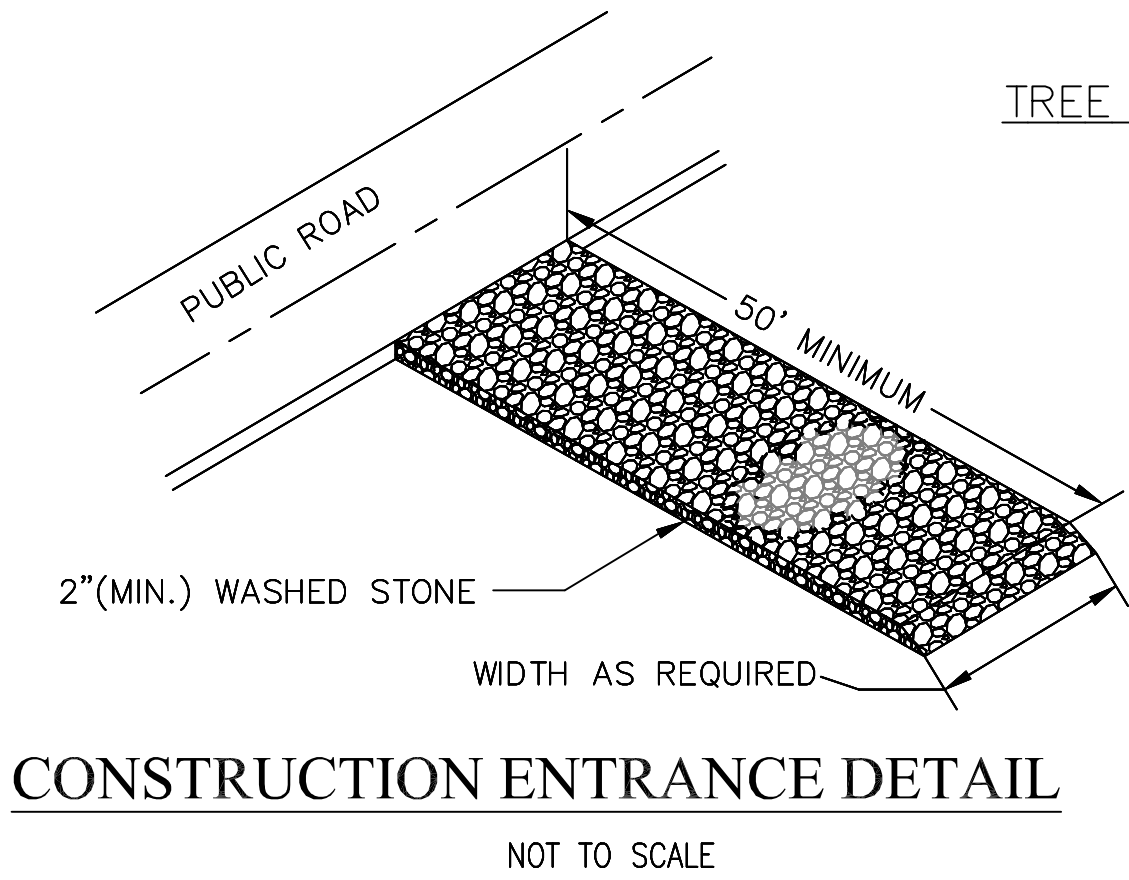
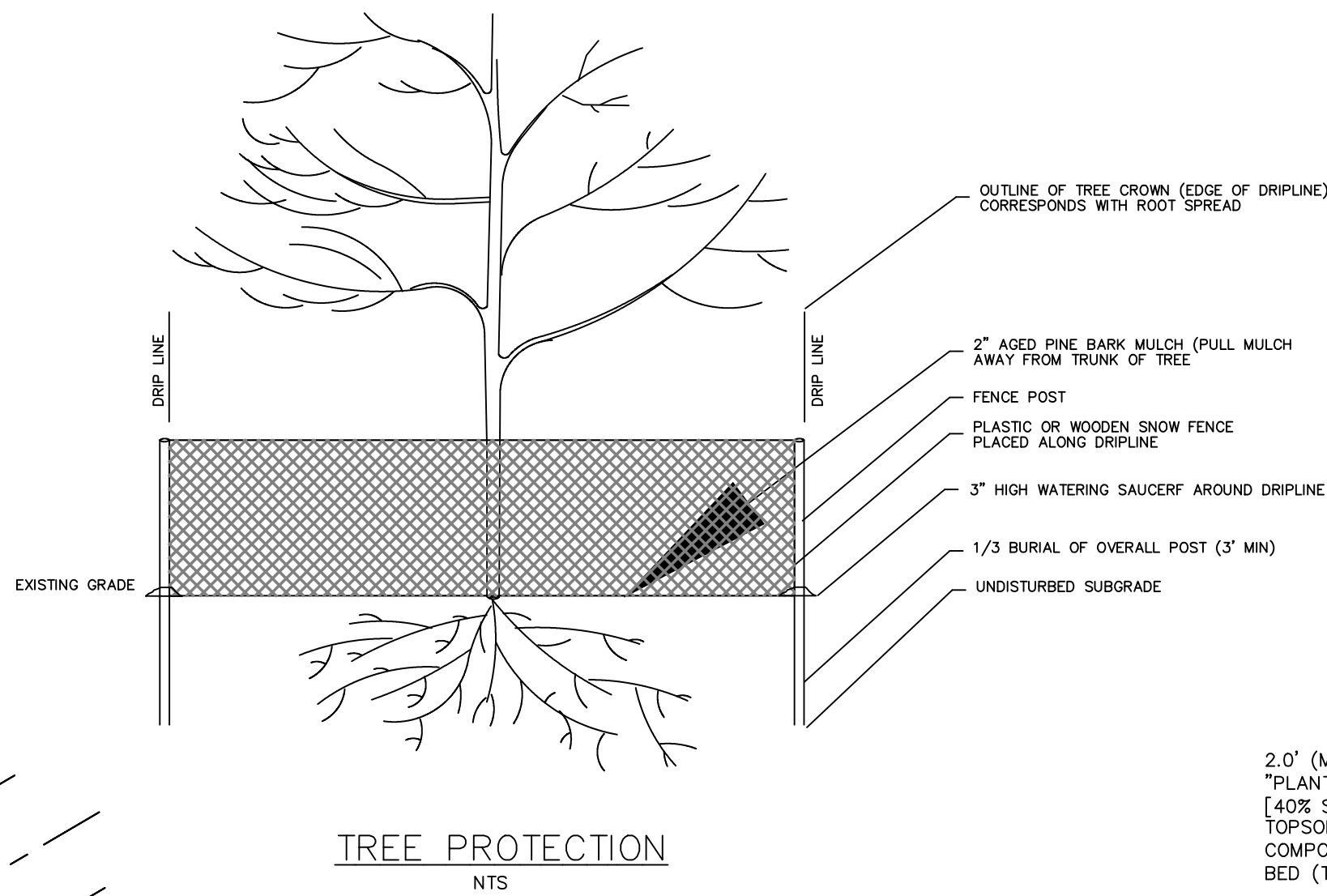
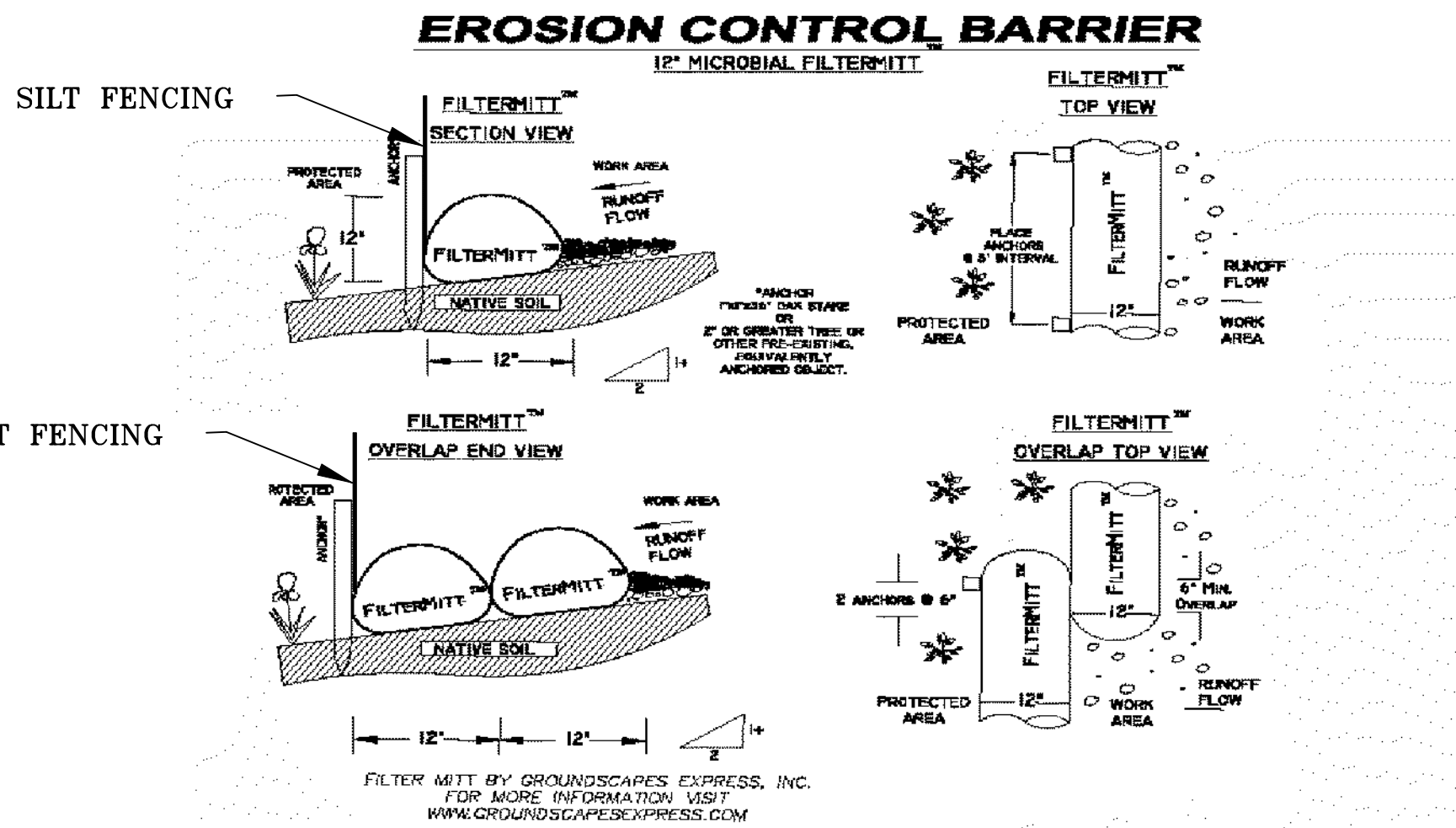
| BEARING AREAS OF THRUST BLOCKS<br>(BEARING AREA IN SQUARE FT.) |          |          |           |           |
|--|----------|----------|-----------|-----------|
| PIPE SIZE<br>INCHES  | 1/4 BEND | 1/8 BEND | 1/16 BEND | PLUG TEES |
| 6 AND 8  | 8        | 8        | —         | 8         |
| 10 AND 12  | 22       | 13       | 8         | 16        |

WATER MAIN THRUST BLOCK DETAILS  
NOT TO SCALE



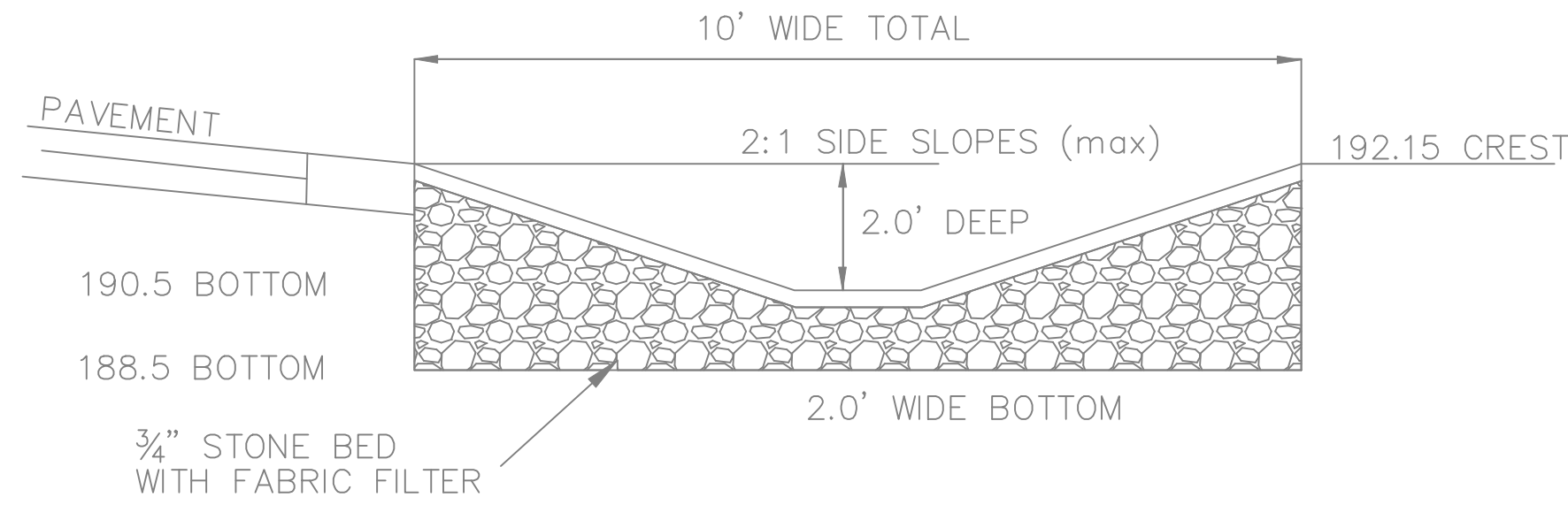
TYPICAL HOUSE SERVICE CONNECTION  
(NOT TO SCALE)

- NOTE:
- ALL SERVICE CONNECTION FITTINGS SHALL BE BY THE MUELLER COMPANY.
  - ALL WORK AND MATERIALS SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWN OF MEDWAY'S DEPARTMENT OF PUBLIC WORKS.

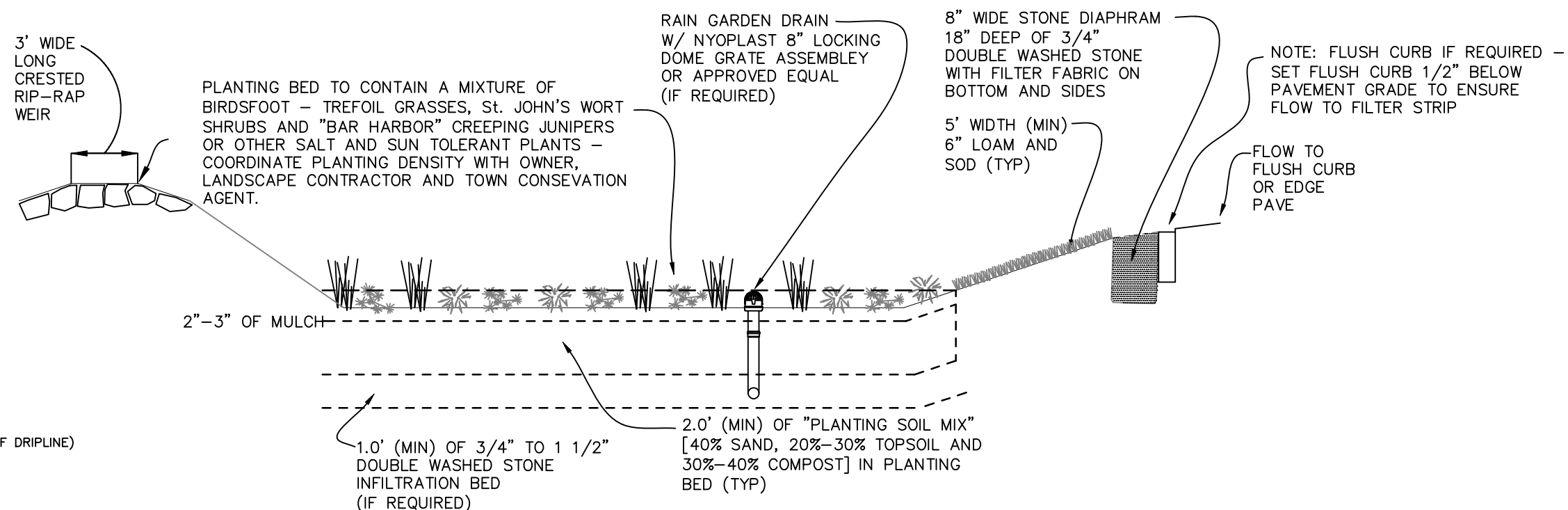


- ALL MATERIALS SHALL MEET MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS
- INSTALL GEOTEXTILE (MIRAFI 180N OR EQUIVALENT) ABOVE SUBBASE AS DIRECTED BY THE ENGINEER

PAVEMENT CROSS-SECTION DETAIL  
N.T.S.

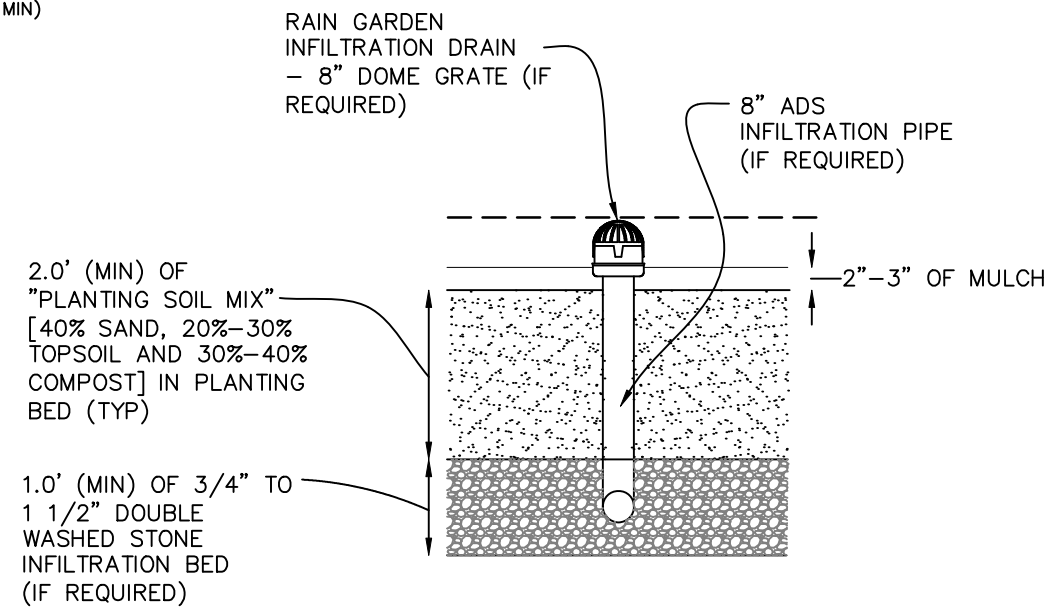


RAIN GARDEN SECTION  
NOT TO SCALE

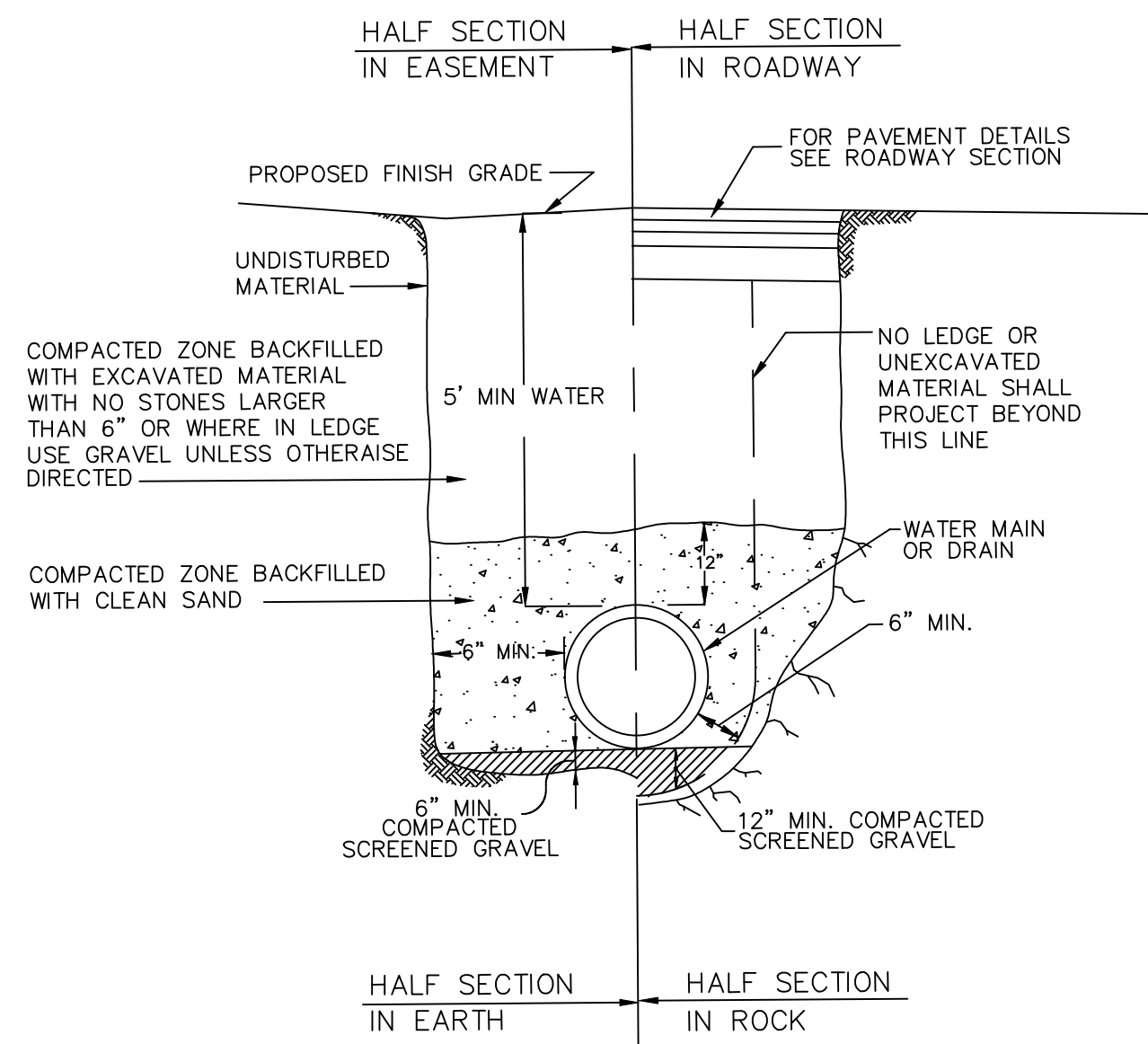


TYPICAL RAIN GARDEN SCHEMATIC SECTION & PLANTINGS  
NOT TO SCALE

- NOTE:
- PLANTING BED SOIL MIX AND PLANT SPECIES TO BE AS SPECIFIED IN THE STRUCTURAL BMP MASSACHUSETTS STORMWATER HAND BOOK CHAPTER 2 VOLUME 2 PAGES 23-35.



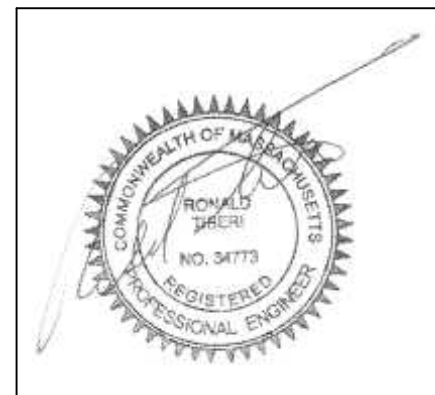
RAIN GARDEN TYPICAL SECTION  
NOT TO SCALE



WATER MAIN TRENCH DETAILS  
NOT TO SCALE

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APPROVED BY PLANNING BOARD  
DATE: \_\_\_\_\_



| REVISIONS |      |             |
|-----------|------|-------------|
| No.       | DATE | DESCRIPTION |
|           |      |             |
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## DETAILS

IN  
MEDWAY, MASSACHUSETTS

CUTLER PLACE  
6 CUTLER STREET

PREPARED FOR: CUTLER PLACE LLC  
6 CUTLER STREET  
MEDWAY MA 02053

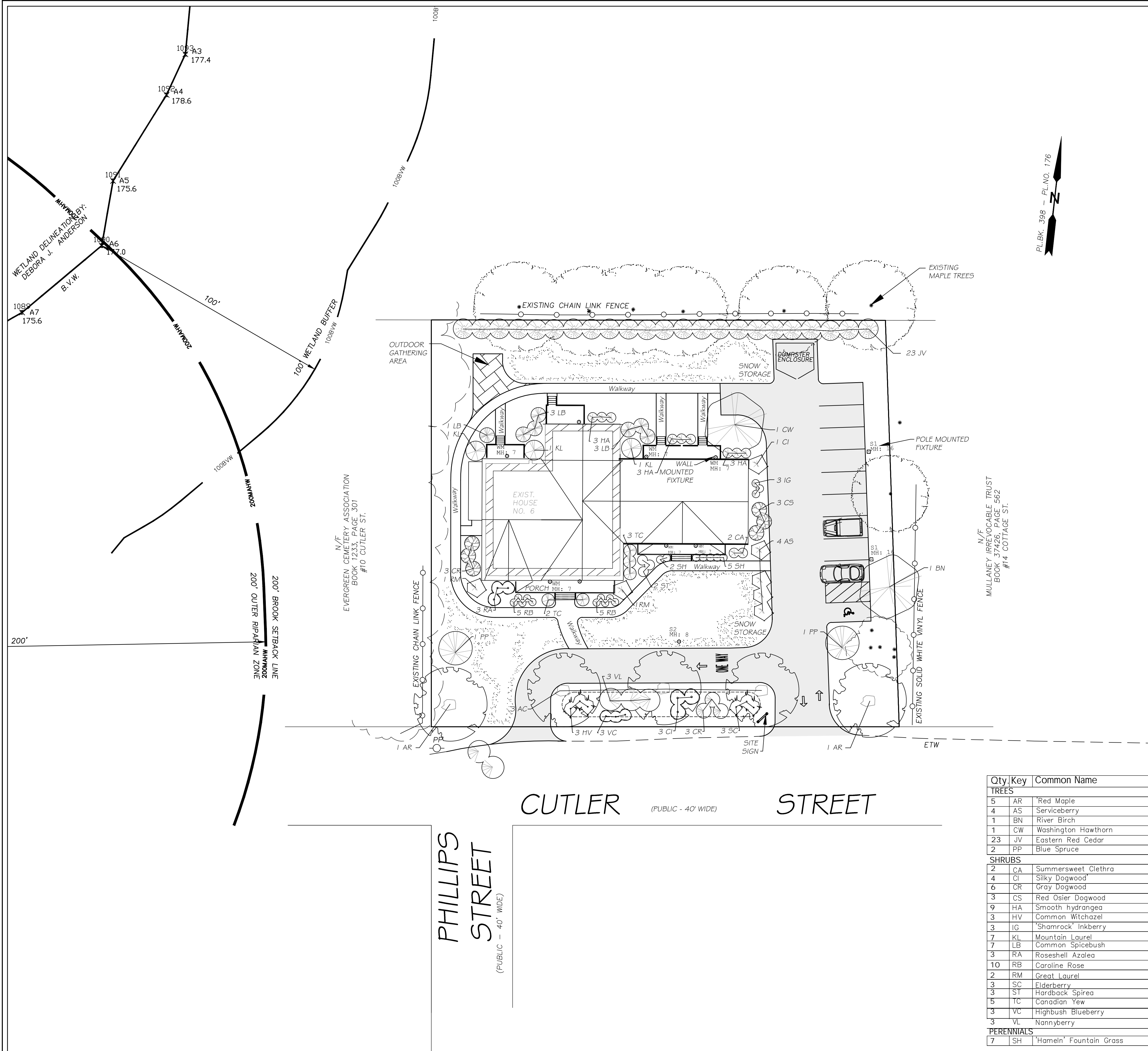
PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 7155

DATE: NOV 1. 2021





REMOVE ALL DEADWOOD. (DO NOT REMOVE ANY OTHER VEGETATION.)

PLANT SHRUB AT DEPTH EQUAL TO 2" LESS THAN THE DISTANCE FROM BOTTOM OF ROOTBALL TO ROOT COLLAR.

CUT AND REMOVE BURLAP FROM ENTIRE ROOTBALL.

3" MULCH (UNLESS OTHERWISE NOTED ON PLANS.)

MOUND WITH EXCAVATED SOIL TO 3" ABOVE FINISHED GRADE.

BACKFILL WITH PLANTING MIX AND LEAF COMPOST

ROOTBALL ON UNDISTURBED SUBGRADE.

SHRUB PLANTING

Fold ends of ArborTie back. Secure to stake with 1" galvanized roofing nail or use a knot.

ArborTie nailed to stake

ARBORTIE (GREEN) GUYING MATERIAL IS TO BE FLAT WOVEN POLYPROPYLENE, 3/8" WIDE, 900 LB. BREAK STRENGTH. ARBORTIE SHALL BE FASTENED TO TREE STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT (8" SWAY) AND SUPPORTS THE TREE

DO NOT TRIM LEADER

SET TREE PLUMB PRIOR TO GUYING; ORIGINAL GRADE OF TREE BASE TO BE PLANTED SLIGHTLY HIGHER (2.5'-3') ABOVE EXISTING GRADE TO ALLOW FOR SETTLEMENT

CUT AND REMOVE BURLAP FROM TOP OF ROOTBALL ROUGHEN SIDES OF PIT PRIOR TO PLANTING

EARTH ANCHOR

6" HIGH MOUND OF TOPSOIL COMPACTED

NOTE: SET CROWN OF ROOTBALL 1-2" ABOVE GRADE

EVERGREEN TREE PLANTING

NOT TO SCALE

ARBORTIE (GREEN) GUYING MATERIAL IS TO BE FLAT WOVEN POLYPROPYLENE MATERIAL 3/8" WIDE, 900 LB. BREAK STRENGTH. ARBORTIE SHALL BE FASTENED TO TREE STAKES IN A MANNER WHICH PERMITS TREE MOVEMENT (8" SWAY) AND SUPPORTS THE TREE

2x2" HARDWOOD STAKES DRIVEN FIRMLY A MINIMUM OF 18" INTO THE SUBGRADE PRIOR TO BACKFILLING.

DO NOT DRIVE STAKE INTO ROOT BALL.

SPACE STAKING EVENLY AROUND TREE.

3" DEEP MULCH

FORM SAUCER WITH 3" CONTINUOUS RIM.

PLANTING SOIL MIX AND LEAF COMPOST

WATER & TAMP TO REMOVE AIR POCKETS

EXISTING SOIL SCARIFY PIT BOTTOM

DECIDUOUS TREE PLANTING

NOT TO SCALE

- LANDSCAPING NOTES
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
  2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
  3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
  4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE 'BEST FACE' SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
  6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
  7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
  8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
  9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
  10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
  11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
  12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
  13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
  14. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150SF.
  15. LAWN SEED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED.
  16. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
  17. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
  18. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
  19. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO HEMLOCK, PINE, SPRUCE, OR CEDAR MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
  20. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
  21. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
  22. ALL TREE AND VEGETATION REMOVAL SHALL BE IN COORDINATION WITH THE PROJECT LANDSCAPE ARCHITECT.

APPROVED BY PLANNING BOARD

DATE: \_\_\_\_\_



REVISIONS

| No. | DATE | DESCRIPTION |
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PROPOSED  
LANDSCAPE PLAN  
IN  
MEDWAY, MASSACHUSETTS

6 CUTLER STREET

PREPARED FOR: **CUTLER PLACE LLC  
6 CUTLER STREET  
MEDWAY MA 02053**

PREPARED By: **RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760**

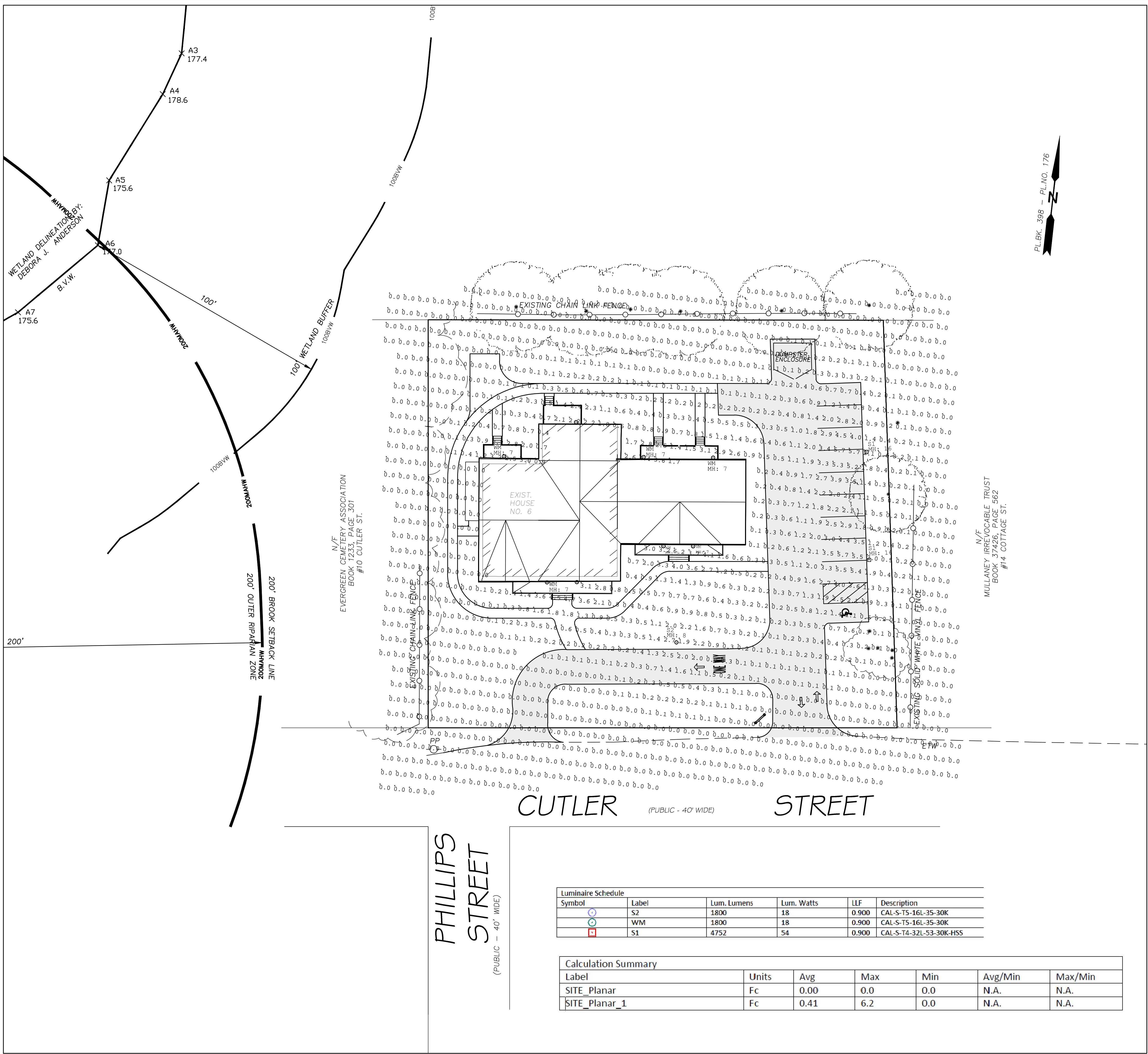
DRAWING SCALE: 1 inch = 20 feet

PROJECT NUMBER: 2155

DATE: NOVEMBER 1, 2021

| Qty        | Key | Common Name             | Botanical Name                           | Size    | Remarks         |
|------------|-----|-------------------------|--|---------|-----------------|
| TREES      |     |                         |  |         |                 |
| 5          | AR  | Red Maple               | <i>Acer rubrum</i>                       | 3" Cal. | B&B             |
| 4          | AS  | Serviceberry            | <i>Amelanchier canadensis</i>            | 8' Ht.  | B&B(Singlestem) |
| 1          | BN  | River Birch             | <i>Betula nigra</i>                      | 12" Ht. | B&B(Multi-stem) |
| 1          | CW  | Washington Hawthorn     | <i>Crataegus phaenopyrum</i>             | 3" Cal. | B&B             |
| 23         | JV  | Eastern Red Cedar       | <i>Juniperus virginiana</i>              | 8' Ht.  | B&B             |
| 2          | PP  | Blue Spruce             | <i>Picea Pungens</i>                     | 8' Ht.  | B&B             |
| SHRUBS     |     |                         |  |         |                 |
| 2          | CA  | Summersweet Clethra     | <i>Clethra Alnifolia</i>                 | #7 Pot  | Container Grown |
| 4          | CI  | Silky Dogwood           | <i>Cornus amonum</i>                     | 36" Ht. | B&B             |
| 6          | CR  | Gray Dogwood            | <i>Cornus racemosa</i>                   | 36" Ht. | B&B             |
| 3          | CS  | Red Osier Dogwood       | <i>Cornus sericea</i>                    | 36" Ht. | B&B             |
| 9          | HA  | Smooth hydrangea        | <i>Hydrangea arborescens</i>             | 36" Ht. | B&B             |
| 3          | HV  | Common Witchazel        | <i>Hamamelis virginiana</i>              | 36" Ht. | B&B             |
| 3          | IG  | 'Shamrock' Inkberry     | <i>Ilex glabra 'Shamrock'</i>            | 36" Ht. | B&B             |
| 7          | KL  | Mountain Laurel         | <i>Kalmia latifolia</i>                  | 48" Ht. | B&B             |
| 7          | LB  | Common Spicebush        | <i>Lindera benzoin</i>                   | 36" Ht. | B&B             |
| 3          | RA  | Roseshell Azalea        | <i>Rhododendron roseum</i>               | 36" Ht. | B&B             |
| 10         | RB  | Caroline Rose           | <i>Rosa carolina</i>                     | 36" Ht. | B&B             |
| 2          | RM  | Great Laurel            | <i>Rhododendron maximum</i>              | 36" Ht. | B&B             |
| 3          | SC  | Elderberry              | <i>Sambucus canadensis</i>               | 36" Ht. | B&B             |
| 3          | ST  | Hardback Spirea         | <i>Spiraea tomentosa</i>                 | 18" Ht. | B&B             |
| 5          | TC  | Canadian Yew            | <i>Taxus canadensis</i>                  | 36" Ht. | B&B             |
| 3          | VC  | Highbush Blueberry      | <i>Vaccinium corymbosum</i>              | 36" Ht. | B&B             |
| 3          | VL  | Nannyberry              | <i>Viburnum lentago</i>                  | 36" Ht. | B&B             |
| PERENNIALS |     |                         |  |         |                 |
| 7          | SH  | 'Hameln' Fountain Grass | <i>Pennisetum alopecuroides 'Hameln'</i> | #3 Pot  | Container Grown |





APPROVED BY PLANNING BOARD  
DATE: \_\_\_\_\_



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| No.       | DATE | DESCRIPTION |
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PROPOSED  
LIGHTING PLAN  
IN  
MEDWAY, MASSACHUSETTS

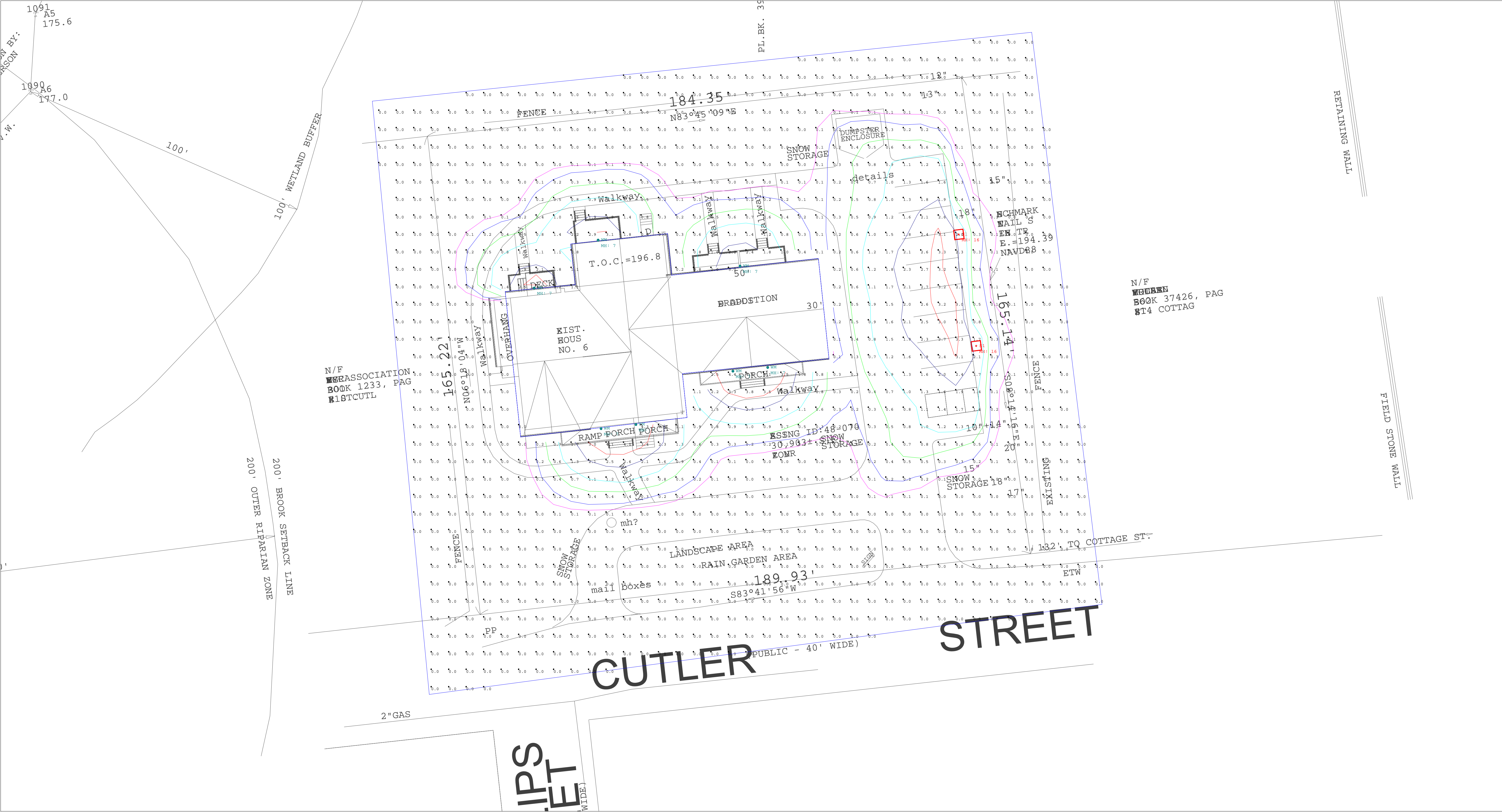
6 CUTLER STREET

PREPARED FOR: CUTLER PLACE LLC  
6 CUTLER STREET  
MEDWAY MA 02053

PREPARED By: RONALD TIBERI P.E.  
9 MASSACHUSETTS AVE.  
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet  
PROJECT NUMBER: 2155  
DATE: NOVEMBER 1, 2021





| Room Summary |          |
|--------------|----------|
| Label        | Wall Ht. |

| Luminaire Schedule |       |             |            |       |                            |
|--------------------|-------|-------------|------------|-------|----------------------------|
| Symbol             | Label | Lum. Lumens | Lum. Watts | LLF   | Description                |
| ⊕                  | WM    | 2255        | 18.8       | 0.900 | CLA-M-T5-16L-35-30K-UNV    |
| ■                  | S1    | 4047        | 71         | 0.900 | CLA-1-T4-32L-7-30K-UNV-HSS |

| Calculation Summary |       |      |     |     |         |         |
|---------------------|-------|------|-----|-----|---------|---------|
| Label               | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| SITE_Planar         | Fc    | 0.00 | 0.0 | 0.0 | N.A.    | N.A.    |
| SITE_Planar_1       | Fc    | 0.35 | 5.1 | 0.0 | N.A.    | N.A.    |

| # | Date  | Comments   |
|---|-------|------------|
| X | XX/YY | XXXXXXXXXX |

| Revisions |  |  |
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PRELIMINARY CODE SUMMARY

6 Cutler Street  
Medway, Massachusetts

October 12, 2021

| Code Type           | Applicable Code<br>(Model Code Basis)   |
|---------------------|---|
| Building            | 780 CMR: Massachusetts State Building Code, 9 <sup>th</sup> Edition<br>Amended 2015 International Building Code (IBC)<br>Amended 2015 International Existing Building Code (IEBC) |
| Fire Prevention     | 527 CMR: Massachusetts Fire Prevention Regulations<br>Amended 2015 NFPA 1   |
| Accessibility       | 521 CMR: Massachusetts Architectural Access Board Regulations   |
| Electrical          | 527 CMR 12.00: Massachusetts Electrical Code<br>Amended 2020 National Electrical Code   |
| Mechanical          | 2015 International Mechanical Code (IMC)  |
| Plumbing            | 248 CMR: Massachusetts Plumbing Code  |
| Energy Conservation | 2018 International Energy Conservation Code (IECC)  |

|                           |  |
|---------------------------|--|
| IEBC Compliance Method:   | Work Area Method   |
| IEBC Level of Work:       | Level 3 Alteration & Addition<br>Work Area > 50% of Building Area (IEBC Section 505)                     |
| Occupancy Classification: | Existing: Use Group A-3 (American Legion Hall)<br><br>Proposed: Use Group R-2 (Multi-Family Residential) |
| Construction Type:        | Type VB (unprotected, combustible)   |

Fire Resistance Ratings:

| Building Element         | Fire Resistance Rating (Hrs) | Opening Protectives (Hrs) |
|--------------------------|------------------------------|---------------------------|
| Primary Structural Frame | 0                            | -                         |
| Exterior Bearing Walls   | 0                            | -                         |
| Interior Bearing Walls   | 0                            | -                         |

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|   |  |   |
|---|--|---|
| Floor Construction  | 0<br>(1 Hour Dwelling Unit Separation) | - |
| Roof Construction   | 0                                      | - |
| Existing shafts < 4 stories (IEBC 803.2.1 Exception 5)                              | 0                                      | 0 |
| New shafts < 4 stories (IBC 713.4)  | 1                                      | ¾ |
| Dwelling unit separation walls and floor/ceiling assemblies (IBC 708.3 & 711.2.4.3) | 1                                      | ¾ |

**Exterior Wall Openings:** The fire separation distance in this location is greater than 10 feet around the full perimeter of the building and therefore exterior walls do not require a fire rating and openings are not limited (IBC 705.8.1 Exception 2 & Table 602).

New Interior Finishes:

Walls & Ceilings (IBC Table 803.11)

|                         |         |
|-------------------------|---------|
| Use Group:              | R-2     |
| Rooms & Enclosed Spaces | Class C |

**Means of Egress:** Each unit only requires a single means of egress since the occupant load of each unit does not exceed 20 people, the common path of travel does not exceed 125 feet, and the building will be protected with an NFPA 13R sprinkler system IIBC 1006.2.1 Exception 1). Emergency escape and rescue openings must be provided in accordance with IBC Section 1030.

**Fire Protection Systems:** Sprinkler System –NFPA 13R (780 CMR Table 903.2 Note a) Fire Alarm System (780 CMR 903.4.2) Single- and Multiple-station smoke alarms (IBC 907.2.9.2) Carbon monoxide detection (IBC 915 & 527 CMR) Fire extinguishers (527 CMR 1, Table 13.6.2(a) & IBC 906.1)

**Energy Code:** The alterations (new elements) shall conform to the energy requirements of the IECC as they relate to new construction only (IEBC 908.1). The Stretch Energy Code does not apply to existing buildings (780 CMR Appendix AA101.2).

**Accessibility:** Since there are less than 20 units, none of the units are required to comply with the requirements for Group 2 adaptable units in the Massachusetts Architectural Access Board's Regulations (521 CMR 9.4). Units in the existing building are not required to comply with Group 1 requirements (521 CMR 9.2.2) and the units in the new addition are also not required to comply with Group 1 requirements since they are townhouse style units (521 CMR 9.6). The only common areas are located in the existing building and are not required to be accessible since they are less than 12 total units (521 CMR 10.1).

For Zoning

**WARNING:**  
The Design Professional, all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use architectural drawings for any use. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards.  
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contractor



| revision | revision description | date       |
|----------|----------------------|------------|
| 4        | PEDB                 | 11/17/2021 |

project title  
CUTLER PLACE  
  
6 CUTLER STREET, MEDWAY, MA 02053

client  
ANTHONY VARRICHIONE  
249 VILLAGE STREET, MEDWAY, MA 02053

Alex Siekierski, RA  
Architectural Consultant  
  
  
location 33 Lovering Street  
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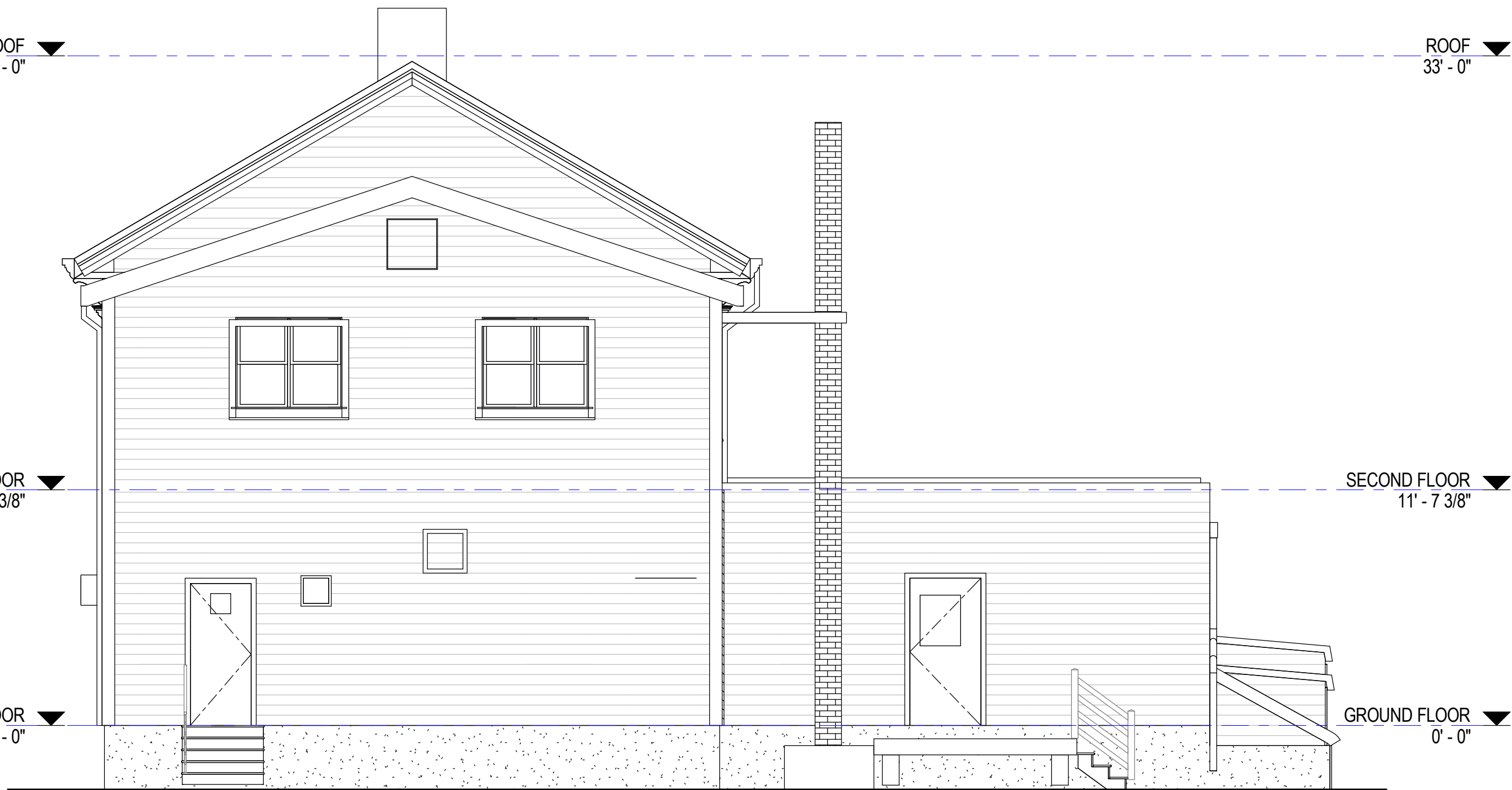
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| drawing title<br><b>CODES &amp; REGULATIONS</b> |                              |                      |
| project number<br>21.013                        | drawing scale<br>12" = 1'-0" | approver<br>Approver |
| drawing number<br>A001                          | revision<br>4                |                      |



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① EXISTING EAST ELEVATION  
3/16" = 1'-0"



② EXISTING NORTH ELEVATION  
3/16" = 1'-0"



④ EXISTING WEST ELEVATION  
3/16" = 1'-0"



③ EXISTING SOUTH ELEVATION  
3/16" = 1'-0"

## For Zoning

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|----------|----------------------|------------|
| 1        | FOR INFORMATION      | 03/08/2021 |
| 2        | FOR INFORMATION      | 03/24/2021 |
| 3        | TOWN OF MEDWAY       | 11/05/2021 |
| 4        | PEDB                 | 11/17/2021 |

project title  
CUTLER PLACE

6 CUTLER STREET, MEDWAY, MA  
02053

client  
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02053

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drawing title

EXISTING ELEVATIONS

| project number | drawing scale | approver |
|----------------|---------------|----------|
| 21.013         | 3/16" = 1'-0" | Approver |
| drawing number | revision      |          |

A042

4





circa 1898 Plainville School - (Americal Legion Hall)



Medway School Class



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drawing title

**EXISTING EXTERIOR  
PHOTOS**

| project number | drawing scale | approver        |
|----------------|---------------|-----------------|
| 21.013         |               | <b>Approver</b> |

drawing number

**A043**

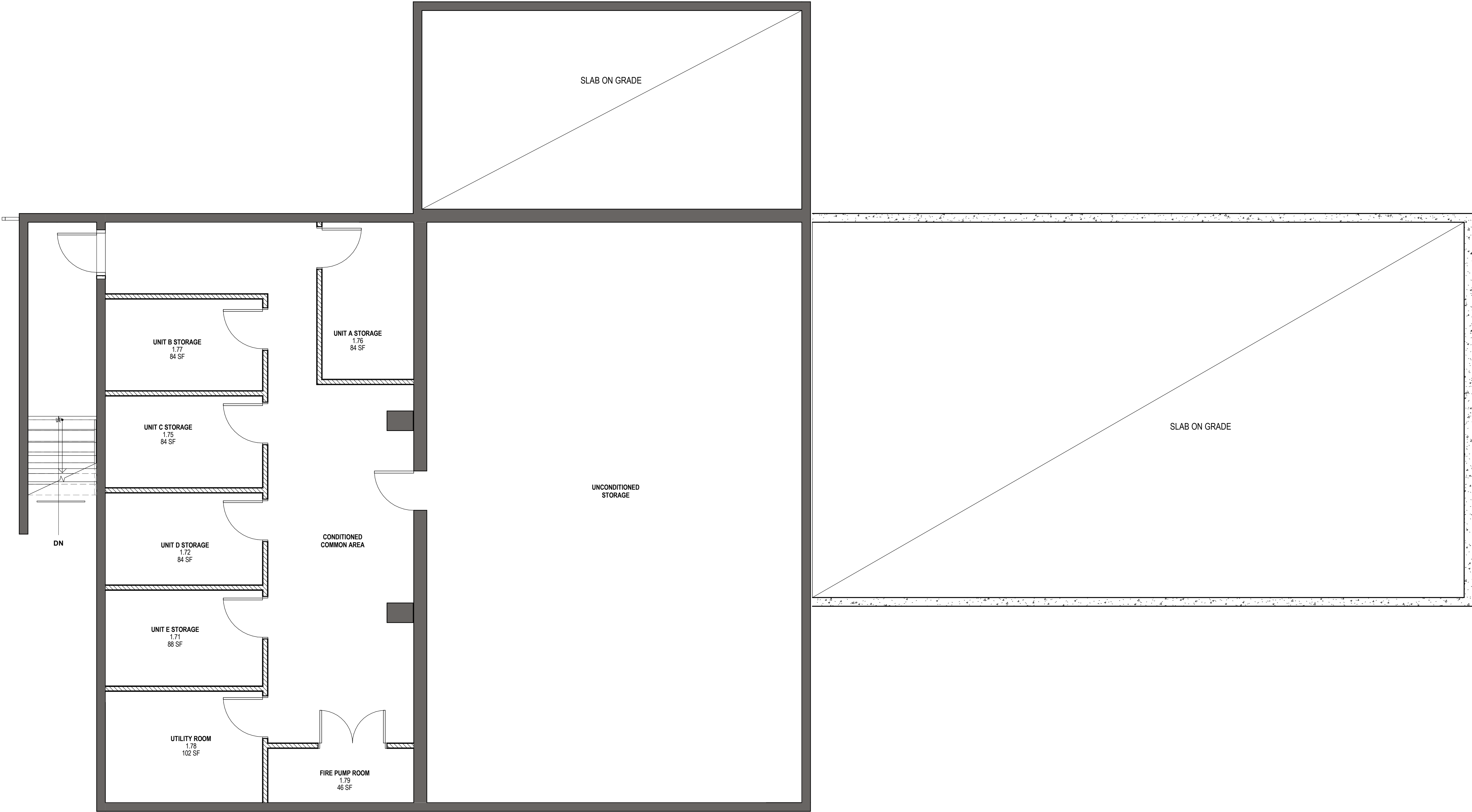
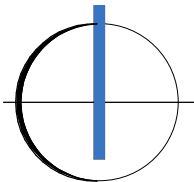
revision

4



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1 BASEMENT PLAN  
1/4" = 1'-0"



For Approval

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stamp

revision

revision description

date

3

TOWN OF MEDWAY

11/05/2021

4

PEDB

11/17/2021

project title

CUTLER PLACE

6 CUTLER STREET, MEDWAY, MA 02053

client

ANTHONY VARRICHIONE

249 VILLAGE STREET, MEDWAY, MA 02053

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drawing title

BASEMENT PLAN

project number

21.013

drawing scale

1/4" = 1'-0"

approver

AS

drawing number

A110

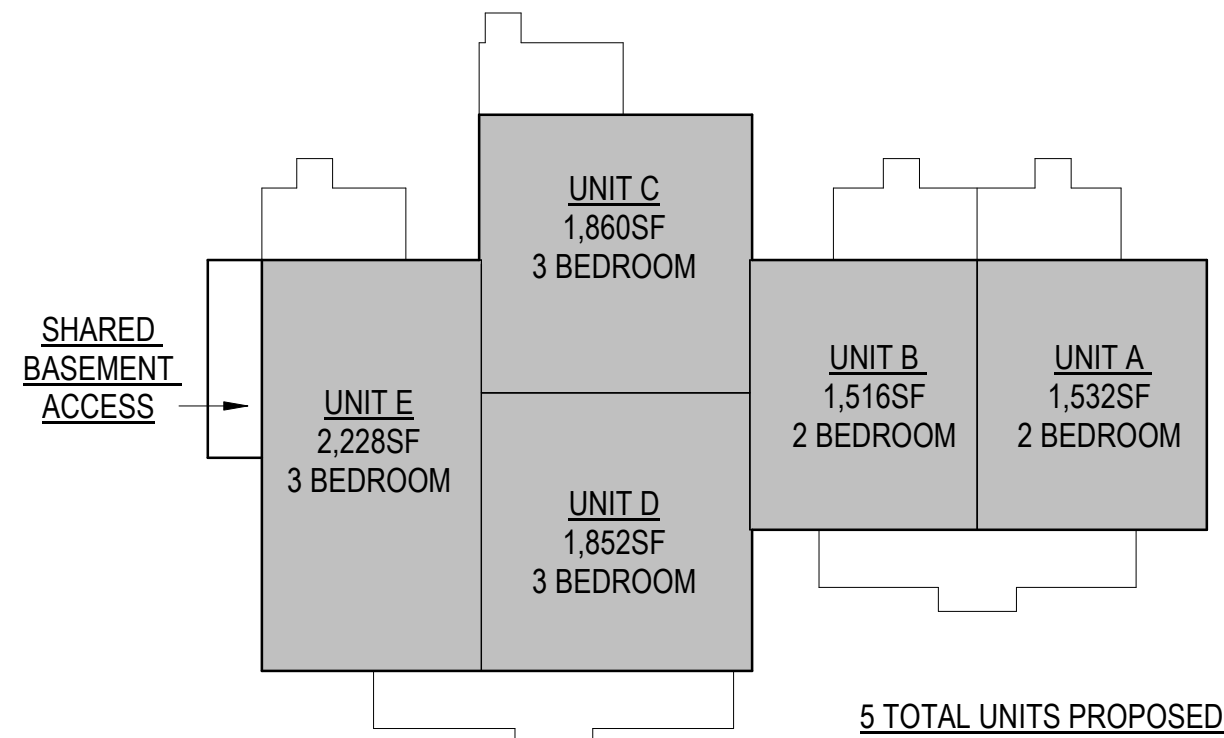
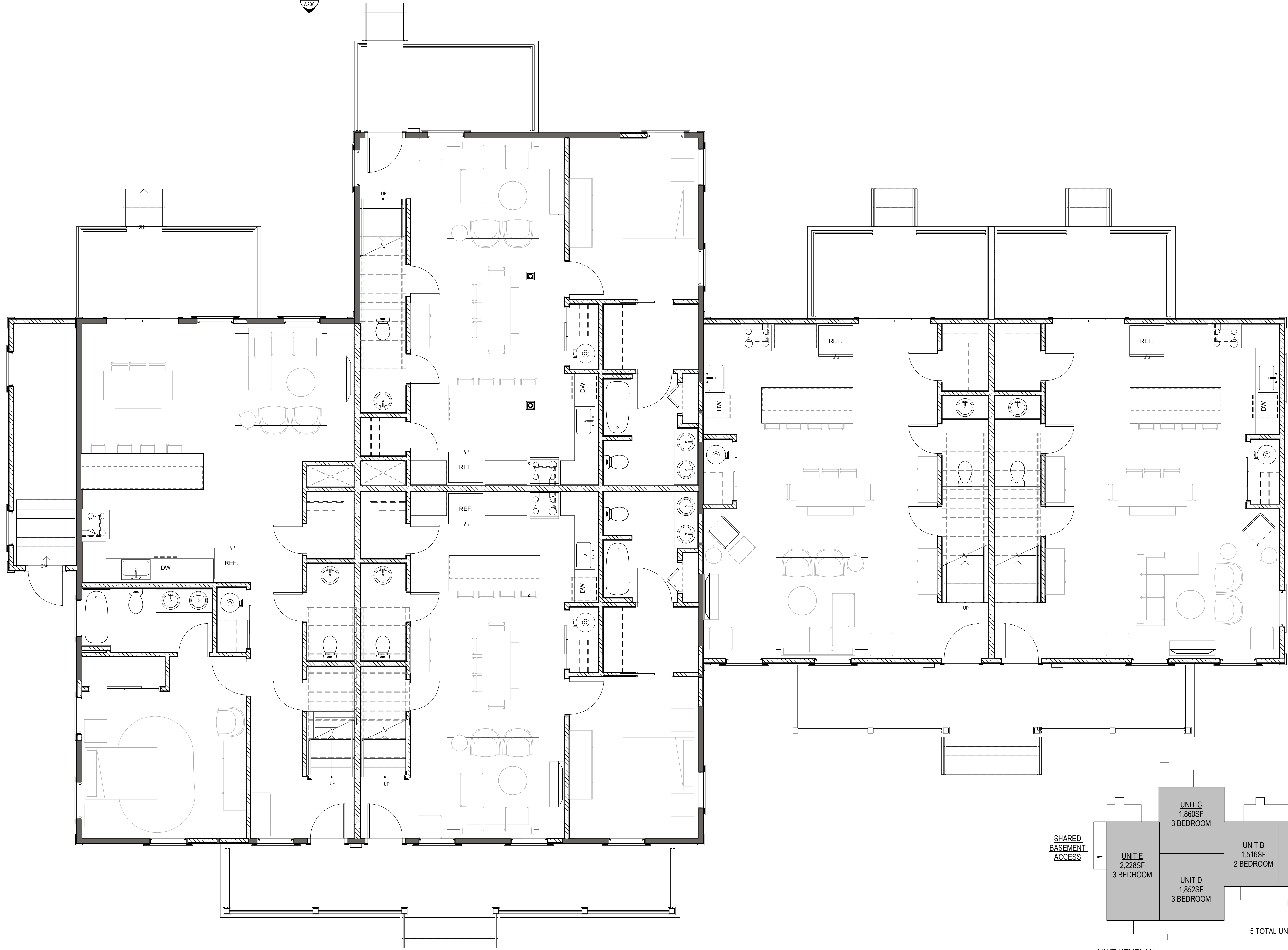
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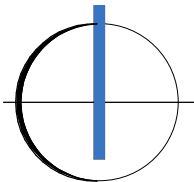


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1 FIRST FLOOR PLAN  
1/4" = 1'-0"



2 UNIT KEYPLAN  
3/64" = 1'-0"



## For Approval

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Architectural Consultant



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drawing title

**GROUND FLOOR PLAN**

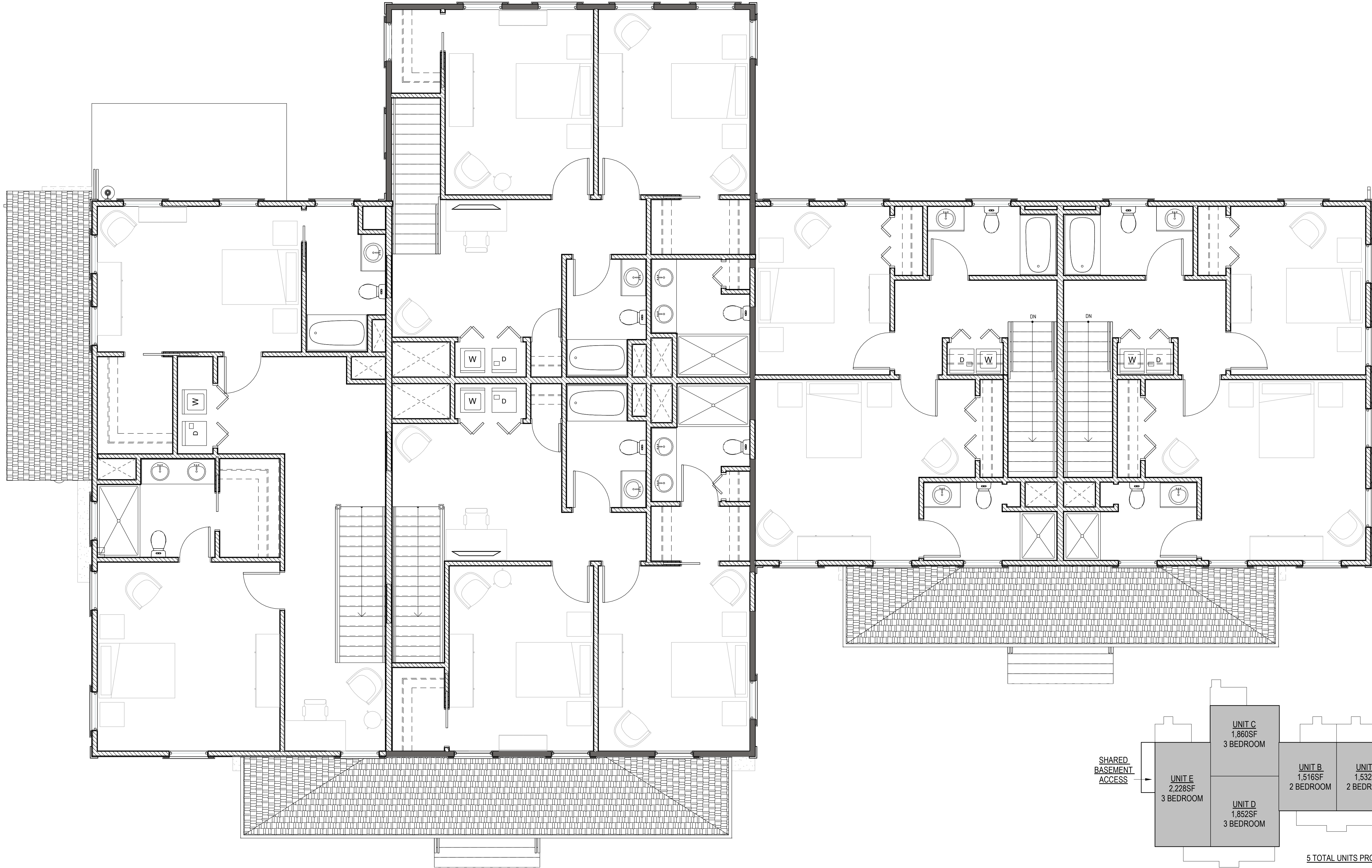
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| 21.013         | As indicated  | Approver |
| drawing number | revision      |          |

**A111**

4

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1  
A20



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

4  
A200

2 UNIT KEYPLAN  
3/64" = 1'-0"

3  
A201

### For Zoning

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drawing title

SECOND FLOOR PLAN

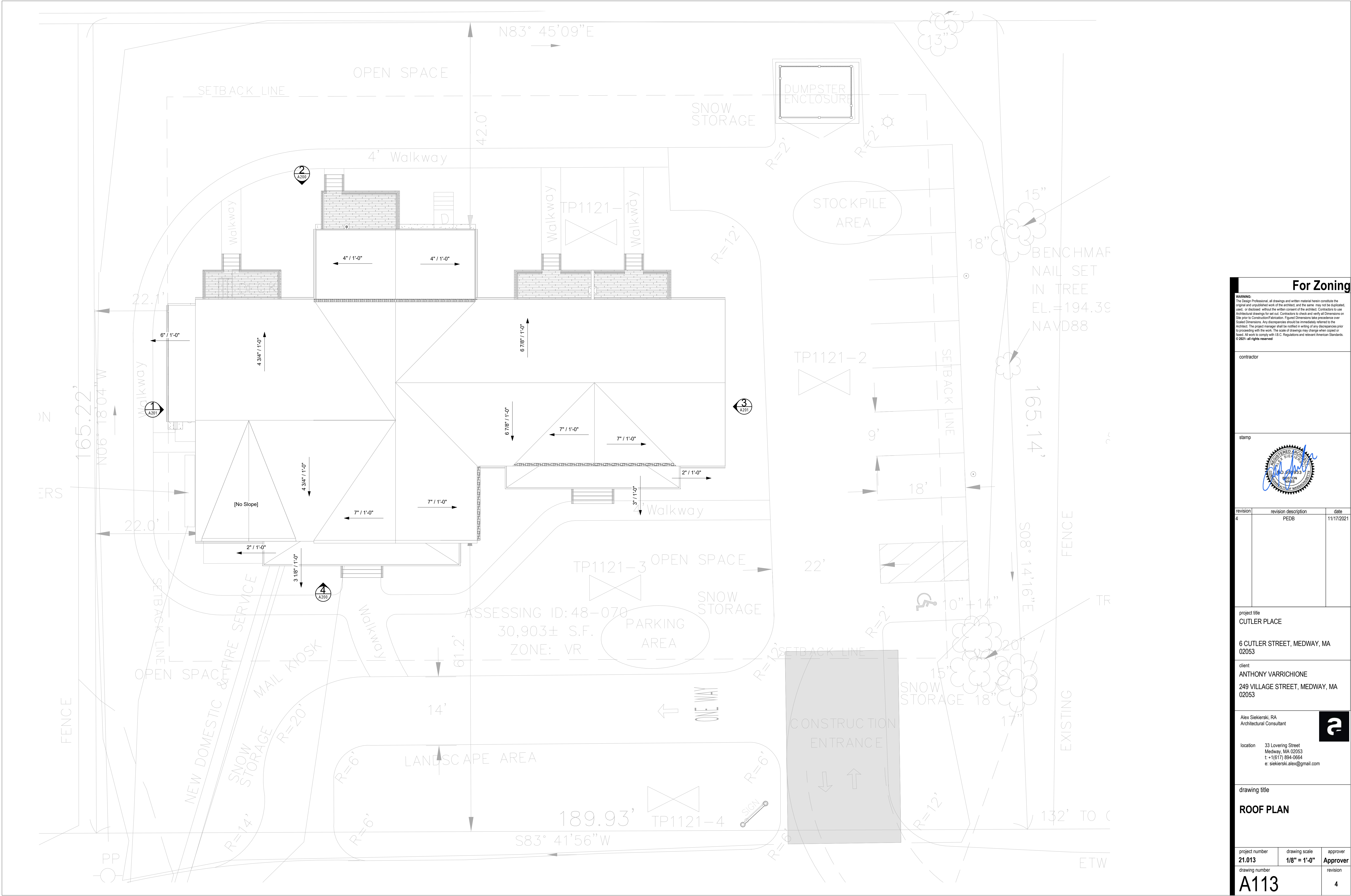
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| drawing number | revision      |          |

A112

4

5 TOTAL UNITS PROPOSED





For Zoning

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revision

revision description

date

4

PEDB

11/17/2021

project title

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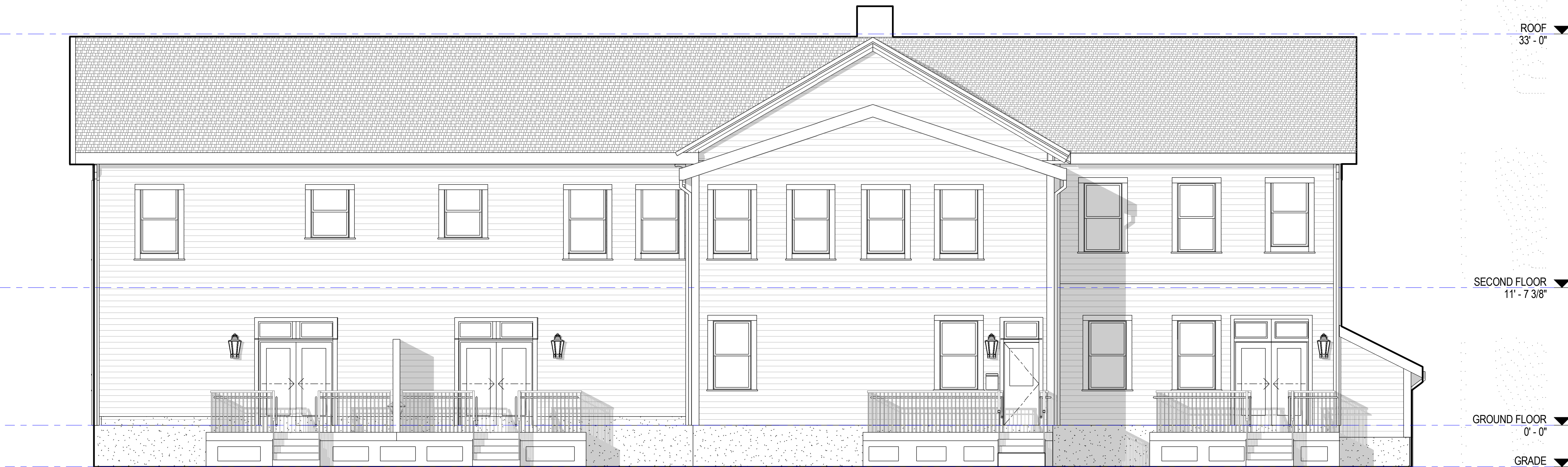
e: siekierski.alex@gmail.com

location

33 Lovering Street



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② PROPOSED NORTH ELEVATION  
3/16" = 1'-0"



④ PROPOSED SOUTH ELEVATION  
3/16" = 1'-0"

#### EXTERIOR MATERIALS



WM & S1 SITE & BUILDING LIGHTING



PVC TRIM (WHITE)



COMPOSITE SIDING CEDAR IMPRESSION (WHITE)



PRESSURE TREATED DECKING & RAILINGS

#### EXTERIOR INSPIRATION

the intent of the development is to mimic the architectural features of the 1882 school house and have the new addition to the building look as though it were always there



circa 1882 Plainville School - (Amherst Legion Hall)



Medway School Class

#### EXTERIOR MAILBOX



#### For Approval

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| 1        | FOR INFORMATION      | 03/08/2021 |
| 2        | FOR INFORMATION      | 03/24/2021 |
| 3        | TOWN OF MEDWAY       | 11/05/2021 |
| 4        | PEDB                 | 11/17/2021 |

project title

CUTLER PLACE

6 CUTLER STREET, MEDWAY, MA  
02053

client

ANTHONY VARRICHIONE  
249 VILLAGE STREET, MEDWAY, MA  
02053

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e: siekierski.alex@gmail.com

drawing title

EXTERIOR ELEVATIONS

| project number | drawing scale | approver |
|----------------|---------------|----------|
| 21.013         | As indicated  | AS       |
| drawing number | revision      |          |

A200

4





③ PROPOSED EAST ELEVATION  
3/16" = 1'-0"



① PROPOSED WEST ELEVATION  
3/16" = 1'-0"

#### EXTERIOR MATERIALS



WM & S1 SITE & BUILDING LIGHTING



PVC TRIM (WHITE)



COMPOSITE SIDING CEDAR IMPRESSION (WHITE)



PRESSURE TREATED DECKING & RAILINGS

#### EXTERIOR INSPIRATION

the intent of the development is to mimic the architectural features of the 1882 school house and have the new addition to the building look as though it were always there



circa 1888 Plainville School - (American Legion Hall)



Medway School Class

#### EXTERIOR MAILBOX



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drawing title

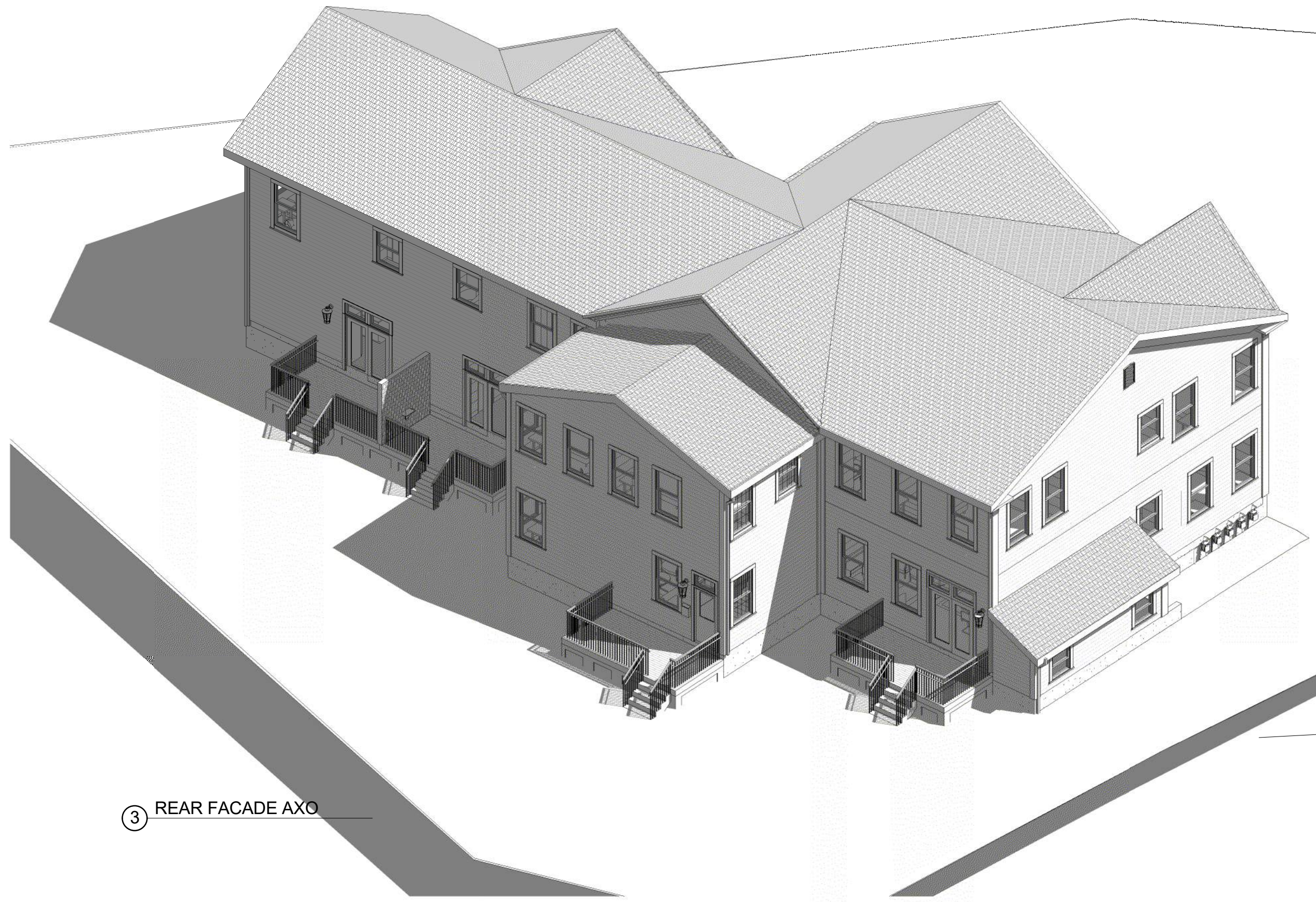
EXTERIOR ELEVATIONS

| project number | drawing scale | approver |
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A201

4

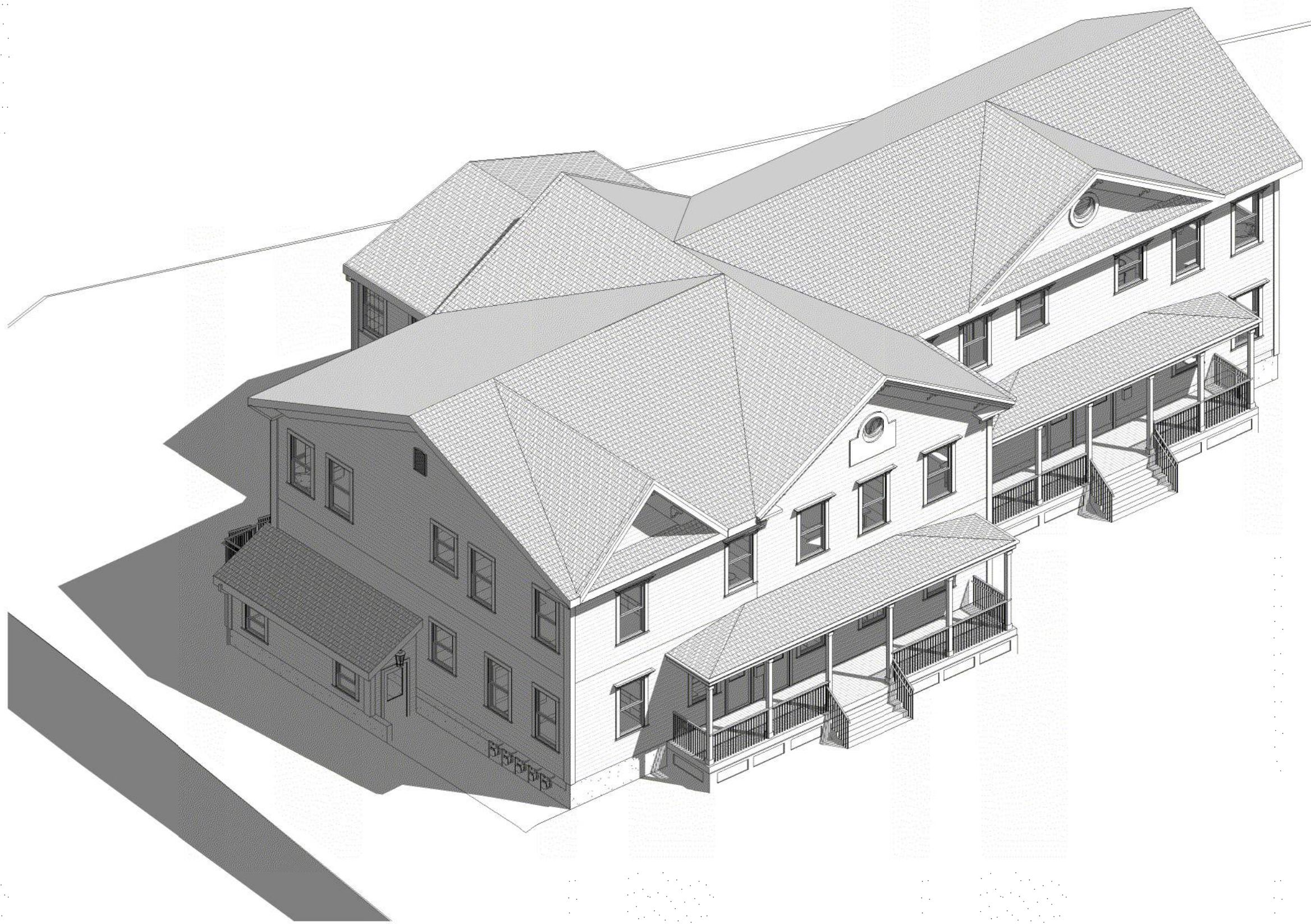




3 REAR FACADE AXO



1 FRONT PERSPECTIVE 1



4 FRONT FACADE AXO



2 FRONT PERSPECTIVE 2

## For Approval

**WARNING:**  
The Design Professional, all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use architectural drawings for not out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards.  
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contractor

stamp



| revision | revision description | date       |
|----------|----------------------|------------|
| 3        | TOWN OF MEDWAY       | 11/05/2021 |
| 4        | PEDB                 | 11/17/2021 |

project title  
CUTLER PLACE

6 CUTLER STREET, MEDWAY, MA  
02053

client  
ANTHONY VARRICHIONE  
249 VILLAGE STREET, MEDWAY, MA  
02053

Alex Siekierski, RA  
Architectural Consultant

location  
33 Loving Street  
Medway, MA 02053  
t: +1(617) 894-0664  
e: siekierski.alex@gmail.com

drawing title

3D VIEWS

| project number | drawing scale | approver |
|----------------|---------------|----------|
| 21.013         |               | Approver |
| drawing number | revision      |          |

A910

4



**Medway Planning and Economic Development Board**  
**Request for Waiver from Site Plan Rules and Regulations**  
*Complete 1 form for each waiver request*

|   |   |
|---|---|
| <b>Project Name:</b>  | <i>Cutler Place</i>   |
| <b>Property Location:</b>   | <i>6 Cutler Street</i>  |
| <b>Type of Project/Permit:</b>  | <i>Multifamily Special Permit</i>   |
| <b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>                              | Site Plan Rules & Regulations - Chapter 200 Section 204-3 A (7). Impact report  |
| <b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>  | A written Development Impact Statement which shall describe the potential<br>and<br>anticipated impacts of the proposed development, identify all positive and adverse impacts, and propose an acceptable program to prevent or mitigate adverse impacts. |
| <b>What aspect of the Regulation do you propose be waived?</b>  | The requirement for full environmental impact report  |
| <b>What do you propose instead?</b>   | Limit assessment to drainage report   |
| <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>  | The project size and scope produces little to no substantive impacts  |
| <b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>  | \$1,000   |
| <b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b> | It will result in less runoff, smaller parking footprint, a more rural setting  |
| <b>What is the impact on the development if this waiver is denied?</b>  | None  |
| <b>What are the design alternatives to granting this waiver?</b>  | Not Applicable  |
| <b>Why is granting this waiver in the Town's best interest?</b>   | Not applicable  |
| <b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>   | Not applicable  |
| <b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>   | Limit assessment to Drainage report   |
| <b>What is the estimated value of the proposed mitigation measures?</b>   | \$25,000  |



***Medway Planning and Economic Development Board  
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|   |                    |
|---|--------------------|
| <b><i>Other Information?</i></b>  |                    |
| <b><i>Waiver Request Prepared By:</i></b>   | Ronald Tiberi P.E. |
| <b><i>Date:</i></b>   | 11/13/2021         |
| <b><i>Questions?? - Please contact the Medway PED office at 508-533-3291.</i></b> |                    |



**Medway Planning and Economic Development Board**  
**Request for Waiver from Site Plan Rules and Regulations**  
*Complete 1 form for each waiver request*

|   |   |
|---|---|
| <b>Project Name:</b>  | <i>Cutler Place</i>   |
| <b>Property Location:</b>   | <i>6 Cutler Street</i>  |
| <b>Type of Project/Permit:</b>  | <i>Multifamily Special Permit</i>   |
| <b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>                              | Site Plan Rules & Regulations - Chapter 200 Section 204-6 G (3). Parking Stalls   |
| <b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>  | Space/stall design<br>a) Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet, except that handicap stalls shall be in accordance with the current ADA; standards. Each handicapped space/stall must be identified on the ground surface and by a sign. |
| <b>What aspect of the Regulation do you propose be waived?</b>  | The requirement to inventory for 10x20 space  |
| <b>What do you propose instead?</b>   | Use of as Standard 9x18 stall size  |
| <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>  | Reduction in impervious area and runoff rates, small parking footprint in keeping with rural setting  |
| <b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>  | \$2,000   |
| <b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b> | It will result iLess runoff, smaller parking footprint , a more rural setting   |
| <b>What is the impact on the development if this waiver is denied?</b>  | None  |
| <b>What are the design alternatives to granting this waiver?</b>  | Not Applicable  |
| <b>Why is granting this waiver in the Town's best interest?</b>   | It would demonstrate the Town's understanding of the site and practical approach to the design  |
| <b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>   | Not applicable  |
| <b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>   | More green space, less runoff and drainage structures   |
| <b>What is the estimated value of the proposed mitigation measures?</b>   | \$5,000   |



***Medway Planning and Economic Development Board  
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|   |                    |
|---|--------------------|
| <b><i>Other Information?</i></b>  |                    |
| <b><i>Waiver Request Prepared By:</i></b>   | Ronald Tiberi P.E. |
| <b><i>Date:</i></b>   | 11/13/2021         |
| <b><i>Questions?? - Please contact the Medway PED office at 508-533-3291.</i></b> |                    |

**Medway Planning and Economic Development Board**  
**Request for Waiver from Site Plan Rules and Regulations**  
 Complete 1 form for each waiver request

|   |  |
|---|--|
| <b>Project Name:</b>  | Cutler Place   |
| <b>Property Location:</b>   | 6 Cutler Street  |
| <b>Type of Project/Permit:</b>  | Multifamily Special Permit                                     |
| <b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>                              | Site Plan Rules & Regulations - Chapter 200 Section 205-6 H    |
| <b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>  | I. Travel lane curbing shall be vertical granite curbing       |
| <b>What aspect of the Regulation do you propose be waived?</b>  | Granite Curbing  |
| <b>What do you propose instead?</b>   | Bituminous Berm  |
| <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>  | In order maintain a smaller village appearance                 |
| <b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>  | \$5,000  |
| <b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b> | It would compliment the rural neighborhood appearance          |
| <b>What is the impact on the development if this waiver is denied?</b>  | Would not complement appearances, Cutler Street has no curbing |
| <b>What are the design alternatives to granting this waiver?</b>  | No curb or Bituminous Berm                                     |
| <b>Why is granting this waiver in the Town's best interest?</b>   | Aids in complimenting Scenic Rural road appearance             |
| <b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>   | None   |
| <b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>   | None   |
| <b>What is the estimated value of the proposed mitigation measures?</b>   | \$8,000  |
| <b>Other Information?</b>   |  |
| <b>Waiver Request Prepared By:</b>  | Ronald Tiberi P.E.   |
| <b>Date:</b>  | 11/13/2021   |



***Medway Planning and Economic Development Board  
Request for Waiver from Site Plan Rules and Regulations  
Complete 1 form for each waiver request***

***Questions?? - Please contact the Medway PED office at 508-533-3291.***

**Medway Planning and Economic Development Board**  
**Request for Waiver from Site Plan Rules and Regulations**  
 Complete 1 form for each waiver request

|   |  |
|---|--|
| <b>Project Name:</b>  | Cutler Place   |
| <b>Property Location:</b>   | 6 Cutler Street  |
| <b>Type of Project/Permit:</b>  | Multifamily Special Permit   |
| <b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>                              | Site Plan Rules & Regulations - Chapter 200 Section 205-6 I                                      |
| <b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>  | I. Travel lanes in the parking area shall be a minimum of twenty-four (24) feet wide             |
| <b>What aspect of the Regulation do you propose be waived?</b>  | Reduction of travel lane width   |
| <b>What do you propose instead?</b>   | Reduce Travel lanes to 22'   |
| <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>  | Reduce speeds in parking area, reduce impervious areas and maintain a smaller village appearance |
| <b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>  | \$3,000  |
| <b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b> | Yes, it would minimize runoff, reduce traffic speeds and expanse of asphalt areas                |
| <b>What is the impact on the development if this waiver is denied?</b>  | Would require additional grading, along with drainage system changes and additional asphalt      |
| <b>What are the design alternatives to granting this waiver?</b>  | 22' width  |
| <b>Why is granting this waiver in the Town's best interest?</b>   | Smaller drive would discourage pass thru traffic and turn arounds in lot                         |
| <b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>   | None   |
| <b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>   | Increase in Green space areas, reduction in drainage   |
| <b>What is the estimated value of the proposed mitigation measures?</b>   | Additional Green Space \$8000  |
| <b>Other Information?</b>   |  |
| <b>Waiver Request Prepared By:</b>  | Ronald Tiberi P.E.   |
| <b>Date:</b>  | 11/13/2021   |



***Medway Planning and Economic Development Board  
Request for Waiver from Site Plan Rules and Regulations  
Complete 1 form for each waiver request***

***Questions?? - Please contact the Medway PED office at 508-533-3291.***

**Medway Planning and Economic Development Board**  
**Request for Waiver from Site Plan Rules and Regulations**  
*Complete 1 form for each waiver request*

|   |  |
|---|--|
| <b>Project Name:</b>  | Cutler Place   |
| <b>Property Location:</b>   | 6 Cutler Street  |
| <b>Type of Project/Permit:</b>  | Multifamily Special Permit   |
| <b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>                              | Site Plan Rules & Regulations - Chapter 200 Section 205-9 C  |
| <b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>  | Parking Areas - Internal landscape planted divisions (islands and peninsulas) shall be constructed within all parking lots to provide shading and buffering. At least one deciduous tree of a minimum two and one-half (2 1/2) inches caliper in diameter shall be provided for every six (6) parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement. This requirement may be waived in lieu of the preservation of existing trees subject to approval by the Planning Board. |
| <b>What aspect of the Regulation do you propose be waived?</b>  | Shade trees over Parking Ares  |
| <b>What do you propose instead?</b>   | Planting additional trees around property and screening areas  |
| <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>  | Limited parking areas beyound driveway   |
| <b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>  | None   |
| <b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b> | Not complimentary to driveways   |
| <b>What is the impact on the development if this waiver is denied?</b>  | Would require additional grading, along with drainage system changes and additional asphalt, may result in reduced parking   |
| <b>What are the design alternatives to granting this waiver?</b>  | Add trees to Screening areas   |
| <b>Why is granting this waiver in the Town's best interest?</b>   | Allows developer to provide smaller parking footprint and drainage in Small site area  |
| <b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>   | None   |
| <b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>   | Trees added elsewhere  |
| <b>What is the estimated value of the proposed mitigation measures?</b>   | None   |



***Medway Planning and Economic Development Board  
Request for Waiver from Site Plan Rules and Regulations  
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|   |                    |
|---|--------------------|
| <b><i>Other Information?</i></b>  |                    |
| <b><i>Waiver Request Prepared By:</i></b>   | Ronald Tiberi P.E. |
| <b><i>Date:</i></b>   | 11/13/2021         |
| <b><i>Questions?? - Please contact the Medway PED office at 508-533-3291.</i></b> |                    |

**Medway Planning and Economic Development Board**  
**Request for Waiver from Site Plan Rules and Regulations**  
 Complete 1 form for each waiver request

|   |  |
|---|--|
| <b>Project Name:</b>  | Cutler Place   |
| <b>Property Location:</b>   | 6 Cutler Street  |
| <b>Type of Project/Permit:</b>  | Multifamily Special Permit   |
| <b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>                              | AUOD - section 504-4E  |
| <b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>  | Prohibition of new curb cuts   |
| <b>What aspect of the Regulation do you propose be waived?</b>  | waive requirement  |
| <b>What do you propose instead?</b>   | No curbs   |
| <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>  | Provides sheet drainage and keeps rural setting  |
| <b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>  | \$1,000  |
| <b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b> | Yes it would help provide clearer site lines, better flow to rain garden and reduce safety hazards |
| <b>What is the impact on the development if this waiver is denied?</b>  | Project would require re-evaluation  |
| <b>What are the design alternatives to granting this waiver?</b>  | Two access roads at existing curbcuts  |
| <b>Why is granting this waiver in the Town's best interest?</b>   | reduction of curbcuts and better sightlines  |
| <b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>   | None   |
| <b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>   | decrease in existing curbcuts sizes  |
| <b>What is the estimated value of the proposed mitigation measures?</b>   | \$1,000  |
| <b>Other Information?</b>   |  |
| <b>Waiver Request Prepared By:</b>  | Ronald Tiberi P.E.   |
| <b>Date:</b>  | 11/13/2021   |



***Medway Planning and Economic Development Board  
Request for Waiver from Site Plan Rules and Regulations  
Complete 1 form for each waiver request***

***Questions?? - Please contact the Medway PED office at 508-533-3291.***

**Medway Planning and Economic Development Board**  
**Request for Waiver from Site Plan Rules and Regulations**  
 Complete 1 form for each waiver request

|   |  |
|---|--|
| <b>Project Name:</b>  | Cutler Place   |
| <b>Property Location:</b>   | 6 Cutler Street  |
| <b>Type of Project/Permit:</b>  | Multifamily Special Permit   |
| <b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>                              | AUOD - section 504-4F  |
| <b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>  | Requirement to provide exterior Bicycle parking                      |
| <b>What aspect of the Regulation do you propose be waived?</b>  | waive requirement  |
| <b>What do you propose instead?</b>   | Bike parking anticipated within buildings                            |
| <b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>  | Reduces clutter and maintenance                                      |
| <b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>  | \$500  |
| <b>How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?</b> | Yes it would help provide clearer site lines and reduce site clutter |
| <b>What is the impact on the development if this waiver is denied?</b>  | None   |
| <b>What are the design alternatives to granting this waiver?</b>  | interior parking   |
| <b>Why is granting this waiver in the Town's best interest?</b>   | Less opportunity for theft   |
| <b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>   | None   |
| <b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>   | Increase in Green space areas  |
| <b>What is the estimated value of the proposed mitigation measures?</b>   | \$200  |
| <b>Other Information?</b>   |  |
| <b>Waiver Request Prepared By:</b>  | Ronald Tiberi P.E.   |
| <b>Date:</b>  | 11/13/2021   |



***Medway Planning and Economic Development Board  
Request for Waiver from Site Plan Rules and Regulations  
Complete 1 form for each waiver request***

***Questions?? - Please contact the Medway PED office at 508-533-3291.***

Susan E. Affleck-Childs

Planning and Economic  
Development Coordinator



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Medway, MA 02053  
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www.townofmedway.org

**TOWN OF MEDWAY**  
**COMMONWEALTH OF MASSACHUSETTS**  
**PLANNING AND ECONOMIC**  
**DEVELOPMENT OFFICE**

**MEMORANDUM**

December 8, 2021

TO: Planning and Economic Development Board  
FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator  
RE: Applications for approval of Cutler Place Multi-Family development – multifamily housing special permit, major site plan and land disturbance permit

I have reviewed the special permit and site plan applications and the associated site plan for the proposed 5 dwelling unit development at 6 Cutler Street. The applicant, property owner and developer is Cutler Place, LLC (Anthony Varrichione) of Medway, MA. The property and building were formerly used by the American Legion and date back to 1898 when it functioned as the Plainville School. and is located in the Village Residential and Multifamily Overlay zoning districts. The applicant's proposal is to renovate the existing 4,800 sq. ft. building to create 3 dwelling units and to construct a 3,000 sq. ft. addition for 2 dwelling units. The property is 0.71 acres in size. The project includes associated parking (10 parking spaces), drainage, landscaping, lighting, etc. The *Cutler Place* site plan was prepared by Ron Tiberi, P.E. of Natick MA and is dated November 1, 2021. Architectural plans were prepared by Alex Siekierski, RA of Medway, MA. Landscape design is by Lar Greene, of WDA Design Group of Leominster, MA.

I have comments as follows based on the *Medway Zoning Bylaw*, last updated August 9, 2021 and the Board's *Site Plan Rules and Regulations*, last updated October 8, 2019. The review of the project for Stormwater Management and the Land Disturbance Permit is being handled by Tetra Tech. The Board needs to discuss the comments with grey highlights with the Applicant.

**ZONING - Multifamily Housing (Section 5.6.4)**

1. The site is within the Village Residential and Multifamily Housing Overlay zoning districts and thus is eligible for a multifamily housing special permit.
2. The site plan shows the property frontage along Cutler Street to be 189.9 linear feet, more than the required minimum 50 feet of frontage. At 30,903 square feet in size, the property meets the minimum area requirement of 30,000 square feet.
3. The Board needs to determine if Cutler Street has sufficient capacity to accommodate the projected traffic to be generated by the 5 residential units in this development.
4. The existing structure and proposed addition meet the setback requirements of the VR zoning district.



5. The building heights are indicted to be 33' on the Multifamily Housing Table included on the cover sheet; this is under the maximum height of 40' allowed.
6. For lots under one acres in size, the maximum density shall not exceed its relative portion of an acre. With 0.71 acres, the property is eligible for 5.7 dwelling units. At 5 units, the project complies with the density standard.
7. The Zoning Table included on the site plan cover sheet indicates that the development will have a lot coverage (buildings) amount of 15.5% which complies with the maximum 30% allowed. The amount of impervious coverage is indicted to be 28%; a maximum of 40% is allowed.
8. At a total of 5 dwelling units, the project does not trigger the Affordable Housing requirements of Section 8.6 of the *Zoning Bylaw*.
9. The open space or yard area is shown as 27% of the site vs. the minimum required of 15%. The open space includes the stormwater rain garden basin. The bylaw does not specify if drainage areas may be included in the calculation of a site's open space area. However, it appears that the minimum amount of open space would be met even without including the rain garden area.
10. Parking is proposed at an average of 2 off-street parking spaces per dwelling unit. This meets the minimum standard of 2 spaces per unit.
11. The property is already served by Town water and sewer services. The Applicant should contact the Department of Public Works to request a letter to indicate whether the Town's sewer and water systems have sufficient capacity to accommodate the proposed development project.
12. Section 5.6.4 E. 7 requires that historic properties which are determined to be a "historically significant building" by the Medway Historical Commission shall not be demolished unless certain criteria are met. The project proposes to renovate the existing structure on the site, so this provision is not applicable.

#### **OTHER ZONING – Site Plan Review (Section 3.5.4 I. 3. Sidewalks)**

13. This section of the *Zoning Bylaw* requires that sidewalks be provided along the entire frontage of property subject to site plan review along the existing public way unless an adequate means of pedestrian travel is already provided as determined by the Board. If sidewalk construction is not feasible or practical, the Applicant will fund sidewalk construction elsewhere in the community, either by constructing an equivalent length of sidewalk under the guidance of the Medway Department of Public Works or by making a payment in lieu of sidewalk construction to the Town. The Board needs to discuss this with the Applicant.

#### **SITE PLAN RULES AND REGULATIONS**

##### **Submittal Requirements**

14. Section 204-3 C. requires the submission of a written Project Narrative with specifications on information to be included. A Project Description was submitted, but it does not provide the level of detail noted. A waiver from this requirement was not requested. A complete Project Narrative should be submitted with the next iteration of the site plan or the applicant should request a waiver.

15. Section 204-3 F. requires the submission of a written Development Impact Statement. The Application has requested a waiver from this requirement. The Board needs to act on that waiver request.
16. Section 204-3 G. requires the submission of stormwater documentation. A stormwater report and plan have been submitted and are under review by Tetra Tech.
17. Section 204-3 H. requires the submission of a construction management plan.  
Section 204-3 I. requires the submission of earth removal calculations.  
Section 204-3 J. requires the submission of earth fill estimates

None of the above 3 items has been submitted nor have waivers been requested. However, one of the site plan sheets is titled Erosion Control and Construction Plan; I will leave review of the adequacy of that to Tetra Tech. The Board needs to decide whether to require these items and/or grant waivers.

18. Section 204-3 K. requires the submission of information about wetland resources affecting the proposed project which may be an Order of Resource Area Delineation, an Order of Conditions, or a Determination of Applicability from the Conservation Commission. None of the noted items have been provided nor has a waiver been requested. However, the site plan shows wetland resources delineated by Debora Anderson on the adjacent parcel to the west and north (Evergreen Cemetery). The 100 ft. buffer from the wetland resources does not fall on the subject property at 6 Cutler Street. The Board needs to decide if they wish to grant a waiver and/or request a communication from the Conservation Agent about the property.

## **SITE PLAN RULES AND REGULATIONS**

### **Site Plan Contents**

19. Section 204-5 A. Cover Sheet. The cover sheet should be revised to specify the property location of 6 Cutler Street at the top of the sheet instead of the Applicant's address of 249 Village Street. The cover sheet does not include a list of waiver requests; that should be added to the next iteration of the site plan. The signature box should be revised to indicate Planning and Economic Development Board; a line should be added for Endorsement Date. The spelling of the "Registry" box should be corrected to "Registry" and the project engineer is asked to check on the required location on the plan for such Registry Box.
20. Section 204-5 B. Site Context Sheet. This information is included on the Cover Sheet. The scale is 1' = 300'.
21. Section 204-5 C. Existing Conditions Sheets. A combined Existing Conditions and Wetlands Sheet is provided. Trees over 10' in diameter, topography, wetland resources, the existing building and paved areas and setbacks are mapped.
22. Section 204-5 D. Site Plan Information Sheets.
  - A combined Proposed Site and Utility Layout Plan is provided as is a combined Erosion Control and Construction Plan.
  - Parking is shown on the Proposed Site and Utility Plan.
  - A separate Proposed Landscape Plan is provided and shows the location of a proposed development sign. However, the seal of Lar Greene, the Registered Landscape architect who prepared the plan, is not legible. Note that a landscape maintenance program has not been provided with the Landscape Plan.



- Building elevations and architectural plans including floor plans have been provided. Renderings have not been supplied nor has a waiver been requested. The Board should decide how it wants to handle the provision of site renderings.
- A lighting plan and photometric plan (Reflex Lighting) have been provided. It is noted that there is some light spillage off the site to the east. That needs to be remedied in the next iteration of the site plan so that the lighting complies with the *Zoning Bylaw*.
- It is not clear whether horizontal sight distances on the public ways at all entrances have been provided. If not, they should be provided in the next iteration of the site plan.

## **SITE PLAN RULES AND REGULATIONS**

### **Site Plan Development Standards**

23. 207-1 Design Principles, 207-2 Site Design, and 207-3 Architecture. On December 6, 2021, the Applicant and his team met with the DRC to review the project. It was well received. A review letter from the DRC is forthcoming.
24. Section 207-4 encourages energy efficiency and sustainability. The Board normally requires water conservation measures as part of its special permit decisions. What additional measures could the applicant take to maximize sustainability? The Board should discuss with the applicant.
25. Section 207-9 requires pedestrian and bicycle amenities. A 4' wide sidewalk is shown around 3 sides of the building and addition. No sidewalk is shown along the Cutler Street frontage. Is there sufficient safe pedestrian access to the building from the street? This should be discussed with the applicant. Is the planned 4' walkway ADA compliant?
26. Section 207-11 A. 2) a) requires that curb cuts be minimized and existing driveways be combined. The site has 2 existing access points which are being retained. One of the driveways runs south to north and provides access to the parking. The other driveway consumes a sizeable portion of the front yard; its purpose is not clear. The Board should discuss whether two driveways are needed.
27. Section 207-11 B. 2) specifies that driveway aisles shall be bounded with vertical granite curb. The Applicant has requested a waiver from this requirement and has proposed using bituminous berm. The Board needs to decide on this waiver request.
28. Section 207-11 B. 3) addresses the width of internal drive aisles. The main driveway is 2-way and is approximately 22' in width; a minimum of 24' is required. The other driveway is one way (east to west) and is approximately 14' in width; a minimum of 20' is required. A waiver has not been requested. The Board needs to discuss this with the applicant.
29. Section 207-11 B. 6), 7), and 8) pertain to the adequacy of the driveways, etc. for emergency access. The Board awaits a written review by the Fire Department and Police Department.
30. Section 207-12 G. addresses parking.
  - 3) b) It appears the parking spaces may not be set back 15' from the side property line which is a requirement for which the applicant has not requested a waiver.
  - 3) d) The drive aisle is 22' wide. The required width of a 2-way drive aisle is 24' and the driveway shall extend a minimum of 5' beyond the last parking space; it does not appear that the drive aisle extends as specified.
 These items should be discussed with the applicant.

31. Section 207-12 I. requires multifamily sites with 15 or more spaces to provide electric vehicle charging stations. Although this project does not include this number of spaces, the Applicant may wish to consider including at least one electric vehicle charging station on the premises. This should be discussed with the Applicant.

32. Section 207-19 Landscaping

- B. Landscape Buffers, 2) Perimeter Landscaping shall be provided around the entire site. Landscape buffer areas shall be a minimum of 15 feet in depth. Such a landscape buffer is somewhat lacking on the eastern edge of the property adjacent to the parking area. The Board needs to discuss this.
- C. Parking Areas, 1) Internal landscape planted divisions shall be constructed within all parking areas containing 10 or more parking spaces to provide visual relief from expanses of pavement and vehicles and provide shade. a) A minimum of 10% of the total internal parking area shall be provided as landscaped island areas, exclusive of perimeter landscaping. The Applicant has requested a waiver from the above noted requirements. The Board needs to discuss with the Applicant and reach a decision on the waiver request.
- General Question – What, if any trees are planned to be removed from the site?



## Susan Affleck-Childs

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**From:** Susan Affleck-Childs  
**Sent:** Monday, November 29, 2021 12:58 PM  
**To:** Beth Hallal; Bridget Graziano; Peter Pelletier; Sean Harrington; Barry Smith; Jeff Lynch (ChiefLynch@townofmedway.org); Mike Fasolino ; jwatson@medwaypolice.com; Barbara Saint Andre; Jack Mee ; Joanne Russo; Michael Boynton  
**Subject:** Cutler Place Multi-Family development

Hi,

The Planning and Economic Development Board has received applications for site plan approval, a multi-family special permit, and a land disturbance permit from Cutler Place LLC (Anthony Varrichione) of Medway for a proposed 5 unit multi-family development at 6 Cutler Street. The application, plan and associated documents are available at: <https://www.townofmedway.org/planning-economic-development-board/pages/cutler-place-multi-family-housing-development>

The Board will commence a public briefing on these applications at its December 14<sup>th</sup> meeting.

Please review the plan and associated information and send any comments you may wish to offer the Board to me by December 10<sup>th</sup>.

Thanks.

Susan E. Affleck-Childs  
Planning and Economic Development Coordinator  
Town of Medway  
155 Village Street  
Medway, MA 02053  
508-533-3291

# Memo

**To:** Medway Planning and Economic Development Board

**From:** Christopher & Kathleen Meo, 16 Cottage Street

**Date:** 12/5/2021

**Re:** Public Comment for 6 Cutler Street

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As a direct abutter to the Cutler Place Multi-Family Development Project at 6 Cutler Street, I would like to submit the following comments and suggested conditions to the Board for their review. I would like to start by saying this is one of the better proposals that has come before the Town for this property. I am encouraged that the developer is trying to utilize the original building and incorporate the look and feel of the neighborhood, however, I remain concerned with the size of the footprint of the 5 unit/13 bedroom building in a single family neighborhood.

I would like to suggest the following conditions be placed on the development during and after construction if acted upon favorably by the board:

1. I am very concerned at the limited proposed on-site parking for 13 bedrooms in a residential neighborhood where likely everyone 16 years and above has a car as there is no public transportation. The plans only appear to show 9 regular parking spots and 1 ADA spot. There does not appear to be any allowance for extra vehicles, visitor parking, or a family having a 3<sup>rd</sup> car. I believe this will result in a lot of cars parking on Cutler Street, including directly alongside my property. I would suggest a condition that all parking must be contained on the property and there should be a condition that residents and guests not be allowed to park on Cutler Street. I would encourage the developer to look at maybe only doing one entrance/egress access location and creating additional parking if possible instead of a one way access loop in front.

If residents and visitors are allowed to park on Cutler Street, they would obviously park on and/or alongside my property and that of my neighbors at 1 Phillips Street. This will have a negative impact on my access to and ability to enjoy my property. I would ask for a mitigation condition of a 6' privacy stockade fence with 8' wide gate on my property along Cutler Street so I do not have to look at the overflow of cars parked on Cutler Street caused by this development.



2. As this is a quiet residential neighborhood I would ask that construction not be allowed on Holidays and Weekends and allowed only during normal work hours Monday through Friday.
3. I would also like to see a condition that Trash be picked up also only during the same day/hours allowed for Town Trash pickup (7:00am – 5:00pm Monday-Saturday)
4. On the landscaping plan there appears to be 3 trees in the center bed labeled 3-AC) but the legend does not state what an AC tree is. What type of trees will these 3 be?
5. Being the largest building in the neighborhood with 5 units and 13 bedrooms, I would recommend a fire hydrant be placed on the property in case of an emergency. Although the closest hydrant is on Phillips Street, it would substantially aid the Fire Department to have a hydrant on the property of the largest, most densely populated building in the neighborhood.
6. On the Lighting Site Plan, there appears to be slight light spillover of .1 foot candles onto 14 Cottage Street's property. I believe standard lighting requirements require 0 spillover onto another property. Even with 0 spillover, at times lighting can be problematic and a nuisance for an abutter. A requirement of 0 should be stressed with Dark Sky certified fixtures.

I also question the fixtures shown on the plan. The parking lot fixtures call for an S1 type and the picture on the site plan for an S1 shows a 4 sided square glass fixture which would cause higher light numbers on all 4 sides than the lighting plan shows. Are different light fixtures being used then pictured or are 3 of the 4 sides being covered? I would encourage a more in-depth detail of the lighting plan as this is in a residential neighborhood and the pictured light fixtures for an S1 fixture do not align with the light numbers on the plan.

7. If the One-Way access road is allowed, I would request a Stop Sign be required to be placed at the Exits to slow vehicles leaving the property onto Cutler and Phillips.

I thank you for the time and attention to this matter.



**Town of Medway  
DESIGN REVIEW COMMITTEE  
155 Village Street  
Medway MA 02053  
508-533-3291  
[drc@townofmedway.org](mailto:drc@townofmedway.org)**

December 8, 2021

TO: Medway Planning and Economic Development Board  
FROM: Matthew Buckley, Chair  
RE: DRC Comments – Cutler Place 6 Cutler Street

Dear Members of the Medway Planning and Economic Development Board:

The Medway Design Review Committee [DRC] is pleased to provide a comment letter for the proposed site plan for the 6 Cutler Street development project. At its December 6, 2021 meeting, the DRC met with representatives of this project including property owner Anthony Verrichione, Engineer Ron Tiberi and Architect Alex Siekierski. The DRC reviewed a plan set for the proposed Cutler Place dated 11/17/2021 and listened to the related presentation.

The DRC is pleased with the initial site plan and agrees that the styles and architectural format are appropriate and align with the Medway *Design Review Guidelines*. Minor discussions occurred regarding the exploration of small façade changes, but the Committee is satisfied that the applicant has achieved a successful design.

- The DRC would like to see details of the positions of the proposed site lighting when adjustments are completed to the photometric layout.
- The DRC requested to see locations of proposed chimney stacks, vents and related systems when available.
- The DRC requested that a detail of the dumpster enclosure be included on the plan.

The DRC remains available to review any of these elements or subsequent changes and will gladly provide feedback in the most effective manner that will assist these proceedings.

Sincerely,

Matthew Buckley  
Chair



## Susan Affleck-Childs

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**From:** Julie Harrington  
**Sent:** Tuesday, December 14, 2021 7:22 AM  
**To:** Susan Affleck-Childs  
**Subject:** RE: Agenda for 12-14-21 PEDB meeting

Thank you Susy!

Dear Planning and Economic Development Board Members,

I am happy to see that Cutler Street is going to be developed into lovely townhomes. I do have a concern regarding parking. I noticed there would only be 10 spots on site. How many parking spots would each unit get? Is there any guest parking? Ideally I would like to see additional parking provided for the complex. My concerns are what if anyone of them had guests or more than 2 cars in their household, that would lead to on street parking in the neighborhood. There is currently a great deal of on street parking and in some cases it causes safety issues (blocking more than half the street, parking too close to an intersection). I would be worried that more on street parking would make these issues even worse. I appreciate your time and feel free to reach out with any questions.

Thank you,  
Julie Harrington  
5 Phillips Street

**Julie Harrington**  
**Director of Parks and Recreation**  
**Town of Medway**  
**155 Village Street**  
**Medway, MA 02053**  
**[www.MedwayParksRec.com](http://www.MedwayParksRec.com)**  
**Office: 508-321-4740**  
**Cell Phone: 774-277-5630**

---

**From:** Susan Affleck-Childs  
**Sent:** Monday, December 13, 2021 12:49 PM  
**To:** Julie Harrington <jharrington@townofmedway.org>  
**Subject:** RE: Agenda for 12-14-21 PEDB meeting

You can send it right to me.

Susy

---

**From:** Julie Harrington  
**Sent:** Monday, December 13, 2021 12:47 PM  
**To:** Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>  
**Subject:** RE: Agenda for 12-14-21 PEDB meeting

Can I send it right to you or is there another email I should use?

**Julie Harrington**

**Director of Parks and Recreation**  
**Town of Medway**  
**155 Village Street**  
**Medway, MA 02053**  
**[www.MedwayParksRec.com](http://www.MedwayParksRec.com)**  
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**From:** Susan Affleck-Childs  
**Sent:** Monday, December 13, 2021 12:46 PM  
**To:** Julie Harrington <[jharrington@townofmedway.org](mailto:jharrington@townofmedway.org)>  
**Subject:** RE: Agenda for 12-14-21 PEDB meeting

Not too late at all. Please do so!

Thanks.

susy

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**From:** Julie Harrington  
**Sent:** Monday, December 13, 2021 12:45 PM  
**To:** Susan Affleck-Childs <[sachilds@townofmedway.org](mailto:sachilds@townofmedway.org)>  
**Subject:** RE: Agenda for 12-14-21 PEDB meeting

Hi Susy,

Is it too late to send in comments regarding Cutler street? I wish I could make the meeting but am unable.

Thanks,  
Julie

**Julie Harrington**  
**Director of Parks and Recreation**  
**Town of Medway**  
**155 Village Street**  
**Medway, MA 02053**  
**[www.MedwayParksRec.com](http://www.MedwayParksRec.com)**  
**Office: 508-321-4740**  
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**From:** Susan Affleck-Childs  
**Sent:** Thursday, December 9, 2021 12:20 PM  
**To:** /o=Medway Town Hall/ou=First Administrative Group/cn=Recipients/cn=zoning; [siekierski.alex@gmail.com](mailto:siekierski.alex@gmail.com); Alison Dempsey <[alijdempsey@gmail.com](mailto:alijdempsey@gmail.com)>; Chief Tingley <[amtingley@medwaypolice.com](mailto:amtingley@medwaypolice.com)>; Allison Potter <[apotter@townofmedway.org](mailto:apotter@townofmedway.org)>; Amy Sutherland <[idsals@msn.com](mailto:idsals@msn.com)>; Ann Sherry <[asherry@charlesriverbank.com](mailto:asherry@charlesriverbank.com)>; apires <[apires@medwayschools.org](mailto:apires@medwayschools.org)>; Barbara Saint Andre <[bsaintandre@townofmedway.org](mailto:bsaintandre@townofmedway.org)>; Barry Smith <[bsmith@townofmedway.org](mailto:bsmith@townofmedway.org)>; Beth Hallal <[bhallal@townofmedway.org](mailto:bhallal@townofmedway.org)>; Picard, Brad <[brad.picard@tetrattech.com](mailto:brad.picard@tetrattech.com)>; Brian Luther <[bluther@mapc.org](mailto:bluther@mapc.org)>; Brian White <[brian@treefortgroup.com](mailto:brian@treefortgroup.com)>; Bridget Graziano <[bgraziano@townofmedway.org](mailto:bgraziano@townofmedway.org)>; [carey.bergeron@gmail.com](mailto:carey.bergeron@gmail.com); Carolyn Murray <[cmurray@k-plaw.com](mailto:cmurray@k-plaw.com)>; Chris Lagan <[cmlagan@yahoo.com](mailto:cmlagan@yahoo.com)>; Dan Connolly <[dconnolly@blockbuildinc.com](mailto:dconnolly@blockbuildinc.com)>; David <[David@medwaycable.com](mailto:David@medwaycable.com)>; David



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**Subject:** Agenda for 12-14-21 PEDB meeting

Hi all,

Attached is the agenda for next Tuesday's PEDB meeting. Please let me know if you have any questions.

Cheers!

Susan E. Affleck-Childs  
Planning and Economic Development Coordinator  
Town of Medway  
155 Village Street  
Medway, MA 02053  
508-533-3291



December 14, 2021

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

**Re: Cutler Place  
Major Site Plan Review  
6 Cutler Street  
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 6 Cutler Street in Medway, Massachusetts. The Project consists of a renovation of the existing building to accommodate 3 dwelling units and a 3,000 square foot addition to accommodate 2 additional dwelling units. The Project also includes a driveway with ten (10) parking spaces and a rain garden for stormwater to be mitigated on-site.

TT is in receipt of the following materials:

- A plan (Plans) set titled "Cutler Place, 249 Village Street, Medway, Massachusetts, 02053" dated November 17, 2021, prepared by Ronald Tiberi P.E.
- A storm water report (Report) titled "Storm Water Report" dated November 13, 2021, prepared by Ronald Tiberi P.E.
- A deed titled "Quitclaim Deed" dated September 2, 2021, prepared by The Town of Medway Affordable Housing Trust.
- A set of waiver requests, dated November 13, 2021, prepared by Ronald Tiberi P.E.
- An Application for Land Disturbance Permit, dated November 16, 2021, prepared by Cutler Place LLC.
- An Application for Multifamily Housing Special Permit, dated November 16, 2021, prepared by Anthony Varrichione.
- An Application for Major Site Plan Approval, dated November 16, 2021, prepared by Cutler Place LLC.

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. The Applicant has not provided a Project Narrative. (Ch. 200 §204-3.C)
2. A list of parties located within 300-feet of the proposed site is not provided. Names and addresses of abutting properties can be located within the plan, however, a complete list of residents within the 300-foot radius of the site shall be provided. (Ch. 200 §204-3.D)
3. The Applicant has not provided approvals or land use permits issued from other Town boards. We assume these documents are not relevant to this Project, however, any related documents should be provided. (Ch. 200 §204-3.E)
4. A Development Impact Statement was not provided which should outline traffic, environmental, neighborhood, and parking impacts. (Ch. 200 §204-3.F)
5. A Construction Management Plan (CMP) is provided and can be located on the Erosion Control and Construction Plan Sheet. However, the Applicant has not provided a timetable or hours of the day in which construction and deliveries will occur. (Ch. 200 §204-3.H)
6. The Applicant has not provided any earth removal calculations. We understand the site is relatively flat and no major excavation is required, however, the rain garden area and the addition foundation will require a degree of earth removal. (Ch. 200 §204-3.I)
7. The Applicant has not provided any earth fill estimations. We understand the site is relatively flat, however, regrading will require a degree of earth fill. (Ch. 200 §204-3.J)
8. The Applicant has not included the list of requested waivers on the Site Plan cover sheet. The set of waiver requests has been provided and a list of these requests should be included within the Site Plan. (Ch. 200 §204-5.A)
9. The Applicant has provided an abutters locus map with nearby residents, however, only the abutting property Names and Addresses are provided in the Plan. All names and addresses of residents within 300-feet of the site should be provided. (Ch. 200 §204-5.B.2)
10. The Existing Conditions Sheet should include the existing tree line on the northern and western property border. (Ch. 200 §204-5.C.3)
11. The Applicant does not provide a signage plan for the development site. The sign located near the rain garden should be included in the detail sheet along with any other signs proposed for the property. (Ch. 200 §204-5.D.14)
12. The Applicant does not provide horizontal site distances for either entrance/exit onto the public road. Calculations for distances should be completed and provided in the Plan. (Ch. 200 §204-5.D.16)
13. Pursuant to Section 5.5.4.I.c of the Zoning Bylaw, sidewalks shall be provided along the entire frontage of the subject property along existing public ways. (Ch. 200 §207-9.B.3)
14. Site entrance and exit driveways shall have an unobstructed paved width of at least 20 feet, front driveway appears to be less than the required width. (Ch. 200 §207-11.A.3)
15. Width of two-way drive aisles shall be 24 feet wide. (Ch. 200 §207-11.B.3)
16. Provisions shall be made for fire and emergency apparatus to turn around as drive aisle exceeds 150 feet in length. (Ch. 200 §207-11.B.7)
17. Pavement cross section is 2 inches of binder course and 1 inch of top course. This does not meet the 3.5-inch minimum requirement. (Ch. 200 §207-12.E)
18. Provisions for sanitary sewage disposal is not provided on the Plans. (Ch. 200 §207-15.B)

19. Fire hydrant is not proposed for the project. We recommend the Applicant to coordinate with Medway Fire officials to determine the location, quantity, and type of fire hydrants for the site. (Ch. 200 §207-15.C)
20. Locations for electric, telephone, and cable TV utilities shall be provided on the plans and shall be located underground. (Ch. 200 §207-16.A)
21. Internal landscape planted divisions (islands and peninsulas) shall be constructed within all parking areas containing 10 or more parking spaces to provide visual relief from expanses of pavement and vehicles and provide shade. (Ch. 200 §207-19.C.1)
22. A minimum of 10 percent of the total internal parking area shall be provided as landscaped island areas, exclusive of perimeter landscaping. (Ch. 200 §207-19.C.1.a)
23. At least one deciduous shade or canopy tree of a minimum 3 inches caliper with a height of not less than 12 feet above grade shall be provided for every 6 parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement, one proposed tree appears to provide shade for the parking area. (Ch. 200 §207-19.C.1.d)
24. Provisions for watering on-site landscaping should be provided on the Plans. On-site wells, cisterns to capture rainfall, or private watering service is required to maintain landscaping installations. The Town does not permit connection to the Town's water service for landscape irrigation. (Ch. 200 §207-19.K)

#### **General Site Plan Comments**

25. The proposed water main extension in Cutler Street is shown in gray. The valve and main extension should be coordinated with Medway DPW since we believe it proposes unnecessary bends.
26. TT recommends relocating the handicap parking stall directly across from the sidewalk entrance instead of at the end of the parking aisle. Handicap stall and adjacent loading area should be dimensioned on the Plans.
27. The applicant should provide a detail for the proposed dumpster pad and associated screening used for the dumpster enclosure.
28. The Plans should include a "One Way" and "Do Not Enter" sign for the front driveway.
29. The Plan Set references the North American Vertical Datum of 1988 (NAVD88); however, this is not explicitly noted on the plans. TT suggests adding this note to the General Site Notes section.
30. Proposed lighting on the site plans and photometric data do not correlate. The Plan shows a lamp pole near the dumpster pad, but the photometric sheet shows two lamp pole near the parking lot with another in front of the building. Please confirm which design is correct and represent that design on all relevant sheets.
31. The proposed layout and materials are difficult to identify, linework is formatted in a similar style to the existing conditions. We recommend the design be updated to ensure proposed site conditions are clearly discernable from existing conditions.
32. The Applicant is expanding the limit of the parking lot closer to the east property line or the abutting Mullaney Irrevocable Trust property.

#### **STORMWATER REVIEW**

#### **MA DEP Stormwater Standards/Handbook**



33. Soils present on-site, specifically within the limit of the rain garden, are categorized as HSG-A with an infiltration rate at 8.27 inches per hour. In areas with a rapid infiltration rate (greater than 2.4 inches per hour), at least 44% of the TSS must be removed prior to discharge to infiltration BMPs. (Standard 4)
34. An Illicit Discharge Compliance Statement has not been submitted. As mentioned in the Report, the applicant will submit the Compliance Statement prior to the discharge of stormwater runoff to the post-construction stormwater BMP and prior to the issuance of a Certificate of Compliance. (Standard 10)
35. The proposed rain garden is within the required 10-foot setback from the site's southern property line. (Volume 1, Chapter 1, Page 32)
36. The proposed rain garden does not provide the required three inches of freeboard for the 25-, 50-, or 100-year storm. It appears the top of berm elevation for the rain garden is proposed at 192.00, and weir elevation is proposed at 192.15. (Volume 2, Chapter 2, Page 27)

#### **Town Stormwater Management and Land Disturbance Bylaw (Article 26)**

37. We anticipate this Project will require a Land Disturbance permit. The Project appears to disturb at least 20,000 square feet and removes/alters at least 10,000 square feet of impervious surface. (§26.5.1)
38. The Applicant has supplied an Erosion Control and Construction Plan in the Plans. However, the plan requires additional information such as area within the limit of work, earth work calculations, etc. We recommend the Applicant coordinate this Plan with the requirements of the Bylaw. (§26.5.6)
39. The signature of the owner(s) responsible for the Long-Term Operation and Maintenance Plan until the Project's Condominium Association is established has not been provided. (§26.5.9.2.b.5)

#### **Medway Site Plan Stormwater Regulations (Ch. 200 §207-14)**

40. We recommend the Applicant propose a roof drain system to directly discharge roof runoff to the proposed rain garden. Additionally, we recommend the Applicant include the existing downspout locations on the plan. (Ch. 200 §207-14.E)

#### **General Stormwater Comments**

41. We recommend the applicant show on the Proposed Drainage and Grading Plan the 3-foot wide rip-rap weir, rain garden drain, and 8-inch wide stone diaphragm as shown in the construction detail on Sheet S-5 and the HydroCAD analysis. If a drain is proposed for the rain garden, this orifice should be modeled in the HydroCAD analysis and should be 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