

TOWN OF MEDWAY
Planning & Economic Development Board
155 Village Street
Medway, Massachusetts 02053

Andy Rodenhiser, Chairman
Robert K. Tucker, Vice-Chairman
Thomas A. Gay, Clerk
Matthew J. Hayes, P.E.
Richard Di Iulio

March 21, 2017

MULTIFAMILY HOUSING SPECIAL PERMIT
and SITE PLAN DECISION
176 Medway LLC for Medway Greens – 176-178 Main Street
APPROVED with Waivers and Conditions

Decision Date: March 21, 2017

Name/Address of Applicant: 176 Main Street Realty Trust
57 Draper Road
Dover, MA 02030

Name/Address of Property Owner: 176 Main Street Realty Trust
57 Draper Road
Dover, MA 02030

Engineer: Ronald Tiberi, P.E.
9 Mass Avenue
Natick, MA 01760

Site Plan: *Medway Greens*
Dated December 18, 2016, last revised March 7, 2017

Location: 176-178 Main Street

Assessors' Reference: 47-34 and 47-36

Zoning District: Village Residential
Multifamily Housing Overlay District
Adaptive Use Overlay District

I. PROJECT DESCRIPTION – The applicant proposes to develop an 8 unit, townhouse condominium development on two parcels of land at the northeast corner of Main and Mechanic Streets (176 and 178 Main Street) in the Village Residential zoning district. The .66 acre site (Medway Assessors Map 47, Parcels 34 and 36) consists of one vacant parcel (178 Main Street) and a second parcel (176 Main Street) which has been used primarily for commercial purposes and presently includes an unoccupied, 2,076 sq. ft. building.

The proposed condominium development will include two, 4-unit, 2½ story townhouse buildings, each with a 2,880 sq. ft. footprint. Each townhouse dwelling unit will have three bedrooms. One affordable dwelling unit will be provided. One building with four townhouses will front onto Main Street; the other building with four townhouses will front onto Mechanic Street. Primary access/egress to and from the site will be provided from Main Street with a secondary access from Mechanic Street. A total of 16 off-street parking spaces will be provided. The existing structure at 176 Main Street will be demolished. Stormwater management facilities will be installed on site as will landscaping, an open space area, and sidewalks along the Mechanic Street frontage.

The use requires a multifamily housing special permit pursuant Section 5.6.4 of the Zoning Bylaw with site plan review and approval pursuant to Section 3.5.

II. VOTE OF THE BOARD – After reviewing the application and information gathered during the public hearing and review process, the Medway Planning and Economic Development Board, on March 21, 2017, on a motion made by Robert Tucker and seconded by Richard Di Iulio, *voted to GRANT with CONDITIONS a multifamily housing special permit and to APPROVE with WAIVERS and CONDITIONS as specified herein, a site plan for the construction of an eight unit, townhouse condominium development on the property at 176 and 178 Main Street as shown on the plan titled Medway Greens, dated December 18, 2016, last revised March 8, 2017 to be further revised as specified herein before endorsement and recording.*

The motion was approved unanimously by a vote of five in favor and zero opposed.

Planning & Economic Development Board Member	Vote
Richard Di Iulio	Yes
Matthew Hayes	Yes
Thomas A. Gay	Yes
Andy Rodenhiser	Yes
Robert Tucker	Yes

III. PROCEDURAL HISTORY

- A. December 15, 2016 – Special permit and site plan applications and associated materials filed with the Medway Planning & Economic Development Board and the Medway Town Clerk
- B. December 20, 2016 – Public hearing notice filed with the Town Clerk and posted at the Town of Medway web site.
- C. December 21, 2016 – Site plan information distributed to Town boards, committees and departments for review and comment.

- D. December 28, 2016 - Public hearing notice mailed to abutters by certified sent mail.
- E. December 27, 2016 and January 2, 2017 - Public hearing notice advertised in *Milford Daily News*.
- F. January 10, 2017 - Public hearing commenced. The public hearing was continued to February 28, March 14 and March 21, 2017 when the hearing was closed and a decision rendered.

IV. INDEX OF SITE PLAN DOCUMENTS

- A. The special permit application for the proposed Medway Greens condominium development included the following plans, studies and information that were provided to the Planning and Economic Development Board at the time the application was filed:
 - 1. Multifamily Housing Special Permit application dated December 15, 2016 with Project Description and certified abutters' list.
 - 2. *Medway Greens Site Plan*, dated December 18, 2016 prepared by Ronald Tiberi, P.E., Natick MA.
 - 3. *Drainage Report for Medway Greens, 176 Main Street*, undated, compiled by Ron Tiberi, P.E. of Natick, MA with Borderland Engineering of Randolph, MA
 - 4. *Medway Green Building Elevations and Floor Plans* dated July 2, 2016, revised October 17, 2016 by SFG Studios of Somerville, MA.
 - 5. *Landscape Plan* dated December 15, 2016 by Hammer & Walsh Design, Inc. of Boston, MA.
- B. During the course of the review, revised plans and a variety of other materials were submitted to the Board by the applicant and its representatives:
 - 1. *Medway Greens Site Plan*, revised January 23, 2017 prepared by Ronald Tiberi, P.E., Natick MA.
 - 2. *Medway Greens Site Plan*, revised March 8, 2017 prepared by Ronald Tiberi, P.E., Natick MA.
 - 3. *Landscape Plan* updated February 1, 2017 by Hammer & Walsh Design, Inc. of Boston, MA.
 - 4. *Landscape Plan* updated March 6, 2017 by Hammer & Walsh Design, Inc. of Boston, MA.
 - 5. *Medway Green Town Home Renderings* dated December 20, 2016 by SFG Studios of Somerville, MA and KWH Design of Boston, MA.
 - 6. *Drainage Report for Medway Greens, 176 Main Street*, updated January 31, 2017 compiled by Ron Tiberi, P.E. of Natick, MA with Borderland Engineering, Randolph, MA.
 - 7. *Drainage Report for Medway Greens, 176 Main Street*, updated March 1, 2017 compiled by Ron Tiberi, P.E. of Natick, MA with Borderland Engineering of Randolph, MA.
 - 8. Purchase and Sale Agreement dated May 9, 2016 between property owner/seller Joshua Grant and applicant/buyer 176 Main Street LLC.
 - 9. Documentation of establishment of 176 Main Street LLC

10. Requests for Waivers of the *Medway Site Plan Rules and Regulations*, prepared by Ron Tiberi, dated February 28, 2017 and March 7, 2017.
11. Letter from Attorney David Lebwith dated January 30, 2017 re: whether there is an easement across the subject property to the benefit of the owner of 174A Main Street.
12. Letter from Ron Tiberi, P.E. dated March 8, 2017 regarding the amount of open space on the site.
13. Letter from Ron Tiberi, P.E. dated March 8, 2017 in response to review letters from Tetra Tech, PGC Associates and the Design Review Committee.
14. Letter from John Kelly, owner of 176-178 Main Street and Paul Chelman, owner of 174A Main Street

C. Other Documentation

1. Mullins Rule Certification dated March 21, 2017 for Andy Rodenhiser for the February 28, 2017 public hearing.
2. Design Review Committee comment memorandum dated February 28, 2017
3. Review memorandum dated February 21, 2017 from Fire Chief Jeff Lynch
4. Email plan review comments from Medway DPS Director David D'Amico dated March 16, 2017.
5. Comment letter dated March 13, 2017 from Medway Police Sergeant Jeff Watson.
6. Email communication dated March 17, 2017 from Medway DPS Director David D'Amico regarding the Town's capacity to handle additional sewer/water demands and the type of materials to be used for curbing and sidewalk installation on the east side of Mechanic Street.

V. TESTIMONY - In addition to the site plan application materials as submitted and provided during the course of our review, the Planning and Economic Development Board heard and received verbal or written testimony from:

- Sean Reardon, P.E. of Tetra Tech, Inc., the Town's Consulting Engineer – Site plan review letters dated January 9, 2017, February 23, 2017 and March 14, 2017 and commentary provided throughout the public hearing process.
- Gino Carlucci, PGC Associates, the Town's Consulting Planner – Site plan review letters dated January 5, 2017 and February 21, 2017 and commentary provided throughout the public hearing process.
- Ronald Tiberi, P.E. engineer for the applicant
- John Kelly, applicant
- Letter and documentation provided on February 24, 2017 by Paul Chelman, owner of 174A Main Street
- Martha Whyte, 5 Mechanic Street
- Steve Wettengel, 182 Main Street
- Mackenzie Leahy, Community and Economic Development office Administrative Assistant
- Steven Houde, 184 Main Street
- Vladimir Atryzek, 179 Main Street
- Ivan Szilassy, 181 Main Street

VI. FINDINGS

The Planning and Economic Development Board, at its meeting on March 21, 2017, on a motion made by Matthew Hayes and seconded by Robert Tucker, voted to approve the following **FINDINGS** regarding the site plan and special permit application for Medway Green at 176-178 Main Street. The motion was approved unanimously by a vote of five in favor and zero opposed.

MULTIFAMILY HOUSING SPECIAL PERMIT - The Board makes the following findings in relation to this application's compliance with Section 5.6.4 Multifamily Housing of the *Medway Zoning Bylaw*.

- 1) The subject properties, located at 176-178 Main Street, are located within the Multifamily Housing Overlay District. The site has more than 50' of frontage on Main Street and complies with the *Zoning Bylaw* requirement for a minimum of 50 feet of frontage on an existing street located within the Multifamily Housing Overlay District.
- 2) Main Street and Mechanic Street have sufficient capacity to accommodate the additional traffic flow to be generated by eight additional housing units in the subject development.
- 3) Combined, the two parcels comprise .6 acres (26,136 sq. ft.) which meets the required minimum area of 22,500 sq. ft.
- 4) As authorized by Section 5.6.4. C. 1. of the *Zoning Bylaw*, the Board hereby adjusts the front setback from the standard minimum of 20' in the Village Residential district to 15' on Main and Mechanic Streets. This adjustment will result in a more favorable design for the development, allow for the property placement of the buildings on the site, and is in keeping with the closeness of the adjacent buildings to Main Street.
- 5) The proposed height of 33' for the Main Street building and 31' for the Mechanic Street building complies with the maximum allowed height of 40'.
- 6) The maximum density for multifamily housing projects is 12 units/acre before any density bonus. With its size of .6 acres, the site is eligible for 7.2 dwelling units. The development does not include rehabilitation of a 75 year old building nor are 25% of the units to be affordable, so it does not qualify for any of the density bonuses offered in Section 5.6.4. However, the Affordable Housing requirements of Section 8.6 of the *Zoning Bylaw* also apply to this development. Section 8.6 requires 10% of the housing units to be affordable and provides for a market rate unit density bonus equal to half of the number of affordable units with all fractions rounded up. In this project, the 10% requirement results in the need for .7 affordable unit which in turn, allows for a .35 market rate unit bonus. Section 8.6 provides that all fractions are rounded up. The result is a requirement for 1 affordable housing unit and a density bonus of 1 market rate units so a total of 8 units is allowed.
- 7) 24% percent of the site (6,380 sq. ft.) is open space or yard area which meets the minimum required amount of 15%.

- 8) With 16 parking spaces shown, the project meets the requirements for 1.5 off-street parking spaces per unit plus .5 off-street parking spaces for visitor parking for every 2 dwelling units.
- 9) Town water and sewer service is presently available in both Main Street and Mechanic Street adjacent to the subject property and the Medway DPS Director has verified that the systems have the capacity to accommodate the development's eight townhouse dwelling units.
- 10) The Multifamily Housing section of the *Zoning Bylaw* (Section 5.6.4) was first adopted by the Town in 2015 to encourage the provision of a diversity of housing types, to promote pedestrian oriented development, and to increase the number of affordable housing units in Medway. This development will include eight townhouse style dwelling units which are not common in Medway, thus providing a greater variety and type of housing stock. One affordable housing unit will be provided. The location is within easy walking distance to the Medway Mill complex and Choate Park.
- 11) The 2009 Medway Master Plan encourages the provision of a diversity of housing options for households of all incomes and backgrounds. The amendment of the *Zoning Bylaw* in 2015 to add Section 5.6.4 Multifamily Housing under which this development is proposed is a direct response to the Master Plan housing goal #4 to provide needed changes to the *Zoning Bylaw*. The 2016 Medway Housing Production plan promotes the use of *Zoning Bylaw* provisions for the development of multifamily housing in appropriate locations. Medway Greens is an outstanding example of a modest scale multifamily housing development being constructed on an infill lot.
- 12) The proposed location for Medway Greens is within the Village Residential District and the multifamily use is allowed by special permit under Section 5.6.4 of the *Zoning Bylaw*. The site is nearby other multifamily buildings/developments (4 condominiums at 3 Mechanic Street and 12 apartments at 14 and 16 Mechanic Street). The Board finds that this development is appropriately located, is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

SITE PLAN RULES AND REGULATIONS FINDINGS – The Planning and Economic Development Board shall determine whether the proposed development is in conformance with the standards and criteria set forth in the *Site Plan Rules and Regulations*, unless specifically waived. In making its decision, the Planning and Economic Development Board shall determine the following:

- 13) Has internal circulation, queuing and egress been designed such that traffic safety is protected, access via minor streets servicing residential areas is minimized, and traffic backing up into the public way is minimized?
The circulation has been designed to provide access points on both Main and Mechanic Streets, so no minor streets are impacted. The parking spaces are all internal to the site so no backing onto a public way is required. The Fire Chief and the Town's Consulting Engineer have reviewed the plans and have determined that the internal circulation is adequate.

- 14) Does the site plan show designs that minimize any departure from the character, materials, and scale of buildings in the vicinity as viewed from public ways and places?

The design of the site and buildings have been reviewed by the Design Review Committee and are in line with the Town's Design Review Guidelines. The setbacks of the buildings are comparable to others in the area and the materials and scale are appropriate for the site.

- 15) Is reasonable use made of building location, grading and vegetation to reduce the visible intrusion of structures, parking areas, outside storage or other outdoor service areas (e.g. waste removal) from public views or from (nearby) premises residentially used and zoned.

The proposed buildings are located close to both Main and Mechanic Streets with a landscaped area at the corner and a landscaped area on the east side of the Main Street entrance. Therefore, the parking areas, stormwater management area and dumpster are located on the interior of the site and are mostly screened from the public way and the residential uses across the streets. The property to the east is a commercial site which will share an access driveway on Mechanic Street.

- 16) Is adequate access to each structure for fire and service equipment provided?

Each structure on the site is easily accessed from either Main Street or Mechanic Street or from the interior of the site which can be accessed from either Main or Mechanic Street. The Fire Chief has reviewed the plans and determined that there is adequate access for fire and emergency service equipment.

- 17) Will the design and construction minimize, to the extent reasonably possible, the following environmental impacts?

- a) the volume of cut and fill;
- b) the number of trees to be removed with particular care taken with mature trees and root systems;
- c) the visual prominence of man-made elements not necessary for safety;
- d) the removal of existing stone walls;
- e) the visibility of building sites from existing streets;
- f) the impacts on waterways and environmental resource areas;
- g) soil pollution and erosion;
- h) noise.

The site will require a minimum of cuts and fills. The few existing trees on the site will be removed but many more trees will be planted as part of the landscape plan. The existing building on the site will be removed but it is not particularly visually prominent. There are no existing stone walls but new stone walls will be constructed along Main Street as part of the project. The visibility of the building site from existing streets will be prominent due to the small size of the site and the location of the buildings close to the streets. Review by the Town's Consulting Engineer has determined that the impacts on waterways and environmental resource areas will be minimized in accordance with local and state regulations. As conditioned, soil erosion and pollution will be minimized. While noise is a product of any construction project, its impact will be minimized with limits on the hours of construction activity. (See General Condition D).

- 18) Is pedestrian and vehicular safety both on the site and egressing from it maximized?

The site has been designed with entrances on both Mechanic and Main Streets. The Mechanic Street entrance is 20' wide, which meets the minimum required by the Fire Chief, while the Main Street entrance is 22' wide. Both have adequate sight distances. There will be a sidewalk on the Main Street side as part of the Route 109 reconstruction and the applicant will construct a sidewalk along the Mechanic Street frontage. The plans have been reviewed for pedestrian and vehicular safety by the Fire Chief and the Town's Consulting Engineer and found to be adequate.

- 19) Does the design and will the construction incorporate, to the maximum extent possible, the visual prominence of natural and historic features of the site?

While the site has no natural or historic visually prominent features within it, its location is visually prominent at the corner of Main and Mechanic Streets. The site plan takes maximum advantage of this feature location by locating and integrating the two sets of 4 townhouses, designed in accordance with the Town's Design Guidelines, along each of the streets with a landscaped area that functions as a pocket park on the corner.

- 20) Does the lighting of structures and parking area avoid glare on adjoining properties and minimize light pollution within the town?

The lighting plan has been adjusted from the original to ensure that there is no glare outside the property boundaries.

- 21) Is the proposed limit of work area reasonable and does it protect sensitive environmental and/or cultural resources? The site plan as designed should not cause substantial or irrevocable damage to the environment, which damage could be avoided or ameliorated through an alternative development plan or mitigation measures.

The limit of work will encompass the entire site. Given the size and location of the site, this is reasonable. The primary environmental concern is stormwater runoff, and the site meets state and local stormwater management regulations as determined by the Town's Consulting engineer. The buildings will be serviced by Town water and sewer. Any other environmental impacts will be less than would be expected from 8 single family houses on individual lots.

ADAPTIVE USE OVERLAY DISTRICT SITE STANDARDS – Section 5.6.4.B.1 of the *Zoning Bylaw* requires that multifamily housing developments that are located within the boundaries of Medway's Adaptive Use Overlay District (AUOD) also meet the Adaptive Use Site Development Standards which are articulated in Section 504-4 of the *AUOD Rules and Regulations*. The properties located at 176-178 Main Street are located within the AUOD. The Board makes the following findings in relation to this application's compliance with the AUOD Site Development Standards.

- 22) Standard (504-4 B) provides that an existing building must be restored or renovated to maintain, restore or enhance its architectural integrity. *Construction of a new building on the premises is permitted provided that it is designed to be compatible with other building(s) on the lot and maintain the overall residential character of the Adaptive Use Overlay District. The existing building on the site is*

a commercial building and is not suited for renovation to residential use. It is proposed for demolition. Instead, 8 townhouse dwelling units are planned. The Design Review Committee has reviewed the proposal and has determined that the architecture complies with the Town's Design Review Guidelines. The applicant has requested a waiver from this standard. The PEDB finds that the proposed Medway Greens development will be a significant enhancement to this long-standing vacant property and that it is in the long-term best interest of the Town to have this site redeveloped.

- 23) Standard 504-4 C specifies that parking be located to the side or rear of the building and that the parking be screened from the public way. *All parking for Medway Greens is located behind the two buildings and is well screened from Main and Mechanic Streets. There are landscaped areas at the two southern corners of the site to provide screening.*
- 24) Standard 504-C indicates that parking areas shall include provisions for current or future shared and/or linked parking with adjacent properties when such linking can be accomplished without significant degradation of the character of the neighborhood. *Paul Chelman, the adjacent property owner at 174A Main Street, and the applicant have reached an agreement to continue the long-standing practice of allowing the tenant and customers of 174A Main Street to use the existing unpaved road on 176-178 Main Street and the future driveway at all times.*
- 25) Standard 504-D specifies that lighting shall be of residential scale, architecturally compatible with the building, and shall be designed to ensure that no glare is produced on abutting properties or the public way. *The proposed lighting is appropriate for the residential use. The selection of lighting fixtures and light levels has been revised so as to not produce glare on abutting properties or the public way.*
- 26) Standard 504-E prohibits new curb cuts and expansion of existing curb unless the PEDB finds that such changes are necessary to ensure safe access. *The existing curb cuts on Main and Mechanic Street are being used but reduced in width so this complies with this standard.*
- 27) Standard 504-F provides that significant pedestrian and bicycle access (including bicycle parking) shall be provided. *There is an existing sidewalk on Main Street and the applicant will be installing a sidewalk along its Mechanic Street frontage so both pedestrians and cyclists will be able to access the site. However, there is no provision for the installation of bicycle racks on the premises. The applicant has requested a waiver from this standard. As this development is 100% residential, there is no need to provide for bicycle parking for customers as would be the case with a commercial development. Storage of personal bicycles for residents can be accomplished in the garage parking available for each unit.*
- 28) Standard 504-G specifies that a landscape plan is provided to maintain or enhance the residential character of the property and to provide screening for parking, loading and refuse storage facilities. *A landscaping plan is included in the plan set and will be revised to enhance the landscape treatment at the*

southeast corner of the property. Landscaping is also provided around the fenced dumpster area.

- 29) Standard 504-I provides that at least two off-street parking spaces shall be provided for every residential unit in a building with one (1) or more residences. *The Medway Greens plan shows a total of 16 on-site parking spaces (8 garage spaces and 8 exterior spaces).*

VII. WAIVERS – At its March 21, 2017 meeting, the Planning and Economic Development Board, on a motion made by Matthew Hayes and seconded by Thomas Gay, voted to grant waivers from the following provisions of the *Rules and Regulations for the Submission and Approval of Site Plans, as amended December 3, 2002, and the Adaptive Use Overlay District Rules and Regulations*. The Planning and Economic Development Board's action and reasons for granting each waiver request are listed below. All waivers are subject to the *Special and General Conditions of Approval*, which follow this section. The motion was approved unanimously by a vote of five in favor and zero opposed.

SITE PLAN SUBMITTAL REQUIREMENTS/PLAN CONTENTS

- 1) **Section 204-5 C. 3. Existing Landscape Inventory** - An *Existing Landscape Inventory* shall be prepared by a Professional Landscape Architect licensed in the Commonwealth of Massachusetts. This inventory shall include a "mapped" overview of existing landscape features and structures and a general inventory of major plant species including the specific identification of existing trees with a diameter of one (1) foot or greater at four (4) feet above grade.

The applicant has requested a waiver from this requirement and proposes that the Board consider the Existing Conditions Sheet in the site plan set as sufficient. There are minimal landscape features on the site and the majority of the trees will be removed as part of the site's development. There is no added value in preparing an inventory of the existing landscape given the site's existing conditions. Therefore, the Board APPROVES this waiver request.

SITE PLAN DEVELOPMENT STANDARDS

- 2) **Section 205-3. B. Internal Site Driveways, 6.** – The perimeter of the driveway shall be bounded with vertical granite curb or similar type of edge treatment.

The applicant has requested a waiver from this requirement and proposes the use the existing concrete curb cut at the Main Street entrance. They also propose to not install any curbing along the edges of the parking area at the interior of the site. This will reduce the need for grading and will promote better drainage patterns. The Board concurs with this assessment and APPROVES this waiver request.

- 3) **Section 205-3. C. Traffic Flow, 1.** The slope of the paved entrance way shall not exceed 2% for the first 25' measured from the front property line.

The applicant has requested a waiver from this requirement as it applies to the curb cut on Mechanic Street. The slope will be 10% to match the existing site conditions. That driveway will be used as an entrance only, thus eliminating the use of its steeper slope for site egress. This condition was not noted as a problem

by the Board's consulting engineer. Therefore, the Board APPROVES this waiver.

- 4) **Section 205-6 Parking. I.** – Travel lanes in the parking area shall be a minimum of 24' wide.

The Applicant has requested a waiver from the 24' travel lane dimension for the parking area and proposes a 20' lane in its place. This reduction will reduce impervious surface areas and stormwater runoff, be more in keeping with the character of the small site, and reduce the likelihood of motorists using the parking area as a cut-through or for turnarounds. Lesser pavement also results in more green space. The Fire Chief has reviewed the site plan and determined that the width of the travel lanes is sufficient for emergency vehicles and apparatus pursuant to the Massachusetts Fire code. Therefore, the Board APPROVES this waiver.

- 5) **Section 205-9 Trees and Landscaping. C. Parking Areas** – Internal landscaped 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 inches caliper in diameter shall be provided for every six parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement.

The applicant has requested a waiver from this landscaping regulation for the parking area. The site is small and the outdoor surface parking area is comprised of only 8 spaces. Adding internal landscaped islands will result in the loss of needed parking. Instead, a substantial landscaping plan has been provided which includes landscaping along the eastern perimeter of the site, a stormwater rain garden adjacent to the northern edge of the parking area, and a sizeable landscaped area at the southeast corner of the site. Therefore, the Board APPROVES this waiver.

ADAPTIVE USE DISTRICT SITE DEVELOPMENT STANDARDS

- 6) **Section 504-4 F.** - Significant pedestrian and bicycle access (including bicycle parking) shall be provided.

The applicant has requested a waiver from the bicycle parking portion of this regulation. Secure bicycle parking will be available in the lower level entry area and garage of each dwelling unit for residents. Bicycle parking for customers is not needed as the development is 100% residential. Therefore, the Board APPROVES this waiver.

VIII. CONDITIONS The *Special and General Conditions* included in this Decision shall assure that the Board's approval of this site plan complies with the *Medway Zoning Bylaw*, Section 5.6.4, is consistent with *Site Plan Rules and Regulations*, that the comments of various Town boards and public officials have been adequately addressed, and that concerns of abutters and other town residents which were aired during the public hearing process have been carefully considered

SPECIFIC CONDITIONS OF APPROVAL

- A. Notwithstanding any future amendment of the Medway *Zoning Bylaw*, G.L. c.40A, or any other legislative act:
1. The maximum number of dwelling units to be constructed under this special permit shall be eight.
 2. The tract(s) of land on which this ARCPUD is to be located shall not be altered or used except:
 - a) as granted by this special permit;
 - b) substantially as shown on the plan entitled Medway Greens Site Plan last revised March 7, 2017 to be modified as referenced herein; and
 - c) in accordance with subsequent approved plans or amendments to this special permit.
 3. The tracts of land and buildings comprising Medway Greens shall not be used, sold, transferred or leased except in conformity with this special permit and shall not be further divided.
- B. **Plan Endorsement** - Within sixty (60) days after the Board has filed its *Decision* with the Town Clerk, the site plan set for Medway Greens dated December 18, 2016, last revised March 7, 2017, prepared by Ron Tiberi, PE. including a landscaping plan by Hammer & Walsh Design Inc. and building elevations by SFG Studios, shall be further revised to reflect all Conditions and required revisions, including those as follows, and shall be submitted to the Planning and Economic Development Board to review for compliance with the Board's *Decision*. (*Said plan is hereinafter referred to as the Plan*). Upon approval, the Applicant shall provide a Mylar of the revised Plan set in its final form to the Board for its signature/endorsement prior to recording at the Norfolk County Registry of Deeds along with this decision. All Plan sheets shall be bound together in a complete set.
- C. **Cover Sheet Revisions** – Prior to plan endorsement, the cover sheet of the March 7, 2017 site plan set shall be revised as follows:
1. Include the list of APPROVED Requests for Waivers
 2. Revise the zoning compliance table to reflect that the property is located in the Village Residential district. Add a second table to indicate how the development complies with the Multifamily Housing Density and Special Regulations.
 3. Remove the list of abutters.
 4. Change reference to Agricultural Residential II zoning district to Village Residential district.
 5. Remove reference to Adaptive Use Overlay District.
- D. **Other Plan Revisions** – Prior to plan endorsement, the following plan revisions shall be made to the March 7, 2017 Site Plan set.
1. Change reference to Agricultural Residential II zoning district to Village Residential district.
 2. Remove reference to Adaptive Use Overlay District.

3. Sheet L-1.1 Landscape Plan shall be revised to include design specifications for the concrete dumpster pad as follows: Pad shall consist of 6" minimum, 3,500 psi concrete with wire mesh on a 12' compacted stone base.
 4. Add a note to Sheet L-1.1 Landscape Plan and Sheet L-2 Lighting Plan to indicate that aftermarket light shields will be added to selected luminaires to reduce light spillage levels to comply with the *Medway Zoning Bylaw*.
 5. Add notes to Sheets A-2.0 and A-2.1 Elevations to specify that the following colors shall be used for the HardiPlank lap siding on each set of 4 dwelling units: CountryLane Red, Evening Blue, Arctic White, and Aged Pewter.
 6. Revise the cover sheet of the architectural drawings by SFG Studios and Sheet A-2.1 to show shutters on all four of the second floor windows on the street facing façade for both buildings.
 7. Revise Sheet 5 Site Utilities to include the plan changes specified in the email communication from Medway DPS Director Dave D'Amico dated 3-16-17.
 8. All relevant sheets shall be revised to indicate that the curbing along the property's frontage on Mechanic Street shall be granite and the sidewalk shall be constructed of cement concrete to match the materials being used on Main Street for the Route 109 reconstruction project. Notes shall be added to the plan wherever appropriate to indicate that the granite curbing and concrete sidewalk shall be installed using the same means and methods as the Route 109 work in order to provide a seamless appearance for where the project work and the Route 109 work meet.
 9. The layout shall be modified to reposition parking lot light fixture LP1 near the northwestern entrance to the site and the concrete pad for the dumpster to ensure fire truck access to the premises is achievable without damage to the property.
- E. ***Open Space/Yard Area*** - At least 15% of the site shall be retained as open space and/or yard area in perpetuity. This area shall be unpaved but may be landscaped or left natural, with the balance being trees, shrubs and grass suitable for the site. This area shall not be built upon but may include a play area.
- F. ***Sidewalk Construction*** – The planned construction of the sidewalk along the east side of Mechanic Street shall be completed to the Town's satisfaction before the occupancy permit is issued for the first condominium unit.
- G. ***Easement*** - The existing conditions sheet of the plan set shows an apparent trespass of a small portion of the area proposed for a sidewalk on the east side of Mechanic Street onto the Applicant's property. By January 15, 2018, the Applicant shall provide an easement deed and drawing to the Town of Medway for an approximately 200 sq. ft. area by January 15, 2018 for review and approval of Town Counsel and subsequent acceptance by Town Meeting.
- H. The Declaration of Trust for the Medway Greens Condominium shall include the following language: *"The construction and operation of the condominium is authorized by a Multifamily Housing Special Permit and Site Plan Approval granted by the Medway Planning and Economic Development Board on March*

21, 2017, a copy of which is available for inspection at the Town Clerk's office and which is recorded at the Norfolk County Registry of Deeds.

I. **Affordable Housing**

1. In accordance with the Medway Zoning Bylaw, Section 8.6 Affordable Housing, one dwelling unit within Medway Greens shall be an Affordable Housing Unit that will comply with the requirements for inclusion in the Subsidized Housing Inventory prepared by the MA Department of Housing and Community Development (DHCD).
2. Within the later of 120 days after the Board endorses the Plan of Record or 30 days after approval of the LIP application by the Medway Board of Selectmen and any other local authority required, if any, the Applicant shall apply to DHCD's Local Initiative Program (LIP) for inclusion of the proposed one Affordable Housing Unit on the Subsidized Housing Inventory and thereafter shall diligently pursue DHCD approval of the LIP Application. Prior to submitting the LIP Application to DHCD, the applicant shall meet with the Medway Board of Selectmen for purposes of securing its support for the LIP Application and with the Medway Affordable Housing Committee and Trust regarding the marketing plan, the location of the affordable housing unit within the development, local preference guidelines, and to secure their support for the LIP Application.
3. The Affordable Housing Unit shall each be subject to a perpetual affordable housing deed rider, in a form acceptable to DHCD, to be recorded at the Norfolk County Registry of Deeds with the deed for the affordable housing unit as required by LIP. The Affordable Housing Unit shall be sold and resold in accordance with the provisions of the affordable housing deed rider.
4. The Affordable Housing Unit is to be located within the development as required by DHCD for approval of the project's LIP application. The applicant has proposed the condominium at 176 Main – Unit 2 as the location for the Affordable Housing Unit. Upon direction by DHCD or request of the Applicant (*without effect to the Subsidized Housing Inventory eligibility*), the Planning and Economic Development Board shall permit a change in the location of the Affordable Housing Unit.
5. The applicant has selected SEB, LLC of Brighton, MA as the Lottery Agent for the initial sale of the Affordable Housing Unit. Any such Lottery Agent must meet the DHCD's experience requirements so that the Affordable Housing Unit may be counted on the Subsidized Housing Inventory.
6. DHCD shall oversee the initial sale of the Affordable Housing Unit pursuant to the LIP program.
7. The Board hereby names the Town of Medway Affordable Housing Trust if approved by DHCD as an additional Monitoring Agent for the sale and resale of the Affordable Housing Unit.

8. Affordable Housing Regulatory Agreement – If and to the extent that DHCD approves the Affordable Housing Unit pursuant to 760 CMR 56.04(7) and 56.05 (10)(b), the Applicant shall prepare or cause to be prepared an Affordable Housing Regulatory Agreement as required by DHCD for execution and recording at the Norfolk County Registry of Deeds. To the extent approved by DHCD, the Affordable Housing Unit shall be subject to the Regulatory Agreement and shall be sold and resold in accordance with its provisions.
9. The Medway Greens Condominium Master Deed and all legal documents related to the Affordable Housing Unit shall include language to specify:
 - a) the unit number of the designated Affordable Housing Unit;
 - b) that the Affordable Housing Unit shall be sold to income eligible persons or households that income restrictions;
 - c) that the local preference criteria for the sale and re-sale of the Affordable Housing Unit shall be in accordance with the Massachusetts Department of Housing and Community Local Initiative Program or other applicable state housing program
 - d) that the Affordable Housing Unit is eligible for inclusion in the Subsidized Housing Inventory; and
 - e) the Affordable Housing Unit is subject to a use restriction.
- J. **Water Conservation** – The development is relying on the Town’s public water system and the Town is being held to its Water Management Act Permit with the Mass Department of Environmental Protection. The Applicant shall incorporate the following water conservation measures for construction of the development: well water for landscape irrigation, rain-gauge controlled irrigation systems, low flow household fixtures, and conservation rated appliances.
- K. **Addresses** – As determined by the Medway Assessor’s office, the addresses for the condominium units on Main Street shall be 176 Main Street, unit 1, unit 2, unit 3 and unit 4 going from east to west. The addresses for the condominium units facing Mechanic Street shall be 2 Mechanic Street, unit 1, unit 2, unit 3 and unit 4 going from south to north.
- L. **Development Signage** – Any future development signage for this project shall comply with the sign regulations of the Medway *Zoning Bylaw*.
- M. **Drainage/Stormwater Management**
 1. Until transferred to the Medway Greens Condominium Trust, the Applicant shall be responsible for keeping the constructed stormwater drainage system in a clean and well-functioning condition, and shall do nothing which would alter the drainage patterns or characteristics as indicated on the Plan approved herein without the express written approval of the Planning and Economic Development Board.
 2. The stormwater drainage system, water and sewer systems shall be maintained by the applicant and its successors and assigns and shall not be dedicated to the Town. It is the intent of the Planning and Economic

Development Board and the applicant that these systems not be accepted by Town Meeting.

3. The applicant shall maintain the stormwater management system in accordance with the operation and maintenance plan included with the stormwater/drainage report submitted with the application, as revised
4. In the event a management company is engaged by the condominium association, the stormwater maintenance and operation plan shall be incorporated by reference in the management contract.
5. In the event that the Applicant, its successors, or agent fails to maintain the stormwater management system in accordance with the applicable guidelines for operation and maintenance, the Town may conduct such maintenance or repairs as the Town determines in its sole discretion are reasonably necessary, and the Applicant hereby consents to allow the town and its agents, employees and contractors entry onto the Property to implement the measures set forth in such guidelines. In the event the Town conducts such maintenance or repairs, the Applicant shall promptly reimburse the Town for all reasonable expenses associated therewith; if the applicant fails to so reimburse the Town, the Town may place a lien on the site or any unit therein to secure such payment.

GENERAL CONDITIONS OF APPROVAL

- A. **Fees** - Prior to plan endorsement by the Planning and Economic Development Board, the Applicant shall pay:
1. the balance of any outstanding plan review fees owed to the Town for review of the site plan by the Town's engineering, planning or other consultants; and
 2. any construction inspection fee that may be required by the Planning and Economic Development Board; and
 3. any other outstanding expenses or obligations due the Town of Medway pertaining to this property, including real estate and personal property taxes and business licenses.

The Applicant's failure to pay these fees in their entirety shall be reason for the Planning and Economic Development Board to withhold plan endorsement.

- B. **Other Permits** – This permit does not relieve the applicant from its responsibility to obtain, pay and comply with all other required federal, state and Town permits. The contractor for the applicant or assigns shall obtain, pay and comply with all other required Town permits.

C. **Recording of Plans and Documents**

1. The Plan of Record associated with this special permit is: Medway Greens, last revised March 7, 2017 to be further revised as specified herein, prepared by Ron Tiberi, P.E. of Natick, MA
2. No construction shall begin on the site and no building permit shall be

issued before the following documents/plans are recorded at the Norfolk County Registry of Deeds:

- a) This special permit decision
- b) The Plan of Record endorsed by the Planning and Economic Development Board
- c) Restrictive Covenant with the Town of Medway (FORM G – *Medway Subdivision Rules and Regulations*).

3. The following documents which shall be in compliance with the conditions of this decision shall be recorded at the Norfolk County Registry of Deeds prior to the issuance of an occupancy permit for any building on the site.

- a) Medway Greens Condominium Master Deed
- b) Declaration of Trust of Medway Greens Condominium Trust

4. The following documents which shall be in compliance with the conditions of this decision shall be recorded at the Norfolk County Registry of Deeds.

- a) If and to the extent approved by DHCD, an affordable housing deed rider in compliance with the requirements of the Massachusetts Department of Housing and Community Development's Local Initiative Program.
- b) Executed Affordable Housing Regulatory Agreement with DHCD, if and to the extent approved by DHCD.

5. Within thirty days of recording, the Applicant or his assign shall provide the Planning and Economic Development Board with a receipt from the Norfolk County Registry of Deeds indicating that all documents have been duly recorded, or supply another alternative verification that such recording has occurred.

- D. ***Restrictions on Construction Activities*** – During construction, all local, state and federal laws shall be followed regarding noise, vibration, dust and blocking of town roads. The applicant and its contractors shall at all times use all reasonable means to minimize inconvenience to abutters and residents in the general area. The following specific restrictions on construction activity shall apply.

1. ***Construction Time*** - Construction work at the site and in the building and the operation of construction equipment including truck/vehicular and machine start-up and movement shall commence no earlier than 7 a.m. and shall cease no later than 6 p.m. Monday – Saturday. No construction shall take place on Sundays or legal holidays without the advance approval of the Inspector of Buildings.
2. The applicant shall take all measures necessary to ensure that no excessive dust leaves the premises during construction including use of water spray to wet down dusty surfaces.
3. There shall be no tracking of construction materials onto any public way. Daily sweeping of roadways adjacent to the site shall be done to ensure that any loose gravel/dirt is removed from the roadways and does not create hazardous or deleterious conditions for vehicles, pedestrians or

abutting residents. In the event construction debris is carried onto a public way, the Applicant shall be responsible for all clean-up of the roadway which shall occur as soon as possible and in any event within twelve (12) hours of its occurrence.

4. The Applicant is responsible for having the contractor clean-up the construction site and the adjacent properties onto which construction debris may fall on a daily basis.
5. All erosion and siltation control measures shall be installed by the Applicant prior to the start of construction and observed by the Planning and Economic Development Board's consulting engineer and maintained in good repair throughout the construction period.
6. *Construction Traffic/Parking* – During construction, adequate provisions shall be made on-site for the parking, storing, and stacking of construction materials and vehicles. All parking for construction vehicles and construction related traffic shall be maintained on site. No parking of construction and construction related vehicles shall take place on adjacent public or private ways or interfere with the safe movement of persons and vehicles on adjacent properties or roadways.
7. *Noise* - Construction noise shall not exceed the noise standards as specified in the *Medway General Bylaws* and the *Medway Zoning Bylaw*, SECTION V. USE REGULATIONS, Sub-Section B. Area Standards, Paragraph 2. b). as may be amended.

E. ***Landscape Maintenance***

1. The site's landscaping shall be maintained in good condition throughout the life of the facility and to the same extent as shown on the endorsed Plan. Any shrubs, trees, bushes or other landscaping features shown on the Plan that die shall be replaced by the following spring.
2. Within 60 days after two years after the last occupancy permit is issued, the Town's Consulting Engineer or the Inspector of Buildings shall conduct an initial inspection of the landscaping to determine whether and which landscape items need replacement or removal and provide a report to the Board. At any time subsequent to this initial inspection, the Town's Consulting Engineer or the Inspector of Buildings may conduct further inspections of the landscaping to determine whether and which landscaping items need replacement or removal and provide a report to the Board. The Board may seek enforcement remedies with the Inspector of Buildings/Zoning Enforcement Officer to ensure that the comprehensive landscaping plan is maintained.

F. ***Snow Storage and Removal***

1. On-site snow storage shall not encroach upon nor prohibit the use of any parking spaces required by the *Zoning Bylaw*.
2. Accumulated snow which exceeds the capacity of the designated snow storage areas on-site shall be removed from the premises within 24 hours after the conclusion of the storm event.

- G. ***Right to Enter Property*** – Duly authorized agent(s) of the Town of Medway shall have the right to enter upon the common areas of the condominium to ensure continued compliance with the terms and conditions of this special permit.
- H. ***Construction Oversight***
1. Construction Account
 - a) Inspection of infrastructure and utility construction, installation of site amenities including landscaping, and the review of legal documents by Town Counsel is required. Prior to plan endorsement, the applicant shall establish a construction account with the Planning and Economic Development Board. The funds may be used at the Board's discretion to retain professional outside consultants to perform the items listed above as well as the following other tasks - inspect the site during construction/installation, identify what site plan work remains to be completed, prepare a bond estimate, conduct other reasonable inspections until the site work is completed and determined to be satisfactory, review as-built plans, and advise the Board as it prepares to issue a *Certificate of Site Plan Completion*).
 - b) Prior to plan endorsement, the Applicant shall pay an advance toward the cost of these services to the Town of Medway. The advance amount shall be determined by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer.
 - c) Depending on the scope of professional outside consultant assistance that the Board may need, the Applicant shall provide supplemental payments to the project's construction inspection account, upon invoice from the Board.
 - d) Any funds remaining in the applicant's construction inspection account after the *Certificate of Site Plan Completion* is issued shall be returned to the applicant.
 2. Planning and Economic Development Board members, its staff, consultants or other designated Town agents and staff shall have the right to inspect the site at any time, for compliance with the endorsed site plan and the provisions of this Decision.
 3. The Department of Public Services will conduct inspections for any construction work occurring in the Town's right-of way in conjunction with the Town of Medway Street Opening/Roadway Access Permit.
 4. The applicant shall have a professional engineer licensed in the Commonwealth of Massachusetts conduct progress inspections of the construction of the approved site improvements. Inspections shall occur at least on a monthly basis. The engineer shall prepare a written report of each inspection and provide a copy to the Planning and Economic Development Board within 5 days of inspection.

I. Plan Modification

1. This Site Plan Approval is subject to all subsequent conditions that may be imposed by other Town departments, boards, agencies or commissions. Any changes to the site plan that may be required by the decisions of other Town boards, agencies or commissions shall be submitted to the Planning and Economic Development Board for review as site plan modifications.
2. Any work that deviates from an approved site plan shall be a violation of the *Medway Zoning Bylaw*, unless the Applicant requests approval of a plan modification pursuant to Section 3.5.2.A.3.c. and such approval is provided in writing by the Planning and Economic Development Board.
3. Whenever additional reviews by the Planning and Economic Development Board, its staff or consultants are necessary due to proposed site plan modifications, the Applicant shall be billed and be responsible for all supplemental costs including filing fees, plan review fees and all costs associated with another public hearing including legal notice and abutter notification. If the proposed revisions affect only specific limited aspects of the site, the Planning and Economic Development Board may reduce the scope of the required review and waive part of the filing and review fees.

J. Plan Compliance

1. The Applicant shall construct all improvements in compliance with the approved and endorsed site plan and any modifications thereto.
2. The Planning and Economic Development Board or its agent(s) shall use all legal options available to it, including referring any violation to the Building Commissioner/Zoning Enforcement Officer for appropriate enforcement action, to ensure compliance with the foregoing Conditions of Approval.
3. The Conditions of Approval are enforceable under Section 3.1. F. of the *Medway Zoning Bylaw* (non-criminal disposition) and violations or non-compliance are subject to the appropriate fine.

K. Performance Security

1. No occupancy permit shall be granted until the Planning and Economic Development Board has provided a written communication to the Inspector of Buildings/Zoning Enforcement Officer that the project, as constructed, conforms completely and fully to the approved site plan and that any conditions including construction of any required on and off-site improvements, have been satisfactorily completed OR that suitable security/performance guarantee has been provided to the Town of Medway, to the Planning and Economic Development Board's satisfaction, to cover the cost of all remaining work.
2. The applicant shall propose a form of performance security which shall be of a source and in a form acceptable to the Planning and Economic Development Board, the Treasurer/Collector and Town Counsel. The Board may require that the performance guarantee be accompanied by an

agreement which shall define the obligations of the developer and the performance guarantee company including:

- a) the date by which the developer shall complete construction
 - b) a statement that the agreement does not expire until released in full by the Planning and Economic Development Board
 - c) procedures for collection upon default.
3. The amount of the performance guarantee shall be equal to 100% of the amount that would be required for the Town of Medway to complete construction of the site infrastructure including installation of stormwater management facilities, utilities, services, pedestrian facilities and all site amenities and all mitigation measures as specified in the Plan that remain unfinished at the time the performance guarantee estimate is prepared if the developer failed to do so.
 4. The security amount shall be approved by the Planning and Economic Development Board based on an estimate provided by the Town's Consulting Engineer based on the latest weighted average bid prices issued by the Mass Highway Department. The estimate shall reflect the cost for the Town to complete the work as a public works project which may necessitate additional engineering, inspection, legal and administrative services, staff time and public bidding procedures. The estimate shall also include the cost to maintain the infrastructure in the event the developer fails to adequately perform such and the cost for the development of as-built plans. In determining the amount, the Board shall be guided by the following formula in setting the sum: estimate of the Town's Consulting Engineer of the cost to complete the work plus a twenty-five percent (25%) contingency.
 5. Final release of performance security is contingent on project completion.

L. ***Project Completion***

1. Site plan approval shall lapse after one (1) year of the grant thereof if substantial use has not commenced except for good cause. The approved site plan shall be completed by the applicant or its assignees within two (2) years of the date of plan endorsement. Upon receipt of a written request by the applicant filed at least thirty (30) days prior to the date of expiration, the Planning and Economic Development Board may grant an extension for good cause. The request shall state the reasons for the extension and also the length of time requested. If no request for extension is filed and approved, the site plan approval shall lapse and may be reestablished only after a new filing, hearing and decision.
2. Prior to issuance of the occupancy permit for the eighth dwelling unit, the Applicant shall secure a ***Certificate of Site Plan Completion*** from the Planning and Economic Development Board and provide the ***Certificate*** to the Inspector of Buildings. The ***Certificate*** serves as the Planning and Economic Development Board's confirmation that the completed work conforms to the approved site plan and any conditions and modifications thereto, including the construction of any required on and off-site

improvements. The **Certificate** also serves to release any security/performance guarantee that has been provided to the Town of Medway. To secure a **Certificate** of Site Plan Completion, the applicant shall:

- a) provide the Planning and Economic Development Board with written certification from a Professional Engineer registered in the Commonwealth of Massachusetts that all building and site work has been completed in strict compliance with the approved and endorsed site plan, and any modifications thereto; and
- b) submit an electronic version of an As-Built Plan, prepared by a registered Professional Land Surveyor or Engineer registered in the Commonwealth of Massachusetts, to the Planning and Economic Development Board for its review and approval. The As-Built Plan shall show actual as-built locations and conditions of all buildings and site work shown on the original site plan and any modifications thereto. The final As-Built Plan shall also be provided to the Town in CAD/GIS file format per MASS GIS specifications.

M. **Construction Standards** - All construction shall be completed in full compliance with all applicable local, state and federal laws, including but not limited to the Americans with Disabilities Act and the regulations of the Massachusetts Architectural Access Board for handicap accessibility.

N. **Conflicts** – If there is a conflict between the site plan and the Decision's Conditions of Approval, the Decision shall rule. If there is a conflict between this Decision and/or site plan and the Medway *Zoning Bylaw*, the Bylaw shall apply.

IX. APPEAL – Appeals if any, from this Decision shall be made to the court within twenty (20) days of the date the Decision is filed with the Town Clerk.

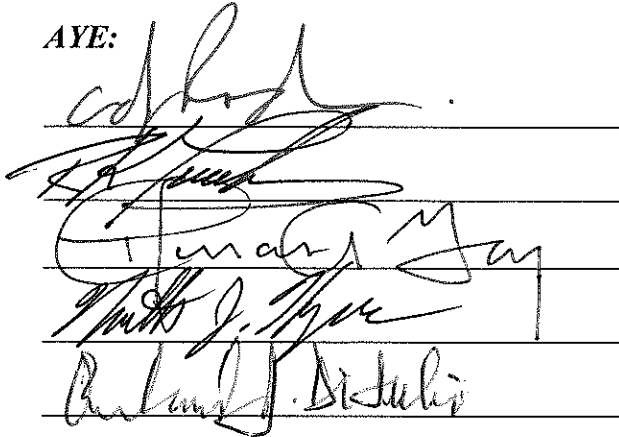
After the appeal period has expired, the applicant must obtain a certified notice from the Town Clerk that no appeals have been made and provide such certification to the Planning and Economic Development Board before plan endorsement.

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**Medway Planning and Economic Development Board
SITE PLAN and SPECIAL PERMIT DECISION
Medway Greens – 176 & 178 Main Street**

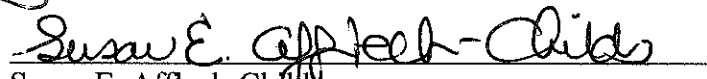
Approved by the Medway Planning & Economic Development Board: March 21, 2017

AYE:



NAY:

ATTEST:



Susan E. Affleck-Childs
Planning & Economic Development Coordinator

March 21, 2017
Date

COPIES TO: Michael Boynton, Town Administrator
David D'Amico, Department of Public Services
Bridget Graziano, Conservation Agent
Donna Greenwood, Assessor
Beth Hallal, Health Agent
Jeff Lynch, Fire Chief
Jack Mee, Inspector of Buildings and Zoning Enforcement Officer
Stephanie Mercandetti, Director of Community and Economic Development
Joanne Russo, Treasurer/Collector
Jeff Watson, Police Department
John Kelly
Ron Tiberi, P.E.
Steven Bouley, Tetra Tech
Gino Carlucci, PGC Associates