



May 24, 2022

**Medway Planning & Economic Development Board
Meeting**

Phytopia Public Hearing Continuation
Major Site Plan, Reduced Parking
Special Permit and Groundwater
Protection Special Permit

- Notice to continue public hearing from 5-26-22 to 5-24-22
- Tetra Tech review letter dated 4-22-22
- Pete Pelletier review letter dated 5-6-22
- Jack Mee review letter dated 5-13-22
- Mike Fasolino review letter dated 5-20-22
- Applicant's Requests for Waivers from *Site Plan Rules and Regulations* from April 2021
- Attorney Ted Cannon email dated 5-17-21 re: outstanding items with attached MDM
Transportation Consultants letter dated 7-27-21
- Most recent site plan dated 3-7-22 by Chris Sparges, P.E.

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 Gay, Associate Member



Medway Town Hall
155 Village Street
Medway, MA 02053
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TOWN OF MEDWAY

COMMONWEALTH OF MASSACHUSETTS


PLANNING AND ECONOMIC DEVELOPMENT BOARD

RECEIVED TOWN CLERK
APR 28 '22 AM 7:57

MEMORANDUM

April 13, 2022 

TO: Stefany Ohannesian, Town Clerk
Town of Medway Departments, Boards and Committees

FROM: Susy Affleck-Childs, Planning and Economic Development Coordinator 

RE: **Public Hearing Continuation for Phytopia, Inc -
Major Site Plan, Groundwater Protection Special Permit, and Reduced Parking
Special Permit**
Continuation Date – Tuesday, May 24, 2022

At its April 26, 2022 meeting, the Planning and Economic Development Board voted to continue the public hearing on the application of Phytopia, Inc. of Peabody, MA for approval of a major site plan, a groundwater protection district special permit, and a reduced parking special permit for its proposed development at 6 Industrial Park Road to the Board's meeting on Tuesday, May 24, 2022 at 8:45 p.m. at Medway Town Hall, 155 Village Street. The meeting will also be available via Zoom.

On November 30, 2021, the Board approved special permits to use the existing 53,128 sq. ft. industrial manufacturing building at 6 Industrial Park Road and construct a 66,238 sq. ft., 2-story addition to the existing building for the cultivation, manufacturing, processing, and packaging of marijuana for medical use and adult recreational use and the delivery of such products off site to retail marijuana establishments in other communities.

The planned scope of work for site plan approval and for the groundwater protection and reduced parking special permits includes interior renovations to the existing building, construction of the addition, improvements to the access/egress driveways, installation of curbing, parking area improvements, landscaping, lighting, and installation of and improvements to stormwater drainage facilities. The project is also before the Conservation Commission for an Order of Conditions and a Land Disturbance Permit.

We have received a revised site plan titled *Industrial Park Road*, last revised March 7, 2022 prepared by Williams & Sparages Engineers, Planners and Surveyors of Middleton, MA. It is posted at Board's page at the Town's web site at: <https://www.townofmedway.org/planning-economic-development-board/pages/phytopia-inc-6-industrial-park-road-marijuana-facility>. Please review the revised site plan and provide comments to us by May 17th.

Please do not hesitate to contact me if you have any questions at 508-533-3291. Thanks.



June 8, 2021
(revised October 27, 2021)
(revised April 22, 2022)

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

**Re: Phytopia Inc.
 Major Site Plan Review
 6 Industrial Park Road
 Medway, Massachusetts**

Dear Ms. Affleck-Childs:

Tetra Tech (TT) has performed a review of the proposed Site Plan for the above-mentioned Project at the request of the Town of Medway Planning and Economic Development Board (PEDB). The proposed Project is located at 6 Industrial Park Road in Medway, Massachusetts. The Project consists of redeveloping the vacant industrial building along with constructing a two-story addition for the purpose of growing and processing marijuana plants and byproducts. The scope of work also includes improving existing access driveways, curbing, 92 off-street parking spaces, landscaping, lighting, and installation of stormwater drainage facilities.

TT is in receipt of the following materials:

- A cover letter dated May 12, 2021, prepared by Edward V. Cannon, Jr.
- A plan (Plans) set titled "Industrial Park Road, 6 Industrial Park Road, Medway, MA" dated April 1, 2021, prepared by MEM.
- An Application for Major Site Plan Approval, dated April 30, 2021, prepared by Edward V. Cannon, Jr.
- An Application for Reduced Parking Special Permit Approval, dated May 1, 2021, prepared by Edward V. Cannon, Jr.
- An Application for Groundwater Protection District Special Permit Approval, dated May 1, 2021, prepared by Edward V. Cannon, Jr.
- A Marijuana Special Permit Application, dated April 30, 2021, prepared by Edward V. Cannon, Jr.

The Plans and accompanying materials were reviewed for conformance with Chapter 200 of the Town of Medway PEDB Rules and Regulations (Regulations) last amended October 8, 2019, Town of Medway Zoning Bylaw – Groundwater Protection District and good engineering practice. Review of the Project for zoning related matters, other than the Groundwater Protection District, is being conducted by the Town and is excluded from this review.

TT 10/27/21 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A Cover Letter dated October 12, 2021, prepared by WSE.
- A Response to Comments Letter dated October 12, 2021, prepared by WSE.
- A letter regarding Groundwater Special Permit, dated September 15, 2021, prepared by Edward V. Cannon, Jr.

- A plan (Plans) set titled "Industrial Park Road, 6 Industrial Park Road, Medway, MA", dated April 1, 2021, revised October 12, 2021, prepared by WSE.

The revised Plans and supporting information were reviewed against our previous comment letter (June 8, 2021) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text.

TT 4/22/22 Update

The Applicant has supplied TT with a revised submission addressing comments provided in our previous letter including the following documents:

- A Response to Comments Letter dated April 12, 2022, prepared by WSE.
- A plan (Plans) set titled "Industrial Park Road, 6 Industrial Park Road, Medway, MA", dated April 1, 2021, revised March 7, 2022, prepared by WSE.

The revised Plans and supporting information were reviewed against our previous comment letter (October 27, 2021) and comments have been tracked accordingly. Text shown in gray represents information contained in previous correspondence while new information is shown in black text. Comments resolved or Conditions recommended in the previous letter have been removed from this correspondence to consolidate the document for ease of review.

SITE PLAN REVIEW

4. Earthwork Calculations have not been provided. However, the Applicant acknowledged in the cover letter that one will be provided once the final scope of the Project is clearly defined and will file it at a later date. (Ch. 200 §204-3.I&J)
 - *WSE 10/12/21 Response: See attached earthwork calculations.*
 - **TT 10/27/21 Update: Earthwork on the Project is a net fill with approximately 1,685 cubic yards of import material expected. We recommend this information be provided on the Erosion and Sediment Control Plan.**
 - *WSE 4/12/22 Response: This information has been added to the Erosion and Sediment Control Plan.*
 - **TT 4/22/22 Update: In our opinion, this comment is resolved.**
6. Cover sheet has not been provided in the Plans. However, applicable cover sheet information is provided on the Site Context Sheet/Location Plan. A list of requested waivers should be added to the sheet once approved by the Board. (Ch. 200 §204-5.A)
 - *WSE 10/12/21 Response: A cover sheet with a list of waivers has been provided, see sheet 1 of 10.*
 - **TT 10/27/21 Update: The list of requested waivers has not been included on the Cover Sheet.**
 - *WSE 4/12/22 Response: The list of requested waivers has been added to Sheet 1, the Cover Sheet.*
 - **TT 4/22/22 Update: In our opinion, this comment is resolved.**
8. Dimensions of lot lines and easement areas (if applicable) have not been provided on the Site Context Sheet. Additionally, metes and bounds should be included on all plans. (Ch. 200 §204-5.B.3)
 - *WSE 10/12/21 Response: Dimensions of lot lines has been provided, see sheet 2.*
 - **TT 10/27/21 Update: Lot line dimensions have been added to the Site Context Sheet, but metes and bounds have not been added to the remainder of the Plans.**
 - *WSE 4/12/22 Response: No response necessary.*
 - **TT 4/22/22 Update: The Applicant has added the metes and bounds to the Plans. In our opinion, this comment is resolved.**

18. Locations of proposed fire hydrants and emergency access lanes not provided on plans. A hydrant exists on Industrial Park Drive immediately across the street from the Project. We recommend Plans and supporting information be submitted to Medway Fire Department for review and comment. (Ch. 200 §204-5.D.18)
- *WSE 10/12/21 Response: There are two existing fire hydrants along the industrial Park Road and three existing fire hydrants along Jayar Road within close proximity to the subject property. It is our understanding that members of the development team have met with Police and Fire Department officials.*
 - **TT 10/27/21 Update: We recommend the Applicant provide written correspondence from the Medway Fire Department regarding their review of the Project.**
 - *WSE 4/12/22 Response: It is our understanding that members of the development team have met with Police and Fire Department officials and have reviewed the site plans. We will follow up with the Fire Department and ask them to send along a written correspondence to the PEDB.*
 - **TT 4/22/22 Update: We recommend a Condition requiring the Applicant provide the written correspondence prior to final plan approval by the PEDB.**
19. Sidewalks along the building in the west parking lot are proposed at 5-foot width but abut parking which requires width to be increased to seven feet to accommodate bumper overhang. (Ch. 200 §207-9.B.1)
- *WSE 10/12/21 Response: Curb stops have been added to the parking spaces directly adjacent to sidewalks. Propose sidewalks to remain five feet in width.*
 - **TT 10/27/21 Update: We do not recommend use of wheel stops as they are a nuisance in winter months and are typically either removed by the tenant or by snowplows. They also effectively reduce the length of parking stalls.**
 - *WSE 4/12/22 Response: We respectfully disagree. The use of wheel stops is a safety measure commonly used to help prevent vehicles from travelling beyond marked parking space. In this case, it will prevent vehicular bumper overhang, which may impede foot traffic.*
 - **TT 4/22/22 Update: We defer action on this item to the PEDB with discussion recommended at the next hearing.**
20. There is a total of four curb cuts proposed for the Project which we believe may be excessive for a Project of this size. We recommend the Applicant explore combining the parking areas along the west property line to help reduce the proposed curb cuts. We understand there are three existing curb cuts, but we believe the site can be designed to reduce this condition. The Regulations favor one curb cut per roadway at corner lots. (Ch. 200 §207-11.A.2)
- *WSE 10/12/21 Response: The existing condition has three curb cuts and the proposed seeks to retain two while adding one and removing one for a total of three curb cuts as in the existing condition.*
 - **TT 10/27/21 Update: We believe the revised curb cuts are sufficient to serve the proposed parking and emergency access. However, we recommend the PEDB require the Applicant provide written correspondence from the Fire Department regarding their review of the Project.**
 - *WSE 4/12/22 Response: It is our understanding that members of the development team have met with Police and Fire Department officials and have reviewed the site plans. We will follow up with the Fire Department and ask them to send along a written correspondence to the PEDB.*
 - **TT 4/22/22 Update: We recommend a Condition requiring the Applicant provide the written correspondence prior to final plan approval by the PEDB.**

21. Bituminous berm is proposed for the entire curb length for the Project. Typically, curb cut radii are delineated with vertical granite curb which may transition to bituminous berm on the interior of the site is approved by the PEDB. (Ch. 200 §207-11.A.4)
- *WSE 10/12/21 Response: The existing curbing on Industrial Park Road and Jayar Road is bituminous and the proposed curbing at site entrances are proposed to remain bituminous.*
 - **TT 10/27/21 Update: We recommend the Applicant coordinate with the PEDB regarding this item and provide a formal waiver request. Typically, vertical granite curbing is preferred at entrance radii, particularly within the public right of way.**
 - *WSE 4/12/22 Response: We believe this item does not require a waiver. The proposal is to match the existing curbing within the Industrial Park, which is bituminous berm.*
 - **TT 4/22/22 Update: We defer action on this item to the PEDB with discussion recommended at the next hearing.**
23. Portions of the west and east parking lots are proposed within 15 feet of the property lines which does not comply with the Regulations. (Ch. 200 §207-12.G.3.b)
- *WSE 10/12/21 Response: The east parking lot essentially follows the existing pavement line and is proposed to remain. The west parking field remains as shown on the civil drawings.*
 - **TT 10/27/21 Update: We recommend the Applicant coordinate with the PEDB regarding this item.**
 - *WSE 4/12/22 Response: The proposed parking spaces located within the setback described in Ch. 200 §207-12.G.3.b do not impede proper traffic flow and follow similar parking layouts on other properties within the existing industrial park.*
 - **TT 4/22/22 Update: We defer action on this item to the PEDB with discussion recommended at the next hearing.**
26. The Applicant has not proposed any screening of the existing dumpster location at the site. (Ch. 200 §207-17.C)
- *WSE 10/12/21 Response: The proposed trash enclosure is a 40-yard roll-off container that will be accessed via a chute from inside the building. A chain-link security fence with slats and gates are proposed. A detail of the chain-link fencing has been provided, see sheet 10.*
 - **TT 10/27/21 Update: We recommend the Applicant provide written correspondence from the Medway Design Review Committee (DRC) regarding their review of this item.**
 - *WSE 4/12/22 Response: We believe the Design Review Committee has previously submitted a positive recommending for the proposed layout.*
 - **TT 4/22/22 Update: We recommend a Condition requiring the Applicant provide the written correspondence prior to final plan approval by the PEDB.**
27. The Photometric Plan does not show any light levels beyond the property lines. We anticipate light trespass along the northwestern and northeastern and eastern property lines. (Ch. 200 §207-18)
- *WSE 10/12/21 Response: The Photometric Plan has been revised to show light levels beyond the property line.*
 - **TT 10/27/21 Update: Light trespass occurs along each of the property lines to multiple abutters.**
 - *WSE 4/12/22 Response: The lighting design has been revised to eliminate light trespass on abutting properties. Please see revised Photometric Plan.*
 - **TT 4/22/22 Update: Light trespass has been removed along the abutters to the south and east but remains along the right of way. We defer action on this item to the PEDB with discussion recommended at the next hearing.**

28. The Applicant has not proposed any landscaping along the eastern property line to screen the Project. Existing tree line will remain along the northern and western portions of the site. We recommend the PEDB visit the site to determine if the extent of vegetation to remain conforms with the “spirit” of the Regulation. (Ch. 200 §207-18)
- *WSE 10/12/21 Response: A six foot high opaque fence is proposed along the eastern property line, see sheet 10.*
 - **TT 10/27/21 Update: We recommend the Applicant provide written correspondence from the Medway Design Review Committee regarding their review of the Project.**
 - *WSE 4/12/22 Response: We believe the Design Review Committee has previously submitted a positive recommending for the proposed layout.*
 - **TT 4/22/22 Update: We recommend a Condition requiring the Applicant provide the written correspondence prior to final plan approval by the PEDB.**
29. The Applicant has not proposed any internal landscape islands to break up the parking areas and provide shade. (Ch. 200 §207-19.C)
- *WSE 10/12/21 Response: Additional trees and shrubs have been added to the landscape plan.*
 - **TT 10/27/21 Update: We recommend the Applicant coordinate with the PEDB and DRC regarding the scope of plantings for the Project.**
 - *WSE 4/12/22 Response: The Design Review Committee reviewed the landscape plan and provided comments, which were addressed during our meetings with the committee.*
 - **TT 4/22/22 Update: We recommend a Condition requiring the Applicant provide the written correspondence prior to final plan approval by the PEDB.**
30. The Applicant shall provide narrative and note on Plans to describe method for irrigating proposed landscaping at the site. Town water supply shall not be used for irrigation at the property. (Ch. 200 §207-19.K)
- *WSE 10/12/21 Response: No irrigation system is proposed at the present time.*
 - **TT 10/27/21 Update: We anticipate an irrigation well or other means of irrigation will be required to ensure plantings remain viable at the site after Project completion.**
 - *WSE 4/12/22 Response: No irrigation system is proposed at the present time.*
 - **TT 4/22/22 Update: We defer action on this item to the PEDB with discussion recommended at the next hearing.**

GROUNDWATER PROTECTION DISTRICT REVIEW

31. A generator is proposed for the Project and are prohibited in the Groundwater Protection District unless required by statute. The Applicant shall provide narrative related to the generator and whether it is a statutory requirement of the business. (ZBL §5.6.3.E.2.b)
- *WSE 10/12/21 Response: Please see application materials submitted to the PEDB in support of an application for a Groundwater Protection District Special Permit dated August 4, 2021 and subsequent letter from attorney Cannon dated September 15, 2021.*
 - **TT 10/27/21 Update: The proposed generator was not referenced in the letter dated September 15, 2021, we do not have the August 4, 2021 letter on file.**
 - *WSE 4/12/22 Response: 935 CMR 500.110(5)(a)8 and 935 CMR 500.110(6)(a)8, require that marijuana establishments maintain the ability to remain open during a power outage in order to ensure security on the premises. A generator will be required to comply with these regulations.*
 - **TT 4/22/22 Update: We defer action on this item to the PEDB with discussion recommended at the next hearing.**

GENERAL COMMENTS

35. The Applicant is proposing two additional water connections to the site for a total of four. We recommend the Applicant coordinate with Medway Department of Public Works (DPW) to determine if these connections should be consolidated as part of this Project.
- *WSE 10/12/21 Response: The applicant has met with representatives from the DPW. The two existing water service lines will be cut and capped as shown on the site plan set.*
 - **TT 10/27/21 Update: We recommend the Applicant provide written correspondence from the Medway DPW regarding their review of the Project.**
 - *WSE 4/12/22 Response: We have met with the Medway DPW on two separate occasions to review the project and discussed both existing and proposed utility connections. We will follow up with DPW and ask them to send along something in writing.*
 - **TT 4/22/22 Update: We recommend a Condition requiring the Applicant provide the written correspondence prior to final plan approval by the PEDB.**
37. Mulch sock should be depicted in the "Siltfence with Mulch Sock" detail on the Construction Details Plan.
- *WSE 10/12/21 Response: Mulch sock is depicted on the Construction Details Plan, see sheet 9.*
 - **TT 10/27/21 Update: The detail does not appear to be correct as certain information is missing on the detail or is not showing up correctly when printed from CAD.**
 - *WSE 4/12/22 Response: The detail has been corrected. See sheet 10 of the plan set.*
 - **TT 4/22/22 Update: In our opinion, this comment is resolved.**

These comments are offered as guides for use during the Town's review and additional comments may be generated during the course of review. The Applicant shall be advised that any absence of comment shall not relieve them of the responsibility to comply with all applicable local, state and federal regulations for the Project. If you have any questions or comments, please feel free to contact us at (508) 786-2200.

Very truly yours,



Steven M. Bouley, PE
Project Manager



Bradley M. Picard, EIT
Civil Engineer

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TOWN OF MEDWAY
COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

*Medway DPW Office
45B Holliston Street
Medway, MA 02053
Phone (508) 533-3275
Fax (508) 321-4985
dps@townofmedway.org*

DPW Director

Peter Pelletier

Deputy Director

Sean Harrington

May 6, 2022

Re: 6 Industrial Park Road Comments

Dear Planning and Economic Development Committee,

The DPW would like to provide comments as requested on 6 Industrial Park Road.

- The existing domestic water service and fire service will be cut and capped at the main and new service pipes for domestic and fire water will be brought into the site as shown on the latest plans dated April 1, 2021. We recommend that the PEDB include the following as a condition of approval: "Back flow preventers will be required on both the fire service line and the domestic water service lines. In addition, a by-pass metering device will be required at the backflow preventer for the fire service line that detects any leakage or unauthorized use of water from the fire/automatic sprinkler system."
- We reviewed existing and proposed utility connections at our meeting on August 17, 2021 and find that an MS4CD permit application is not required.
- We reviewed Town records and the existing utility connections at our meeting on August 17, 2021 and found that there are not existing illicit connections or discharges associated with the 6 Industrial Park Road Property.

Thank you

Peter Pelletier

Susan Affleck-Childs

From: Jack Mee
Sent: Friday, May 13, 2022 8:06 AM
To: Susan Affleck-Childs
Subject: FW: Phytopia, Inc.

Susy,

I have read the Project Description for 6 Industrial Park Road and would like to comment on the request for a Special Permit from the Planning & Economic Development Board to allow fewer parking spaces than the strict calculation of required spaces under the Zoning Bylaw. It is my understanding that the existing building contains approximately 53,128 square feet of finisher floor area on one floor. The proposed redevelopment includes the construction of an attached two-story addition with 33,119 square feet per story, thus 119,366 square feet of building area.

Section 7. Table 3. Requires 1 space per each 2 persons employed or anticipated to be employed on the largest shift and 1 additional space for each 1,000 square feet. The applicant states that the operation will consist of approximately 90 employees on site at any one time.

I believe that using this information that the bylaw would require.

1 space per each 2 persons (90)	45
And 1 additional space for each 1,000 SF	<u>120</u>
	165 spaces required
Proposed parking spaces to be provided	<u>92</u>
	73 spaces short of Medway Zoning Bylaw Section 7, table 3

They are providing 92 which is 73 spaces short of the bylaw requirement. I would like to remind the Board of the ongoing parking issues at a neighboring property, 2 Marc Road at their growing and processing plant. It was fortunate that the owner of 2 Marc Road owned the adjacent property, and she is actively pursuing additional parking. If the owner of 6 Industrial Road does not have enough area, they will be handcuffed to comply with only parking within the approved areas (this does not seem like a good situation). Any additional parking (over the proposed) could cause life safety issues with Fire Departments access

I would just suggest that **IF** the Board allows such a waiver that it be conditioned some how to assure that the parking onsite will always comply and never set up any barriers for the Fire Departments Access.

Jack Mee
Building Commissioner
Town of Medway
(508) 533-3253

Susan Affleck-Childs

From: Mike Fasolino
Sent: Friday, May 20, 2022 7:03 AM
To: Susan Affleck-Childs
Cc: Chris Sparages; Jerry McDermott; Jeff Lynch
Subject: 6 Industrial Park Road

Good Morning Suzy,

We have reviewed the plans submitted for 6 Industrial Park Rd. The Fire Department is ok with the proposed changes for the site plan. We have reviewed the proposed driveway and parking lot reconfiguration at the 6 Industrial Park Road project and the location of the hydrants relative to the property. They have provided us an auto turn analysis plan for our apparatus for the proposed access into and out of the project which shows our apparatus able to make maneuver through the site. In addition, we note that there is an existing fire hydrant in front of the property and across the street from the existing building on Industrial Park Road and three existing hydrants along Jayar Road near the property. We also asked project civil engineer to add an additional hydrant on the east side of the building (in the back). The existing hydrants, in addition to the proposed hydrant in the rear of the building, will be sufficient to support the proposed project as shown on the site plan. If you need anything else from us please feel free to reach out. Thank you.

Michael Fasolino
Deputy Chief
Town of Medway
155 Village Street
Medway, Ma 02053
508-533-3211

Mailing Address:
44 Milford Street
Medway, Ma 02053

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

Project Name:	6 Industrial Park Road
Property Location:	6 Industrial Park Road
Type of Project/Permit:	Redevelopment & Addition / Special Permits & Site Plan Review
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	S.204-4.A - Registered Landscape Architect
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Have a Registered Landscape Architect submit a Landscape Plan
What aspect of the Regulation do you propose be waived?	The requirement of having to retain and utilize a Registered Landscape Architect
What do you propose instead?	Submission of a Landscape Plan by Williams & Sparages, LLC.
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	This is an existing industrial site. The addition of a Registered Landscape Architect is not necessary for this project and will add substantially to the development cost.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$5,000.00
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The applicant will supply a comprehensive Landscape Plan prepare by the engineer who has completed many such plans for many other projects.
What is the impact on the development if this waiver is denied?	None.
What are the design alternatives to granting this waiver?	None. A comprehensive Landscape Plan will still be provided.
Why is granting this waiver in the Town's best interest?	The Town will still be provided with a comprehensive Landscape Plan.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None.
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	None.
What is the estimated value of the proposed mitigation measures?	A comprehensive Landscape Plan will still be provided.
Other Information?	
Waiver Request Prepared By:	Edward V. Cannon, Jr. , Esq.
Date:	April 30, 2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
	Updated 10-23-18

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

Project Name:	6 Industrial Park Road
Property Location:	6 Industrial Park Road
Type of Project/Permit:	Redevelopment & Addition / Special Permits & Site Plan Review
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	S.204-5.C.3 - Landscape Inventory
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Submit a landscape inventory
What aspect of the Regulation do you propose be waived?	There is no notable landscape inventory present on the site
What do you propose instead?	To provide a comprehensive Landscape Plan
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	There is no notable landscape inventory present on the site
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$1,800.00
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The quality of the design and development will not be impacted if there is no inventory of current landscape features.
What is the impact on the development if this waiver is denied?	None
What are the design alternatives to granting this waiver?	Providing a comprehensive Landscape Plan
Why is granting this waiver in the Town's best interest?	There is no notable landscape inventory present on the site
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None.
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	None.
What is the estimated value of the proposed mitigation measures?	None.
Other Information?	
Waiver Request Prepared By:	Edward V. Cannon, Jr. , Esq.
Date:	April 30, 2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
	Updated 10-23-18

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

Project Name:	6 Industrial Park Road
Property Location:	6 Industrial Park Road
Type of Project/Permit:	Redevelopment & Addition / Special Permits & Site Plan Review
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	S.204-3.F - Development Impact Statement
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Provide comprehensive traffic, environmental, parking & neighborhood impact assessments
What aspect of the Regulation do you propose be waived?	The strict requirement for a single Development Impact Statement
What do you propose instead?	See explanation below
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	This property is subject to intense environmental scrutiny, a traffic professional will address the parking, and detailed odor and noise mitigation will address neighborhood impacts.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$12,000.00
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The information that the town would like to gather will be provided via the environmental work, the parking professional, and the neighborhood concerns will be addressed throughout the hearing.
What is the impact on the development if this waiver is denied?	None
What are the design alternatives to granting this waiver?	None
Why is granting this waiver in the Town's best interest?	Town will be provided with all of the pertinent information as part of the hearing process.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	None.
What is the estimated value of the proposed mitigation measures?	None.
Other Information?	None.
Waiver Request Prepared By:	Edward V. Cannon, Jr. , Esq.
Date:	April 30, 2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
	Updated 10-23-18

Susan Affleck-Childs

From: Edward V. Cannon <evc@ddcrwlaw.com>
Sent: Tuesday, May 17, 2022 1:50 PM
To: Susan Affleck-Childs; csparages@wsengineers.com
Cc: Brian Anderson
Subject: [External] RE: Phytopia - 5-24-22 hearing
Attachments: MDM Response Memo_Final 7.27.21.pdf

Good Afternoon Susy!

We're hoping to just about cover all of the outstanding issues with the PEDB next Tuesday.

1. We confirmed no letter from MPD is needed
2. A letter from MFD should be submitted anytime
3. Applicant agreed to the same standard applied to CommCan concerning the use of bituminous berm vs. vertical granite for curb cuts – just need to get a visual on what CommCan used. I can go take some pictures if that helps
4. Letter from Design Review – will follow up if that hasn't been provided yet – please let me know how I can contact Mr. Gay for that.
5. DPW letter has been submitted
6. The board inquired about the parking special permit – please see the attached
 - a. We covered this pretty extensively last summer – please let us know if our traffic expert should Zoom in next Tuesday for questions
7. The board inquired about final architectural drawings – I've copied Brian Anderson here who tells me all up to date architectural drawings have been submitted
8. 4 EV spaces have been added to the plan & applicant will install conduit along side parking area to expand # of EV spaces in future
9. Chris Sparages will provide an updated plan – just finishing up adding some requests from Con Comm – there aren't many changes so not much to review

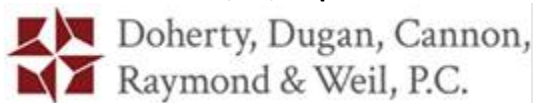
We're hopeful we won't be long next Tuesday. Then we hope to close with Con Comm next Thursday 5/26. Then we hope to have their Order of Conditions in time for our final meeting with PEDB on June 14th.

Thank you

Any concerns just let me know.

Ted

Edward V. Cannon, Jr., Esq.



124 Grove Street, Suite 220
Franklin, MA 02038

WEB: www.ddcrwlaw.com
TEL: 508-541-3000 x218
FAX: 508-541-3008
MOB: 508-735-8852
EVC@ddcrwlaw.com

STATEMENT OF CONFIDENTIALITY

The information contained in this electronic message and any attachments to this message are intended for the exclusive use of the addressee(s) and may contain confidential or privileged information exempt from disclosure under applicable law. If you are not the intended recipient, please notify Doherty, Dugan, Cannon, Raymond & Weil, P.C. immediately at 508-541-3000 or select reply on your email program and destroy all copies of this message and any attachments.

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From: Susan Affleck-Childs <sachilds@townofmedway.org>
Sent: Tuesday, May 17, 2022 12:39 PM
To: Edward V. Cannon <evc@ddcrwlaw.com>; csparages@wsengineers.com
Subject: Phytopia - 5-24-22 hearing

Hi,

I am working on the agenda and board packet for next Tuesday's PEDB meeting. Phytopia is on the agenda for 8:45 p.m.

What do you hope/want to accomplish at that meeting?

Is there any other documentation you intend to provide for the Board's review and consideration?

Also what is your understanding of the status of your application with Conservation?

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




MEMORANDUM

DATE: July 27, 2021

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

FROM: Robert J. Michaud, P.E. – Managing Principal
Daniel A. Dumais, P.E. – Senior Project Manager

RE: **Response to Comments**
Proposed Marijuana Cultivation Facility
6 Industrial Park Road – Medway, MA



MDM Transportation Consultants, Inc. (MDM) has prepared the following responses to transportation-related comments as issued in a letter by Tetra Tech dated July 1, 2021. To facilitate review, specific comments are paraphrased with corresponding responses.

Project Study Area

Comment 1: "The parking memo states the proposed facility is anticipated to include up to 87 employees operating in two shifts, with the daytime shift including up to 75 employees. The applications prepared for the project state that the facility will include approximately 90 employees on-site at any one time and that the hours of operation will be 8AM to 8PM. The Applicant should confirm the anticipated employee levels, operating times and employees per shift."

Response: Per discussions with the Applicant, Phase I includes the occupancy of 53,128± sf of floor area as a proposed Marijuana Cultivation facility. Under Phase I, the proposed facility is anticipated to operate 8:00AM to 8:00PM with approximately 53 employees primarily operating under one shift. Phase II of the project assumes up to 66,238± sf of additional floor area within a 33,119± sf footprint addition for a total of 119,366± sf of Marijuana Cultivation use. Under Phase II the employment levels would result in approximately 87 total employees operating over two shifts with approximately 53-65 employees on the first shift and the remaining employees on a later evening shift. As part of Phase II, the hours of operation at the facility will expand to 6:00AM to 11:30PM with shift times staggered by approximately 30-minutes. The resulting shift times would be 6:00AM to 2:30PM and 3:00PM to 11:30PM.

Comment 2: *"If 87 employees (or more depending on the response to comment 1 above) are expected to be on-site at any one time, the parking utilization could be close to capacity if alternative modes of transportation (i.e., carpooling, walk, bike, etc.) at the site are low. Given that employee parking at the site will be provided in two separate parking fields served by three driveways, employees may have to drive around the parking fields to locate vacant parking spaces. It is recommended that the Applicant consider implementing assigned parking to minimize vehicle trips into and out of the site driveways by employees searching for open parking."*

Response: MDM concurs that if 87 employees were on-site at any one time, the parking utilization would be close to capacity assuming limited use of alternative transportation. The project will include approximate 2-3 company vehicles which will be assigned to park within a designated area of the lot. Given the security at the facility, there will be little to no visitors allowed minimizing any visitor parking requirements. It is also anticipated that the employees will be familiar with the site layout and park in the same areas or spaces on a daily basis, therefore, assigned parking is not anticipated. Furthermore, under Phase I, there will be up to approximately 53 employees on-site during normal business hours resulting in at least 39 vacant spaces (42% surplus) on the Site. Under Phase II, the employees will operate on two shifts with 30-minute staggered shift changes to marginalized parking overlap. There are not expected to be more than 65 employees on-site at any one time resulting in a peak parking surplus of approximately 30% (27 spaces). The project will also provide delivery areas so that delivery uses are not using on-site employee parking spaces.

Comment 3: *"The parking memo references the parking ratio of 1.05 parking spaces/employee approved for a cultivation facility in Freetown, MA. The Medway facility is proposing the same parking ratio assuming 87 employees. It should be noted that peak parking demand observation data was not provided for this development to verify that the 1.05 parking spaces/employee adequately accommodates the facility's parking demand."*

Response: The cultivation facility in Freetown, MA was approved with a parking ratio of 1.05 parking spaces/employee, however, the facility has not yet been fully constructed to verify the parking demand. Parking regulations for similar facilities provided by the Town (see **Attachments**) were also reviewed. Parking requirements based on employment levels plus additional service spaces are the best comparable to industry standard rates from ITE based on employee levels for general light industrial and manufacturing which are the most closely related land use categories. Furthermore, a comparable requirement based on square footage is the Waltham, MA requirement that requires one space per 2,000 square feet of cultivation area. Based on the parking requirements for other communities with the Commonwealth the parking supply at this facility would vary greatly but would require between 33 and 90 spaces.

Comment 4: *"The parking memo and the site plans exclude the expanded area (which will be limited to growing product) from the zoning parking requirement for registered medical marijuana facilities (RMMF)."*

Response: The expanded area will be limited to product growth and will have minimal impact on the employment levels of the facility. Therefore, no additional parking will be needed beyond the Phase II employment level of approximately 87 employees. Even with all the employees operating under a single shift with no alternative transportation use which is not anticipated the parking supply of 92 on-site spaces will be adequate.

Comment 5: "The parking memo included estimates of peak parking demand for the facility based on number of employees applied to industry-standard trip rates (average and 95th percent confidence rates) published by the Institute of Transportation Engineers (ITE) Parking Generation, 5th Edition for Land Use 110 (General Light Industrial) and Land Use 140 (Manufacturing) which are the most closely related land use categories. This methodology is generally consistent with industry standards."

Response: MDM concurs, no further response required.

Comment 6: "The parking memo and site plans do not reference any proposed bicycle parking spaces. It is recommended that bicycle parking be provided consistent with the Town's regulations to help reduce auto usage at the site."

Response: The Proponent is committed to implementing a TDM program that includes bicycle parking. Exterior bicycle racks will be included in the final plan set by Williams & Sparages.

Comment 7: "The parking memo and site plans do not reference any proposed electric vehicle parking spaces. It is recommended that electric vehicle parking be provided consistent with the Town's regulations. "

Response: Electric vehicle parking will be included in the final plan set by Williams & Sparages.

Comment 8: "AutoTurn analyses were not provided in the site plans. It is recommended that the Applicant conduct AutoTurn analyses for the largest emergency apparatus and delivery vehicle anticipated at the site to ensure safe and efficient access and circulation. "

Response: AutoTurn analysis has been completed for the site plan using the Town's Ladder truck and a single unit (SU) delivery truck. The site access, circulation aisles and parking layout provide adequate maneuvering area for the largest potential responding emergency vehicle (ladder truck) as well as a SU design vehicle. Supporting AutoTurn® analysis and exhibits are provided to confirm this finding (refer to the **Attachments**).

Comment 9: "The first dedicated handicap parking space on the easterly end of the parking aisle does not have adequate room to exit the space without conflicting with vehicles entering the driveway. It is recommended that the Applicant provide a small turnaround in this area. "

Response: The parking spaces will be for employee use and will be low turnover spaces. It is assumed that this vehicle would back out of the parking space and exit via the driveway on the northern side of the Site.

Comment 10: "The two existing site driveways on Industrial Park Road are proposed to remain. These driveways only serve six parking spaces. To minimize vehicle conflict points on Industrial Park Road, it is recommended that the Applicant redesign the site access at this location to only provide one driveway for the existing six parking spaces to remain. "

Response: As part of the project the two curb cuts for serving six parking spaces is proposed to be consolidated into one-curb cut. Williams & Sparages is also reviewing the feasibility of further consolidating access along Industrial Park Road by relocating the six parking spaces to a location adjacent to the handicapped parking spaces.

ATTACHMENTS

- Parking Requirement Data
- AutoTURN® Analysis

□ Parking Requirement Data

**ATTACHMENT
PARKING ZONING REQUIREMENTS
BY EMPLOYEE**

City	Zoning Requirement	Total Spaces
<i>Abington, MA</i>	1 space per 2 employees on largest shift	33 spaces
<i>Becket, MA</i>	1 space per employee plus spaces for service vehicles	90 spaces
<i>Belmont, MA</i>	1 space per 1.5 employees on largest shift	44 spaces
<i>Dartmouth, MA</i>	1 space per employee on largest shift	65 spaces

**ATTACHMENT
PARKING ZONING REQUIREMENTS
BY SQUARE FEET OF CULTIVATION AREA**

City	Zoning Requirement	Total Spaces
<i>Waltham, MA</i>	1 space per 2,000 sf Cultivation area	60 spaces

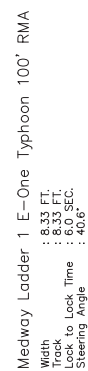
**SUMMARY OF VARIOUS AGENCY OFF-STREET PARKING REQUIREMENTS
CANNABIS CULTIVATION FACILITIES**

Agency	State	Government Level	Type of Regulation	Regional Population	Regulation Document	Date Approved	Type of Facility	Off-Street Parking Requirement	Notes
Becket	MA	Town/City	Zoning Bylaws	1,700	Section 6.8, Marijuana Establishments & Medical Marijuana Treatment Centers Bylaw	5/12/2018	Marijuana Cultivation	one (1) parking space for each employee plus adequate space for service and supply vehicles or one (1) parking space for each 1,000 square feet (SF) of gross floor area, whichever is greater.	
Summit County	CO	County	Zoning	31,000	Development Code Zoning Regulations	10/8/2013	Optional Premises Marijuana Cultivation Operation	1.25 spaces per 1,000 SF floor area	Parking for an Optional Premises Cultivation Operation, a Retail Marijuana Cultivation Facility, and a Retail Marijuana Testing Facility shall be in accordance with manufacturing/warehousing facilities, per Figure 3-7.
Adelanto	CA	Town/City	Municipal Code	33,500	Cannabis Parking Requirements	n/a	Indoor Agricultural	1 space per 1,000 SF-GFA for the first 20,000 sq. ft; 1 space per 2,000 SF-GFA for that portion between 20,000 and 40,000 sq. ft.; 1 space per 4,000 SF-GFA for that portion over 40,000; Plus 1 space/300 SF-GFA of office use	
Downers Grove	IL	Town/City	Municipal Code	49,500	Ord. Nos. 5804, 5760	12/8/2020	Adult Use Cannabis Graft Grower	6 spaces per 1,000 sq. ft. (where shared parking is available) or 7.5 spaces per 1,000 sq. ft. (where shared parking is not available) for dispensary portion of business plus 1.17 spaces per 1,000 sq. ft. for non-dispensary areas of business	
Santa Rosa	CA	Town/City	Municipal Ordinance	180,000	Ord. No. ORD-2017-025	n/a	Cannabis - Cultivation	1 space for each 1,000 sf. or as determined by CUP.	Bike Parking = 1 space per 14,000 sf or as determined by CUP.
Santa Rosa	CA	Town/City	Municipal Ordinance	180,000	Ord. No. ORD-2017-025	n/a	Cannabis - Manufacturing (Equal to or greater than 50 ksf)	1 space for each 700 sf or as determined by CUP. The gross floor area may include accessory office space comprising less than 5% of the total gross floor area.	Bike Parking = 1 space per 14,000 sf or as determined by CUP.
Colorado Springs	CO	Town/City	City Council	465,000	Medical Marijuana Land Use Regulations	7/7/2014	Optional Premises Medical Marijuana Cultivation Operation	1 space per 5,000 GSF grow and process, 1 space per 400 GSF office	

NOTE: Table prepared by Tetra Tech on July 13, 2021

Marijuana Facility Parking Regulations		
Town	Parking Requirement	Specifically for Cultivation
Barnstable	The required number of parking spaces for marijuana cultivators, research facilities and independent testing laboratories shall be one space for every 700 square feet of gross floor area. The Planning Board shall also rely on the recommendation of site plan review.	yes
Waltham	Any marijuana establishment permitted under this article shall provide one space for each 400 gross square feet of floor area used for sale, dispensing and processing and one space for each 2,000 gross square feet of floor area used for cultivation. All parking areas shall be designed and built according to the standards contained in Sections 5.4 to 5.48.	yes
Belmont	Wholesale and industrial establishments: one parking space per 1.5 employees on the largest shift, but capable of expansion to not less than one space per 400 square feet gross floor area.	no
Abington	One parking space for each two employees during the shift of maximum employment or one space for each 600 square feet of open or enclosed area devoted to the compounding, manufacturing or processing of any goods or articles, whichever is less, plus one space for each vehicle used in conjunction with the business	no
Becket	Marijuana cultivation facilities and marijuana product manufacturers: one (1) parking space for each employee plus adequate space for service and supply vehicles or one (1) parking space for each 1,000 square feet (SF) of gross floor area, whichever is greater. b. Marijuana research facilities and independent testing laboratories: one (1) parking space for each 300 SF of gross floor area.	yes
Dalton	In addition to the requirements listed in Article X, off-street parking must be provided for as follows. For buildings or sites that contain more than one type of marijuana use, each use shall be calculated separately and parking provided for each on site, based on gross floor area of the individual uses. These requirements may be modified or waived by the special permit granting authority. (a) Retail uses: one parking space for every 250 square feet of gross floor area of the building(s). (b) Cultivation, processing, packaging, manufacturing or storage uses: one parking space for every 1,000 square feet of gross floor area of the building(s). (c) Testing or research uses: one parking space for every 350 square feet of gross floor area of the building(s)	yes
Dartmouth	Parking at a Marijuana Establishment shall comply with the requirements of Article 24, Site Plan Review, except that parking spaces shall be provided at the rate of one parking space per employee for the largest shift, plus one parking space for each 250 square feet of building floor space that is devoted to customer service;	yes
7-13-21 prepared by Morgan Harris, Medway CED office		

□ AutoTURN® Analysis

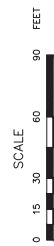


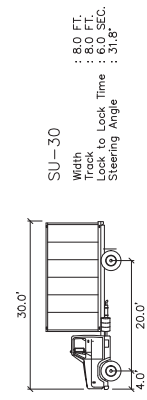
MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers
28 Lord Road, Suite 280
Marlborough, MA 01752

Scale: As Noted
DWG No. 1143 Autoturn (2021-07-27).dwg
Date: July 2021
Project No. 1143

Proposed Development
Medway, Massachusetts

*Exhibit 1
Autoturn Analysis
Medway Fire Truck*





Site Plan Source: Williams & Sparagies

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers
28 Lord Road, Suite 280
Methuen, MA 01752

Scale: As Noted
DWG No. 1143 Autoturn (2021-07-27).dwg
Date: July 2021
Project No. 1143

Proposed Development
Medway, Massachusetts

Exhibit 2
Autoturn Analysis
SU-30 Truck

SHEET LIST TABLE		
SHEET TITLE	DRAWING	SHEET NUMBER
COVER PLAN	C1.1	1
SITE CONTEXT PLAN	C1.2	2
EXISTING CONDITION PLAN	C2.1	3
GRADING & DRAINAGE PLAN	C3.1	4
UTILITY PLAN	C4.1	5
SURVEY & LAYOUT PLAN	C5.1	6
PHOTOMETRIC PLAN	C6.1	7
LANDSCAPE PLAN	C7.1	8
EROSION & SEDIMENT CONTROL PLAN	C8.1	9
CONSTRUCTION DETAILS PLAN	C9.1	10
CONSTRUCTION DETAILS PLAN	C9.2	11
CONSTRUCTION DETAILS PLAN	C9.2	12
CONSTRUCTION DETAILS PLAN	C9.3	13
STOPPING SIGHT DISTANCE PLAN	C10.1	14

ZONING TABLE

ZONE: EAST INDUSTRIAL (EI)

CATEGORY	REQUIRED/ALLOWED	PROVIDED
MINIMUM LOT AREA	20,000 ft²	184,685 ft²
MINIMUM LOT FRONTAGE	100 ft.	895.94 ft.
MINIMUM FRONT SETBACK	30 ft.	53.0± ft.
MINIMUM SIDE SETBACK	20 ft.	24.9± ft.
MINIMUM REAR SETBACK	30 ft.	81.4 ft.
MAXIMUM BUILDING HEIGHT	60 ft.	<< 60 ft.
MAXIMUM LOT COVERAGE (BLDGS)	NA	NA
MAXIMUM IMPERVIOUS COVERAGE	80%	76.1%
MINIMUM OPEN SPACE	20%	23.9%

OWNER:
MEDWAY FLOWER, LLC
990 PARADISE ROAD
SWAMPSCOTT, MA 01907

APPLICANT:
PHYTOPIA, INC.
25 NEWBURY STREET
PEABODY, MA 01960

PARCEL INFORMATION:
ADDRESS: 6 INDUSTRIAL PARK ROAD, MEDWAY, MA 02053
PLAN: LOTS 13,14,15,16,17 & 18 ON PLAN NO. 242 OF 1967, PLAN BOOK 222
MEDWAY ASSESSOR'S: MAP 33, PARCEL 004

DEED REFERENCE:
BOOK 36836 PAGE 269

PLAN REFERENCES:
1. PLAN NO. 242 OF 1967, PLAN BOOK 222

PROJECT NOTES:
1. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ACTUAL INSTRUMENT FIELD SURVEY CONDUCTED BY WILLIAMS & SPARAGES, LLC IN JULY 2018 THROUGH FEBRUARY 2021.
2. TOPOGRAPHIC INFORMATION SHOWN IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD88).
3. PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A OR ZONE AE) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25021C0142E, EFFECTIVE DATE: JULY 17, 2012.
4. PROPERTY LIES WITHIN THE GROUNDWATER PROTECTION DISTRICT.
5. PROPERTY LIES WITHIN THE MossDEP ZONE II WELLHEAD PROTECTION AREA.

LIST OF WAIVERS:

S.204-4.A PLAN SHALL BE STAMPED BY A REGISTERED LANDSCAPE ARCHITECT. WE REQUEST A WAIVER FROM THE REQUIREMENT OF HAVING A LANDSCAPE ARCHITECT ON THE TEAM. THE ENGINEERING AND SURVEY OFFICE OF WILLIAMS & SPARAGES LLC WILL SUBMIT A COMPREHENSIVE LANDSCAPE PLAN.

S.204-3.F DEVELOPMENT IMPACT STATEMENT. WE REQUEST A WAIVER FROM THE REQUIREMENT OF PROVIDING A DEVELOPMENT IMPACT STATEMENT AS THE INFORMATION REQUESTED WILL BE ADDRESSED THROUGHOUT THE HEARING.

MEDWAY PLANNING & ECONOMIC
DEVELOPMENT BOARD

DATE APPROVAL ISSUED:

PLAN ENDORSEMENT DATE:



WILLIAMS & SPARAGES
REGISTERED PROFESSIONAL ENGINEERS
300 NORTH MAIN STREET
MIDDLETON, MA 01949
PHONE 978-339-8088
WWW.WSENGINEERS.COM

Owner:
Medway Flower, LLC
990 Paradise Road
Swampscott, MA 01907

Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review
☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
WILLIAMS & SPARAGES
No. 40774
CIVIL
PHOTOGRAPHED
(4/1/22)

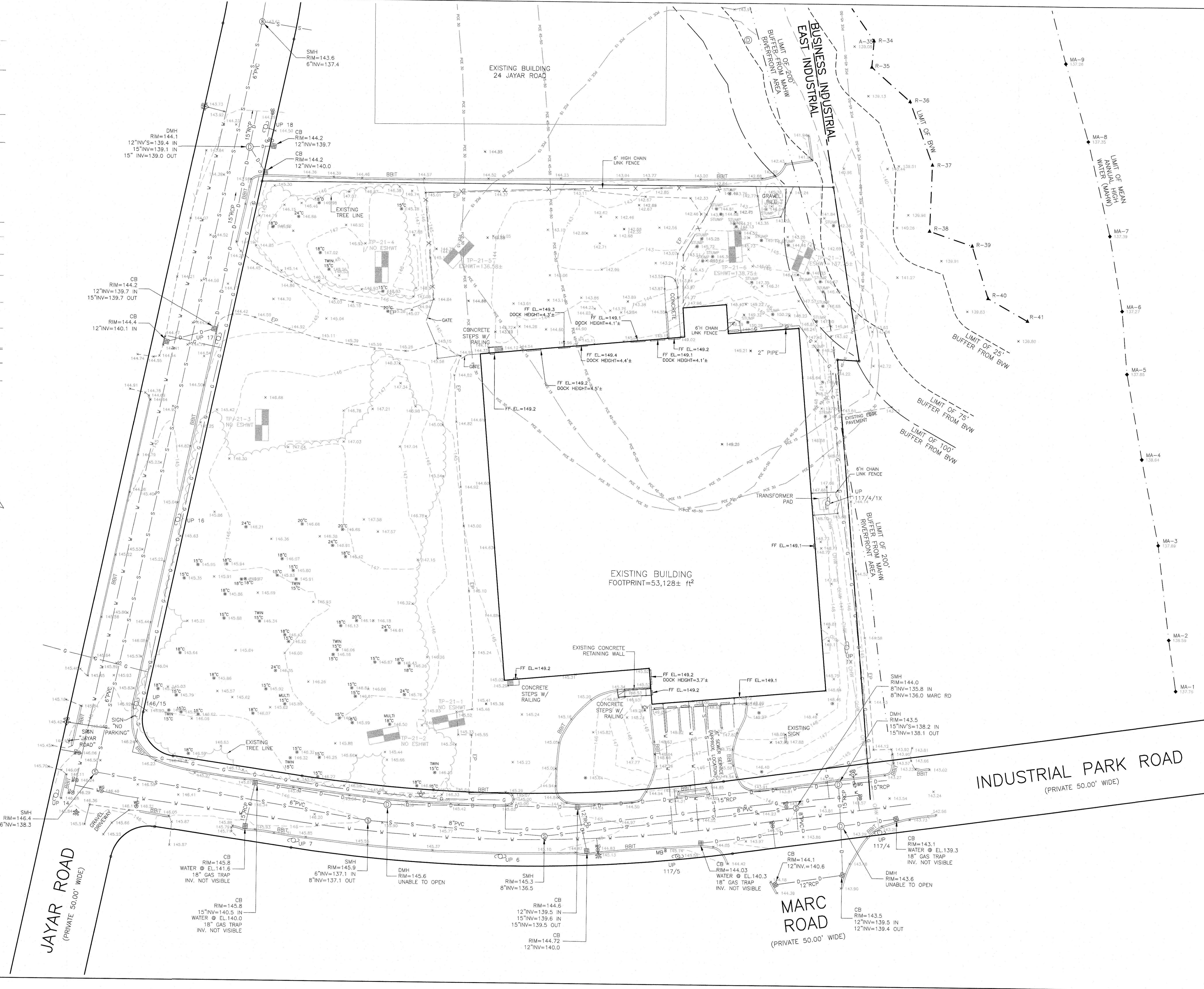
COVER PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA



6	5	4	3	2	1
0'	100'	200'	400'		
SCALE: 1"=200'				APRIL 1, 2021	

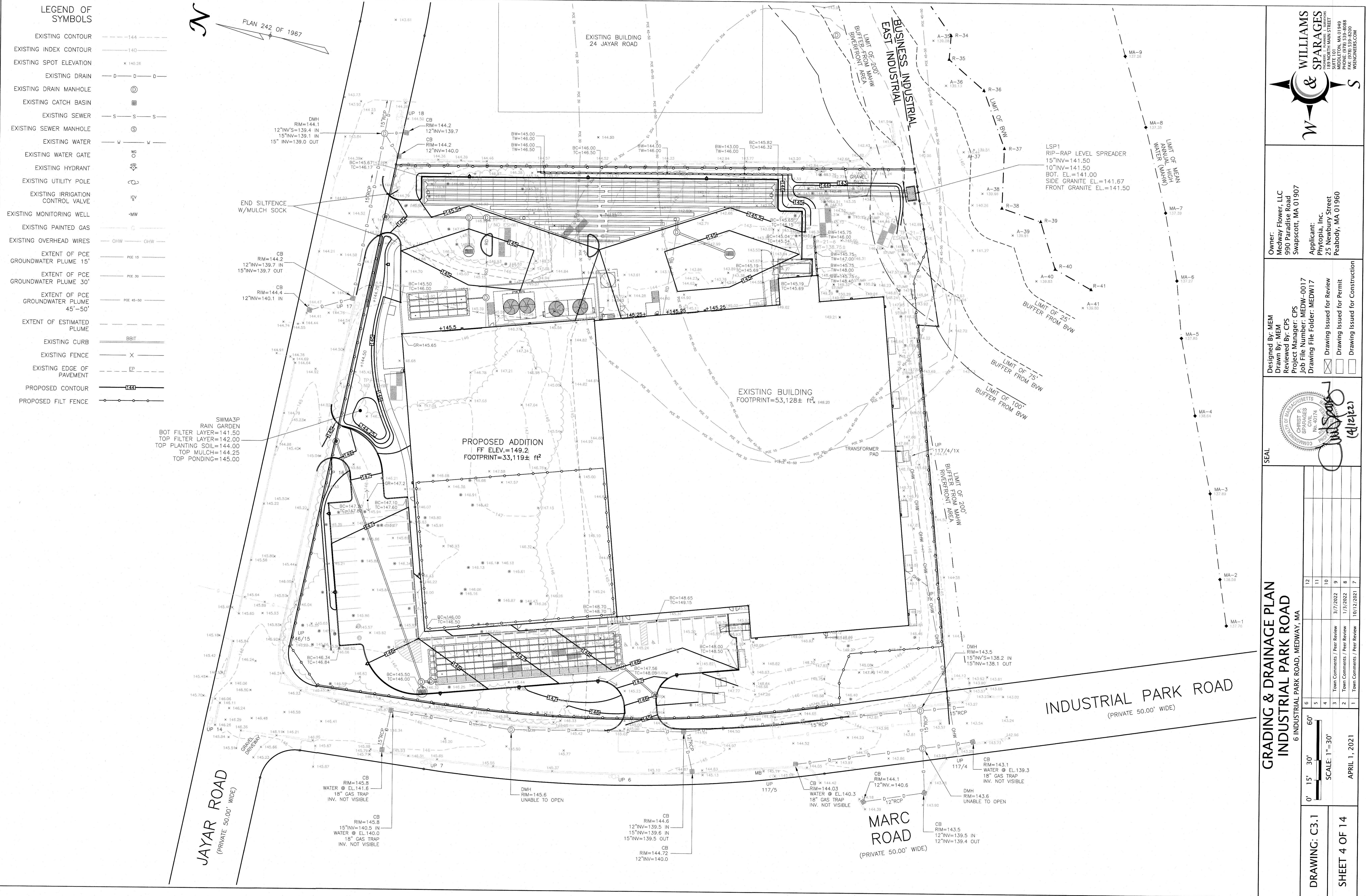
DRAWING: C1.1	12	11	10	9	8	7
				3/7/2022	1/9/2022	10/12/2021
				Town Comments / Peer Review	Town Comments / Peer Review	Town Comments / Peer Review

SHEET 1 OF 14

LEGEND OF SYMBOLS	
EXISTING CONTOUR	--- - - - 144 - - - -
EXISTING SPOT ELEVATION	× 140.28
EXISTING DRAIN	— D — D — D —
EXISTING DRAIN MANHOLE	Ⓓ
EXISTING CATCH BASIN	⌘
EXISTING SEWER	— S — S — S —
EXISTING SEWER MANHOLE	Ⓔ
EXISTING WATER	— W — W — W —
EXISTING WATER GATE	WG ○
EXISTING HYDRANT	⦿
EXISTING UTILITY POLE	⌒
EXISTING IRRIGATION CONTROL VALVE	ⒾV
EXISTING PAINTED GAS	— G —
EXISTING OVERHEAD WIRES	— OHW — OHW —
EXTENT OF PCE GROUNDWATER PLUME 15'	PCE 15
EXTENT OF PCE GROUNDWATER PLUME 30'	PCE 30
EXTENT OF PCE GROUNDWATER PLUME 45'—50'	PCE 45-50
EXTENT OF ESTIMATED PLUME	— — — — —
EXISTING CURB	=====BBIT=====
EXISTING FENCE	— X —
EXISTING EDGE OF PAVEMENT	— - - - - EP - - - - -



DRAWING: C2.1	<h1>EXISTING CONDITION PLAN</h1> <h2>INDUSTRIAL PARK ROAD</h2> <p>6 INDUSTRIAL PARK ROAD, MEDWAY, MA</p>											<p>Designed By: MEM Drawn By: MEM Reviewed By: CPS Project Manager: CPS Job File Number: MEDW-0017 Drawing File Folder: MEDW17</p> <p><input checked="" type="checkbox"/> Drawing Issued for Review <input type="checkbox"/> Drawing Issued for Permit <input type="checkbox"/> Drawing Issued for Construction</p>	<p>Owner: Medway Flower, LLC 990 Paradise Road Swapscott, MA 01907</p> <p>Applicant: Phytopia, Inc. 25 Newbury Street Peabody, MA 01960</p>	 <p>WILLIAMS & SPARAGHES ENGINEERING, INC. 185 NORTH MAIN STREET MIDDLETON, MA 01949 PHONE (878) 539-8088 WWW.WSENGINEERS.COM</p>					
	<p>DRAWING: C2.1</p> <p>SHEET 3 OF 14</p>	<p>0' 15' 30' 60'</p> <p>SCALE: 1"=30'</p> <p>APRIL 1, 2021</p> <table border="1"> <tr> <td>6</td> <td></td> <td>12</td> </tr> <tr> <td>5</td> <td></td> <td>11</td> </tr> <tr> <td>4</td> <td></td> <td>10</td> </tr> <tr> <td>3</td> <td>Town Comments / Peer Review</td> <td>3/7/2022</td> </tr> <tr> <td>2</td> <td>Town Comments / Peer Review</td> <td>1/3/2022</td> </tr> <tr> <td>1</td> <td>Town Comments / Peer Review</td> <td>10/12/2021</td> </tr> </table>	6		12	5		11	4						10	3	Town Comments / Peer Review	3/7/2022	2
6		12																	
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WILLIAMS & SPARGES
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PHONE (978) 539-8888
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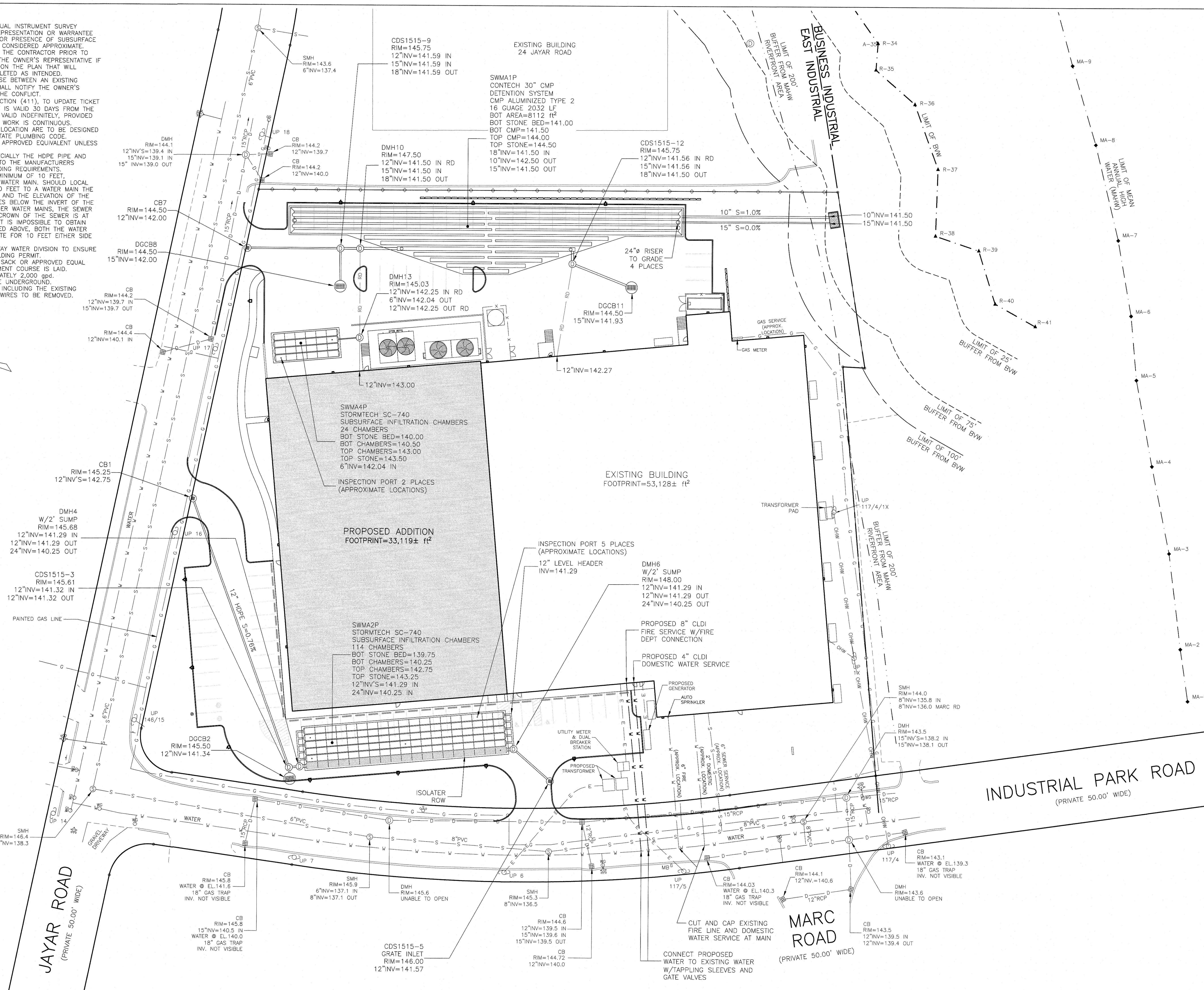
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☒ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL
CHRIST P. SPARGES
REGISTERED PROFESSIONAL ENGINEER
No. 40174
EXPIRATION DATE 12/31/2022
4/12/22

DRAWING: C3.1		SHEET 4 OF 14	
GRADING & DRAINAGE PLAN INDUSTRIAL PARK ROAD 6 INDUSTRIAL PARK ROAD, MEDWAY, MA		APRIL 1, 2021	
12	11	10	9
6	5	4	3
TOWN COMMENTS / Peer Review		3/7/2022	
TOWN COMMENTS / Peer Review		1/3/2022	
TOWN COMMENTS / Peer Review		10/12/2021	
TOWN COMMENTS / Peer Review		7	

- PROJECT NOTES:
1. THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARGES, LLC. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE LOCATION OR PRESENCE OF SUBSURFACE UTILITIES AND THOSE UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
 2. IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
 3. CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (411), TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
 4. THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00, UNIFORM STATE PLUMBING CODE.
 5. ALL PROPOSED DRAIN PIPES ARE TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
 6. THE INSTALLATION OF DRAINAGE STRUCTURES, ESPECIALLY THE HDPE PIPE AND SUBSURFACE CHAMBERS, SHALL ADHERE STRICTLY TO THE MANUFACTURERS INSTALLATION REQUIREMENTS TO MEET AASHTO LOADING REQUIREMENTS.
 7. WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.
 8. THE APPLICANT SHALL COORDINATE WITH THE MEDWAY WATER DIVISION TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
 9. PROPOSED CATCH BASINS TO BE FITTED WITH SILT SACK OR APPROVED EQUAL WHEN INSTALLED AND REMOVED AFTER FINAL PAVEMENT COURSE IS LAID.
 10. DAILY WATER USAGE IS EXPECTED TO BE APPROXIMATELY 2,000 gpd.
 11. ALL PROPOSED ELECTRICAL CONNECTIONS SHALL BE UNDERGROUND.
 12. EXISTING ON SITE ELECTRICAL SERVICE COMPONENTS, INCLUDING THE EXISTING TRANSFORMER PAD, UTILITY POLES AND OVERHEAD WIRES TO BE REMOVED.



WILLIAMS & SPARGES

189 NORTH MAIN STREET
MIDDLETON, MA 01948
PHONE: (978) 539-8200
WWW.WSLLC.COM

Owner:
Medway Flower, LLC
950 Paradise Road
Swampscott, MA 01907

Applicant:
Phytocopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

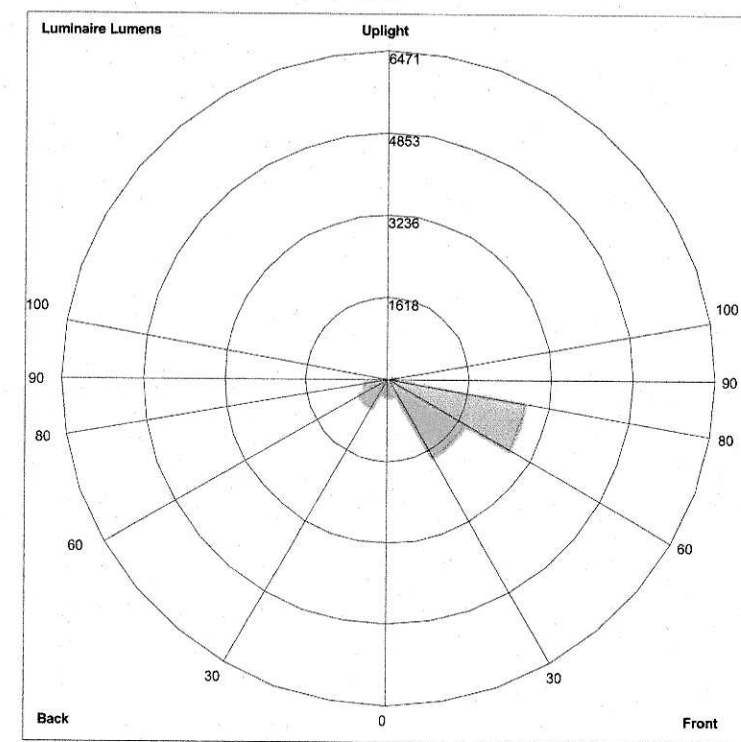
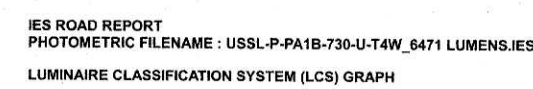
CHRIST P. SPARGES
REGISTERED PROFESSIONAL ENGINEER
NO. 00174
EXPIRATION DATE 12/31/2024

14/12/22

UTILITY PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

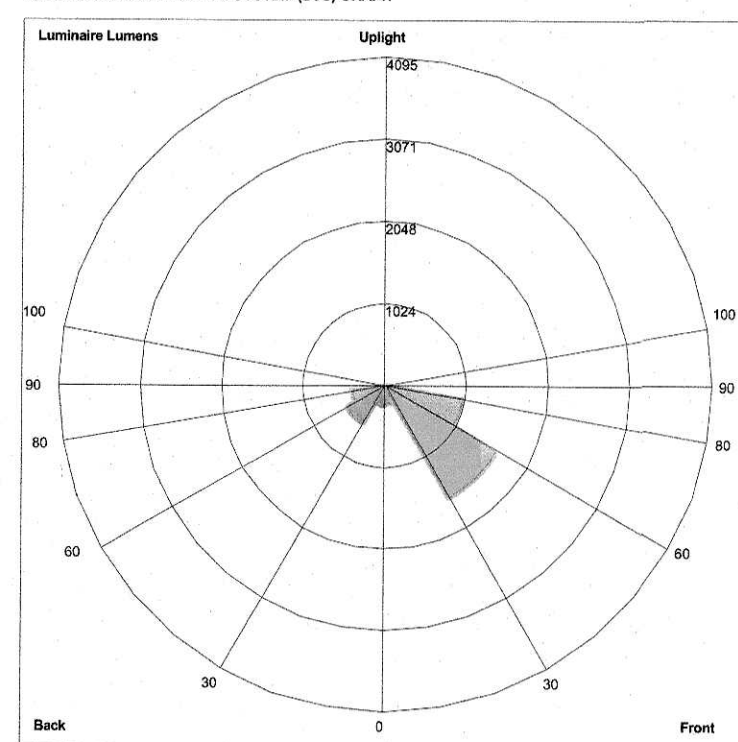
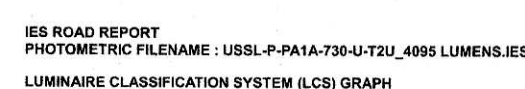
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12	11	10	9	8	7
			Town Comments / Peer Review	3/7/2022	
			Town Comments / Peer Review	1/3/2022	
			Town Comments / Peer Review	10/12/2021	

DRAWING: C4.1
SHEET 5 OF 14
APRIL 1, 2021



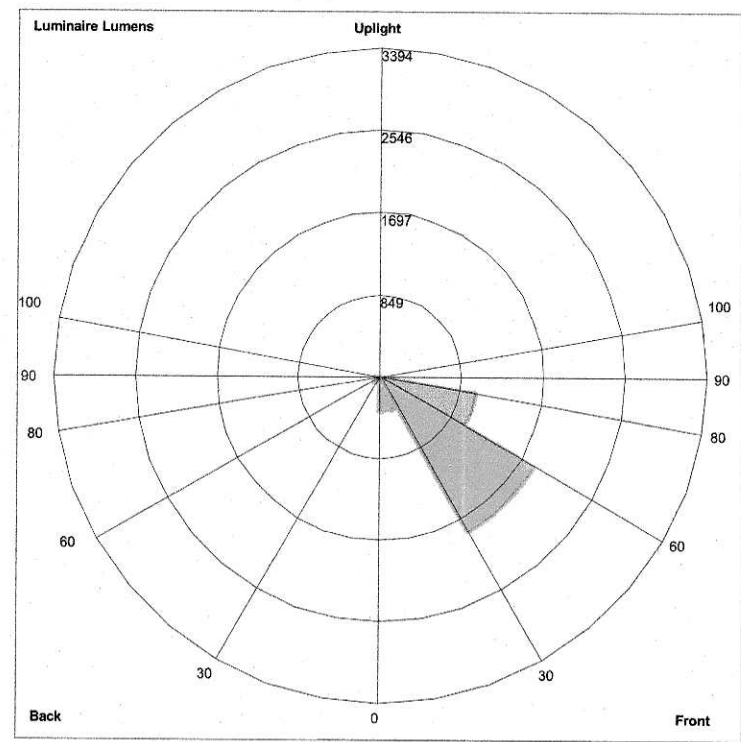
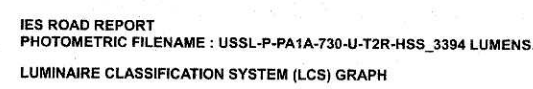
Luminaire Lumens:
Front: Low=345.4, Medium=1758.4, High=2750.8, Very High=1581.2
Back: Low=310.2, Medium=635.5, High=471.6, Very High=32.0
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G2



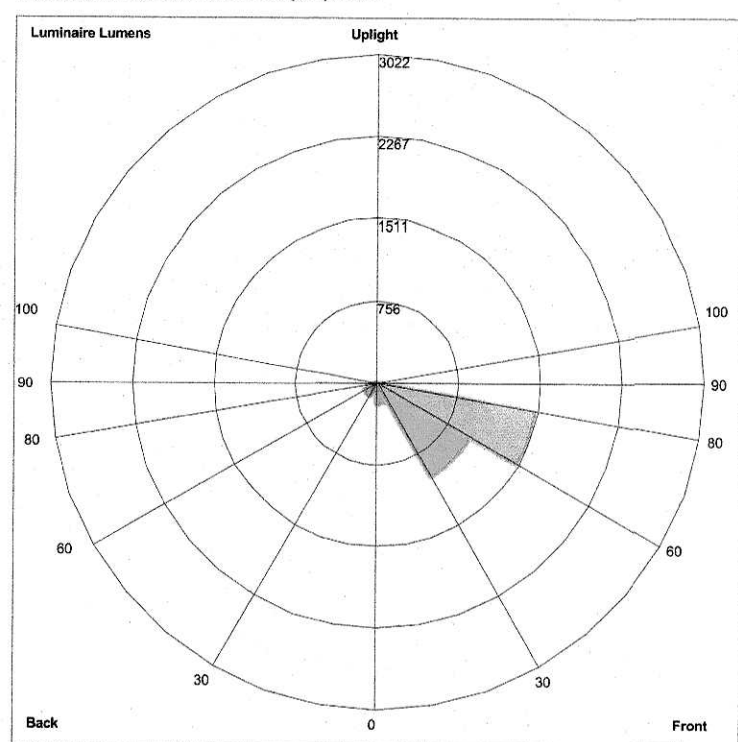
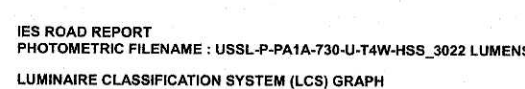
Luminaire Lumens:
Front: Low=236.6, Medium=1614.9, High=980.1, Very High=39.7
Back: Low=241.2, Medium=542.4, High=417.8, Very High=22.3
Uplight: Low=0.0, High=0.0

BUG Rating: B1-U0-G1



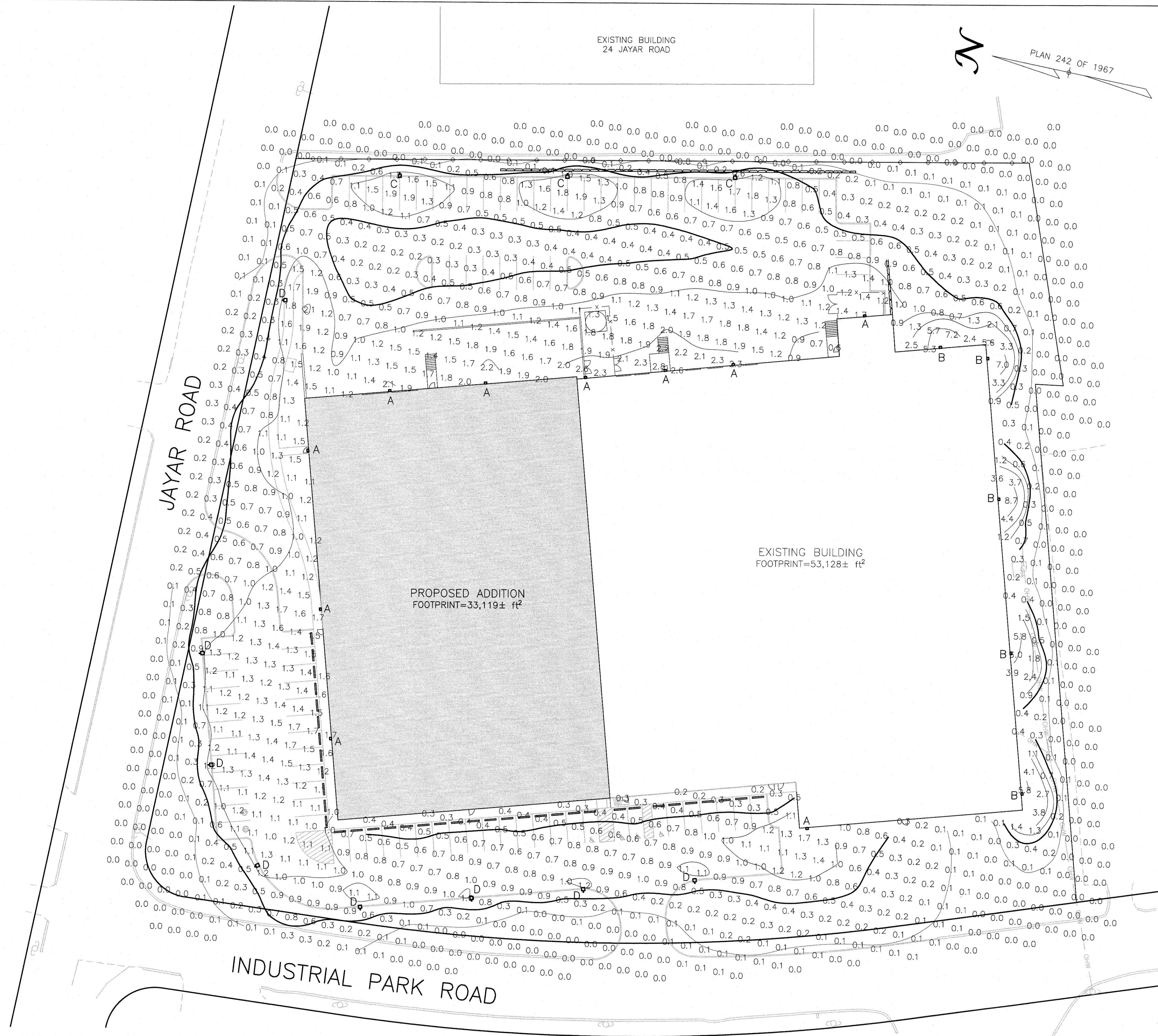
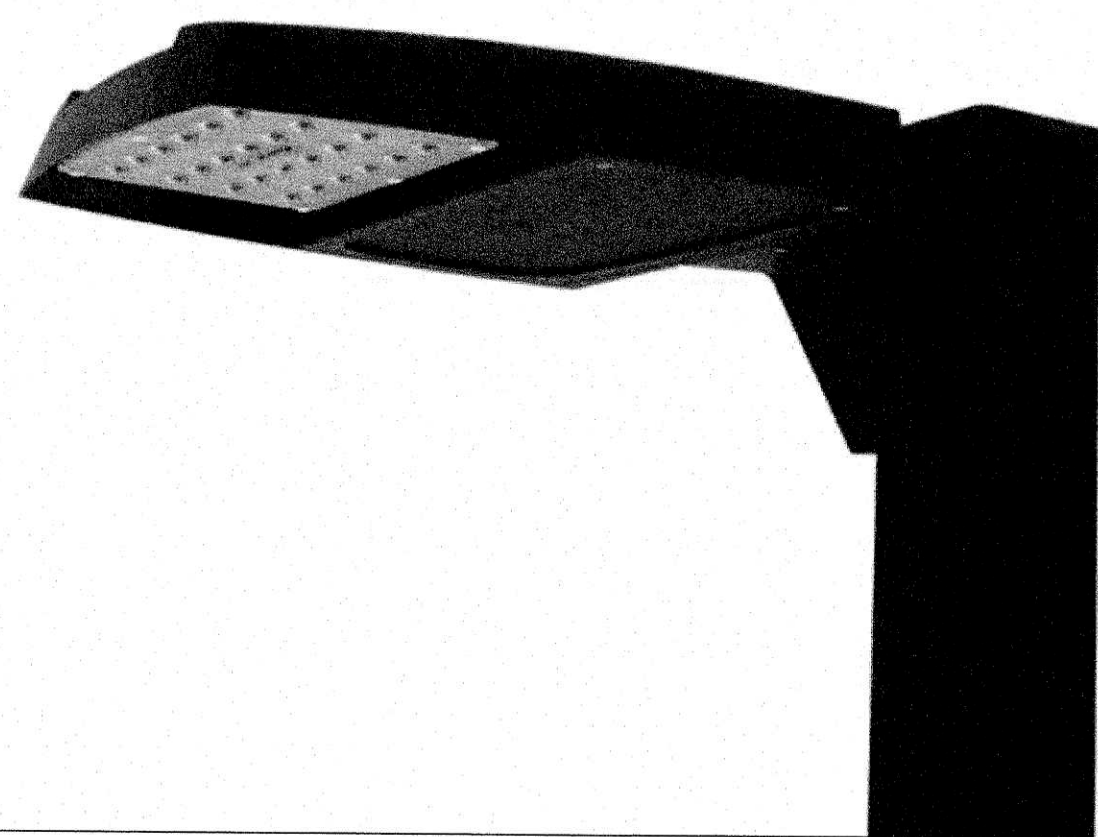
Luminaire Lumens:
Front: Low=360.3, Medium=1843.1, High=1606.9, Very High=11.1
Back: Low=47.0, Medium=77.6, High=47.3, Very High=0.7
Uplight: Low=0.0, High=0.0

BUG Rating: B0-U0-G1



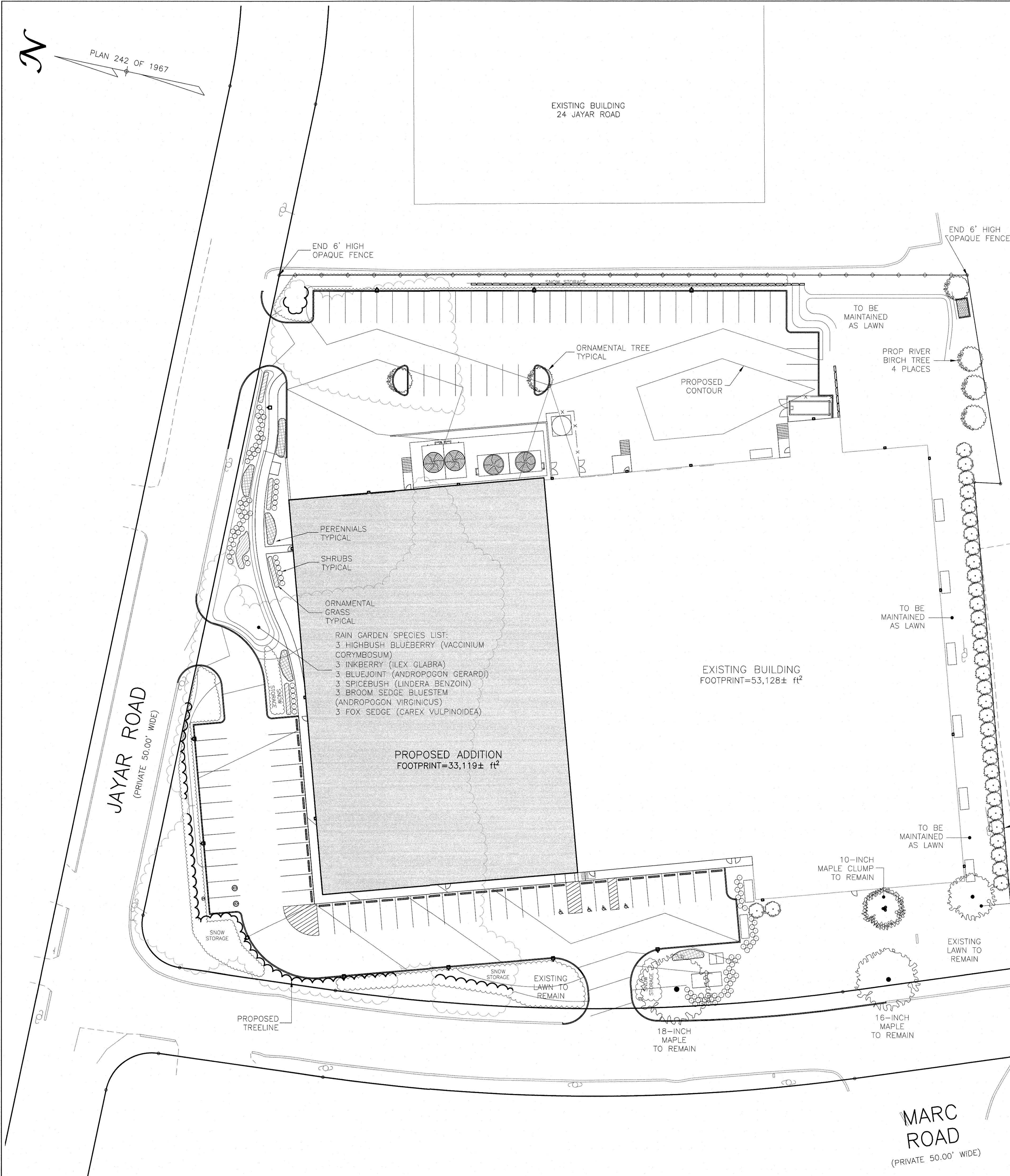
Luminaire Lumens:
Front: Low=191.7, Medium=589.9, High=1486.2, Very High=56.7
Back: Low=75.5, Medium=129.7, High=91.6, Very High=0.8
Uplight: Low=0.0, High=0.0

BUG Rating: B0-U0-G1



LUMINAIRE SCHEDULE									GENERAL PHOTOMETRIC SCHEDULE	
SYMBOL	LABEL	QUANTITY	CATALOG NUMBER COOPER LIGHTING	DESCRIPTION	LAMP	TILT	LLF	CANDELA FILE		
□	A	10	USSL-PETITE LED USSL-P-PA1B-730-U-T4W (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE IV WIDE OPTICS 20' MOUNTING HEIGHT (WALL MOUNTED)	3000K 6471 LUMENS PER LAMP	0°	0.85	USSL-P-PA1B-730-U-T4W_6471 LUMENS.IES	AVERAGE FOOT-CANDLES	0.62
□	B	5	USSL-PETITE LED USSL-P-PA1A-730-U-T2 (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE 2 OPTICS 8' MOUNTING HEIGHT (WALL MOUNTED)	3000K 4095 LUMENS PER LAMP	0°	0.85	USSL-P-PA1A-730-U-T2U_4095 LUMENS.IES	MAXIMUM FOOT-CANDLES	8.7
□	C	3	USSL-PETITE LED USSL-P-PA1A-730-U-T2R-HSS (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE 2 OPTICS 20' MOUNTING HEIGHT (POLE MOUNTED)	3000K 3394 LUMENS PER LAMP	0°	0.85	USSL-P-PA1A-730-U-T2R-HSS_3394 LUMENS.IES	MINIMUM FOOT-CANDLES	0.0
□	D	8	USSL-PETITE LED USSL-P-PA1A-730-U-T4W-HSS (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE IV WIDE OPTICS 20' MOUNTING HEIGHT (POLE MOUNTED)	3000K 3022 LUMENS PER LAMP	0°	0.85	USSL-P-PA1A-730-U-T4W-HSS_3022 LUMENS.IES	MINIMUM TO MAXIMUM FC RATIO	0.00
									MAXIMUM TO MINIMUM FC RATIO	8.65 / 0.00
									AVERAGE TO MINIMUM FC RATIO	0.62 / 0.00

<p>DRAWING: C6.1</p>	<p>PHOTOMETRIC PLAN</p> <p>INDUSTRIAL PARK ROAD</p> <p>6 INDUSTRIAL PARK ROAD, MEDWAY, MA</p>					<p>SEAL</p>		<p>Designed By: MEM</p> <p>Drawn By: MEM</p> <p>Reviewed By: CPS</p> <p>Project Manager: CPS</p> <p>Job File Number: MEDW-0017</p> <p>Drawing File Folder: MEDW17</p>	<p>Owner: Medway Flower, LLC 990 Paradise Road Swampscott, MA 01907</p> <p>Applicant: Phytopia, Inc. 25 Newbury Street Peabody, MA 01960</p>	<p>WILLIAMS & SPARAGES 189 NORTH MAIN STREET MIDDLETON, MA 01449 PHONE (978) 339-8088 FAX (978) 339-8000 WWW.WS-ENGINEERS.COM</p>
	<p>SHEET 7 OF 14</p>	<p>0' 15' 30' 60'</p> <p>SCALE: 1"=30'</p> <p>APRIL 1, 2021</p>	<p><input checked="" type="checkbox"/> Drawing Issued for Review</p> <p><input type="checkbox"/> Drawing Issued for Permit</p> <p><input type="checkbox"/> Drawing Issued for Construction</p>							



PLANT SCHEDULE

ORNAMENTAL TREES					
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	PLANTING SIZE	NOTES
RBC	TBD	BETULA NIGRA	RIVER BIRCH	10'-12' TALL	B&B, MULTI STEM
SBY	TBD	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	8'-10' TALL	B&B, MULTI STEM
ERB	TBD	CERCIS CANADENSIS	EASTERN REDBUD	8'-10' TALL	B&B, SINGLE/MULTI STEM
SMA	TBD	MAGNOLIA STELLATA	STAR MAGNOLIA	8'-10' TALL	B&B, SPECIMEN
JFC	TBD	PRUNUS KANZAN	JAPANESE FLOWERING CHERRY	8'-10' TALL	B&B, SPECIMEN
SHRUBS					
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	PLANTING SIZE	NOTES
RTD	TBD	CORNUS SERICEA 'ARTIC FIRE'	RED TWIG DOGWOOD	3.5' TALL	B&B, PLANT 36" O.C.
INK	TBD	ILEX GLABRA	INKBERRY	3' TALL	B&B, PLANT 36" O.C.
DFG	TBD	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3.5' TALL	B&B, PLANT 36" O.C.
GLS	TBD	RHUS AROMATICA	GRO-LOW SUMAC	3 GALLON	B&B, PLANT 36" O.C.
QHD	TBD	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3' TALL	B&B, PLANT 36" O.C.
WBY	TBD	ILEX VERTICILLATA	WINTERBERRY	3' TALL	B&B, PLANT 36" O.C.
HYW	TBD	TAXUS X MEDIA 'HICKSII'	HICKS YEW	5 GALLON	B&B, PLANT 36" O.C.
PERENNIALS					
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	PLANTING SIZE	NOTES
PCF	TBD	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GALLON	PLANT 18" O.C.
VHM	TBD	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	1 GALLON	PLANT 18" O.C.
HRD	TBD	PEROVSKIA ATR. 'LITTLE SPIRE'	RUSSIAN SAGE	1 GALLON	PLANT 18" O.C.
ORNAMENTAL GRASS					
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	PLANTING SIZE	NOTES
SGR	TBD	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	2 GALLON	PLANT 36" O.C.
LBS	TBD	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GALLON	PLANT 36" O.C.
FGR	TBD	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2 GALLON	PLANT 24" O.C.

- PLANTING NOTES
1. DURING CONSTRUCTION CONTRACTOR SHALL PROTECT AND SAVE ALL VEGETATION BEYOND THE LIMIT OF GRADING ACTIVITIES.
 2. ALL PROPOSED PLANTINGS SHALL BE ADJUSTED TO ACCOMMODATE UNDERGROUND UTILITIES.
 3. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 4. IN THE EVENT OF DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS IN THE PLANT LIST AND THE DRAWINGS, THE DEPICTION OF THE PLANTS ON THE DRAWINGS SHALL GOVERN.
 5. ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A U.S.D.A. PLANT HARDINESS ZONE WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
 6. ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD TO BE BALLED AND BURLAPED.
 7. ALL LOAM AREAS FOR PLANT BEDS SHALL BE UNIFORM IN COMPOSITION AND FREE FROM SUBSOIL, STONES LARGER THAN 1" AND NOXIOUS MATERIALS.
 8. ALL PLANT SHALL BE WATERED IMMEDIATELY AFTER PLANTING.
 9. ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED AND/OR BARK MULCH. BEGINNING AND ENDING POINTS OF GRASS AND MULCH TO BE DETERMINED IN FIELD WITH OWNER AUTHORIZATION.
 10. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDING PER BUILDING CODE.
 11. ALL WORK TO COMPLY TO ORDER OF CONDITIONS ISSUED FOR PROJECT. SEE CONDITIONS PRIOR TO LANDSCAPE WORK.
 12. CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL PLANTING MATERIAL.
 13. NO PLANTING PRIOR TO APPROVAL OF FINISHED GRADE.
 14. PROVIDE SOIL DEPTH ACCORDING TO CONSTRUCTION DETAILS FOR TREES.
 15. PROVIDE 18" SOIL DEPTH FOR ALL SHRUBS AND PERENNIALS.
 16. PROVIDE 6" SOIL DEPTH FOR ALL GROUNDCOVER.
 17. PROVIDE 6" SOIL DEPTH FOR ALL SOD/SEED.
 18. ALL SPECIES WITHIN THE RAIN GARDEN SHALL BE PURCHASED FROM A NURSERY SPECIALIZING IN THE PROPOGATION OF PLANTS NATIVE TO MASSACHUSETTS. SPECIES SHALL BE SELECTED FROM THE PROPOSED SPECIES LIST FOR EACH AREA.
 19. CONTRACTOR SHALL REMOVE DEAD SCRUB BRUSH AND SHALL REMOVE SMALL DEAD TREES IN THE PROPOSED TREE SAVE AREAS. EXISTING TREES TO REMAIN SHALL ALSO BE PRUNED WITH THE ADVICE OF A LANDSCAPE CONTRACTOR TO REMOVE DEAD LIMBS TO IMPROVE THE HEALTH OF THE REMAINING TREES.

- PROJECT NOTES
1. STOCKPIILING OF SNOW AT DRIVEWAY/DRIVEWAY AND DRIVEWAY/STREET INTERSECTIONS SHALL NOT EXCEED 3 FEET IN HEIGHT.

WILLIAMS & SPARAGES
185 NORTH MAIN STREET
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PHONE: (978) 538-8088
FAX: (978) 538-8080
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Owner:
Medway Flower, LLC
990 Paradise Road
Swampscott, MA 01907
Applicant:
Phytotopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
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SEAL

LANDSCAPE PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

12
11
10
9
8
7
6
5
4
3
2
1

0' 15' 30' 60'
SCALE: 1"=30'
APRIL 1, 2021

DRAWING: C7.1
SHEET 8 OF 14

EARTHWORK CALCULATIONS

PROPOSED ADDITION:
Volumes calculated to one foot below finished floor grade
Volumes by Triangulation (Prisms)
Existing Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\EXISTING(210930).tin
Final Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\PROPOSED_ADDITION(210930).tin
Cut volume: 0.0 C.F., 0.00 C.Y.
Fill volume: 65,678.5 C.F., 2,432.54 C.Y.

Area in Cut : 0.0 S.F., 0.00 Acres
Area in Fill: 33,118.9 S.F., 0.76 Acres
Total inclusion area: 33,118.9 S.F., 0.76 Acres

Average Fill Depth: 1.98 feet
Cut to Fill ratio: 0.00
Import Volume: 2,432.5 C.Y.
Elevation Change To Reach Balance: -1.983
Volume Change Per .1 ft: 122.7 C.Y.

Cut (C.Y.) / Area (acres): 0.00
Fill (C.Y.) / Area (acres): 3199.43

Max Fill: 3.761 at 5031.208,5798.474

PROPOSED PARKING AREAS:
Volumes calculated to one foot below finished pavement grade
Volumes by Triangulation (Prisms)
Existing Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\EXISTING(210930).tin
Final Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\PROPOSED_PARKING_BASE(211001).tin
Cut volume: 32,363.5 C.F., 1,198.65 C.Y.
Fill volume: 14,770.0 C.F., 547.04 C.Y.

Area in Cut : 31,791.1 S.F., 0.73 Acres
Area in Fill: 19,995.0 S.F., 0.46 Acres
Total inclusion area: 51,855.3 S.F., 1.19 Acres

Average Cut Depth: 1.02 feet
Average Fill Depth: 0.74 feet
Cut to Fill ratio: 2.19
Export Volume: 651.6 C.Y.
Elevation Change To Reach Balance: 0.339
Volume Change Per .1 ft: 192.1 C.Y.

Cut (C.Y.) / Area (acres): 1006.90
Fill (C.Y.) / Area (acres): 459.53

Max Cut: 5.609 at 5071.852,5663.121
Max Fill: 2.761 at 5031.208,5798.474

PROPOSED GRASS AREAS:
Volumes by Triangulation (Prisms)
Existing Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\EXISTING(210930).tin
Final Surface: P:\MEDW-0017(6 Industrial Park Road)\Drawings\PROPOSED_GRASS(210930).tin
Cut volume: 16,703.8 C.F., 618.66 C.Y.
Fill volume: 14,113.6 C.F., 522.72 C.Y.

Area in Cut : 13,714.2 S.F., 0.31 Acres
Area in Fill: 20,144.6 S.F., 0.46 Acres
Area exactly in daylight: 7,595.5 S.F., 0.17 Acres
Total inclusion area: 41,454.3 S.F., 0.95 Acres
Total exclusion area: 138,102.4 S.F., 3.17 Acres

Average Cut Depth: 1.22 feet
Average Fill Depth: 0.70 feet
Cut to Fill ratio: 1.18
Export Volume: 95.9 C.Y.
Elevation Change To Reach Balance: 0.062
Volume Change Per .1 ft: 153.5 C.Y.

Cut (C.Y.) / Area (acres): 650.09
Fill (C.Y.) / Area (acres): 549.28

Max Cut: 5.424 at 5120.687,5593.986
Max Fill: 4.012 at 4815.741,5729.176

TOTAL EXPORT VOLUME:
0.00 C.Y. + 1,198.65 C.Y. + 618.66 C.Y. = 1,817 ± C.Y.

TOTAL IMPORT VOLUME:
2,432.54 C.Y. + 547.04 C.Y. + 522.72 C.Y. = 3,502 ± C.Y.

NET VOLUME:
3,502 C.Y. ± - 1,817 C.Y. ± = 1,685 C.Y. ± IMPORT

END SILTFENCE/LIMIT OF WORK W/MULCH SOCK (DISTURBED LAND AREA WITHIN LIMIT OF WORK=126,427 ft²)

END SILTFENCE W/MULCH SOCK

EXISTING CATCH BASIN TO BE FITTED WITH SILTSACK OR APPROVED EQUAL PRIOR TO CONSTRUCTION AND REMOVED AFTER FINAL PAVEMENT COURSE IS LAID.

SWMA3P
RAIN GARDEN
BOT FILTER LAYER=141.50
TOP FILTER LAYER=142.00
TOP PLANTING SOIL=144.00
TOP MULCH=144.25
TOP PONDING=145.00

ALL PROPOSED CATCH BASINS TO BE FITTED WITH SILTSACK OR APPROVED EQUAL AFTER INSTALLATION AND REMOVED AFTER FINAL PAVEMENT COURSE IS LAID (TYPICAL 4 PLACES)

PROPOSED CONSTRUCTION ENTRANCE

CONTRACTOR STAGING AREA

PROPOSED ADDITION
FF ELEV.=149.2
FOOTPRINT=33,119± ft²

STOCKPILE AREA
W/SILT FENCE

EXISTING CATCH BASIN TO BE FITTED WITH SILTSACK OR APPROVED EQUAL PRIOR TO CONSTRUCTION AND REMOVED AFTER FINAL PAVEMENT COURSE IS LAID.

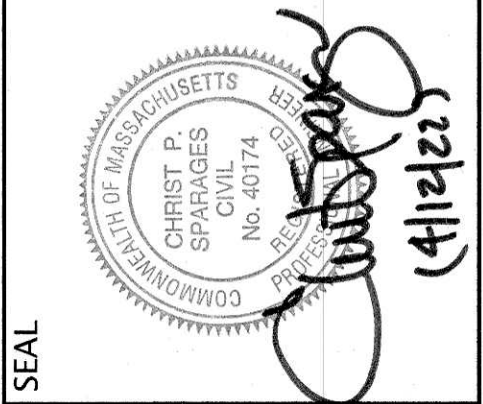
INDUSTRIAL PARK ROAD
(PRIVATE 50.00' WIDE)

MARC ROAD
(PRIVATE 50.00' WIDE)



Owner:
Medway Flower, LLC
990 Paradise Road
Swampscott, MA 01907
Applicant:
Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

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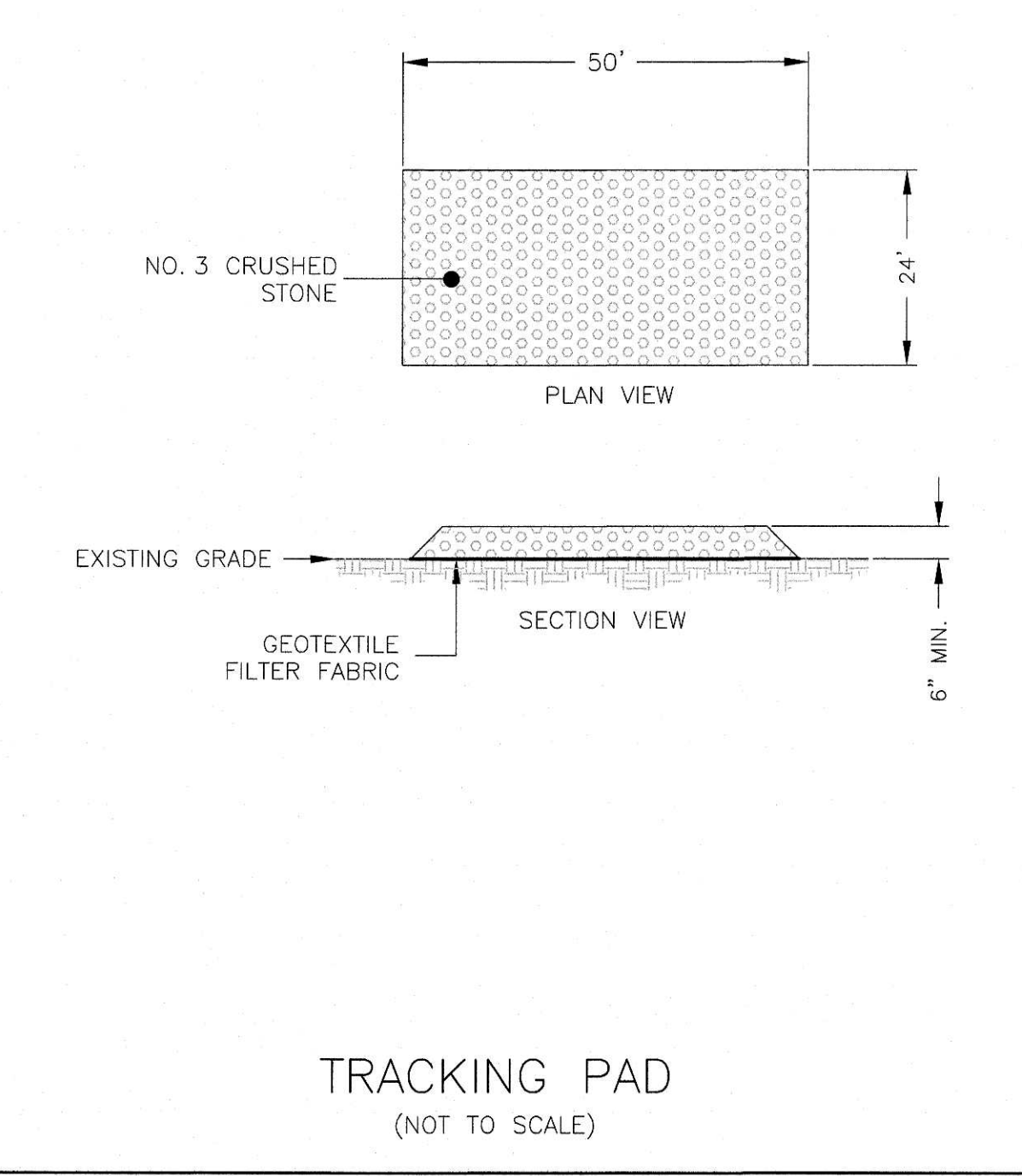
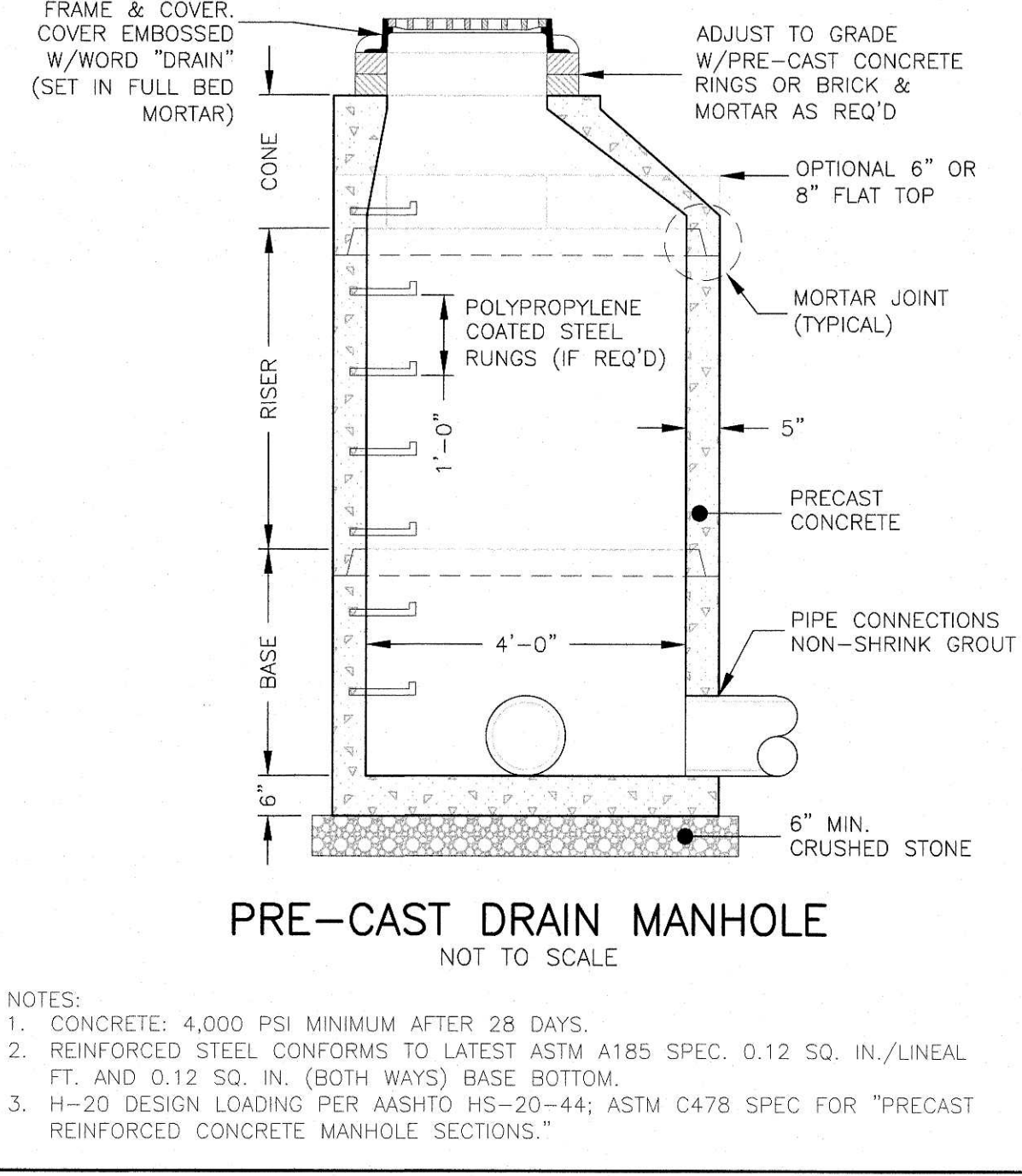
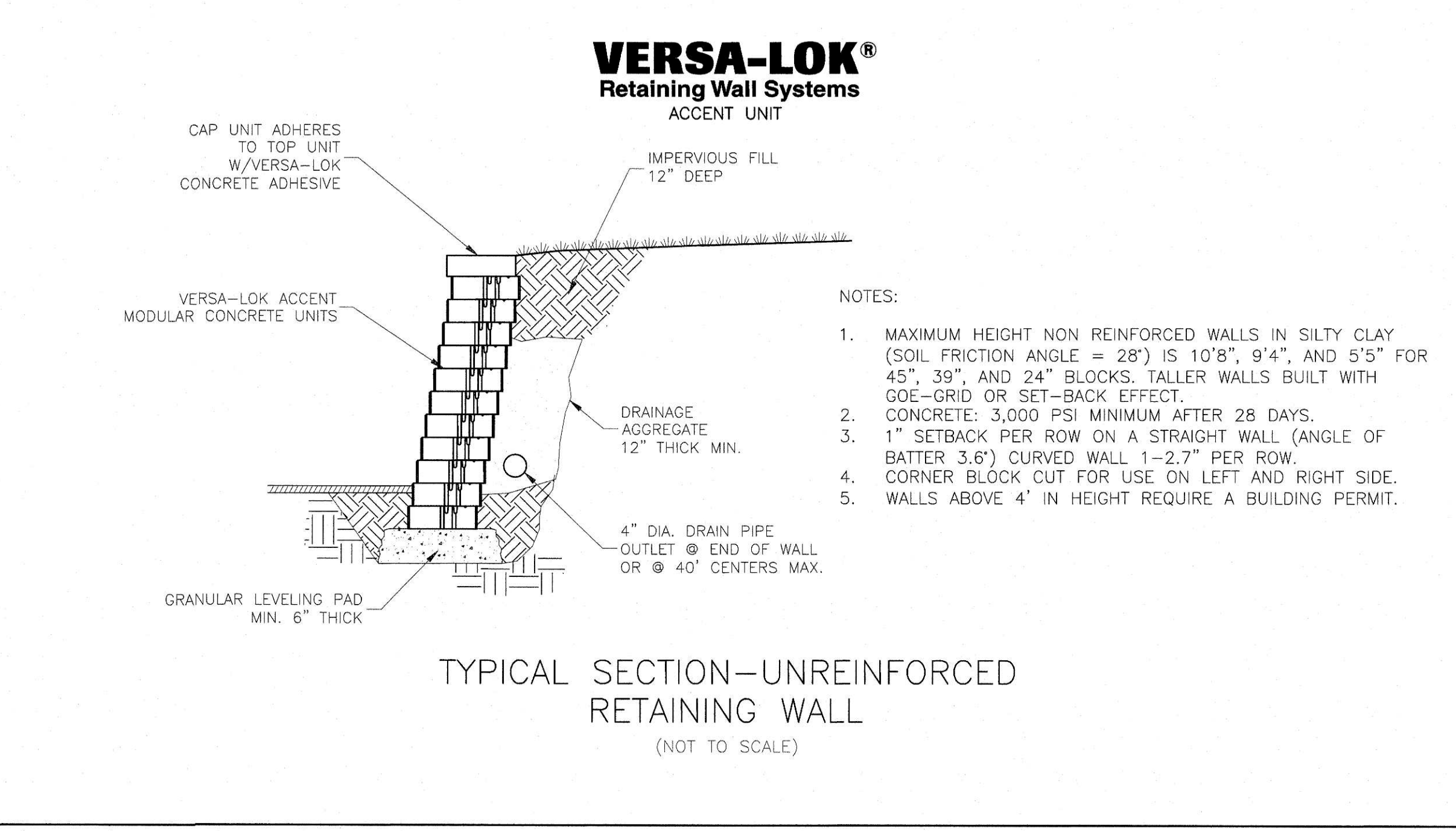
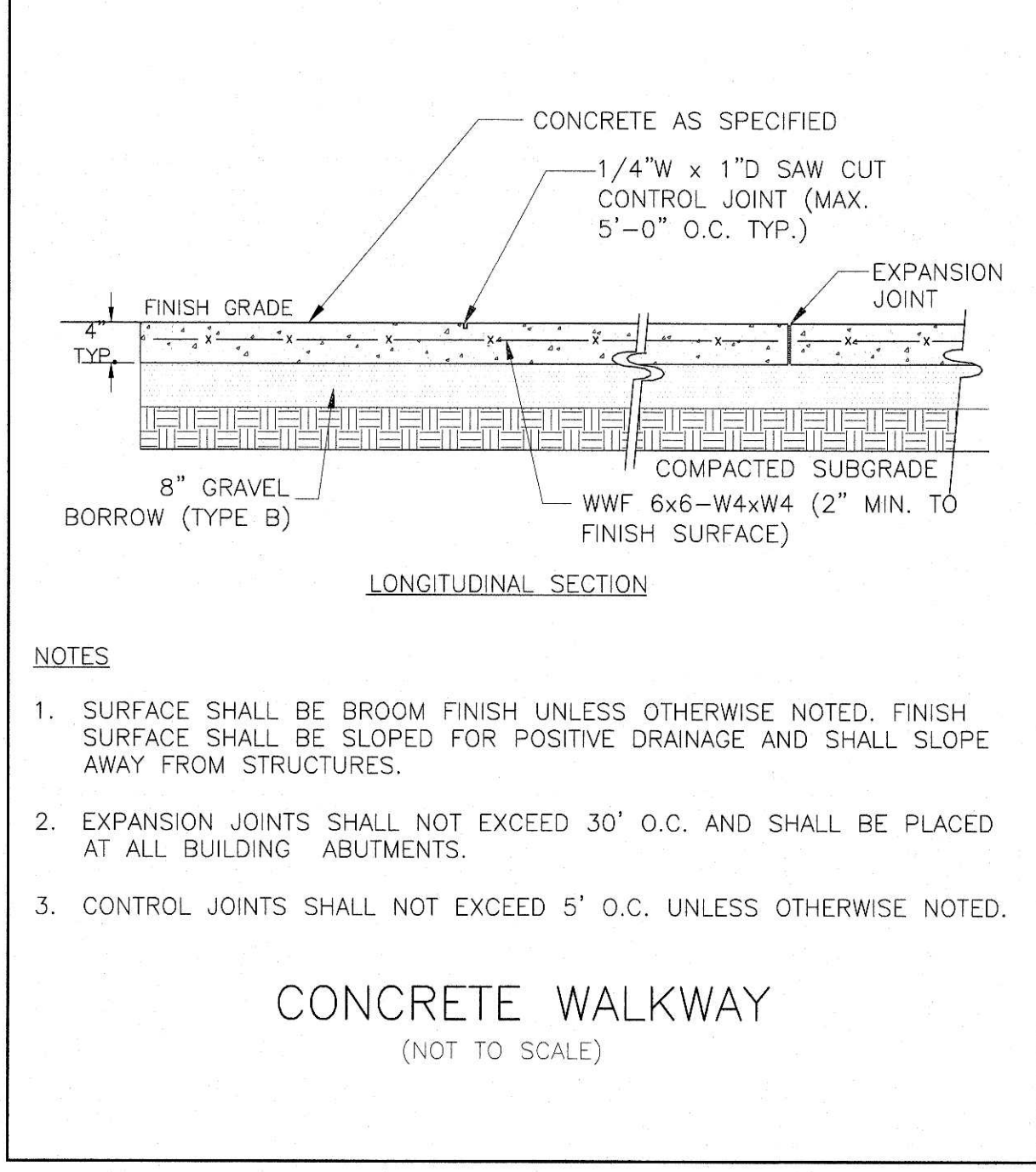
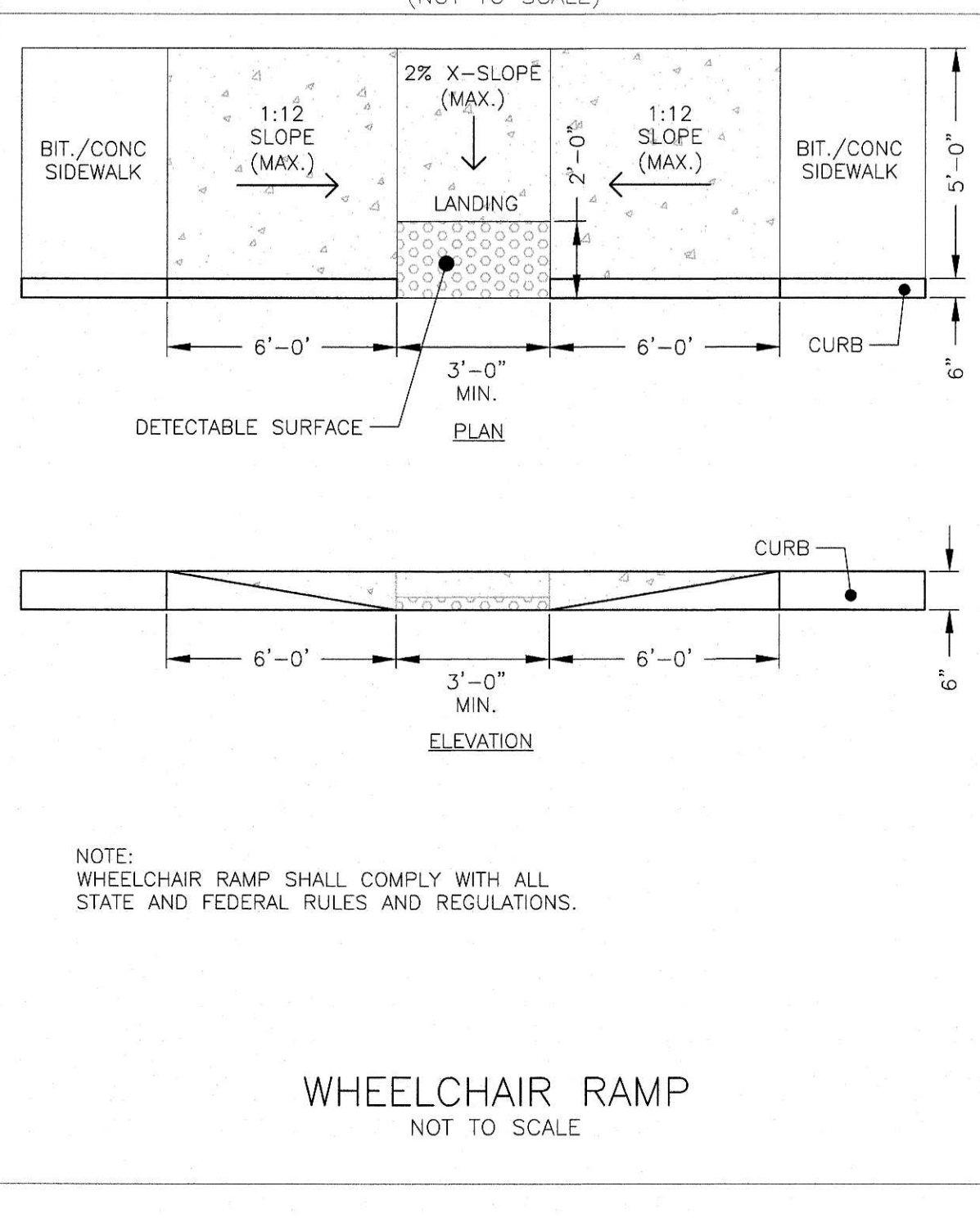
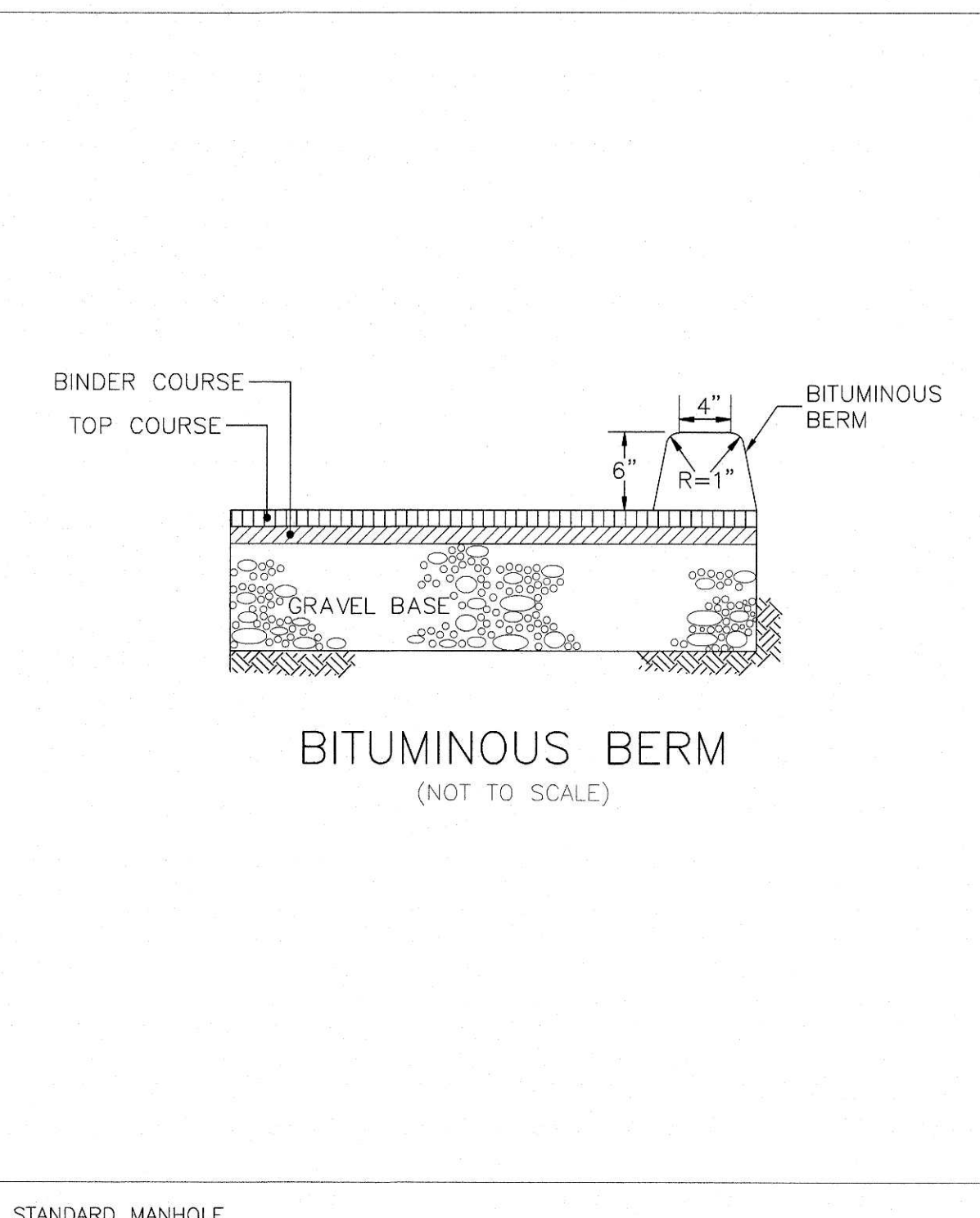
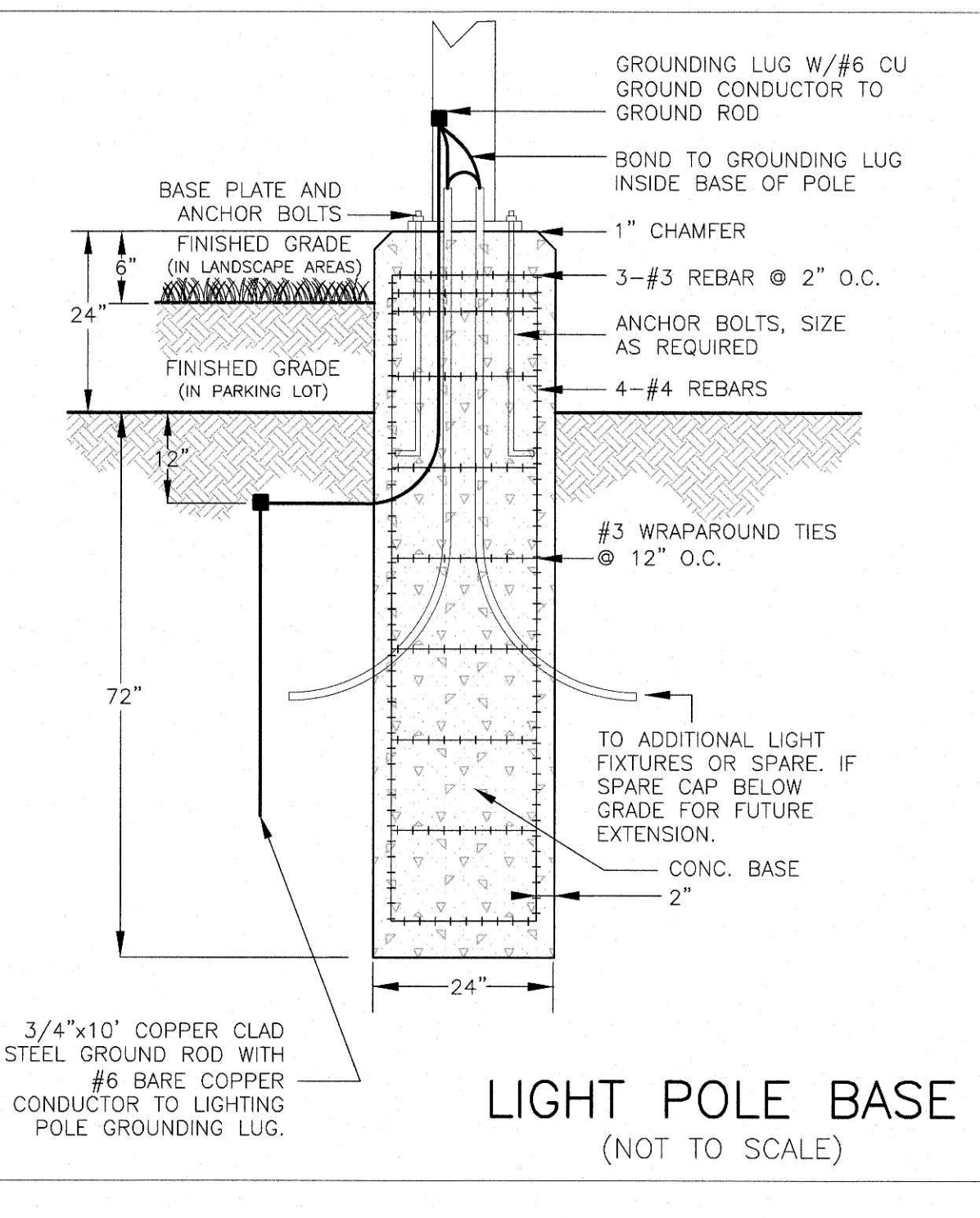
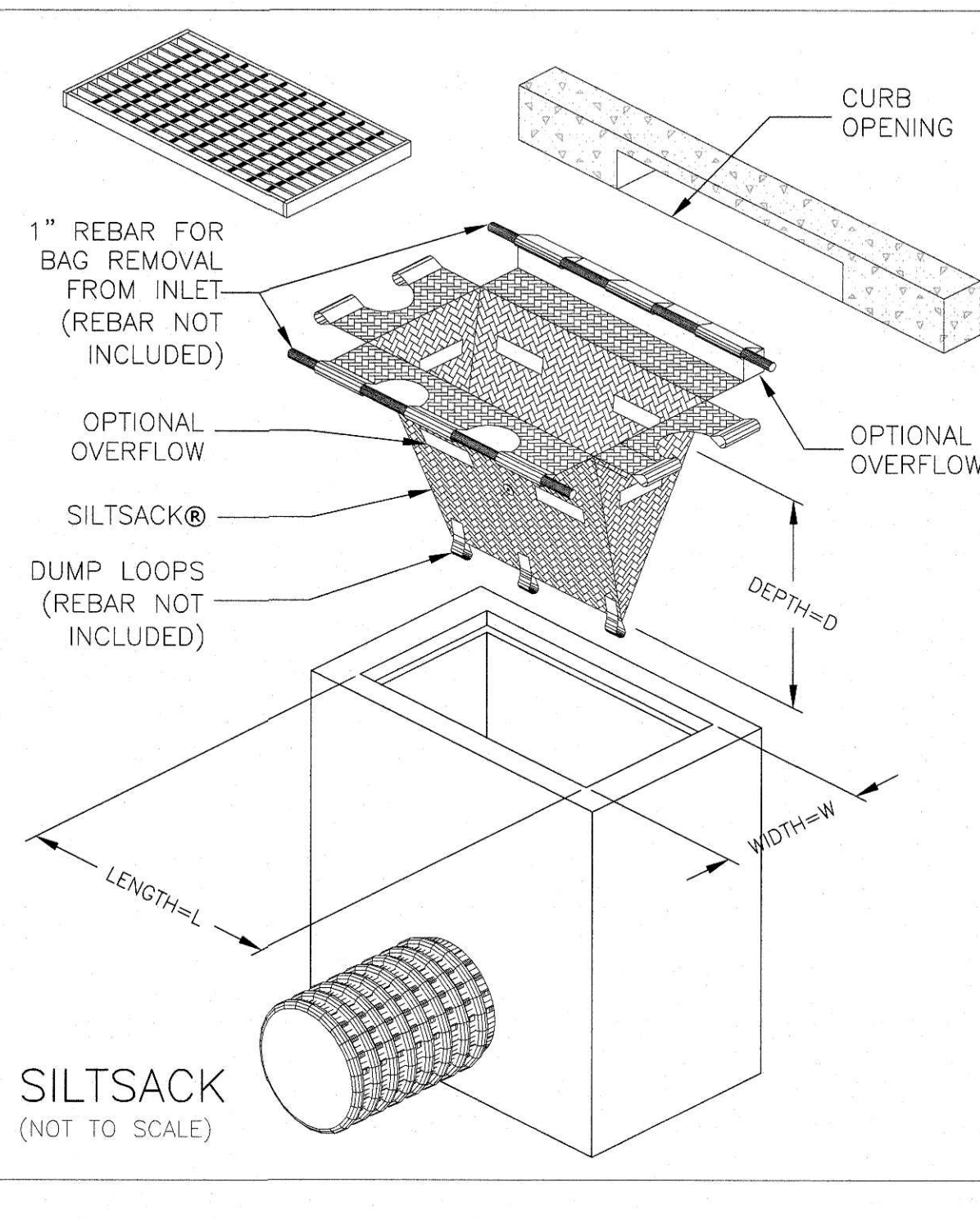
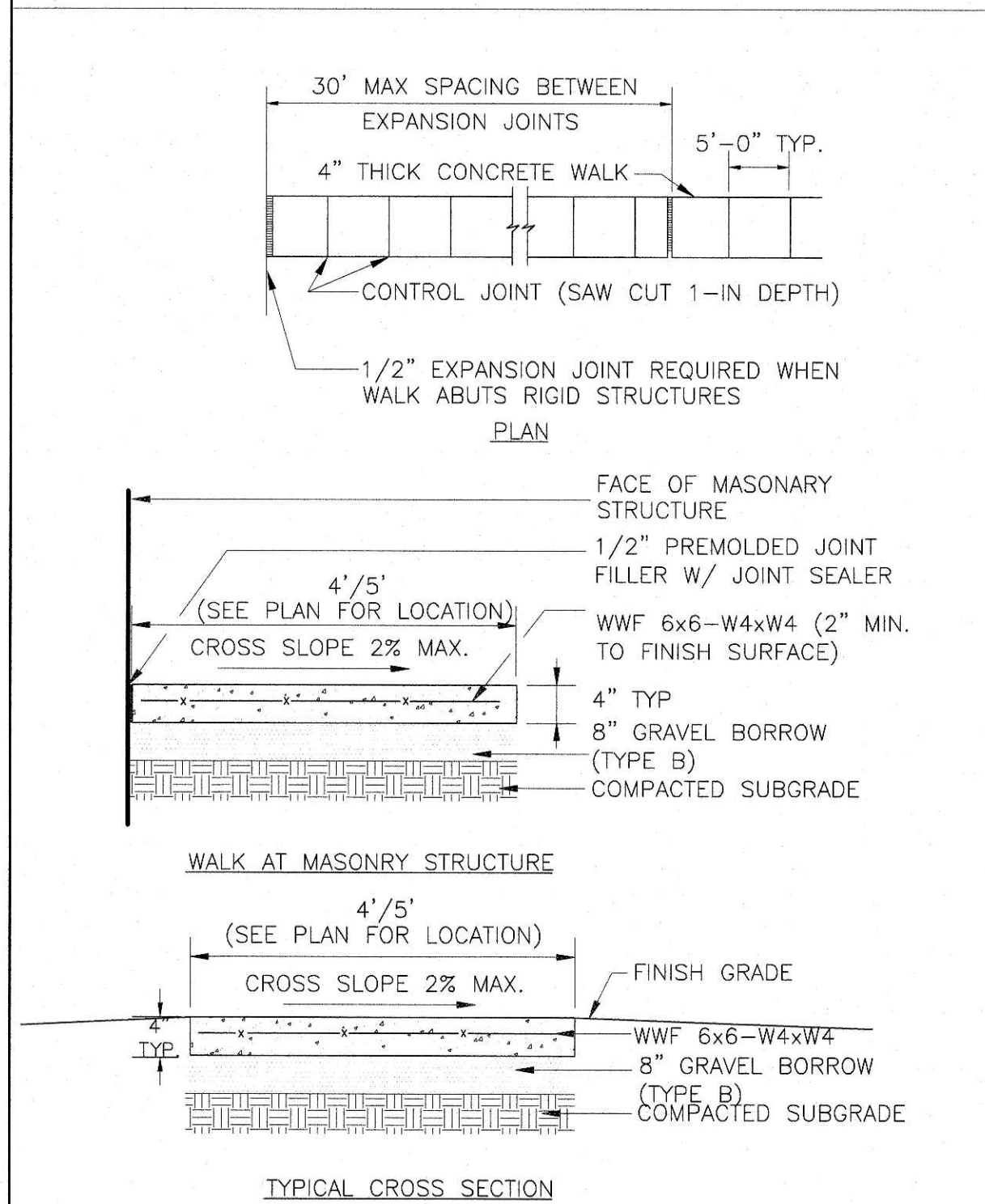
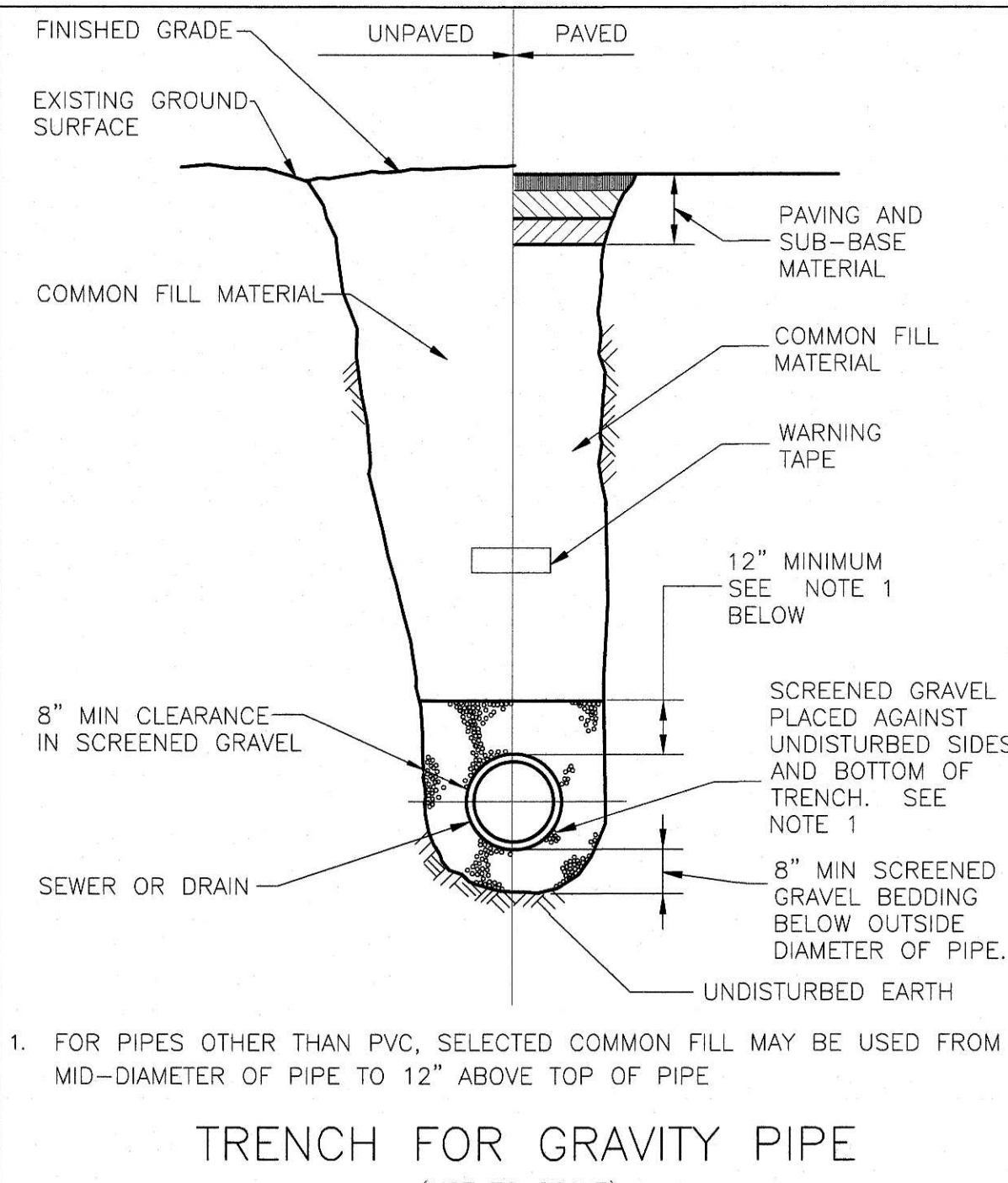
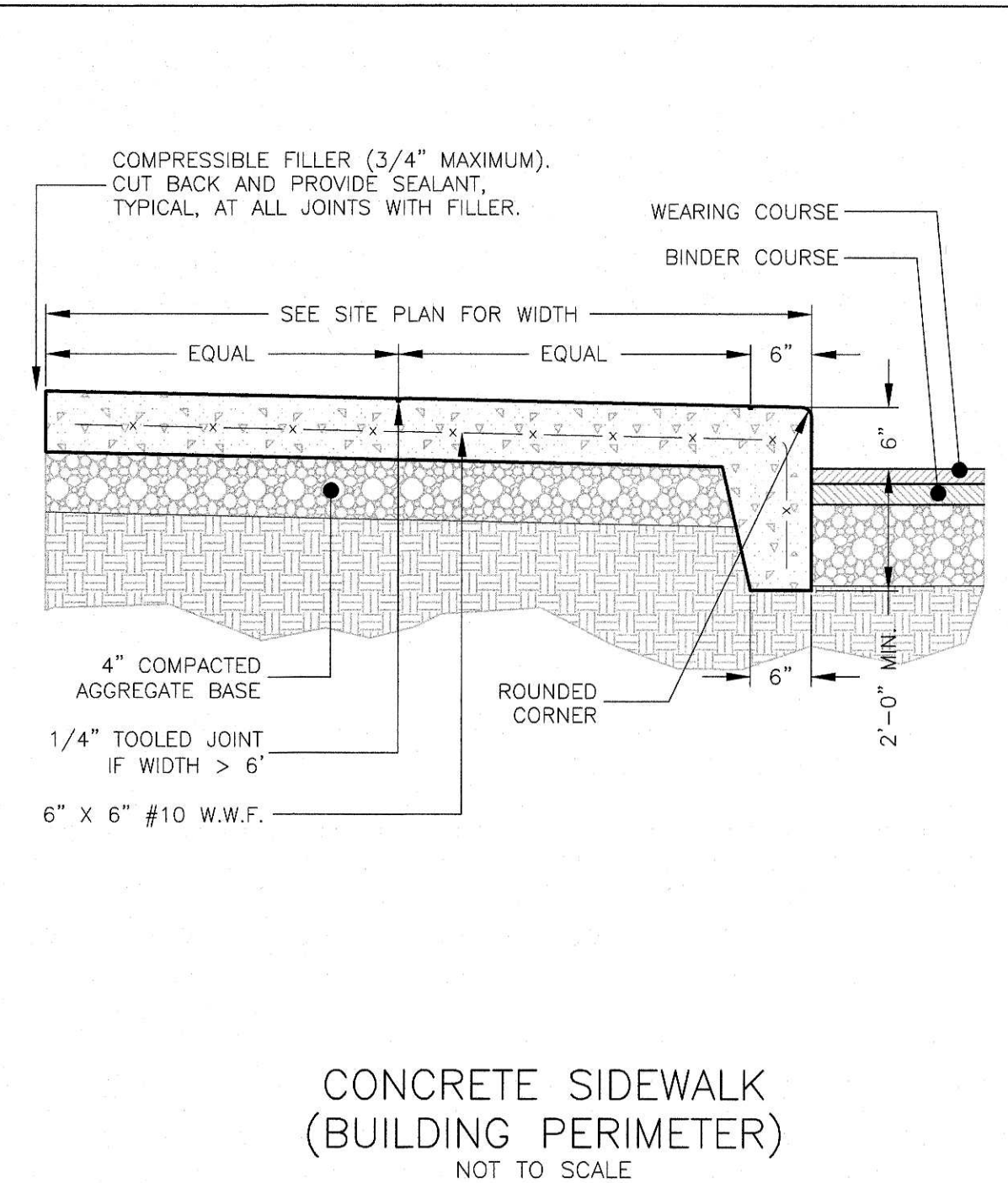
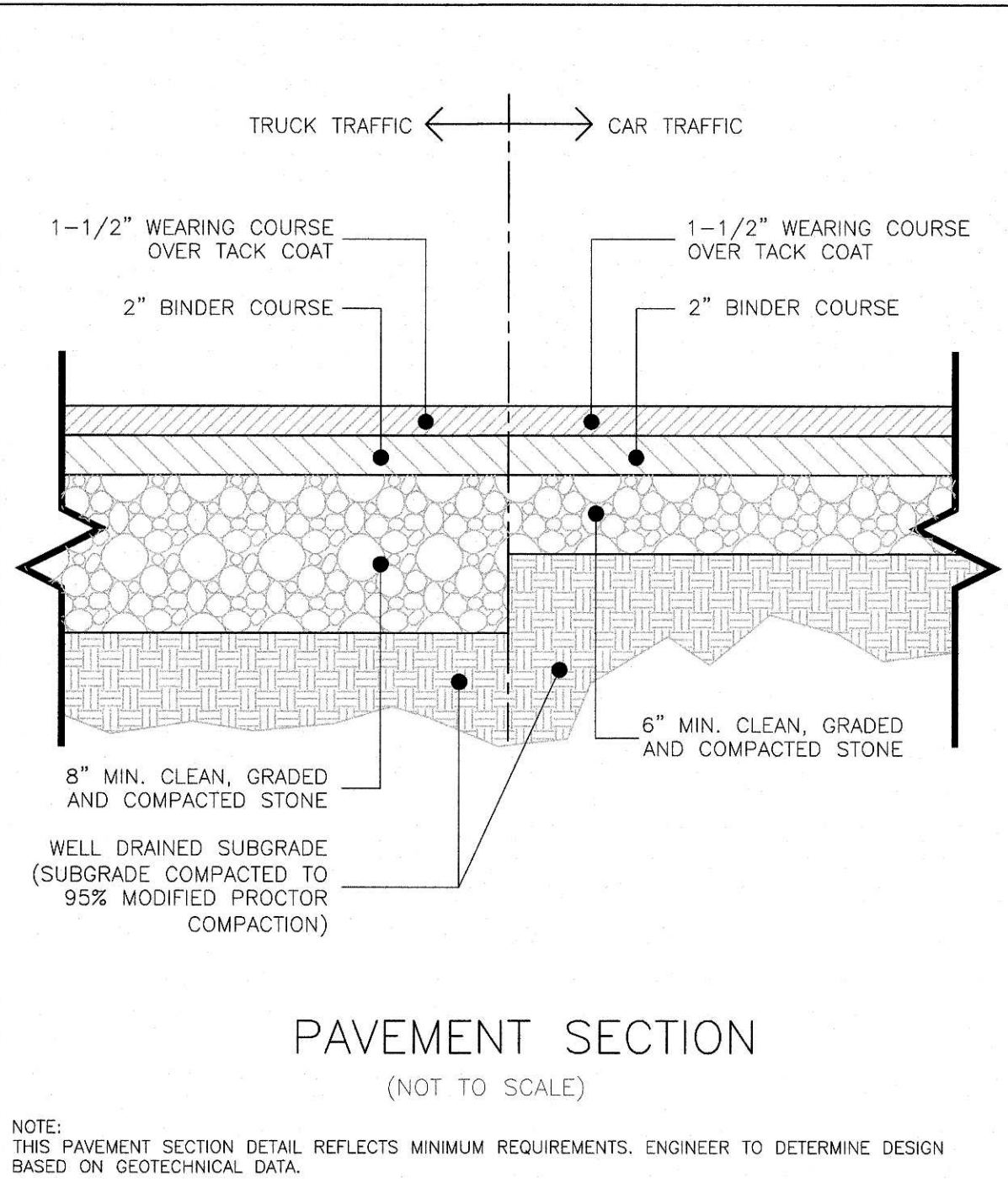
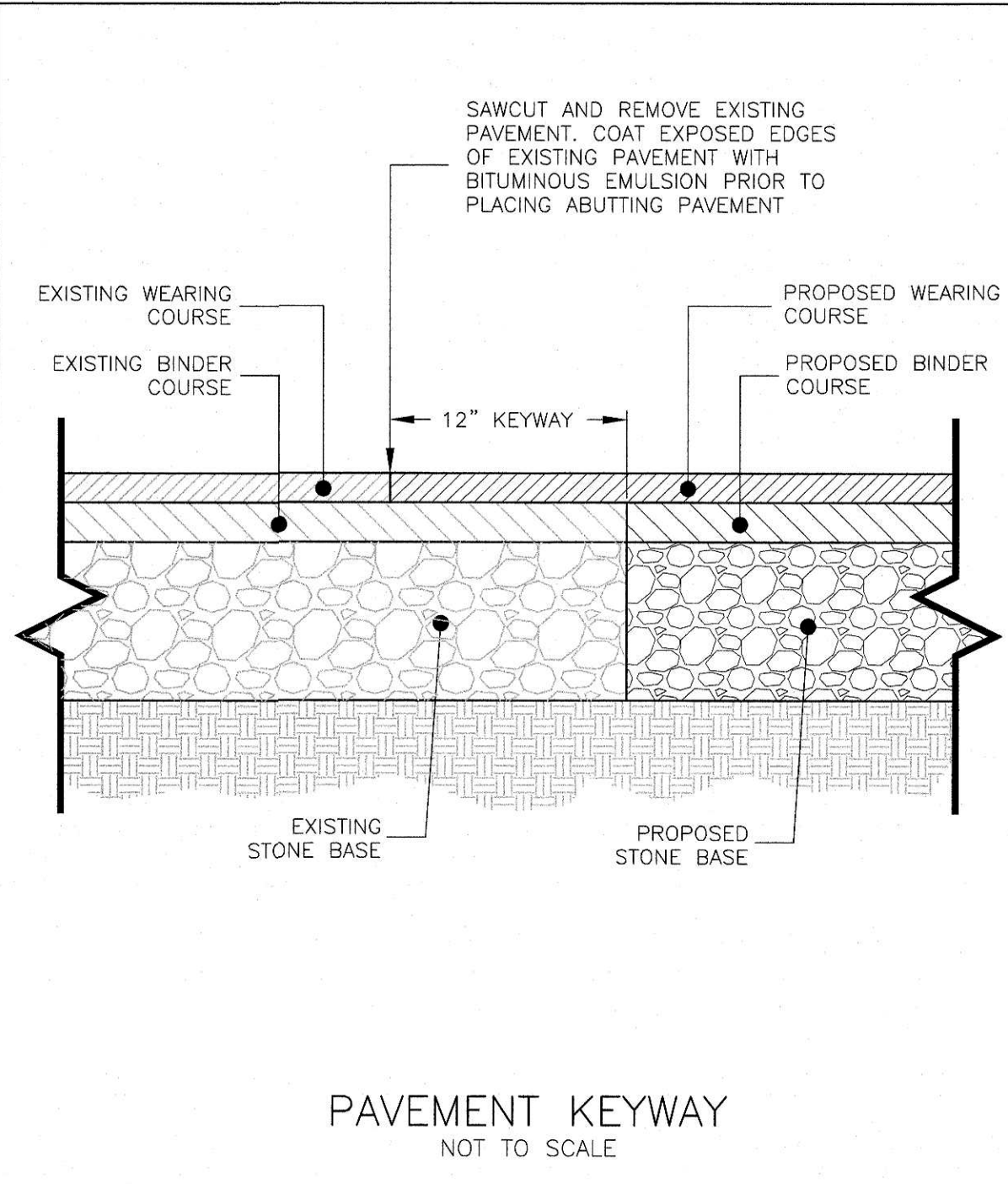
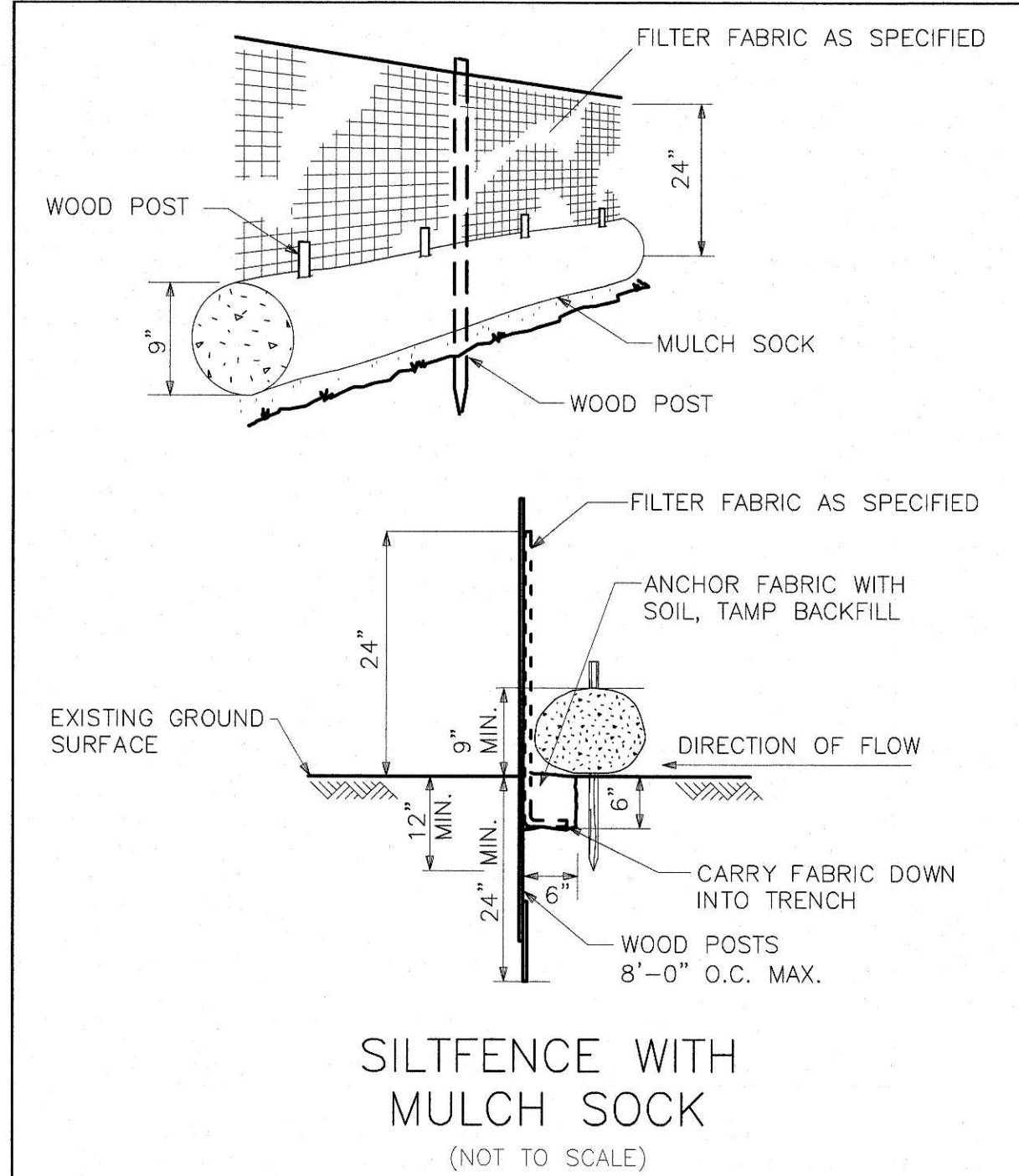


EROSION & SEDIMENT CONTROL PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

NO.	DATE	REVISION
1	10/12/2021	Town Comments / Peer Review
2	1/3/2022	Town Comments / Peer Review
3	3/7/2022	Town Comments / Peer Review
4		
5		
6		
7		
8		
9		
10		
11		
12		

SCALE: 1"=30'
APRIL 1, 2021

DRAWING: C8.1
SHEET 9 OF 14



WILLIAMS & SPARAGES
189 NORTH MAIN STREET
PEABODY, MA 01960
PHONE (978) 539-8088
WWW.WS-ENGINEERS.COM

Owner: Medway Flower, LLC
990 Paradise Road
Swampscott, MA 01907

Applicant: Phytopia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

CHRIST P. SPARAGES
No. 00174
COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 12/31/2024

4/12/22

CONSTRUCTION DETAILS PLAN
INDUSTRIAL PARK ROAD
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

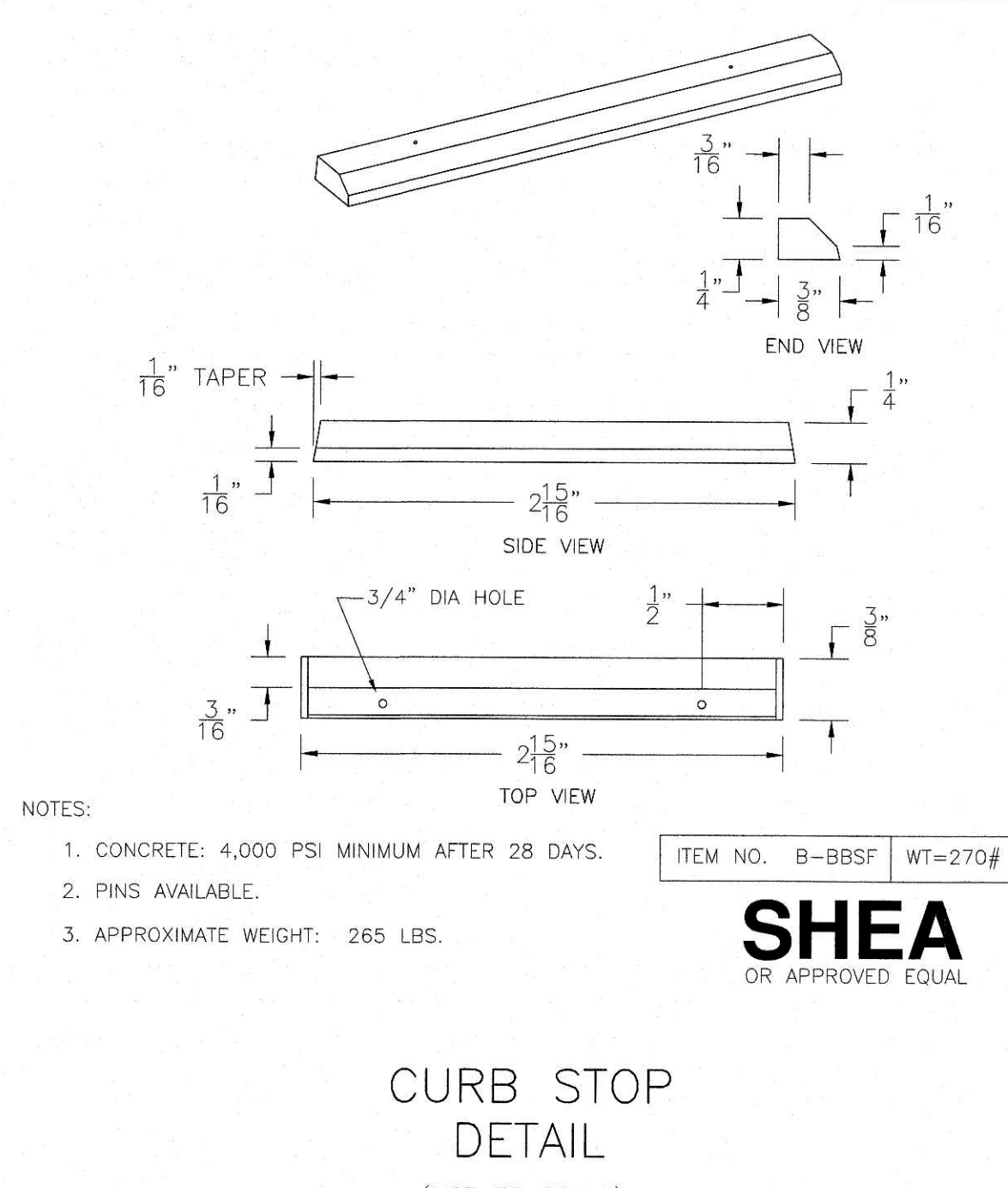
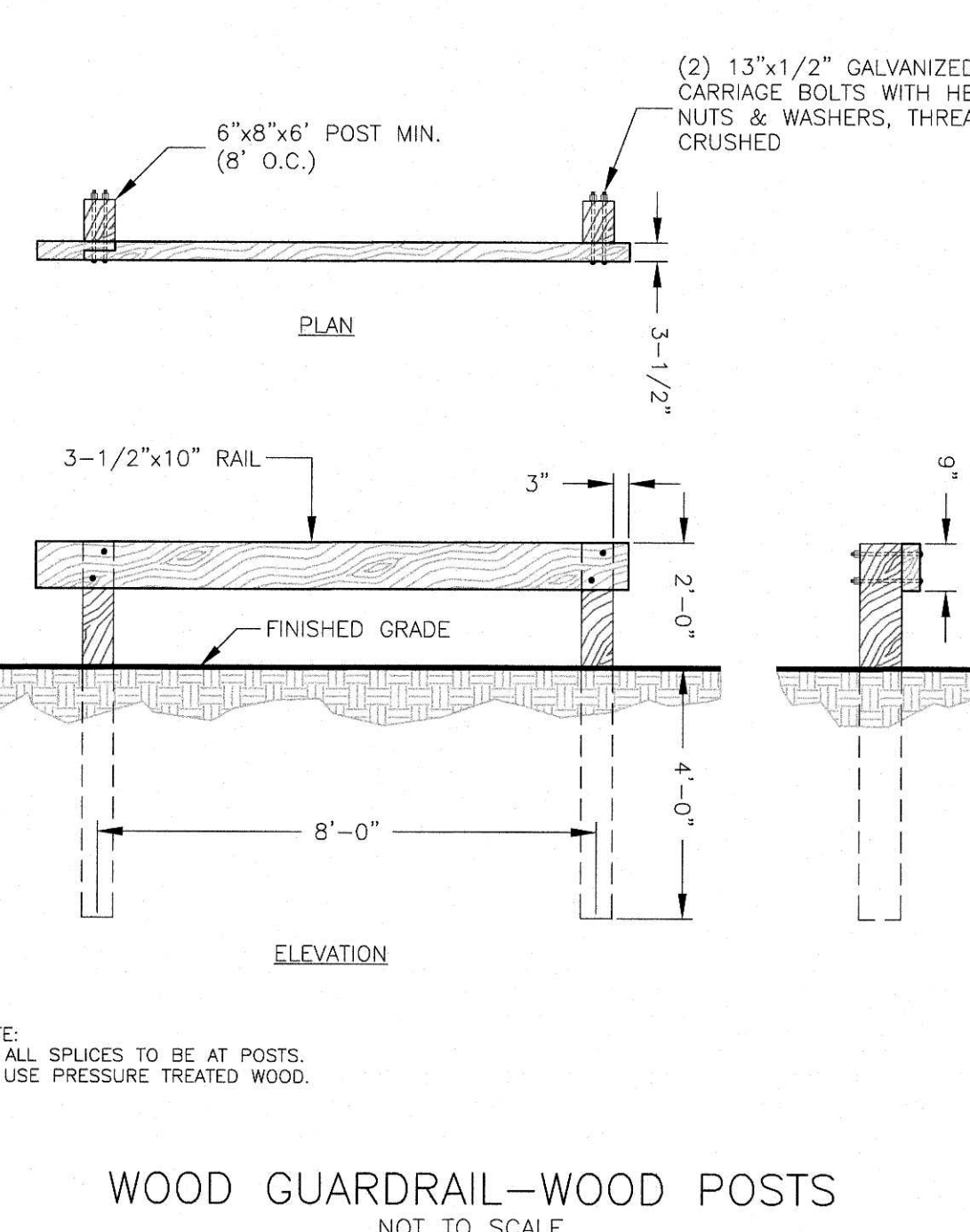
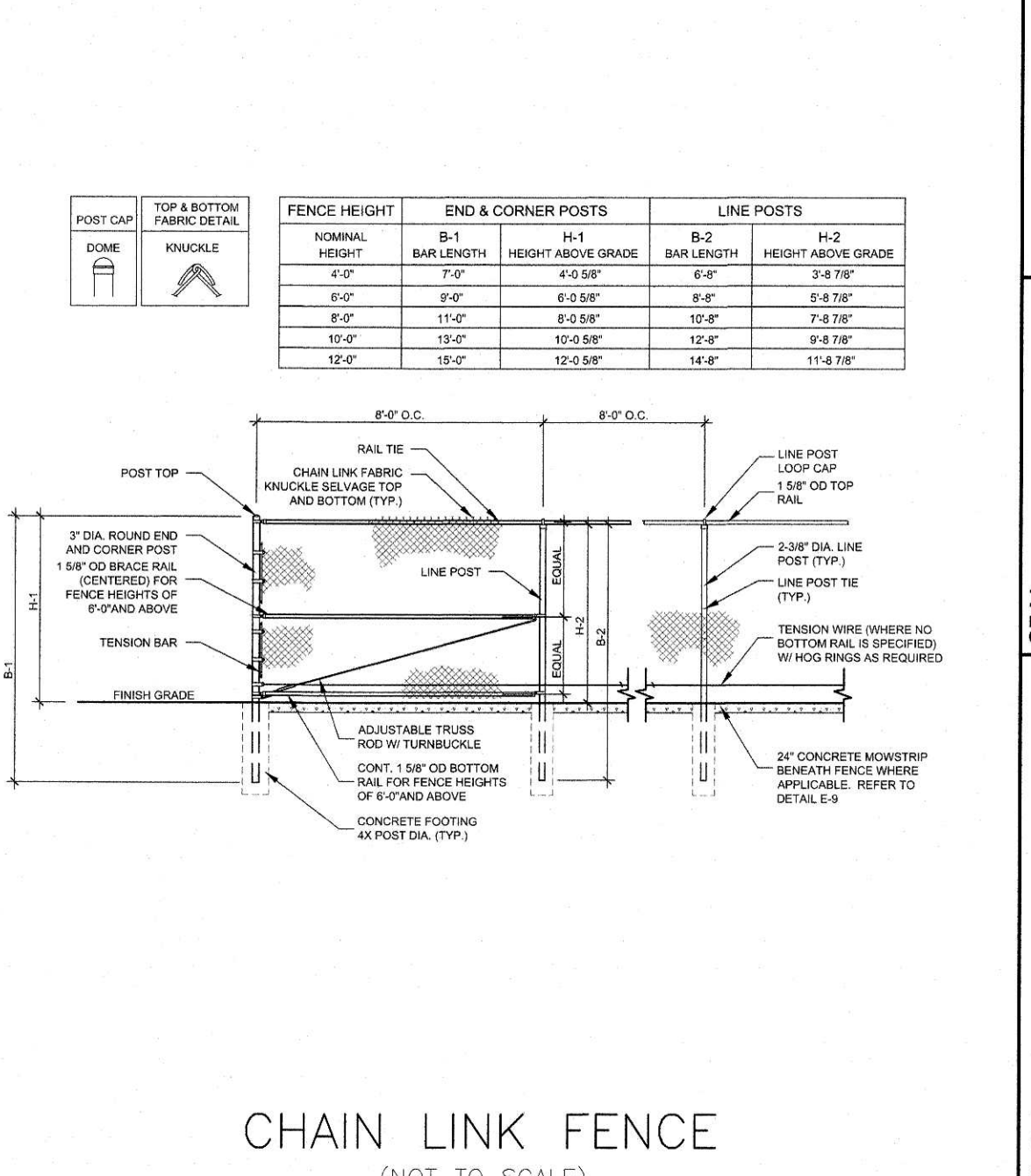
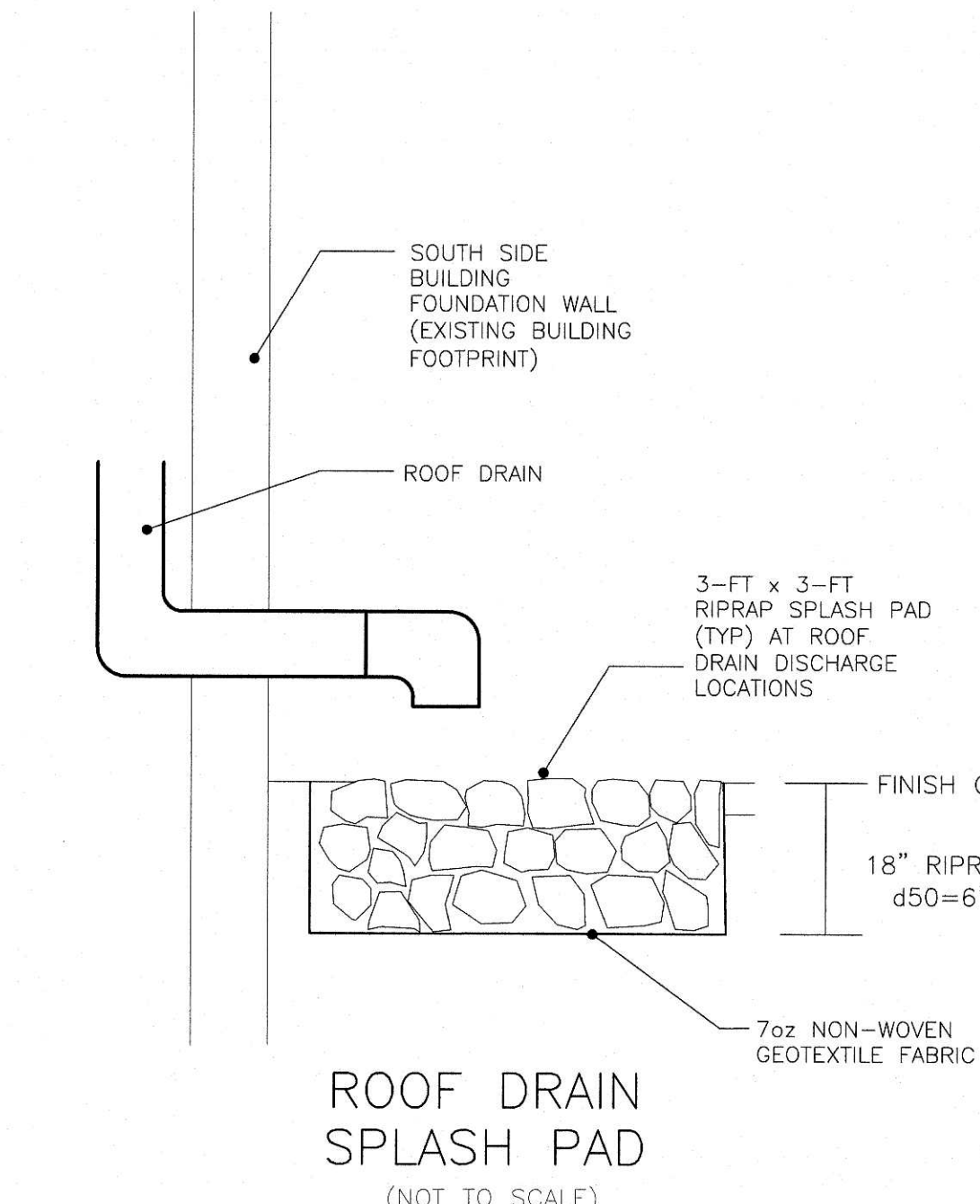
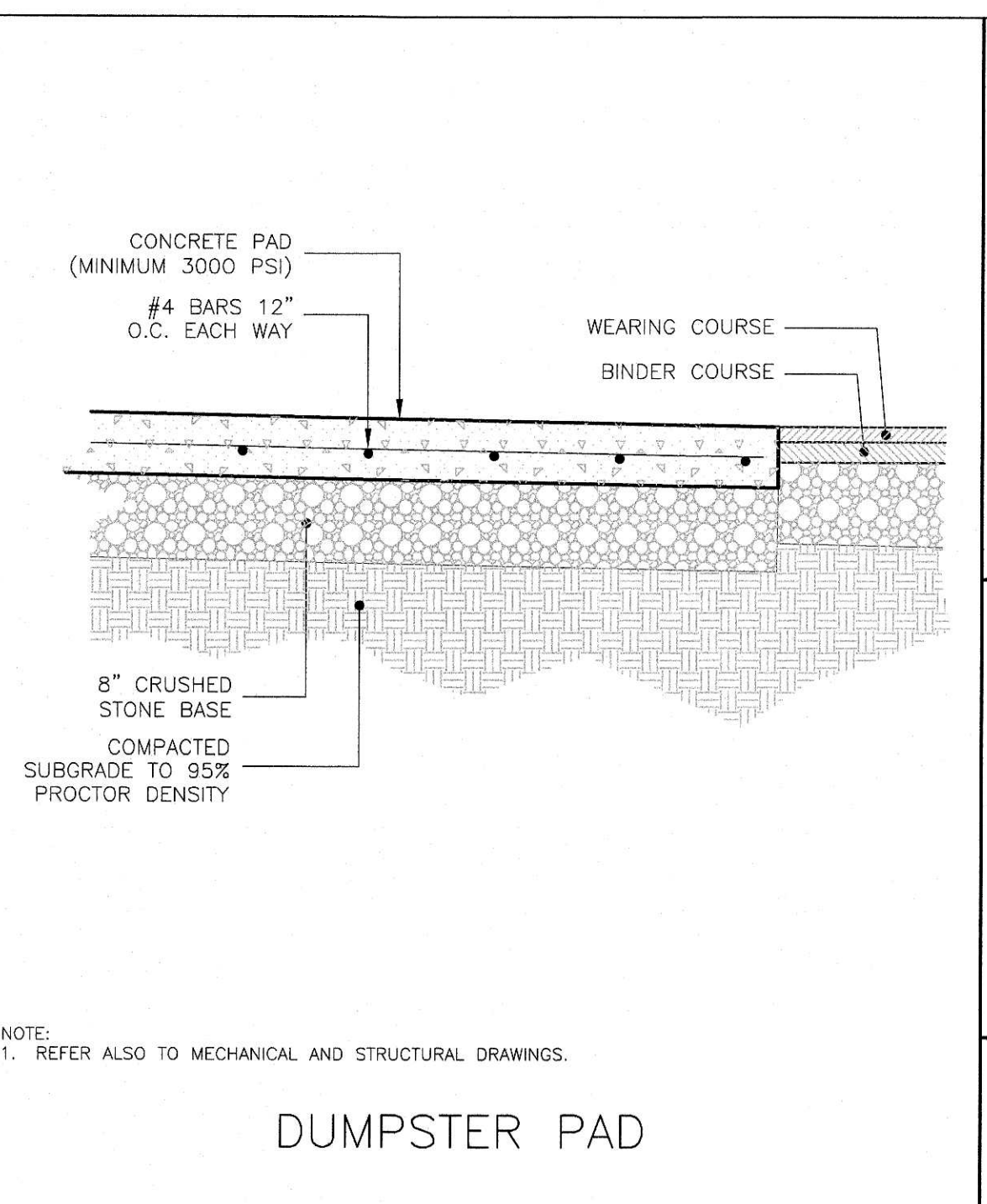
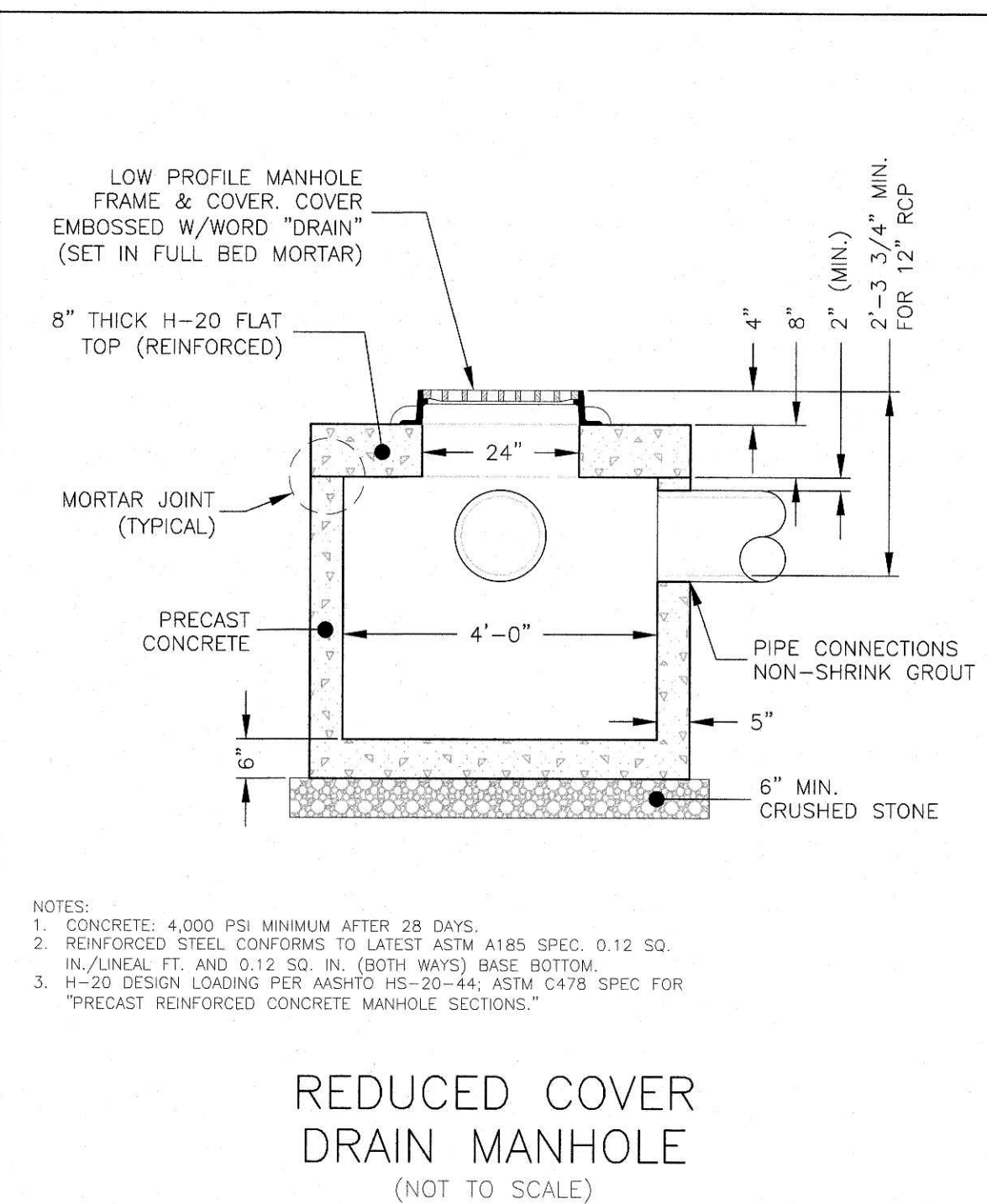
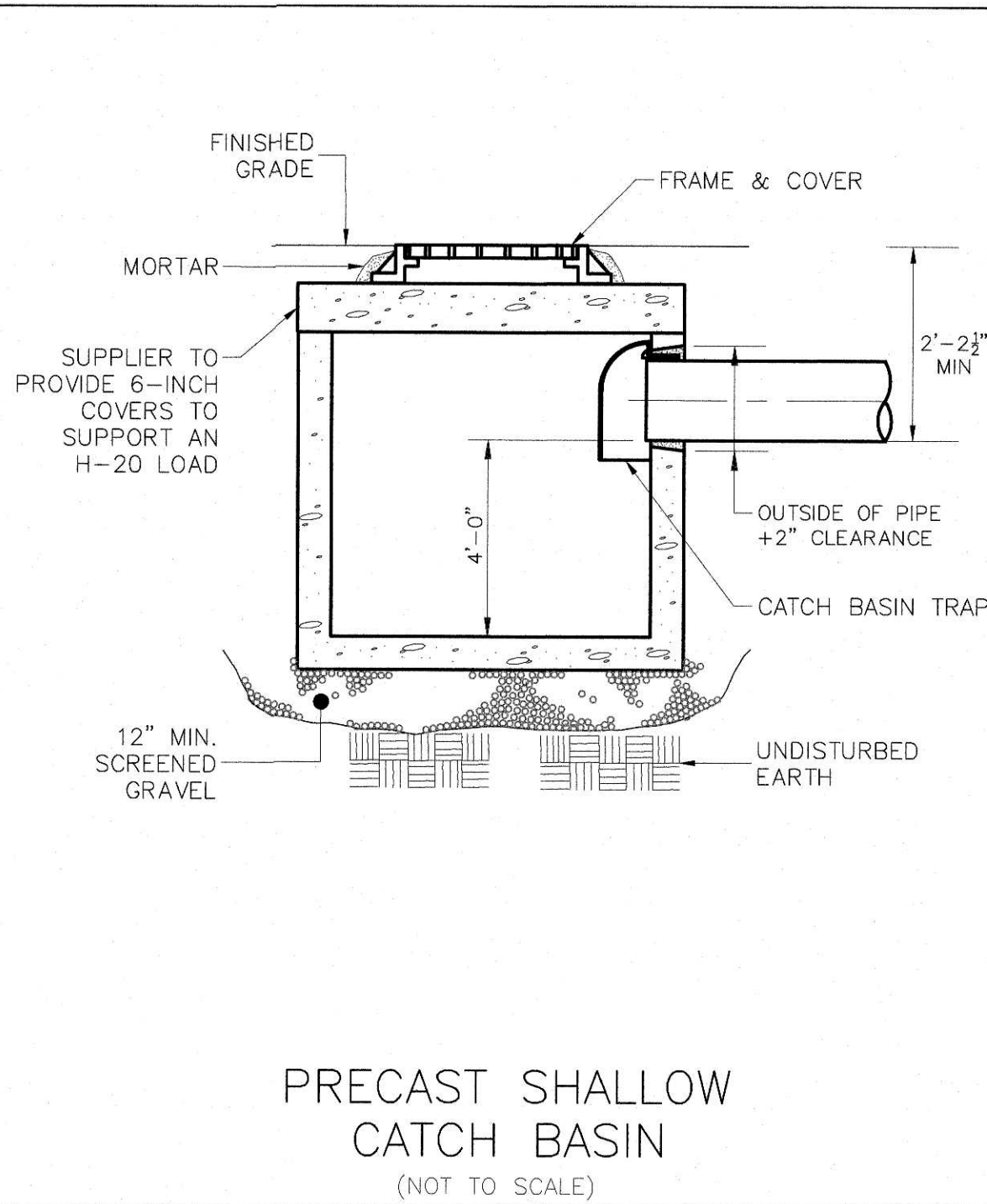
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12						
11						
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SCALE: NONE

APRIL 1, 2021

DRAWING: C9.1

SHEET 10 OF 14



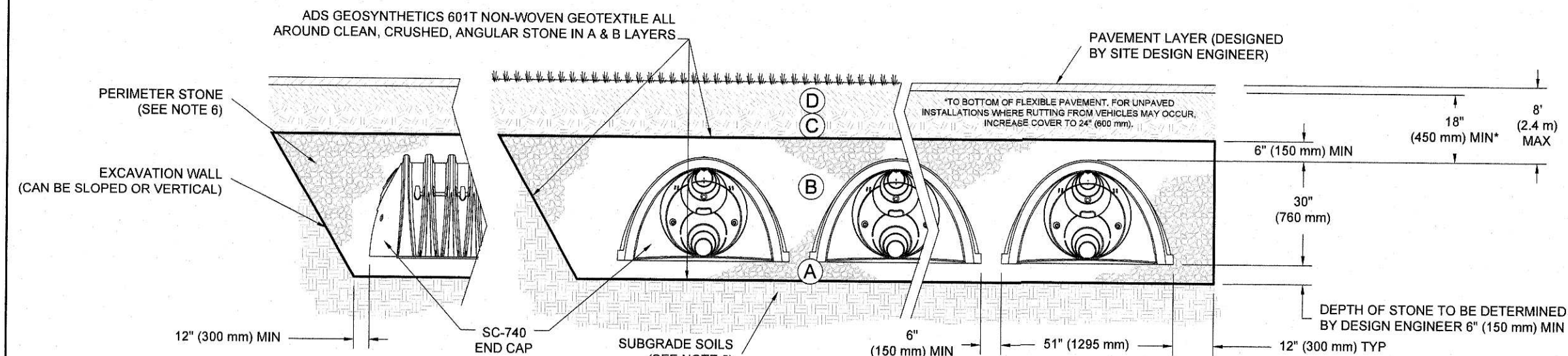
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		APRIL 1, 2021					SHEET 11 OF 14				
<div>SEAL</div> <div></div> <div><i>Chris Williams</i> <i>4/12/22</i></div>		6			12						
		5			11						
		4			10						
		3	Town Comments / Peer Review	3/7/2022	9						
		2	Town Comments / Peer Review	1/3/2022	8						
		1	Town Comments / Peer Review	10/12/2021	7						
<div>Owner: Medway Flower, LLC Drawn By: MEM Reviewed By: CPS Project Manager: CPS Job File Number: MEDW-0017 Drawing File Folder: MEDW17</div> <div>Owner: 25 Newbury Street Applicant: Peabody, MA 01960 Phytopia, Inc. SHEET 10 189 NORTH MAIN STREET MEDWAY, MA 01949 PHONE: (978) 539-8088 FAX: (978) 539-8200 WWW.MEDWAYMA.COM</div>											

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	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	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 PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS 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 98% 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.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

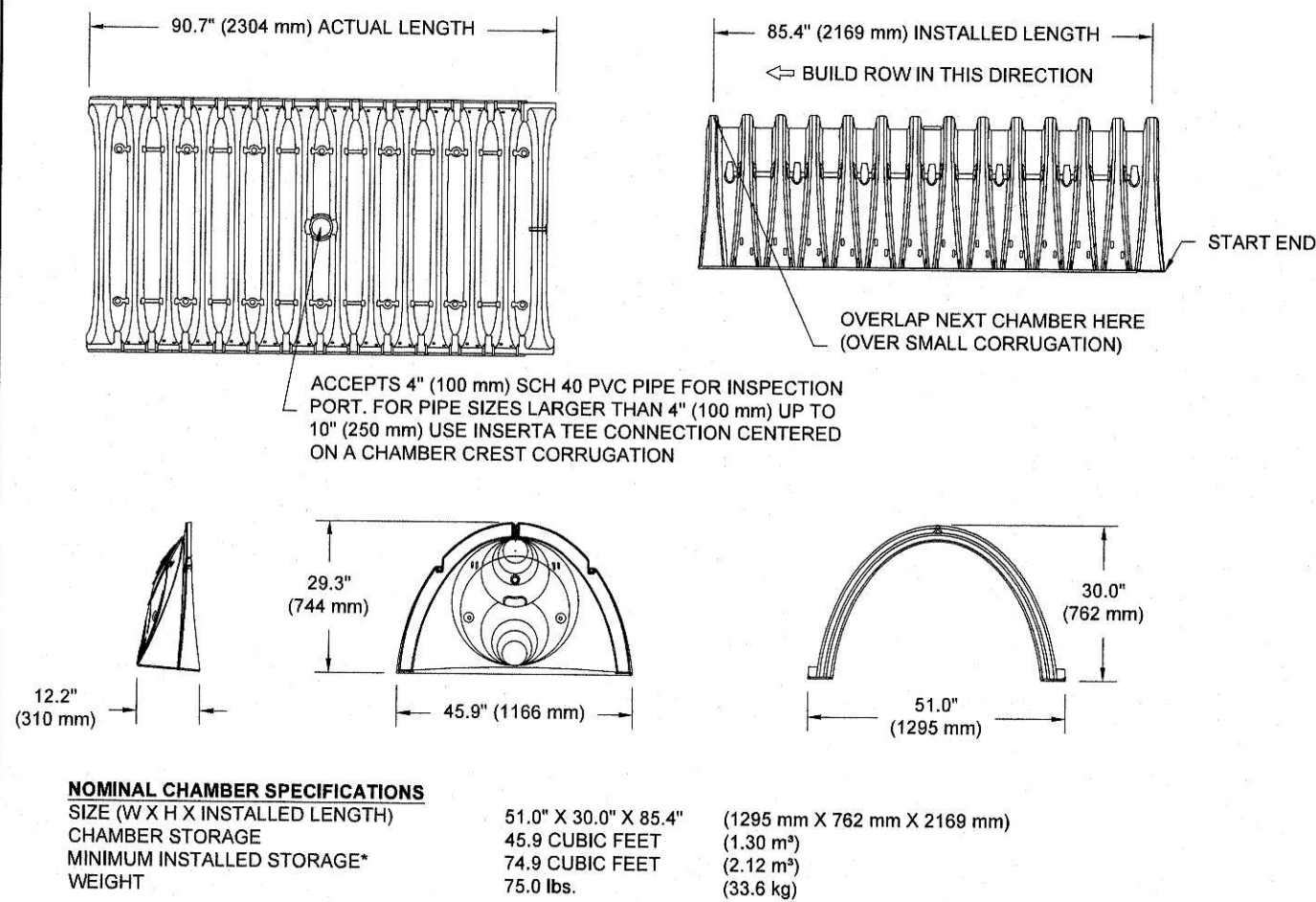
PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR 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:

- 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" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- 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 SOLID 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.

STORMTECH SC-740 CROSS SECTION
NOT TO SCALE

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.6 kg)

*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

PART #	STUB	A	B	C
SC740EPE067 / SC740EPE081PC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE088 / SC740EPE088PC	8" (200 mm)	12.2" (310 mm)	16.8" (419 mm)	0.5" (13 mm)
SC740EPE087 / SC740EPE087PC	8" (200 mm)	12.2" (310 mm)	16.8" (419 mm)	—
SC740EPE089 / SC740EPE089PC	10" (250 mm)	13.4" (340 mm)	14.8" (388 mm)	0.5" (13 mm)
SC740EPE107 / SC740EPE107PC	10" (250 mm)	13.4" (340 mm)	14.8" (388 mm)	0.7" (18 mm)
SC740EPE108 / SC740EPE108PC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE127 / SC740EPE127PC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740EPE157 / SC740EPE157PC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE158 / SC740EPE158PC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EPE187 / SC740EPE187PC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE188 / SC740EPE188PC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.8" (41 mm)
SC740EPE248*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE248 ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE248 THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

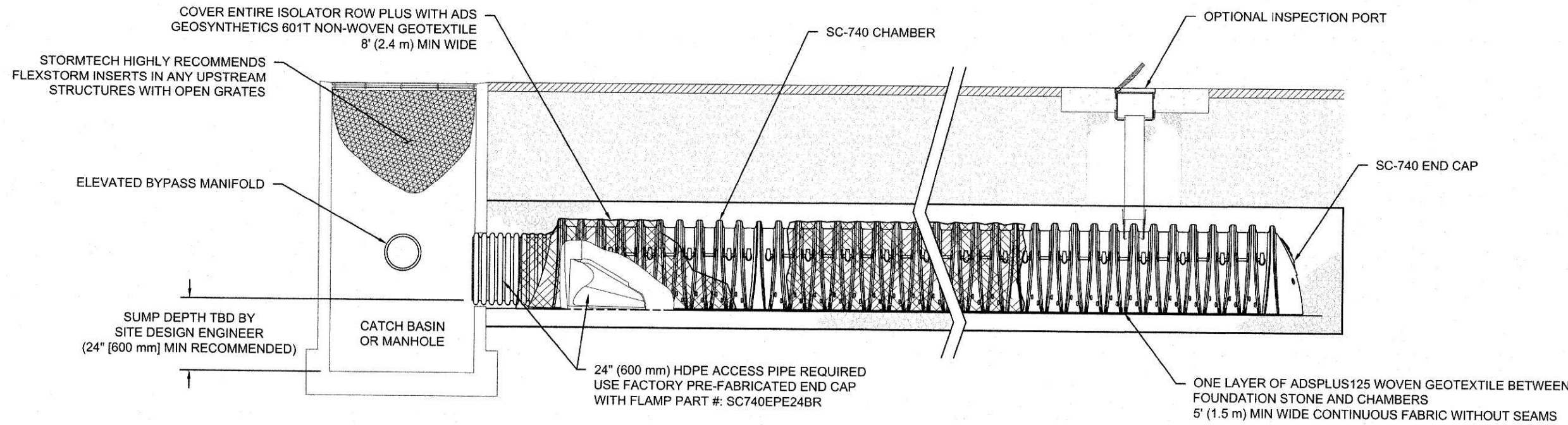
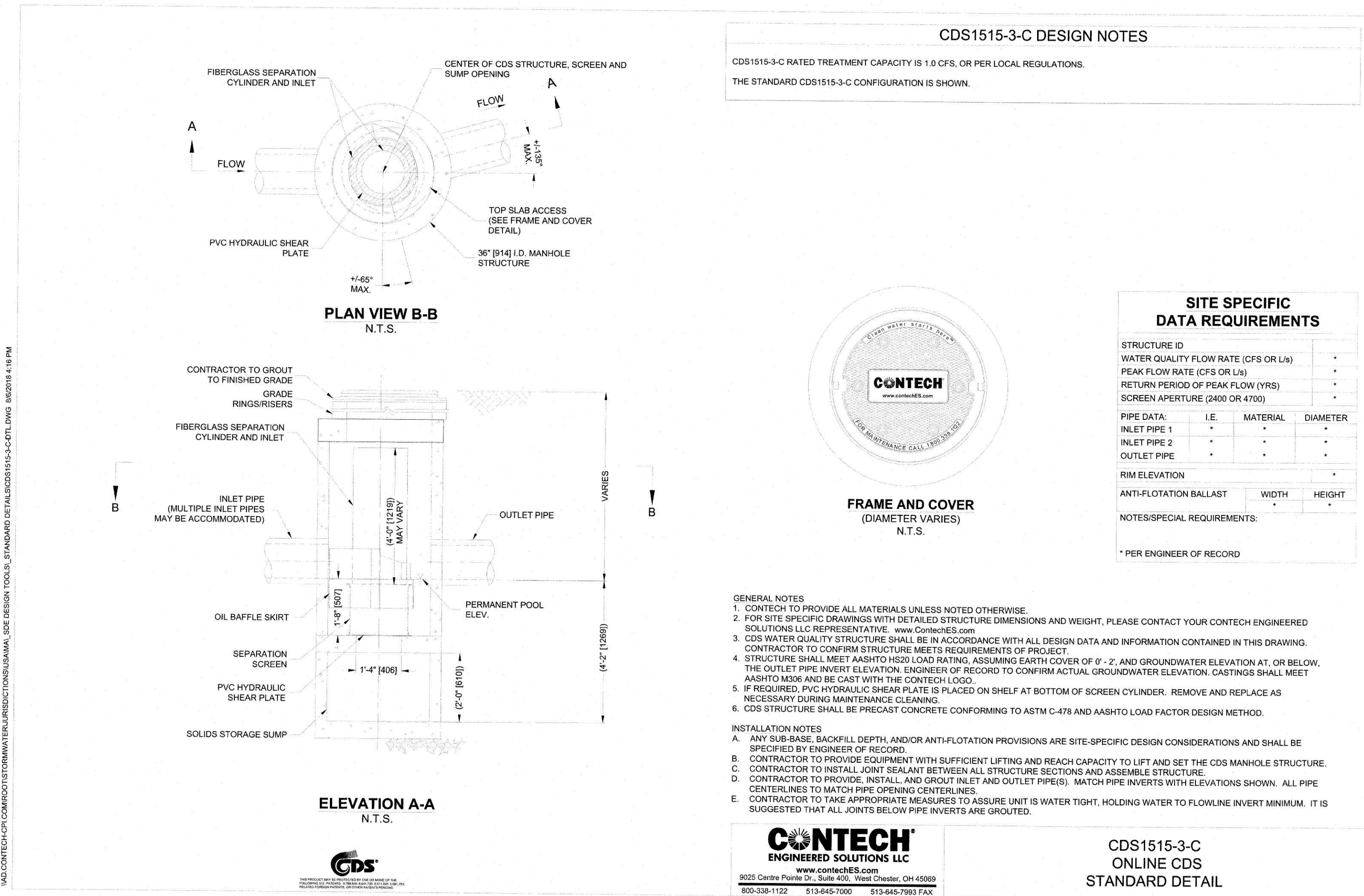
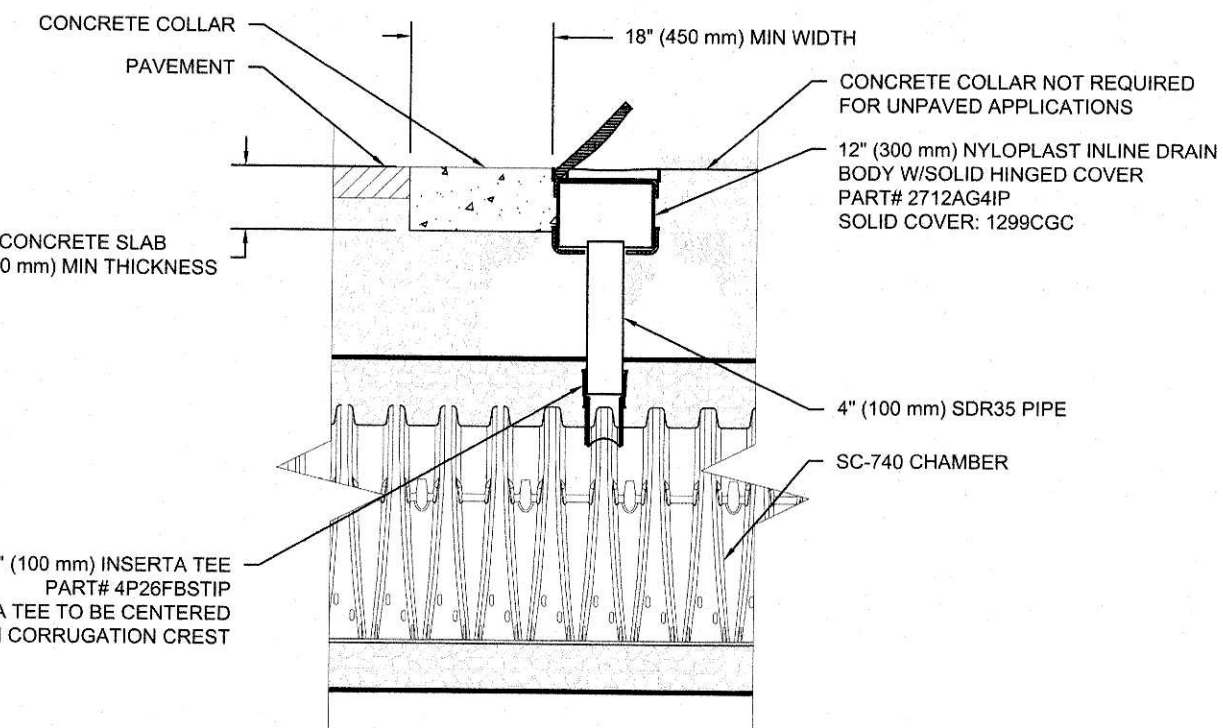
STORMTECH SC-740
TECHNICAL SPECIFICATIONS
NOT TO SCALE

INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

STORMTECH SC-740
ISOLATOR ROW
NOT TO SCALESTORMTECH SC-740
ISOLATOR ROW
NOT TO SCALECDS1515-3-C
ONLINE CDS
STANDARD DETAILSTORMTECH SC-740
INSPECTION PORT
NOT TO SCALECONSTRUCTION DETAILS PLAN
INDUSTRIAL PARK ROAD

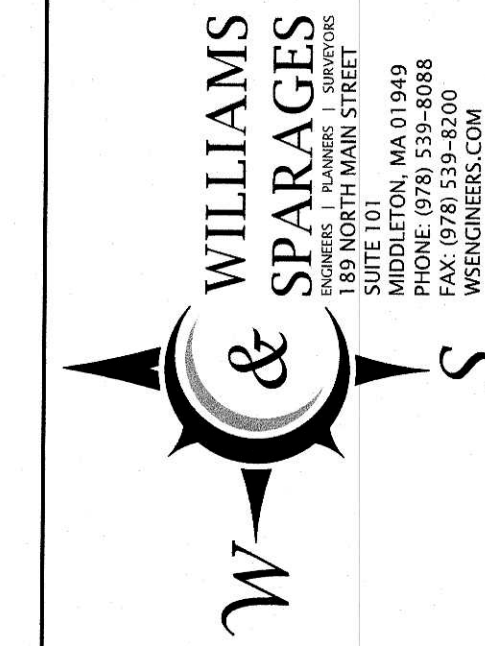
6 INDUSTRIAL PARK ROAD, MEDWAY, MA

SCALE: NONE

DRAWING: C9.3

SHEET 12 OF 14

APRIL 1, 2021

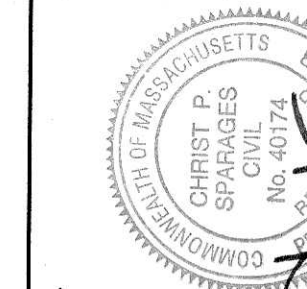


Owner:
Medway Flower, LLC
990 Paradise Road
Swampscott, MA 01907

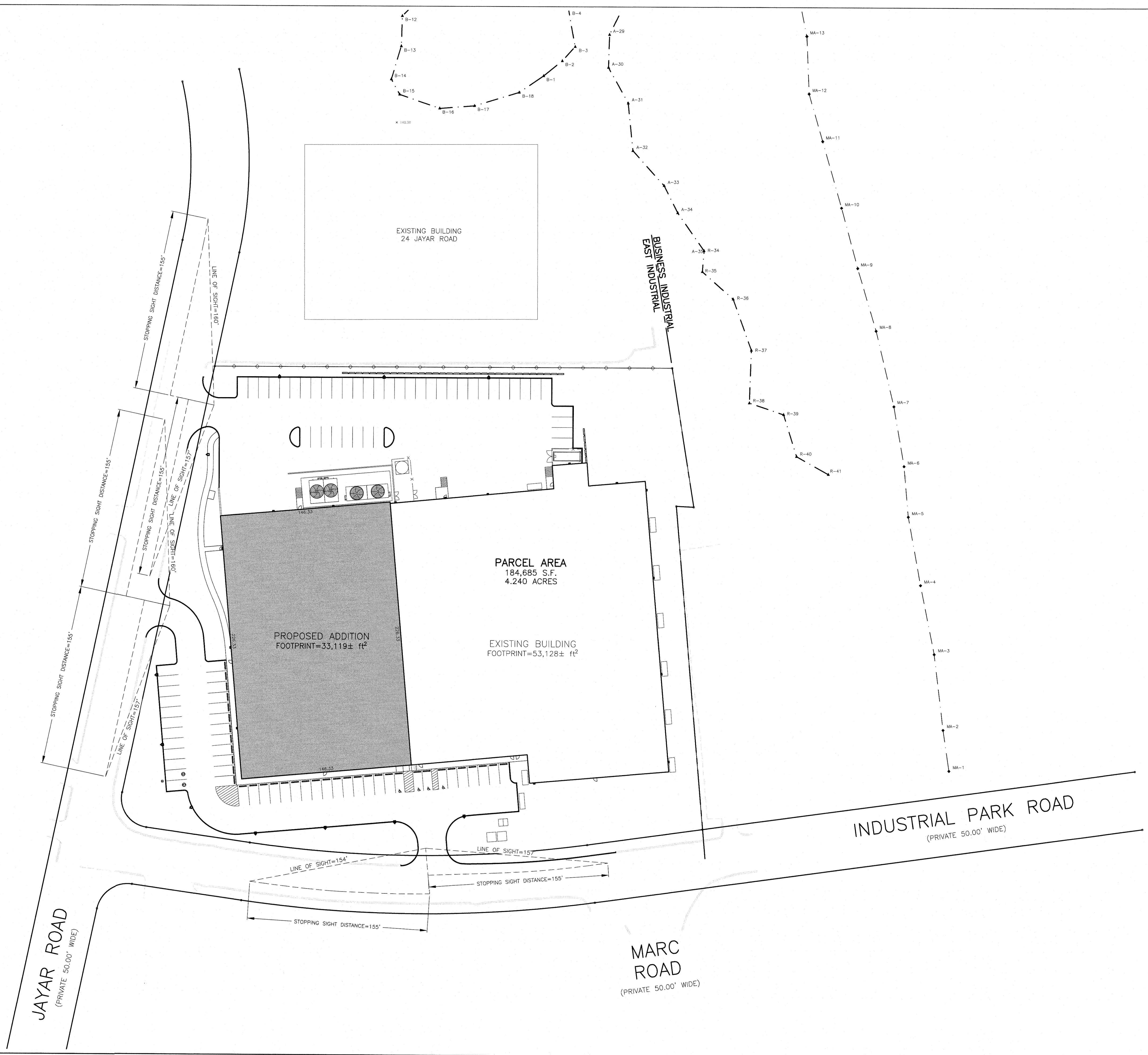
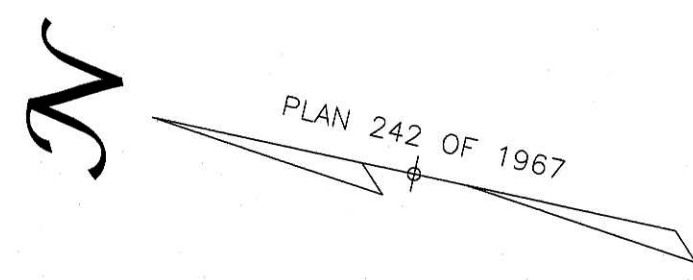
Applicant:
Phytolia, Inc.
25 Newbury Street
Peabody, MA 01960

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction



4/12/21



STOPPING SIGHT DISTANCE PLAN
INDUSTRIAL PARK ROAD

6 INDUSTRIAL PARK ROAD, MEDWAY, MA

DRAWING: C10.1

SHEET 14 OF 14

0' 15' 30' 60'

SCALE: 1"=30'

OCTOBER 1, 2021

6	5	4	3	2	1
12	11	10	9	8	7
Town Comments / Peer Review					
3/7/2022					
Town Comments / Peer Review					
1/3/2022					
Town Comments / Peer Review					
10/12/2021					

SEAL

CHRIST P. SPARAGES
REGISTERED PROFESSIONAL ENGINEER
No. 40174
CIVIL

(412422)

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: MEDW-0017
Drawing File Folder: MEDW17

☒ Drawing Issued for Review

☐ Drawing Issued for Permit

☐ Drawing Issued for Construction

Owner:
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990 Paradise Road
Swampscott, MA 01907

Applicant:
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25 Newbury Street
Peabody, MA 01960

WILLIAMS & SPARAGES
189 NORTH MAIN STREET
SUITE 101
PEABODY, MA 01960
PHONE: (978) 539-8088
FAX: (978) 539-8200
WSENGINEERS.COM