



July 12, 2022, 2022

**Medway Planning & Economic Development Board
Meeting**

**Master's Touch Minor Site Plan Public
Briefing – 83 Main Street**

UPDATED

- Public Briefing Notice dated 6-8-22
- Minor Site Plan application received 6-6-22
- Project Narrative dated 2-7-22 by Spruhan Engineering, P.C.
- *83 Main Street* (site plan) dated 2-14-22, prepared by Spruhan Engineering, P.C. Newton, MA
- Building elevations for storage building by SAH Design, LLC, dated 6-15-22
- Landscape plan dated 6-17-22 by Collins Landscaping including a collection of photos of planned landscape installation materials
- Susy Affleck-Childs email dated 6-8-22 requesting review comments from Town staff, boards and committees
- Review comments dated 6-9-22 from DPW Compliance Officer Stephanie Carlisle
- Review comments dated 6-9-22 from Fire Chief Jeff Lynch
- Email communication dated 6-27-22 from abutter Ed Skou, 14 Malloy Street
- **Tetra Tech review letter dated 7-8-22**

NOTE - The project is scheduled for review by the Design Review Committee at its July 18th meeting.

Board Members

Matthew J. Hayes, P.E., Chair
Robert Tucker, Vice Chair
Richard Di Iulio, Clerk
Jessica Chabot, Member
Sarah Raposa, A.I.C.P., Member
Thomas A. Gay, Associate
Member



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

TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS

PLANNING AND ECONOMIC DEVELOPMENT BOARD

June 8, 2022

NOTICE OF PUBLIC BRIEFING

Masters Touch – 83 Main Street

Minor Site Plan

The Medway Planning and Economic Development Board will commence a public briefing on Tuesday, July 12, 2022 at 9:00 p.m. in Sanford Hall at Medway Town Hall, 155 Village Street to consider the application of Masters Touch of Holliston, MA for approval of a minor site plan for its facility at 83 Main Street.

The applicant seeks minor site plan approval and possibly a land disturbance permit to improve and expand the existing building, construct a new building for storage, and add a series of site improvements to the property at 83 Main Street. The property will be used by Masters Touch, a custom home design build construction and remodeling firm, for its offices, showroom, and storage. Planned site work includes construction of a paved parking area, driveway extension, stormwater management facilities, and a second curb cut on Main Street.

The subject property (Map 40, Parcel 79) is owned by DEM Realty Enterprises, LLC of Holliston, MA. It is located in the Central Business zoning district on the south side of Main ST (Route 109).

The application documents are on file with the Medway Town Clerk and at the office of the Planning and Economic Development Board at Medway Town Hall, 155 Village Street and may be reviewed during regular business hours. The documents are also posted at the Board's web page at: <https://www.townofmedway.org/planning-economic-development-board/pages/current-applications-pedb-0>. Interested persons are invited to review the application documents, attend the public briefing, and express their views at the designated time and place. Written comments may be forwarded to: planningboard@townofmedway.org. Questions should be directed to the Planning and Economic Development office at 508-533-3291.

Pursuant to Chapter 22 of the Acts of 2022, this hearing will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public and board members, the hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Information for participating in the meeting via Zoom will be included on the agenda for Board's July 12, 2022 meeting which will be posted to the Town's master calendar of events at: <https://www.townofmedway.org/calendar/month/2022-07> and at the Board's web page at: <https://www.townofmedway.org/node/926/agenda/2022>

Matthew J. Hayes, P.E., Chair



Spruhan Engineering, P.C.

Civil Engineering Consultants

80 Jewett St, Suite 2, Newton, MA 02458 Phone: 617-816-0722

February 7, 2022

From: Edmond Spruhan, P.E.

To: Planning & Economic Development Board

Re: Project Narrative.

83, Main Street, Medway, MA

On behalf of DEM Realty Enterprises, we are providing this Land Disturbance Narrative as he wishes to construct an addition to the existing building and a warehouse at 83 Main St, Medway, MA.

Existing Conditions:

The lot is located at 83 Main St, Medway, MA. It is surrounded by a bank and a commercial building. The lot is 22,536 S.F. and currently has a 1-Story building with an area of, a paved driveway with an area of 1,314 S.F., the remaining landscaped area has a footprint of 19,886 S.F.

Proposed Work:

The applicant is proposing to construct an addition to the existing building and a warehouse on the rear of the lot. The project also includes a driveway extension and a proposed paved parking. The total existing and proposed roof area will be 3,968 S.F., the proposed paved areas will be 6,080 S.F. and the remaining landscaped areas will have a footprint of 12,486 S.F.

The total proposed lot coverage will be 3,968.9 S.F. which represents the 17.6% of the lot.

All impervious areas will be captured by three infiltration systems with downspouts and catch basins.

The existing building will be used as an office and it will have two full time employees, the proposed warehouse will be used as storage and will have one full time employee.

The operation hours are expected to be Monday to Wednesday 7:00 AM to 5:00 PM, Thursday 7:00 AM to 7:00 PM, Friday 7:00 AM to 2:00 PM, and Saturday 8:00 AM to 1:00 PM

Based on this information the minimum parking spaces were calculated according to the Medway zoning bylaws as it follows:

<u>MINIMUM REQUIRED PARKING SPACES CALCULATIONS.</u>	
<u>OFFICE</u>	
<u>1 SPACES PER 300 S.F.</u>	<u>= 1,608 S.F./300 S.F.= 5.36 SPACES</u>
<u>WAREHOUSE</u>	
<u>*1 SPACE PER 2 EMPLOYEES AND 1 ADDITIONAL FOR EACH 1,000 S.F.</u>	
<u>TOTAL EMPLOYEES= 1 = 1 SPACE</u>	
<u>AREA = 2,360 S.F./1000 S.F.</u>	<u>= 2.36 SPACES</u>
<u>TOTAL MINIMUM SPACES REQUIRED = 2.36+1+5.36 = 7.72</u>	

The lot will have access for both, vehicles and pedestrian from Main Street with two curb cuts.

Utilities:

The existing utilities for the 1 story building will remain and the proposed warehouse will have new 6" PVC sewer line and a 1" k Copper water line.

The sewer flow was calculated 310 CMR 15.000: Title 5 of the State Environmental Code. Since there will be only one employee the sewer flow will be 15 G.P.D.

Proposed Erosion Control:

Fiber rolls will be used to control site erosion and prevent sediment leaving the site during construction, further information is shown on the erosion control plan.

Mitigation:

The project includes the infiltration of stormwater from the surface of the proposed roof and driveway. Stormwater will be collected with gutters, downspouts and catch basins and conveyed to three StormTech drainage systems with 1ft of crushed stone beneath, two of the systems will be located under the driveway/parking and one in the rear yard bellow landscaped area. The drainage system has been sized to contain a 100-Year storm event over the surface of the proposed roof and driveway.

This is projected to start summer or fall 2022 and take approximately five to six months. warehouse is for approval now and will be a second phase of construction in one or two years projected to start summer or fall.

I hope that this information is helpful to you. Please do not hesitate to call with any questions.

Respectfully submitted,

Edmond Spruhan

Edmond T Spruhan



80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458

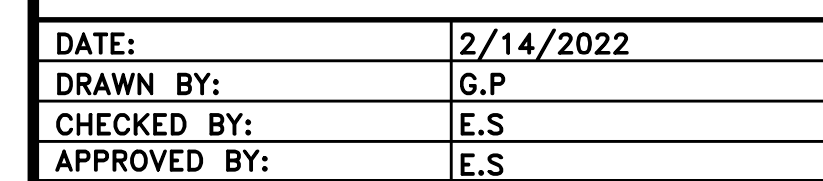
Tel: 617-816-0722
Email: espruhan@gmail.com

83 MAIN ST,
MEDWAY,
MASSACHUSETTS

CIVIL PLAN

REVISION BLOCK

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COVER SHEET

C1.0

83 MAIN ST, MEDWAY,
MASSACHUSETTS

ASSESSOR'S MAP #40

ZONING DISTRICT: CB (CENTRAL BUSINESS)

OWNERS INFORMATION

NAME: DEM REALTY ENTERPRISES

ADDRESS: 83 MAIN ST,

MEDWAY, MA 02053

ENGINEER INFORMATION

NAME: EDMOND SPRUHAN

ADDRESS: 80 JEWETT ST (SUIT 2).

NEWTON, MA. 02458

INDEX OF SHEETS

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C2.0	SITE CONTEXT SHEET
C3.0	EXISTING CONDITIONS PLAN
C4.0	PROPOSED PLOT PLAN
C5.0	CIVIL PLAN
C6.0	DETAILS
C7.0	EROSION CONTROL & DEMOLITION PLAN

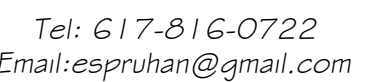
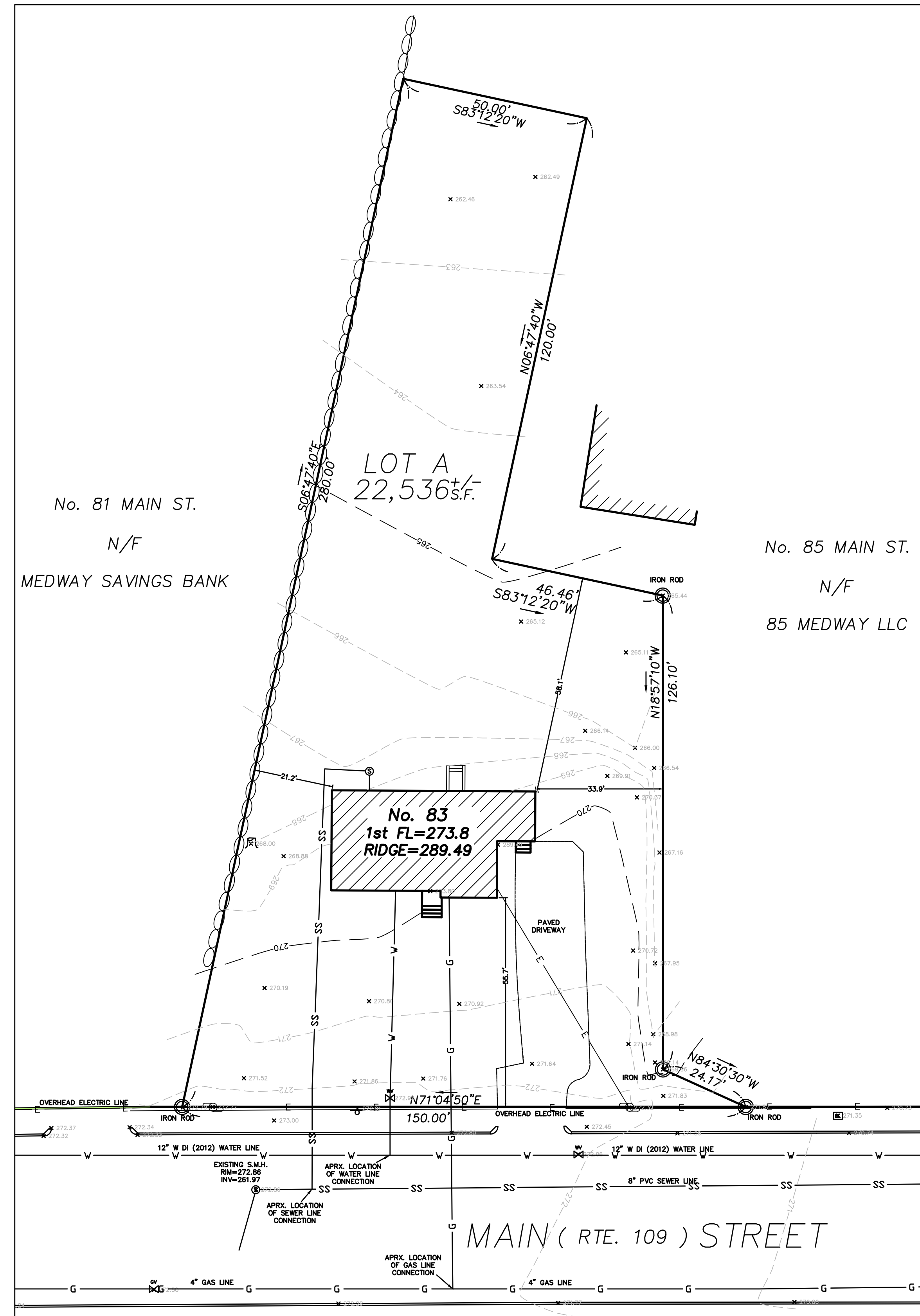


1":500'

ZONING DISTRICT: CB (CENTRAL BUSINESS)

PARCEL ID	OWNERS	ADDRESS	CITY/ ZIP
40-113	LECLAIR FILIPA	4 ORCHARD ST.	MEDWAY, MA 02053
49-023	SHIPOS JEFFREY E / SHIPOS KATHLEEN A	13 MALLOY ST.	MEDWAY, MA 02053
49-024	WHITE JAMES/CENTOLA ELIZABETH A	11 MALLOY ST.	MEDWAY, MA 02053
49-022	MCDERMOTT MICHAEL S/MCDERMOTT JESSICA M	15 MALLOY ST.	MEDWAY, MA 02053
40-078	85 MEDWAY LLC	408 WASHINGTON ST	WOBURN , MA 01801
40-105	RTE 85 REALTY TRUST	PO BOX 444	MENDON , MA 01756
40-052	MUNJAL TRUSTEE PRETTI N/MUNJAL TRUSTEE MANOJ	P.O. BOX 502	ANDOVER, MA 01810
40-075	RTE 85 REALTY CORP	8 UXBRIDGE ROAD	MENDON , MA 01756
40-082	MAIN STREET NOMINEE TRUST/HERBERT HEINSTEIN, TR.	PO BOX 1486	FRAMINGHAM, MA 01702
49-003	OSTASZEWSKI LEE/OSTASZEWSKI BETH	2 ORCHARD ST.	MEDWAY, MA 02053
40-055	MEDWAY REALTY LLC	63 ATLANTIC AVENUE	BOSTON , MA 02110
40-077	REARDON MAIN STREET LIMITED/PARTNERSHIP	89 MAIN ST SUITE 105	MEDWAY, MA 02053
40-076	RTE 85 REALTY CORP/ C/O GLOBAL COMPANIES INC	15 NORTHEAST INDUSTRIAL RD	BRANFORD, CT 06405
40-111	REARDON MAIN STREET LIMITED PARTNERSHIP	89 MAIN ST SUITE 105	MEDWAY, MA 02053
40-081	MA REALTY ACQUISITION LLC	141 FAIRWAY DRIVE	ATTLEBORO , MA 02703
40-054	COLBEA ENTERPRISES LLC	2050 PLAINFIELD PIKE	CRANSTON, RI 02921
40-107	SKOU EDWARD J / SKOU KATHLEEN M	14 MALLOY ST.	MEDWAY , MA 02053
40-080	MIDDLESEX SAVINGS BANK C/O ACCOUNTING	P O BOX 5210	WESTBOROUGH , MA 01581
49-021	RAFFERTY GERALD / RAFFERTY EILEEN	17 MALLOY ST.	MEDWAY, MA 02053
40-110	MONAGHAN MICHAEL P / MONAGHAN LAURA S	20 MALLOY ST.	MEDWAY, MA 02053
40-108	BARRY JAMES P / BARRY ELIZABETH L	16 MALLOY ST.	MEDWAY, MA 02053
40-109	HINTHORNE DANA / HINTHORNE RITA K	18 MALLOY ST.	MEDWAY, MA 02053
40-053	MUNJAL TRUSTEE PREETI N / MUNJAL TRUSTEE MANOJ	P.O. BOX 502	ANDOVER, MA 01810

1":20'



REVISION BLOCK

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



















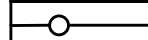

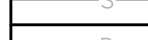







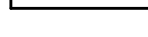

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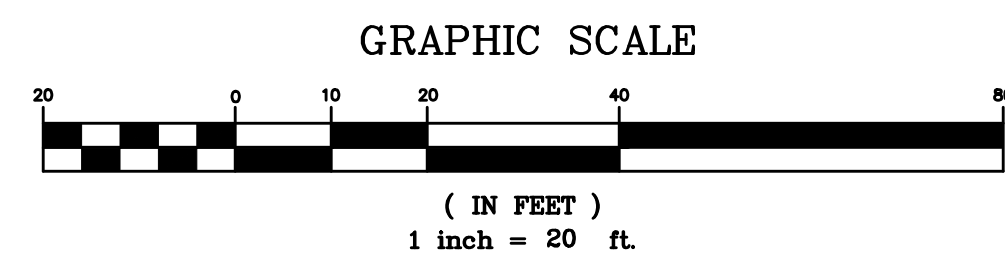
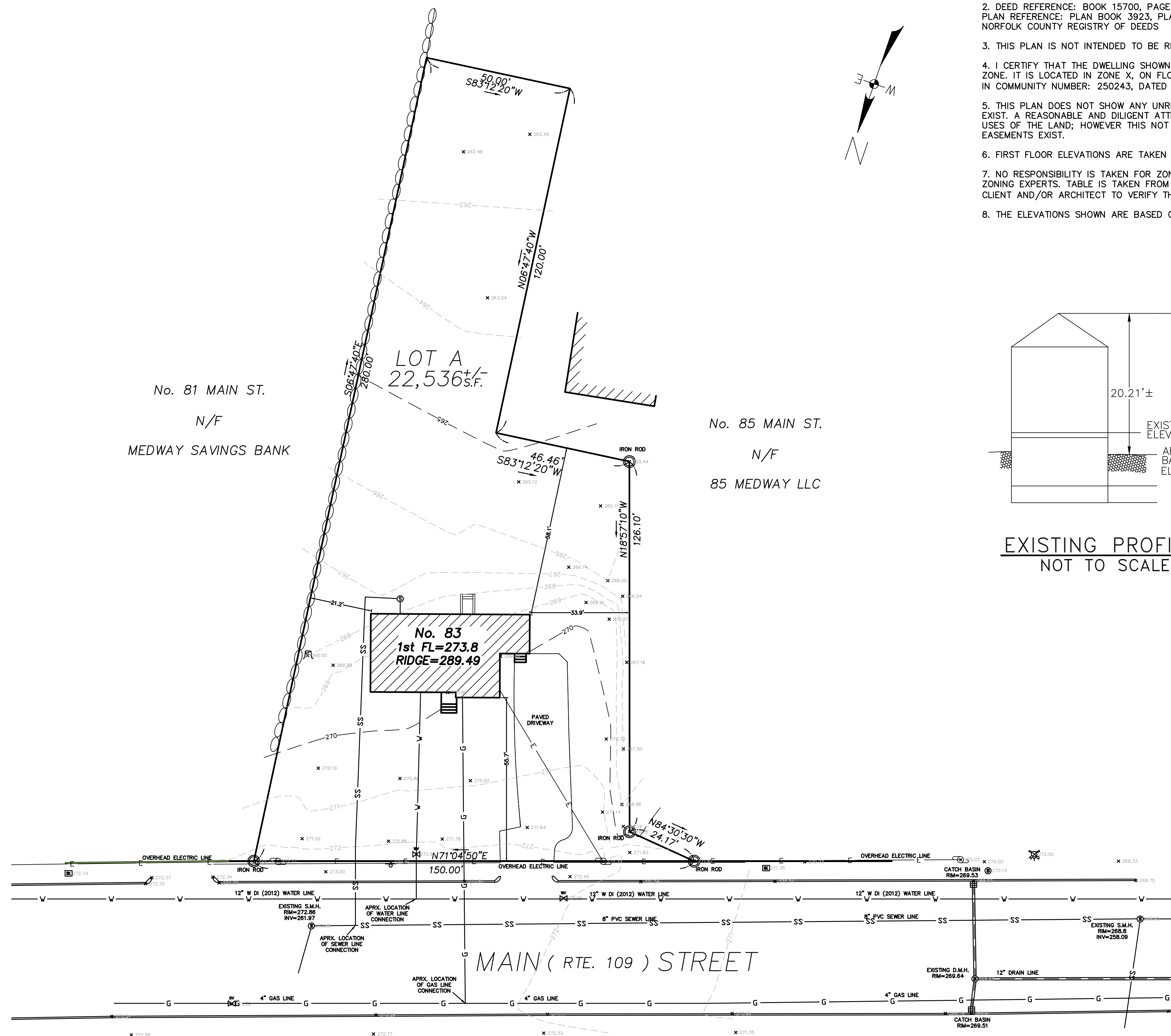


DATE:	2/14/2022
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	E.S

SITE CONTEXT SHEET

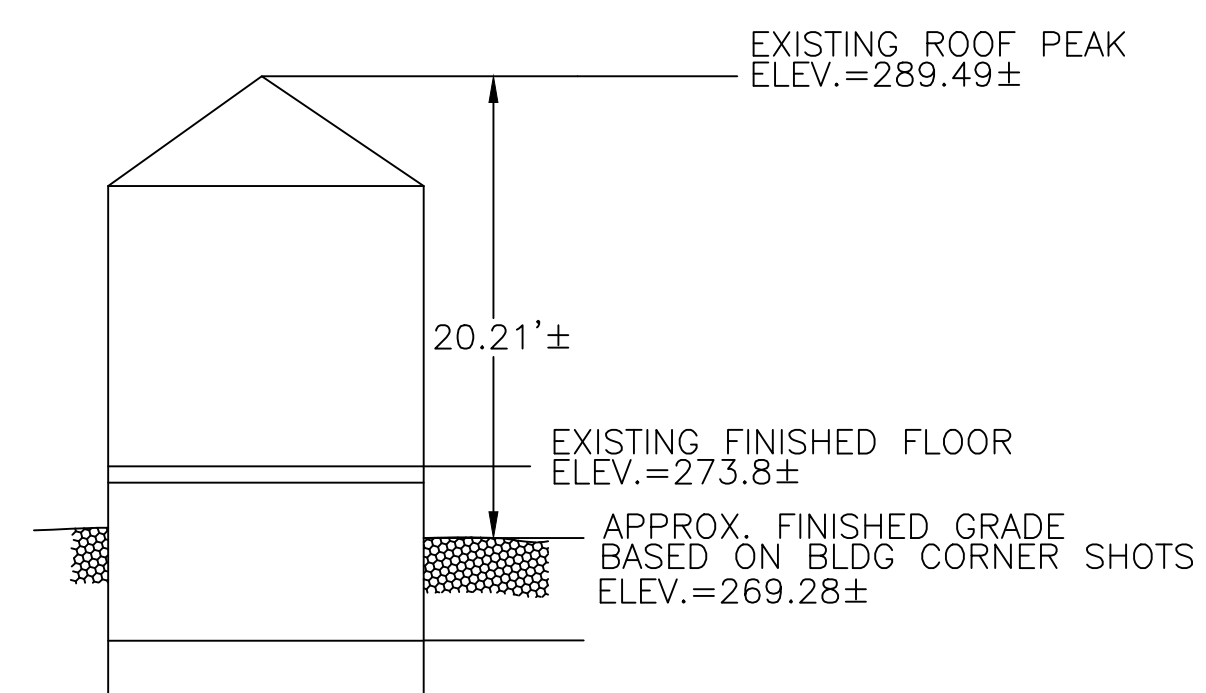
C2.0

LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)




NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 12/6/2021.
2. DEED REFERENCE: BOOK 15700, PAGE 574
PLAN REFERENCE: PLAN BOOK 3923, PLAN 60
NORFOLK COUNTY REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25021C0143E, IN COMMUNITY NUMBER: 250243, DATED 7/17/2012.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF MEDWAY DATUM.



EXISTING PROFILE
NOT TO SCALE



Spruhan
Engineering, P.C.

80 JEWETT ST, (SUITE 2)
NEWTON, MA 02458

Tel: 617-816-0722
Email: edmond@spruhaneng.com

83 MAIN STREET
MEDWAY
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

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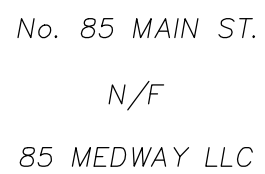
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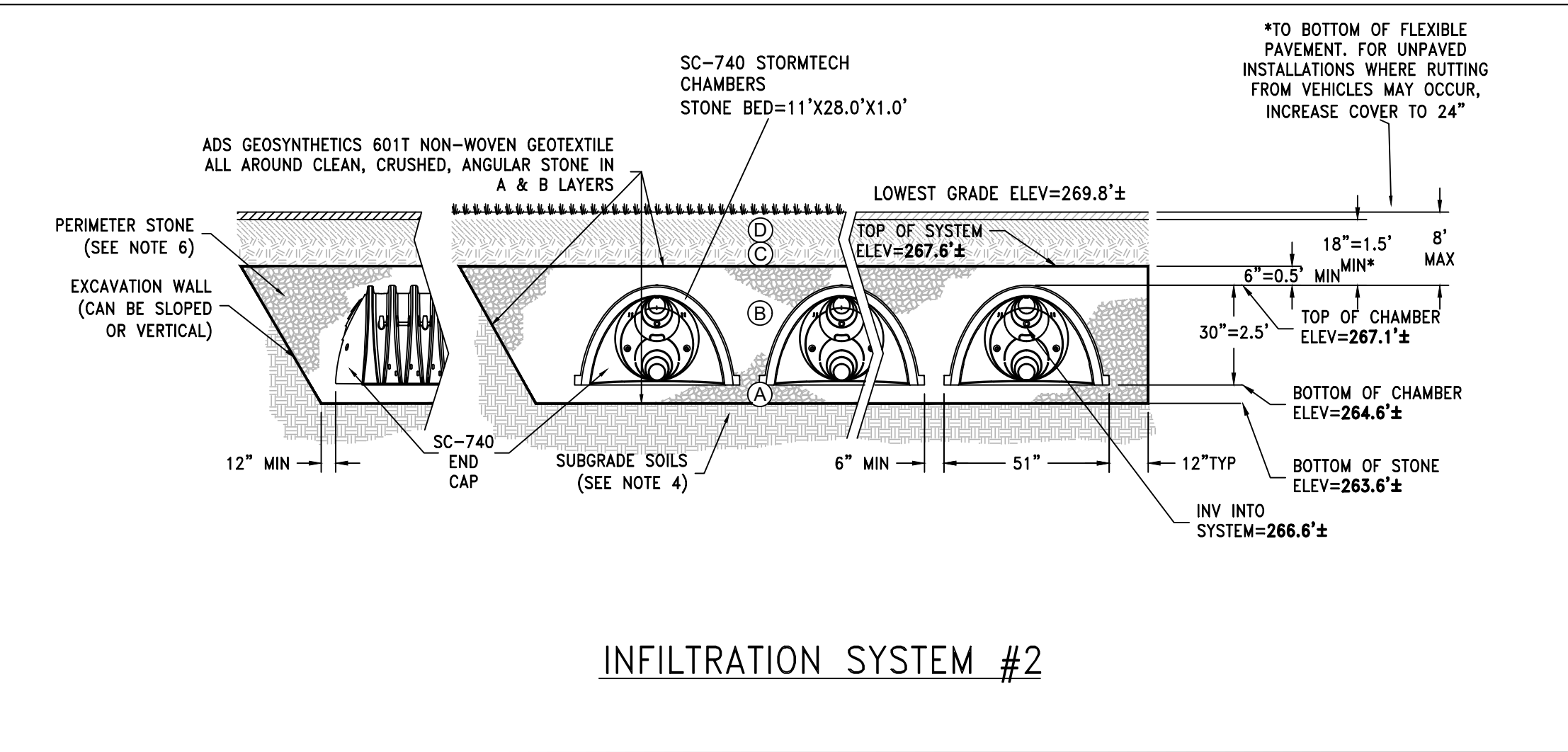
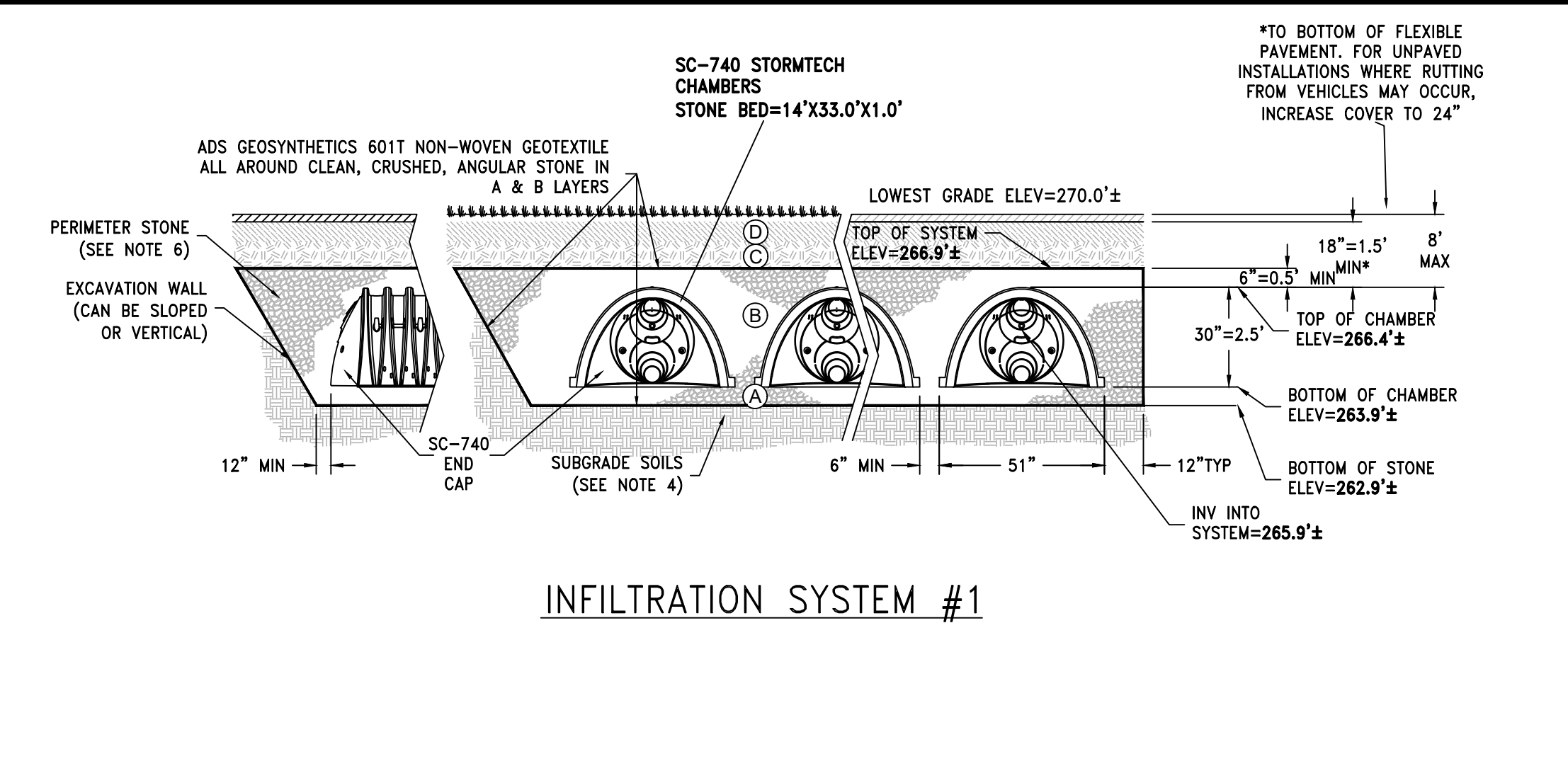


DATE:	12/8/2021
DRAWN BY:	K.K
CHECKED BY:	E.S
APPROVED BY:	C.C

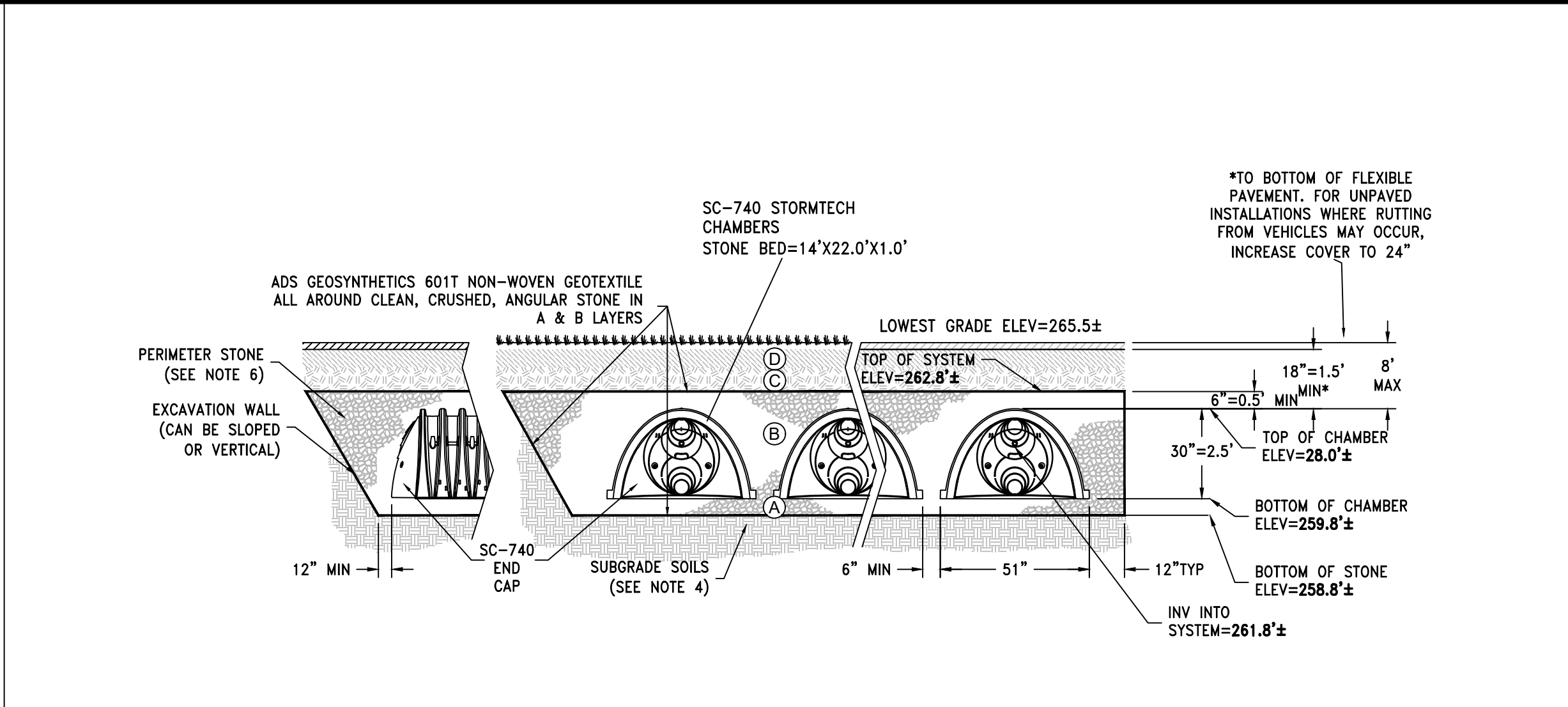
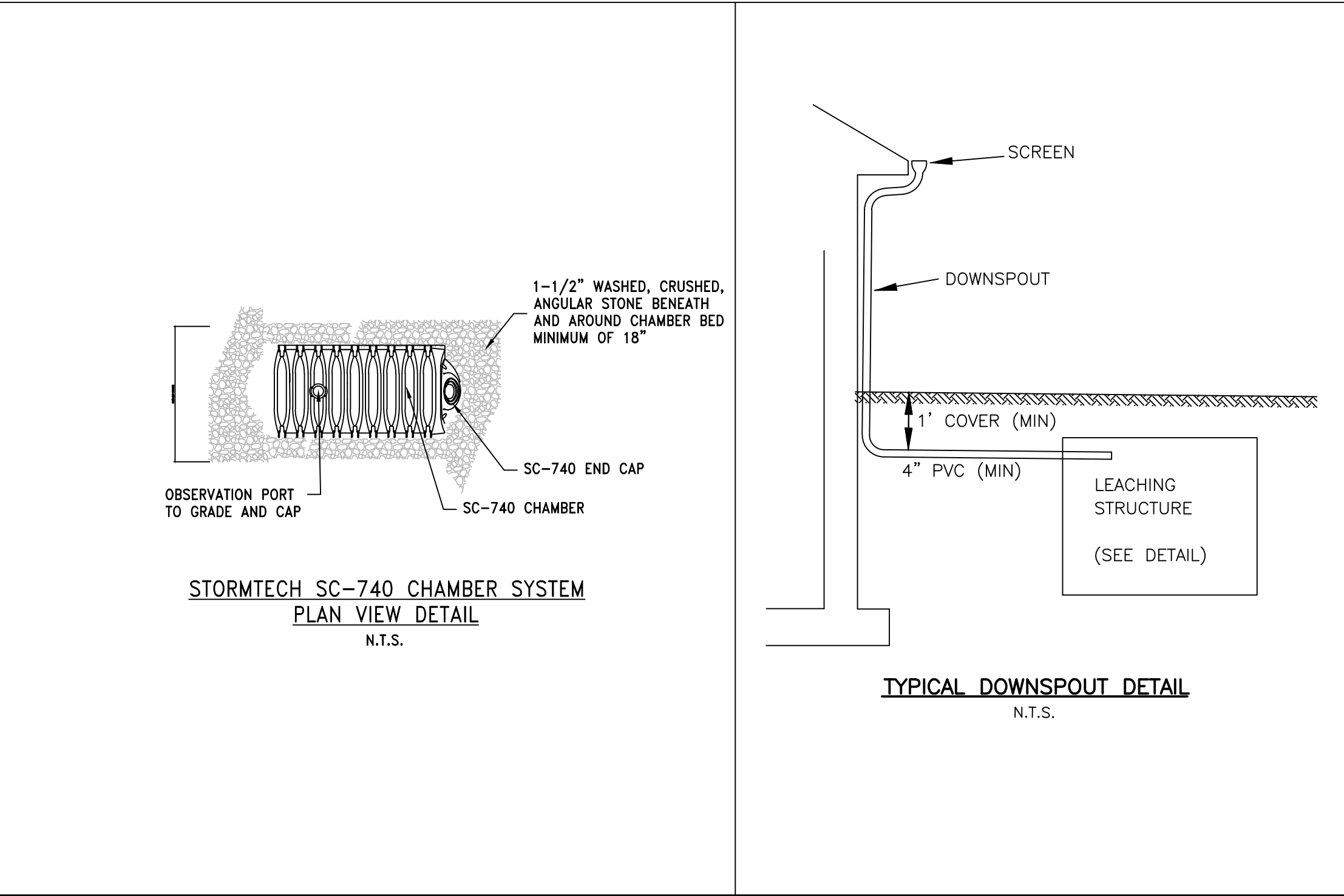
EXISTING CONDITIONS

C3.0

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- NOTES:
- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
 - "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

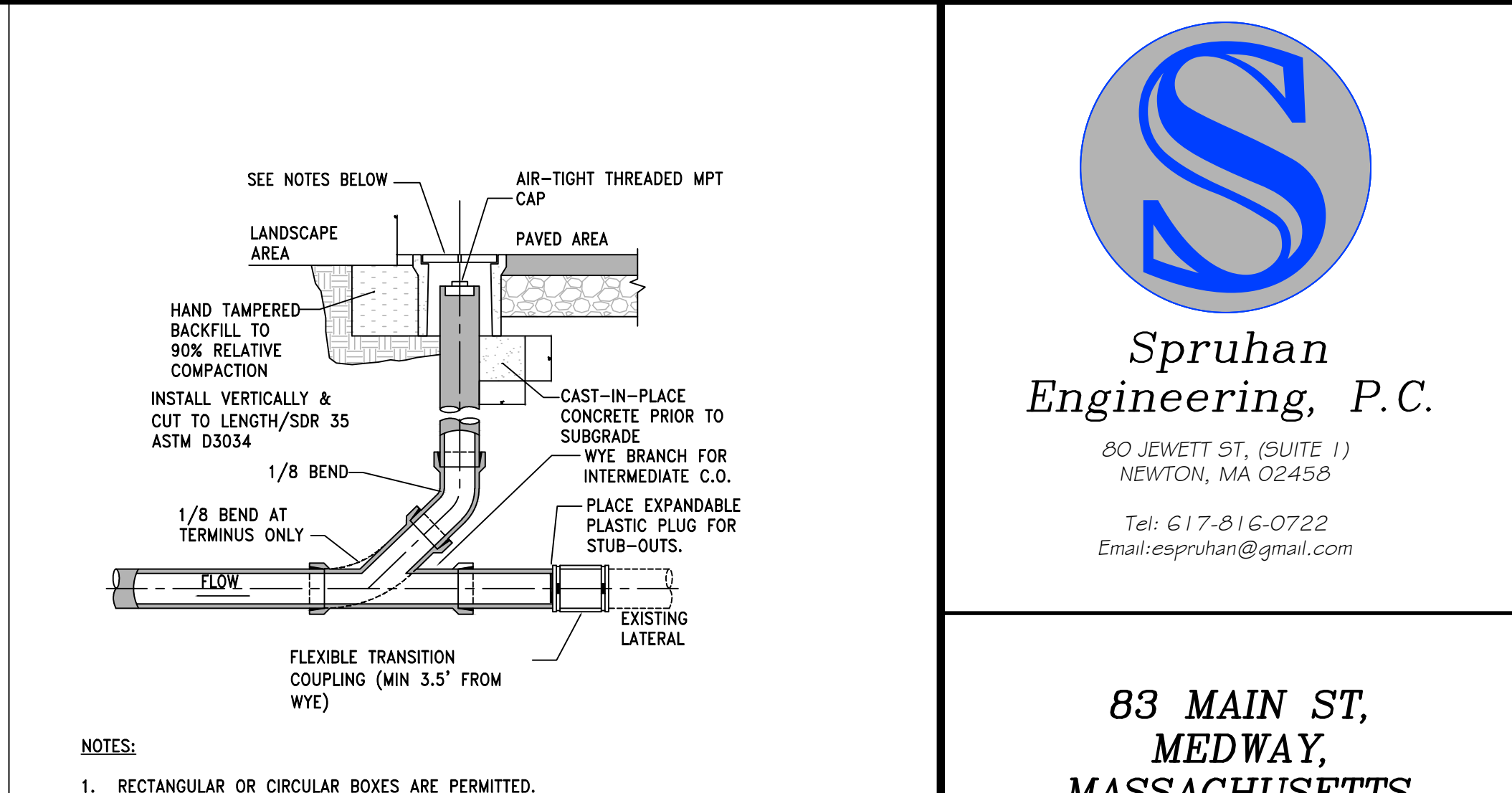
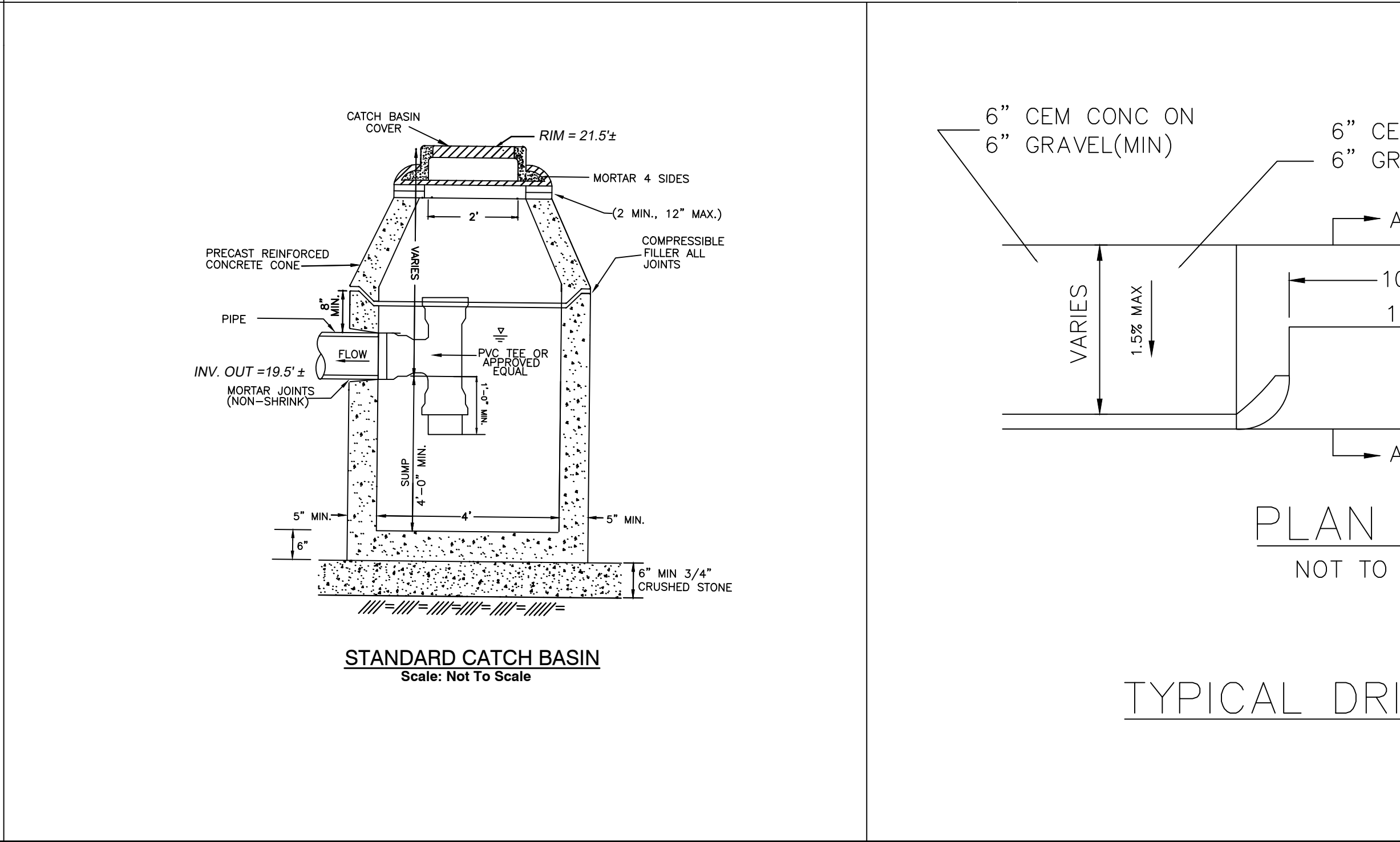


INFILTRATION SYSTEM #3

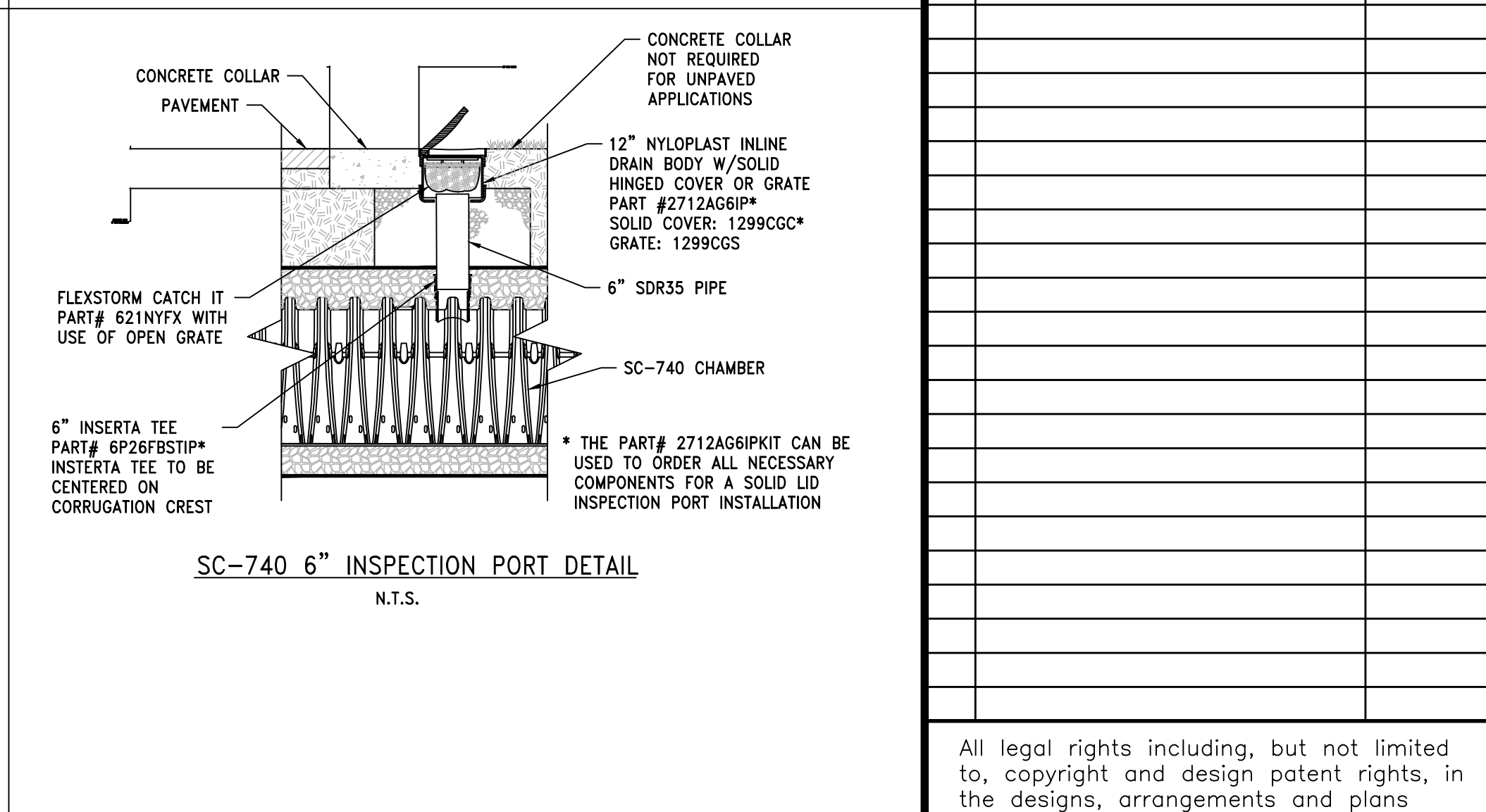
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS				
MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT	
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.	
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 A-1, A-2-4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).	
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.	
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SURGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.	

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



- NOTES:
- RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED.
 - CONCRETE/FIBERLYTE LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. H-20 CAST IRON TRAFFIC LIDS AND BOXES IN VEHICULAR AREAS.
 - ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS.
 - CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE.
 - TERMINATE C.O. AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.



DETAILS

C6.0

DATE:

DRAWN BY:

CHECKED BY:

APPROVED BY:

2/14/2022

G.P

E.S

E.S

EDMUND SPRUHAN

REGISTERED PROFESSIONAL ENGINEER

3316

Edmund Spruhan

REGISTERED PROFESSIONAL ENGINEER

3316

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
4. AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
5. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
6. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
7. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

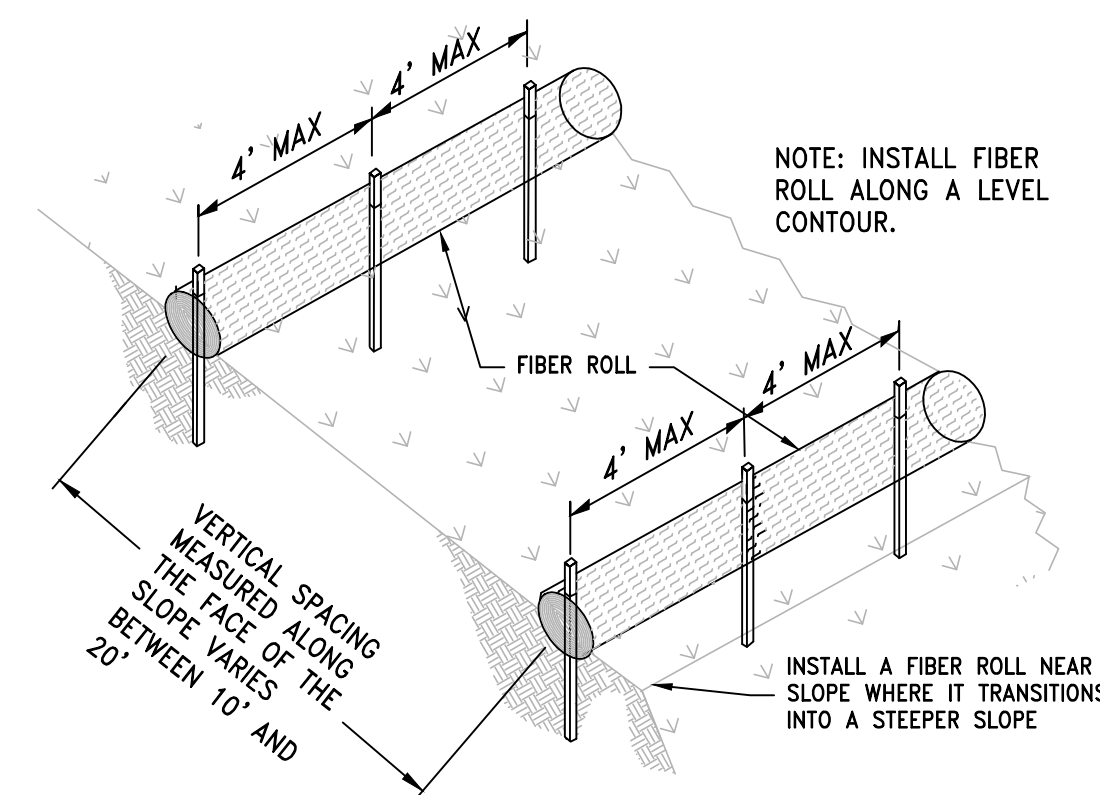
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

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- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL



A cross-sectional diagram of a slope stabilization method. A vertical line represents a wall or barrier. To its right, a circular 'FIBER ROLL 8" MIN' is shown. To the left of the fiber roll, a 'WOOD STAKE 3/4" X 3/4" MAX 4" SPACE' is shown. The slope is indicated by a line with an arrow and the text 'SLOPE VARIES'. A vertical dimension line on the left indicates a height of '2" MIN'.

FIBER ROLLS
NTS

1. PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY ERODIVE OR VERY STEEP SLOPES.

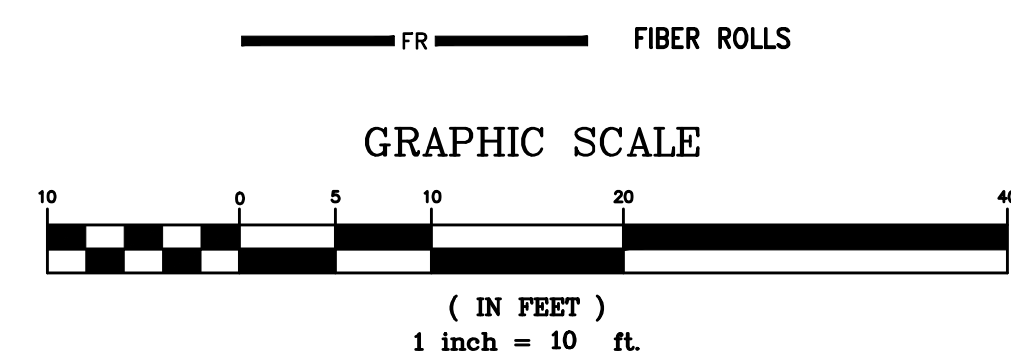
8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

Tel: 617-816-0722
Email: espruhan@gmail.com

REVISION BLOCK

[illegible]

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

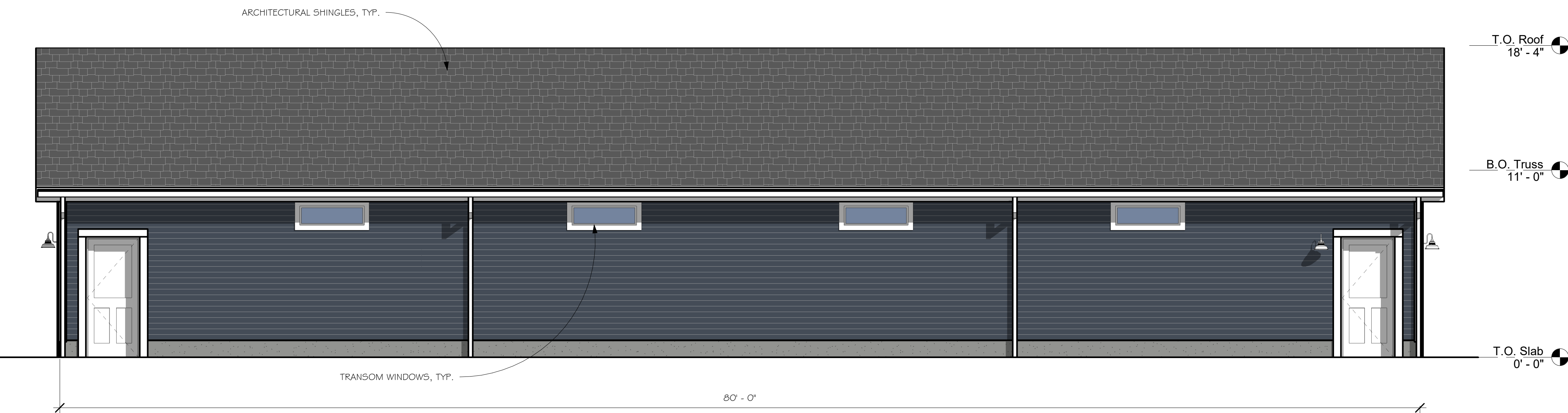


WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

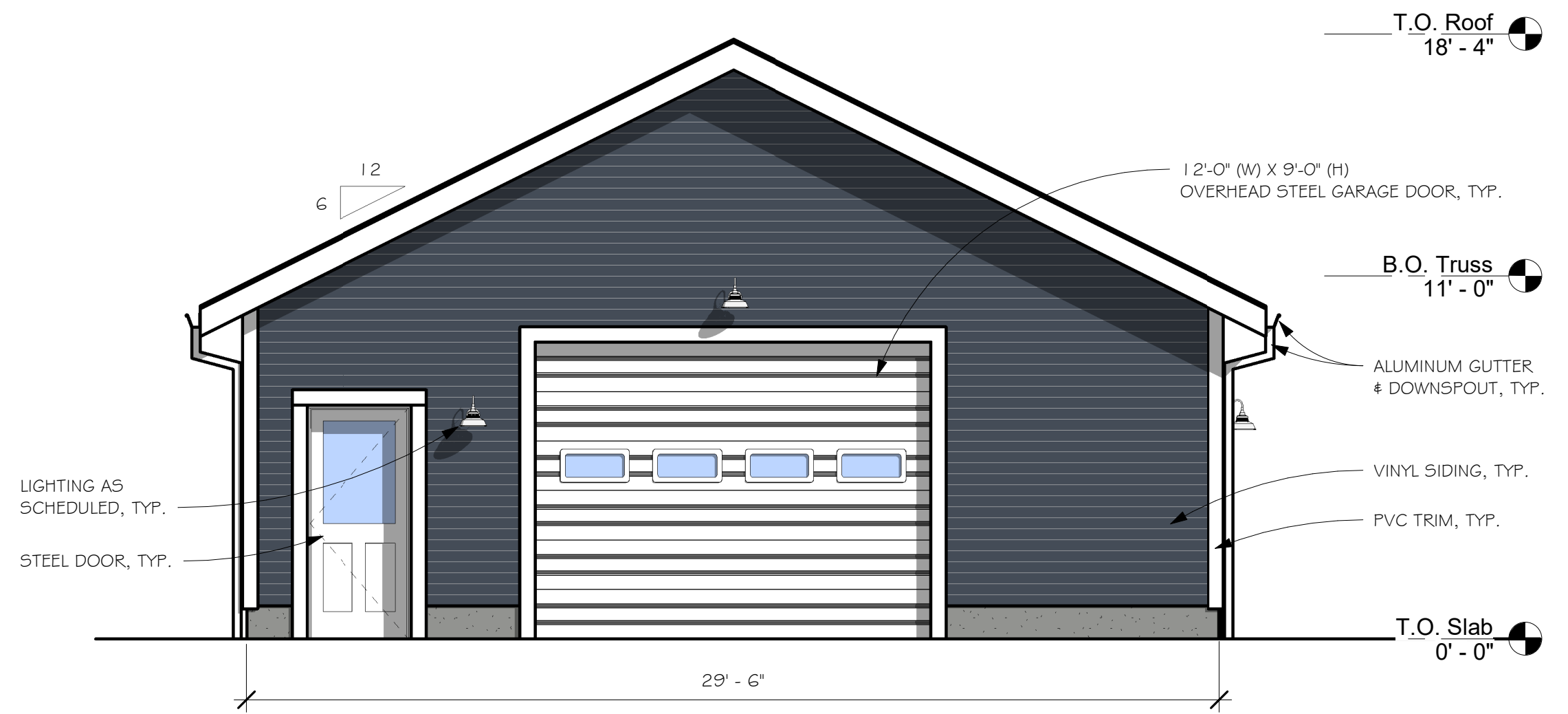
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

EROSION CONTROL & DEMOLITION PLAN

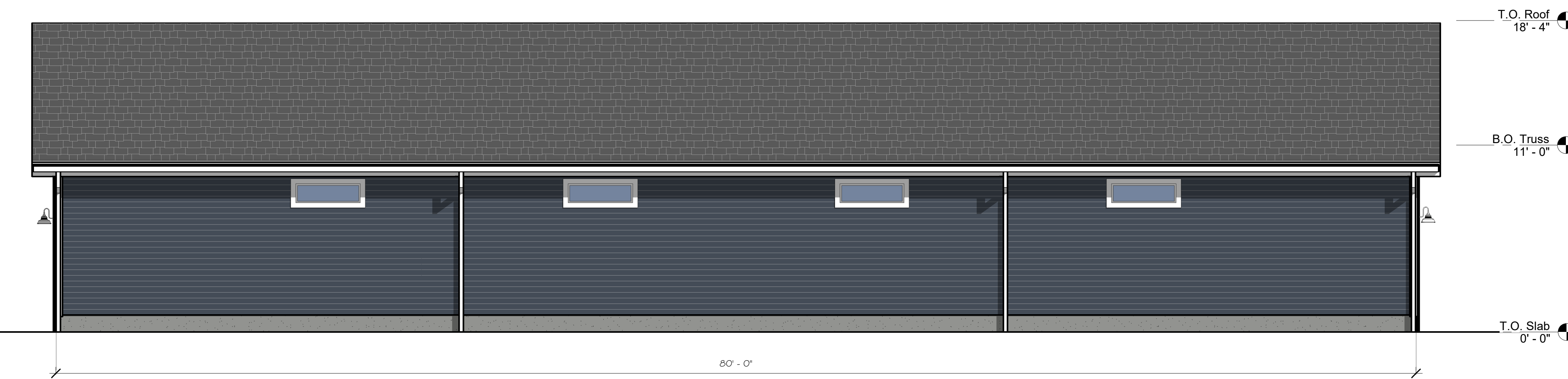
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EAST ELEVATION



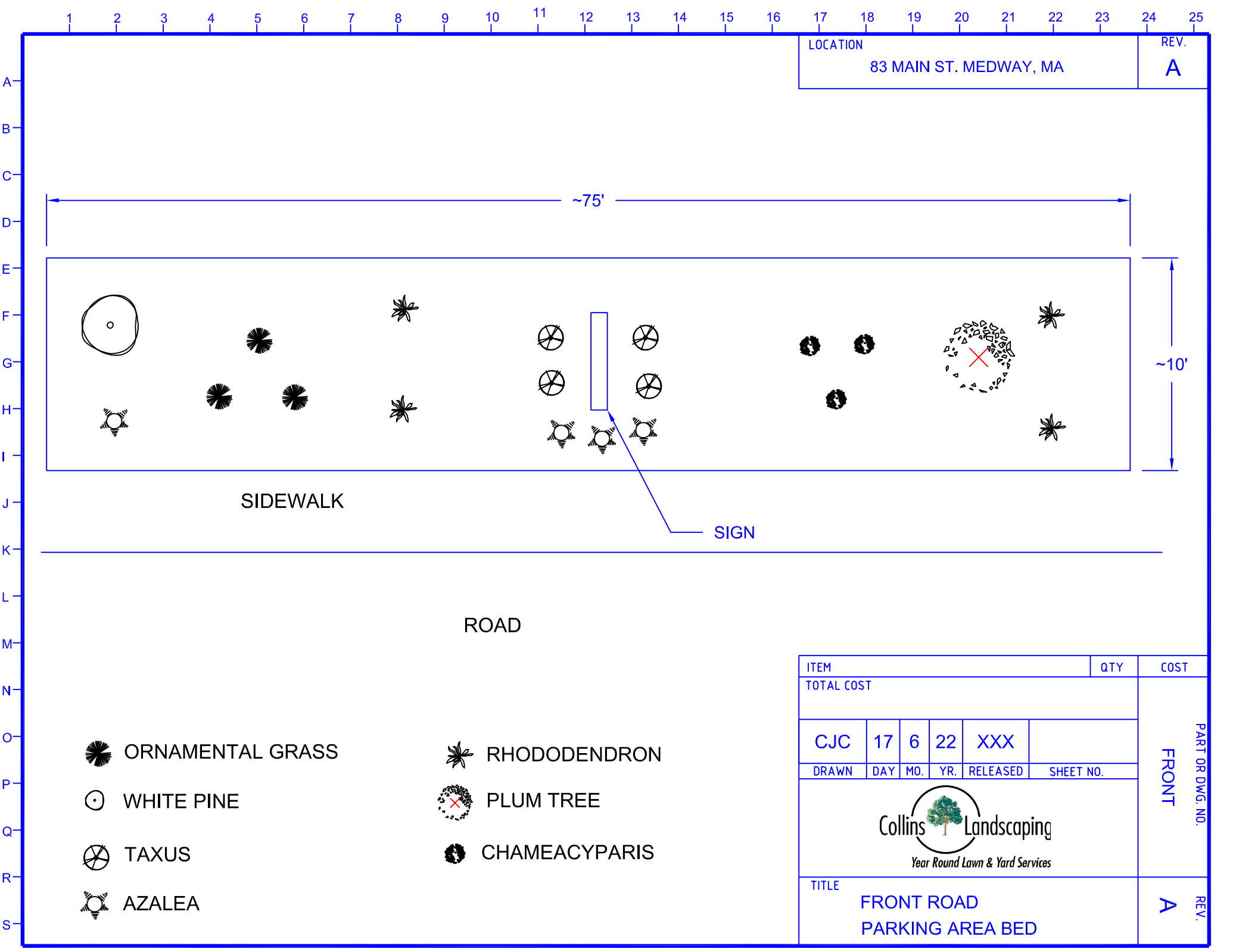
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



LOCATION
83 MAIN ST. MEDWAY, MA

REV.
A

~75'


~10'

SIDEWALK

SIGN

ROAD

- | | | | |
|---|------------------|---|---------------|
|  | ORNAMENTAL GRASS |  | RHODODENDRON |
|  | WHITE PINE |  | PLUM TREE |
|  | TAXUS |  | CHAMEACYPARIS |
|  | AZALEA | | |

ITEM						QTY	COST
TOTAL COST							FRONT PART OR DWG. NO.
CJC	17	6	22	XXX			
DRAWN	DAY	MO.	YR.	RELEASED	SHEET NO.		
<div><div>CollinsLandscaping</div><div>Year Round Lawn & Yard Services</div></div>							
TITLE							
FRONT ROAD PARKING AREA BED						A REV.	



Plum Tree – *Prunus Americana*



Pine Tree – *Pinus Strobus*



Azalea – Variety



Taxus - Yew



Golden Cypress – Chamaecyparis



Rhododendron - Roseum



Ornamental Grass Variety

Susan Affleck-Childs

From: Susan Affleck-Childs
Sent: Wednesday, June 8, 2022 6:43 PM
To: Michael Boynton; Barbara Saint Andre; Joanne Russo; Jack Mee; Peter Pelletier; Stephanie Carlisle; Sean Harrington; Barry Smith; Jeff Lynch; Mike Fasolino; Bridget Graziano; Beth Hallal; jwatson@medwaypolice.com; Donna Greenwood
Cc: Matthew Buckley
Subject: Site Plan Application - Masters Touch, 83 Main Street

Hi,

The Planning and Economic Development Board has received an application for minor site plan review for Masters Touch for 83 Main Street and will begin its review of the project on July 12th.

Project information is posted at the Board's web page: <https://www.townofmedway.org/planning-economic-development-board/pages/masters-touch-site-plan-83-main-street>

Please review the proposed development and forward any comments to me by June 30th.

Thanks for your help.

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



Susan Affleck-Childs

From: Stephanie Carlisle
Sent: Thursday, June 9, 2022 9:11 AM
To: Susan Affleck-Childs
Cc: Peter Pelletier; Sean Harrington; Nolan Lynch
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Hi Susy,

Here are my comments and questions:

1. Where is the drainage plan? They propose three infiltration systems but do not show where they'll be.
2. Is there an existing connection to the MS4? Is there a proposed connection to the MS4? Do they anticipate runoff into the street?
3. Can they implement any nature based solutions for stormwater? i.e. rain gardens? Tree trenches?
4. What is the drainage area contributing to each infiltration system and how much of it is impervious?
5. What is the storage capacity for each infiltration system?
6. What are the TSS removal and phosphorus removal calculations?
7. Where is the Operations and Maintenance Plan? They will need to provide DPW annual reports documenting continued maintenance on their stormwater management system.

Also, I think Nolan may want to be added to these emails so he can review for curb cuts and other road impacts, stormwater, etc.

Thanks! 😊

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Wednesday, June 8, 2022 6:43 PM
To: Michael Boynton <mboynton@townofmedway.org>; Barbara Saint Andre <bsaintandre@townofmedway.org>; Joanne Russo <jrusso@townofmedway.org>; Jack Mee <jmee@townofmedway.org>; Peter Pelletier <ppelletier@townofmedway.org>; Stephanie Carlisle <scarlisle@townofmedway.org>; Sean Harrington <sharrington@townofmedway.org>; Barry Smith <bsmith@townofmedway.org>; Jeff Lynch <ChiefLynch@townofmedway.org>; Mike Fasolino <mfasolino@townofmedway.org>; Bridget Graziano <bgraziano@townofmedway.org>; Beth Hallal <bhallal@townofmedway.org>; jwatson@medwaypolice.com; Donna Greenwood <dgreenwood@townofmedway.org>
Cc: Matthew Buckley <matt@matthewbuckley.com>
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Susan E. Affleck-Childs
Planning and Economic Development Coordinator
Town of Medway
155 Village Street

Susan Affleck-Childs

From: Jeff Lynch
Sent: Thursday, June 9, 2022 12:52 PM
To: Susan Affleck-Childs
Cc: Mike Fasolino; Anna Rice
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Susy, The plans look like they are putting in a gravel driveway to the building in the rear. When we met with the owner we discussed the fact that there was access only from his property and a single access would require a hard surface. It would not have to be the entire back area as it appears the gravel driveway is showing. We had also discussed the possibility of sprinklering the building and putting a fire alarm and radio box in. I would also need to have some sort of letter stating with the filtration systems we could drive a 75,000 pound truck over it without it collapsing. From what I can see on the plans it looks like we would have to drive over them to gain access to the back building.

Thanks.

Jeffrey P. Lynch
Chief of Department
Medway Fire Department
155 Village Street
Medway, MA 02053
508-533-3211

Mailing address;
44 Milford Street
Medway, MA 02053

From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Thursday, June 9, 2022 12:38 PM
To: Jeff Lynch <ChiefLynch@townofmedway.org>
Cc: Mike Fasolino <mfasolino@townofmedway.org>; Anna Rice <arice@townofmedway.org>
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Hi Jeff,

See attached complete version of the plan set. In particular, look at Sheet C5 Civil Plan.

Thanks.

Susy

From: Susan Affleck-Childs
Sent: Thursday, June 9, 2022 11:43 AM
To: Jeff Lynch <ChiefLynch@townofmedway.org>
Cc: Mike Fasolino <mfasolino@townofmedway.org>; Anna Rice <arice@townofmedway.org>
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Hi Jeff.

Thanks for your note.

I reviewed the pdf of the plan set provided to us by the applicant. It is missing Sheets C4 and C5. I have emailed the applicant and requested those additional pages. Upon receipt, we will reload the full set to our web page.

In the meantime, you can get a general idea of what they want to do from the 4th sheet in the plan set. It is a free-standing building at the back of the site, 80' x 30', to be used for storage.

My apologies for the difficulty.

Thanks.

Susy

From: Jeff Lynch <ChiefLynch@townofmedway.org>
Sent: Thursday, June 9, 2022 11:20 AM
To: Susan Affleck-Childs <sachilds@townofmedway.org>
Cc: Mike Fasolino <mfasolino@townofmedway.org>
Subject: RE: Site Plan Application - Masters Touch, 83 Main Street

Susy, I don't see anything indicating they are putting a building in the back of the property, am I missing something?

Thanks.

Jeffrey P. Lynch
Chief of Department
Medway Fire Department
155 Village Street
Medway, MA 02053
508-533-3211

Mailing address;
44 Milford Street
Medway, MA 02053

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Thanks for your help.

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



Susan Affleck-Childs

From: Ed Skou <ejivskou@gmail.com>
Sent: Monday, June 27, 2022 5:25 PM
To: Planning Board
Subject: [External] 83 Main Street (Masters Touch) proposal

Good Evening

I have a few questions related to the storage building and water drainage.

I live at 14 Malloy Street and have 3 pumps in my basement managing the runoff from rain water and snow banks From the bank's parking lot.

1. I did not see plans for the storage building. Will plans be available for the hearing?
2. I see the storm water management system for the runoff from the roof of the storage building but I don't see any recommendation in the plans to address the run off from the parking lot behind the current building and surrounding the storage building.

How will this be addressed?

Thank you
Edward Skou
14 Malloy Street
Medway Ma
617-875-5483

Sent from my iPad



July 8, 2022

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

**Re: Master's Touch
Minor Site Plan Review
83 Main 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 83 Main Street in Medway, Massachusetts. The Project consists of an addition to the existing building and a warehouse on the rear of the lot. The Project also includes a driveway extension and a proposed paved parking area with appurtenant utilities, stormwater and landscaping improvements. All impervious areas will be captured by three infiltration systems with downspouts and catch basins.

TT is in receipt of the following materials:

- An Application for Minor Site Plan Approval, dated May 19, 2022, prepared by the Applicant.
- A plan (Plans) set titled "83 Main Street, Medway, Massachusetts," dated February 14, 2022, prepared by Spruhan Engineering, P.C. (PEP)
- A stormwater management report (Stormwater Report) titled "Stormwater Report, 83 Main St, Medway, MA," dated January 19, 2022, prepared by PEP.
- A Project narrative (Narrative) titled "Project Narrative: 83, Main Street, Medway, MA," dated February 7, 2022, prepared by PEP.

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

- Town of Medway Planning & Economic Development Board Rules and Regulations, Chapter 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 provided a note on the Civil Sheet that the datum is the "City of Medway" datum and noted an assumed datum on the Certified Plot Plan. The Applicant shall provide consistent datums across the plans to ensure there are no issues during construction. Elevations shall reference the North American Vertical Datum of 1988 (NAVD88). (Ch. 200 §205-4 [§204-4.C])

2. The Plans do not include the building elevations as required. Regulations require all plans to be bound in one set. (Ch. 200 §205-4 [§204-4.D])
3. The Civil Plan (Sheet C5.0) has not been stamped. Additionally, there are no PEDB signature blocks or Town Clerk no appeal certification language on any of the sheets. (Ch. 200 §205-4 [§204-4.E])
4. The Cover Sheet does not include the parcel number, list of requested waivers (if any) or PEDB signature block. (Ch. 200 §205-5.A)
5. The total square footage of the proposed warehouse has not been included on the Civil Plan. (Ch. 200 §205-5.E.4)
6. Site grading has not been provided at the southern end of the site adjacent to the proposed Warehouse building. Finish floor elevation of the warehouse has also not been included. (Ch. 200 §205-5.E.5)
7. The Zoning Table does not include gross floor area. (Ch. 200 §205-5.E.12)
8. The Applicant is proposing an additional curb cut for the property. We believe the site design could be similar maintaining the existing curb cut only. (Ch. 200 §207-11.A.2.a)
9. The proposed driveways are less than the required twenty feet. (Ch. 200 §207-11.A.3)
10. The Applicant is proposing to maintain the existing curb cut style for the Project. This does not meet the regulations (curb along entire radius of opening and into the site) but we recommend the proposed condition be maintained as it is consistent with the remainder of the driveways in the area. (Ch. 200 §207-11.A.4)
11. The proposed additional curb cut is within approximately 25 feet of the existing curb cut of the east abutter. The Regulations require maximum practicable distance from existing access to adjacent properties. (Ch. 200 §207-11.A.7)
12. The proposed warehouse has 10.25 feet of clearance from the building face to the property line on the east and west side of the proposed building. We recommend the Applicant coordinate with the Medway Fire Department to ensure proper emergency access to the building. (Ch. 200 §207-11.A.17)
13. It does not appear the Applicant is proposing vertical granite curb along the site drive aisles. (Ch. 200 §207-11.B.2)
14. Portions of both drive aisles are less than the required 24 feet. (Ch. 200 §207-11.B.3)
15. Access to the rear portion of the site is through a gravel driveway. We recommend the PEDB discuss this item during its next hearing to determine if the gravel is considered a "durable material" as noted in the Regulation. (Ch. 200 §207-11.B.4)
16. The Applicant shall provide a truck turning plan to show that Medway fire apparatus can safely maneuver around the proposed site. (Ch. 200 §207-11.B.8)
17. The Applicant is proposing parking along the frontage of the property. Landscaping has been proposed along the frontage for screening which we believe is consistent with the requirement and adjacent properties. (Ch. 200 §207-12.B)
18. The Applicant has not included a standard detail of the proposed paving section. (Ch. 200 §207-12.E)
19. The Applicant has not included any accessible spaces in their site design. We recommend this be confirmed with the PEDB or building commissions to ensure proposed parking meets all applicable standards. (Ch. 200 §207-12.G.2.a)
20. Parking spaces are proposed within 50 feet of the existing entrance. Vehicles reversing from these spaces may block ingress traffic. (Ch. 200 §207-12.G.3.c)
21. It does not appear the Applicant is proposing any curb treatment along the proposed parking areas. (Ch. Required recharge calculations were not provided in the Stormwater Report. (Standard 3)
22. 200 §207-12.H.1)

23. It is unclear whether the Applicant intends to install new water service connections for the Project. The Civil Plan notes that both connections are existing but only one connection is shown on the Existing Conditions Plan. The Applicant shall confirm the proposed water service connections and coordinate all work with the Medway DPW. (Ch. 200 §207-15.A)
24. No hydrants are proposed on the Project. We recommend the Applicant coordinate the plan with the Medway Fire Department to determine if hydrants are warranted or if internal fire suppression is required for the proposed buildings. (Ch. 200 §207-15.C)
25. There are no utility details provided on the Plans to confirm if all proposed utilities, mainly electric, telephone and cable is to be installed underground. (Ch. 200 §207-16.A)
26. The Applicant noted a proposed dumpster pad location but has not provided any details on the Plans. (Ch. 200 §207-17.C)
27. The Applicant has not provided any detail on proposed site lighting. (Ch. 200 §207-18)
28. A Landscaping Plan has been provided but appears to limit landscaping scope to the frontage while providing no screening from the site and its other abutters. We recommend the PEDB discuss the proposed landscaping scope at its next meeting. (Ch. 200 §207-19)
29. Snow removal areas are minimal at the site. Paved areas are nearly coincident with the east property line which may cause plowed snow to be directed onto the abutters' property and a proposed snow storage area on that side of the property is located within the driveway which would limit access to the rear of the site. The proposed warehouse building and the gravel driveway to the west are also close to the abutting property and we anticipate plowed snow will be pushed onto the abutting property during storms. We recommend the Applicant provide additional buffer between the paved areas and the property lines and also provide additional areas for snow storage on-site or means for removal and legal disposal in the Operation and Maintenance Plan (O&M Plan). (Ch. 200 §207-21)

General Site Plan Comments

30. The Applicant should confirm with the Medway PEDB whether the parking space calculations are correct or if each subsection required rounding prior to final calculation. Coordinate this with the Project Narrative which shows a different calculation.
31. The Civil Plan is busy with information. We recommend the Applicant provide a Layout and Materials Plan and a separate Grading, Drainage & Utilities Plan.
32. The Plans show inconsistent measurements from the proposed warehouse to the property lines (i.e. 10.25' on Plot Plan and 10.3' on the Civil Plan). The dimensioning should be coordinated between the different plans.
33. The Applicant is proposing to pave nearly up to the east side property line which does not appear to serve any purpose in the design. We recommend the Applicant adjust the paving limits at the east entrance to provide additional green space.
34. We believe landscape islands may be prudent at the ends of the parking stalls along the frontage of the property. This would provide for additional green space at the site and also deter patrons of the site from parking at the open ends of the aisle and potentially blocking the driveway entrances.
35. The Applicant should confirm on the Plans whether the existing driveway is to be removed and repaved as part of the scope of the Project.
36. The Applicant shall confirm method for maintaining proposed parking space striping on the gravel surface.
37. Standard details should be included in the Plans for all proposed scope items such as the proposed retaining wall, pipe trench, pavement section, gravel section, loam and seed section, dumpster enclosure, etc.

STORMWATER REVIEW

MA DEP Stormwater Standards/Handbook

38. Pre- and post-development watershed maps were not included in the Stormwater Report. The existing HydroCAD analysis includes one point of analysis, but it appears small areas of the site may discharge to the abutting properties and should be included in the analysis. We recommend the Applicant include the requested figures as well as any available topographic information on the abutting properties to ensure runoff is properly accounted for in the analysis. (Standard 2)
39. Recharge calculations were not provided in the Stormwater Report. (Standard 3)
40. The Applicant is proposing to use infiltration best management practices (BMP's) to mitigate the increase in stormwater runoff as a result of the proposed development of the site. The Applicant has not provided any test pit information to confirm soil texture and estimated seasonal high groundwater (ESHGW) elevation at the location of the proposed infiltration BMP's. (Standard 3)
41. Water quality volume calculations were not provided in the Stormwater Report. (Standard 4)
42. A Long-Term Pollution Prevention Plan (LTPPP) was not provided in the Stormwater Report. (Standard 4)
43. It does not appear the Project is covered by the United States Environmental Protection Agency (US EPA) National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges from Construction Activities (CGP). However, the Project does appear to meet the applicability requirements of the Town of Medway Stormwater Management and Land Disturbance Bylaw. Refer to the next section for comments related to site erosion controls. (Standard 8)
44. The Applicant has not provided an O&M Plan in the Stormwater Report. We recommend the O&M Plan be included as a stand-alone document and appended to the Stormwater Report. Additionally, we recommend the Applicant combine the O&M and LTPPP into one document for ease of use by site management. (Standard 9)
45. The Applicant has not provided an Illicit Discharge Compliance Statement. (Standard 10)

Town Stormwater Management and Land Disturbance Bylaw (Article 26)

46. It appears the Project generates approximately 10,000 square feet (s.f.) of impervious surface and meets the applicability requirements of the Bylaw. (§26.5.1.b)
47. The Applicant has not provided a Land Disturbance Permit application as part of their submission. (§26.5.4)
48. NOAA Atlas-14 rates were not used in the HydroCAD analysis. (§26.5.4.c)
49. The Applicant has provided an Erosion Control & Demolition Plan. However, additional information is required consistent with the Bylaw such as earthwork volumes, drainage patterns, limit of work area calculation, sequence of development operations and construction term maintenance schedule. (§26.5.6.3)
50. The Applicant has not provided a Stormwater O&M Plan describing inspection requirements and maintenance procedures for BMP's during construction as well as inspection interval requirements and required reporting (bi-weekly and post 0.25 inch storm). (§26.5.7)
51. Phosphorus removal calculations have not been provided. (§26.5.8.3.c.2.b)

Town Site Plan Review Stormwater Regulations (Ch. 200 §207-14)

52. The Applicant has not used any Low Impact Development (LID) techniques in the stormwater design scope. (Ch. 200 §207-14.B)
53. There are no proposed access manholes for the proposed SIS systems. The current layout does not allow for the systems to be accessed and maintained as required. Additionally, Stormtech Isolator Row's are required to ensure first flush flow is always routed through the row to help protect the viability of the remainder of the system. (Ch. 200 §207-14.D)

General Stormwater Comments

54. We do not recommend placing fabric under the proposed Stormtech Systems as it may inhibit infiltration as sediment builds in the system.
55. The Applicant used "Wetted Area" to model exfiltration in the HydroCAD model. "Surface Area" shall be used in the model as all infiltration is considered to be vertical in the analysis.
56. The layout of the proposed Stormtech Systems does not appear to show typical installation method. Rows of chambers are typically connected to each other and then stone placed around the entire row(s).
57. Overflow devices should be added to the downspouts to ensure free flow of discharge from the roof drains in the event the SIS becomes over filled.
58. The Applicant proposed a bend in the pipe connection from Catch Basin #3. We recommend a manhole be placed at the proposed bend.

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, P.E.
Project Manager

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