



April 12, 2022

**Medway Planning & Economic Development Board
Meeting**

Medway Mill – Field Change Requests

- Letter request dated 3-21-22 from developer John Greene requesting several field changes for the Medway Mill development
- Photometric Plan by Visual dated 1/17/22
- Collection of photos of the new fence along the western side of the property
- 4-8-22 email from Steve Bouley with review comments on proposed field changes

Susan Affleck-Childs

From: John Greene <johnjgreene1@gmail.com>
Sent: Monday, March 21, 2022 2:21 PM
To: Susan Affleck-Childs
Subject: Medway Mill Requests
Attachments: Photometric Plan Approved by Tetrattech.pdf; IMG_7099.jpg; IMG_7096.jpg; IMG_7097.jpg; IMG_7095.jpg; IMG_7098.jpg

NRG CONCEPTS INC.
165 Main Street
Suite 307
Medway, MA. 02053

March 21, 2022

Medway Planning Board
Town Hall
155 Village Street
Medway, MA. 02053

Dear Planning Board,

I write regarding the following requests, site changes...

1) Added lighting—THE BOARDS decision, included a clause that more lighting may be added. We produced a new PHOTO METRIC PLAN, had the same reviewed by Steve Bouley, TETRA TECH, he stated adding one more light pole and two more bollard lights to the walkway down, makes ambulation safer, with no lumen spillage onto abutters properties. (PLAN PHOTO METRIC PLAN ENCLOSED)

2) We would like to shorten the length of fence by 4 feet on the right hand side as one exits the new parking lot. The present design blocks vision of traffic entering from the right on the roadway. Steve Bouley walked the site, perused the sight lines and is in agreement. It appears this change would have no real effect on the abutter's view directly behind the fence in this location. Steve Bouley agreed with this also. This is a public safety issue.

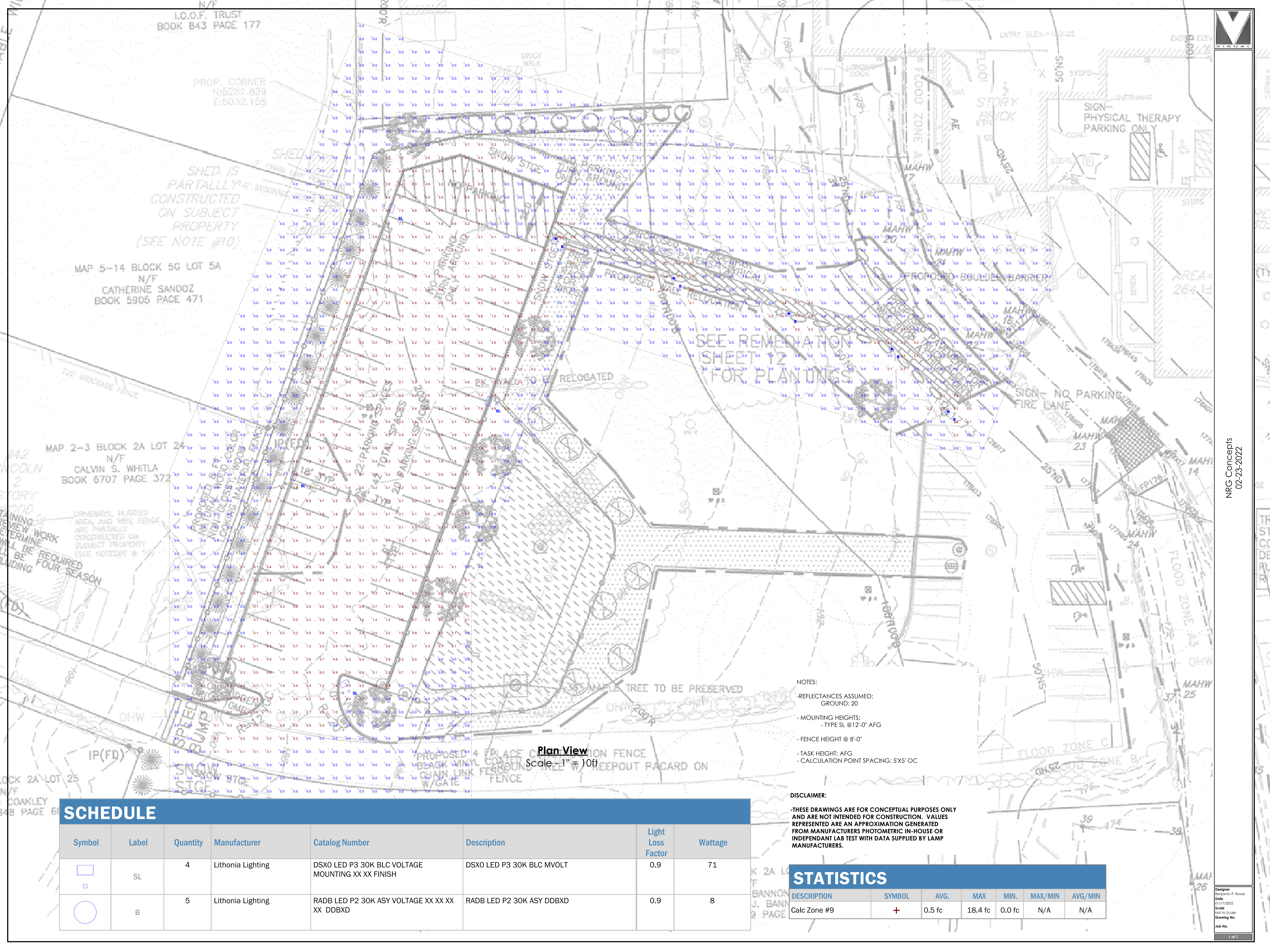
3) We are requesting we substitute 5" standing granite as opposed to 6" standing granite curbs. The product is difficult to find, 5" will be sufficient, it's what the TOWN OF MEDWAY USED on RT 109. Steve Bouley reviewed my inquiry and states he has no problem with the substitution.

A speedy response would be much appreciated.

Very truly yours.

John Greene Medway Mill
165 Main St.
Medway, MA 02053

Phone: 508-367-8745
Email: johnjgreene1@gmail.com



Plan View

Scale - 1" = 10ft

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	SL	4	Lithonia Lighting	DSX0 LED P3 30K BLC VOLTAGE MOUNTING XX XX FINISH	DSX0 LED P3 30K BLC MVOLT	0.9	71
	B	5	Lithonia Lighting	RADB LED P2 30K ASY VOLTAGE XX XX XX DBBXD	RADB LED P2 30K ASY DBBXD	0.9	8

NOTES:

- REFLECTANCES ASSUMED: GROUND: 20
- MOUNTING HEIGHTS: - TYPE SL @ 12'-0" AFG
- FENCE HEIGHT @ 8'-0"
- TASK HEIGHT: AFG
- CALCULATION POINT SPACING: 5'X5' OC

DISCLAIMER:

- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Calc Zone #9	+	0.5 fc	18.4 fc	0.0 fc	N/A	N/A

NRG Concepts
02-23-2022

Designer: Benjamin P. Rowe
Date: 02/23/2022
Scale: Not to Scale
Drawing No.
Job No.

1 of 1

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[illegible][illegible]

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The site plan shows three distinct flood zones labeled Flood Zone A, Flood Zone B, and Flood Zone C. Various buildings are shown as hatched polygons, some with labels like "SHED IS PARTALLY CONSTRUCTED ON SUBJECT PROPERTY". Parking areas include "SIGN-PHYSICAL THERAPY PARKING ONLY" and "NO PARKING FIRE LANE". Proposed lighting locations are indicated by blue symbols: square outlines labeled "SL" and circles labeled "B". The map also includes street names such as MAHWAY RD, BOULDER BLVD, and various lot numbers. Annotations provide specific details about existing structures and planned improvements.

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Susan Affleck-Childs

From: Bouley, Steven <Steven.Bouley@tetrattech.com>
Sent: Friday, April 8, 2022 12:46 PM
To: Susan Affleck-Childs
Subject: RE: Medway Mill Field Change Requests

Hi Susy,

My comments are listed below in red, thanks.

Steve

Steven M. Bouley, PE | Project Manager
Direct +1 (508) 786-2382 | Business +1 (508) 786-2200 | Fax +1 (508) 786-2201 | steven.bouley@tetrattech.com

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Friday, April 8, 2022 12:15 PM
To: Bouley, Steven <Steven.Bouley@tetrattech.com>
Subject: FW: Medway Mill Field Change Requests

⚠ CAUTION: This email originated from an external sender. Verify the source before opening links or attachments. ⚠

Hi,

Any comments about these field changes requested by John Greene? John indicates that he had spoken with you about these changes.

I need to add this item to the agenda for the 4-12 meeting for the Board to discuss.

Please let me know.

Thanks.

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



From: Susan Affleck-Childs
Sent: Monday, March 21, 2022 2:42 PM

To: John Greene <johnjgreene1@gmail.com>

Cc: Steve Bouley <steven.bouley@tetrattech.com>; Amanda Cavaliere <ACavaliere@gandhengineering.com>

Subject: RE: Medway Mill Requests

Hi John,

Thanks for your note.

I will add these requested field changes to the agenda for the Board's April 12th meeting.

Best regards,

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



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2) We would like to shorten the length of fence by 4 feet on the right hand side as one exits the new parking lot. The present design blocks vision of traffic entering from the right on the roadway. Steve Bouley walked the site, perused

the sight lines and is in agreement. It appears this change would have no real effect on the abutter's view directly behind the fence in this location. Steve Bouley agreed with this also. This is a public safety issue. **I met with John on-site and agree that shortening the fence by the four feet will help with sight distance pulling out of the new parking area and should have no impact on screening of the project for the abutters. The Applicant may also need to do some clearing of existing vegetation along the driveway as well as remove the proposed red maple in that west island but we will see how it looks once everything grows in.**

3) We are requesting we substitute 5" standing granite as opposed to 6" standing granite curbs. The product is difficult to find, 5" will be sufficient, it's what the TOWN OF MEDWAY USED on RT 109. Steve Bouley reviewed my inquiry and states he has no problem with the substitution. **We have no issue with the change in curb, it serves the same purpose and is available.**

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